



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_20_2015

Tuesday, January 20, 2015 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, January 20, 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 5, 2015

Documents: [Meeting Minutes - 1/5/2015](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1501-SPP-01, 1501-DP-01 & 1501-SIT-02

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 Plat, Overall Development Plan, and Detailed Development Plan review for a garden and agritourism business on approximately 15 acres+/- in the Garden Market 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: Building Elevations](#) | [Exhibit 8: Lighting Profiles](#) | [Exhibit 9: Petitioner's Narrative](#)

1501-SIT-01

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.

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

1501-PUD-01

Harmony PUD District Amendment

Estridge Development Management, LLC requests an amendment to the Harmony PUD Ordinance for modifications to the architectural standards applicable to the Single-Family District of the Harmony PUD District.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Concept Plan](#) | [Exhibit 3: PUD Ordinance Excerpts](#) | [Exhibit 4: Amendment Ordinance \(redline\)](#) | [Exhibit 5: Elevations \(Exhibit B\)](#) | [Exhibit 6: Open Space Exhibit](#)

1405-DP-14 & 1405-SPP-13 [CONTINUED]

Retreat on the Monon

Southwest and Southeast corners of 161st Street and Monon Trail

Pulte Group by Weihe Engineering requests Development Plan, Primary Plat, and associated plat waiver request approval for a 90-unit condominium development on approximately 13.52 acres+/- in the Viking Meadows PUD District.

REPORTS/COMMENTS

APC Members

City Council Liaison

BZA Liaison

ECD Staff

ADJOURNMENT



Petition Number: 1501-SPP-01, 1501-DP-01 and 1501-SIT-02

Subject Site Address: Southwest corner of 186th Street & Springmill Road

Petitioner: Integrity Investment Partners, LLC by Civil Site Group

Request: Primary Plat and Development Plan review for **Garden Market – Lot 1**

Current Zoning: Garden Market PUD District

Current Land Use: Agricultural/Landscape Contractor

Approximate Acreage: 15.27 acres+/-

Property History: Garden Market PUD Ordinance 14-21

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Detailed Development Plan
6. Landscape Plan
7. Building Elevations
8. Lighting Profiles
9. Petitioner's Narrative

Staff Reviewer: Jeffrey M. Lauer, 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 was held at the January 5, 2015 Advisory Plan Commission (the "APC") meeting. Public notice was given in compliance with all APC Rules of Procedure. 1501-SPP-01 (Primary Plat), 1501-DP-01 (Overall Development Plan), and 1501-SIT-02 (Detailed Development Plan) are eligible for approval consideration at the January 20, 2015 meeting of the APC.

Primary Plat Documentation and Supporting Information (*Article 10.12(I)*)

1. Location Map: (which may be prepared by indicating the data by notations on available maps) showing:
 - a. Subdivision name and location
 - b. Any street related to the subdivision



- c. Title, scale, north point and date
- d. Adjacent property land uses and Property Owners' names

Comment(s): Compliant

- 2. 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 dimensions, then a scale as determined by the Director may be used

Comment(s): Compliant

- 3. 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:
 - a. Proposed name of the subdivision
 - b. Names and addresses of the owner, owners, land surveyor or land planner
 - c. Title, scale, north point and date
 - d. 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
 - e. Easements (locations , widths and purposes)
 - f. Statement concerning the location and approximate size or capacity of utilities to be installed
 - g. Layout of Lots (showing dimensions, numbers and square footage)
 - h. Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds, or other public, semi-public or community purposes
 - i. 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%)
 - j. Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - k. Building setback lines
 - l. Legend and notes
 - m. Drawing indicating the proposed method of drainage for storm sewers and other surfaces water drainage
 - n. Other features or conditions which would affect the subdivision favorable or adversely
 - o. A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land



- p. 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
- q. If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property
- r. 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
- s. If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc

Comment(s): Compliant

- 4. 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 or Plan Commission

Comment(s): Compliant

Garden Market PUD District Standards (*Ordinance 14-21*)

- 1. Permitted Uses:
 - a. All uses permitted in the Underlying Zoning District shall be permitted
 - b. Agritourism Uses (or Agritainment Uses)
 - c. Garden and Lawn Center: Maintenance, outdoor storage and display, and other ancillary and/or related retail services to the above permitted uses permitted in Area 1 (see the [Concept Plan](#))
 - d. Nursery
 - e. Outdoor café, dining and related services

Comment(s): Compliant. Will also be reviewed in the future as "Block A Future Development" develops

- 2. Prohibited Uses:
 - a. Apartment-Hotels, Motels, Hotels
 - b. Auto Parts Sales
 - c. Auto Sales, New or Used, Service and Repair
 - d. Boat and Trailer Sales and Service



e. Bowling Alley

Comment(s): Compliant. Will also be reviewed in the future as "Block A Future Development" develops

3. Off-Street Loading and Parking:

- a. Perimeter Parking: No parking shall be permitted in the established front yard along Springmill Road in Area 3 or Area 4 (see the [Concept Plan](#))

Comment(s): Will also be reviewed in the future as "Block A Future Development" develops

b. Bicycle Accommodation:

- i. Proximity to Principal Structure: The bicycle parking spaces shall be located in close proximity to a main entryway into the principal building or be located inside the principal building
- ii. Number of Spaces: A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicular parking spaces
- iii. Bicycle Parking: No more than fifteen (15) bicycle parking spaces shall be required for any principal building
- iv. Rack Requirement: A bicycle rack shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles

Comment(s): Compliant

4. Landscaping and Screening:

- a. Buffer Yards shall not be required along 186th Street and Springmill Road; rather, the street frontage landscaping requirements of the Zoning Ordinance *[sic]* shall apply

Comment(s): Compliant

- b. Buffer Yards shall be provided along the Real Estate's west and south property lines in accordance with the Zoning Ordinance *[sic]*; however, no buffer yard shall be required along those property lines adjacent to areas identified as "Tree and Shrub Nursery Stock" on the [Conceptual Plan](#)
 - i. GB District abutting AG-SF1 District requires Buffer A (small):
 1. Thirty (30) feet wide
 2. Three (3) shade trees, three (3) evergreen trees, ten (10) shrubs and a four foot (4') undulating mound for at least 60% of the shared Lot Line

Comment(s): Compliant



5. Architectural and Streetscape Design Standards:

- a. Character Exhibit: The exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

- b. Alternative Architectural Styles: Variations to the Architectural Design Standards of this section may be approved by the Department for buildings that are substantially similar in architectural style and character to those depicted in the [Character Exhibits](#). The Department's decision may be appealed to the Plan Commission

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

- c. Design Elements: Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with overall design theme of the surrounding buildings.

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

- d. Building Facades:
 - i. All building facades fronting Springmill Road in [Area 3](#) shall be required to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated three-dimensional cornice
 - ii. All buildings in [Area 1](#) may be constructed of wood or metal exterior
 - iii. Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters shall be selected to complement or be consistent with the building materials used

Comment(s): Appears compliant; however, final compliance will be determined at the Improvement Location Permit application process and/or until such time that [Area 3](#) develops pursuant to the [Conceptual Plan](#) and an Improvement Location Permit is applied for.



e. Awnings:

- i. Fixed or retractable awnings are permitted if they complement that building's architectural style, material, color and details
- ii. Awnings shall be made of non-reflective material
- iii. All awnings shall be kept in good repair
- iv. Awnings that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

6. Exterior Building Materials:

- a. A minimum of eighty percent (80%) of each building façade in Area 3 (see the [Concept Plan](#)) (exclusive of windows, faux windows and glazing, doors and loading berths) of the primary building(s) shall be Masonry

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process for future buildings proposed in Area 3

7. Windows and Openings: All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows (e.g., shutters, keystones, ledges, etc.) shall be consistent with and complementary to the architectural style of the building

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

8. Roofs:

- a. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. Pitched roofs shall be clad in wood shingles, slate, composition shingles, clay tiles or standing seam panels
- b. If asphalt composition shingles are used for pitched roofs, then the shingles shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; (ii) of the dimensional asphalt shingle grade; and (iii) made of a non-reflective material
- c. If standing seam panels are used, then the panels shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; and (ii) made of a non-reflective material
- d. Flat roofs are permitted if edged by a decorative parapet wall with an articulated, three-dimensional cornice feature
- e. Parapet walls shall be fully integrated into the architectural design of buildings to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include roof-mounted equipment screening)



- f. Modulation or variation of the roofs and/or lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings with flat roofs shall comply with a least one of the following:
 - i. A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line
 - ii. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a gross floor area of less than ten thousand (10,000) square feet
- g. Dormers shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs
- h. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof, flat black or left natural if metal; and (ii) oriented to minimize their visibility from adjacent residential properties and public rights-of-ways

Comment(s): To be reviewed for compliance at the Improvement Location Permit application process

9. Dumpsters:

- a. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be completely and permanently screened from view of public rights-of-way and adjoining properties
- b. Solid masonry wall enclosures used for screening shall be of a material that matched or compliments the primary structure to which it is associated
- c. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use

Comment(s): Compliant

10. Outdoor Storage: The outdoor storage of aggregate bins, staging material, equipment and machinery shall be permitted; however, shall be restricted to Area 1

Comment(s): Compliant. Will be monitored by code enforcement to ensure compliance into the future



11. Mechanical Equipment:

- a. Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g., storm siren), security, maintenance, monitoring and other similar devices) shall be completely and permanently screened from view of public right-of-ways
- b. When attached to the ground, screening methods shall include a berm or an opaque wall or fence enclosure of a material that matches or complements the primary structure to which it is appurtenant
- c. When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant

Comment(s): Compliant

12. Accessory Structures: All detached accessory structures shall be architecturally compatible with the primary building(s) with which they are associated

Comment(s): To be reviewed at the Improvement Location Permit application process

13. Infrastructure Standards:

- a. The Developer shall dedicated additional right-of-way at the intersection of Springmill Road and 186th Street to accommodate the improvement of the intersection. The right-of-way to be dedicated shall be in accordance with the Thoroughfare Plan's Typical Roundabout Section, as generally depicted on the [Conceptual Plan](#).
- b. The Developer shall install a minimum eight-foot (8') wide perimeter path along the Real Estate's 186th Street and Springmill Road frontages in accordance with the Thoroughfare Plan and City's Construction Standards, as generally depicted on the [Conceptual Plan](#).
- c. The drainage design for the District shall accommodate detention volume for: (i) the fully developed site; (ii) fifty percent (50%) of the fully developed Thoroughfare Plan right-of-way for 186th Street and Springmill Road frontages; and (iii) one hundred percent (100%) of the fully developed intersection and roundabout improvements

Comment(s): Petitioner is coordinating with the Department and Westfield Public Works Department to coordinate compliance with the above standards



14. Annexation:

- a. The Real Estate, or parts thereof that may be the subject of a development plan and/or secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval of such development plan or recording of a secondary plat for that part of the Real Estate

Comment(s): Compliant

Underlying Zoning District Standards (Article 4.16)

GB: General Business District

- | | |
|--|------------|
| 1. <u>Minimum Lot Area</u> : | No Minimum |
| 2. <u>Minimum Lot Frontage</u> : | 80 Feet |
| 3. <u>Minimum Building Setback Lines</u> : | |
| a. Front Yard: | 60 feet |
| b. Side Yard: | 20 feet |
| i. Abutting a residential district: | 60 feet |
| c. Rear Yard: | 20 feet |
| 4. <u>Minimum Lot Width</u> : | No Minimum |
| 5. <u>Maximum Building Height</u> : | 60 feet |
| 6. <u>Minimum Building Size</u> : | No Minimum |

Comment(s): Compliant

Development Plan Approval – Application Documentation and Supporting Information (Article 10.7(G))

Purpose: *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.*

1. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to



subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

2. General Plan Requirements: An Overall Development Plan shall include the following, which shall be drawn to scale of not more than 1" – 100':
 - a. Title, scale, north arrow and date
 - b. Proposed name of the development
 - c. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property
 - d. Address and legal description of the property
 - e. Boundary lines of the property including all dimensions
 - f. Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property
 - g. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated
 - h. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers
 - i. All proposed Street and Driveway improvements, both on and off-site, including measurements of curb radius and/or taper
 - j. Location and dimensions of existing and proposed sidewalks pathways, trails or other alternate transportation plan improvements
 - k. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines
 - l. Location and dimensions of all existing structures and paved areas
 - m. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching)
 - n. Location of all Floodplain areas within the boundaries of the property
 - o. Names of legal ditches and streams on or adjacent to the site
 - p. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephones and cable
 - q. Identify buildings proposed for demolition
 - r. Areas of the property reserved for Development Amenities, Open Space and other similar uses



- s. Use of each lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area)
- t. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Comment(s): Compliant

- 3. Primary or Secondary Plat: If a property is being subdivided, then: (i) a Primary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Overall Development Plan; and (ii) a Secondary Plat, meeting the terms of this Ordinance, shall be submitted prior to or contemporaneous with the Detailed Development Plan (see also *Article 10.12 Subdivision*)

Comment(s): Compliant. A Primary Plat and Secondary Plat was submitted contemporaneous with this Development Plan.

- 4. Landscape Plan: A Landscape Plan in accordance with *Article 6.8 Landscaping Standards*, shall be required as part of any Development Plan. Landscape Plans for Overall Development Plans shall generally detail perimeter areas, Buffer Yards, common areas, entryways and any other Open Space as deemed appropriate by the Plan Commission or Director. Landscape Plans for a Detailed Development Plan shall generally be site or Lot specific showing compliance with Parking Areas, Buffer Yards, and on-site or foundation requirements

Comment(s): Compliant

- a. Groundcover: Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for: (i) decorative mulch planting beds containing stone or other inert materials, trees and/or shrubs; (ii) inert stabilization in areas subject to severe runoff or erosion; or (iii) or low impact development areas (e.g., rain gardens). Areas not so designated shall be required to have grass or other Groundcover and shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.

Comment(s): Compliant

- b. Placement: Installed plantings shall comply with the following:
 - i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees
 - ii. Vision Clearance: Plantings and mounds shall also comply with *Article 6.19 Vision Clearance Standards*



- iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or easement holder
- iv. Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk
- v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department
- vi. Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping
- vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands

Comment(s): Compliant

- c. Energy Conservation: Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and plantings evergreens on the north of buildings to insulate against winter winds

Comment(s): Compliant

- d. Noise Reduction: Properties adjacent to highly trafficked Streets or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using berms, walls, fences, or plantings to provide physical separation and to absorb noise

Comment(s): Compliant. To be reviewed when "Block A Future Development" develops consistent with the Conceptual Plan



- e. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section
 - i. Business Uses:
 - 1. 10 Shade Trees / acre
 - 2. 10 Ornamental or Evergreen Trees / acre
 - 3. 25 shrubs / acre

Comment(s): Compliant

- ii. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited
- f. External Street Frontage Landscaping Requirements: A landscaping area within 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) linear 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

Comment(s): Compliant

- g. Buffer Yard Requirements: Buffer Yards shall be required in order to soften the potential conflicts between land uses by using distance, plantings, fences, walls and mounds as set forth in this section
 - i. General: Plantings should physically separate and visually screen different land uses and/or Zoning Districts from one another without precluding connectivity between uses
 - ii. Location: Buffer Yards shall apply along the entire length of all abutting Lot Lines where conflicting Zoning Districts are adjacent.

Comment(s): Not applicable along road frontages, superseded by PUD District Ordinance

- h. Parking Area Landscaping: This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Rights-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas
 - i. Interior Parking Area Landscaping:



1. 0-4 spaces = 0% of parking area islands
2. 5-24 spaces = 5% of parking area islands
3. 25-49 spaces = 7.5% of parking area islands
4. 50 or more = 10% of parking area islands

Comment(s): 44 parking spaces provided in parking lot at north of site.

ii. Interior Parking Area Islands:

1. Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length
2. Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb
3. Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage
4. Vision Clearance: No landscaping within Parking Area islands, may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with *Article 6.19 Vision Clearance Standards*

Comment(s): Compliant

iii. Perimeter Parking Area Landscaping:

1. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line
2. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - a. A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner



- b. A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner
- c. Grass or other permitted Groundcover for areas not planted with trees or shrubs
- 3. Drive Aisles: Plantings within perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and drive aisle

Comment(s): Compliant

- 5. Open Space and Development Amenity Plan: A statement of the nature of extent of all existing and proposed Open Space and Development Amenities shall be provided either on the submitted Landscape Plan or in writing, along with any necessary explanatory materials or graphics as part of any Development Plan (see also *Article 8.6 Open Space and Amenity Standards*)

Comment(s): Compliant

- 6. Lighting Plan: A Lighting Plan in accordance with *Article 6.9 Lighting Standards*, shall be required as part of any Development Plan
 - a. General Lighting Standards
 - i. 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
 - ii. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way
 - iii. 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
 - iv. Light pole height shall no exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area
 - v. All Light Fixtures shall meet City Building Code requirements for their appropriate construction class
 - vi. See also *Article 8.10 Street Light Standards*

Comment(s): Compliant

- b. Multi-Family Residential, Business, and Industrial Standards:
 - i. All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-



- emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level
- ii. Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines
 - iii. All lights on poles, stands, or mounted on a building shall have a shield adjustable reflector, and non-protruding diffuser
 - iv. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the Earth's surface
 - v. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself
 - vi. All Parking Area lighting for nonresidential uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
 - vii. No outdoor sports or Recreational facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.
 - viii. The off-street Parking Areas and service facility areas for multi-family residential uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window

Comment(s): Compliant

c. Lighting Plan

- i. A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the site
- ii. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacturer, lamp types, wattages, and lumen outputs
- iii. A site plan with luminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram
- iv. All plot lighting levels shall be depicted at ten-foot intervals or less
- v. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less
- vi. Photometric data depicting the angle of cut off of light emissions
- vii. Any other information that the Director determines necessary to ensure compliance with the provisions of this Article



Comment(s): Compliant

7. Sign Plan: A Sign Plan in accordance with *Article 6.17 Sign Standards*, may be required with the submission of any Development Plan; however, all signs shall be subject to approval and obtaining a Sign Permit (see also *Article 10.10 Sign Permits*) prior to erection

Comment(s): To be reviewed as a separate sign permit process. Center signage for proposed "Block A Future Development" may be determined at the Secondary Plat process or Detailed Development Plan process for that Block

8. Building Elevations: Drawings of proposed buildings shall be filed in connection with the submission of a Detailed Development Plan and shall be drawn to scale and include the following (see also *Article 6.3 Architectural Standards*):
 - a. Address of the property and graphic scale
 - b. Proposed name of the development
 - c. Elevations for each Building Façade (360 degrees)
 - d. Specification or sample of the type and color of exterior materials to be used for all wall, window, roof and other architectural features
 - e. A separate true color rendering, or other realistic depiction, of the proposed building, including any areas designated for signage
 - f. Details of any exterior architectural lighting

Comment(s): Compliant; Also to be reviewed at the Improvement Location Permit process

9. Integrated Developments: Documentary assurances may be required for integrated developments that ensure that the development will be provided with, at a minimum: (i) regular trash pick-up; (ii) snow removal; (iii) common vehicle access point(s), and drive(s) and Parking Area(s), including maintenance thereof

Comment(s): Not applicable

10. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, of the Plan Commission. If a Traffic Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate cope of the study

Comment(s): The Petitioner will coordinate with Public Works to determine if the above is necessary/desired

11. Statement of Development Build-Out: The Overall Development Plan shall include a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) development phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate of the time frame for build-out of the development



Comment(s): Compliant

Department Comments

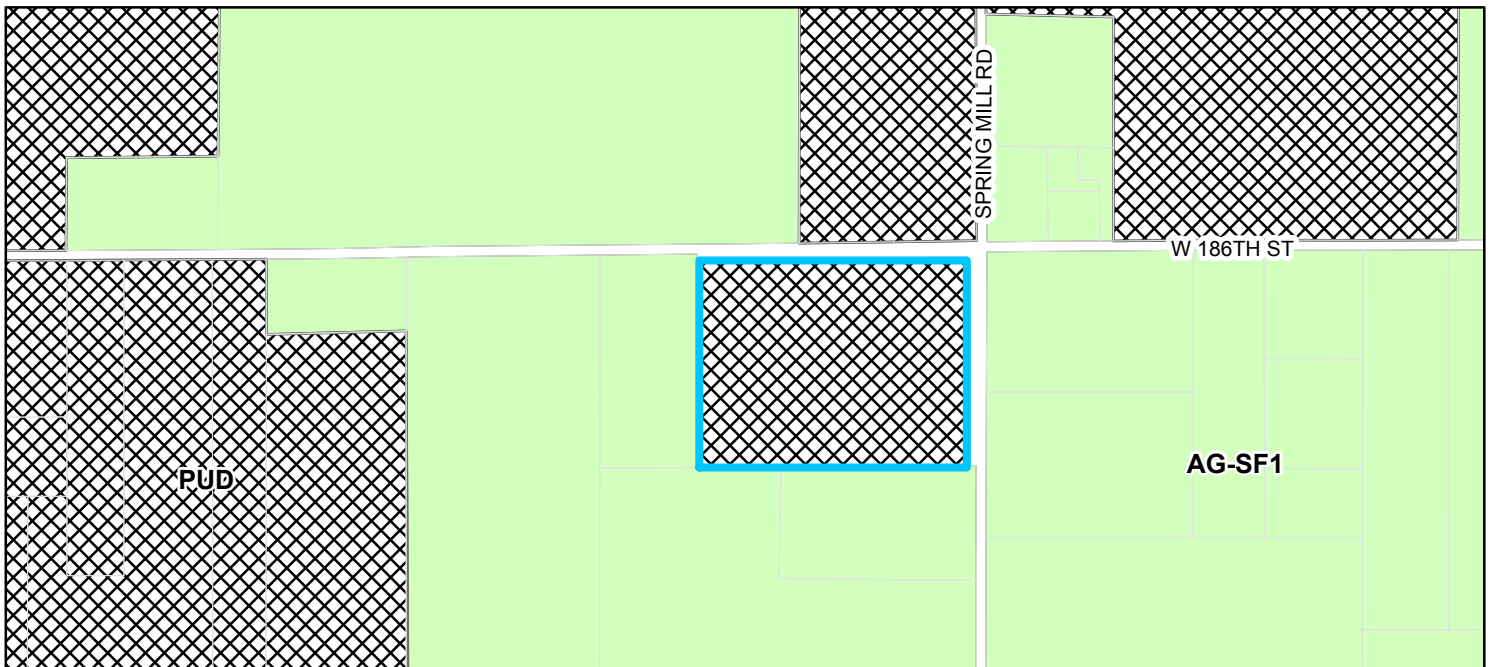
1. 1501-SPP-01 (Primary Plat), 1501-DP-01 (Overall Development Plan) and the 1501-SIT-02 (Detailed Development Plan) are eligible for approval consideration at the January 20, 2015 meeting of the APC. The submitted plans are fully compliant. The Department recommends approval with the following condition:
 - That all necessary approvals and permits be obtained from the Hamilton County Surveyor's Office and Westfield Public Works Department prior to the issuance of an Improvement Location Permit
2. If any Plan Commission members have questions prior to the meeting, then please contact Jeffery M. Lauer at 317.910.2927 or jlauer@westfield.in.gov

Location Map

Site



Zoning Map



Zoning

 PUD (Planned Unit Development)

 AG-SF1 (Agriculture - Single Family - 1)

505 W. 186TH STREET



October 2, 2014

1:1,560
0 65 130 195 260 Feet

LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 2010027693

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 05 MINUTES 34 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 759.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 974.58 FEET TO THE EAST LINE OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 93-51375, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST ALONG THE EAST LINE OF SAID REAL ESTATE 758.96 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 978.55 FEET TO THE POINT OF BEGINNING, CONTAINING 17.01 ACRES, MORE OR LESS.

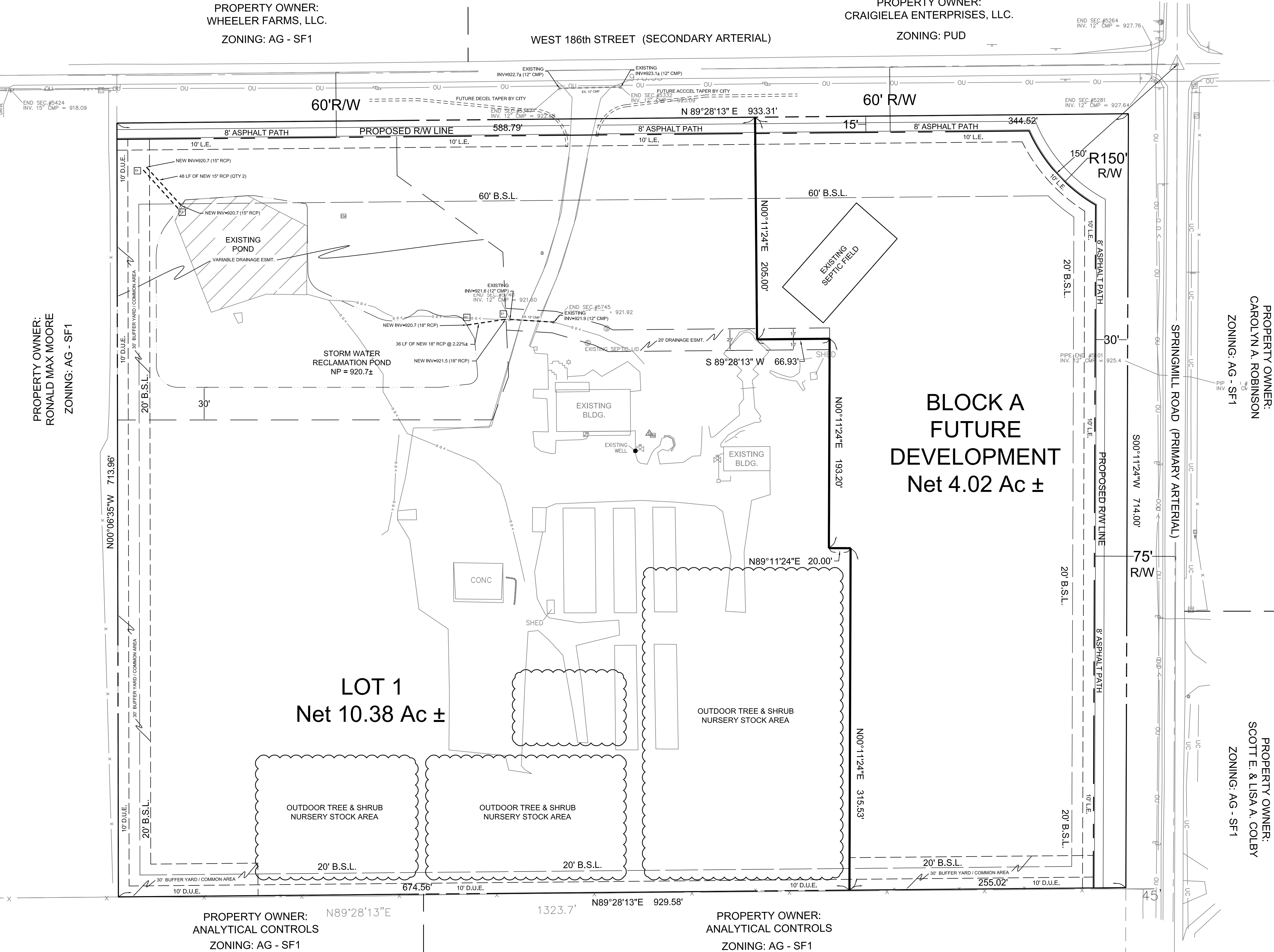
EXCEPT THAT REAL ESTATE NOW DEDICATED TO HAMILTON COUNTY BOARD OF COMMISSIONERS AS PUBLIC RIGHT-OF-WAY BY DEDICATION OF PUBLIC RIGHT OF WAY RECORDED OCTOBER 1, 1998, AS INSTRUMENT 98-55262, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 05 MINUTES 34 SECONDS WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 759.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 45.00 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 34 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER 719.00 FEET; THENCE SOUTH 89 DEGREES 21 MINUTES 58 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER 933.55 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 24 SECONDS WEST 40 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 21 MINUTES 58 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER 978.55 FEET TO THE POINT OF BEGINNING.

Subject to all pertinent easements, restrictions and right of ways.

PROPERTY OWNER:
WHEELER FARMS, LLC.
ZONING: AG - SF1

PROPERTY OWNER:
CRAIGIELEA ENTERPRISES, LLC.
ZONING: PUD



FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME CITY OF WESTFIELD, COMMUNITY NUMBER 180083, MAP NUMBER 18057C0120 F, PANEL NUMBER 0120 F, DATED FEBRUARY 19, 2003.

REFERENCE NFIP FIRM MAP # 18057C0120 F
EFFECTIVE DATE: FEBRUARY 19, 2003.



OWNER/DEVELOPER:

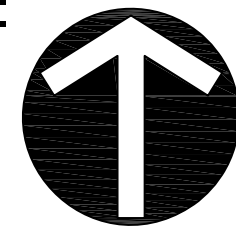
SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, INDIANA 46032
ATTN: BRIAN KIRCHNER
(317) 846-0620

ENGINEER:

CIVIL SITE GROUP, INC.
160 W. CARMEL DRIVE
SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: NATHAN ALTHOUSE
(317) 773-2644



50 0 25 50
(IN FEET)
1 inch = 50 ft.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/12/15	REVISIONS PER WESTFIELD ECONOMIC DEV.	BSC	BSC

LEGEND:

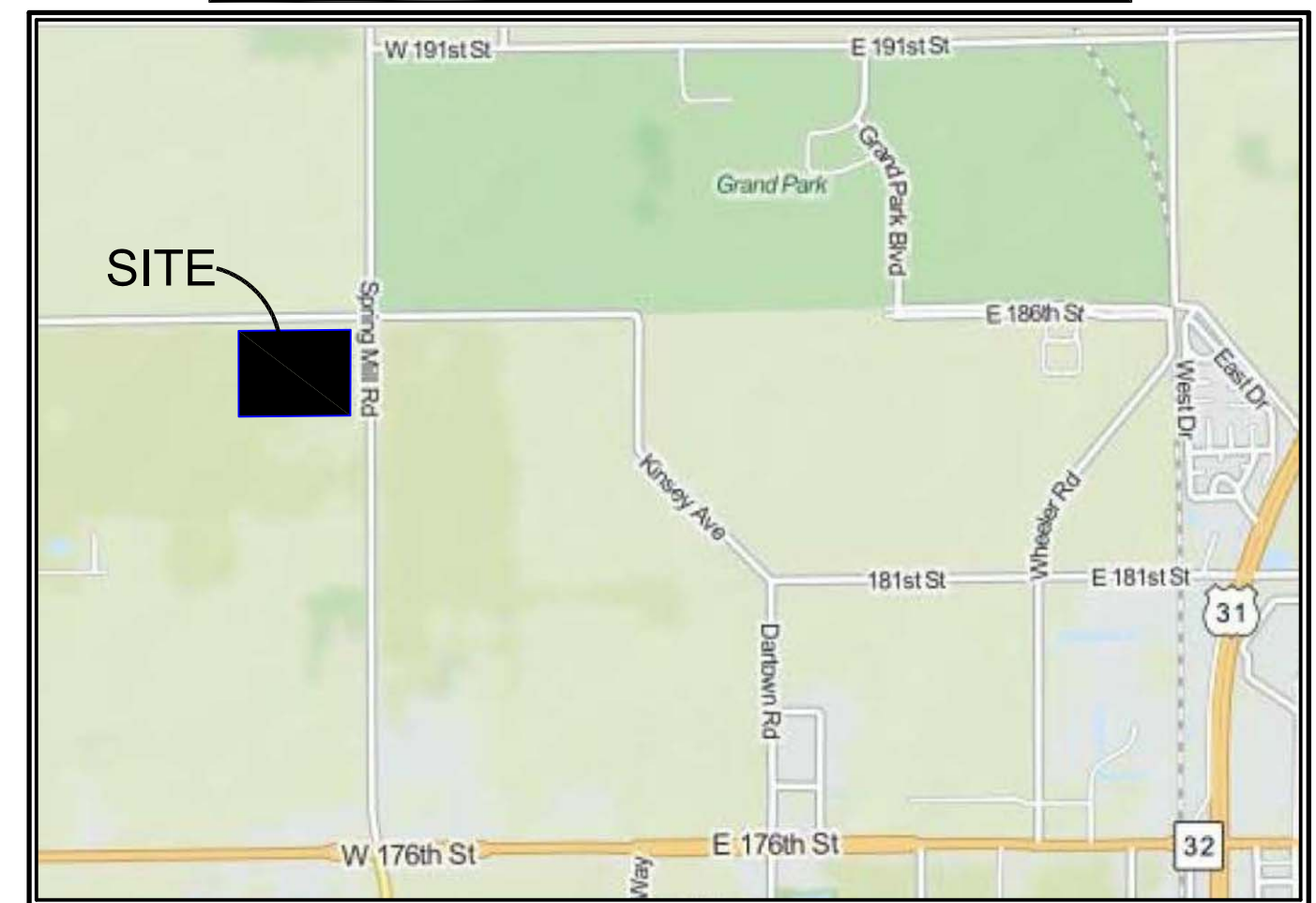
----- PROPERTY BOUNDARY
B.S.L. BUILDING SETBACK LINE
R/W CITY OF WESTFIELD PUBLIC RIGHT-OF-WAY
D.U.E. DRAINAGE & UTILITY EASEMENT
L.E. LANDSCAPE EASEMENT

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/ACSM SURVEY DATED 05/29/2014 (JOB #: B35228) AND A TOPOGRAPHIC SURVEY DATED 09/22/2014 (JOB #B35453) PREPARED BY MILLER SURVEYING, INC.; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

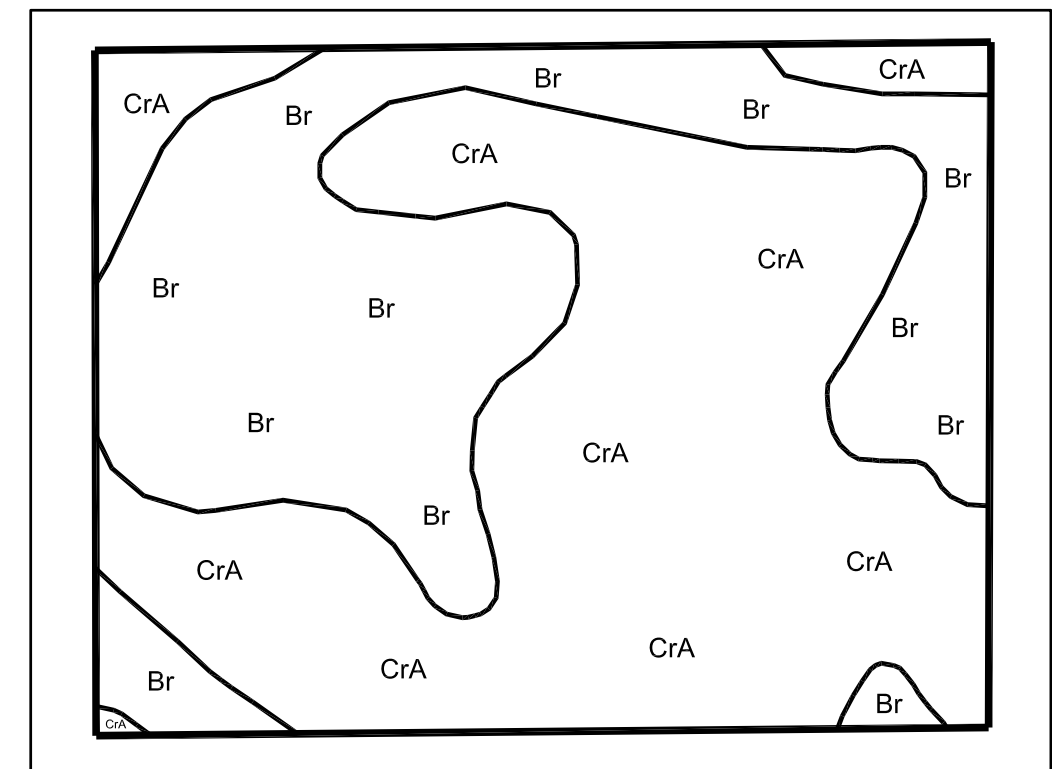
UTILITY SUMMARY

SANITARY SEWER
- NO PUBLIC SEWER AVAILABLE
- EXISTING SEPTIC FIELD
WATER SERVICE
- NO PUBLIC WATER AVAILABLE
- EXISTING WELL
- ADD ADDITIONAL WELL FOR IRRIGATION PURPOSES
GAS SERVICE
- LP GAS TO BE USED ONSITE
ELECTRIC SERVICE
- EXISTING POWER BY DUKE ENERGY



VICINITY MAP

SCALE: 1" = 1500'



SOILS MAP
SCALE: 1" = 200'

SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, IN 46032

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679



DWN BY: KPB
CHKD. BY: BSC
SCALE: 1" = 50'
DATE: 11/24/14

GARDEN MARKET PRIMARY PLAT
505 W. 186TH STREET
WESTFIELD, IN 46074

PLATS AND DEVELOPMENT PLANS FOR SUNDOWN GARDENS
GARDEN MARKET-LOT 1
SECTION 34 - TOWNSHIP 19 NORTH - RANGE 3 EAST

PROJECT NUMBER
SDI.001

DRAWING NUMBER
PP
SHEET 2 OF 20

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/ACSM SURVEY DATED 05/29/2014 (JOB #: B35228) AND A TOPOGRAPHIC SURVEY DATED 09/22/2014 (JOB #B35453) PREPARED BY MILLER SURVEYING, INC.; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME, CITY OF WESTFIELD, COMMUNITY NUMBER 18083, MAP NUMBER 1805700120 F, PANEL NUMBER 0120 F, DATED FEBRUARY 19, 2003.
REFERENCE NFIP FIRM MAP # 1805700120 F
EFFECTIVE DATE: FEBRUARY 19, 2003.

DEVELOPMENT SUMMARY

NEW BUILDING GROSS SQUARE FOOTAGE: = 13,936 S.F.
TOTAL SITE AREA = 15.27± ACRES
DISTURBED AREA = 3.84± ACRES
ZONING = PUD - GARDEN MARKET
PARKING SPACES PROVIDED = 68

ANTICIPATED CONSTRUCTION START/COMPLETION DATE:
TBD

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.



OWNER/DEVELOPER:

SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, INDIANA 46032
ATTN: BRIAN KIRCHNER
(317) 846-0620

ENGINEER:

CIVIL SITE GROUP, INC.
160 W. CARMEL DRIVE
SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677

SURVEYOR:

MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: NATHAN ALTHOUSE
(317) 773-2644



50 0 25 50
(IN FEET)
1 inch = 50 ft.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	01/12/15	REVISIONS PER WESTFIELD ECONOMIC DEV.	BSC	BSC

PROPERTY OWNER:
WHEELER FARMS, LLC.

ZONING: AG - SF1

WEST 186th STREET (SECONDARY ARTERIAL)

PROPERTY OWNER:
CRAIGIELEA ENTERPRISES, LLC.

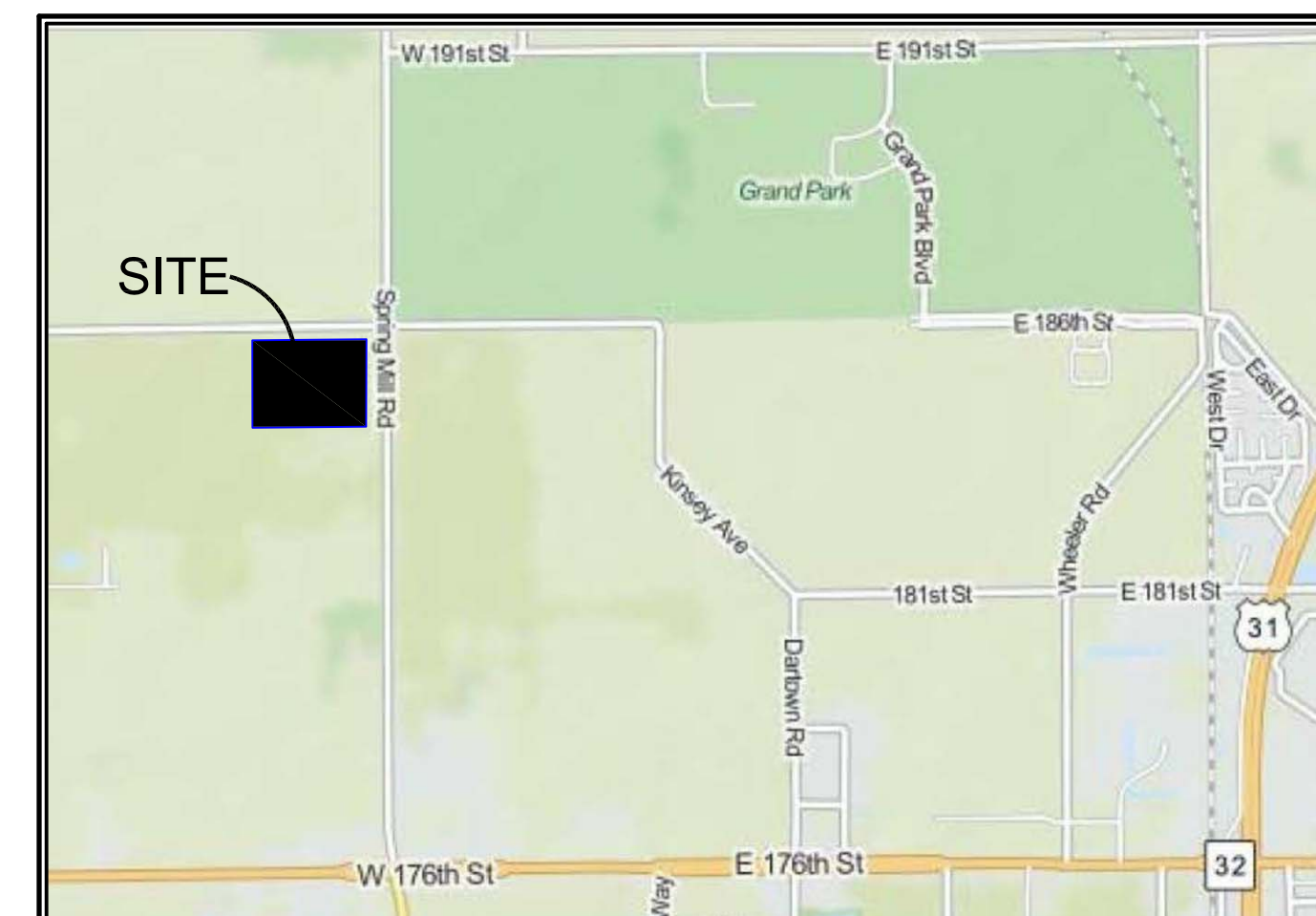
ZONING: PUD

LEGEND:

- PROPERTY BOUNDARY
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT. SEE DETAIL 03/C7.0
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE DETAIL 02/C7.0
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- PROPOSED CONCRETE PAVEMENT SEE DETAIL 01/C7.0
- HATCH DENOTES NEW BUILDINGS
- B.S.L. BUILDING SETBACK LINE
- R/W CITY OF WESTFIELD PUBLIC RIGHT-OF-WAY
- D.U.E. DRAINAGE & UTILITY EASEMENT
- L.E. LANDSCAPE EASEMENT

PLAN NOTES:

- 6" CONCRETE CURB. SEE DETAIL 01/C2.0
- 24" DETECTABLE WARNING STRIP PER ADA 4.29.2. SEE DETAIL 01/C7.0
- COMBINED CURB & WALK. SEE DETAIL 05/C7.0
- CONCRETE SIDEWALK. SEE SHEET C7.0 - CITY OF WESTFIELD DETAIL FIG. P-10
- TYPICAL PARKING SPACE MARKING. SEE DETAIL 08/C7.0
- TRAFFIC SIGNAGE. SEE DETAIL 15 & 16/C7.0
- TYPICAL PRECAST CONCRETE WHEELSTOP. SEE DETAIL 09/C7.0
- LANDSCAPE MATERIAL ROLL-OFF CONTAINER



VICINITY MAP
SCALE: 1" = 1500'
NORTH

PROPERTY OWNER:
CAROLYN A. ROBINSON
ZONING: AG - SF1

PROPERTY OWNER:
SCOTT E. & LISA A. COLBY
ZONING: AG - SF1

BLOCK A
FUTURE
DEVELOPMENT
Net 4.02 Ac ±

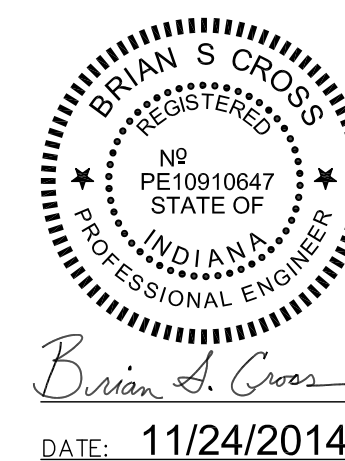
LOT 1
Net 10.38 Ac ±

PROPERTY OWNER:
ANALYTICAL CONTROLS
ZONING: AG - SF1

PROPERTY OWNER:
ANALYTICAL CONTROLS
ZONING: AG - SF1

SUNDOWN GARDENS
13400 OLD MERIDIAN STREET
CARMEL, IN 46032

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679



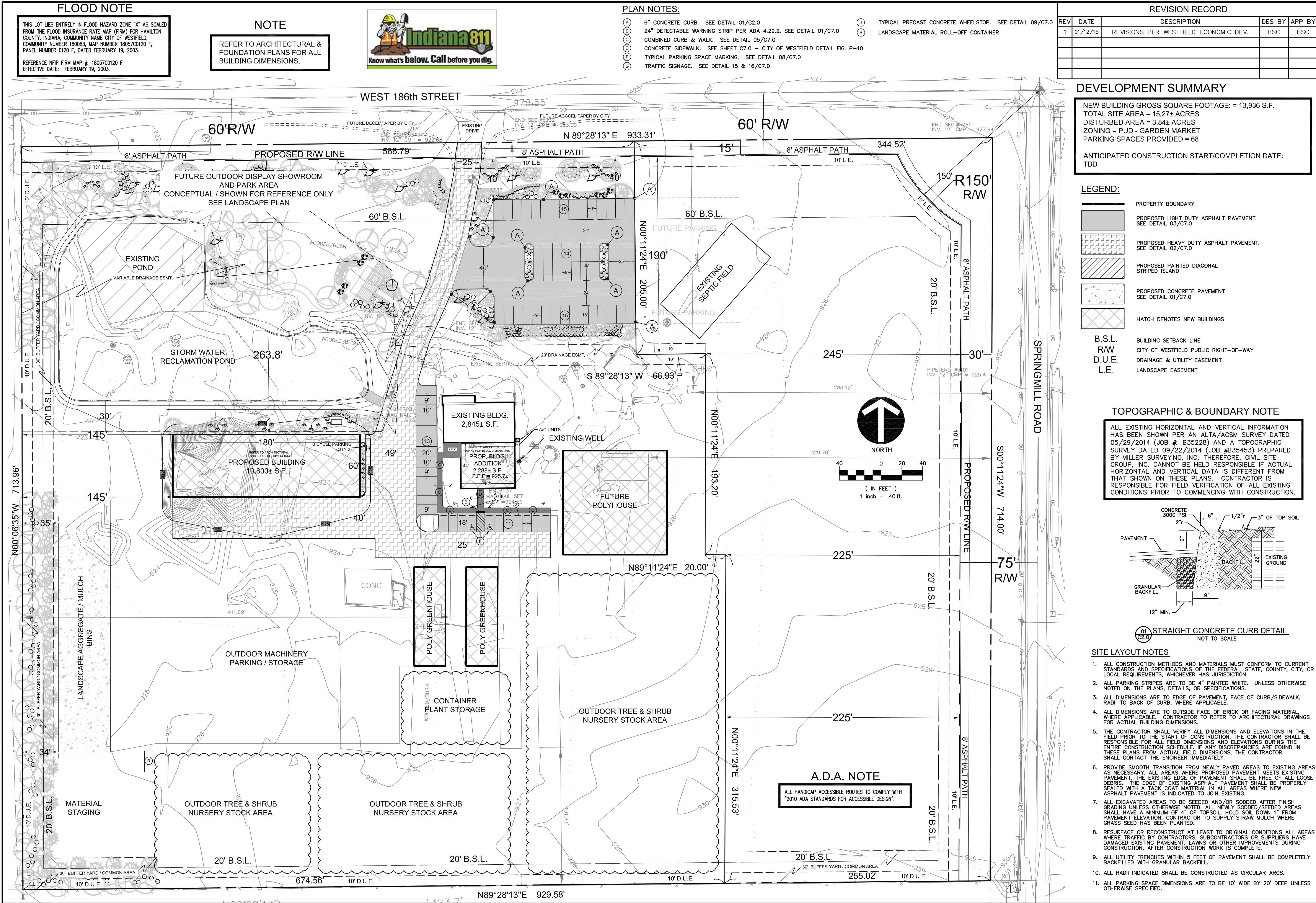
DWN BY: KPB
CHKD. BY: BSC
SCALE: 1" = 50'
DATE: 11/24/14

SUNDOWN GARDENS - GARDEN MARKET LOT 1
505 W. 186TH STREET
WESTFIELD, IN 46074

OVERALL DEVELOPMENT PLAN
SECTION 34 - TOWNSHIP 19 NORTH - RANGE 3 EAST

PROJECT NUMBER
SDI.001

DRAWING NUMBER
DP
SHEET 3 OF 20



SUNDOWN GARDENS - GARDEN MARKET LOT 1
505 W. 186TH STREET
WESTFIELD, IN 46074

DETAILED DEVELOPMENT PLAN

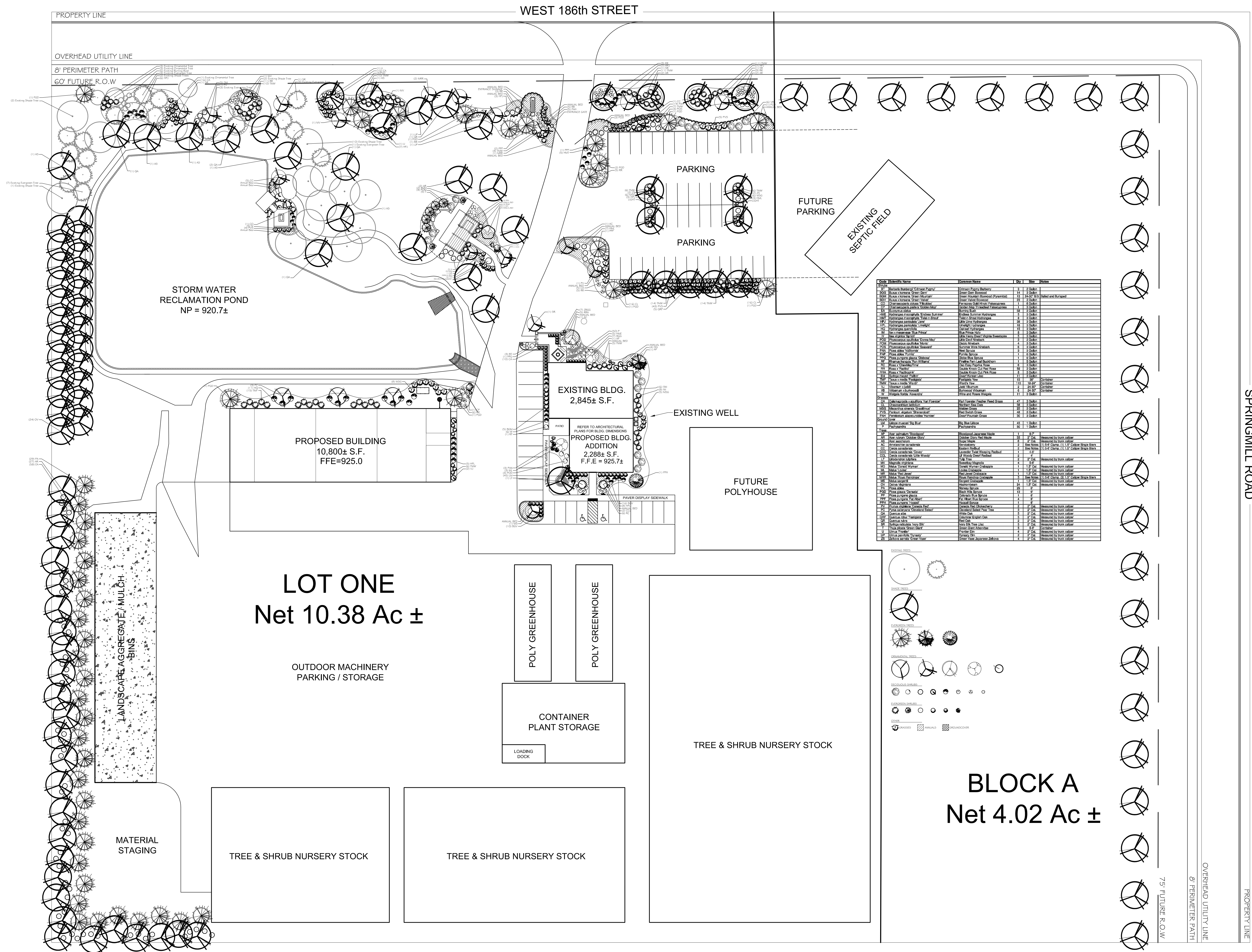
CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679

PROJECT NUMBER
SDI.001

DRAWING NUMBER
C2.0
SHEET 5 OF 20

BRIAN S. CROSS
REGISTERED PROFESSIONAL ENGINEER
NO. PE10910647
STATE OF INDIANA
DATE: 11/24/2014

DWN BY: KPB
CHKD. BY: BSC
SCALE: 1" = 40'
DATE: 11/24/14

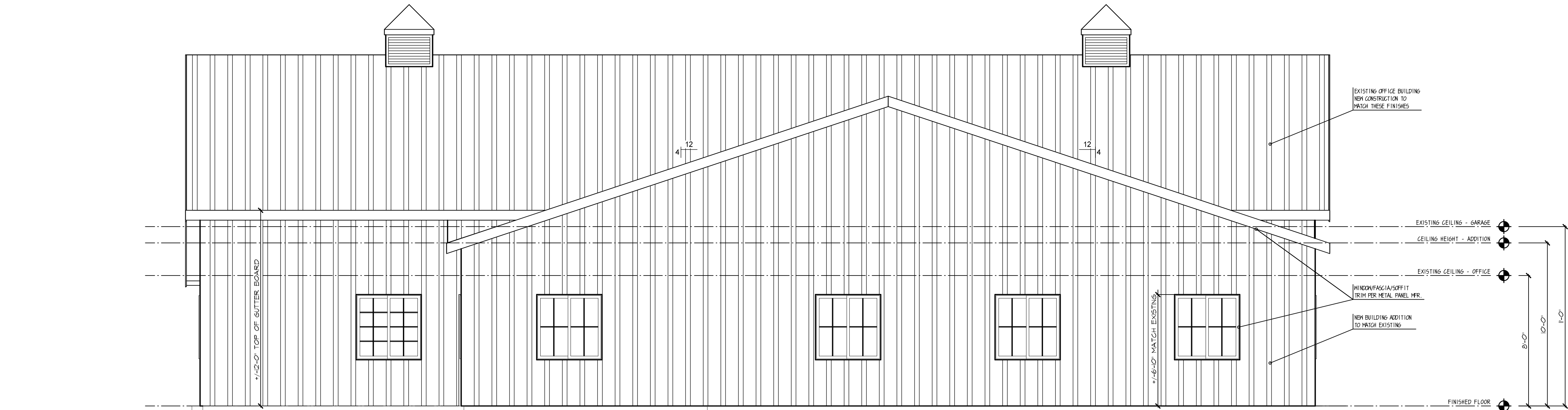


13400 Old Mendian St.
Carmel, Indiana 46032
phone: (317) 846-0620
fax: (317) 846-4950
web: sundowngardens.com

**Sundown
Gardens**

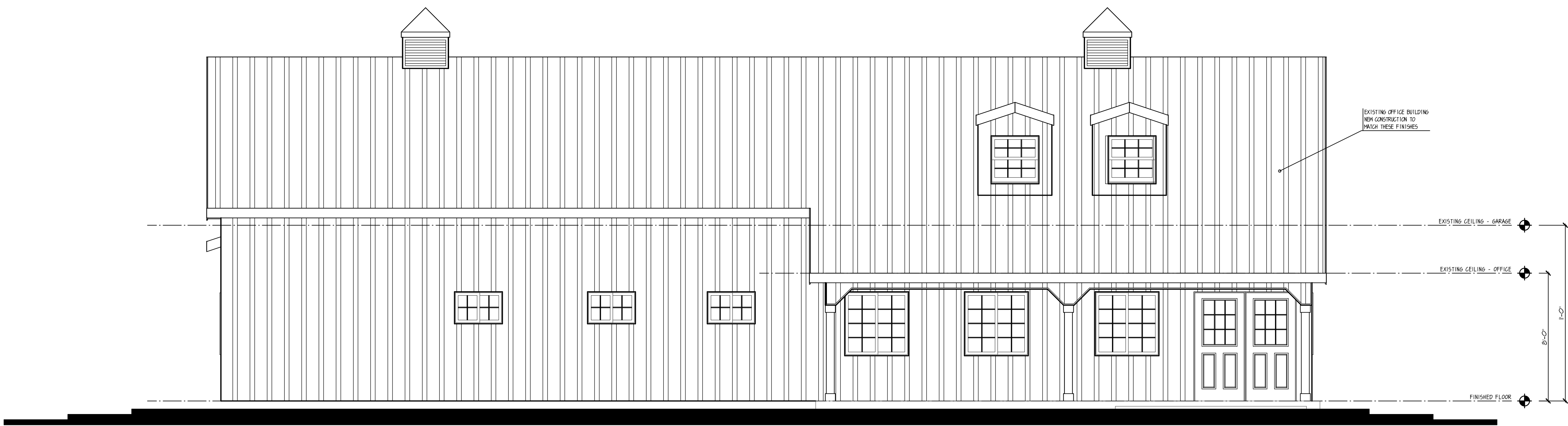
CLIENT: SUNDOWN GARDENS
186TH STREET & SPRINGMILL ROAD PROPERTY
WESTFIELD, IN
PROJECT: Overall Development - Landscape Plan

Scale: 1" = 30'
Date: REVISED 12 January 2015
Designer: TE/BK/DB/AS
Drawn By: DB/AS



REAR ELEVATION

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

REV.	DATE

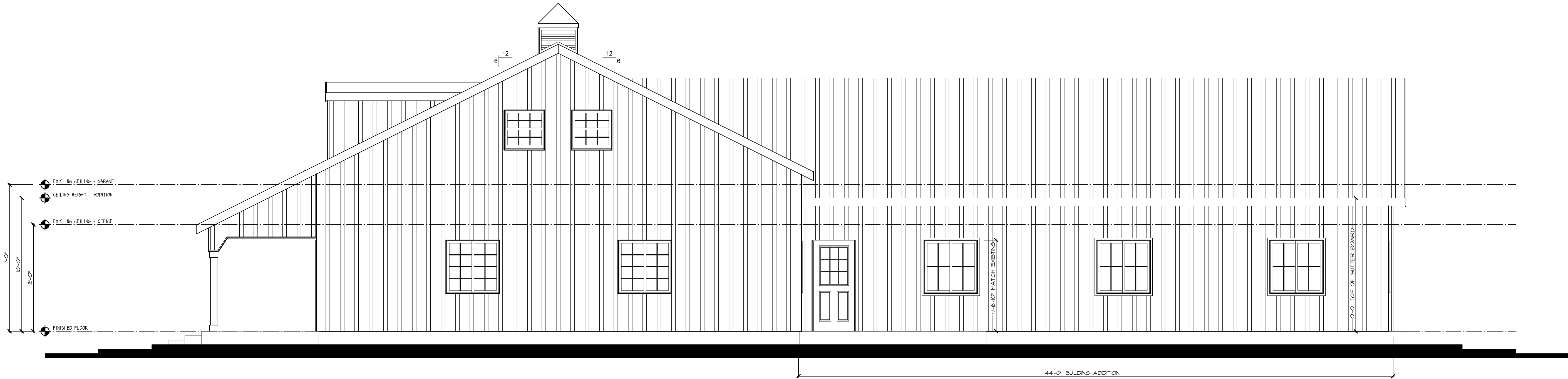
Wedgewood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO

BY
Greg Cradick

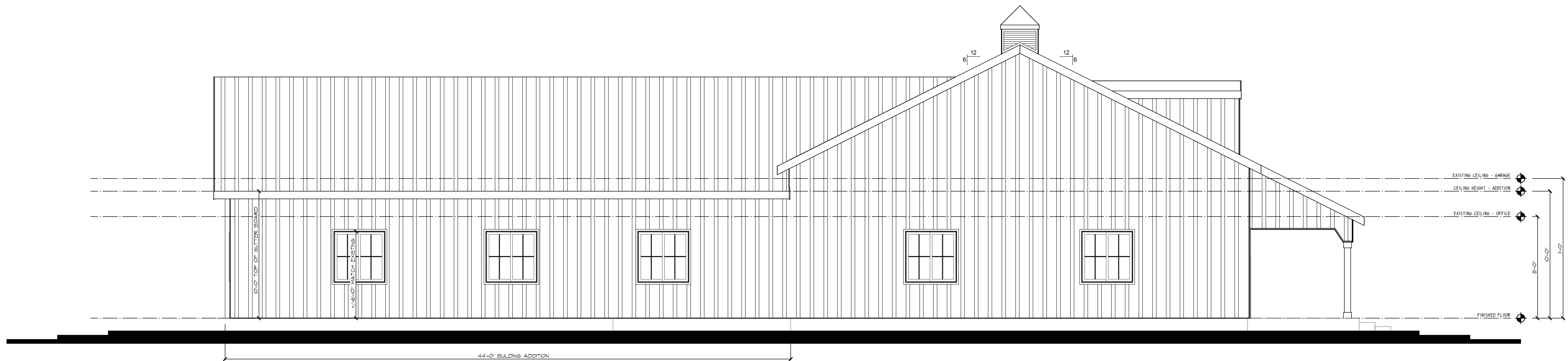
© 2014 COPYRIGHT
WEDGEWOOD
BUILDING CO., LLC

CUSTOMER: Sundown Gardens - Office		DRAWN BY: BETH CRANFORD	
PROJECT NAME: WBC_Sundown08V2		LOCATION: Westfield Indiana	
186th & Springmill Road		DRAWING TITLE: FRONT ELEVATION	
10/14/2014			



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

REV.	DATE

Wedge
wood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO

BY
Greg Cradick

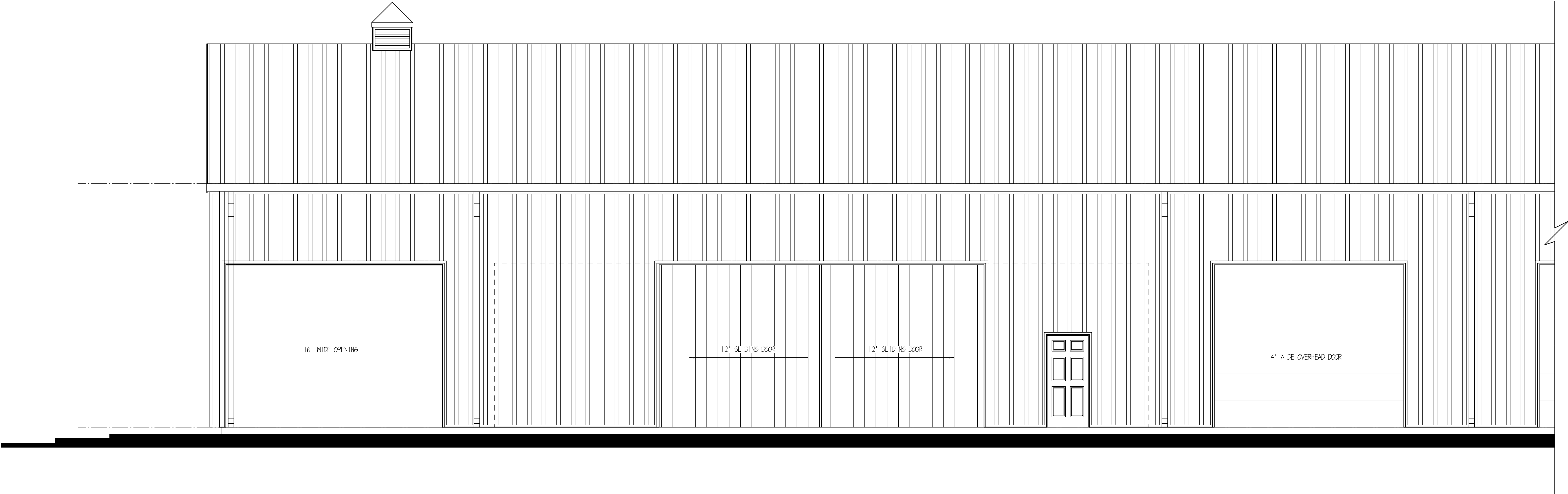
© 2014 COPYRIGHT
WEDGEWOOD
BUILDING CO., LLC

CUSTOMER:	Sundown Gardens - Office
PROJECT NAME:	WBC_SundownOBV2
LOCATION:	186th & Springmill Road Westfield Indiana
DRAWING TITLE:	LEFT ELEVATION
DRAWN BY:	BETH CRANFORD
DATE:	10/14/2014
	A3



FRONT ELEVATION - CONTINUED

SCALE: 1/4"=1'-0"



FRONT ELEVATION

SCALE: 1/4"=1'-0"

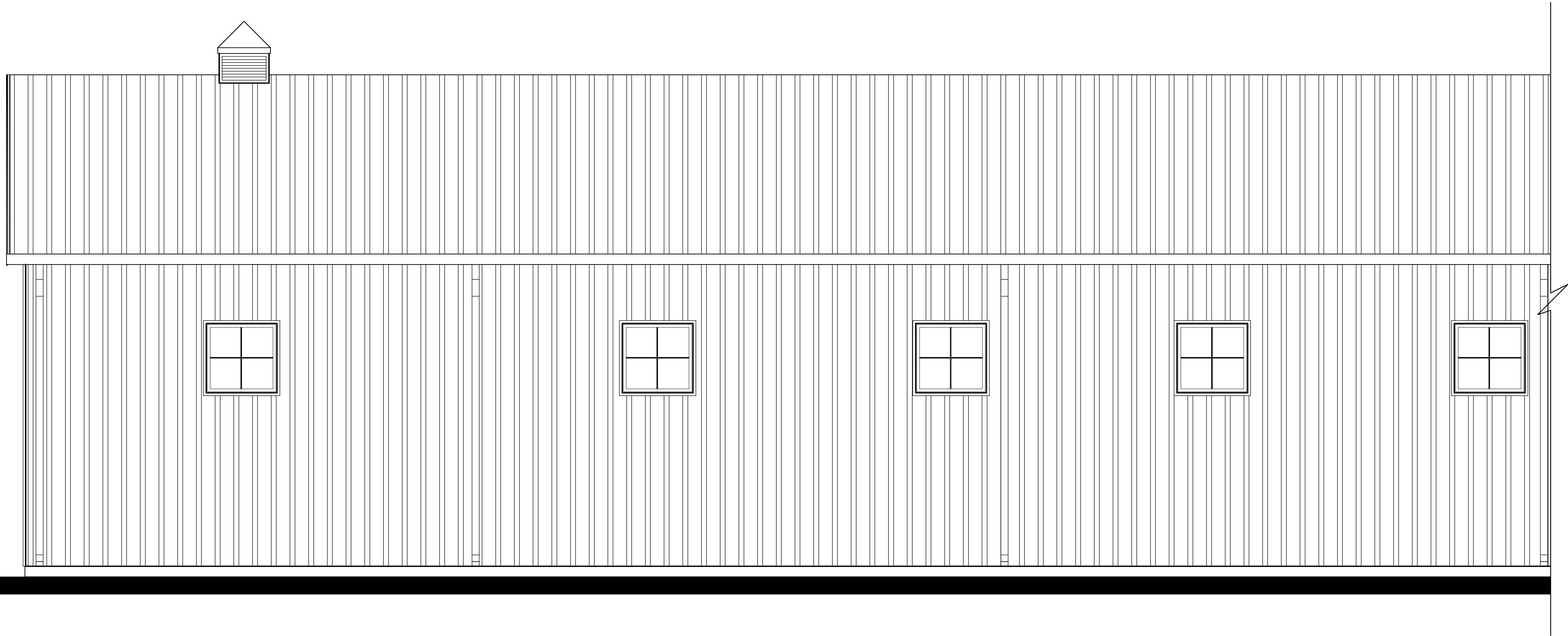
REV.	DATE

WedgeWood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO
BY
Greg Cradick

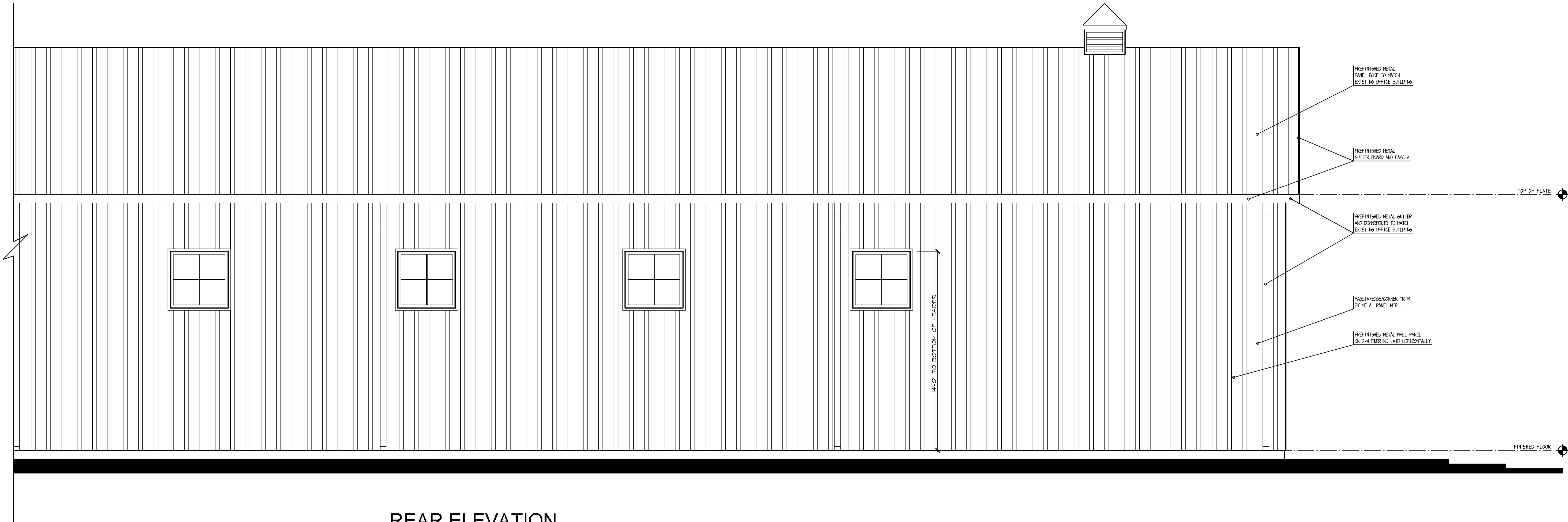
© 2014 COPYRIGHT
WEDGEWOOD
BUILDING CO., LLC

CUSTOMER: Sundown Gardens - Pole Barn	PROJECT NAME: WBC_SundownPB	LOCATION: 186th & Springmill Road Westfield Indiana	DRAWN BY: BETH CRANFORD
DRAWING TITLE: FRONT ELEVATION			10/13/2014



REAR ELEVATION - CONTINUED

SCALE: 1/4"=1'-0"



REAR ELEVATION

SCALE: 1/4"=1'-0"

REV.	DATE

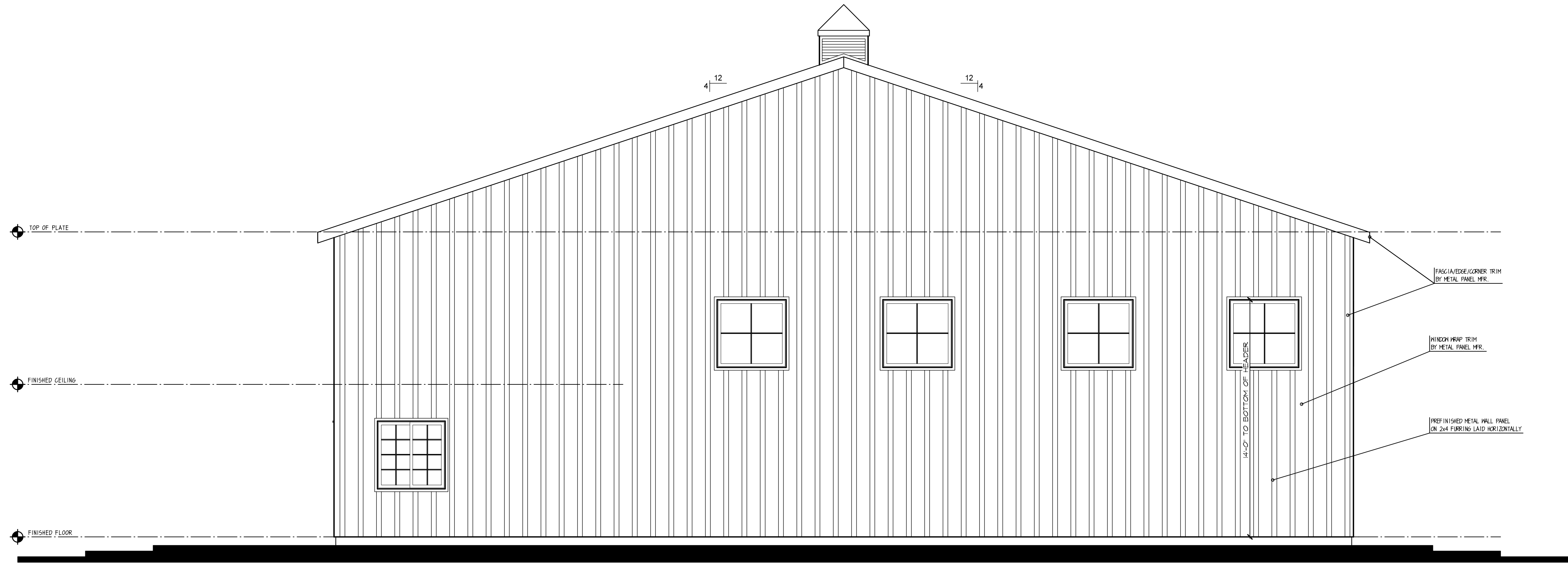
Wedgewood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO

BY
Greg Cradick

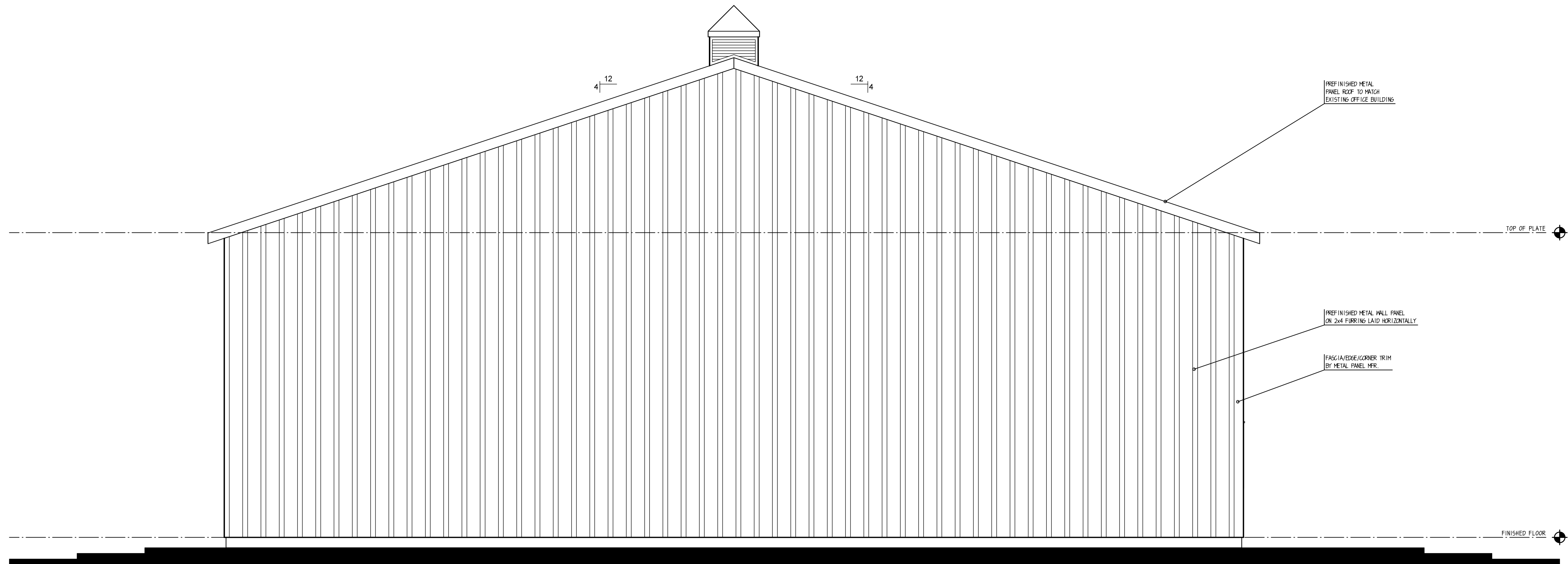
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WEDGEWOOD
BUILDING CO., LLC

CUSTOMER: Sundown Gardens - Pole Barn	
PROJECT NAME: WBC_SundownPB	
LOCATION: 186th & Springmill Road Westfield Indiana	
DRAWING TITLE: REAR ELEVATION	DRAWN BY: BETH CRANFORD
10/13/2014	
A2	



RIGHT ELEVATION

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 1/4"=1'-0"

REV.	DATE

WedgeWood
Building Co., LLC
317.669.6300
32 First Street NE
Carmel, IN 46032

ARCHITECTURAL
DESIGN STUDIO

BY
Greg Cradick

© 2014 COPYRIGHT WEDGEWOOD BUILDING CO., LLC	
CUSTOMER: Sundown Gardens - Pole Barn <	









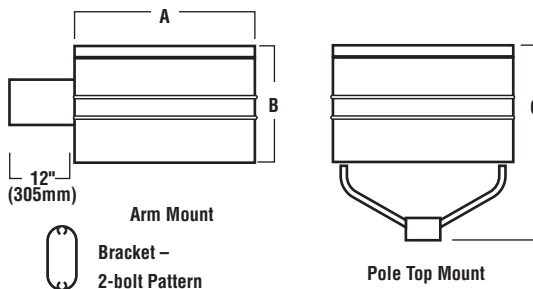




GREENBRIAR® - FLAT LENS (Various reflectors are protected by U.S. Patent No. 6,464,378.)



DIMENSIONS



	A	B	C
GFM Arm Mount	21-5/8"(549mm)	12-3/4"(324mm)	—
GFPM Pole Top	21-5/8"(549mm)	12-3/4"(324mm)	21-15/16"(557mm)
GFR Arm Mount	21-5/8"(549mm)	16-1/8"(410mm)	—
GFPR Pole Top	21-5/8"(549mm)	16-1/8"(410mm)	25"(635mm)

LUMINAIRE EPA CHART - Greenbriar Flat Lens		
	GFM 12" Bracket	GFR 12" Bracket
Single	3.2	3.8
D180°	6.3	7.6
D90°	5.7	7.6
T90°	8.8	11.4
TN120°	9.0	11.4
Q90°	11.3	15.2
Pole Top	3.2	4.0

Note: House Side Shield adds to fixture EPA. Consult factory.

SHIPPING WEIGHTS - Greenbriar Flat Lens

Catalog Number	Est. Weight (kg/lbs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GFM	19/41	635/25	635/25	495/19.5
GFPM	24/53	730/28.75	724/28.5	635/25
GFR	26/57	724/28.5	711/28	648/25.5
GFPR	29/64	724/28.5	724/28.5	737/29

HOUSING - The aluminum housing is available in two sizes. Both housings are the same dimensions square, however, the GFR is deeper. Both are finished to produce a clean, sharp appearance, and designed to ensure weather-tight construction. Top-access covers provide ease of installation and servicing.

LENS/GASKET - The flat clear tempered glass lens is sealed to the housing with an EPDM gasket, preventing entry of moisture, dust and insects.

TOP COVER FASTENERS - The four captive stainless steel fasteners secure the top-access cover to the housing.

SOCKETS - Porcelain mogul-base sockets. All sockets are pulse-rated.

LIGHT SOURCES - Pulse-Start Metal Halide, Natural White Pulse-Start Metal Halide, Metal Halide Reduced Envelope, or High Pressure Sodium. Clear lamp is supplied as standard.

BALLASTS - Pulse-Start Metal Halide (200, 250, 320, 400, 750 and 1000 watt), 775 watt Natural White Pulse-Start Metal Halide, Metal Halide, and High Pressure Sodium fixtures feature a high-power factor type CWA ballast. The 575 watt Natural White Pulse-Start Metal Halide fixtures feature HX-HPF type ballasts. All ballasts are designed for -20° F operation.

REFLECTORS/DISTRIBUTION

PATTERNS - The series is available in a variety of reflector systems and distribution patterns, all with vertical oriented lamps: **GFR:** Type II (2), Type III (3), Perimeter Forward Throw (FP), Type V (5), Automotive Forward Throw (FA), as well as, ART (Advanced Reflector Technology) optical systems: Automotive Forward Throw (AFT), Automotive Interior (AI), and a high performance Type V (540) for 38' - 42' mounting heights.

GFM: Type II (2), Type III (3), Perimeter Forward Throw (FP), and Type V (5).

All reflectors are field-rotatable, enabling generous flexibility in distribution patterns without moving the fixture. Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Arm Mount: Use with 5" traditional drilling pattern. 2-1/2" x 5-3/8" x 12" extruded aluminum bracket is shipped standard. An 8" bracket is available for single or D180° configurations, but must be ordered from the Options column of the ordering chart. A Round Pole Plate (RPP2) is required for mounting to 3"-5" round poles. (See Accessory Ordering Information chart.)

Pole Top: The cast aluminum mounting hub conceals the wiring compartment and mounts directly to LSI's unique "pole-top mounting plate", via a high-strength grade five steel bolt with nylon insert and split lock washer for double locking. Support arms consist of four 11/16" O.D. aluminum rods and are pre-wired for ease of installation.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decal is guaranteed for five years against peeling, cracking, or fading.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



GREENBRIAR® - FLAT LENS

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **GFR 5 1000 PSMV F MT PLP 8BK 20**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
Medium Vertical Burn GFM - Arm Mount GFPM - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw 5 - Type V	200 250 320 400	PSMV - Pulse-Start Metal Halide 200, 250, 320 Watt PSMVR - Pulse-Start Metal Halide Reduced Envelope 400 Watt HPS - High Pressure Sodium 250, 400 Watt	F - Flat Clear Tempered Glass	480 MT - Multi Tap TT - Tri-Tap	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	8BK - 8" Bracket ³ PCI120 - Button-Type Photoelectric Control ⁴ PCI208 - Button-Type Photoelectric Control ⁴ PCI240 - Button-Type Photoelectric Control ⁴ PCI277 - Button-Type Photoelectric Control ⁴ PCI347 - Button-Type Photoelectric Control ⁴ IL - Internal Louver ⁵ LL - Less Lamp
Reduced Vertical Burn GFR - Arm Mount GFPR - Pole Top ¹	2 - Type II 3 - Type III FP - Perimeter Forward Throw FA - Automotive Forward Throw 5 - Type V Advanced Reflector Technology Optical Systems: AFT - Automotive Forward Throw AI - Automotive Interior 540 - Type V (38"-42" Mtg. Ht.)	400 575 750 775 1000 575 750 775 1000	PSMV - Pulse-Start Metal Halide 400, 750, 1000 ² Watt NWPSMV - Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt PSMV - Pulse-Start Metal Halide 750, 1000 ² Watt NWPSMV - Pulse-Start Metal Halide Natural White 575, 775 Watt MHR - Metal Halide Reduced Envelope 1000 Watt	MT - Multi Tap consists of 120V, 208V, 240V and 277V and is prepared for highest voltage. Alternate voltages will require field adjustment. TT - Tri-Tap consists of 120V, 277V and 347V and is shipped standard for Canadian applications and is prepared for highest voltage. Alternate voltages will require field adjustment.	Consult Factory for International Voltages and Light Sources		Color Decals 45 - Light Gold 20 - Charcoal Metallic 55 - Black 94 - Blue Metallic 59 - Dark Green 51 - Dark Red 21 - Tomato Red 50 - White 700 - Aztec Silver Metallic

FOOTNOTES:

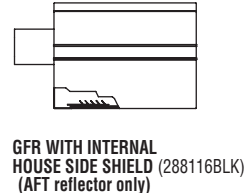
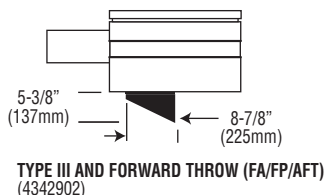
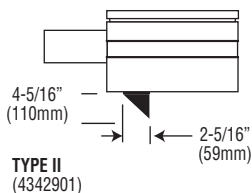
- When ordering pole top fixtures for tenon mounting, a pole top adaptor must be ordered.
- Tri-Tap not available in 1000 Watt PSMV. Voltage must be specified - 120V, 277V or 347V.
- An 8" bracket can only be ordered with single and D180° configurations.
- On GFR/GFPR photoelectric control can only be used with 400 Watt PSMV.
- Available with GFR AFT reflector only. Can be ordered as an accessory, use Order #288116BLK.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

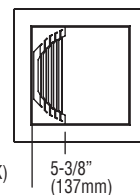
Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GFR/GFM 2 HSS - House Side Shield	4342901++
FK277 - Single Fusing	FK277+	GFPR/GFPM 2 HSS - House Side Shield	4342901++
DFK208, 240 - Double Fusing	DFK208, 240+	GFR/GFM 3 HSS - House Side Shield	4342902++
DFK480 - Double Fusing	DFK480+	GFPR/GFPM 3 HSS - House Side Shield	4342902++
FK347 - Single Fusing	FK347+	GFR/GFM FP HSS - House Side Shield	4342902++
RPP2 - Round Pole Plate	162914BLK++	GFPR/GFPM FP HSS - House Side Shield	4342902++
BKS-BO-WM-* - CLR Wall Mount Plate	123111CLR	GFR/GFPR FA/AFT HSS - House Side Shield	4342902++
		GFR/GFPR AFT IL - Internal Louver	288116BLK++

HOUSE SIDE SHIELD

+Fusing must be located in the hand-hole of the pole on GFR/GFPR Series - not in the fixture. ++ Black only.



BOTTOM VIEW



LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XLCM				
		Lumens (Nominal)		Watts (Nominal)
		Type FT	Type 5	
Cool White	SS	22800	22900	193
	HO	30900	31100	278
Neutral White	SS	18400	18500	193
	HO	24100	23900	278

LED Chips are frequently updated therefore values may increase.

US & Int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. Available with High Output (HO) drive current only.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000K nominal), or Neutral White (4000K nominal) color temperature, 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types FT, FT-L, FT-R and 5. FT-L and FT-R allow for D180 mounting configurations with factory set optics for applications such as automotive front row. Exceptional uniformity creates bright environment at lower light levels.

HOUSING - One-piece, die-formed aluminum housing contains factory prewired driver. Wiring access door (with safety lanyard) located underneath.

OPTICAL UNIT - Clear tempered flat glass lens permanently sealed to weather-tight aluminum optic frame creates an IP65 rated optical unit (includes pressure-stabilizing breather). Optic frame recessed into housing cavity and sealed to the housing with one-piece EPDM gasket.

MOUNTING - Tapered rear design allows fixtures to be mounted in 90° and 120° configurations without the need for extension arms. Use with 3" reduced drilling pattern. A round pole plate is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-* -CLR). See Accessory Ordering Information chart for all brackets.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets Location Category C Low. Available with universal voltage power supply 120-277 VAC (50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents. Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Available in black, bronze and white. Other standard LSI finishes available. Consult factory.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - One fixture: 25.25 lbs. (11.5 kg). Packed two per carton: 43.5 lbs. (19.7 kg).

LISTING - UL listed to U.S. and international safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



IP65

Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 1.5G requirements.

LED AREA LIGHTS - LSI SLICE MEDIUM (XLCM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XLCM 5 LED SS CW UE BLK PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temperature	Input Voltage	Finish	Options
XLCM	5 - Type V FT - Forward Throw FT-L - Forward Optic Rotated for D180 Mount (Left Side) FT-R - Forward Optic Rotated for D180 Mount (Right Side)	LED	SS - Super Saver HO - High Output	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White	DIM - 0-10V Dimming (from external signal) available with High Output (HO) drive current only Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

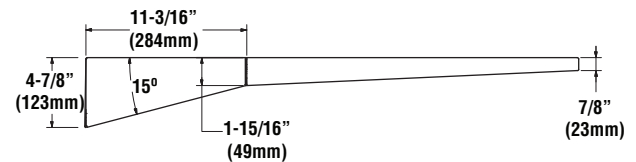
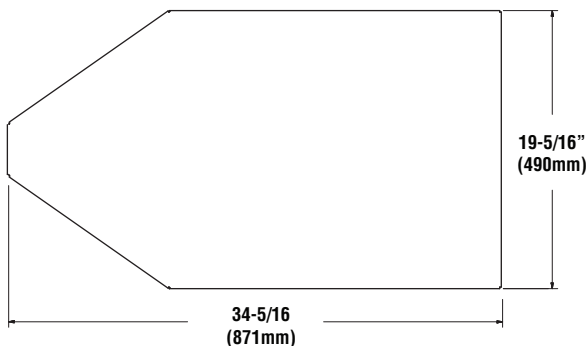
LUMINAIRE EPA CHART - XLCM		
	Single	0.5
	D180°	1.0
	D90°	0.8
	T90°	1.7
	TN120°	1.7
	Q90°	1.9
Note: House Side Shield adds to fixture EPA. Consult Factory.		

ACCESSORY ORDERING INFORMATION (Accessories are field installed)			
Description	Order Number	Description	Order Number
BKS-XBO-WM-*CLR Wall Mount Bracket	382132CLR	DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ²
XLCM-FT-HSS RM House Side Shield (Black only - rear mounted)	575448BLK ¹	DFK480 Double Fusing (480V)	DFK480 ²
X4RPP Round Pole Plate for 4" Poles	379967CLR	FK347 Single Fusing (347V)	FK347 ²
X5RPP Round Pole Plate for 5" Poles	379968CLR		
FK120 Single Fusing (120V)	FK120 ²		
FK277 Single Fusing (277V)	FK277 ²		

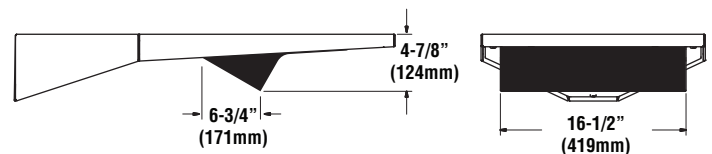
FOOTNOTES:

- 1 - House Side Shields add to fixture EPA. Consult factory.
2 - Fusing must be located in the hand hole of pole.

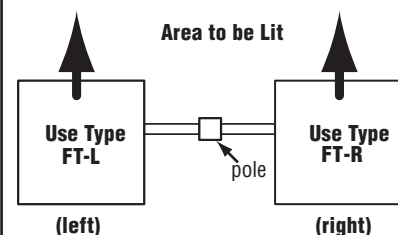
DIMENSIONS



HOUSE SIDE SHIELD



LEFT AND RIGHT VERSIONS OF TYPE FT REFLECTORS (TOP VIEW)



Note: Optics are not field-rotatable. For D180 Forward Throw installations specify left (FT-L) and/or right (FT-R) side mounting. Orientation is based on standing at the pole and looking out at the area to be lit.

**SUNDOWN GARDENS – GARDEN MARKET LOT 1
NARRATIVE STATEMENT**

Sundown Gardens (Nursery/Garden and Lawn Center) intends to relocate their business operations to 505 West 186th Street in 2015. The property was rezoned to the Garden Market PUD District with adoption of Ordinance 14-21, July 14, 2014. The first phase of this development will take place in Area 1 & 2

The Conceptual Plan filed with the Garden Market PUD contains four (4) geographic areas as identified in Exhibit B attached. The District's areas are further described as:

Area 1: Garden and Design Area

Area 2: Outdoor Showroom/Park Area

Area 3: Market/Plaza Area

Area 4: Intersection Enhancement/Garden Area

Tax ID Parcel #: 08-05-34-00-00-009.00

The proposed improvements within Area 1 will consist of an office building addition (2,300 sf+/-), 60'x180' Pole Barn, paved access drive, on-site employee & customer parking, Poly sheathed greenhouse's, mulch & landscape material storage, re-use of the existing nursery stock areas, and installation of a storm water reclamation pond used as an irrigation source for the nursery.

Area 2 improvements are depicted on the proposed landscape plan prepared by Sundown Gardens and are consistent with the Outdoor Showroom/Park Area previously proposed in Exhibit B of the Garden Market PUD.

I look forward to presenting this request on January 5, 2015.

Respectfully,

A handwritten signature in black ink, appearing to read "Brian S. Cross". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brian S. Cross, P.E.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 20, 2015

1501-PUD-01

Exhibit 1

Docket Number: 1501-PUD-01 (Ordinance No. 14-55)

Petitioner: Estridge Development Management, LLC

Request: A text amendment to modify the architectural and open space standards applicable to the Single-Family District of the Harmony Planned Unit Development (PUD) District.

Current Zoning: Harmony PUD District (Ordinance 12-14)

Current Land Use: Residential / Agricultural

Zoning History:

1205-PUD-05	Original PUD Ordinance (Ordinance 12-14) (01/14/13)
1405-DP-16	Development Plan (Section 1 & 2) (05/19/14)
1405-SPP-13	Primary Plat (Section 1 & 2) (05/19/14)
1405-SFP-17	Secondary Plat (Section 1) (10/23/14)
1408-SFP-28	Secondary Plat (Section 2) (pending)
1409-SPP-18	Primary Plat (Mixed Use District) (postponed)

Exhibits:

1. Staff Report
2. Zoning District Map
3. PUD Ordinance Excerpts
4. Amendment Ordinance (redline)
5. Exhibit B: Cottage Collection Homes
6. Open Space Exhibit

Staff Reviewer: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the December 8, 2014, City Council meeting. The petition received its public hearing at the January 5, 2015, Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the January 5, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

Statutory Considerations:

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

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

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Harmony Planned Unit Development (PUD) District Ordinance No. 12-14 (the “PUD Ordinance”) for the “Single Family Residential District” of the Harmony PUD District, which is located along the west side of Ditch Road, both north and south of 151st Street (collectively, the “Property”) (see **Exhibit 2**). An exhibit (Exhibit B) has been incorporated into the amendment ordinance to specifically identify which lots would be subject to this amendment.

Amendment Request: The Petitioner is requesting an amendment to the architectural standards and open space standards applicable to the Property, as further described below.

1. **Architectural Standards:** The PUD Ordinance currently requires that homes comply with one of two sets of architectural standards¹: “defined architectural designs” or “conventional design guidelines” (see PUD Ordinance excerpts at **Exhibit 3**).
 - a) **Rear-Loading Lots:** Since the adoption of the PUD Ordinance, the Petitioner has designed a series of homes called the “cottage collection homes” (see **Exhibit 5**) for rear-loading lots.

The Cottage Collection Homes, which are rear-loading homes, don’t neatly meet the standards of either the “defined architectural designs” or “conventional design guidelines”. As a result, this amendment will allow a third option for homes on rear-loading lots to be substantially similar to the “cottage collection homes” (incorporated as **Exhibit B** of the proposed amendment ordinance).
 - b) **Conventional Design Guidelines:** The proposed amendment also incorporates additional qualifying characteristics and architectural features for the rear façade requirements for homes complying with the conventional design guidelines of the PUD Ordinance. The additional features are similar to those offered in the UDO’s requirements² for side and rear building facades for homes on the perimeter lots of a development.
2. **Open Space Standard:** The PUD Ordinance requires a minimum of sixty-nine (69) acres of Open/Green Space (“Open Space”) throughout the District³. When the PUD Ordinance was adopted, the zoning ordinance required a twenty-foot (20’) wide buffer yard along single-family lots abutting AG-SF1 District properties. As a result, the Petitioner anticipated these buffer yards (see

¹ Section 3.4(A) *Architectural Standards* of the PUD Ordinance.

² Article 6.3(C)(1)(b) *Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots; Rear/Side Building Façade Enhancements* of the UDO.

³ Section 1.3 *General Provisions; Open/Green Space* of the PUD Ordinance.

Exhibit 6) would be placed in a common area, so the PUD Ordinance included this buffer yard in the minimum Open Space requirement.

Since the adoption of the PUD Ordinance, however, the City adopted the Unified Development Ordinance (the “UDO”) which now requires a minimum thirty-foot (30’) wide buffer yard instead of twenty-feet (20’). In order to accommodate this wider buffer yard without reducing lot sizes or buffer yard requirements, the Department recommended the Petitioner place the required buffer yard in a landscape easement rather than in common area.

The Petitioner was amicable to this change; however, it would predicate the adjustment of the PUD Ordinance’s minimum Open Space requirement because these buffer yards would no longer be in common area but rather on individual lots. As a result, this amendment adjusts the minimum Open Space acreage requirement accordingly (see effected areas in **Exhibit 6**).

PUBLIC HEARING COMMENTS

At the December 8, 2014, Council introduction, the Council shared a concern about the side elevation of homes that face a street or open space. In response to that concern, the Petitioner modified the ordinance, as presented at the January 5, 2015, Plan Commission public hearing, to require the side elevation of the homes with the outdoor living area to be oriented towards the street.

At the January 5, 2015, public hearing, the Plan Commission commented there were specific plans that had side elevations (outdoor living area side) that were of a concern if they were oriented towards the street. The Plan Commission’s suggestion was to either prohibit the plans on corner lots or enhance those side elevations. Following the public hearing, the Department identified the following specific plans that were noted as being of concern: EH-1030, EH-1045, EH-1060, EH-1075 and EH-1090.

In response and in working with the Department, the Petitioner has modified the proposed amendment (see **Exhibit 4**) to require additional windows be provided for those specific plans. In addition, an exhibit (Exhibit B) has been incorporated into the amendment ordinance to identify which lots this amendment applies to, and then to also identify which lots qualify as end lots that would be subject to the orientation and enhanced window requirements.

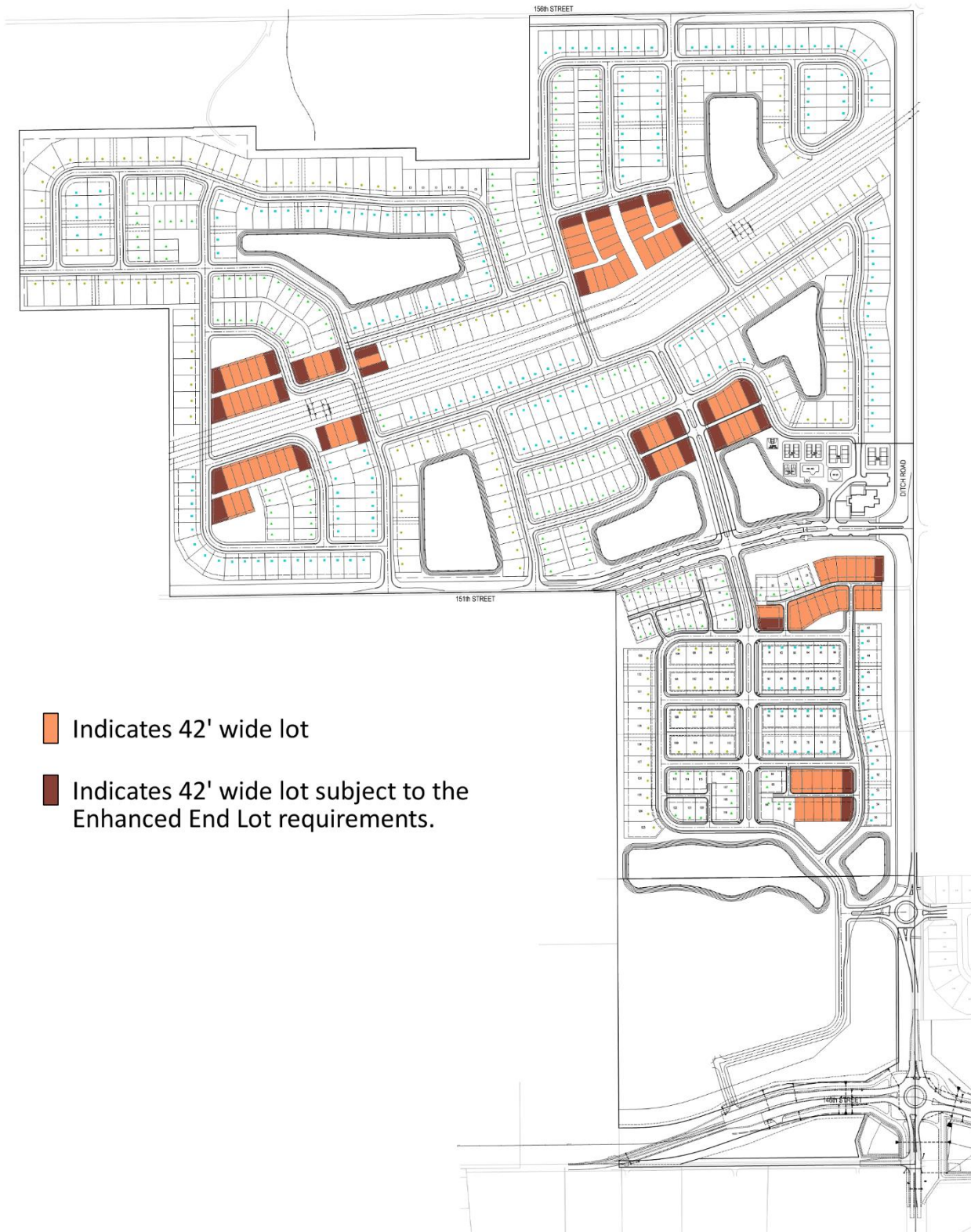
STAFF COMMENTS

The Petitioner has incorporated the Department’s recommendations into the proposed ordinance and Concept Plan. If the Plan Commission is otherwise satisfied with the revisions to the proposed amendment ordinance, then the Department recommends forwarding this petition to the City Council with a favorable recommendation.

If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or jpohlman@westfield.in.gov.

EXHIBIT B

ENHANCED END LOT MAP



HARMONY PUD ORDINANCE 12-14

EXCERPT APPLICABLE TO TEXT AMENDMENT

Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit located on a Mew Lot, 42' Alley-load Lot, or 50' Alley-load Lot shall comply with one of the defined architectural designs detailed in Section 3.4,A,3. Each single family detached dwelling unit located on a 60' Front-load Lot, 70' Front-load Lot, or 80' Front-load Lot shall meet one of the following standards:

1. Comply with one of the defined architectural designs detailed in Section 3.4,A,3, or
2. Comply with the conventional design guidelines identified in Section 3.4,A,4.

3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:

- Adam (Colonial)
- Georgian
- Italianate
- Shingle
- Folk Victorian
- Colonial Revival
- Tudor
- Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the Front Elevation.

- a. Adam (Colonial) – See Exhibit E, Figures 101, 102, 108, 109, and 110 for examples of qualifying Adam houses.
 - i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as an Adam.
 - 1. Semi-circular or elliptical fanlight over front door. See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in Figure 103 shall be present in order to qualify.
 - 2. Cornice. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in Figure 104 shall be present in order to qualify.
 - 3. Windows. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in Figures 105 and 106 shall be present in order to qualify.
 - 4. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.
 - 1. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.
 - 2. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.
 - 3. Centered gable. See Exhibit E, Figure 110 for examples of Adam centered gable houses.

b. Georgian – See Exhibit E, Figures 201, 202, 211, 212, 213, and 214 for examples of qualifying Georgian houses.

i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Georgian house.

1. Paneled front door. See Exhibit E, Figure 203 for examples of Georgian entryways.
2. A row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in Figure 204 shall be present in order to qualify.
3. Cornice. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in Figure 205 shall be present in order to qualify.
4. Windows having small panes. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in Figure 206 shall be present in order to qualify.
5. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in Figure 207 shall be present in order to qualify.
6. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in Figure 208 shall be present in order to qualify.
7. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in Figure 209 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.

1. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.
2. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.

3. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.
4. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

c. Italianate – See Exhibit E, Figures 301, 302, 309, 310, 311, 312, and 313 for examples of qualifying Italianate houses.

i. Identifying features – A minimum of five (5) items below shall be present on the Front Elevation in order to qualify as a Italianate house.

1. Two stories. See Exhibit E, Figure 302 for examples of Italianate building heights.

2. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.

3. Tall, narrow windows. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in Figure 303 shall be present in order to qualify.

4. Window crowns. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in Figure 304 shall be present in order to qualify.

5. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in Figures 301 and 302 shall be present in order to qualify.

6. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in Figure 305 shall be present in order to qualify.

7. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in Figure 306 shall be present in order to qualify.

8. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in Figure 307 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.

1. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.

2. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.
3. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.
4. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.
5. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

- d. Shingle – See Exhibit E, Figures 401, 402, 407, 408, 409, 410, and 411 for examples of qualifying Shingle houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Shingle house.
1. Wall cladding and roofing of continuous wood or composition shingles (shingled wall may occur on second story only). See Exhibit E, Figures 401 and 402 for examples of Shingle wall cladding and roofing.
 2. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls.
 3. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation.
 4. Roofs having intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;
 5. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in Figure 403 shall be present in order to qualify.
 6. Window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle window. At least one of the types shown in Figure 404 shall be present in order to qualify.
 7. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in Figure 405 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.
1. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.
 2. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.

3. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.
4. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.
5. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

- e. Folk Victorian – See Exhibit E, Figures 501, 503, 504, 505, 506, and 507 for examples of a qualifying Folk Victorian house.
 - i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Folk Victorian house.
 - 1. Porches with spindlework detailing or flat, jig-saw cut trim. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.
 - 2. Symmetrical elevation (except gable-front-and-wing subtype).
 - 3. Cornice-line brackets. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.
 - 2. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.
 - 3. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 4. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 5. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

- f. Colonial Revival – See Exhibit E, Figures 601, 605, 606, 607, 608, 609, 610, 611, and 612 for examples of a qualifying Colonial Revival house.
- i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Colonial Revival house.
1. Accentuated front door. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in Figure 602 shall be present in order to qualify.
 2. Overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in Figure 602 shall be present in order to qualify.
 3. Symmetrically balanced windows and center door. See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in Figure 603 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types.
1. Asymmetrical. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.
 2. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.
 3. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.
 4. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.
 5. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.
 6. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.
 7. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.

8. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.

g. Tudor – See Exhibit E, Figures 701, 702, 710, 711, 712, 713, and 714 for examples of qualifying Tudor houses.

i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Tudor house.

1. Steeply pitched roof. See Exhibit E, Figures 701 and 702 for examples of Tudor roofs.
2. Elevation dominated by one or more prominent cross gables. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in Figure 703 shall be present in order to qualify.
3. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in Figure 704 shall be present in order to qualify.
4. Tall, narrow windows. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in Figure 705 shall be present in order to qualify.
5. Massing chimneys. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify.
6. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in Figure 707 shall be present in order to qualify.
7. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in Figure 708 shall be present in order to qualify.

ii. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.

1. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.
2. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.

3. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.
4. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.
5. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.

- h. Craftsman – See Exhibit E, Figures 801, 802, 806, 807, 808, and 809 for examples of qualifying Craftsman houses.
- i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as a Craftsman house.
 - 1. Low-pitched, gabled or hipped roof with wide, unenclosed eave overhang. See Exhibit E, Figures 801 and 802 for examples of a Craftsman roof.
 - 2. Exposed roof rafters. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.
 - 3. Decorative (false) beams or braces added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.
 - 4. Columns or pedestals extend to ground level. See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in Figure 804 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.
 - 2. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.
 - 3. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.
 - 4. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design as established in Section 3.4, A, 3 shall conform with the following design standards. Roof design elements shall contribute to no more than two (2) of the required architectural elements for the same elevation. An architectural element used to meet the standards for one elevation shall not contribute as an element on other elevations.
- a. Front Elevation. Each dwelling shall utilize a minimum of six (6) of the following architectural elements on the Front Elevation:
- i. Side load, rear load, or angled ($>15^\circ$) garage;
 - ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
 - iii. Roofline direction change or roofline height change greater than sixteen (16) inches on the dwelling and attached garage (dormers and porches shall not qualify to meet this standard);
 - iv. Wood, concrete fiber board, trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - v. Decorative shutters or other Enhanced Architectural Window Treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
 - vi. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the Front Elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
 - vii. Primary Roof Pitches of 8/12 or greater and Secondary Roof Pitches of 10/12 or greater;
 - viii. Masonry, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;
 - ix. Separate overhead garage door for each car space;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;

- xi. Architecturally-treated Entranceways (for homes without a front porch) consistent with the architectural design of the home;
- xii. Bay window(s);
- xiii. Transom window(s);
- xiv. Veranda/balcony;
- xv. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows); or
- xvi. Exterior chase Masonry fireplace.

- b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face Public Ways on corner lots, or Open/Green Space on Mew Lots, shall utilize a minimum of five (5) of the following architectural elements on said side elevation:
- i. Side load, rear load, or angled ($>15^{\circ}$) garage;
 - ii. Hip roof;
 - iii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two or more roof planes;
 - iv. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
 - v. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
 - vi. Three (3) or more windows on the elevation;
 - vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
 - viii. Bay window(s);
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
 - xii. Exterior chase fireplace;
 - xiii. Architectural Treatment on Gable Ends; or
 - xiv. Sunroom or screened porch.

c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior Public Ways, and which are located within fifty (50) feet of that Public Way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:

- i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
- ii. Shutters on all windows, where they can fit (a minimum of three (3) windows with shutters are required);
- iii. Architectural Break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more Architectural Breaks shall be deemed to have met two (2) of the element requirements);
- iv. Masonry, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
- v. Hip roof;
- vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;
- vii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two (2) or more roof planes;
- viii. Bay window(s);
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).
- xii. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
- xiii. Exterior chase fireplace; or

xiv. Architectural Treatment on Gable Ends.

- d. Garage Doors. A maximum of 120 dwellings that follow the Conventional Design Standards detailed in Section 3.4,A,4 may have garage doors that are not Architectural Garage Doors. All other dwellings that follow the Conventional Design Standards shall have Architectural Garage Doors.

B. The following architectural standards apply to all dwellings within the Single Family Residential District.

1. On homes with front load garages, the garage door shall be recessed behind the primary plane of the Front Elevation of the home a minimum of two (2) feet.
2. Building Materials. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
3. Windows.
 - a. A dwelling shall have a minimum of three (3) windows on the Front Elevation of the structure.
 - b. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.
4. The minimum slope of the Primary Roof Pitch shall be 6/12. Secondary Roof Pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
5. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.
6. Roof vents shall be located to the rear of the dwelling. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural or painted to match the roofing material.

Section 3.5. Additional Standards.

- A. The maximum number of single family detached dwellings shall be seven hundred ten (710).
- B. Single family detached dwellings shall comply with the variety requirements illustrated below:

	3	3
	2	2
	1	1
Subject Dwelling		1
	1	1
	2	2
	3	3

Dwelling	May be Same Front Elevation as Subject Dwelling	May be Same Color Package as Subject Dwelling
1	No	No
2	Yes	No
3	Yes	Yes

ORDINANCE NUMBER 14-55

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

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

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

WHEREAS, the Council enacted Ordinance No. 12-14, the Harmony Planned Unit Development District (the "Harmony PUD Ordinance"), on January 14, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1501-PUD-01**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1501-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2015;

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

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

Section 1. Applicability of Ordinance.

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

Section 2. Architectural Standards. The standards of *Section 3.4: Architectural Standards* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified by the Harmony PUD Ordinance and below.

- 2.1 Architectural Design Standards: *Section 3.4(A) Architectural Design Standards* shall be amended to provide that single-family detached dwelling units on a Mew Lot or 42’ Alley-load Lot shall either: (i) comply with one of the defined architectural designs detailed in *Section 3.4(A)(3) Defined Architectural Designs*; or (ii) shall be substantially similar to the homes depicted in **Exhibit B-C** attached hereto (the “Cottage Collection Homes”).
 - A. Enhanced Corner-End Lots: Enhanced End Lots are identified in Exhibit B. In order to enhance the architectural interest of the streetscape, a Cottage Collection Home on an Enhanced Corner-End Lot shall be subject to the following:
 - 1) Orientation: Shall include the The outdoor living area (the courtyard area between the main living area and the garage, as depicted in Exhibit B) on the side Building Façade (the courtyard area between the main living area and the garage, as depicted in Exhibit C)(the “Outdoor Living Area”) shall be oriented towards the Street.
 - 2) Specific Plan Enhancements: The following plans (as included in the Exhibit C) shall incorporate the following additional architectural enhancements on the Side Building Façade with the Outdoor Living Area, when oriented towards the Street:

- i. Plan EH-1030: Incorporate a minimum of one (1) additional window in the garage façade and two (2) additional windows in the dwelling façade, with at least one (1) of the windows located on the second floor level of the dwelling.
- ii. Plan EH-1045: Incorporate a minimum of one (1) additional window in the garage façade and two (2) additional windows on the first floor level of the dwelling.
- iii. Plan EH-1060: Incorporate a minimum of one (1) additional window in the garage façade and two (2) additional windows in the dwelling façade. At least one (1) of the windows shall be located on each the first and second floor level of the dwelling.
- iv. Plan EH-1075: Incorporate a minimum of one (1) additional window on the first floor level of the dwelling façade and add a trim band located between the first and second floor levels.
- v. Plan EH-1090: Incorporate a minimum of one (1) window in the garage façade.
- vi. Minimum Window Size: The additional windows required by this subsection (the “Additional Windows”) shall each be a minimum size of ten (10) square feet. However, smaller-sized windows may be incorporated to satisfy the Additional Window requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the Additional Window(s) otherwise required.

2.2 Conventional Design Standards; Rear Elevation: *Section 3.4(A)(4)(c) Conventional Design Standards; Rear Elevation* shall be amended to include the following additional architectural elements:

- A. Single story dwelling.
- B. The Dwelling is buffered from the External Street with enhanced landscaping that includes a Common Area or landscaping area along the entire rear or side Lot Line which is a minimum of fifty (50) feet in depth and includes a solid planting screen consisting of a minimum of eight (8) 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 five-foot (5') tall mound shall be required. (2 points)
- C. Main Roof Design (a maximum of two (2) points from this subsection may qualify):
 - (1) Two (2) or more dormers.
 - (2) Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials.
 - (3) A minimum roof pitch of 8:12 around the entire Dwelling.
 - (4) Two (2) or more gables.
- D. A minimum of seventy-five (75) square feet of windows.

Section 3. **Open/Green Space.** The standards of *Section 1.3: Open/Green Space* of the Harmony PUD Ordinance shall apply; however, shall be modified to require a

minimum sixty-three (63) acres of Open/Green Space.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF JANUARY, 2015.**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 14-55** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 14-55**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 14-55**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by:
Bryan D. Stumpf, PLA, AICP
12965 Old Meridian Street
Carmel, IN 46032

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. Bryan D. Stumpf

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Enhanced End Lot ExhibitMap

Exhibit BC Cottage Collection Homes

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION FOR THE RESIDENTIAL DISTRICT

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.43 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 39 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 05 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 25 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.62 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 25 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1) thence South 00 degrees 09 minutes 53 seconds East 108.70 feet; 2) thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3) thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4) thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5) thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6) thence North 00 degrees 00 minutes 00 seconds West parallel with the east line of said Northeast Quarter 655.30 feet to a point in the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

EXCEPT THEREFROM the following described real estate:

The Southeast Quarter of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Southeast Corner of said Quarter Quarter Section, the following four (4) courses are along the south, west, north, and east lines thereof; (1) thence South 89 degrees 25 minutes 04 seconds West 1352.43 feet; (2) thence North 00 degrees 18 minutes 09 seconds West 1316.57 feet; (3) thence North 89 degrees 21 minutes 22 seconds East 1354.74 feet; (4) thence South 00 degree 12 minutes 08 seconds East 1318.04 feet to the POINT OF BEGINNING; containing 40.933, acres more or less.

EXHIBIT B

ENHANCED END LOT MAP

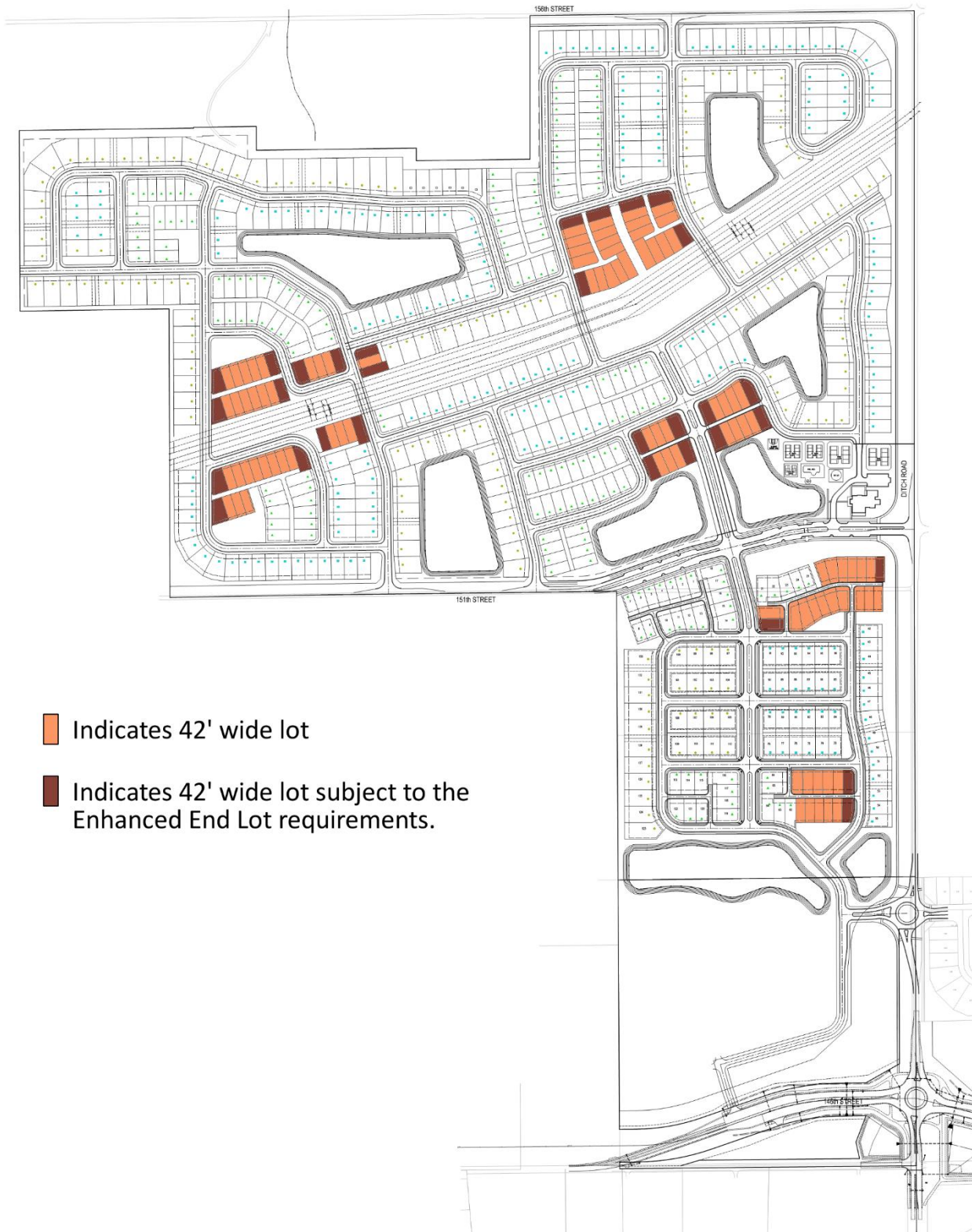
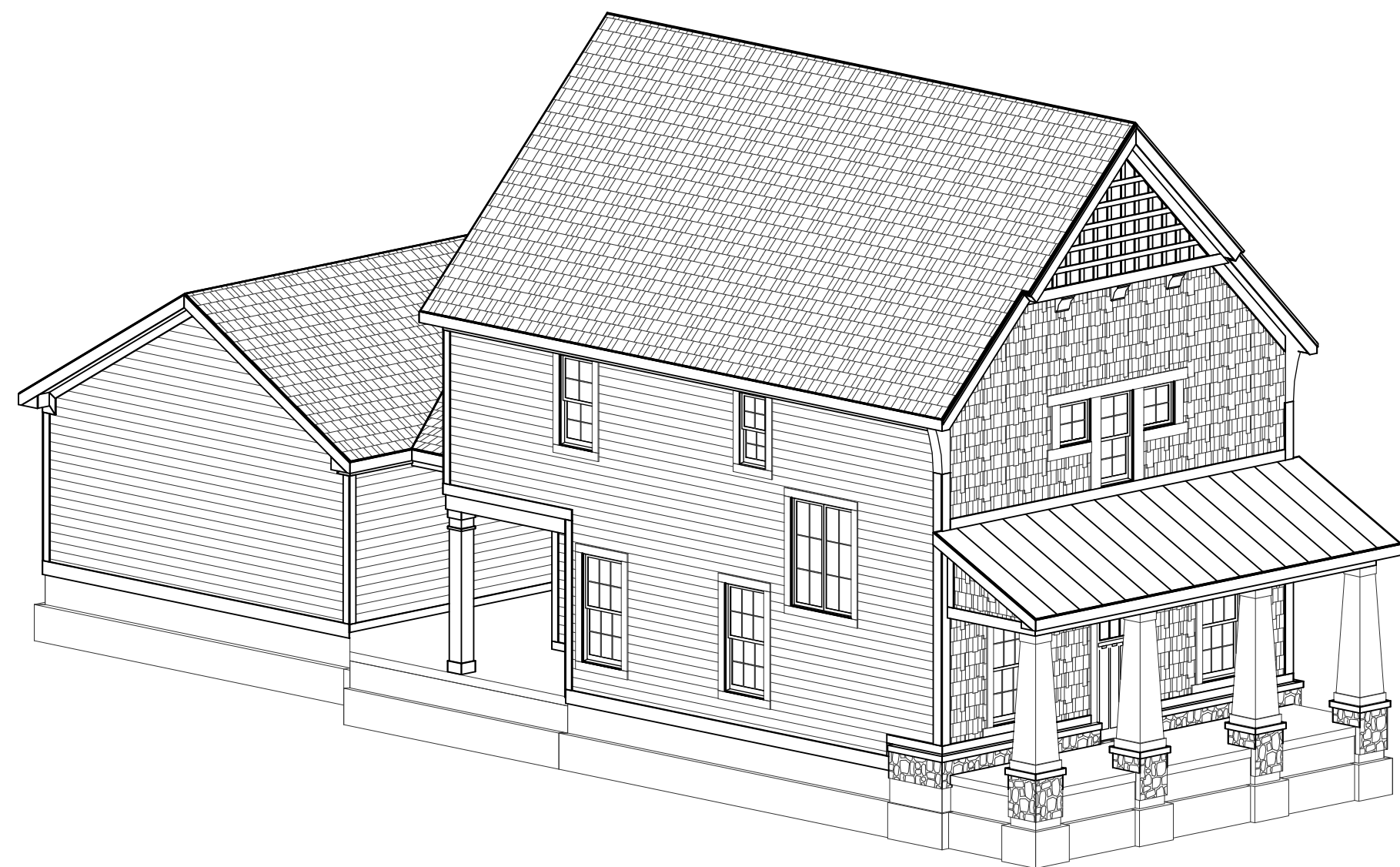


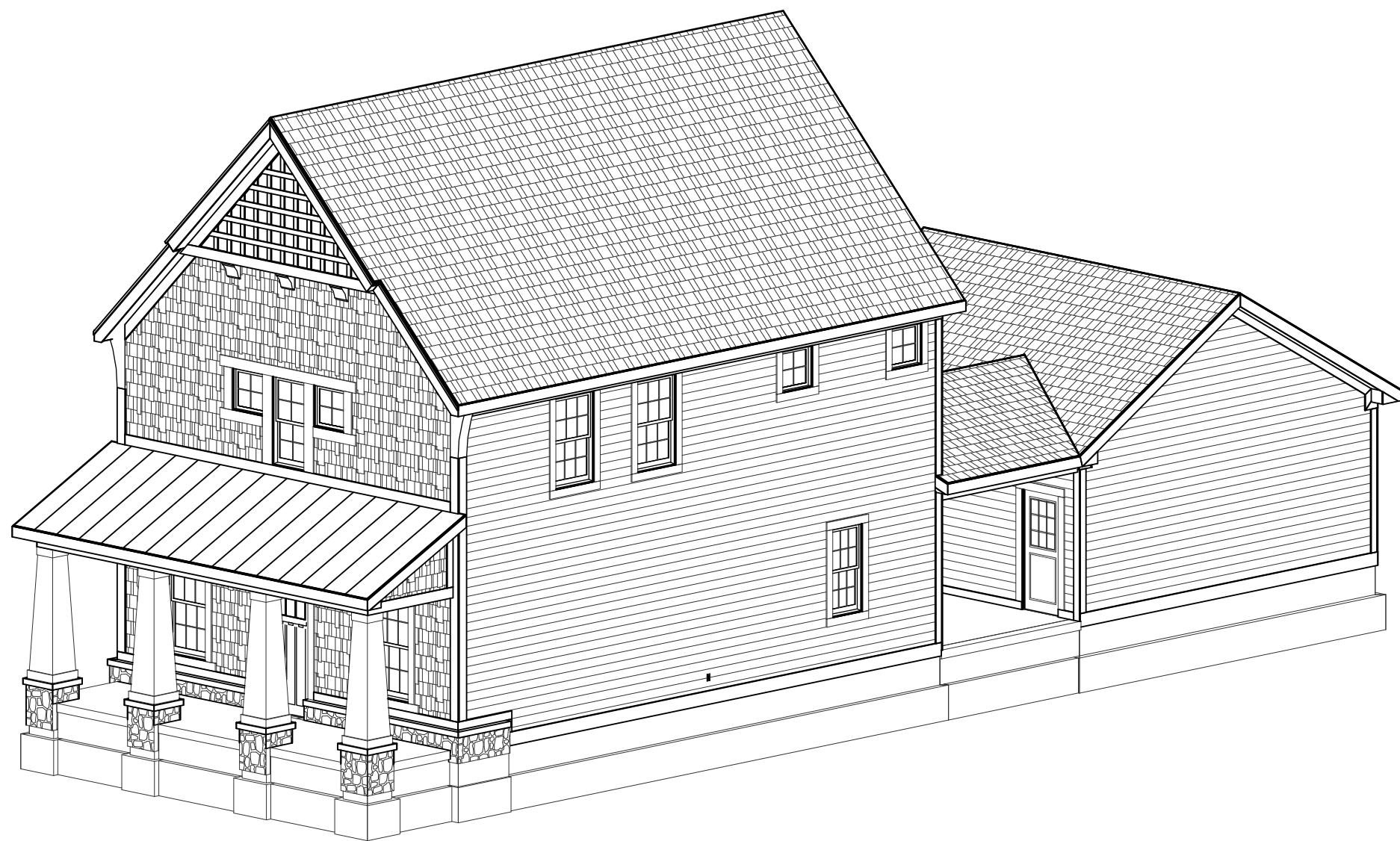
EXHIBIT BC

COTTAGE COLLECTION HOMES

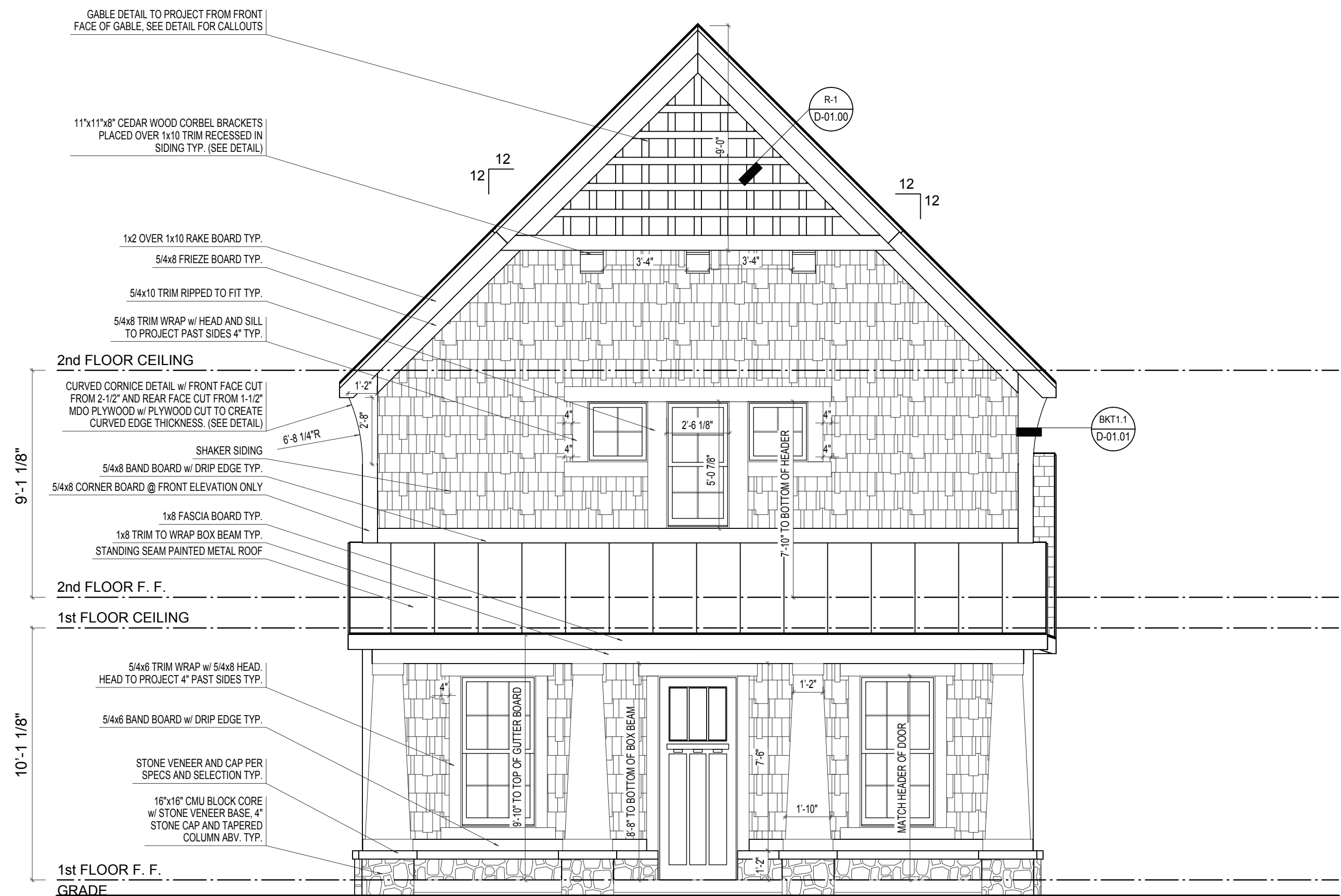
[see following pages]



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

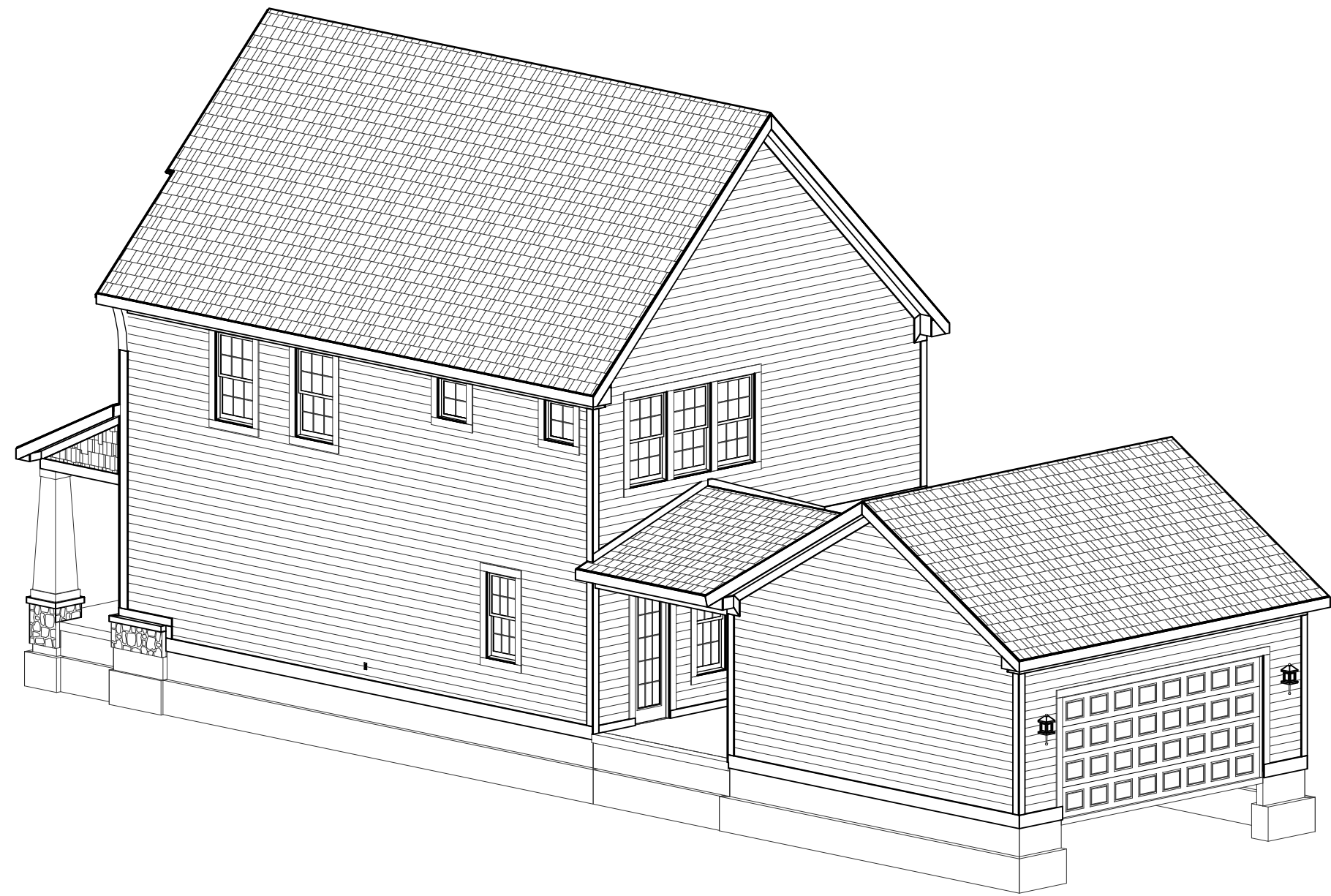
SCALE: 1/4"=1'-0"

ELEVATION 'A' BASE FINAL

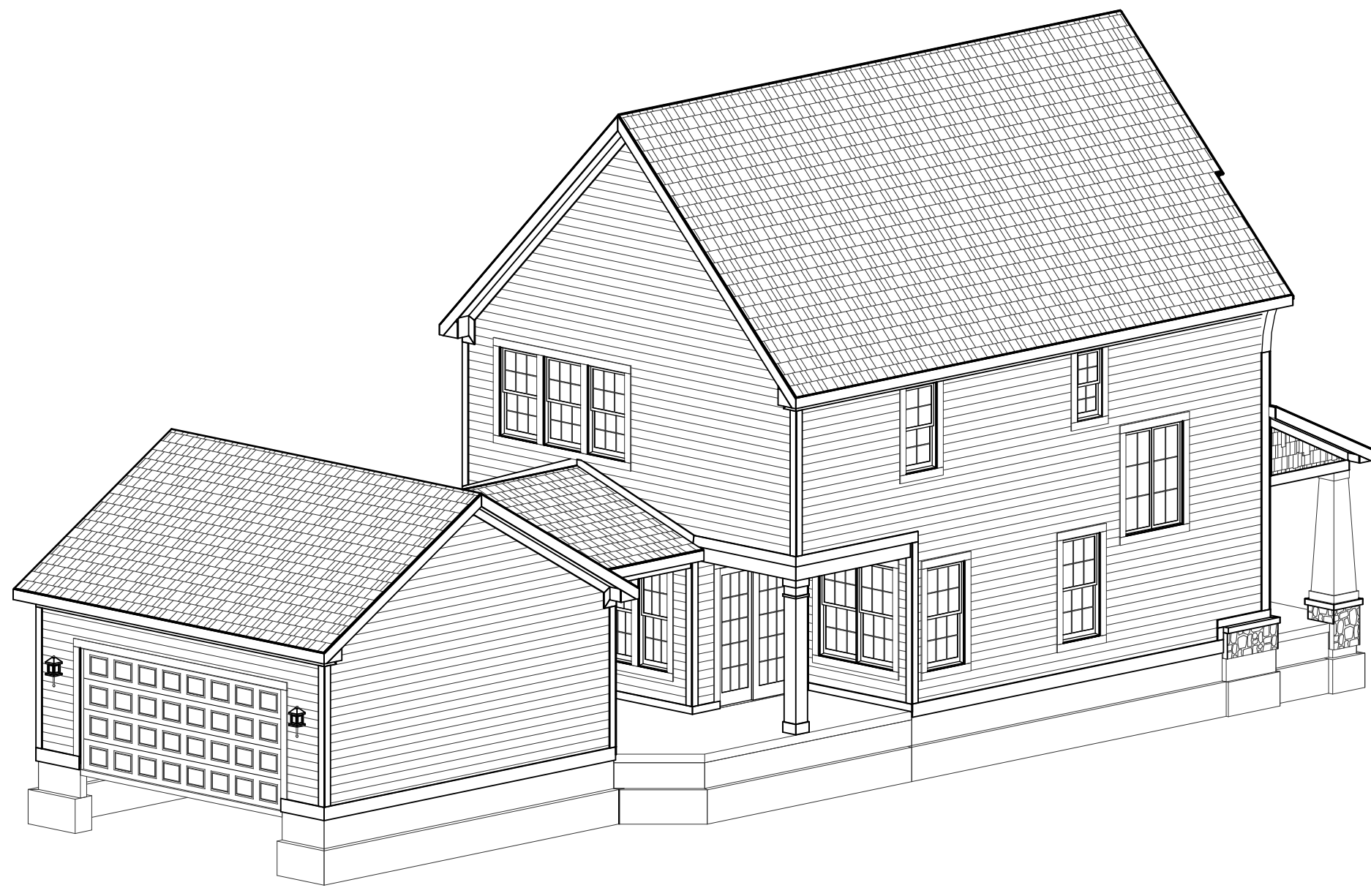
ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



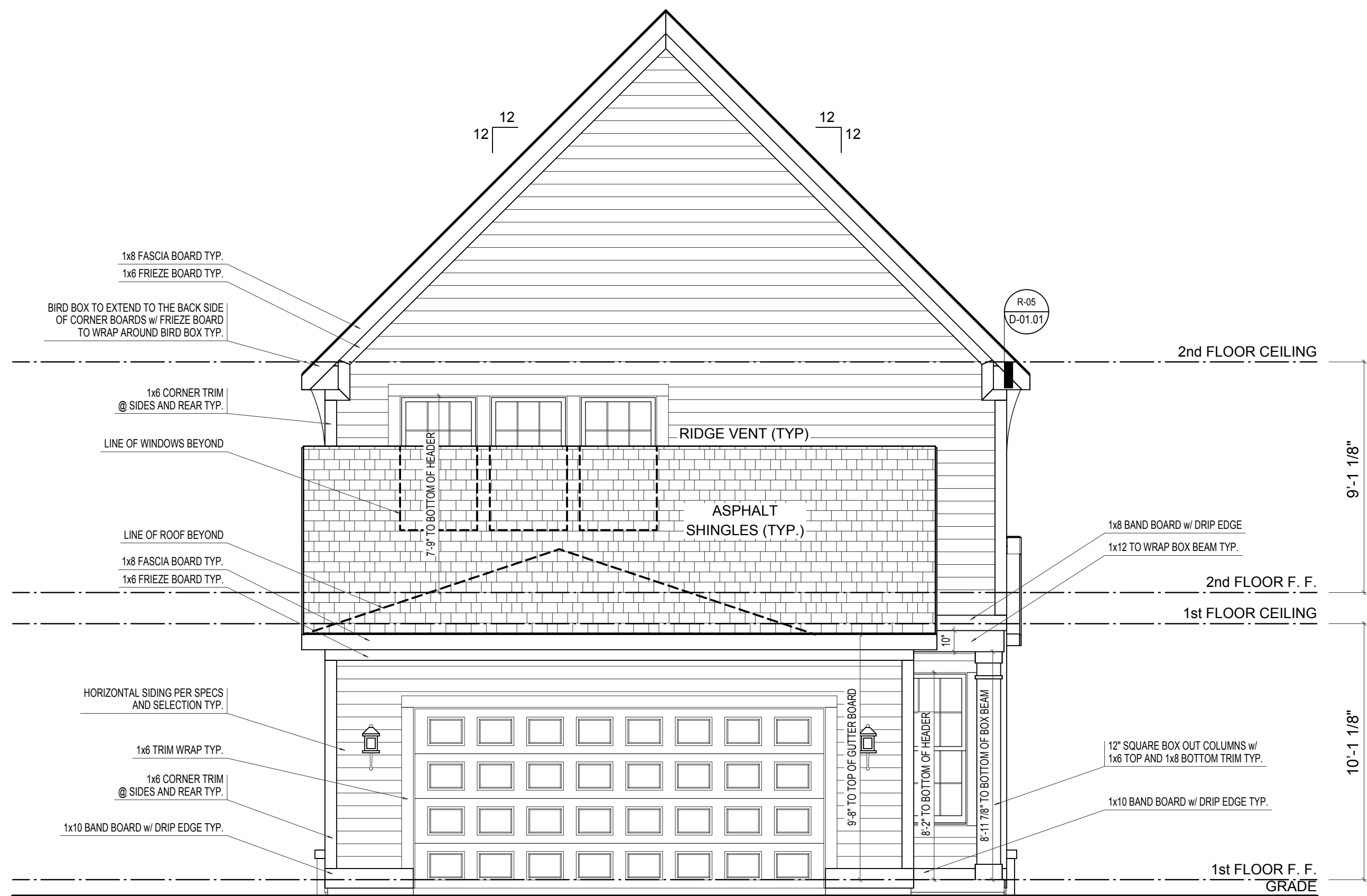
PRINT DATE: 10/08/2014		
EH_1000	FOR:	Estridge Homes
	LOCATION:	
SHEET NUMBER		
A-01		



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

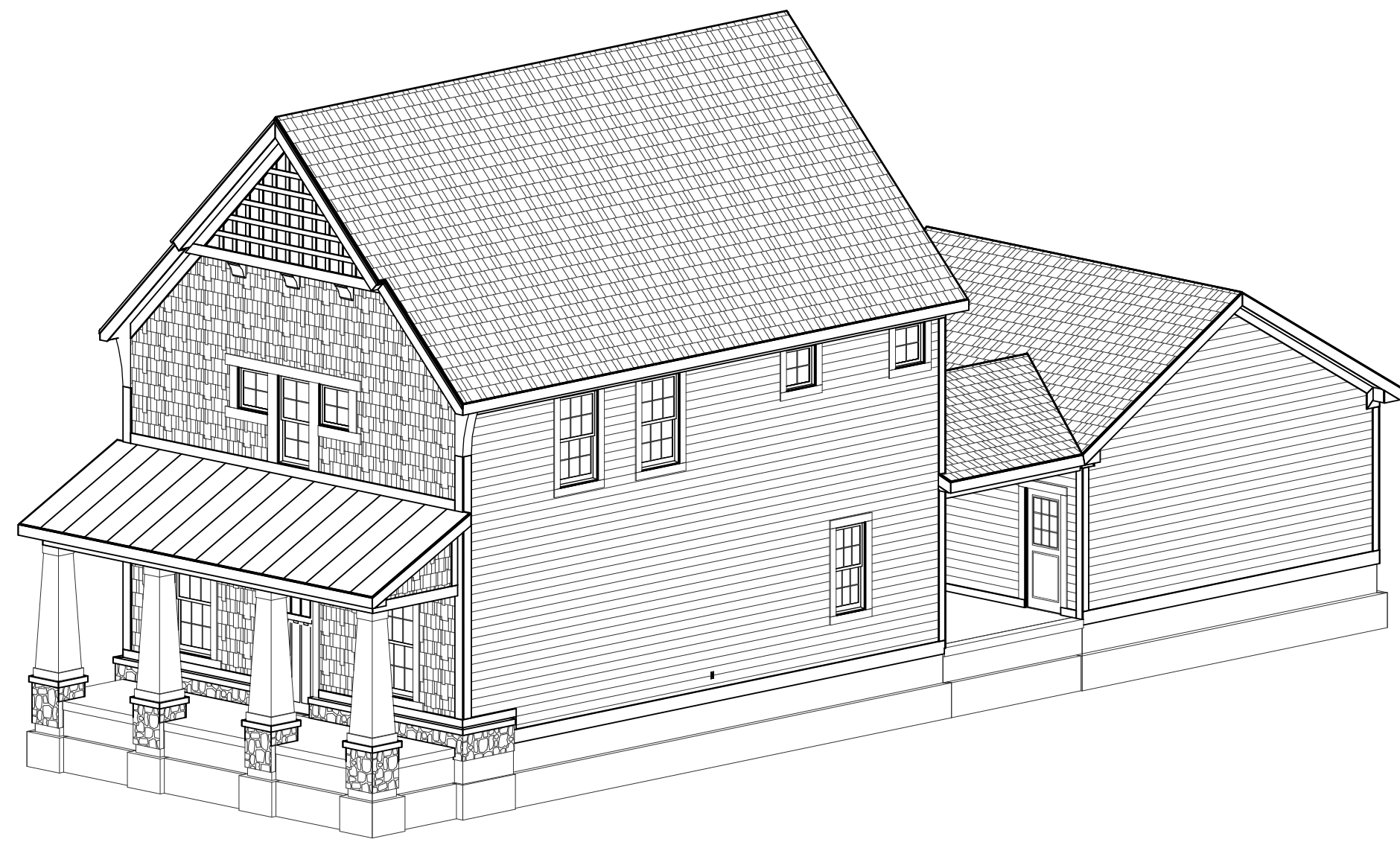
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ELEVATION 'A' BASE FINAL

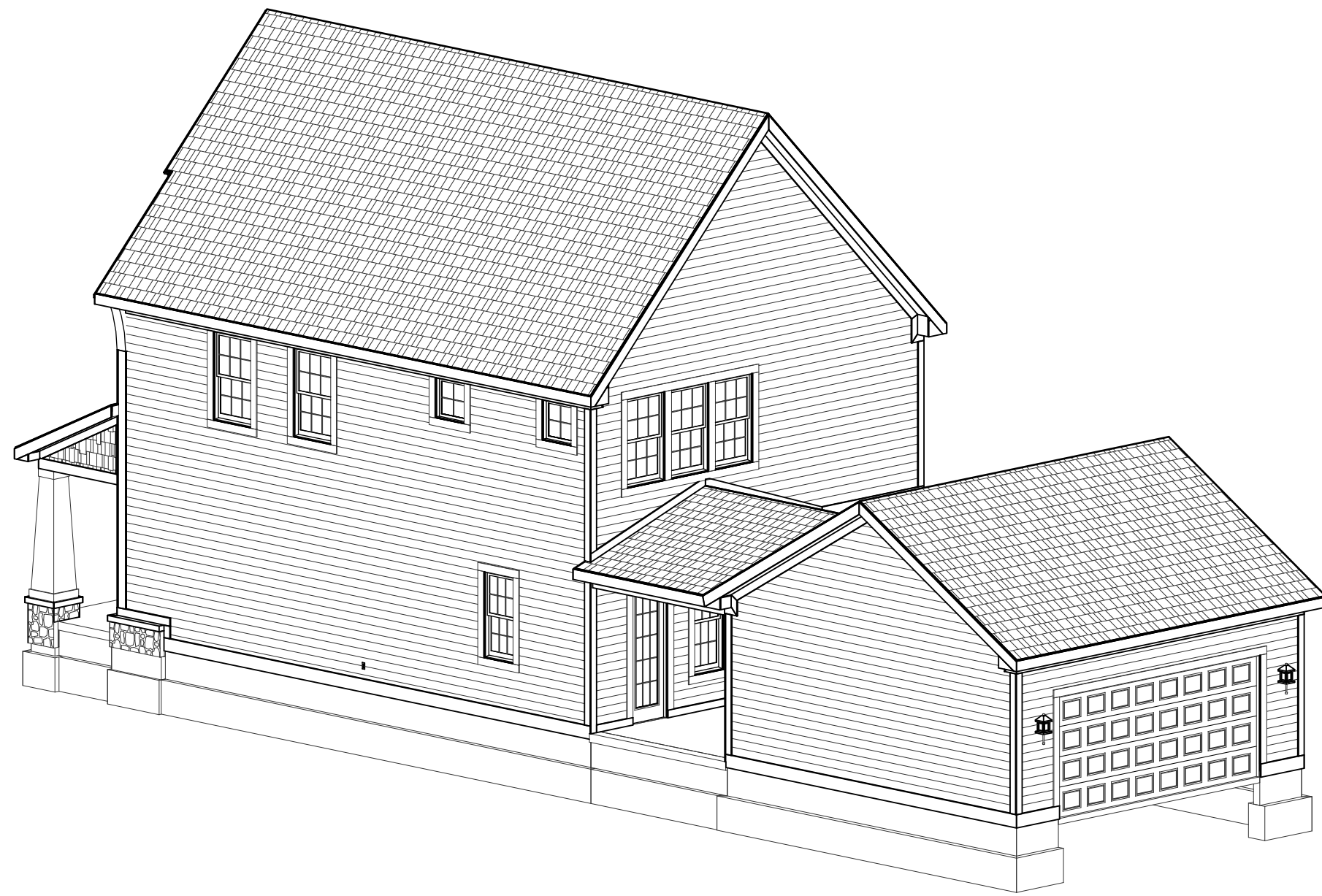
ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



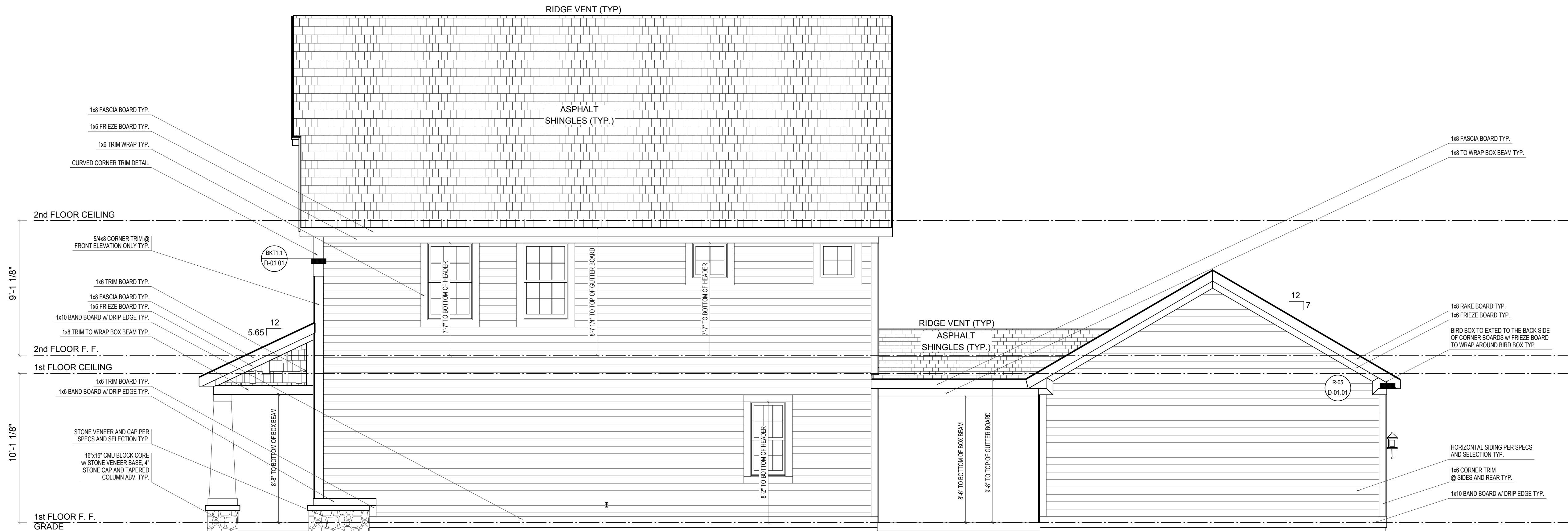
PRINT DATE: 10/08/2014		
EH_1000	FOR:	Estridge Homes
	LOCATION:	
SHEET NUMBER		
A-02		



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

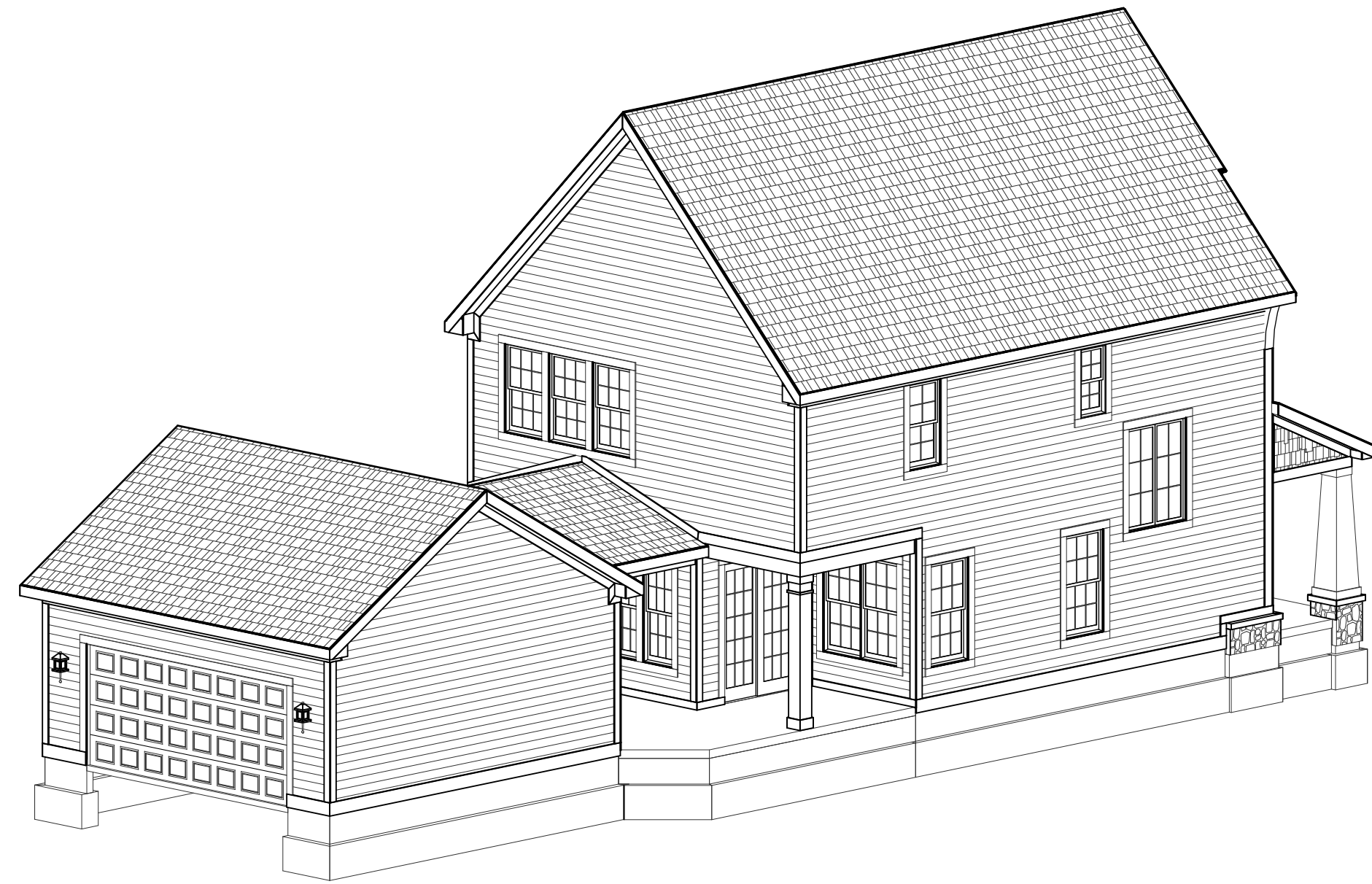
ELEVATION 'A' BASE FINAL

SCALE: 1/4\"=1'-0"

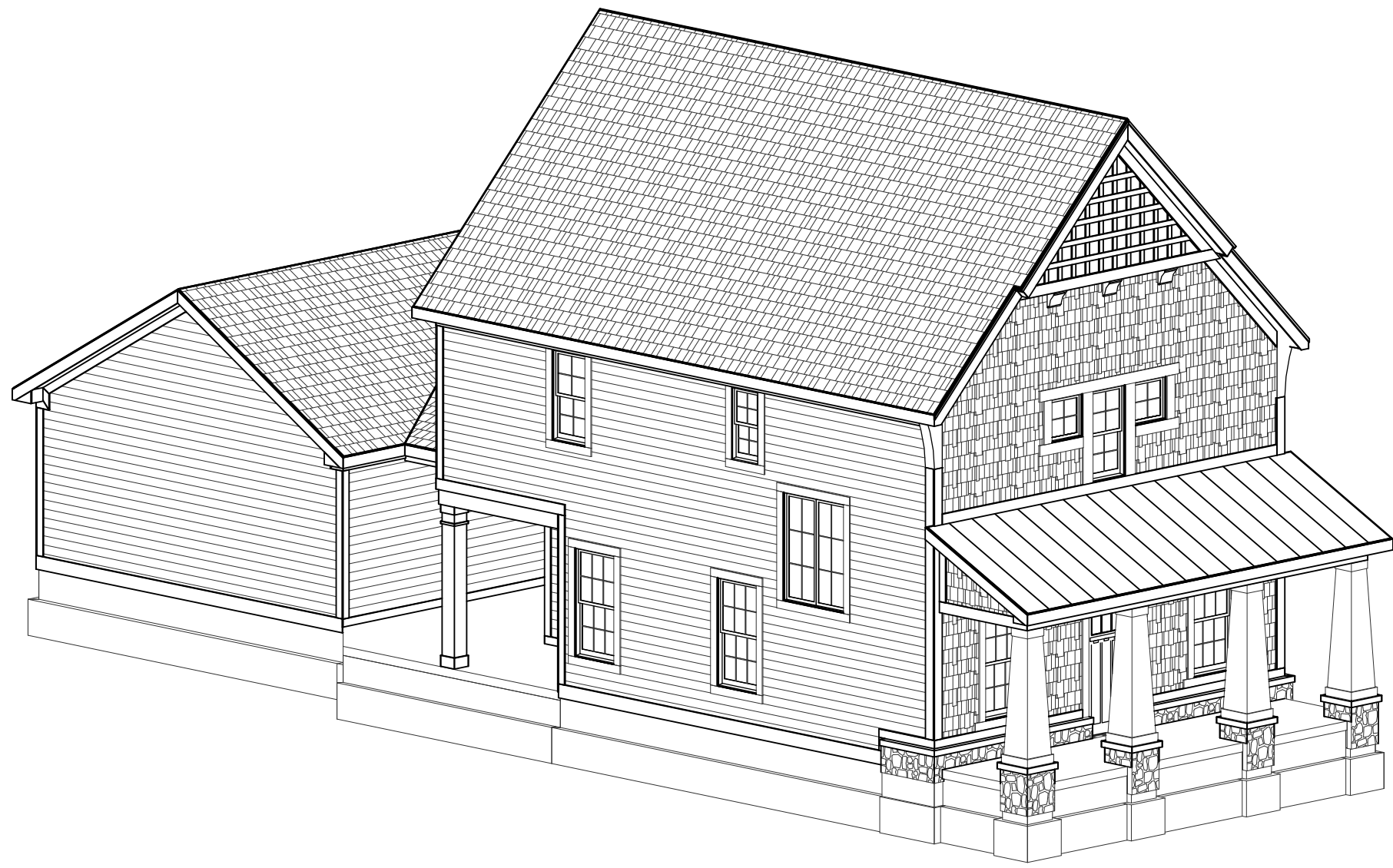
ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				



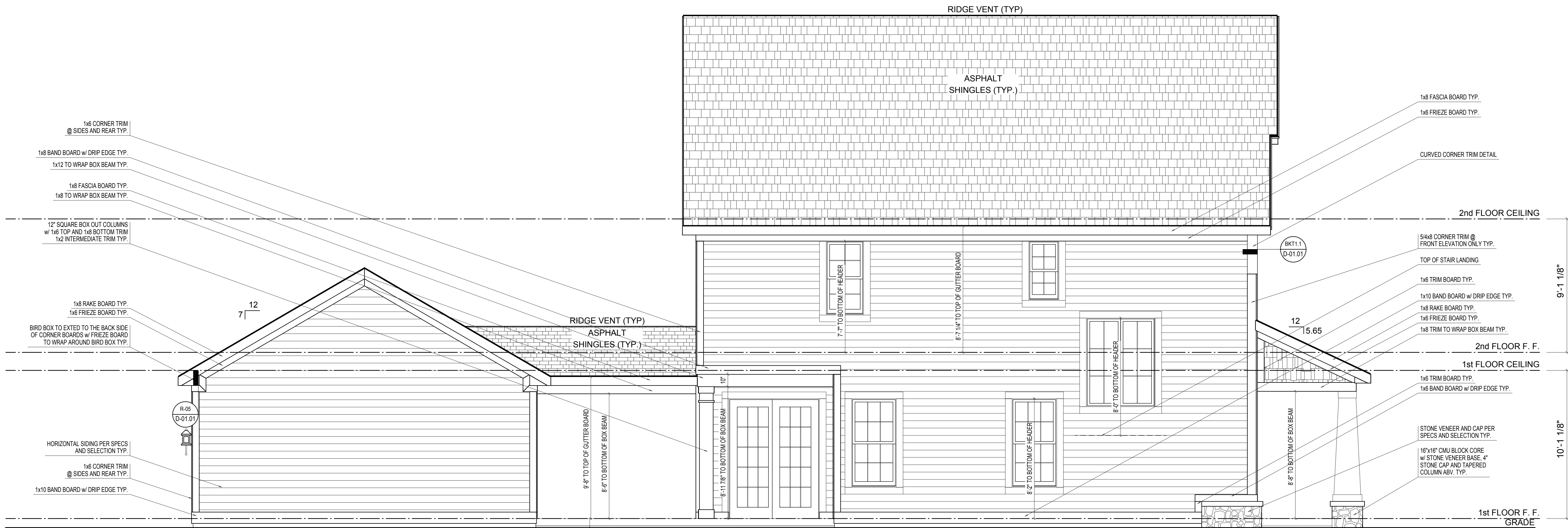
EH_1000		PRINT DATE: 10/08/2014	
FOR:	Estridge Homes		
	LOCATION:		
SHEET NUMBER			
A-03			



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

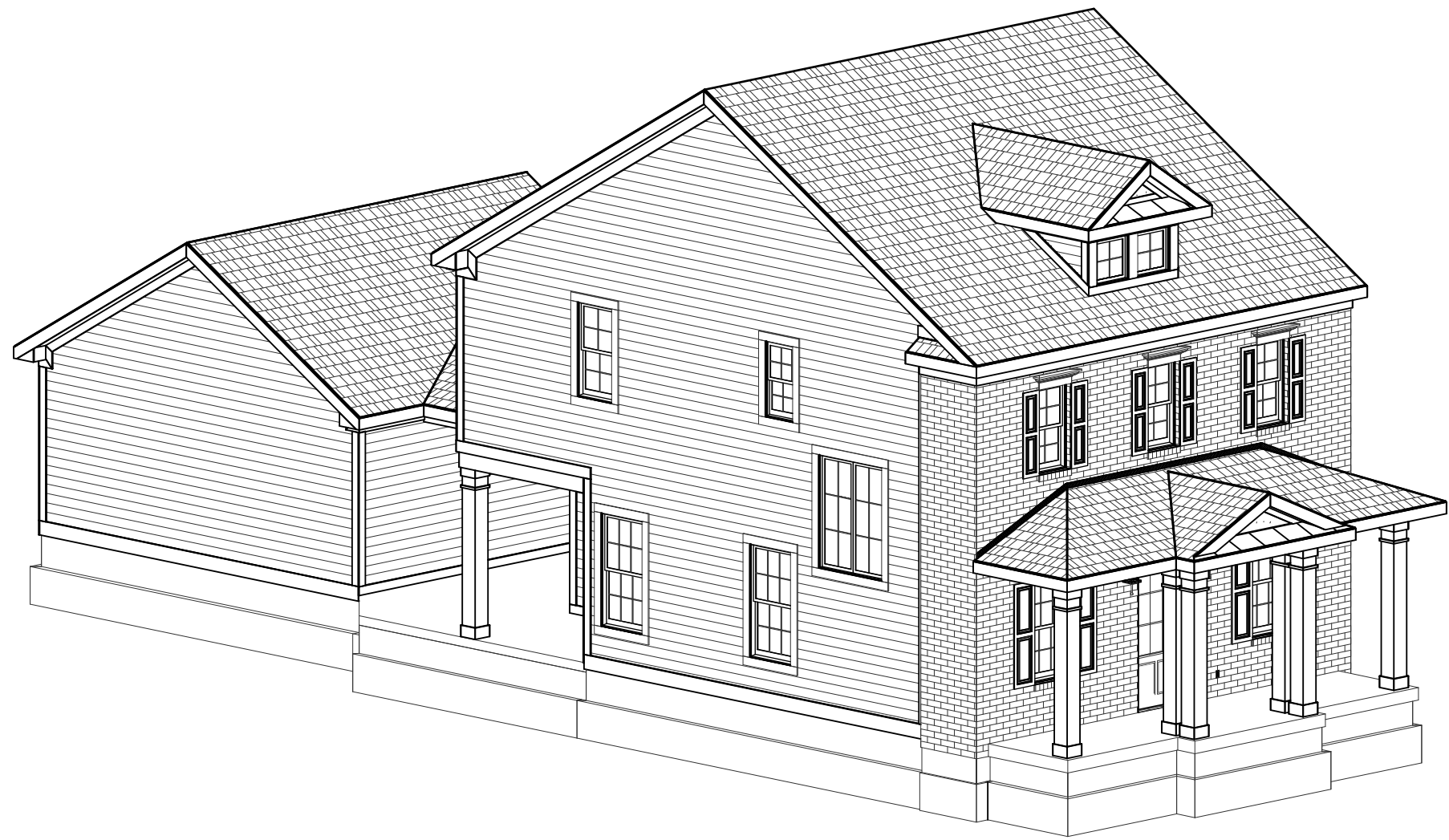
ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 10/08/2014		
EH_1000	FOR:	Estridge Homes
	LOCATION:	
SHEET NUMBER		
A-04		



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

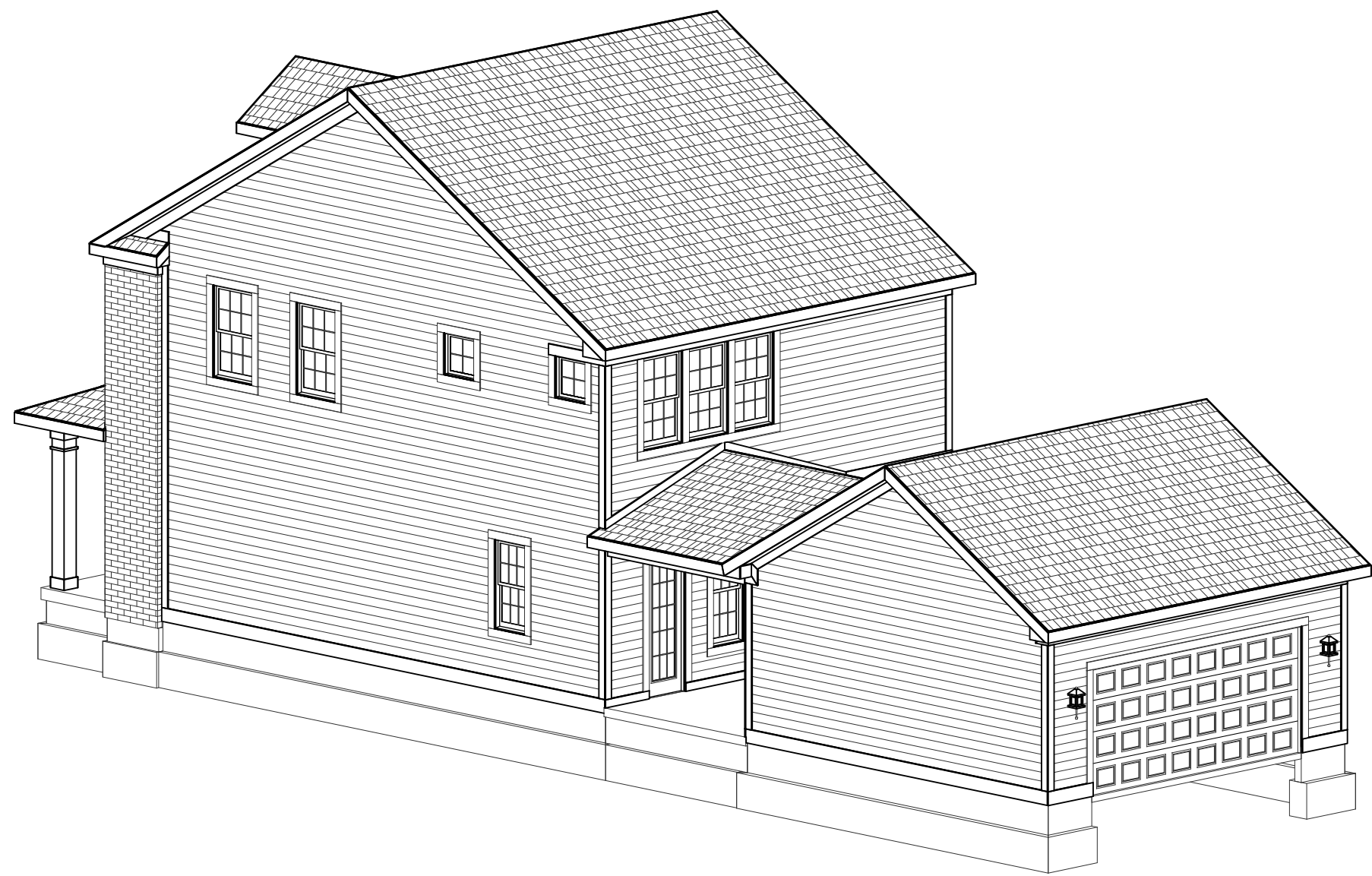
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ELEVATION 'B' BASE FINAL

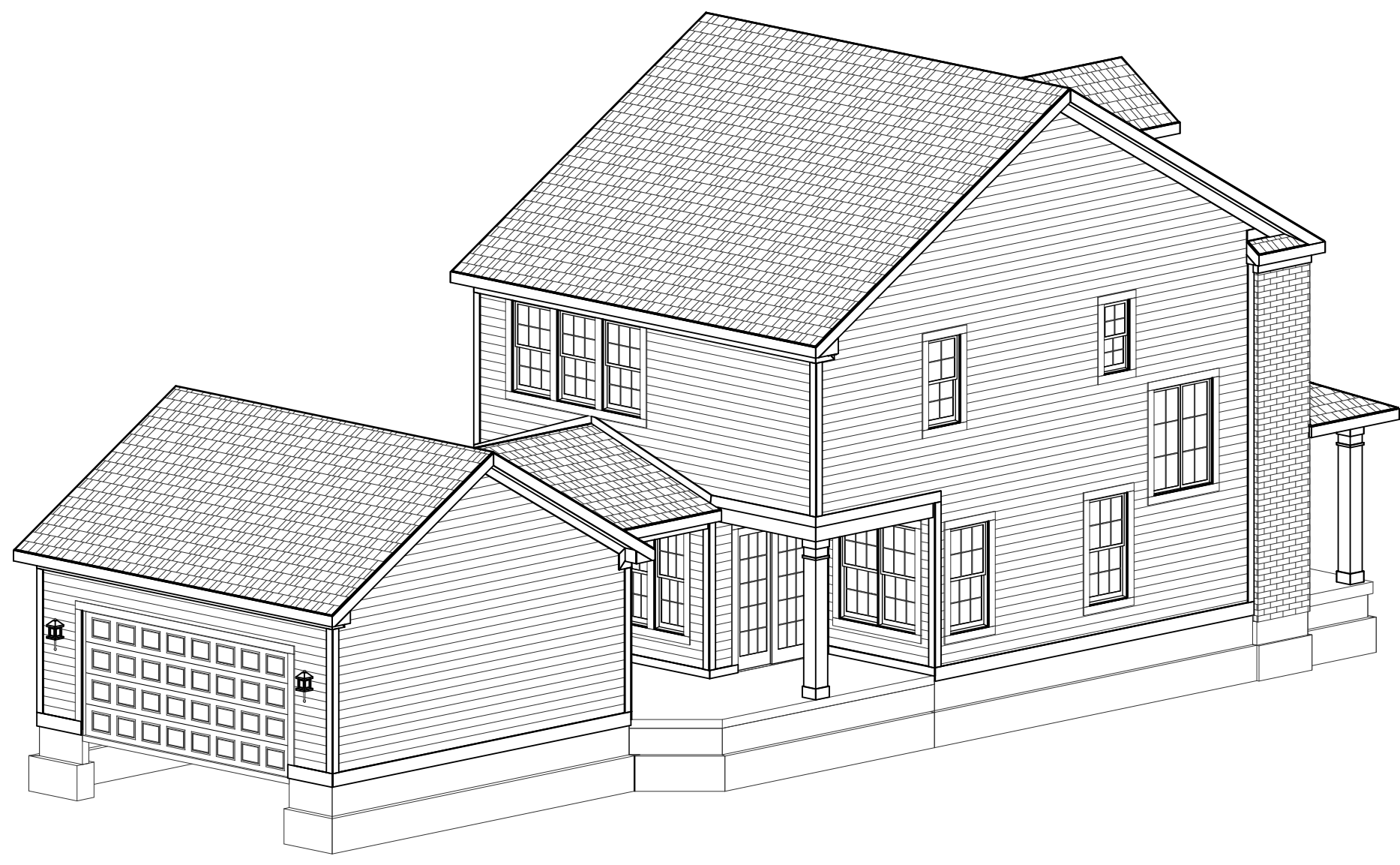
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GARAGE REAR			



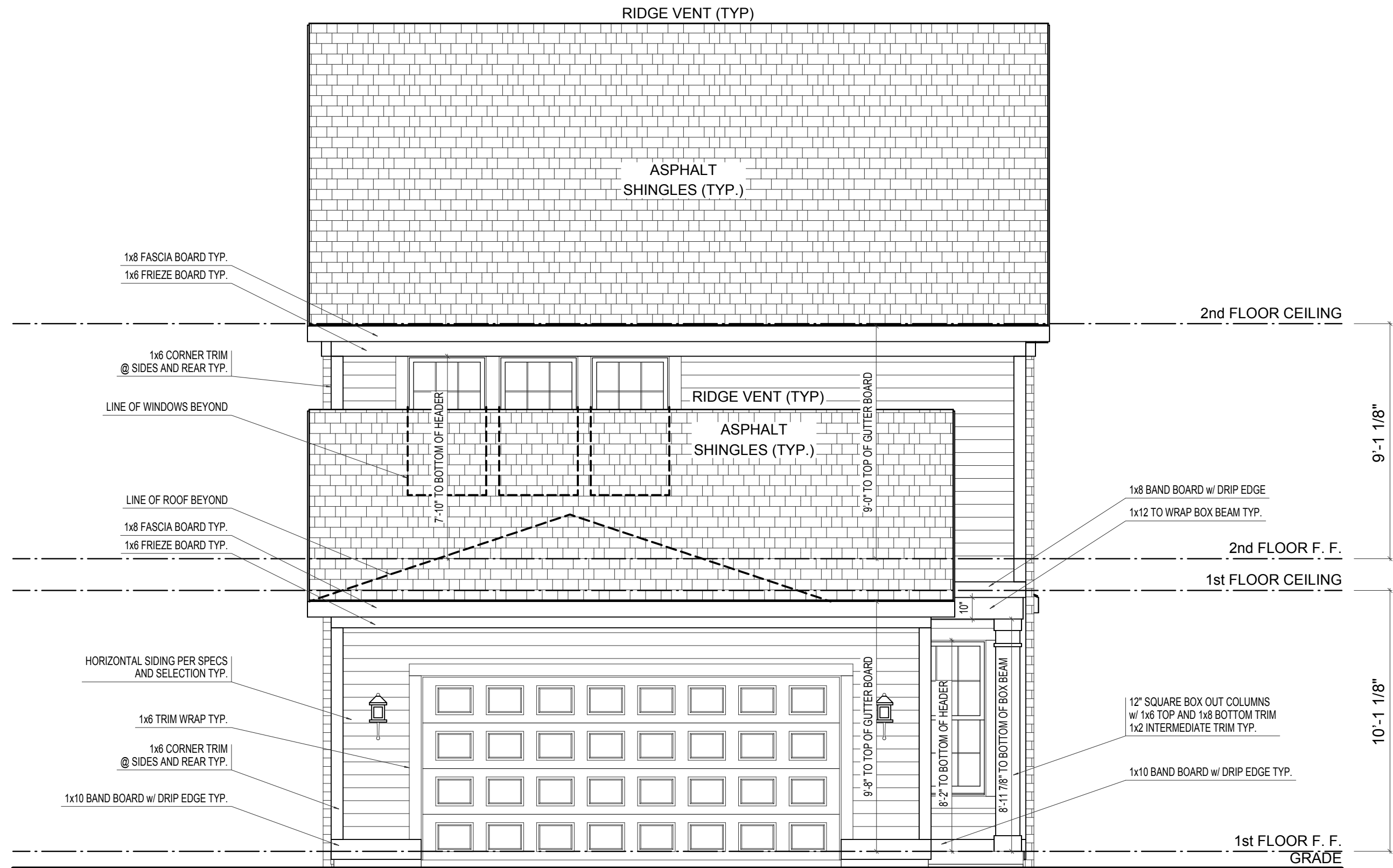
EH_1000		PRINT DATE: 09/12/2014	
FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER		A-01	



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION 'B' BASE FINAL

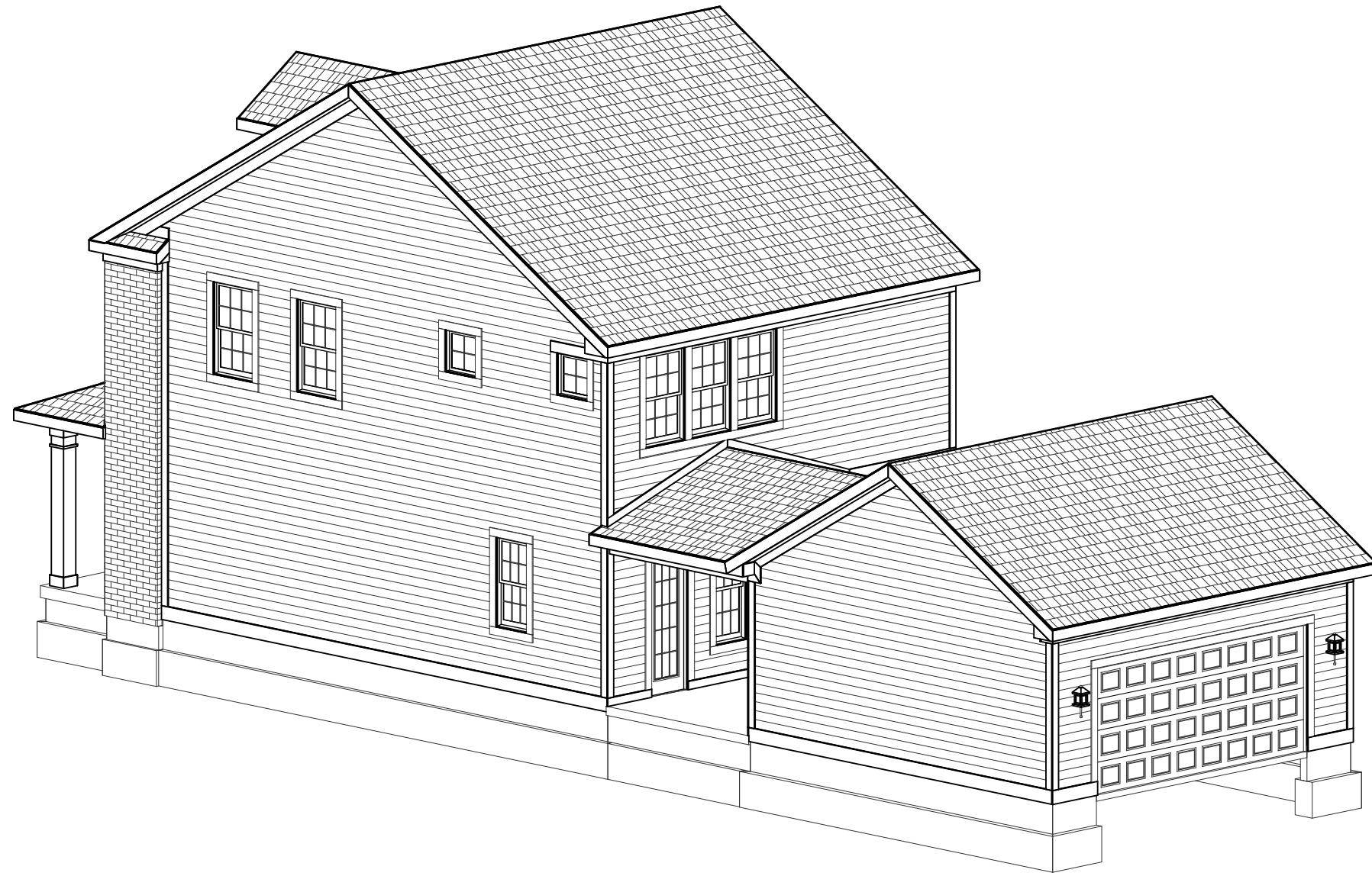
ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



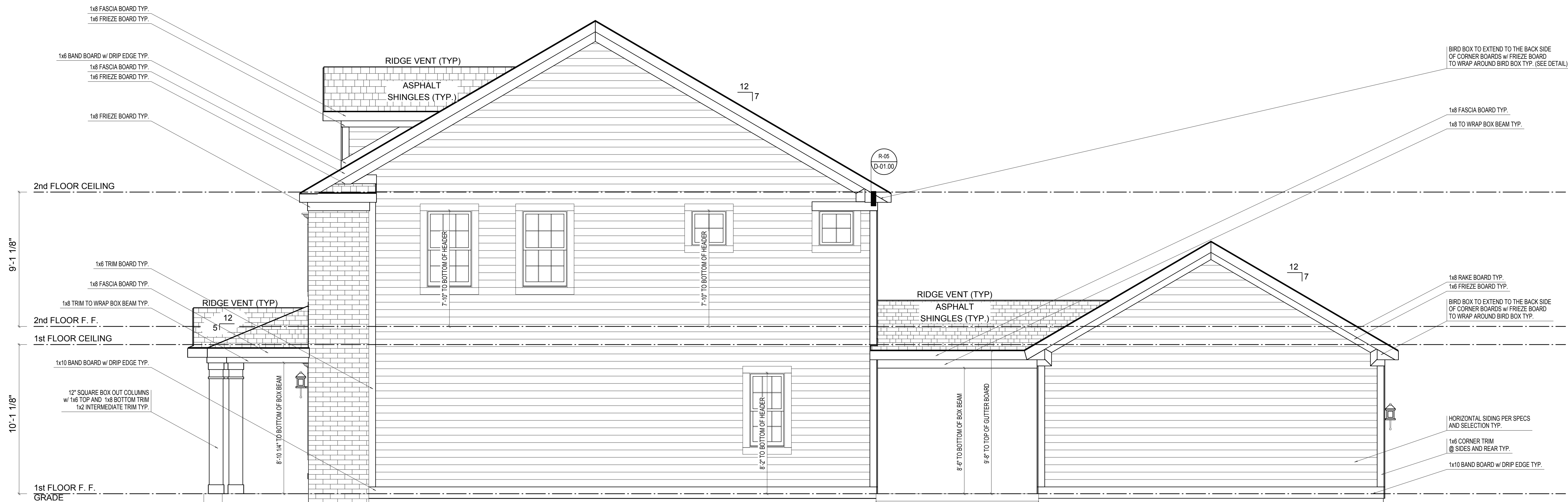
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EH_1000	FOR: Estridge Homes	LOCATION:	
SHEET NUMBER			
A-02			



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

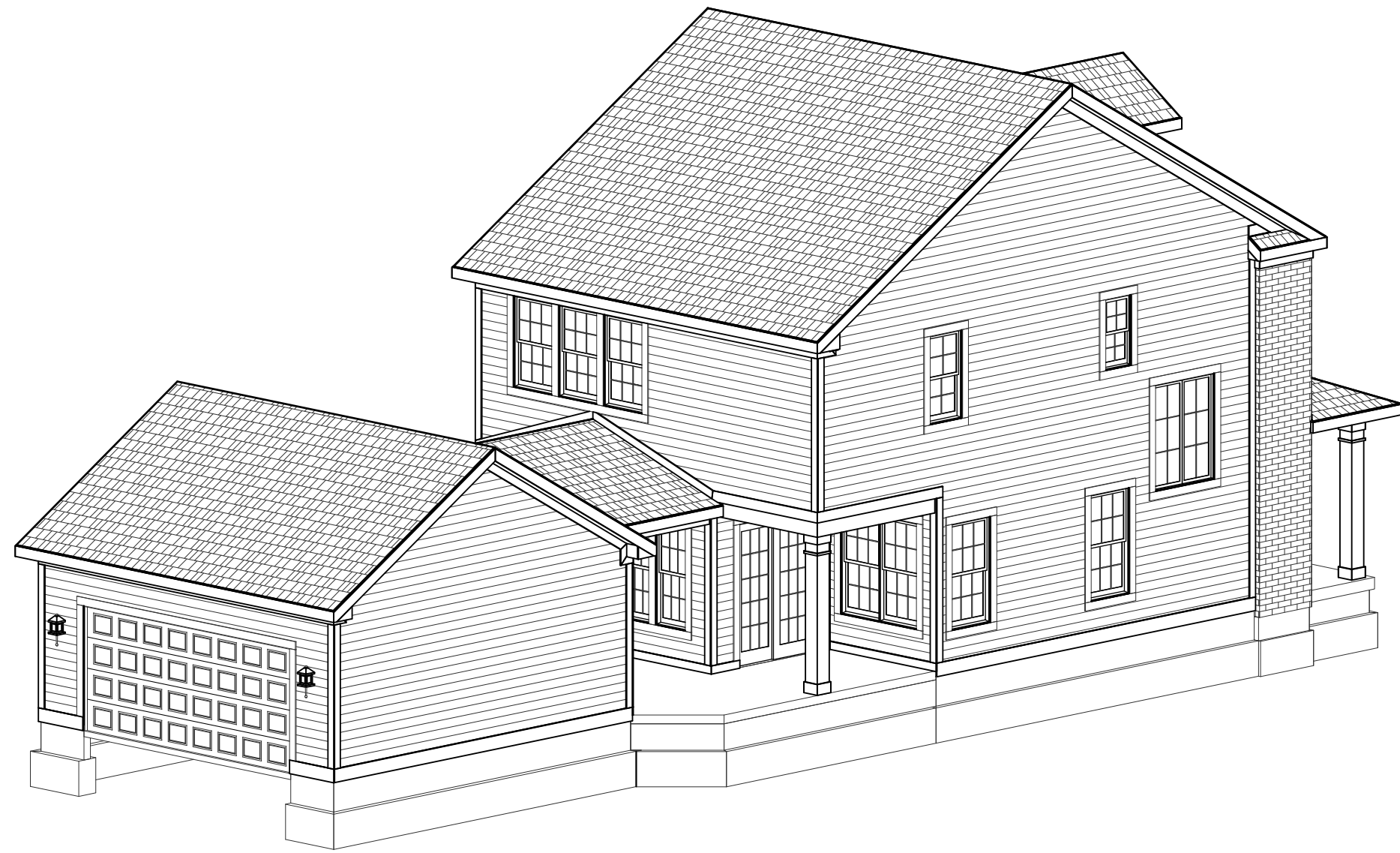
ELEVATION 'B' BASE FINAL

SCALE: 1/4"=1'-0"

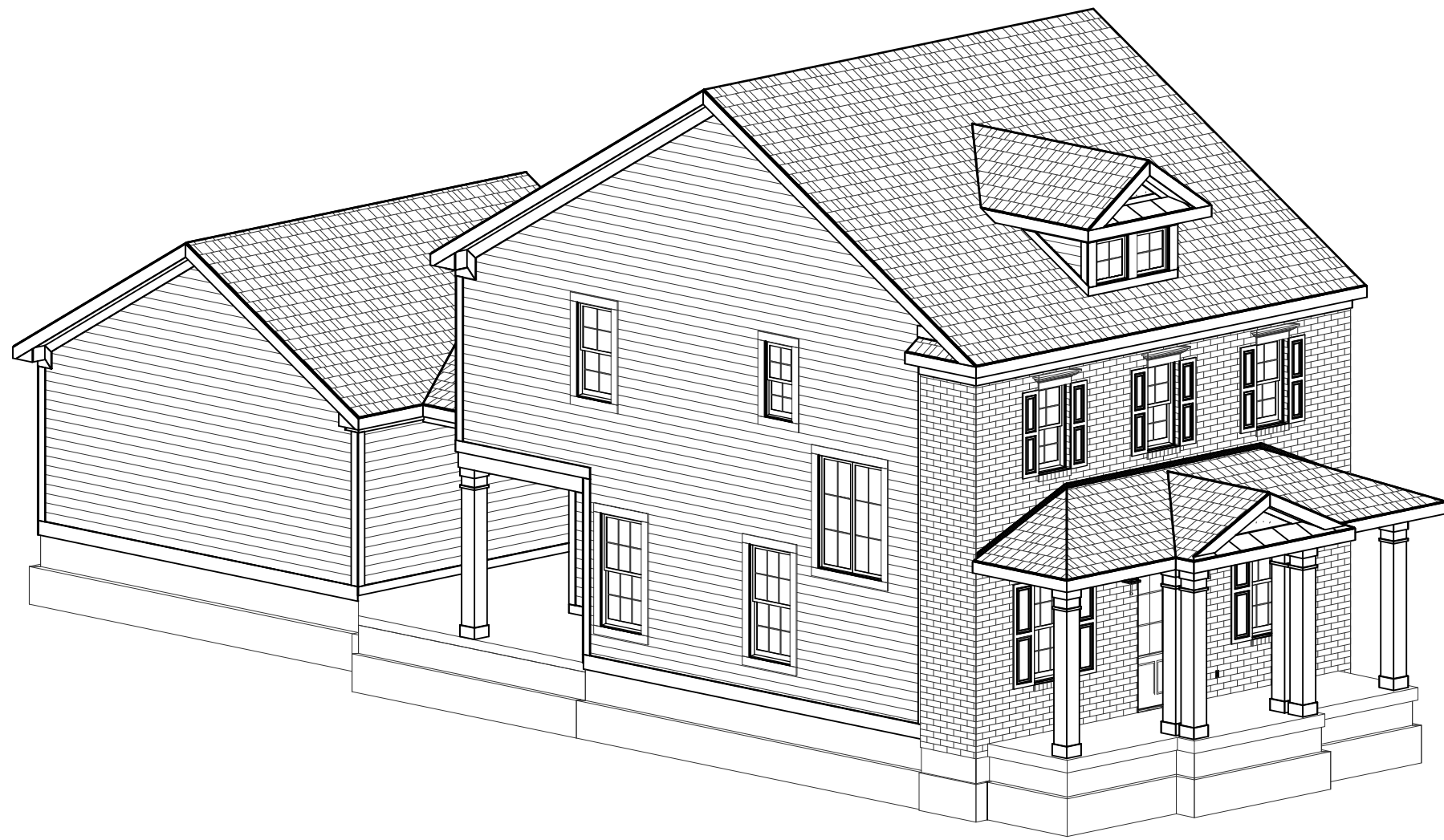
ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



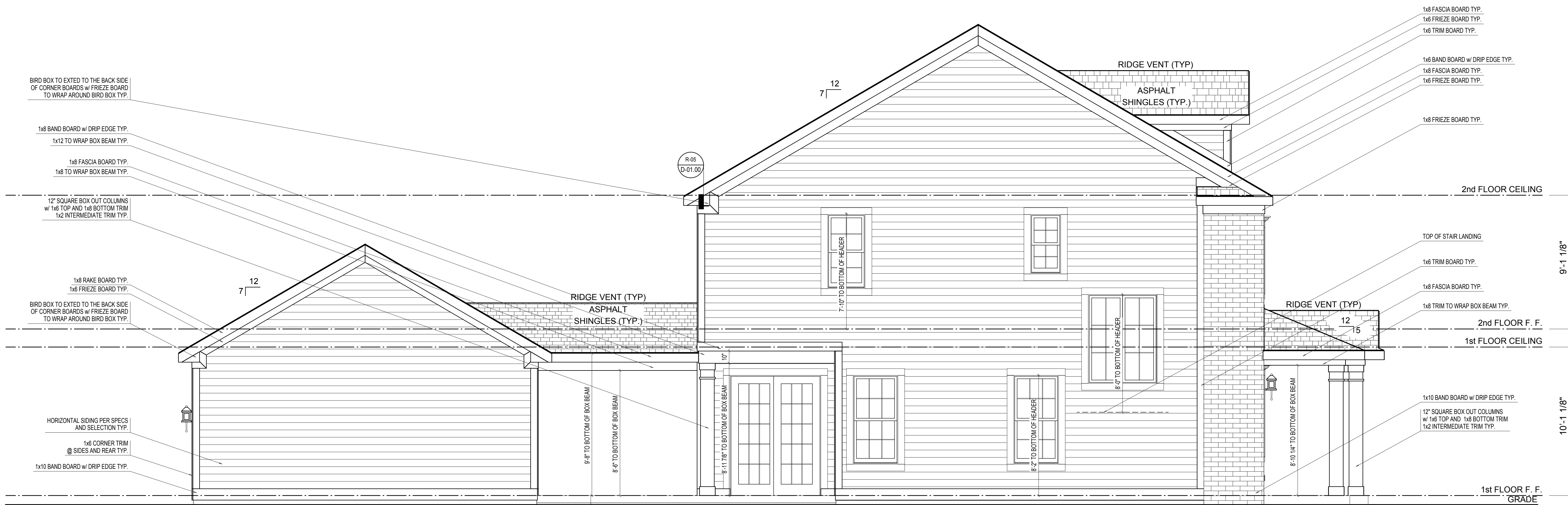
PRINT DATE: 09/12/2014		
EH_1000	FOR:	Estridge Homes
	LOCATION:	
SHEET NUMBER		
A-03		



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

ELEVATION 'B' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B		REV. NO.	DATE	REMARKS
GARAGE REAR				



EH_1000		PRINT DATE: 09/12/2014
FOR:	Estridge Homes	
	LOCATION:	
SHEET NUMBER		
A-04		



1000 Plan

Elevation Concept C

SCALE 1/4" = 1'-0"



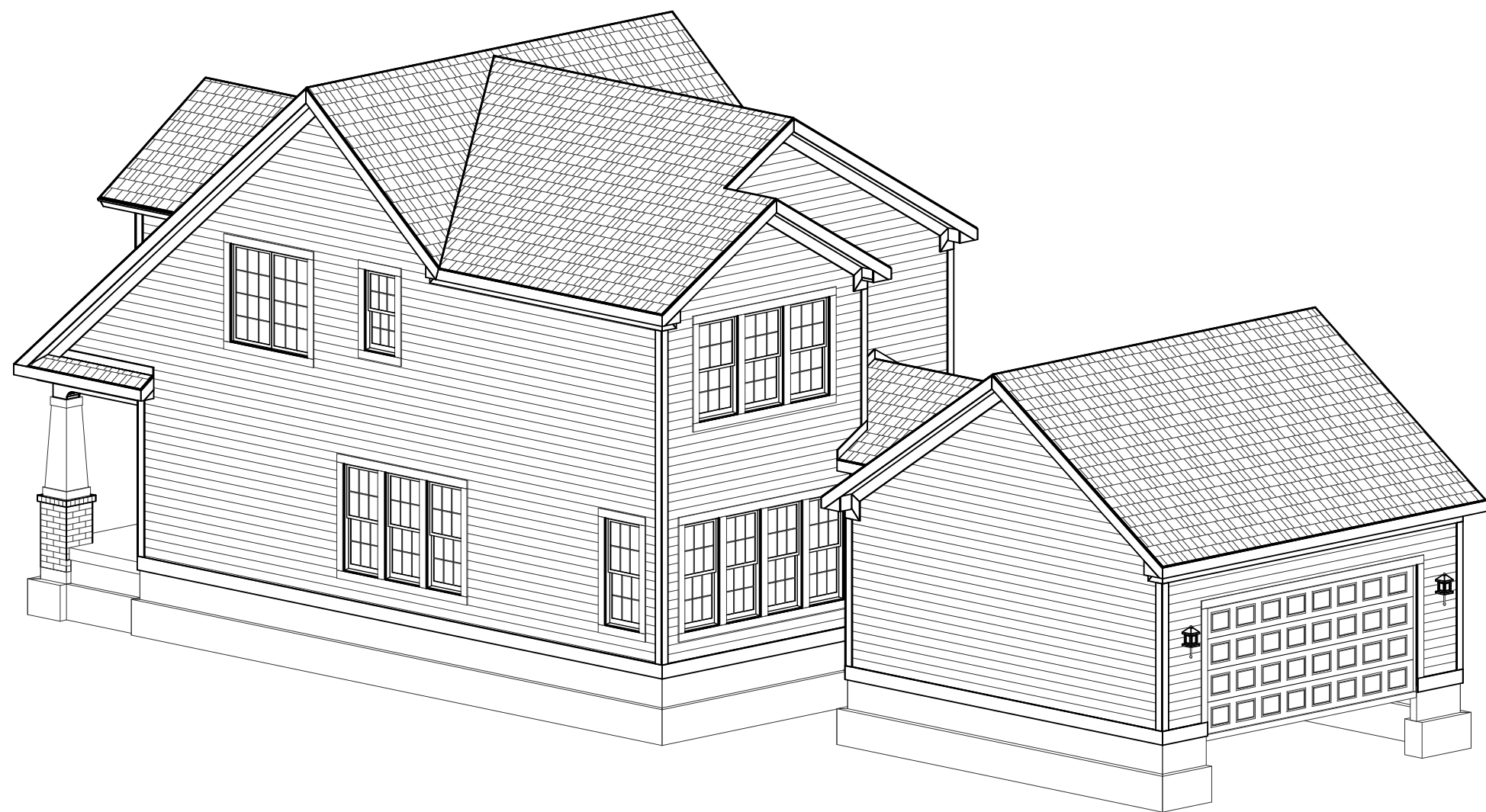
SCALE: 1/4"=1'-0"



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EH_1015	FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER				
A-01				

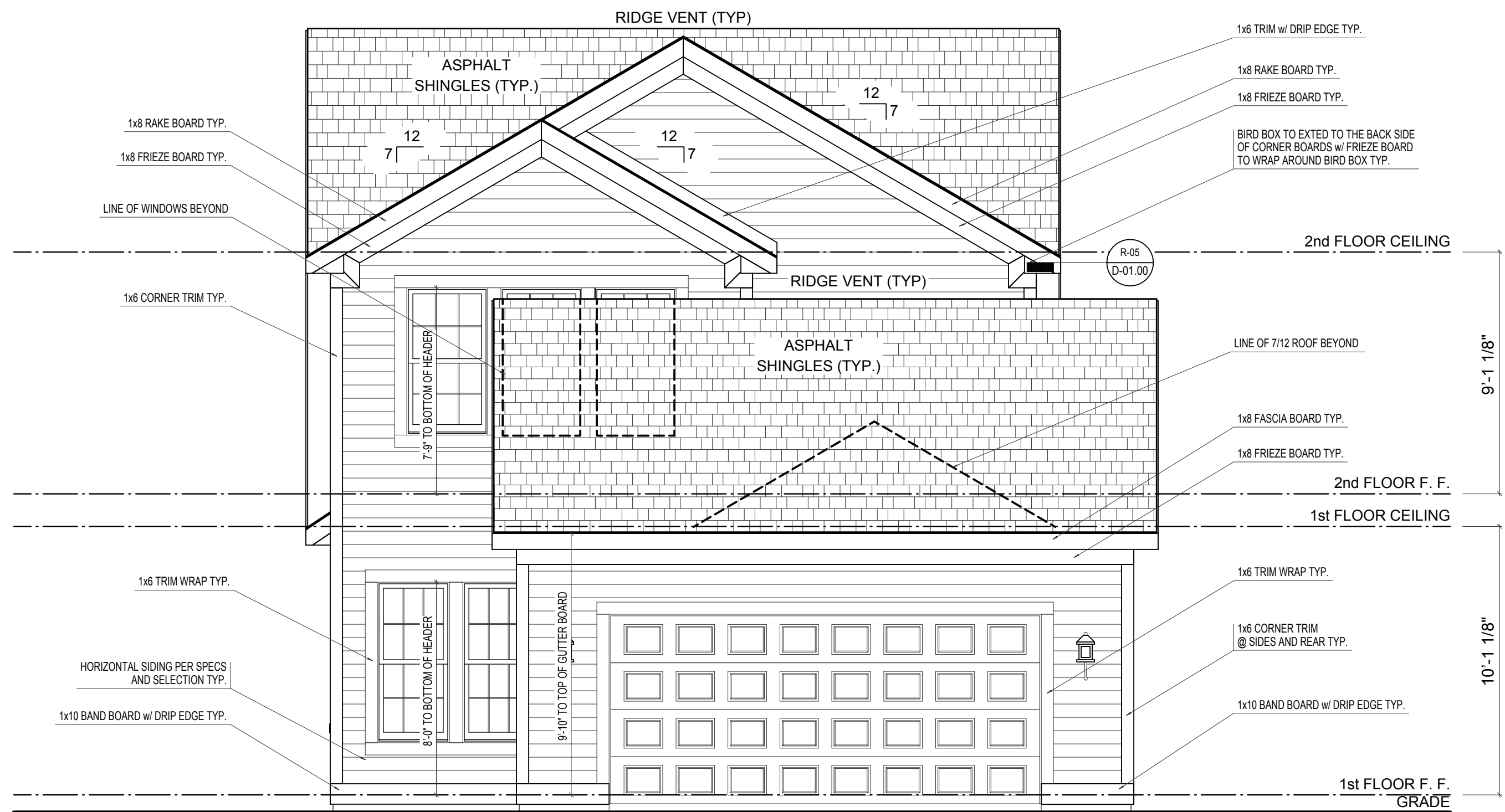
© CGVisions 2004 PLAN CREATION DATE 04/30/2014



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 09/11/2014			
EH_1015	FOR:	Estridge Homes	LOCATION:
SHEET NUMBER			
A-02			



SCALE: 1/4"=1'-0"



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PRINT DATE:
09/11/2014

EH_1015

FOR:
Estridge Homes

FOR:	Estridge	LOCATION:
SHEET NUMBER		

A-03

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SCALE: 1/4"=1'-0"

PRINT DATE: 09/11/2014			
EH_1015	FOR:	Estridge Homes	
	LOCATION:		
	SHEET NUMBER		
A-04			

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SCALE: 1/4"=1'-0"

PRINT DATE: 10/10/2014	
EH_1015	FOR: Estridge Homes
	LOCATION:
SHEET NUMBER	
A-01	

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SCALE: 1/4"=1'-0"

PRINT DATE: 10/10/2014	
EH_1015	
FOR:	
Estridge Homes	
LOCATION:	
SHEET NUMBER	
A-02	



SCALE: 1/4"=1'-0"



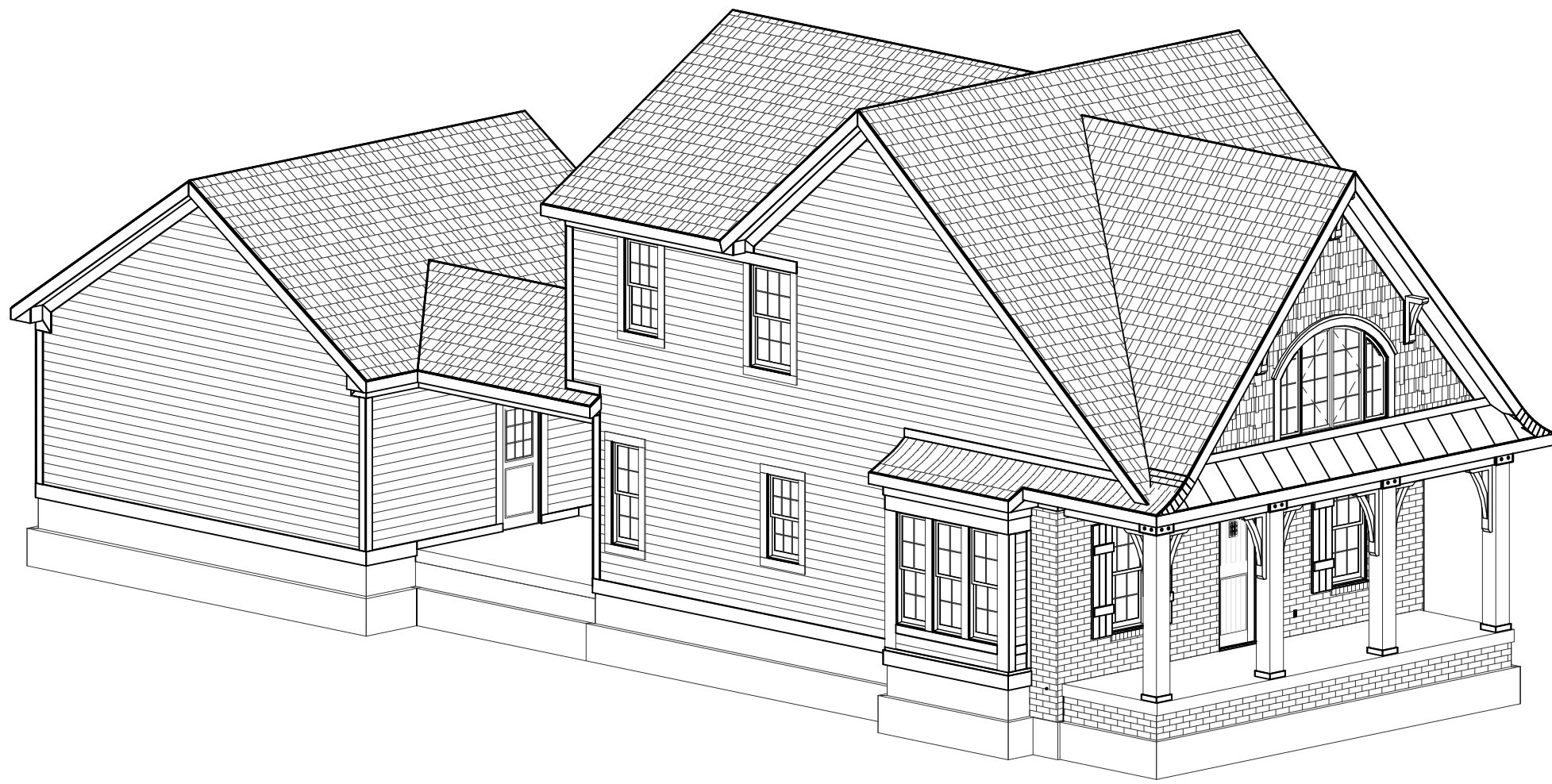
© Estridge Homes 10/10/2014

A-03

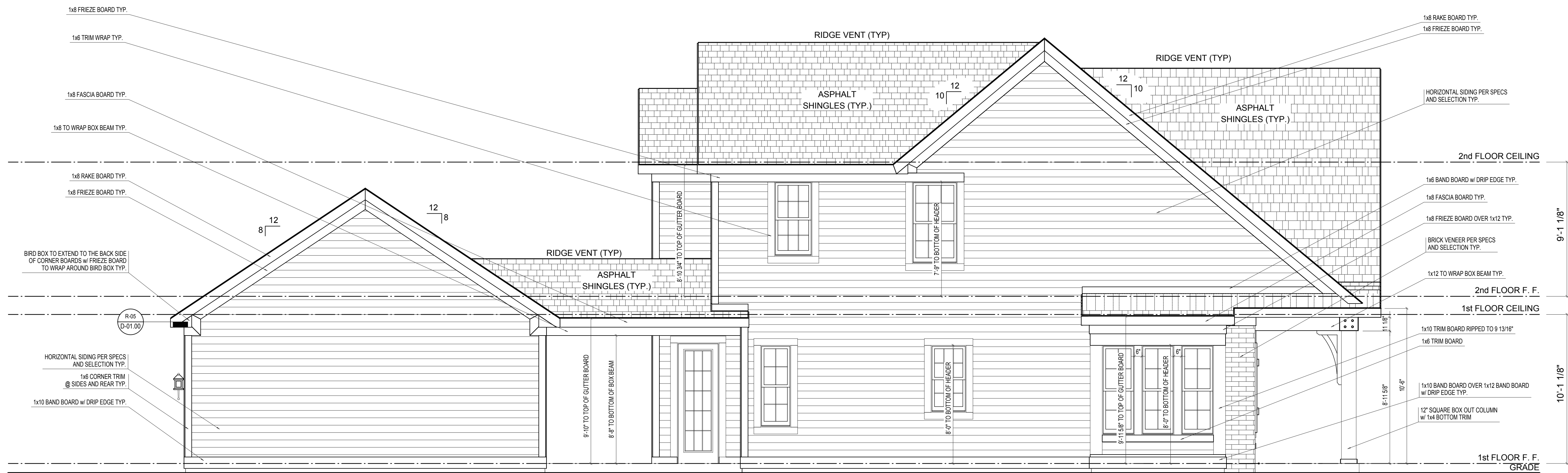
© CGVisions 2004 PLAN CREATION DATE 04/30/2014



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

ELEVATION "B" BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



EH_1015		PRINT DATE: 10/10/2014	
FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER		A-04	



SCALE: 1/4"=1'-0"



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A-01

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SCALE: 1/4"=1'-0"

ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				



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PRINT DATE:
07/11/2014

EH_1030	FOR:	Estridge Homes	LOCATION:	
SHEET NUMBER				
A-02				

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REVISIONS #2 CHECKSET
NOT FOR CONSTRUCTION



SCALE: 1/4"=1'-0"



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PRINT DATE:
07/11/2014

EH 1030

FOR:

OCCASION:

SHEET NUMBER		

A-03

CGVisions 2004 PLAN CREATION DATE 05/05/2014



SCALE: 1/4"=1'-0"

PRINT DATE: 07/11/2014	
EH_1030	
FOR:	Estridge Homes
LOCATION:	
SHEET NUMBER	
A-04	

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1030 Plan

SCALE $1/4'' = 1'-0''$



SCALE: 1/4"=1'-0"



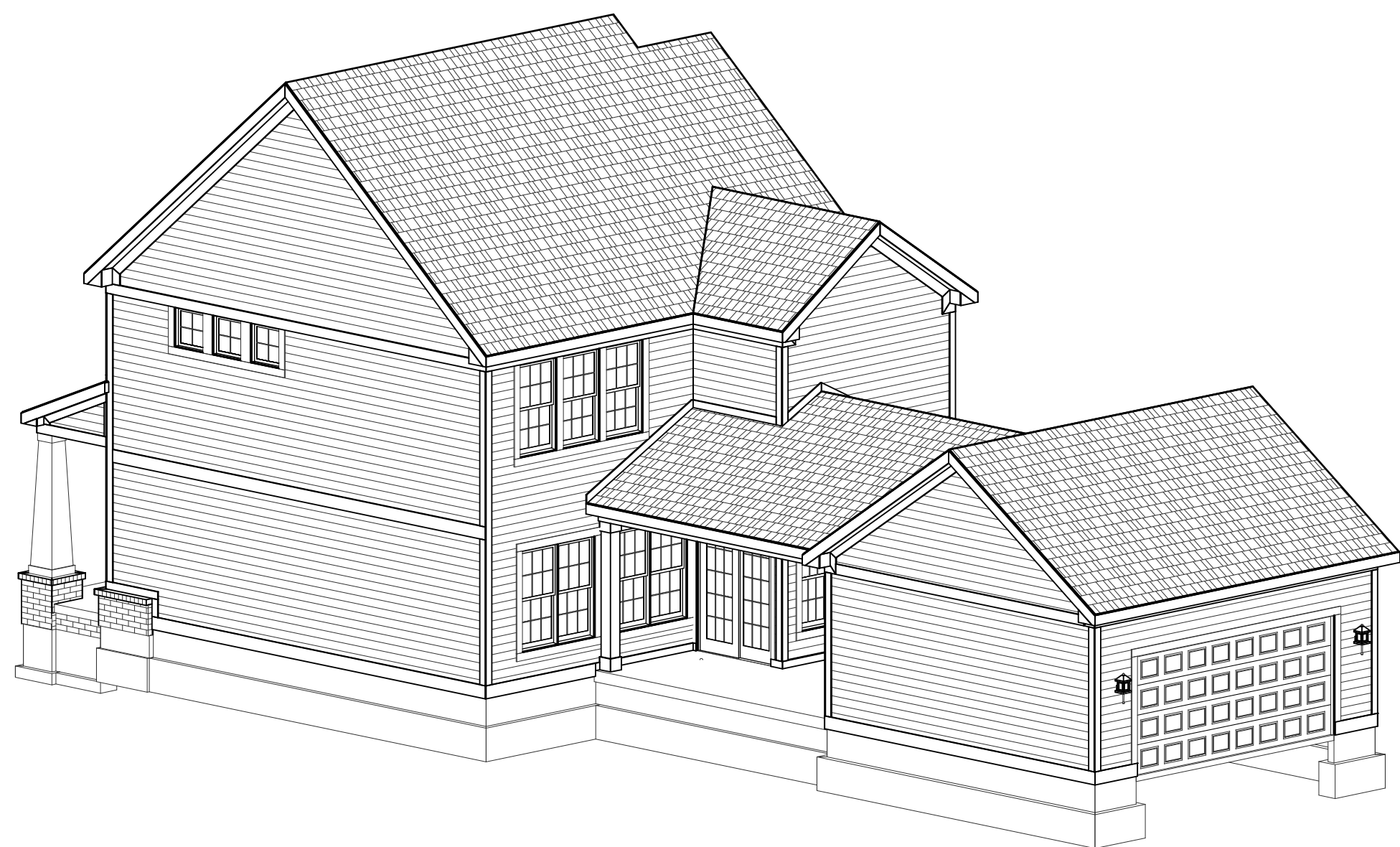
© Estridae Homes 10/08/2014

EH 1045

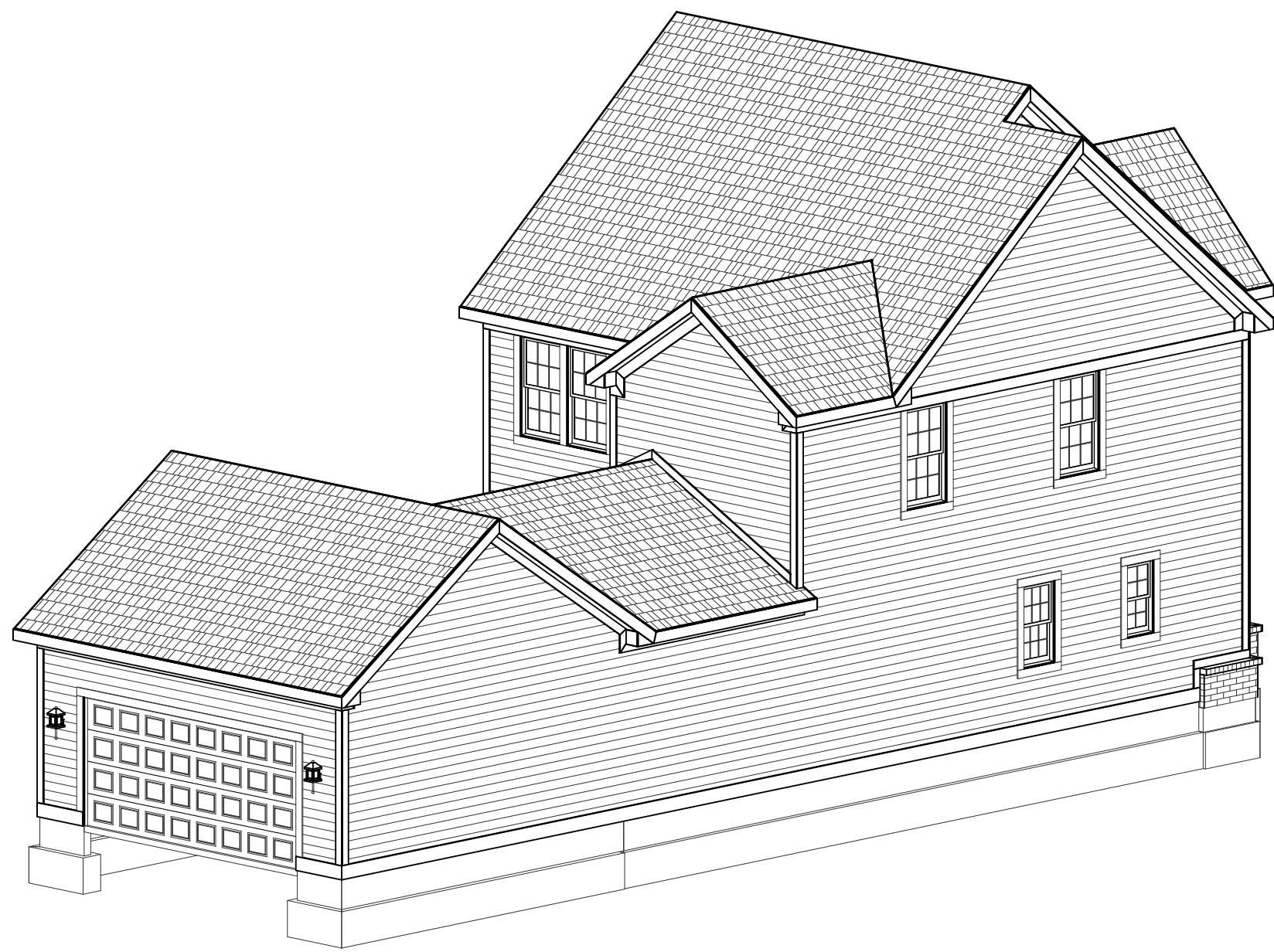
FOR:
Estridge Homes

A-01

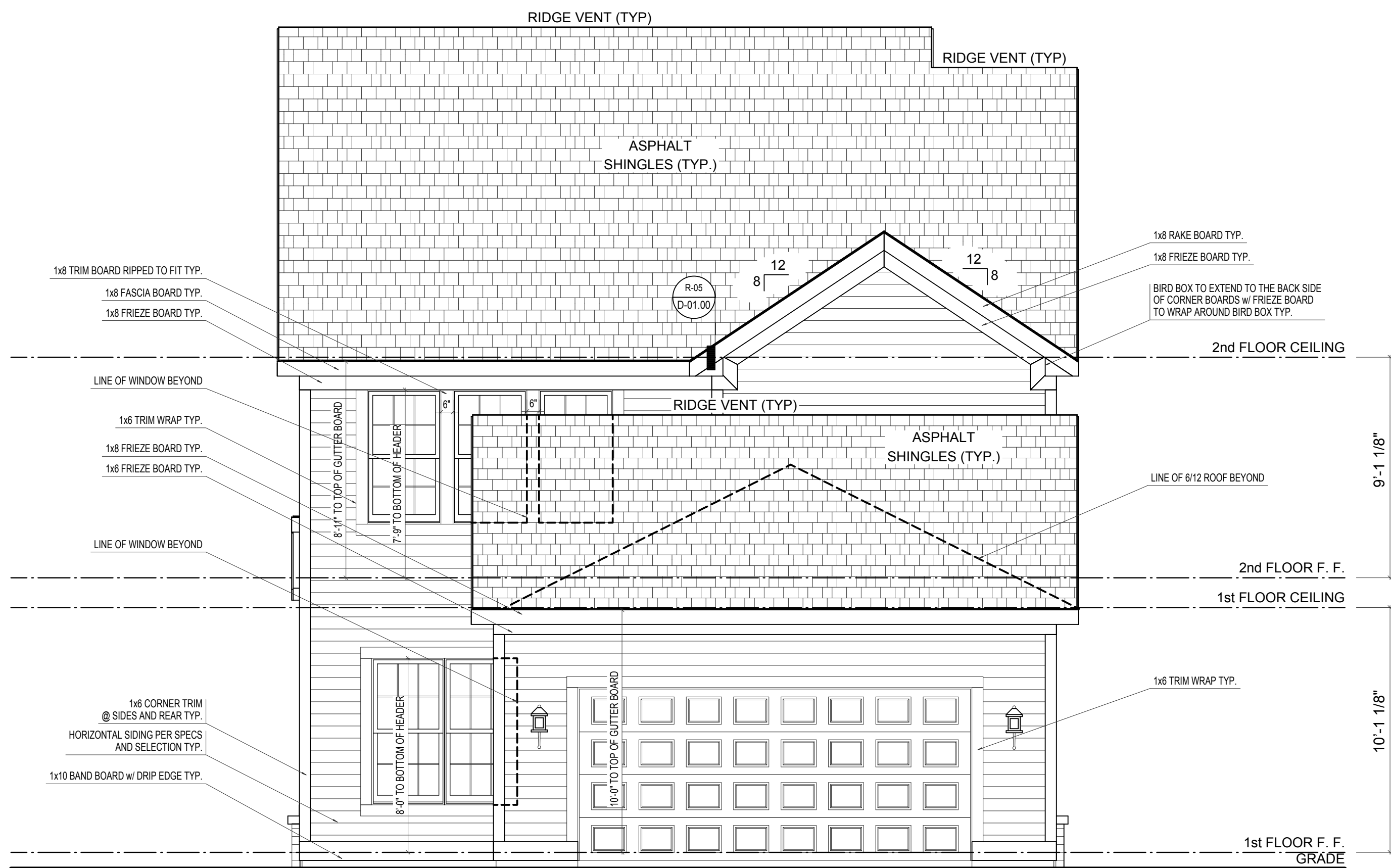
© CGVisions 2004 PLAN CREATION DATE 05/07/2014



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION 'A' BASE FINAL

ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				



EH_1045		PRINT DATE: 10/08/2014	
FOR:	Estridge Homes		
	LOCATION:		
SHEET NUMBER		A-02	



ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

[illegible]

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PRINT DATE:
10/08/2014

EH 1045

FOR:

LOCATION:

SHEET NUMBER		

A-03

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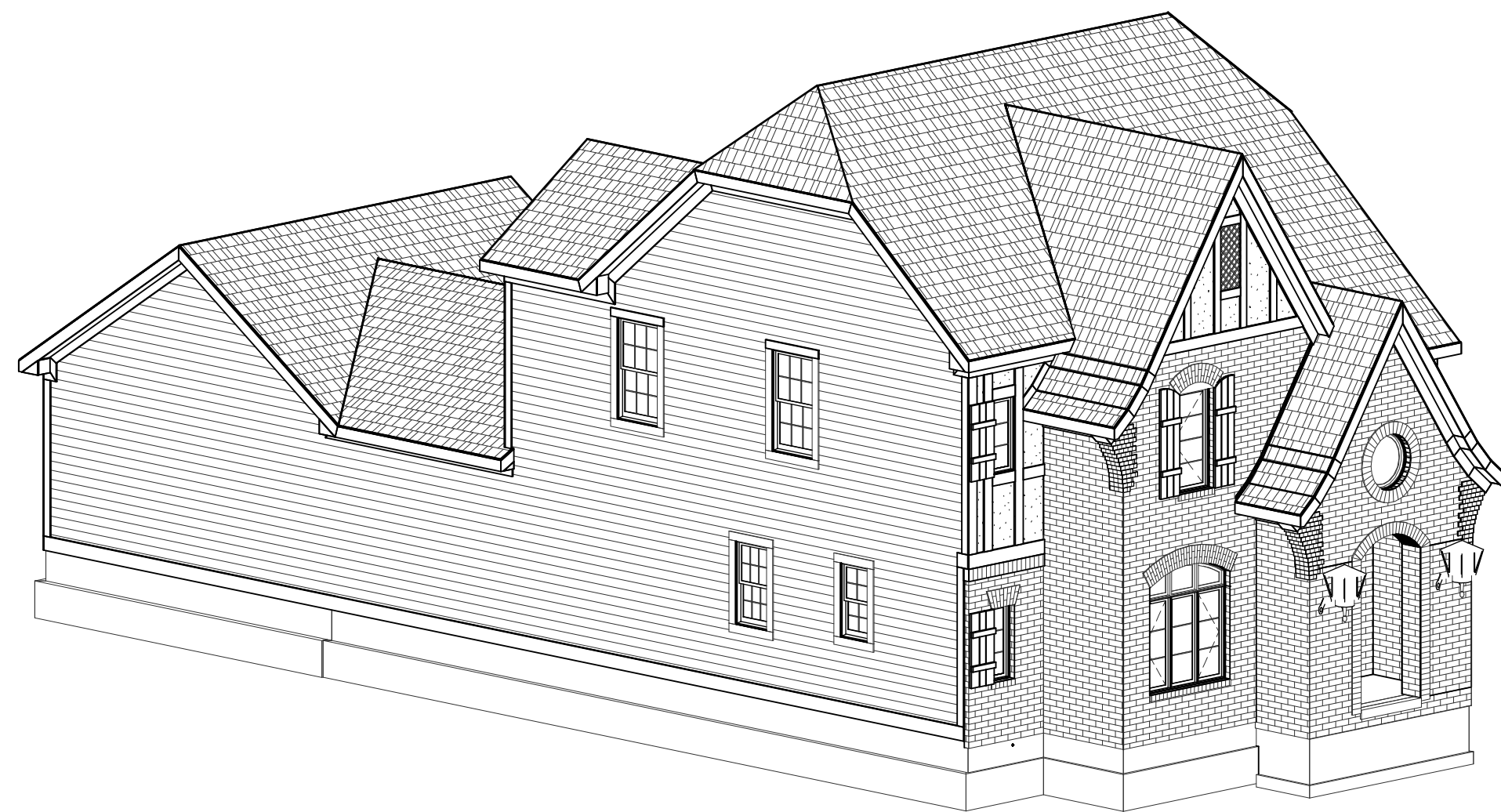


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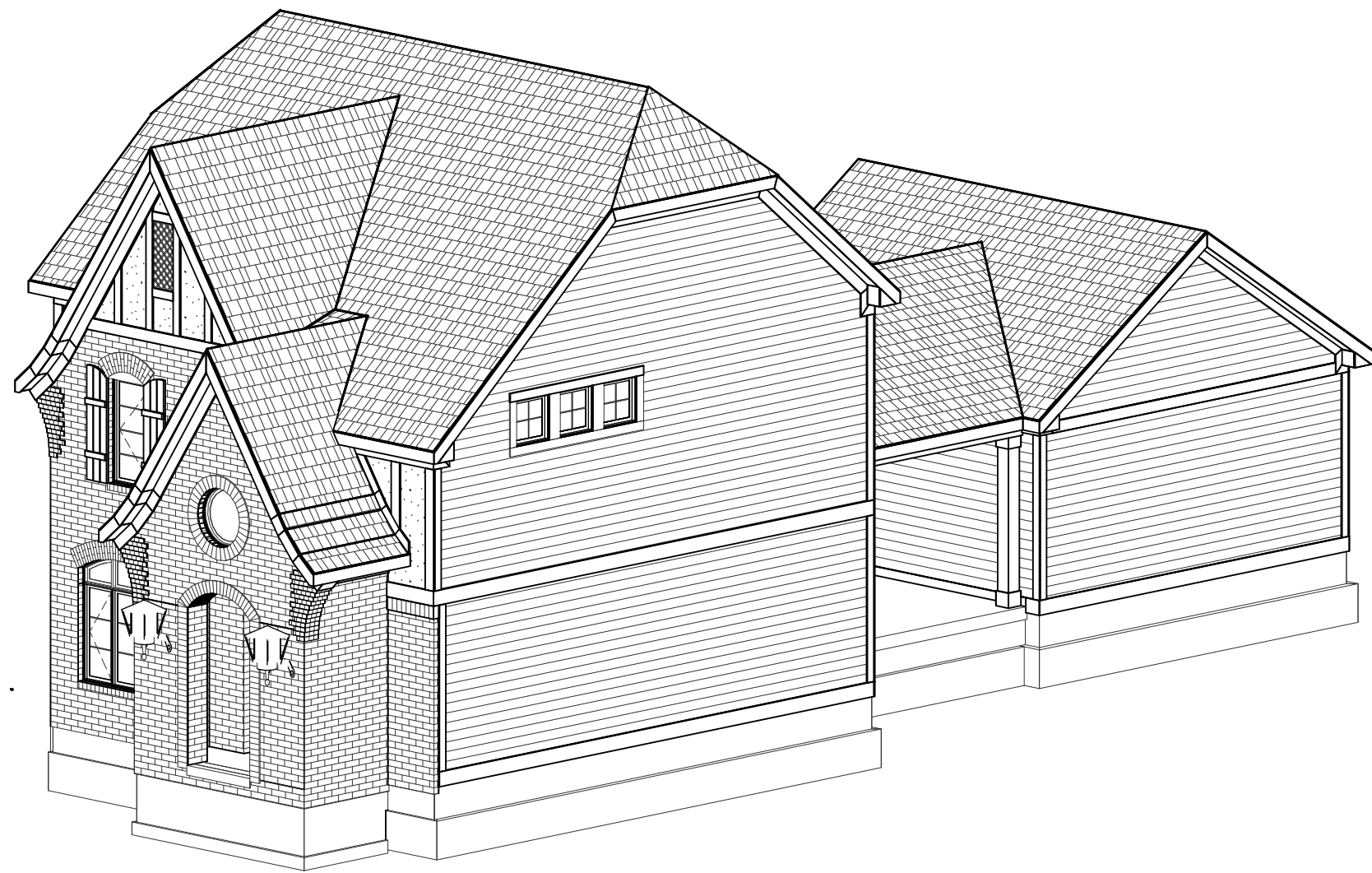
PRINT DATE: 10/08/2014	
EH_1045	
FOR:	Estridge Homes
LOCATION:	
SHEET NUMBER	
A-04	

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FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION B BASE FINAL

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE:
09/11/2014

EH_1045

FOR: Estridge Homes
LOCATION:

SHEET NUMBER

A-01



ELEVATION B BASE FINAL

SCALE: 1/4"=1'-0"

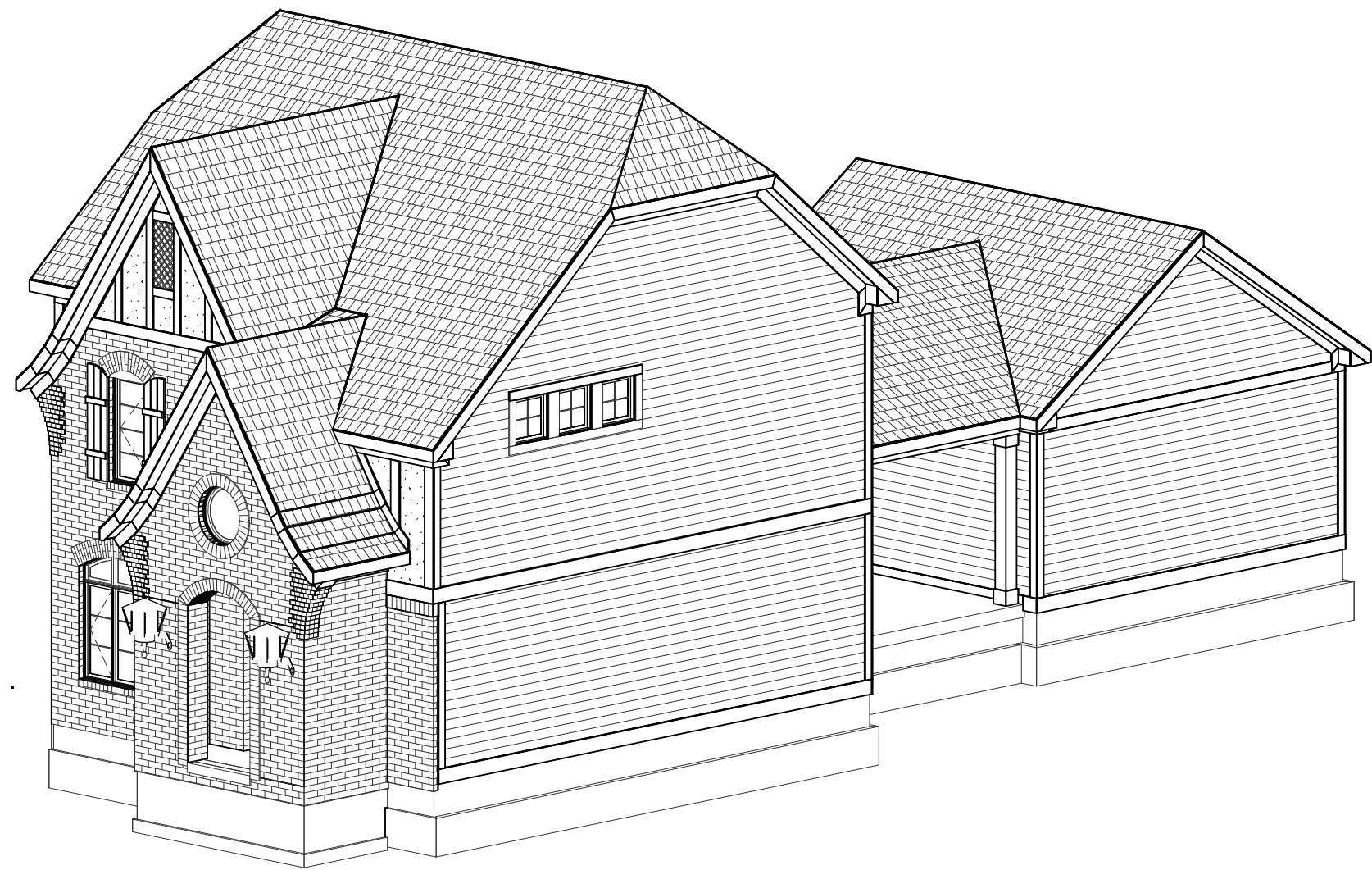
ELEVATION B		REV. NO.	DATE	REMARKS
GARAGE REAR				



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PRINT DATE: 09/11/2014	
EH_1045	
FOR:	Estridge Homes
LOCATION:	
SHEET NUMBER	
A-02	

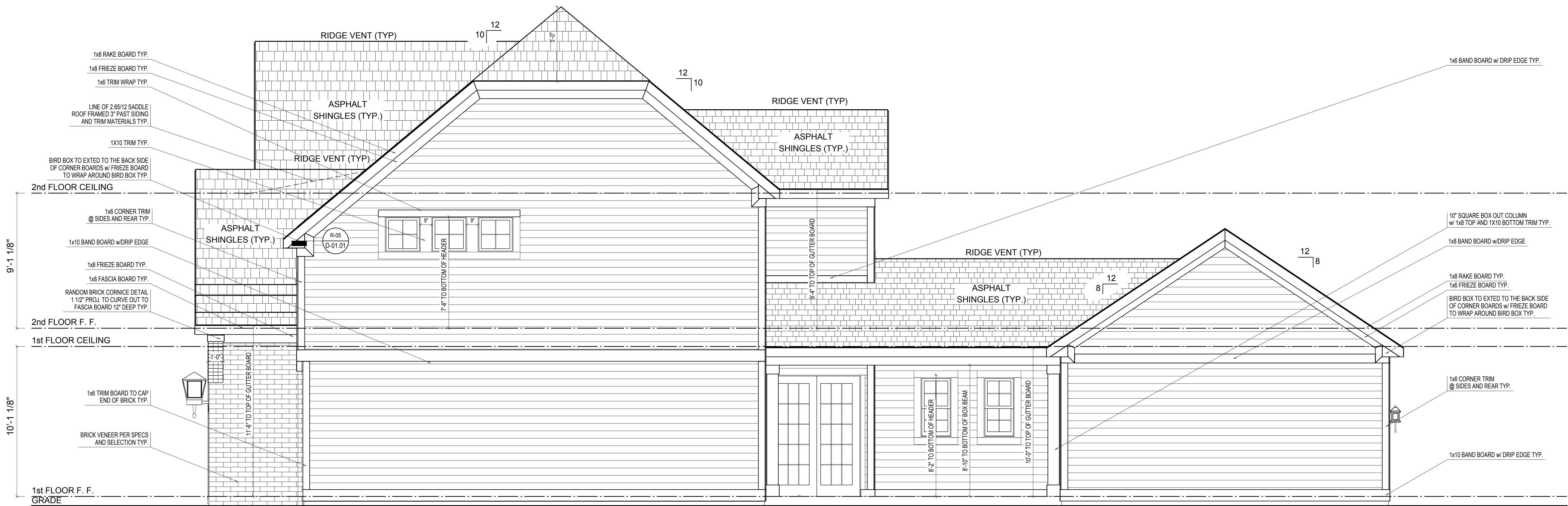
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FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

ELEVATION B BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B		REV. NO.	DATE	REMARKS
GARAGE REAR				



EH_1045

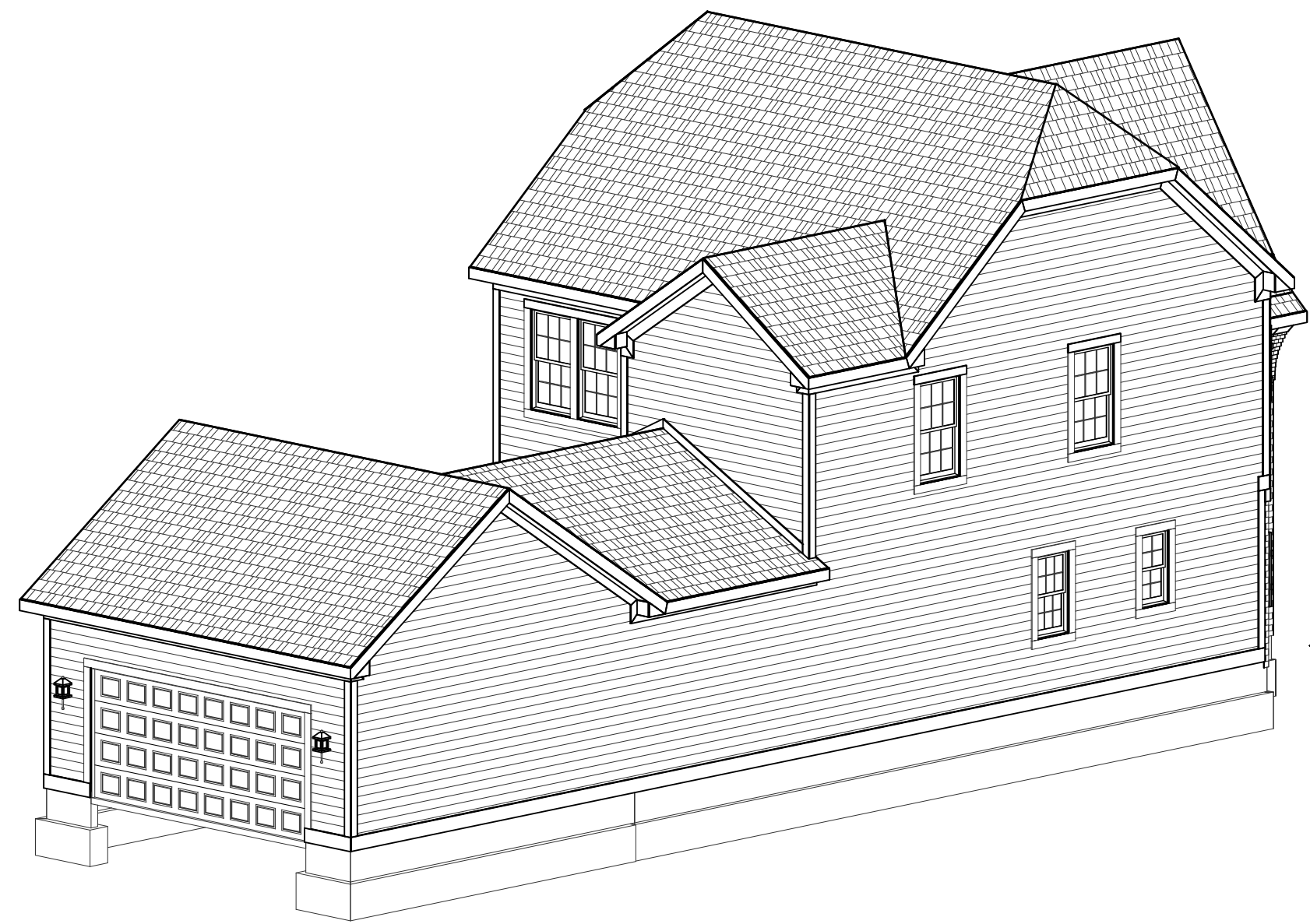
FOR: Estridge Homes

LOCATION:

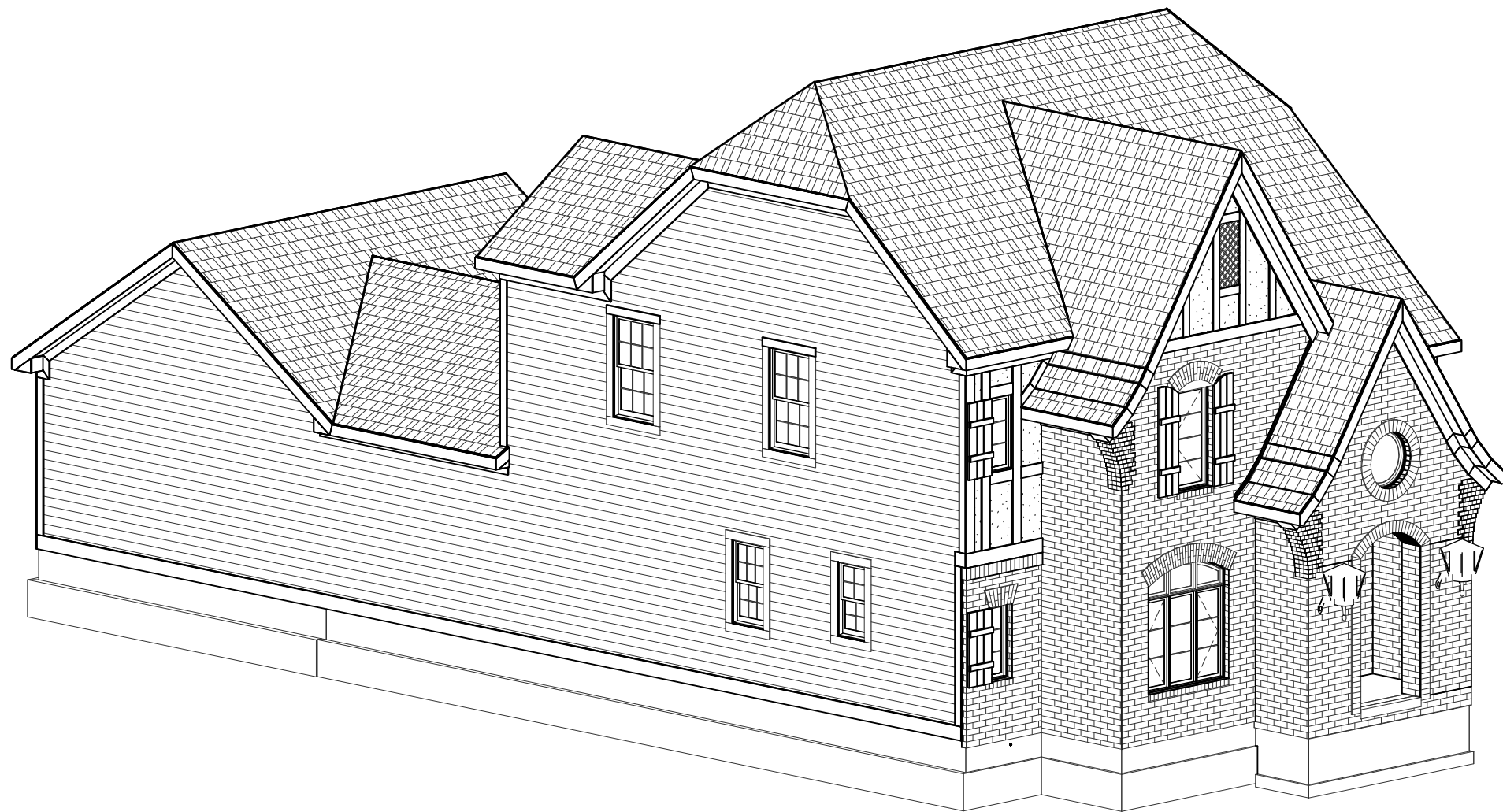
PRINT DATE: 09/11/2014

SHEET NUMBER

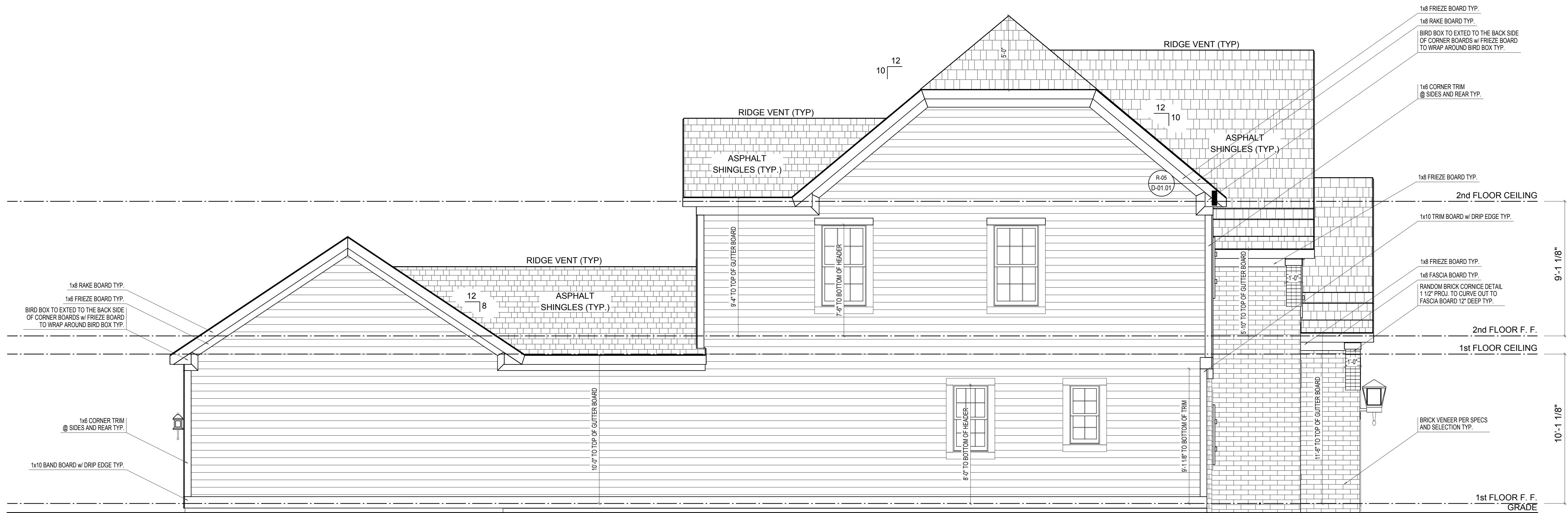
A-03



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

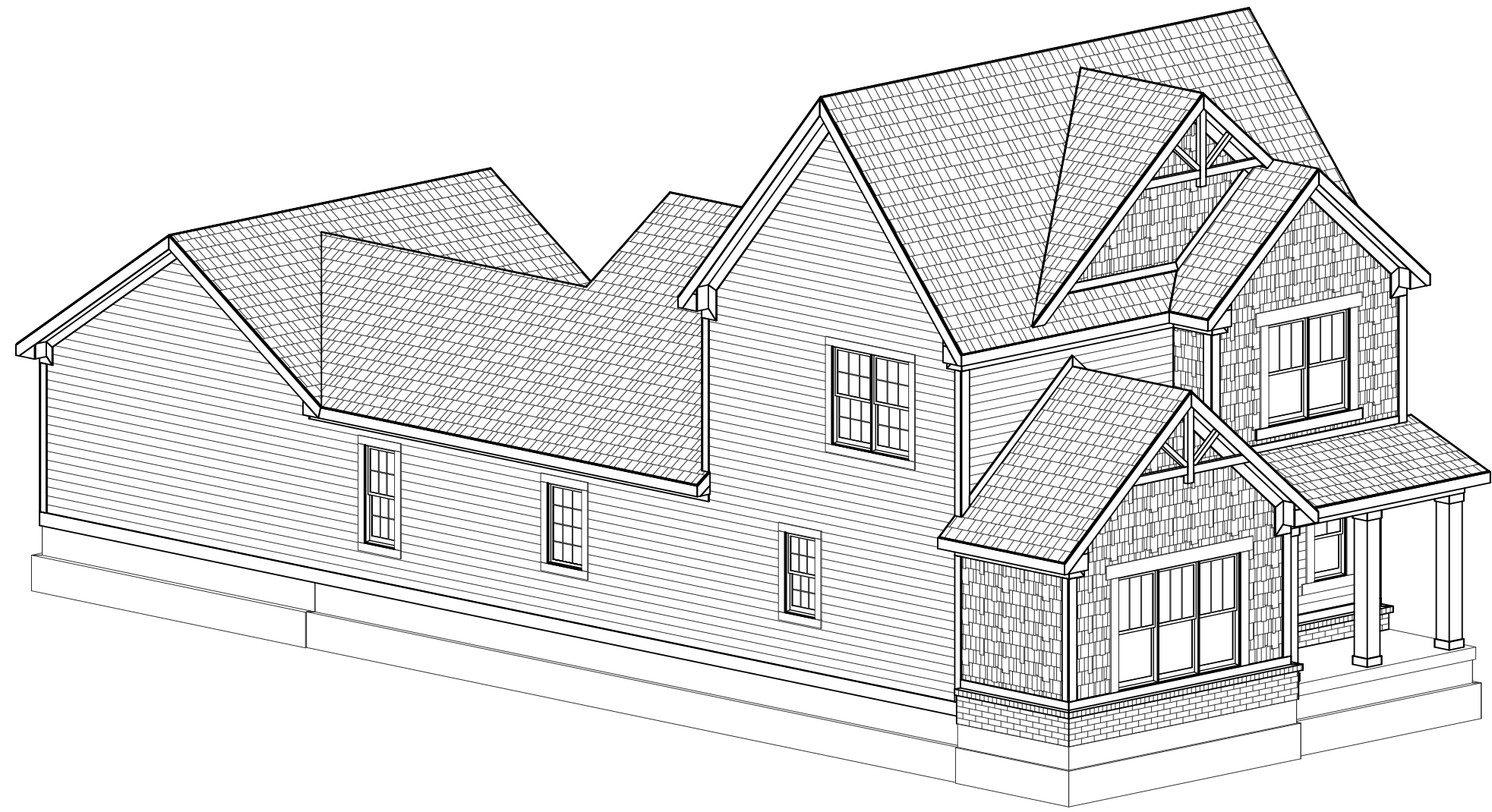
SCALE: 1/4"=1'-0"

ELEVATION B BASE FINAL

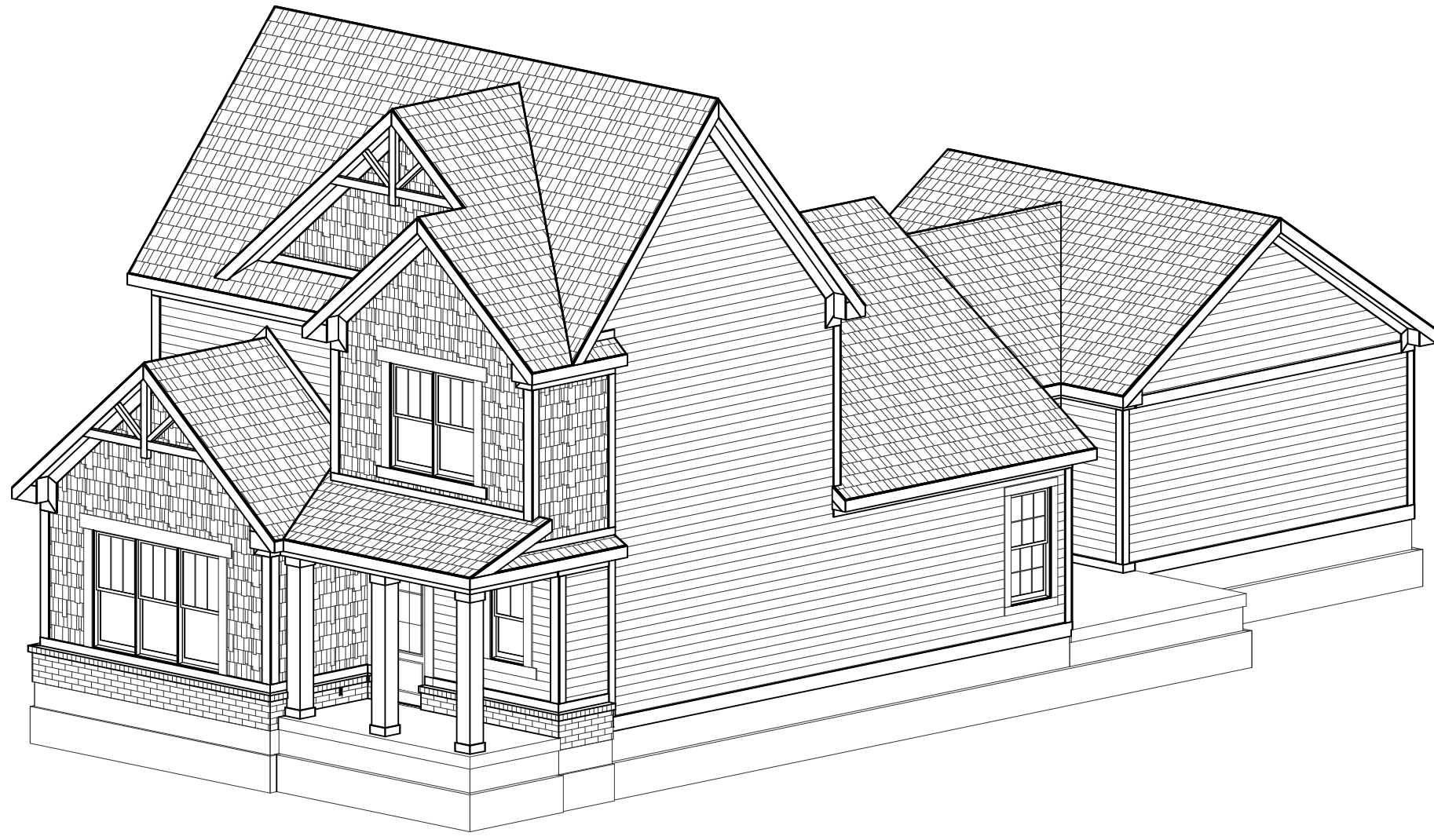
ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



EH_1045		PRINT DATE: 09/11/2014	
FOR:	Estridge Homes		
LOCATION:			
SHEET NUMBER			
A-04			



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

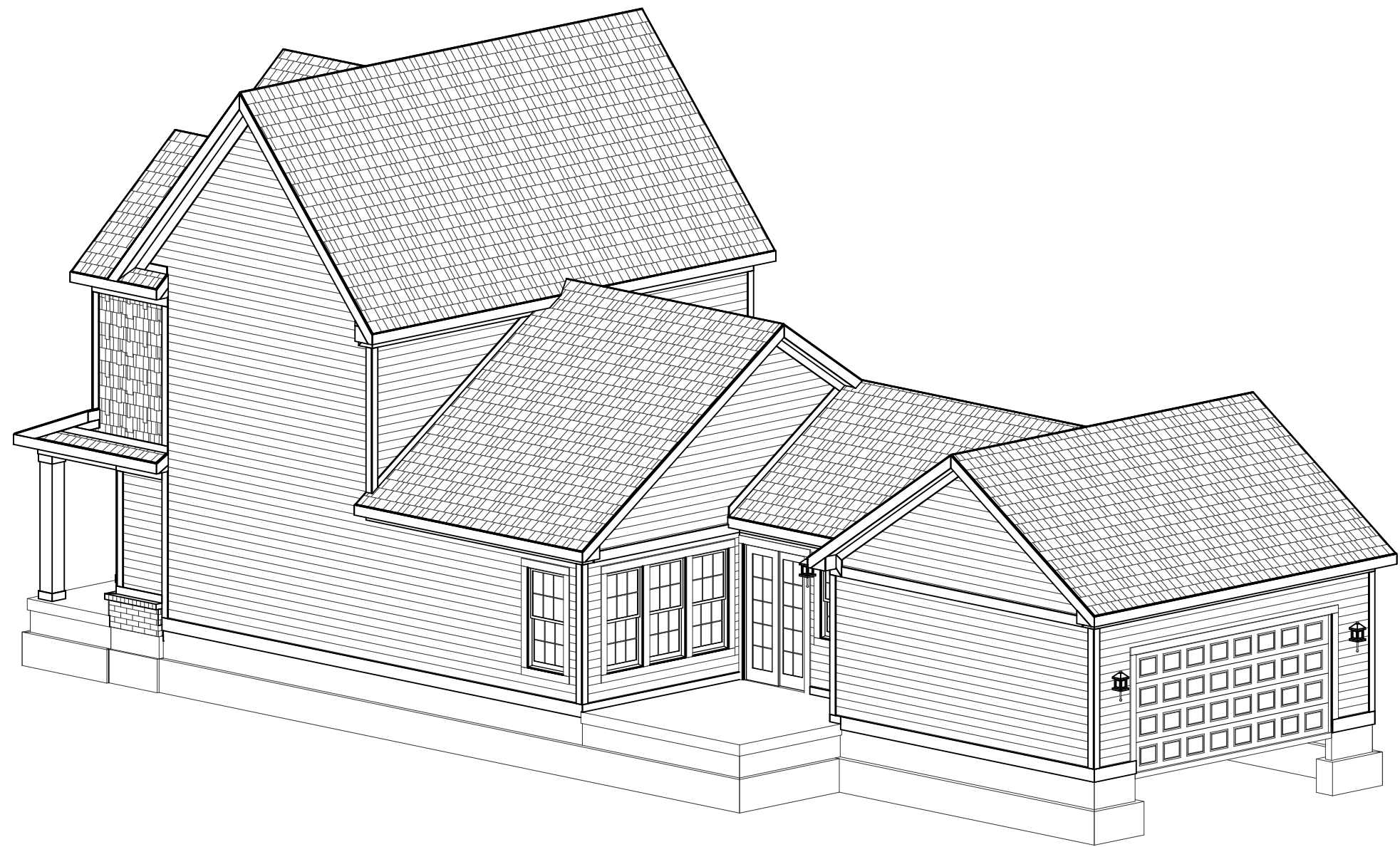
SCALE: 1/4"=1'-0"

ELEVATION 'A' BASE FINAL

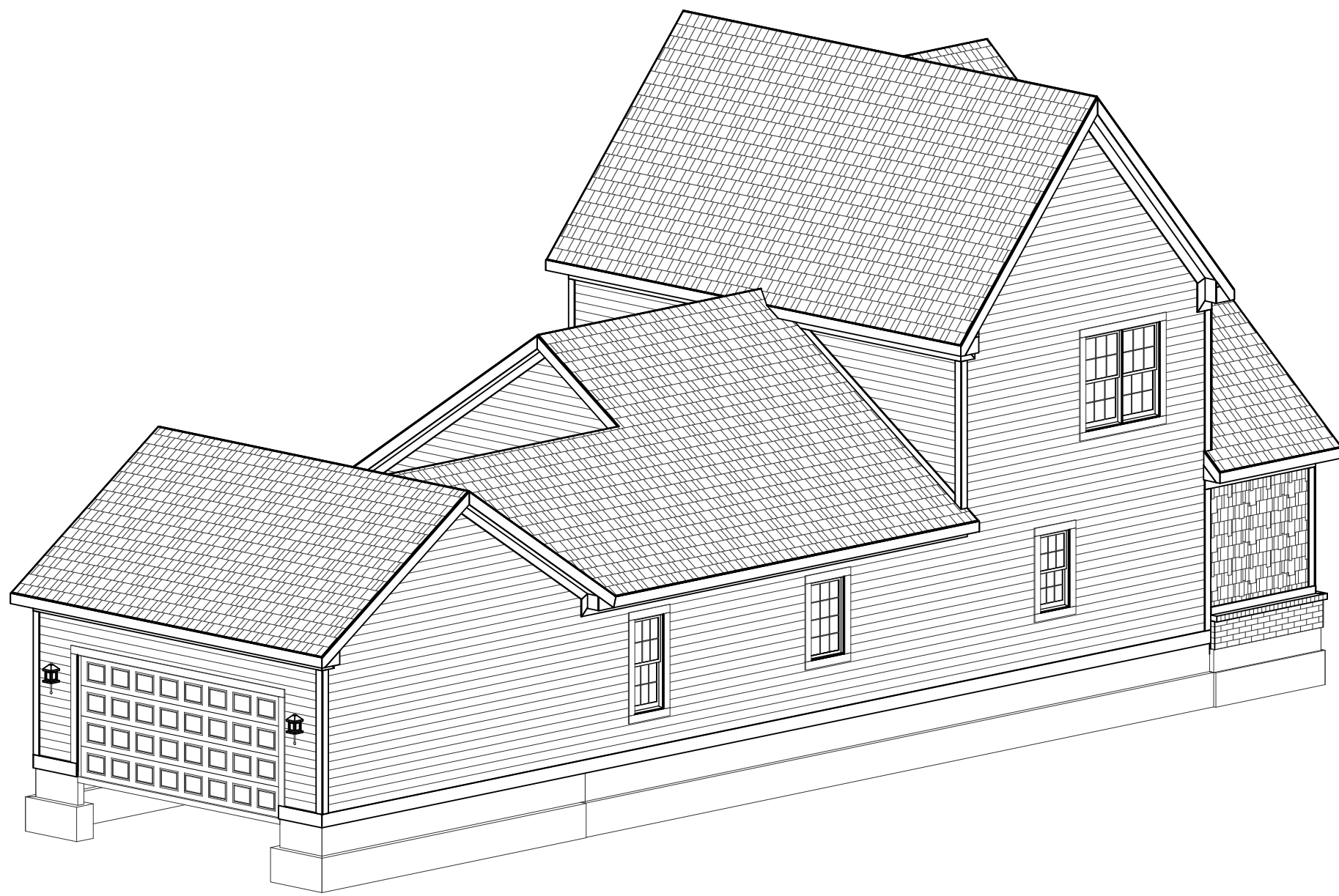
ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



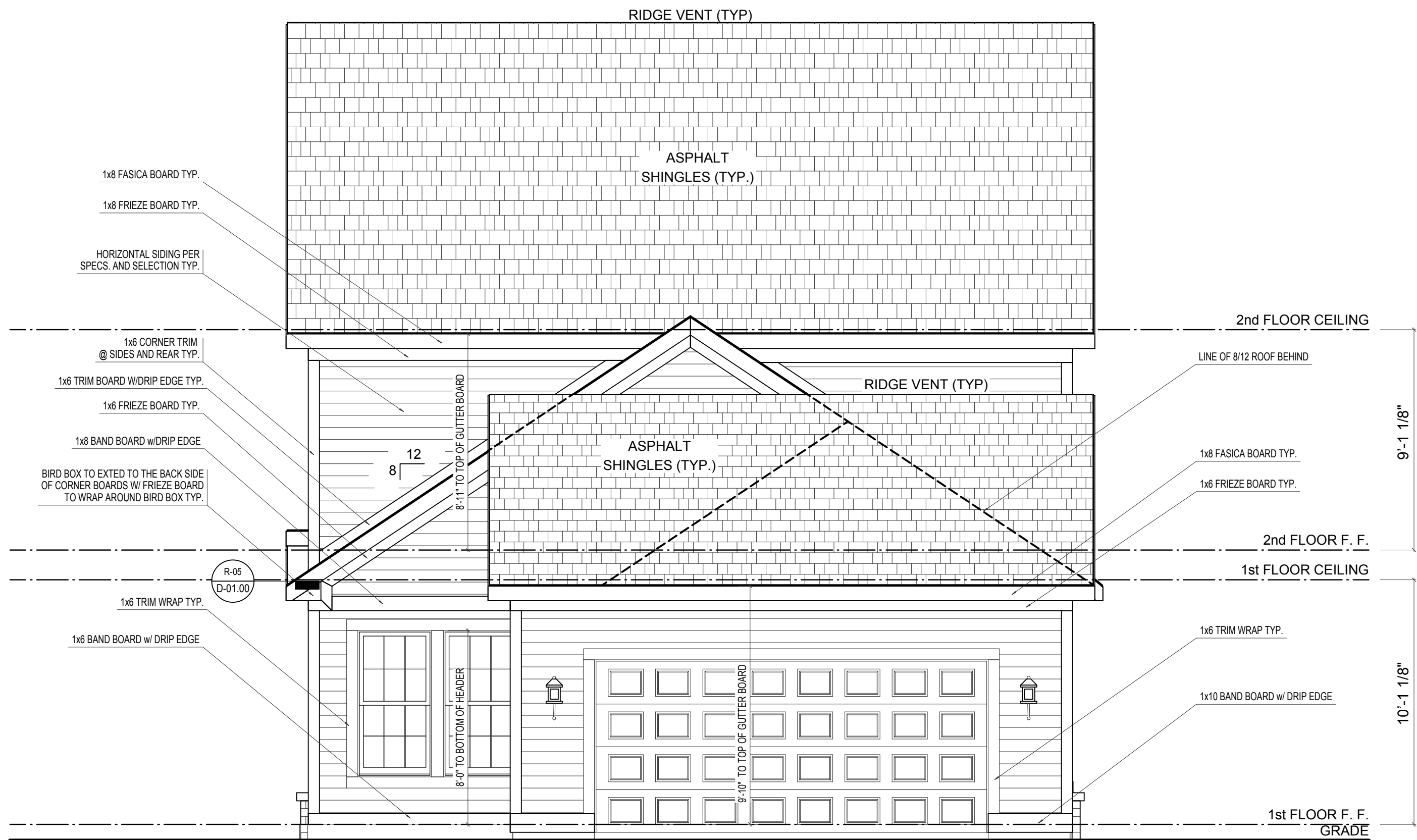
PRINT DATE: 10/07/2014		
EH_1060	FOR:	Estridge Homes
	LOCATION:	1060
SHEET NUMBER		
A-01		



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

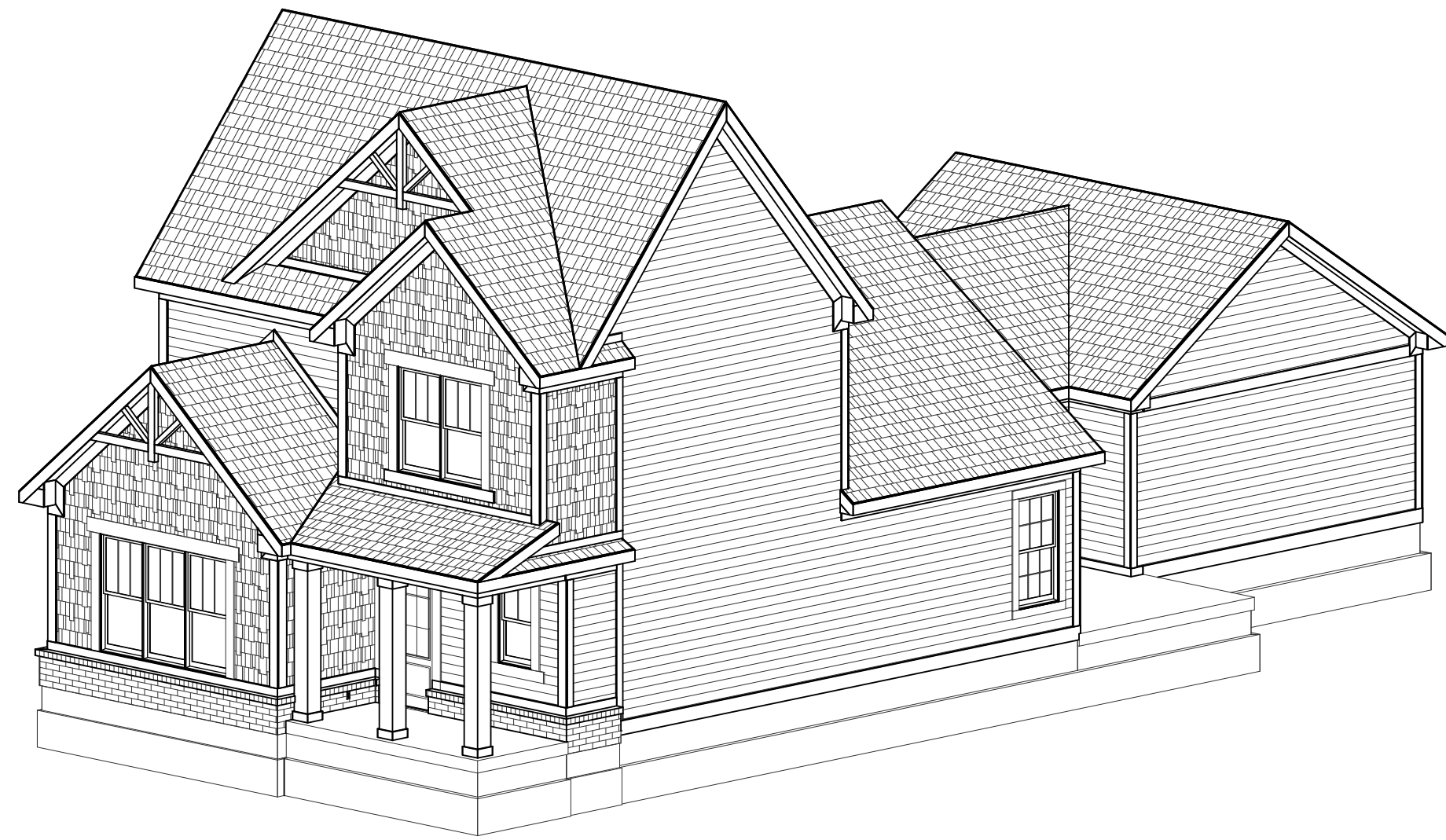
ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

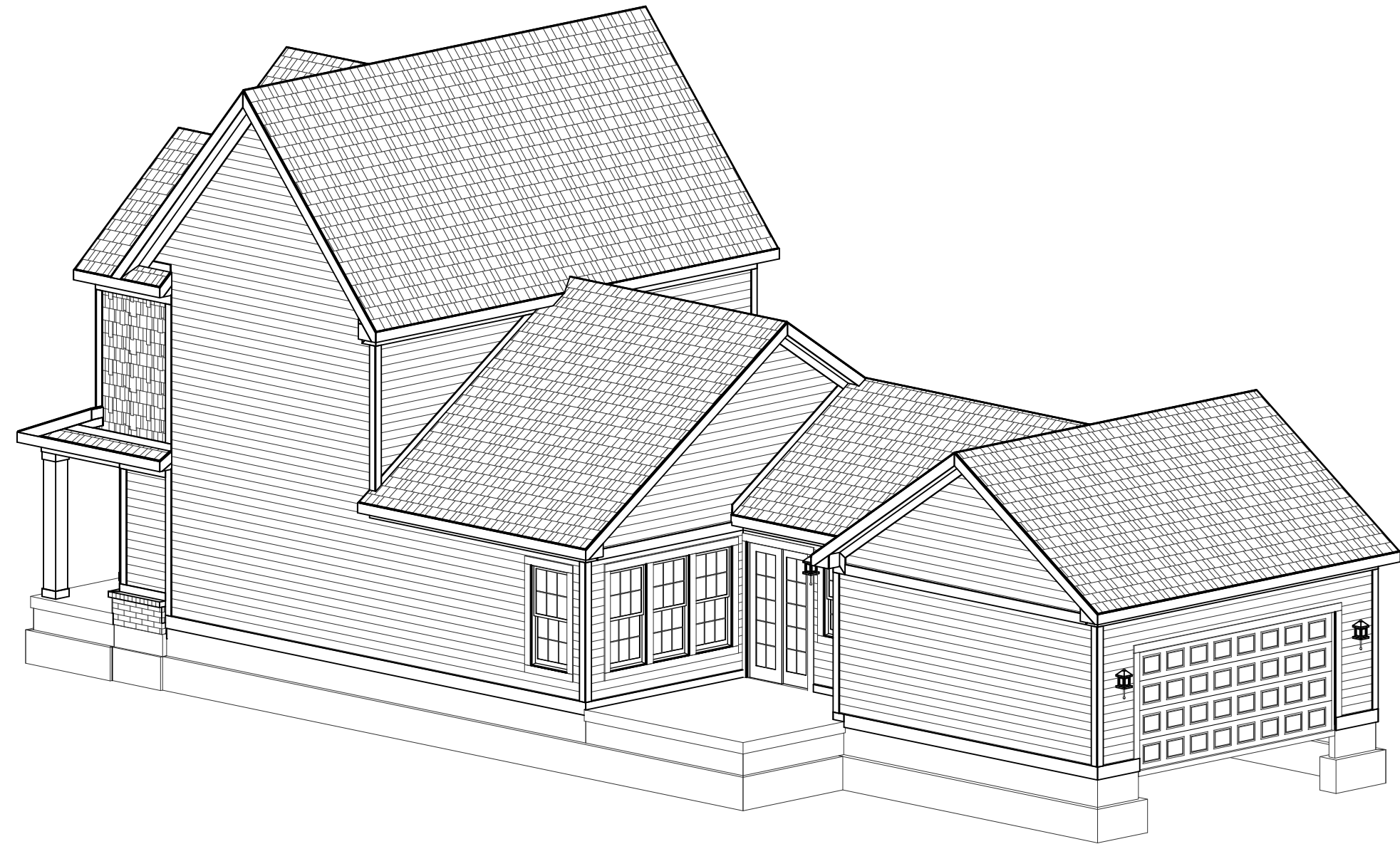
ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



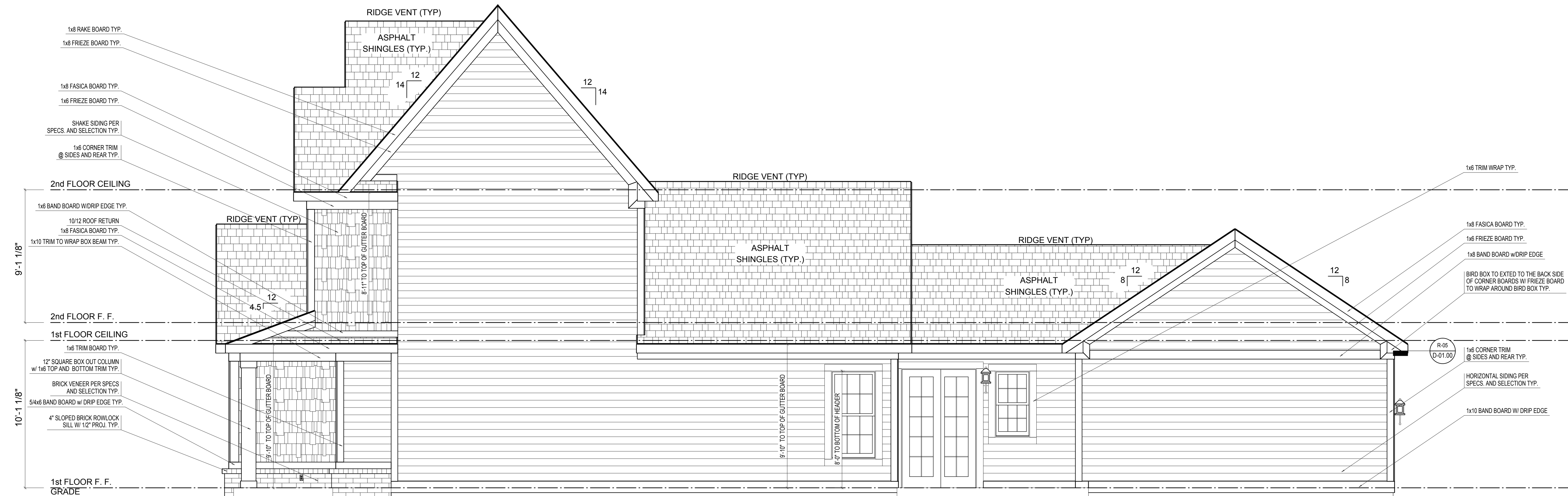
PRINT DATE: 10/07/2014		
EH_1060	FOR:	Estridge Homes
	LOCATION:	1060
SHEET NUMBER		
A-02		



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

REMARKS

DATE

REV. NO.

ELEVATION A

GARAGE REAR



PRINT DATE:
10/07/2014

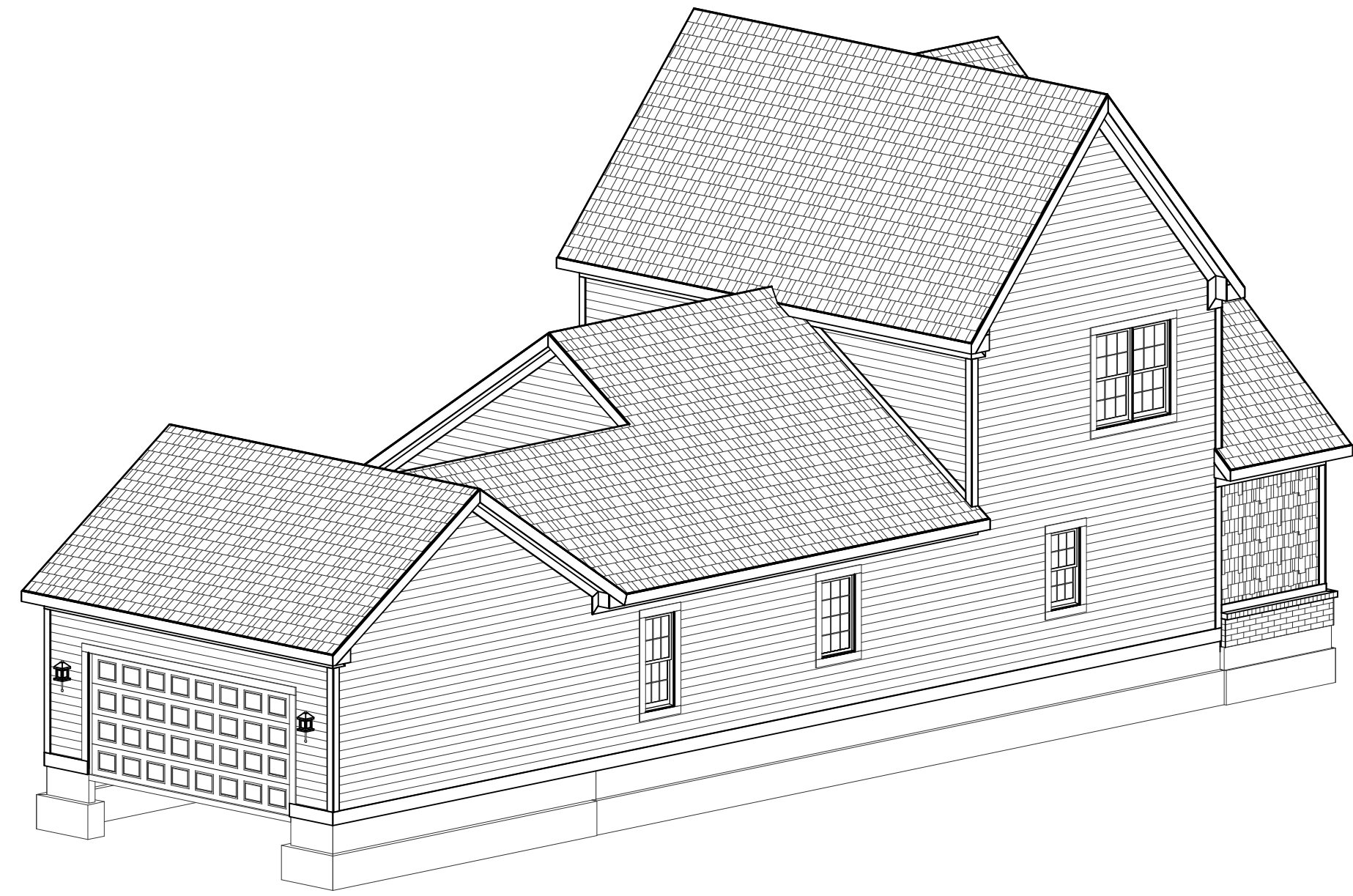
EH_1060

FOR: Estridge Homes

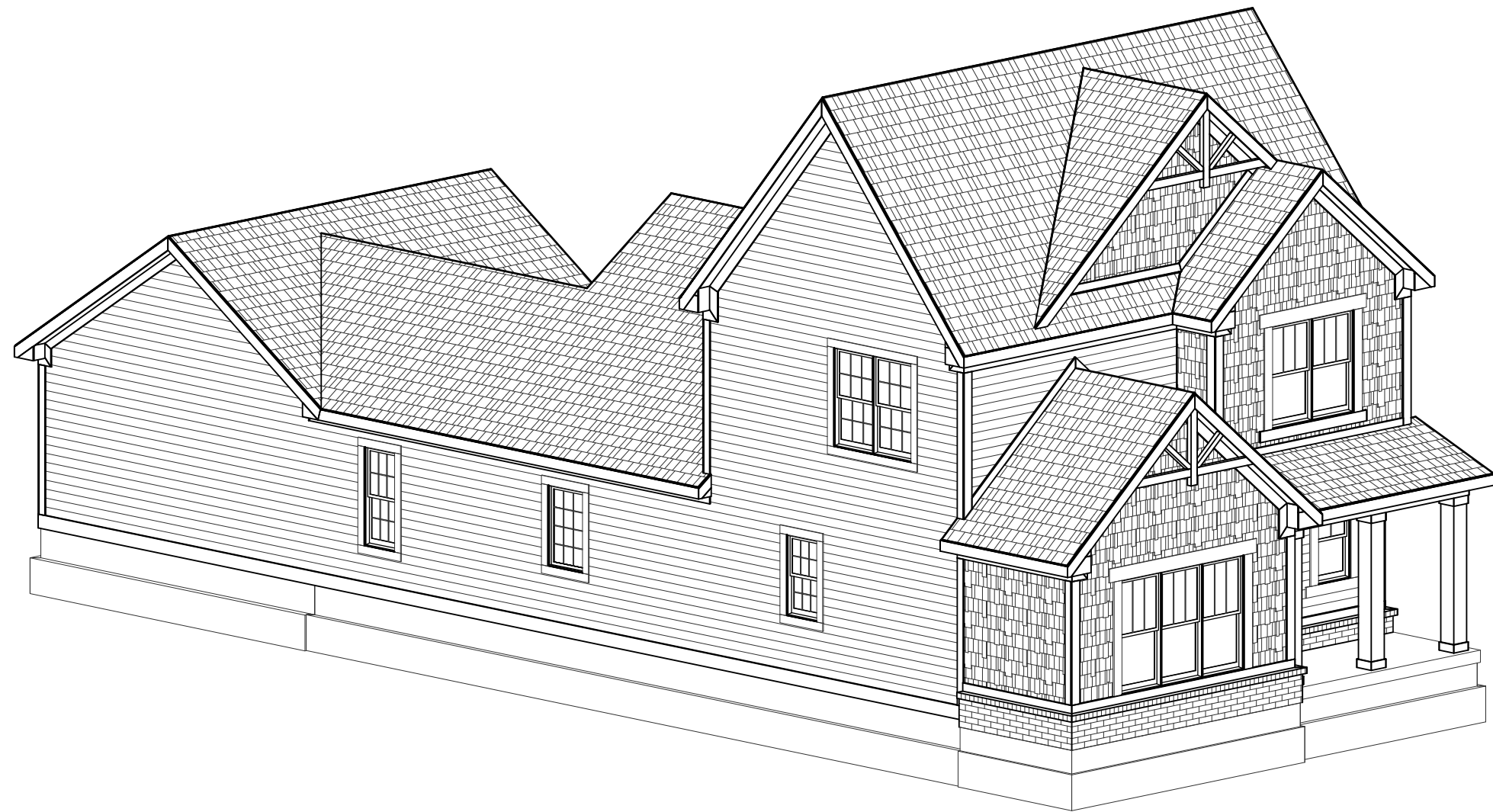
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SHEET NUMBER

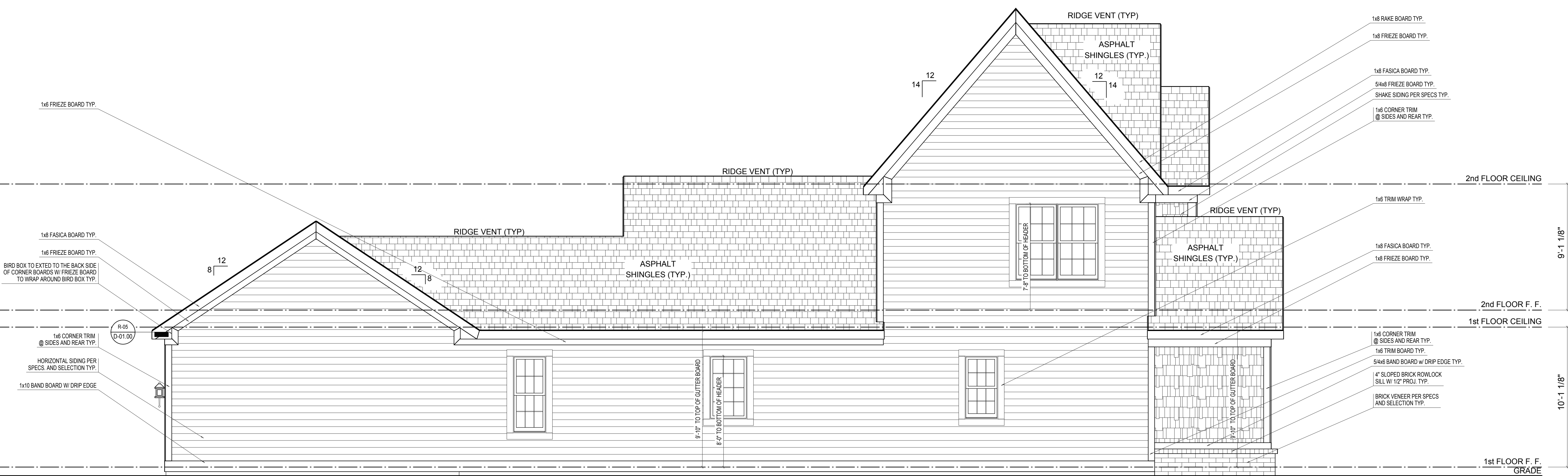
A-03



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

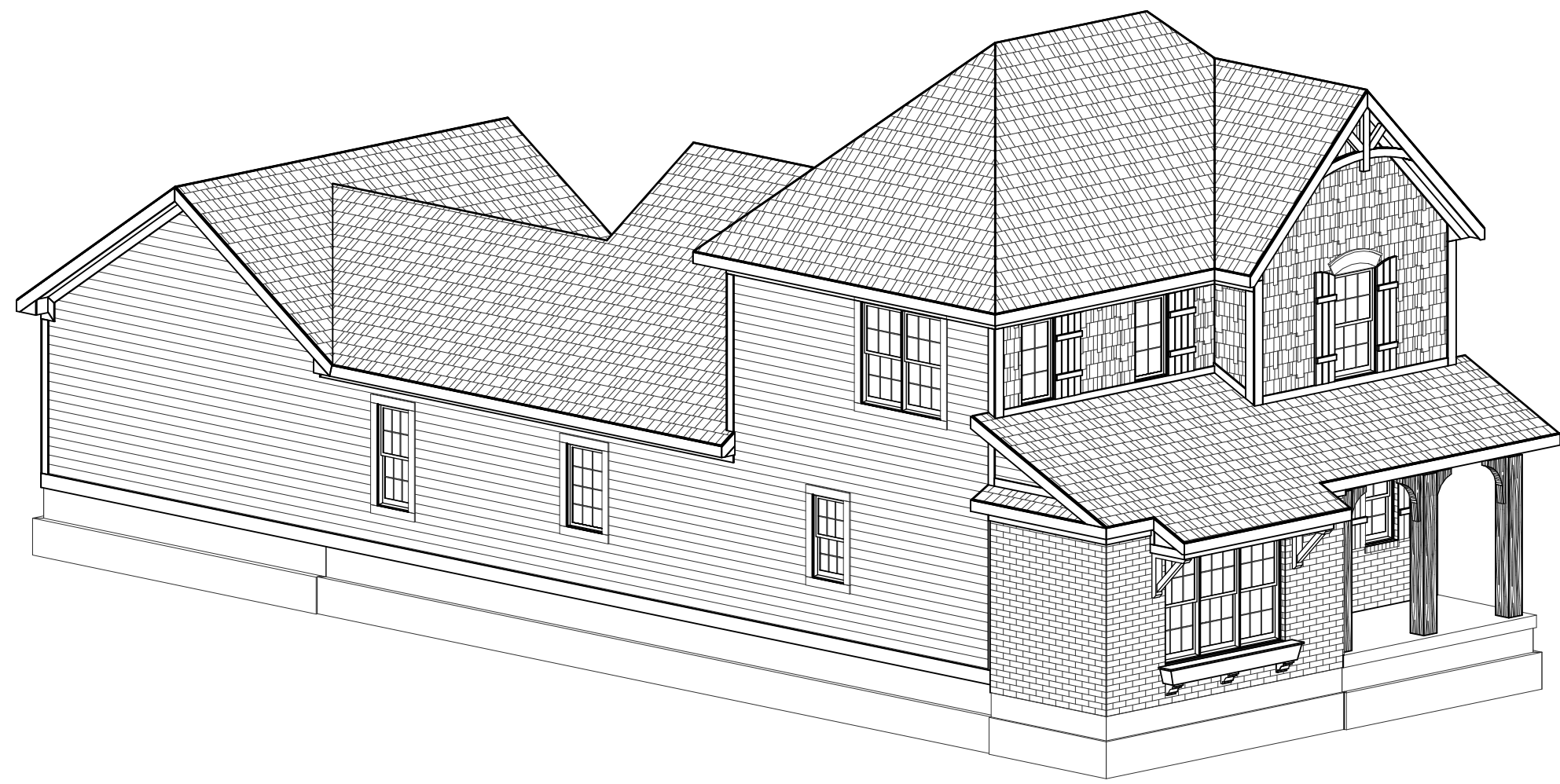
ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

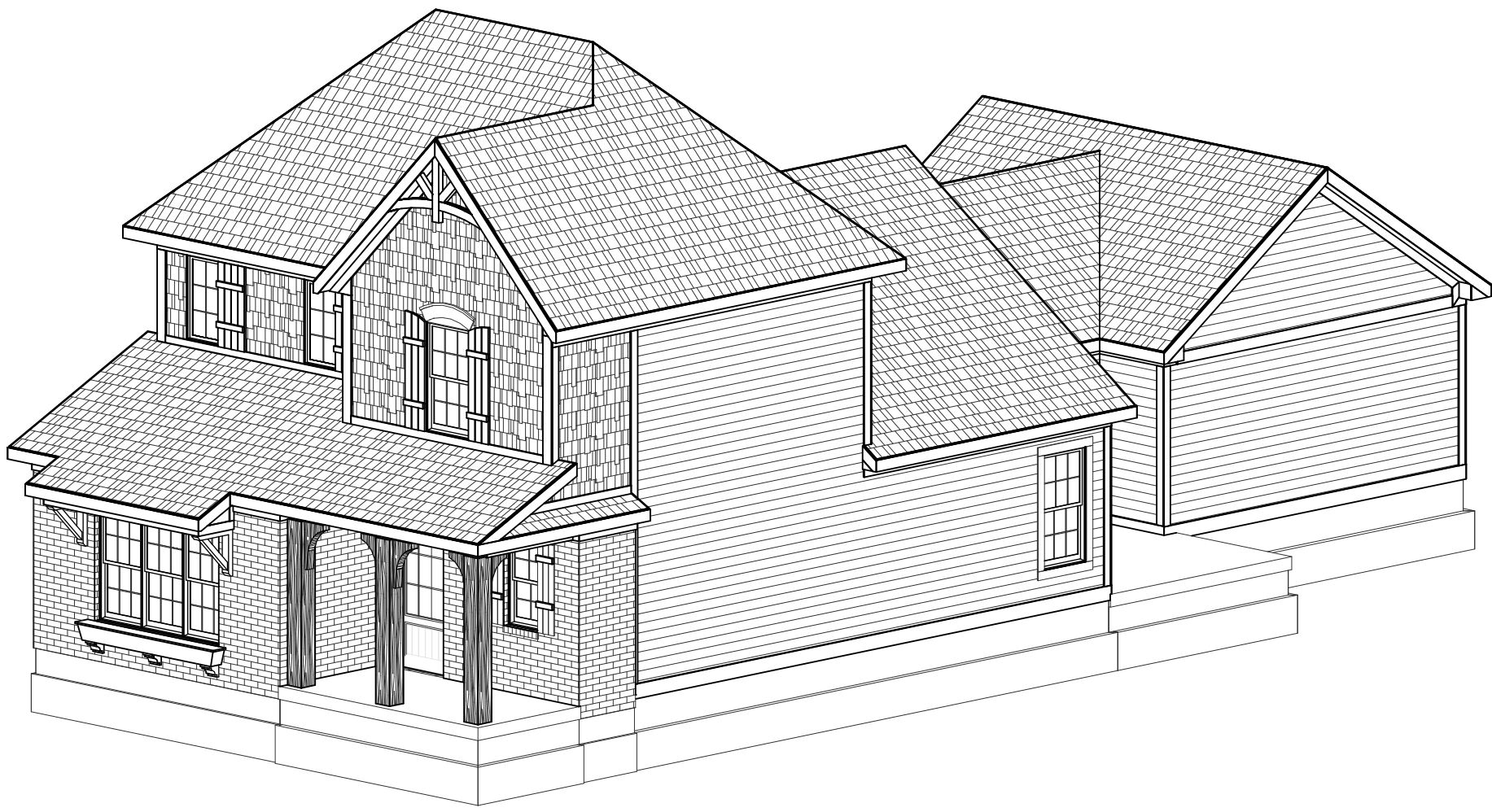
ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				



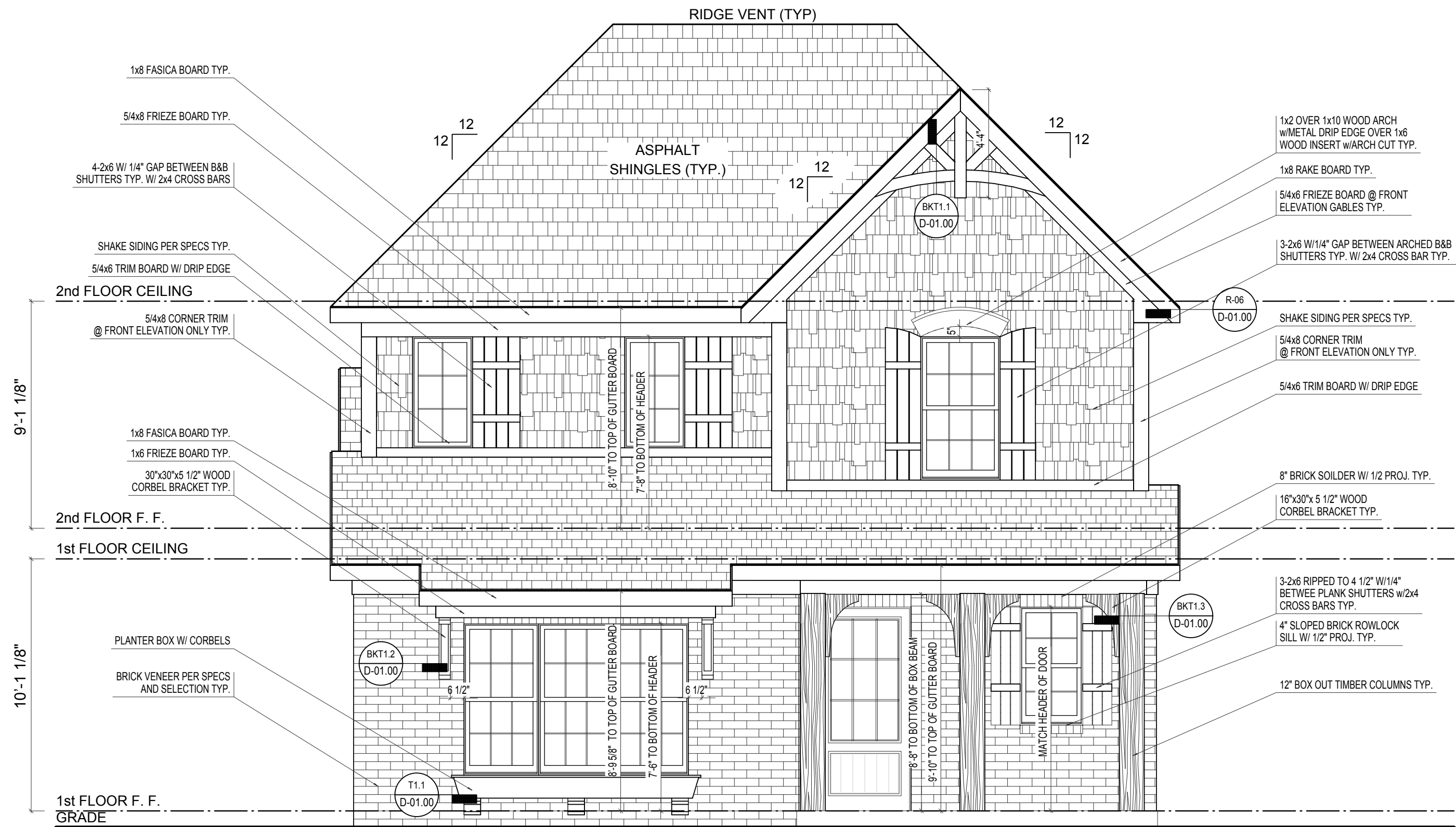
EH_1060		PRINT DATE: 10/07/2014	
FOR:	Estridge Homes	LOCATION:	1060
SHEET NUMBER		A-04	



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

ELEVATION "B" BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 09/10/2014		
EH_1060	FOR: Estridge Homes	LOCATION: 1060
SHEET NUMBER		
A-01		

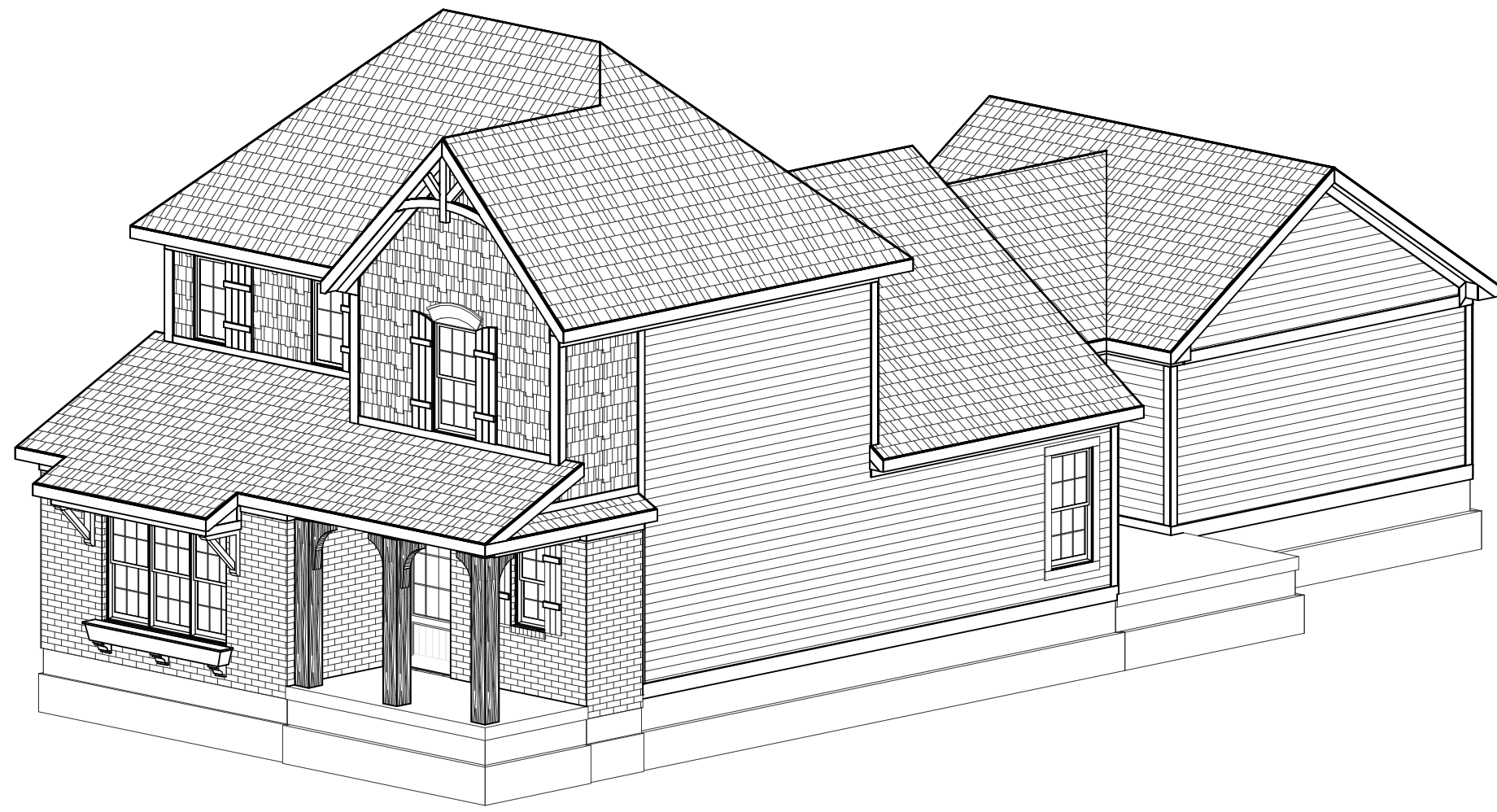


SCALE: 1/4"=1'-0"

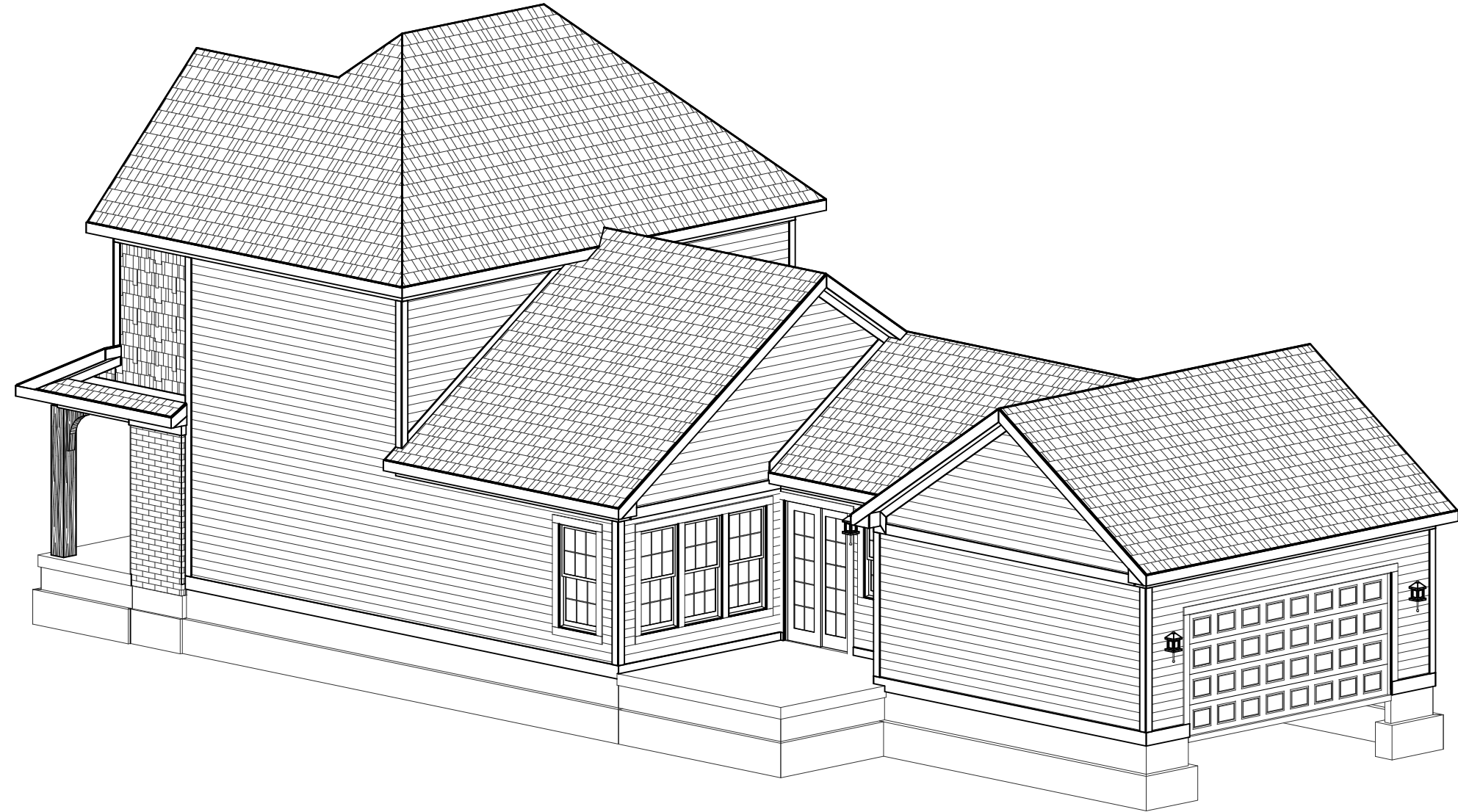
PRINT DATE: 09/10/2014	
EH_1060	
FOR: Estridge Homes	
LOCATION: 1060	
SHEET NUMBER A-02	

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FRONT-RIGHT

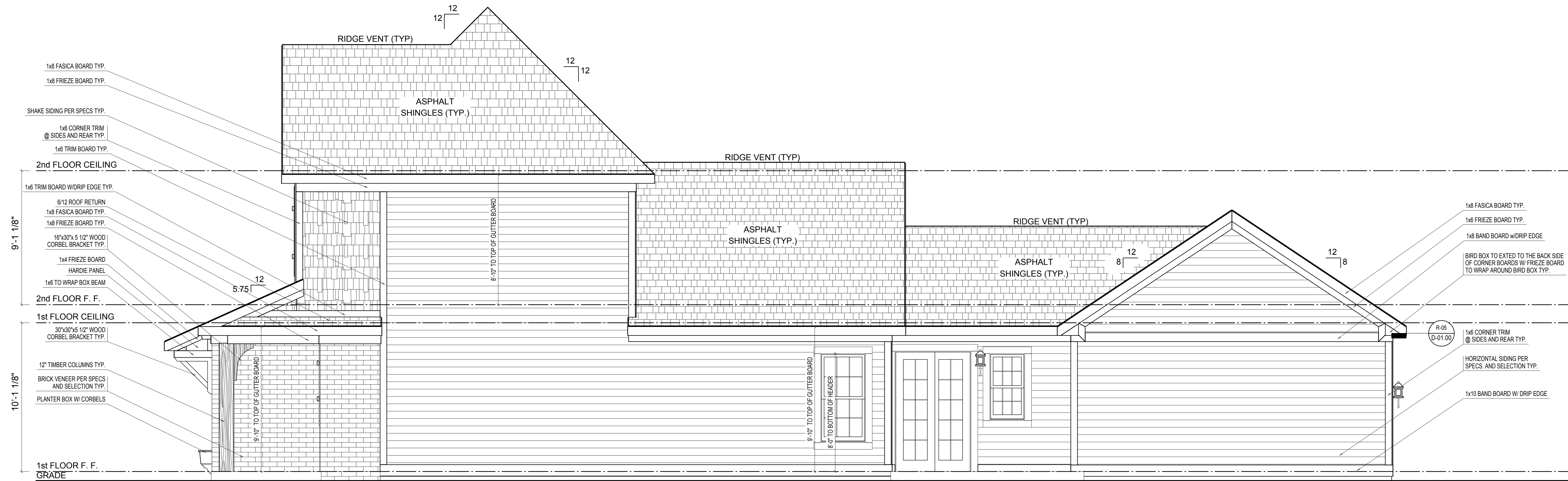


REAR-RIGHT

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 09/10/2014	
EH_1060	FOR: Estridge Homes
	LOCATION: 1060
SHEET NUMBER	
A-03	



RIGHT ELEVATION



ELEVATION 'B' BASE FINAL

SCALE: 1/4"=1'-0"

[illegible]

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EH 1060

FOR:

LOCATION:
1060

PRINT DATE:
09/10/2014

A-04

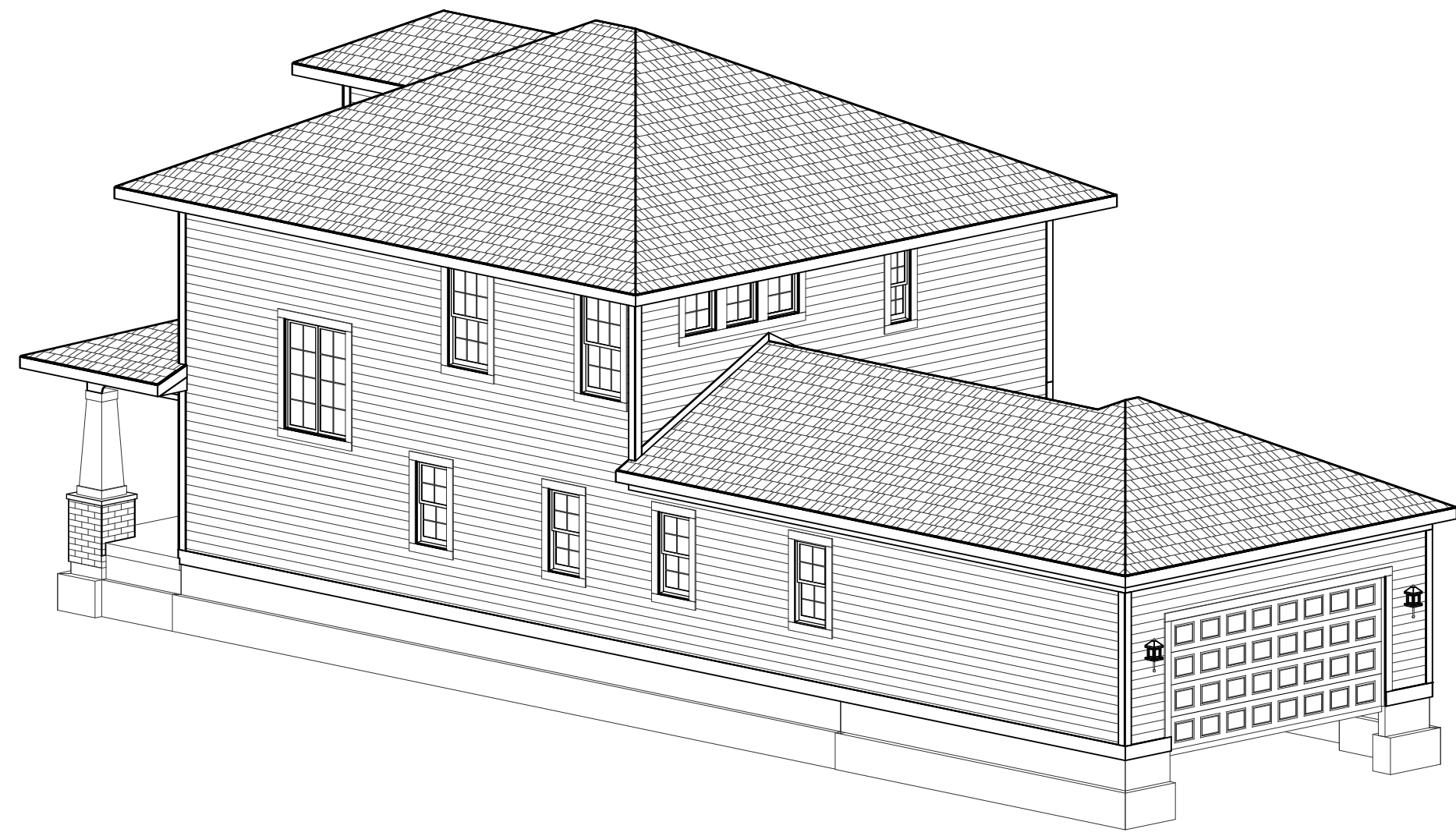


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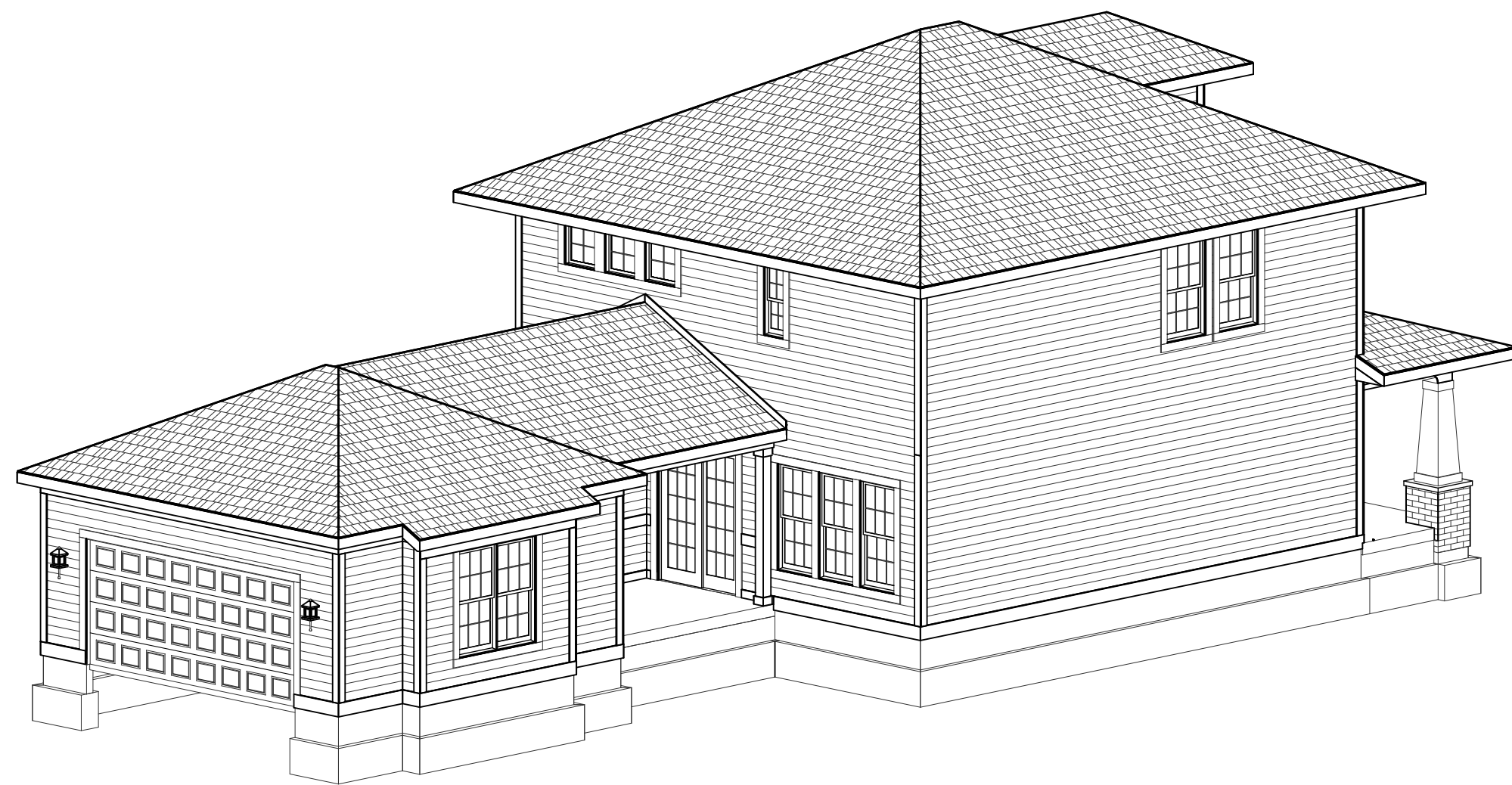


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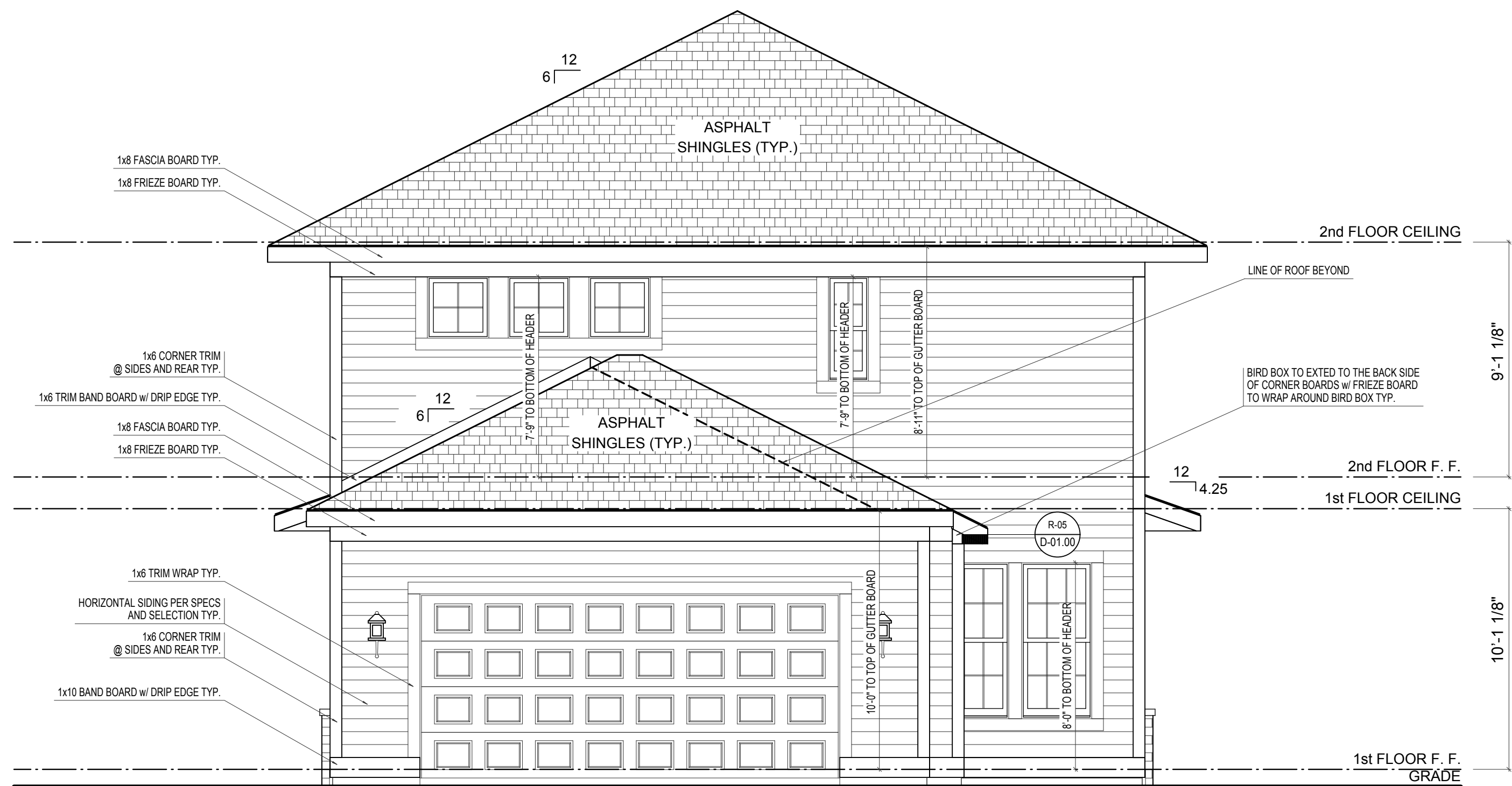
© CGVisions 2004 PLAN CREATION DATE 05/06/2014



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

ELEVATION 'A' BASE FINAL

SCALE: 1/4"=1'-0"

ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				

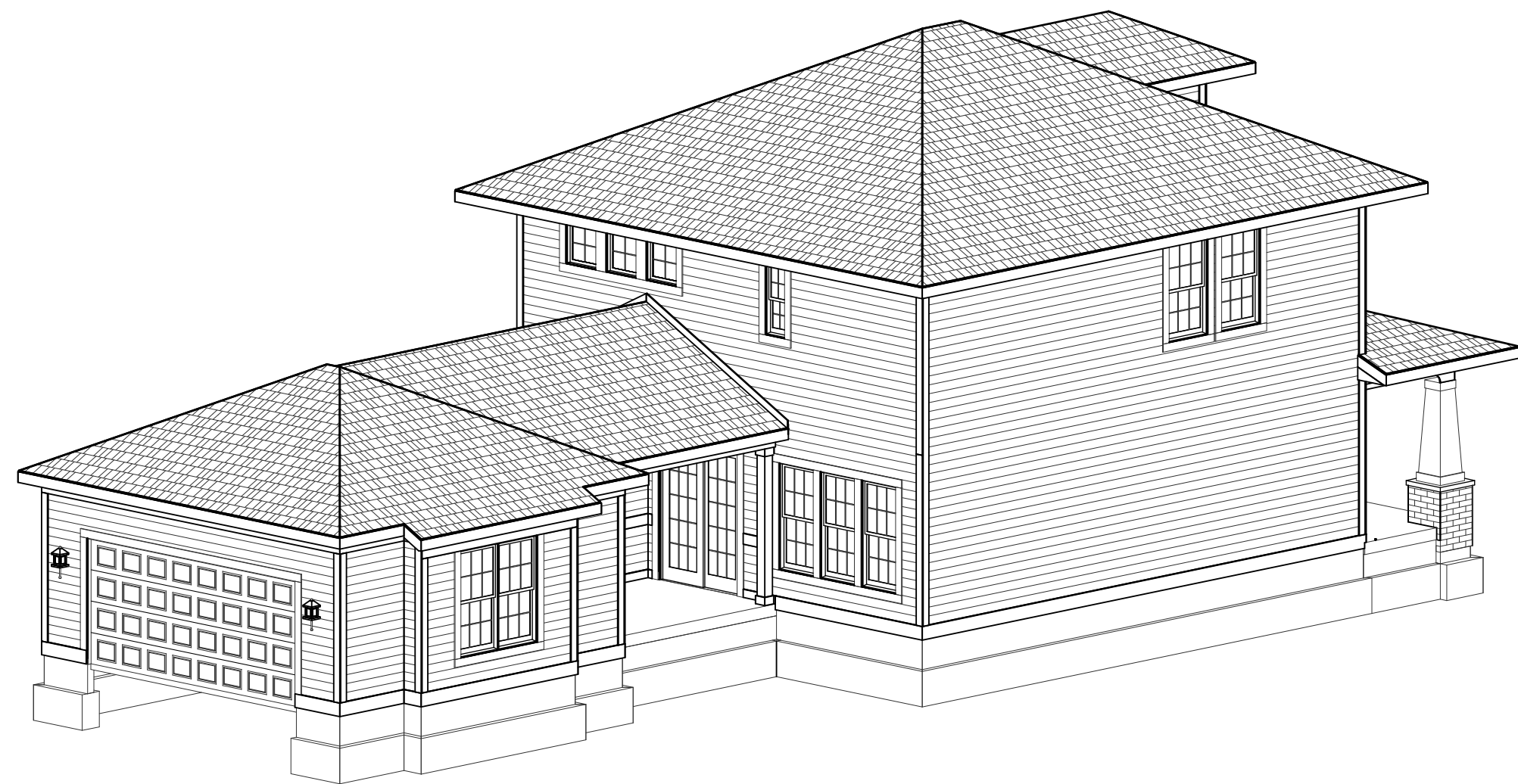


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SHEET NUMBER		A-02	

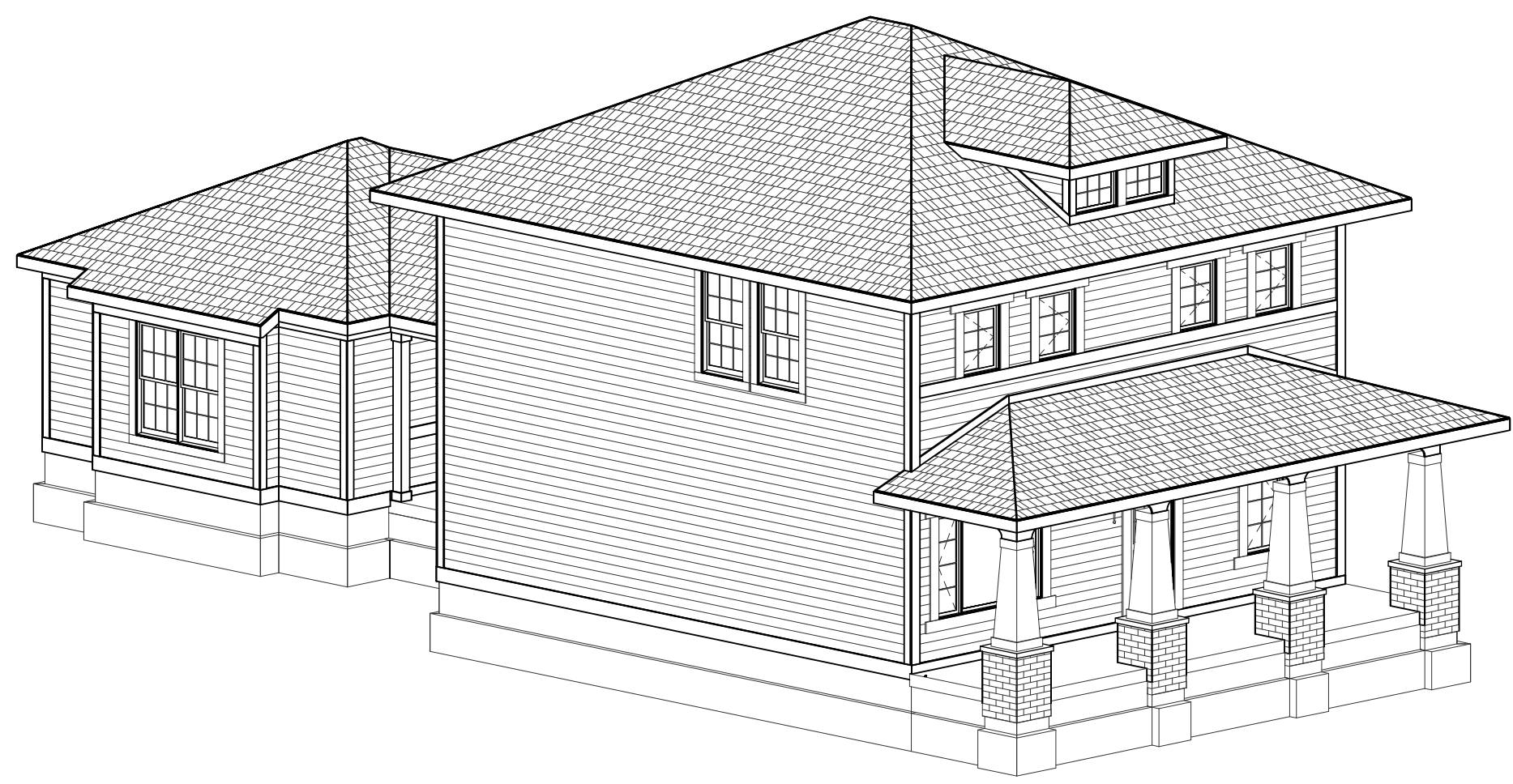


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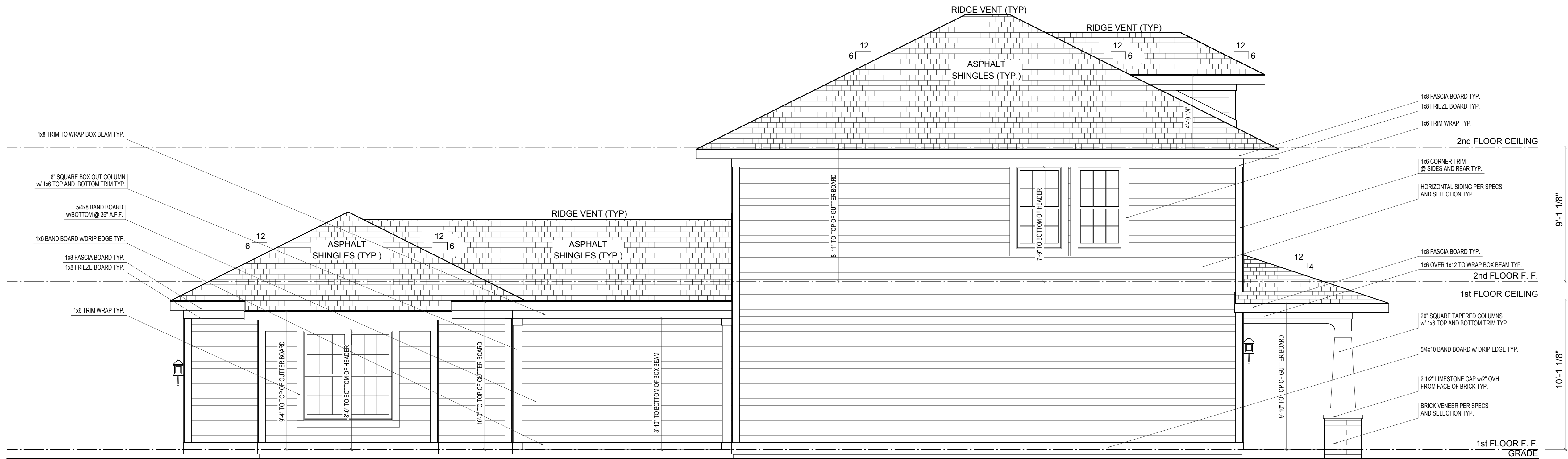
PRINT DATE: 09/12/2014	
EH_1075	FOR: Estridge Homes LOCATION:
SHEET NUMBER A-03	



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

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SCALE: 1/4"=1'-0"

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



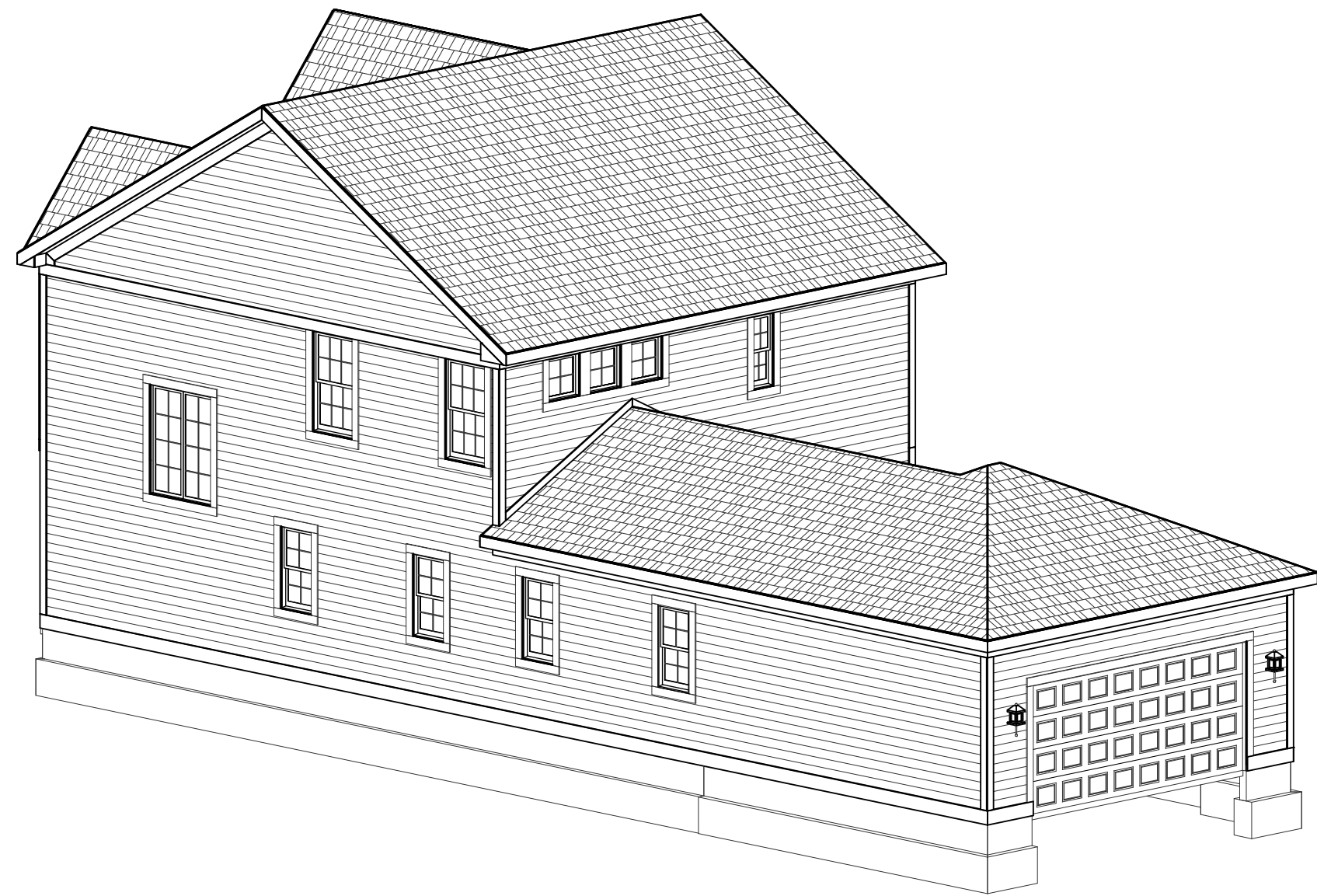
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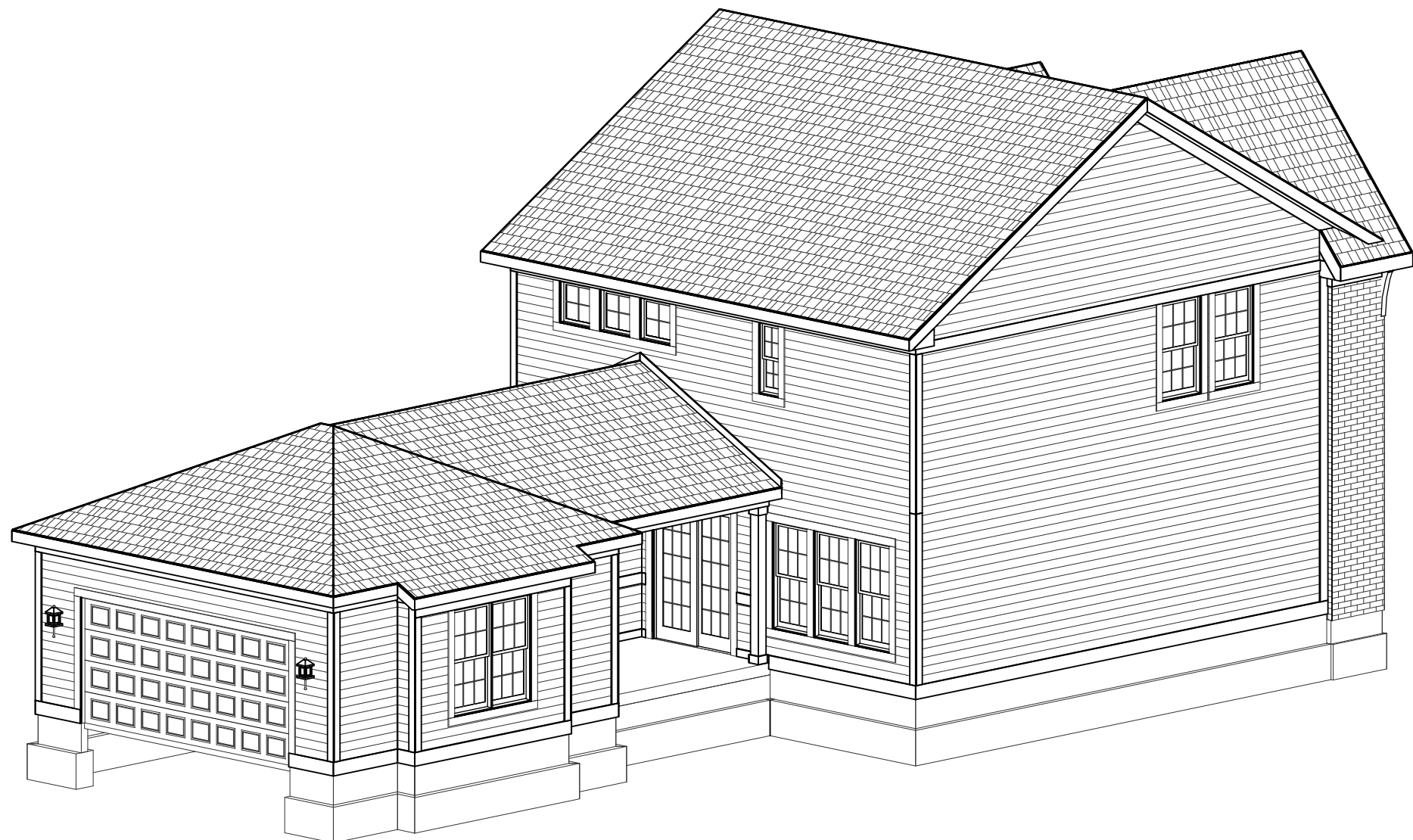
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SHEET NUMBER				
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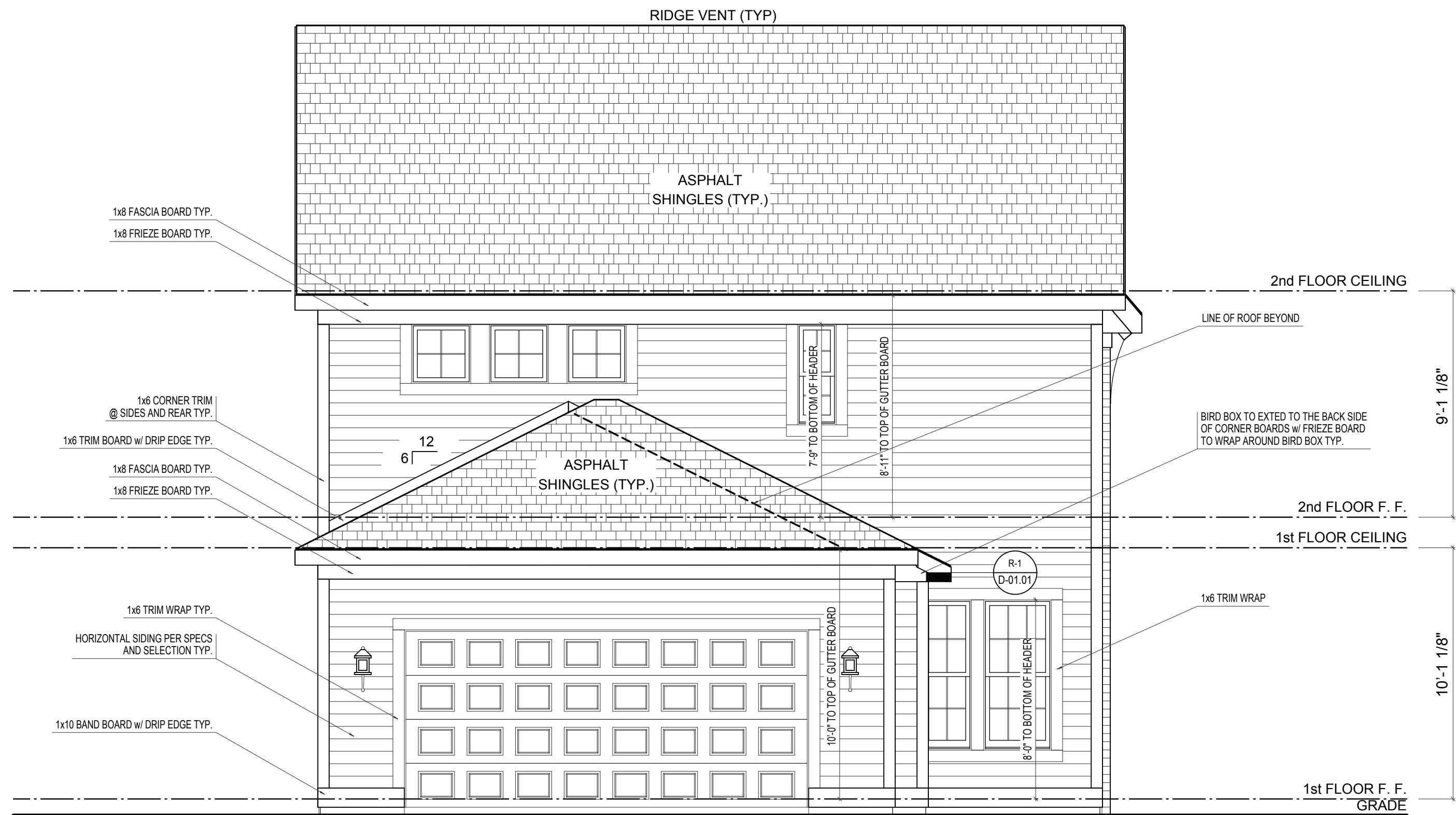
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REAR-RIGHT



REAR-LEFT



REAR ELEVATION

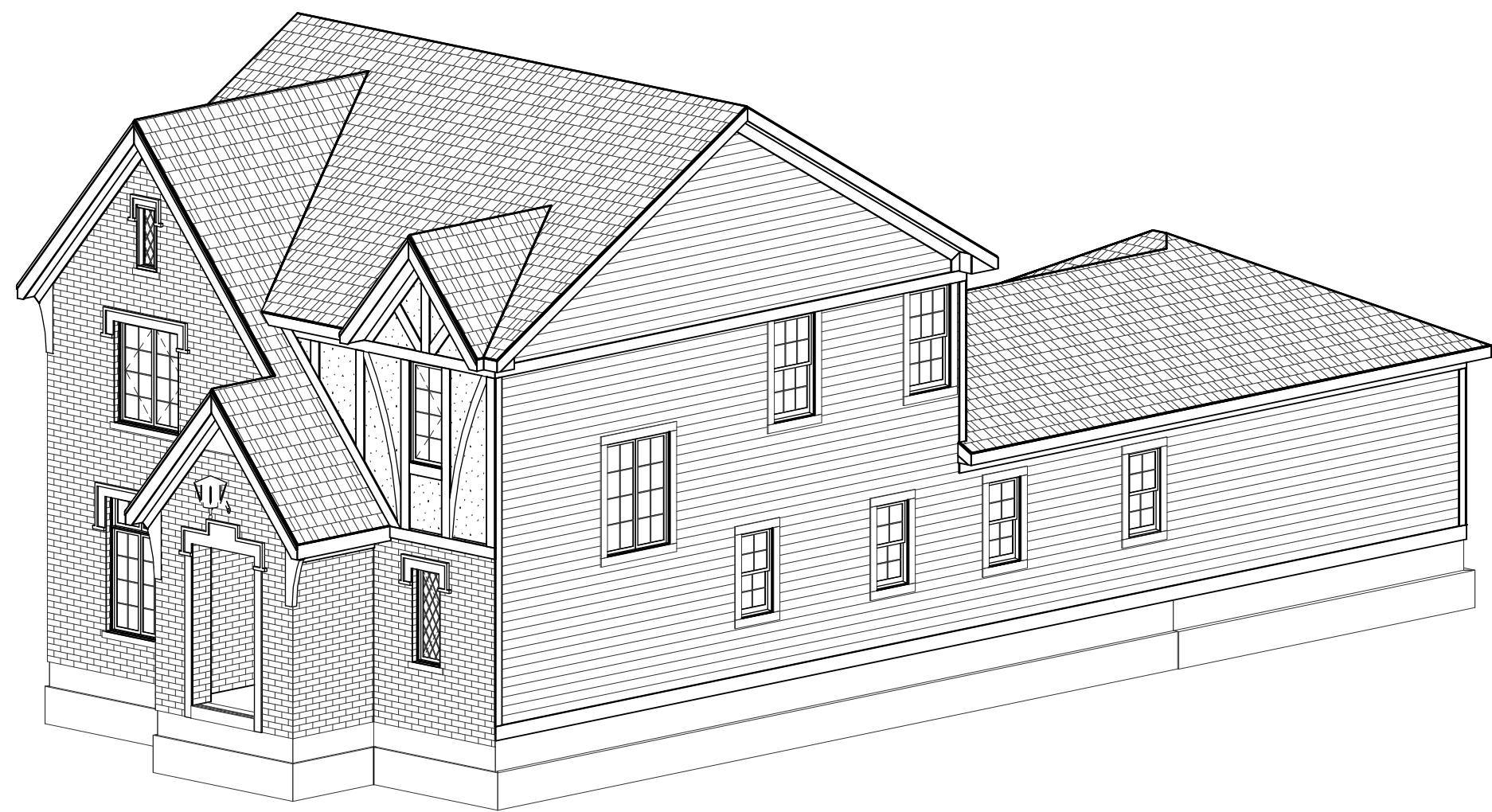
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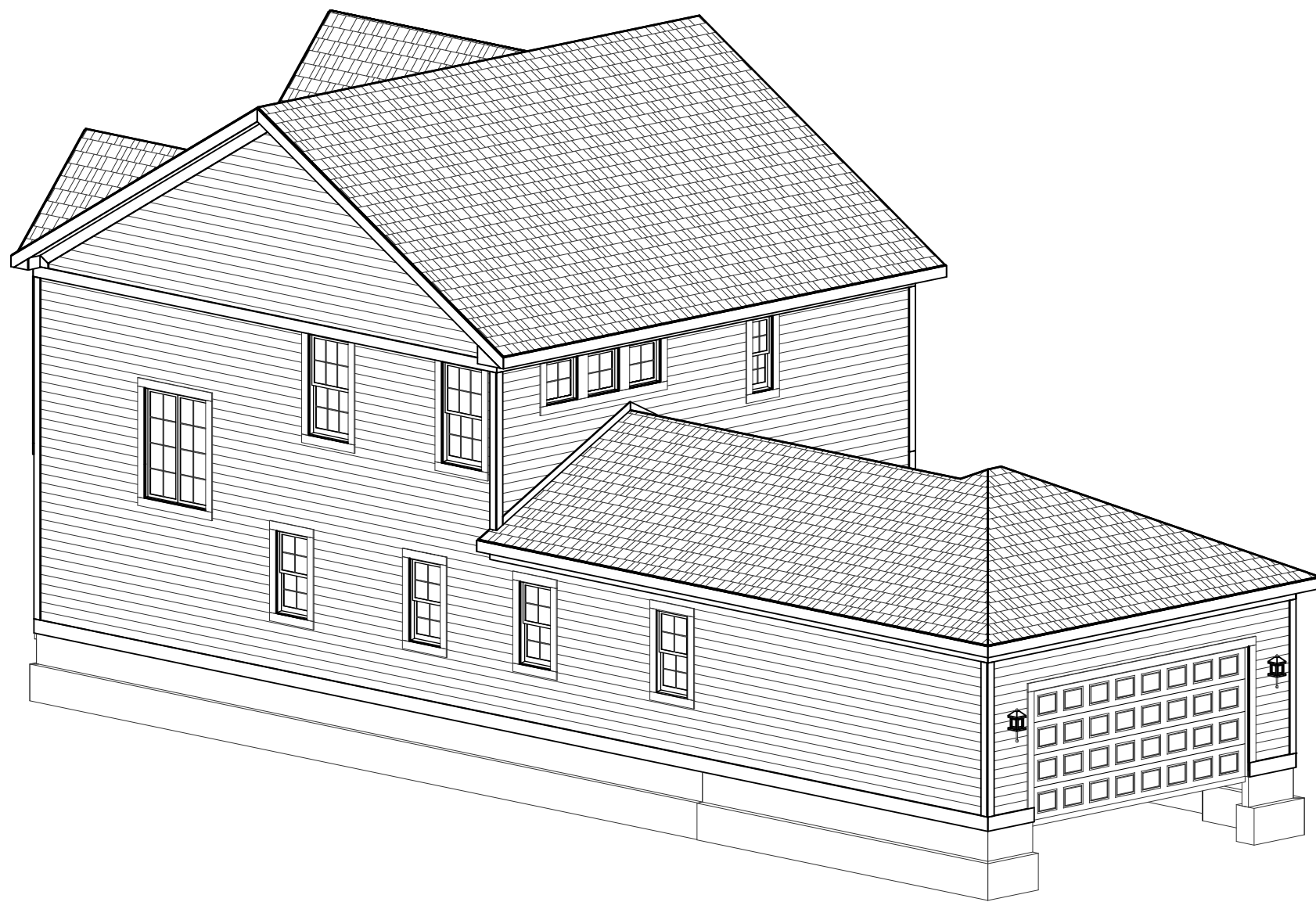
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GARAGE REAR				



PRINT DATE: 10/08/2014			
EH_1075	FOR:	Estridge Homes	LOCATION:
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	A-02		



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

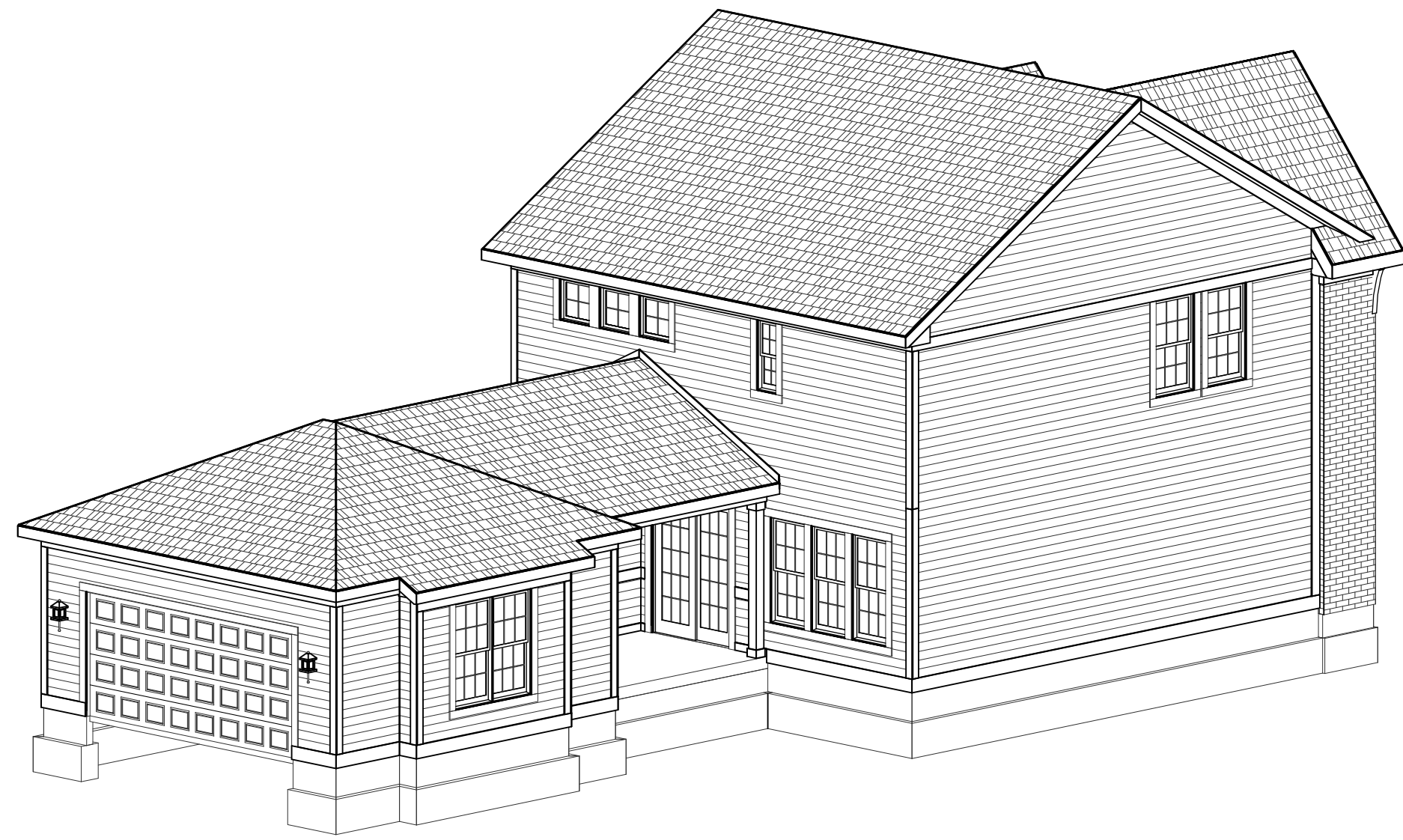
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GARAGE REAR			



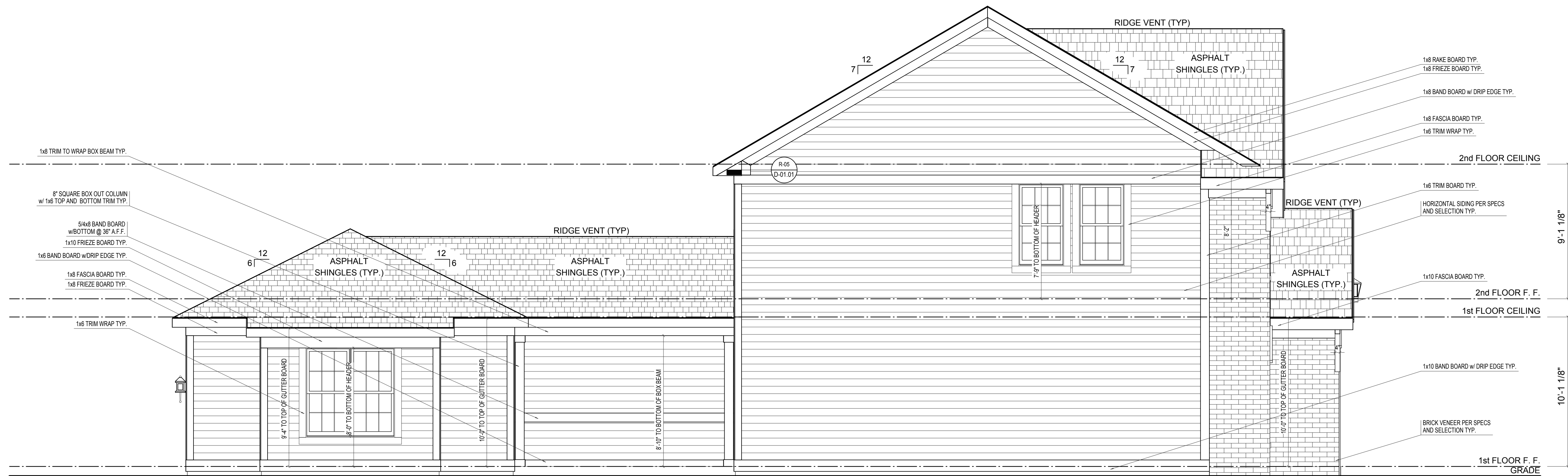
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	A-03		



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

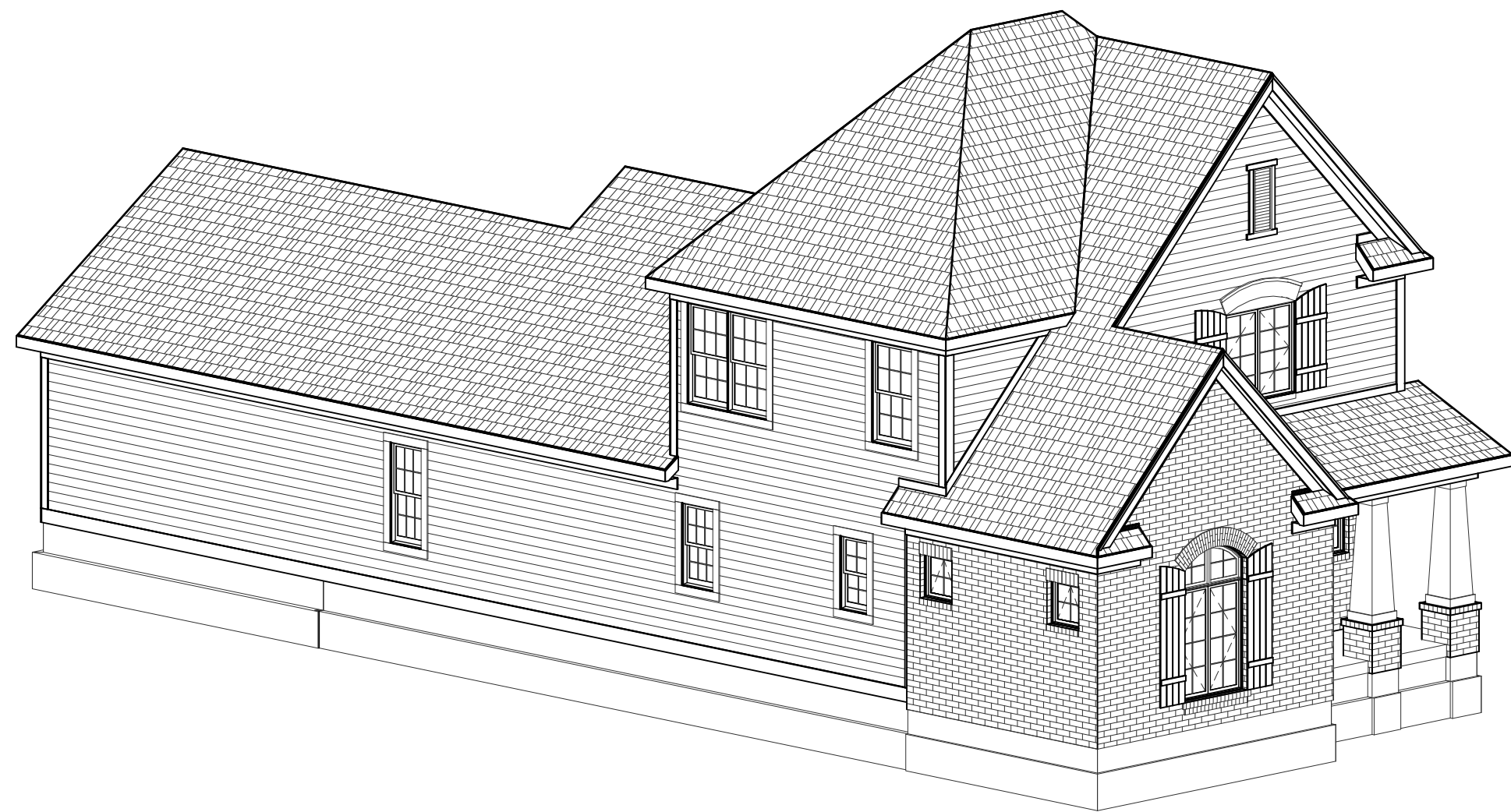
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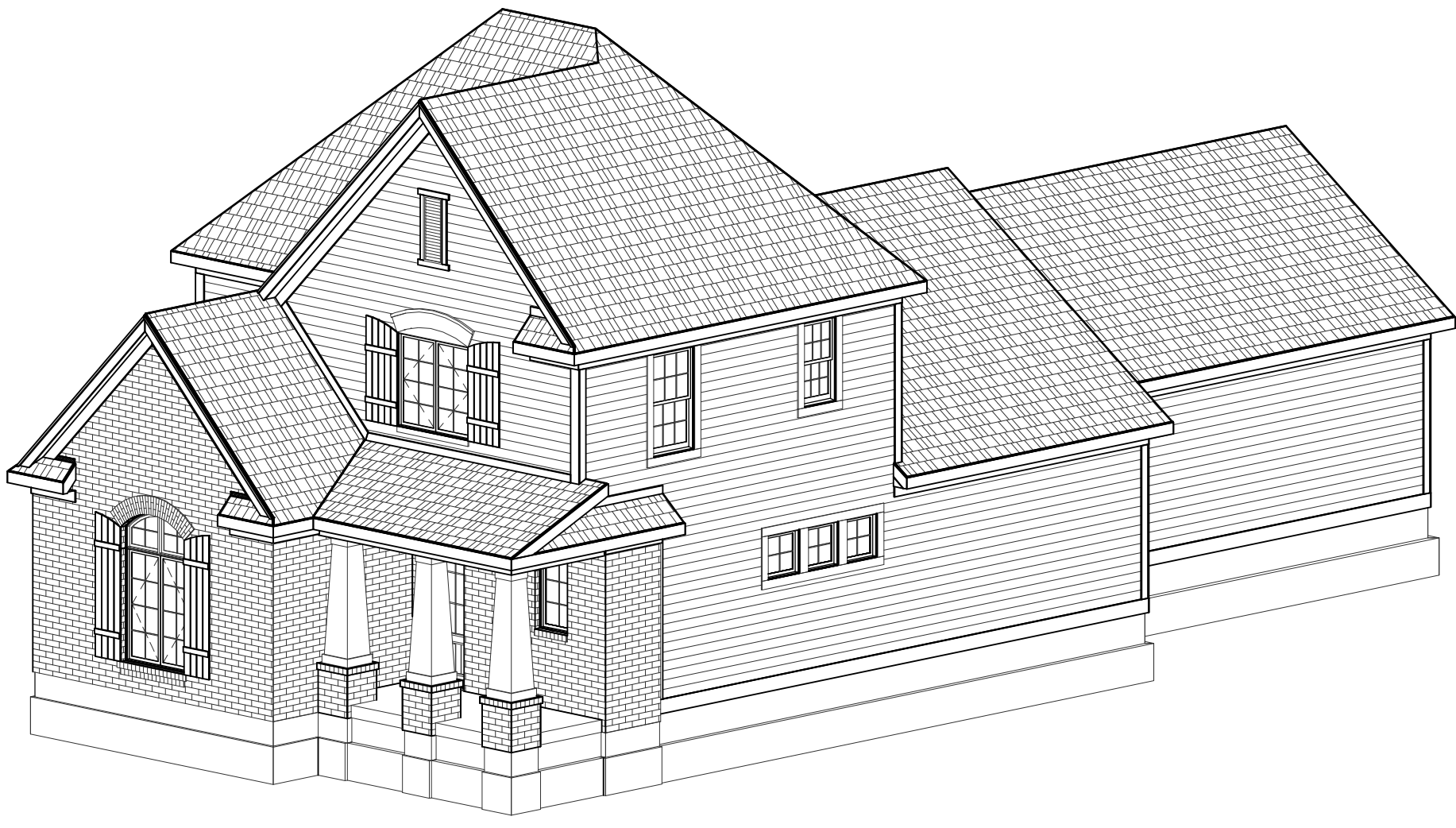
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GARAGE REAR			



PRINT DATE: 10/08/2014			
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A-04			



FRONT-LEFT



FRONT-RIGHT



FRONT ELEVATION

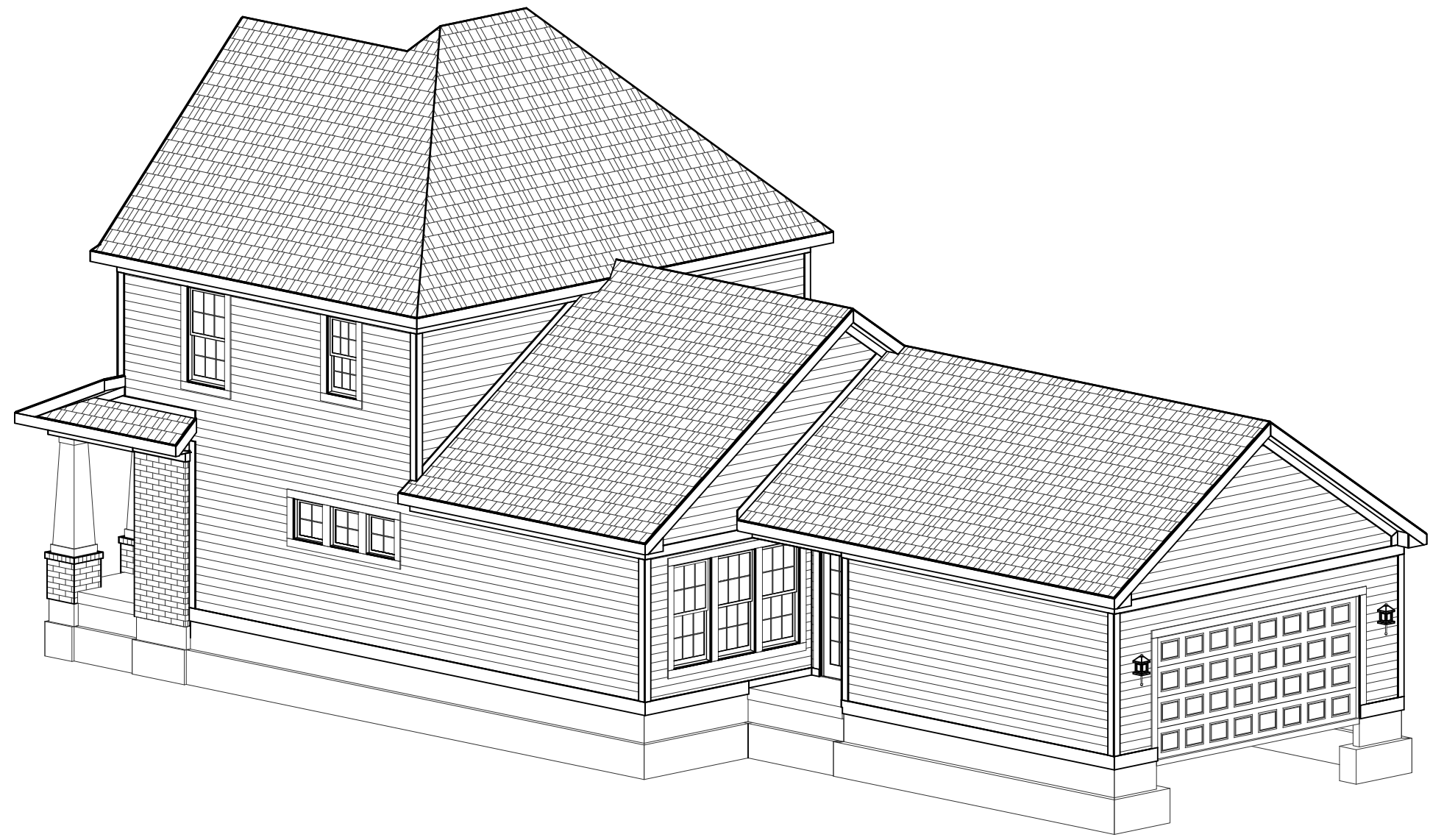
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ELEVATION REVIEW ONLY

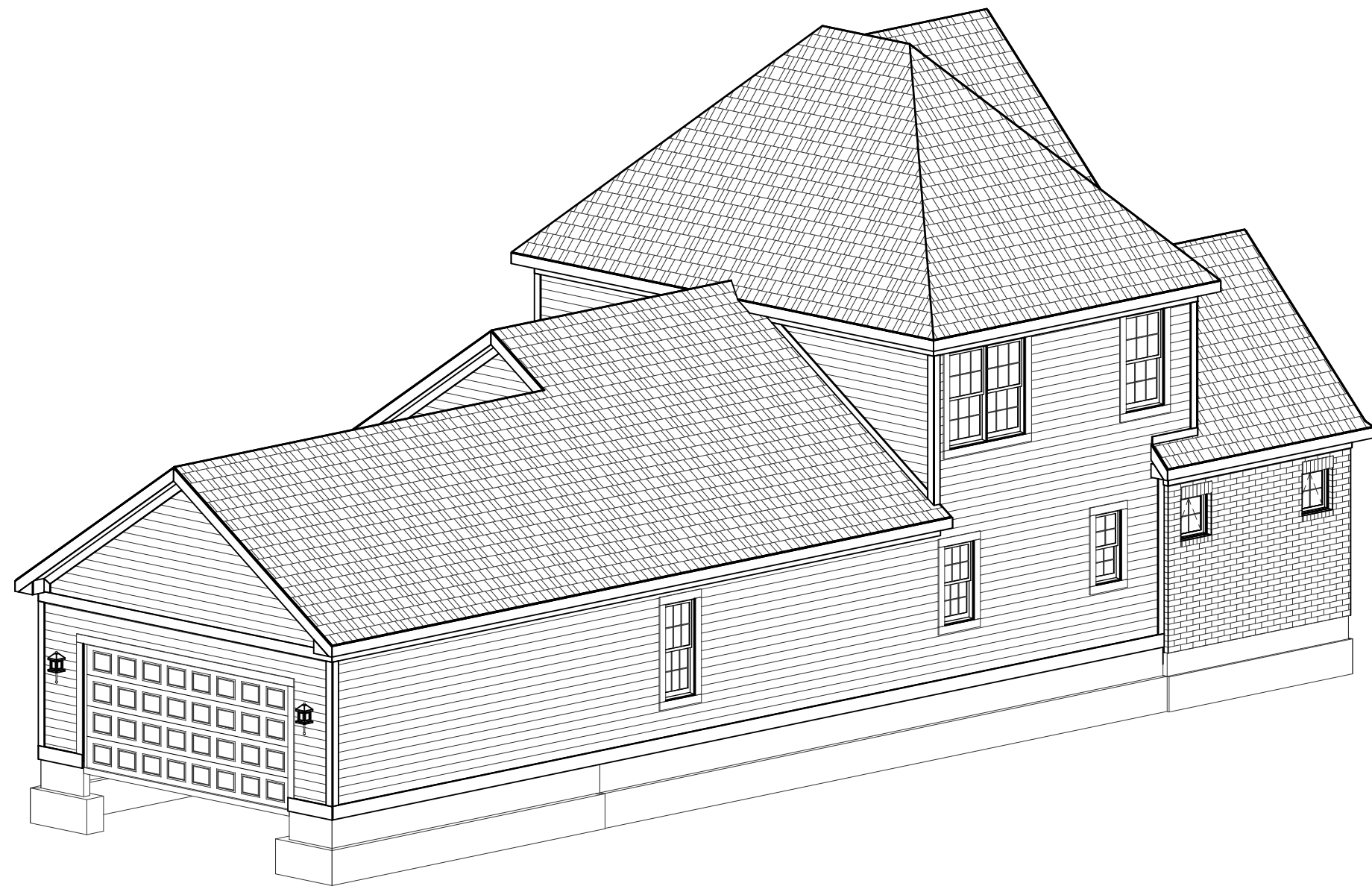
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GARAGE REAR			



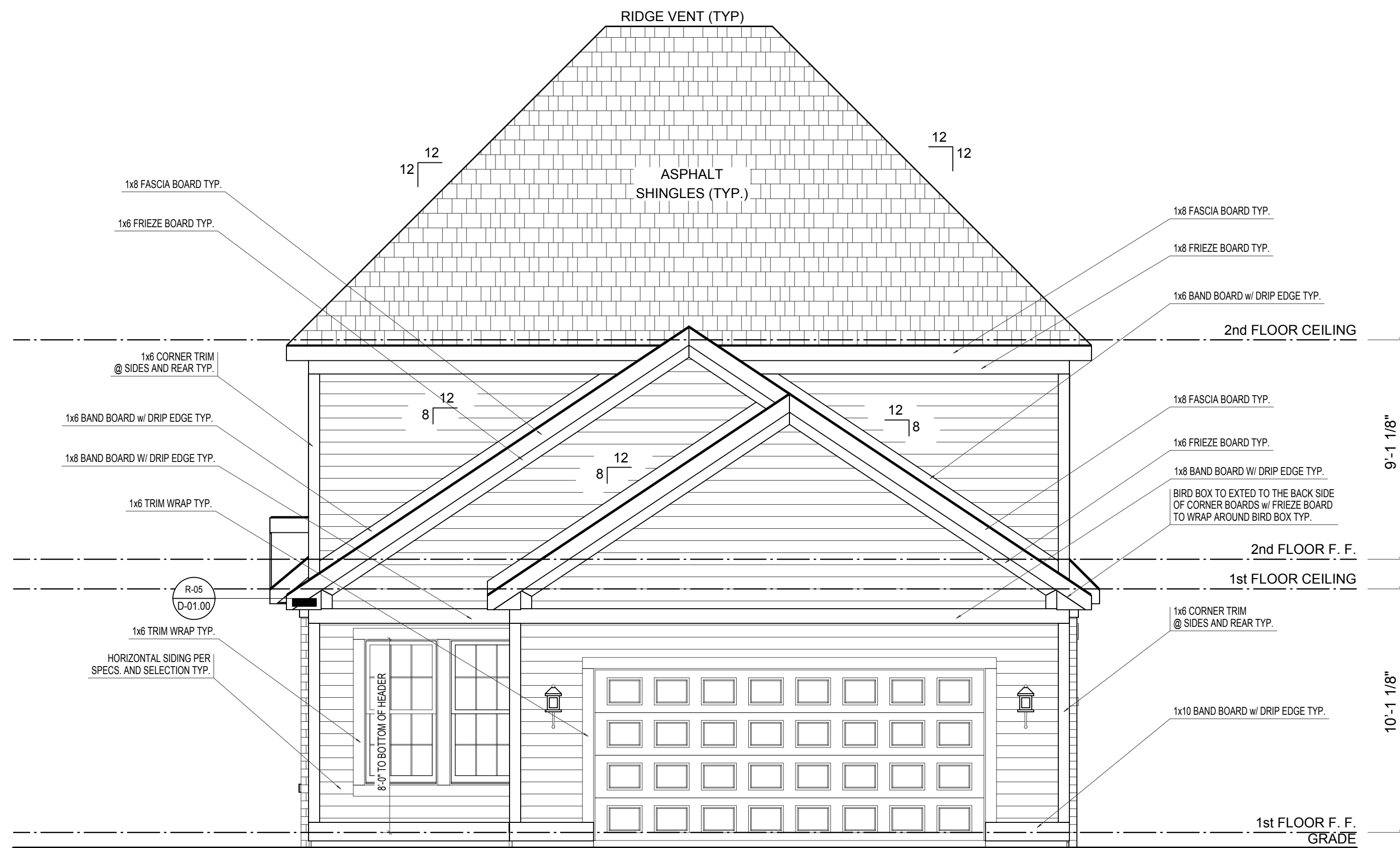
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FOR:	Estridge Homes		
	LOCATION:		
SHEET NUMBER			
A-01			



REAR-RIGHT



REAR-LEFT



REAR ELEVATION

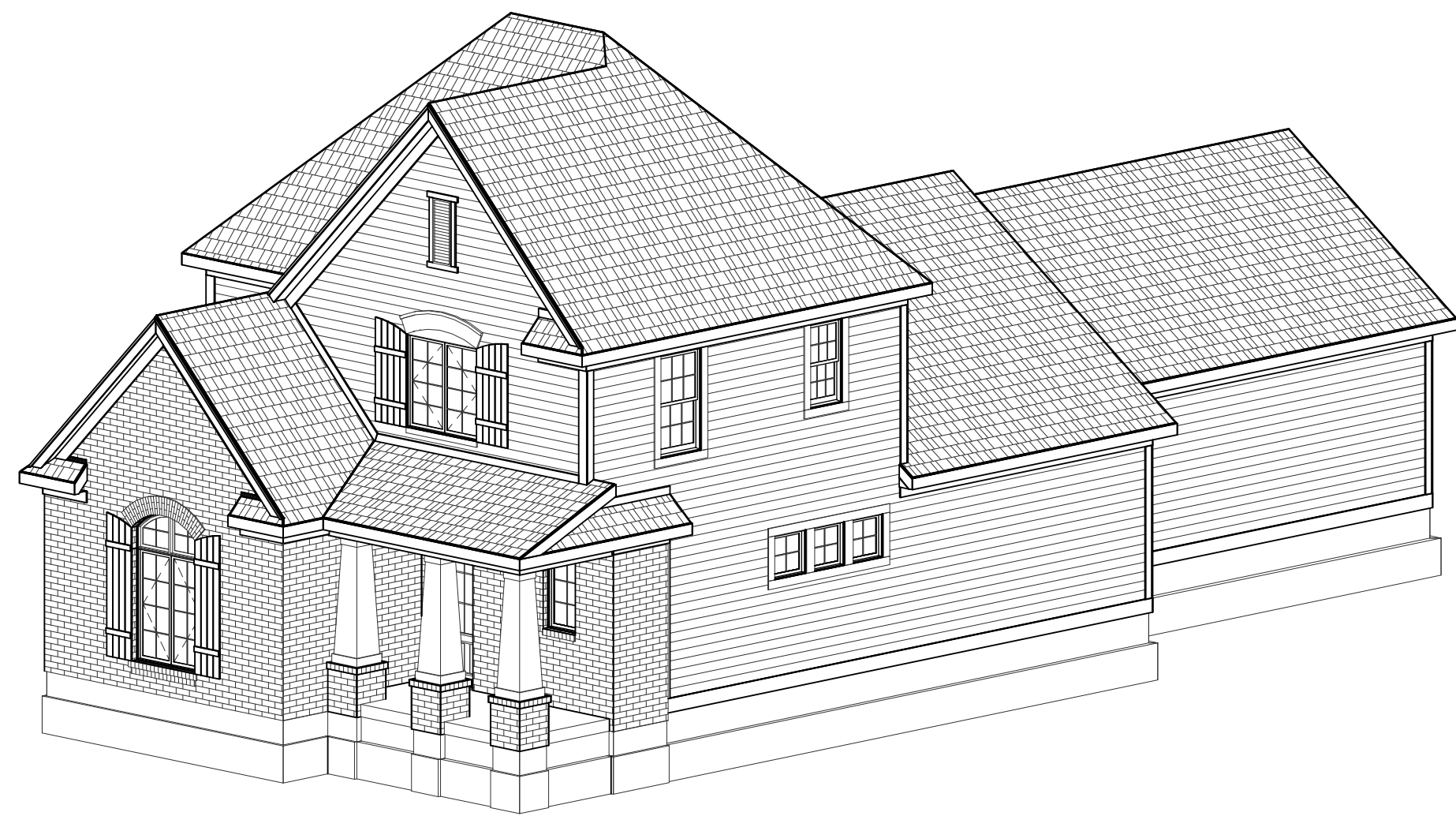
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ELEVATION REVIEW ONLY

ELEVATION A	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 08/01/2014			
EH_1090	FOR:	Estridge Homes	LOCATION:
SHEET NUMBER			
A-02			



FRONT-RIGHT



REAR-RIGHT



RIGHT ELEVATION

SCALE: 1/4\"=1'-0"

ELEVATION REVIEW ONLY

REMARKS

DATE

REV. NO.

ELEVATION A

GARAGE REAR



PRINT DATE:
08/01/2014

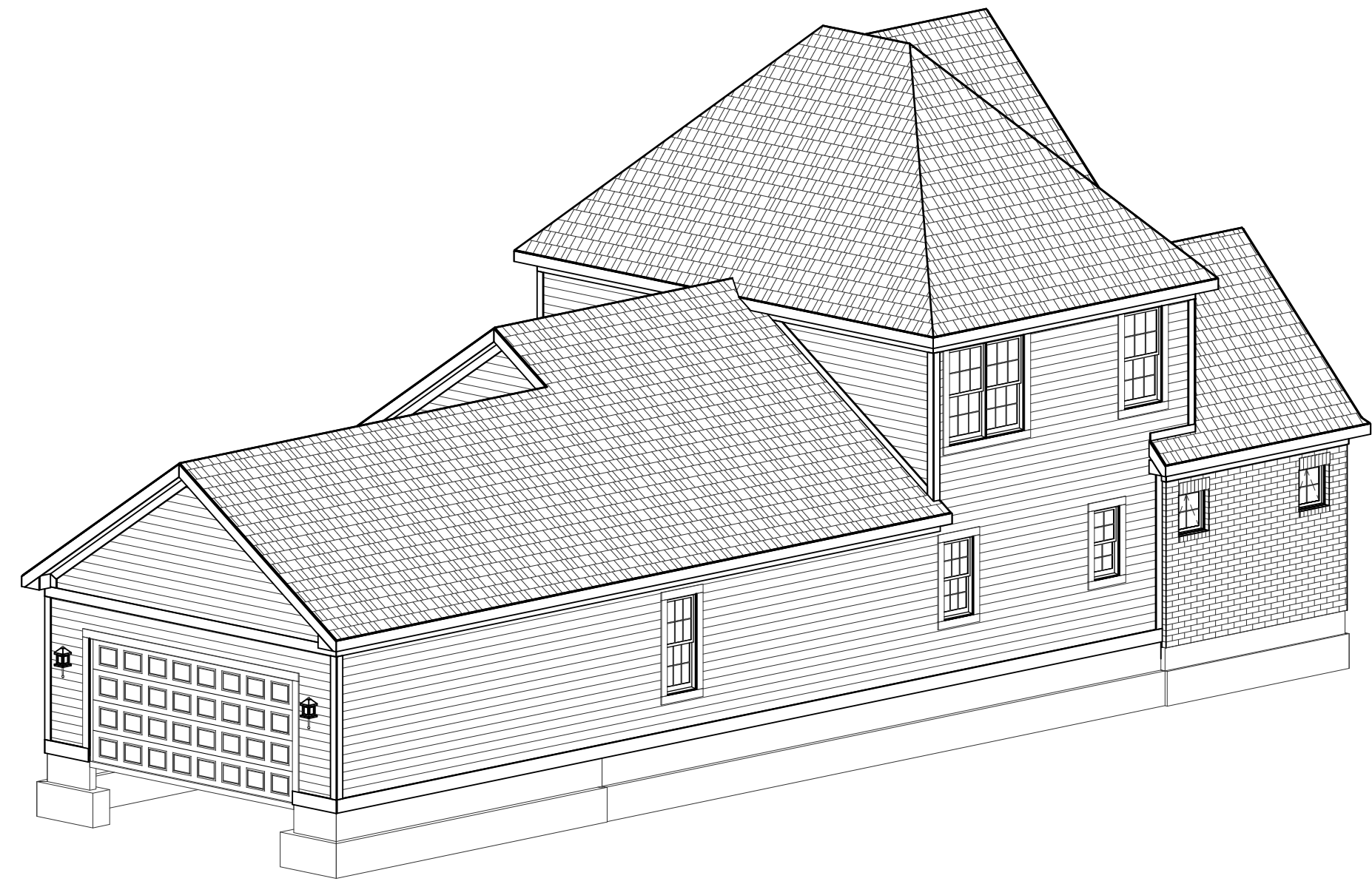
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FOR: Estridge Homes

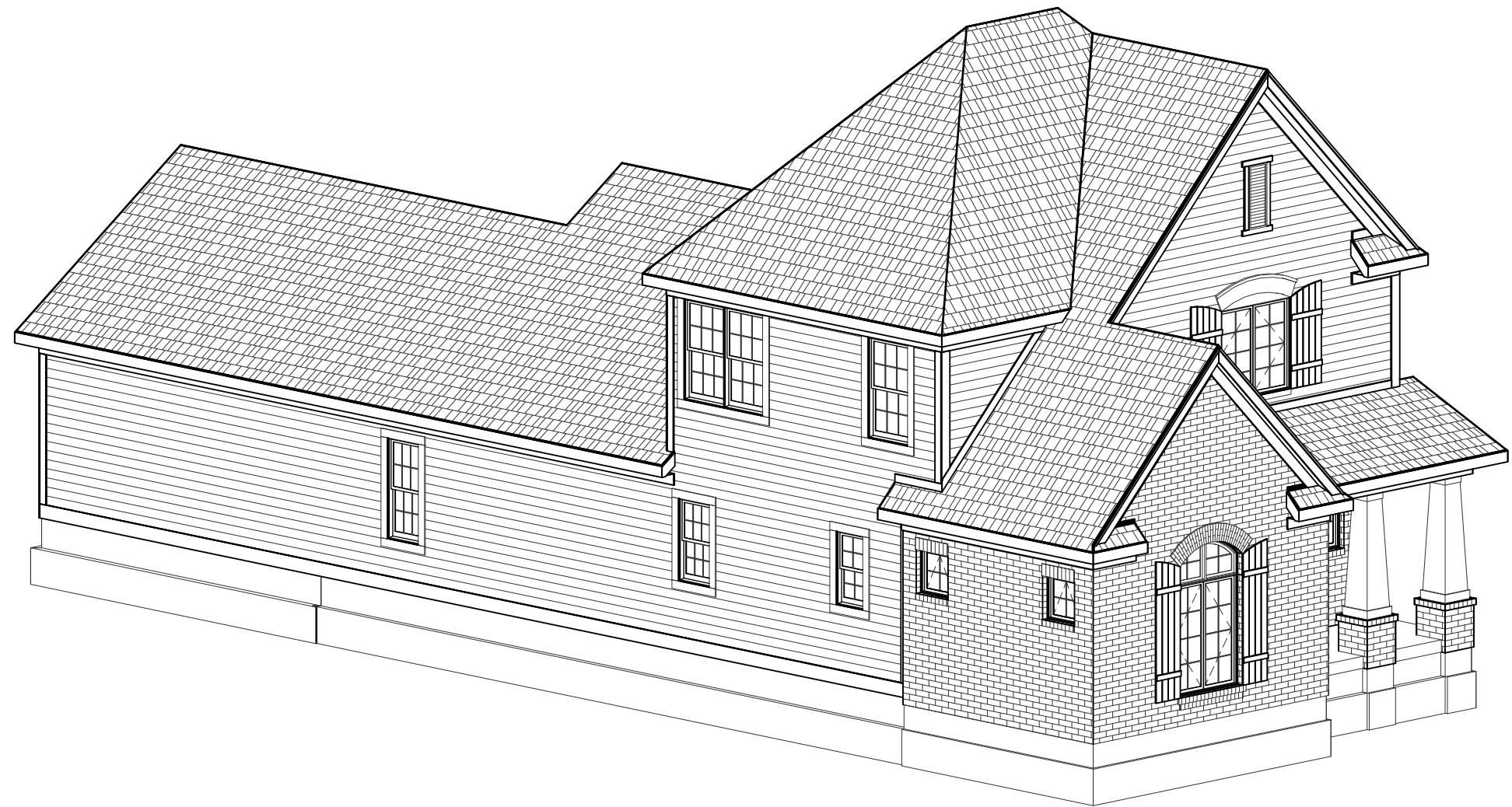
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SHEET NUMBER

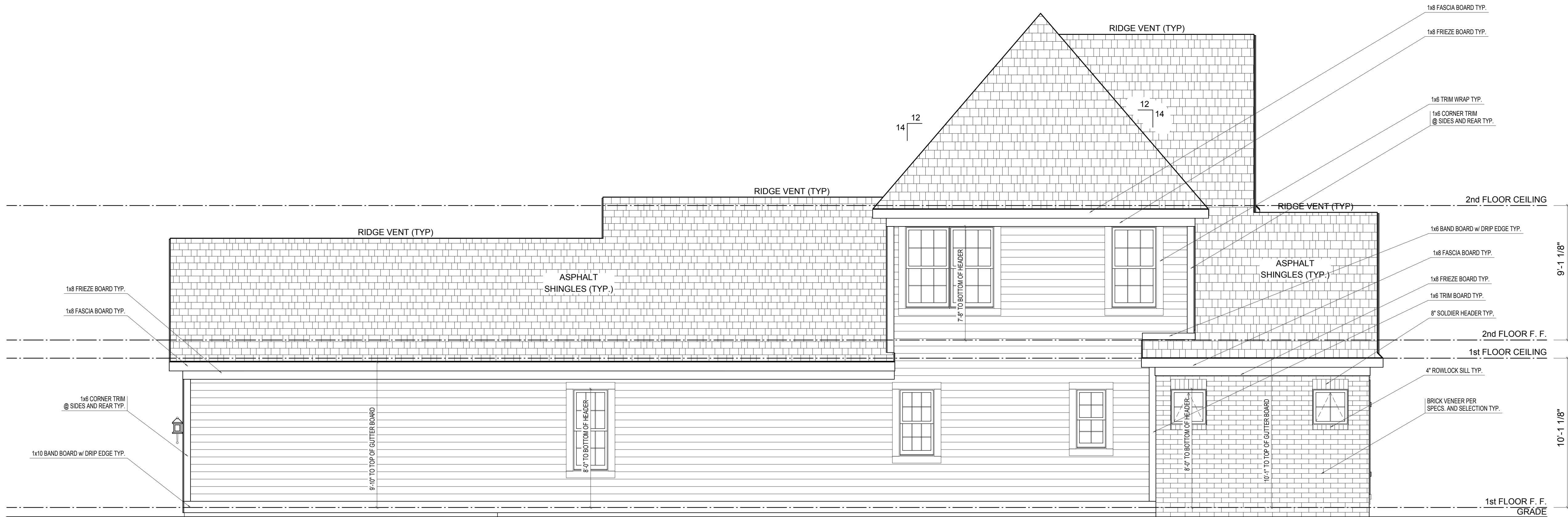
A-03



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

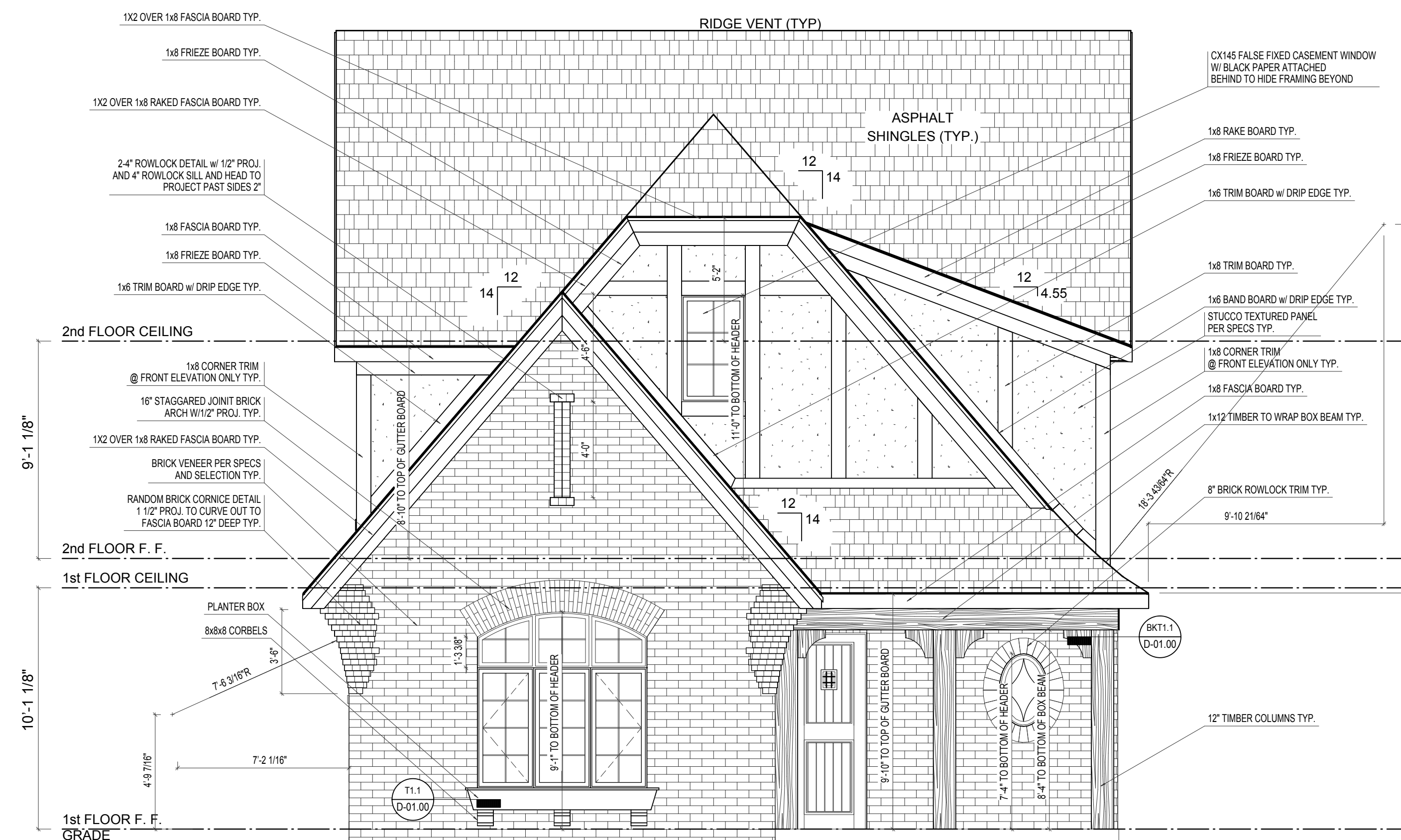
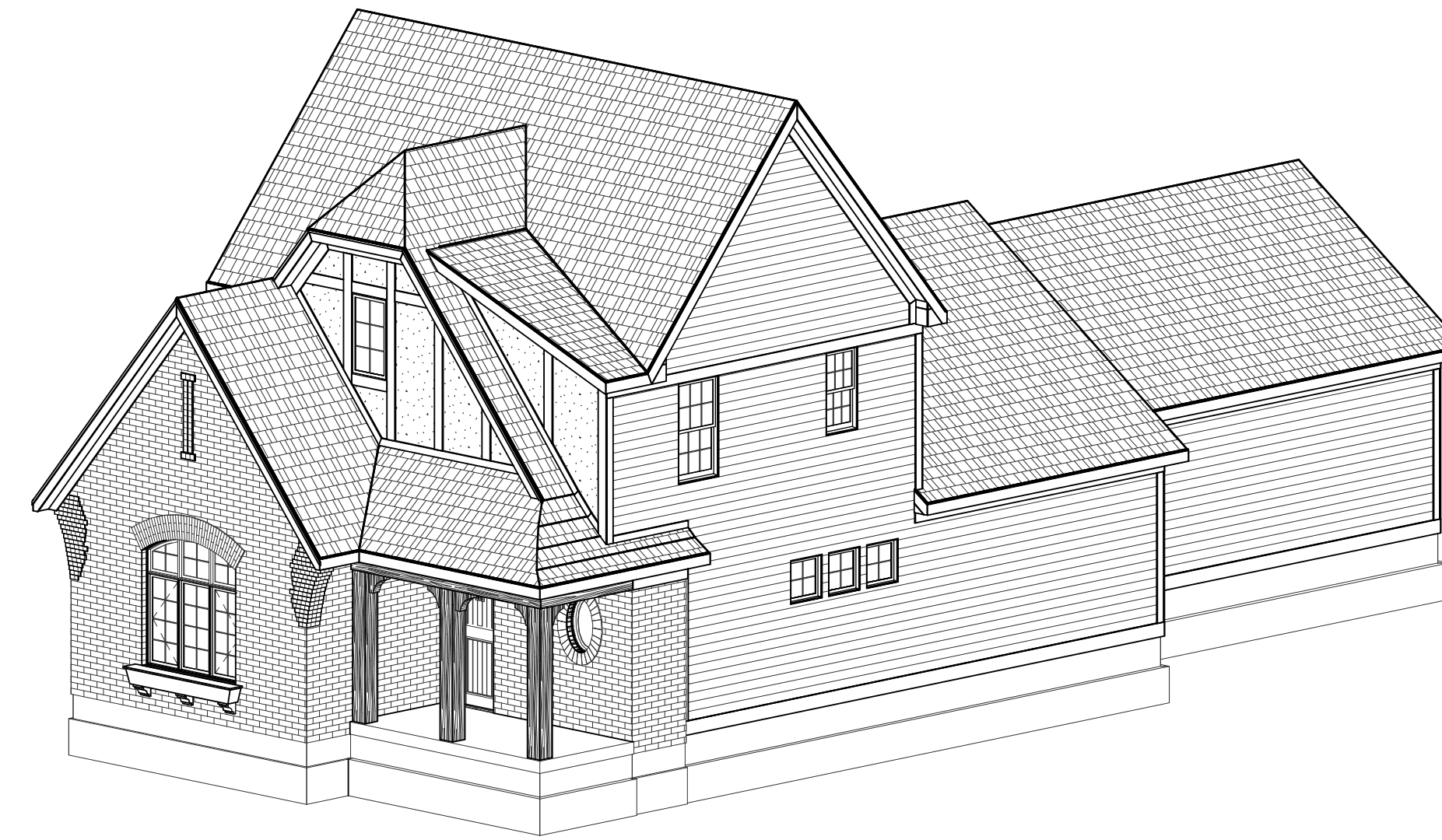
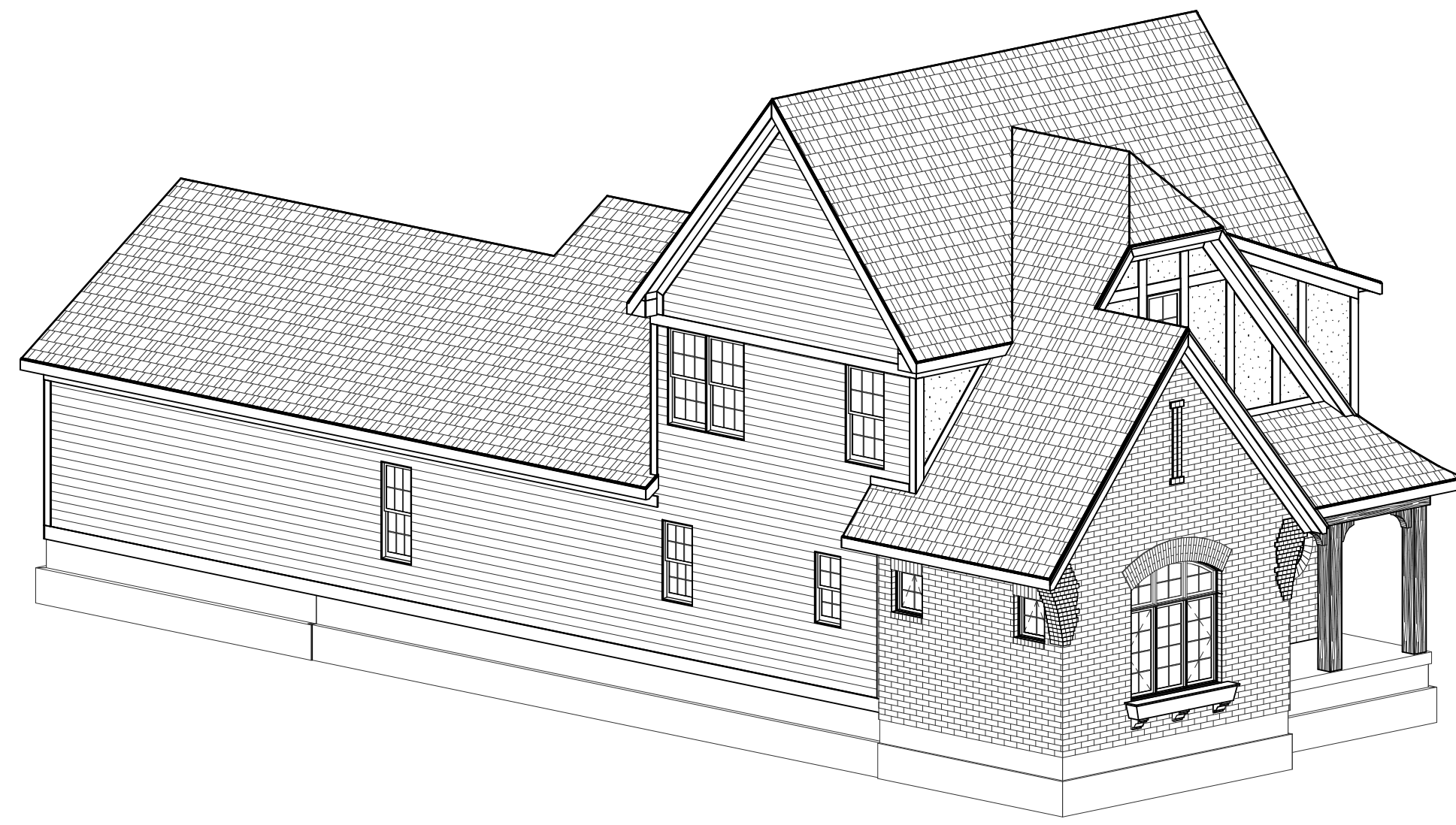
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ELEVATION REVIEW ONLY

ELEVATION A		REV. NO.	DATE	REMARKS
GARAGE REAR				



EH_1090		PRINT DATE: 08/01/2014	
FOR:	Estridge Homes		
LOCATION:			
SHEET NUMBER			
A-04			



FRONT ELEVATION

SCALE: 1/4"=1'-0"

[illegible]

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PRINT DATE:
06/10/2014

EH_1090

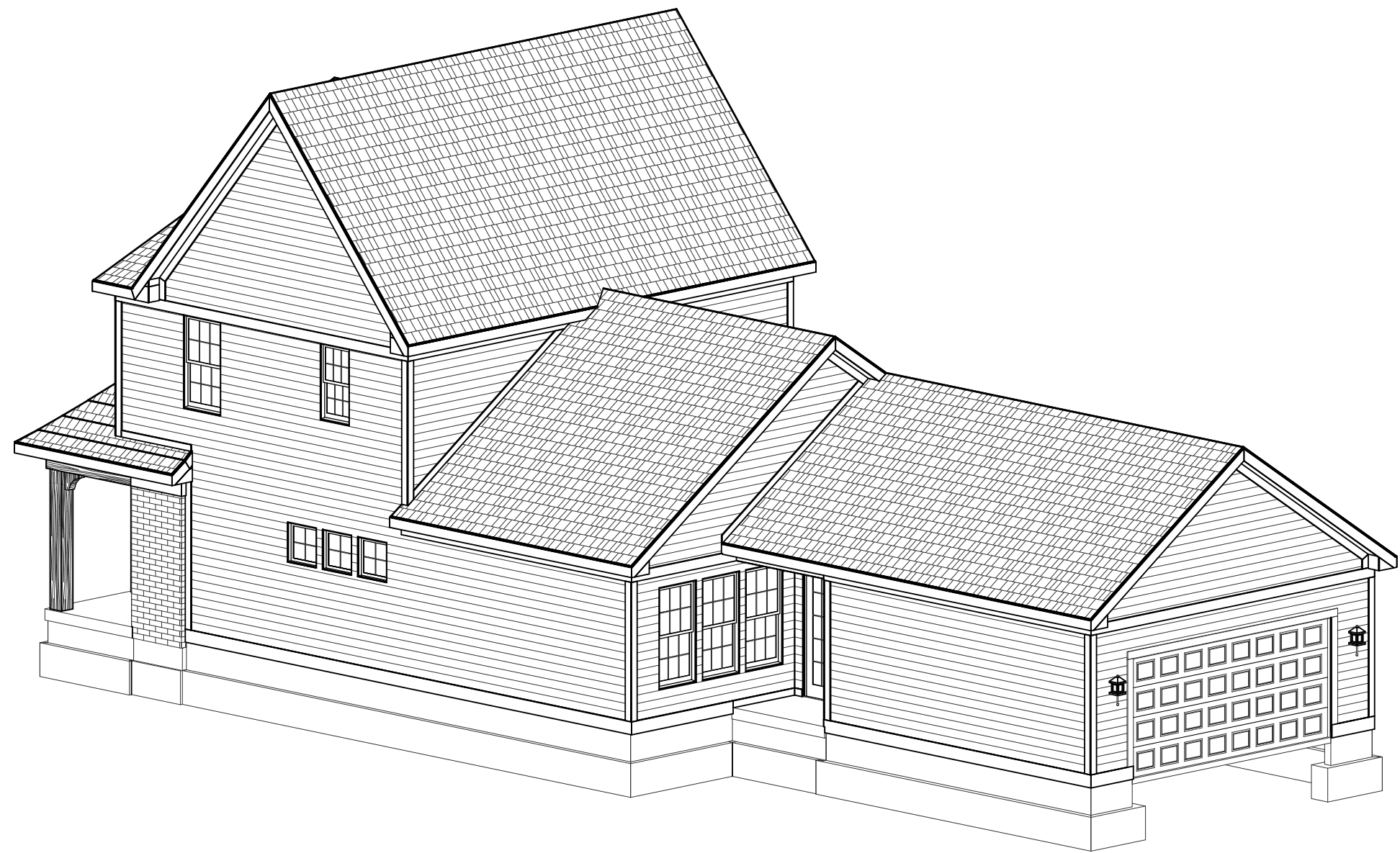
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Estridge Homes

LOCATION:

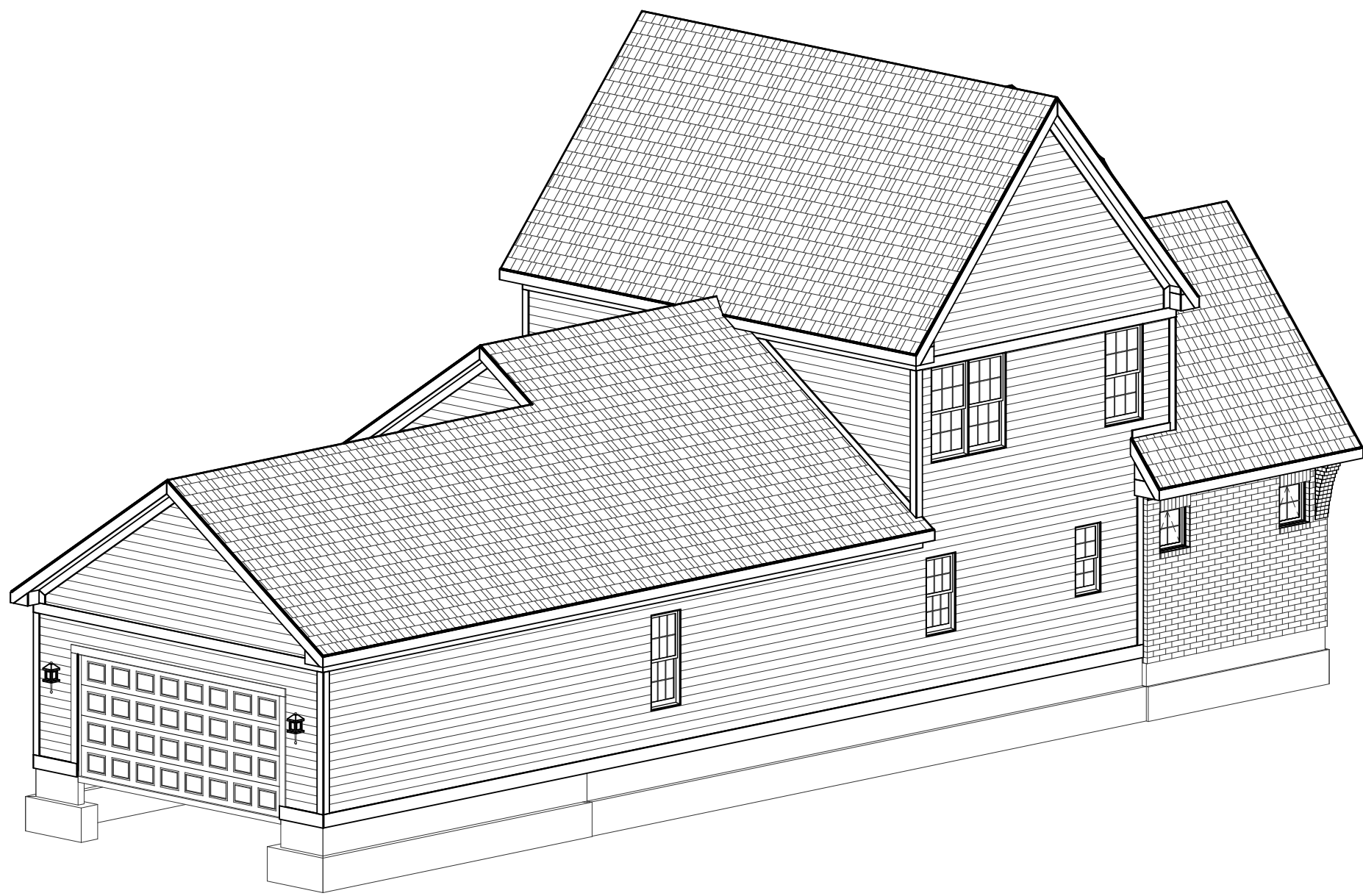
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A-01

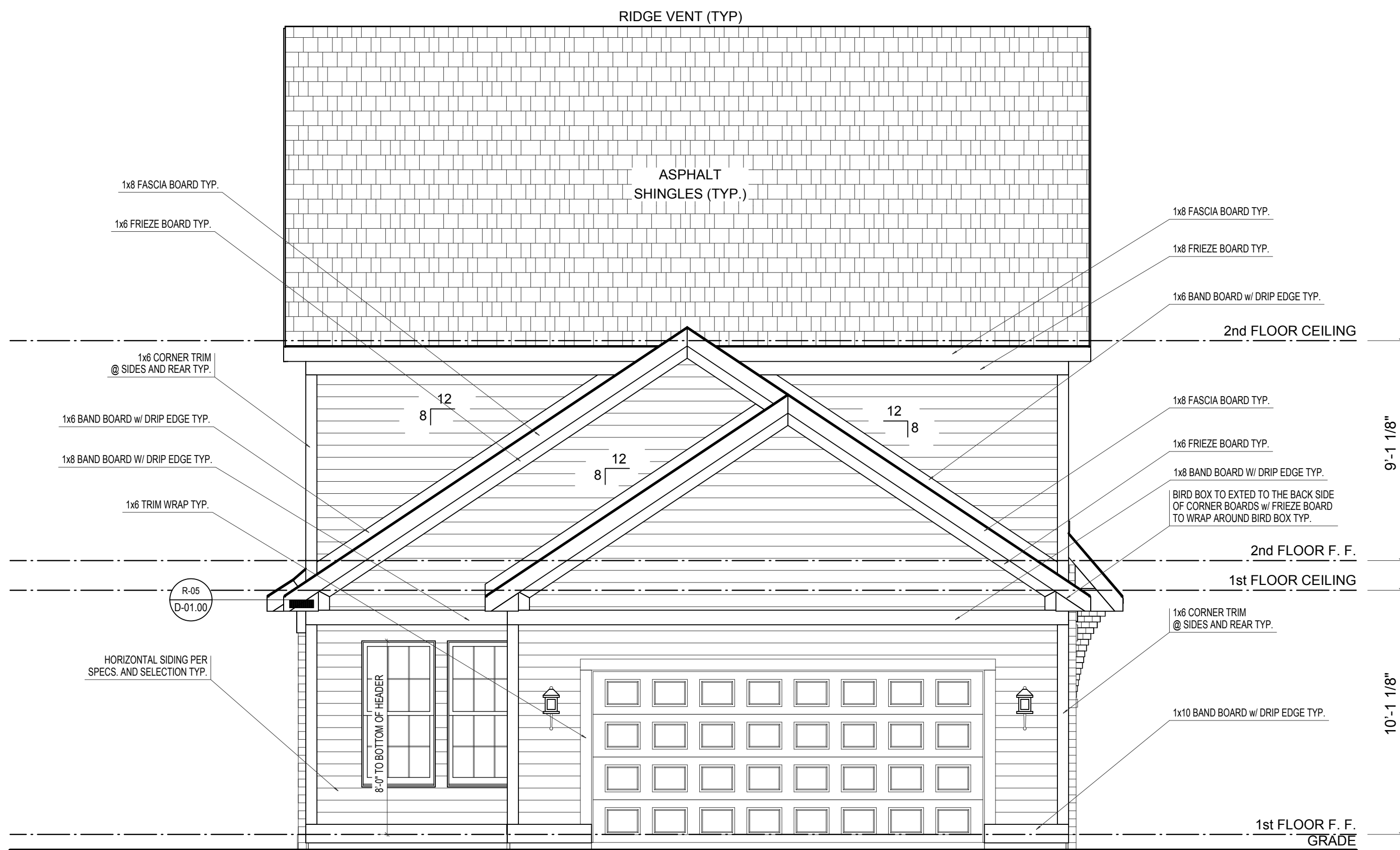
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REAR-RIGHT



REAR-LEFT



REAR ELEVATION

SCALE: 1/4"=1'-0"

ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE:
06/10/2014

EH_1090

FOR:
Estridge Homes
LOCATION:

SHEET NUMBER

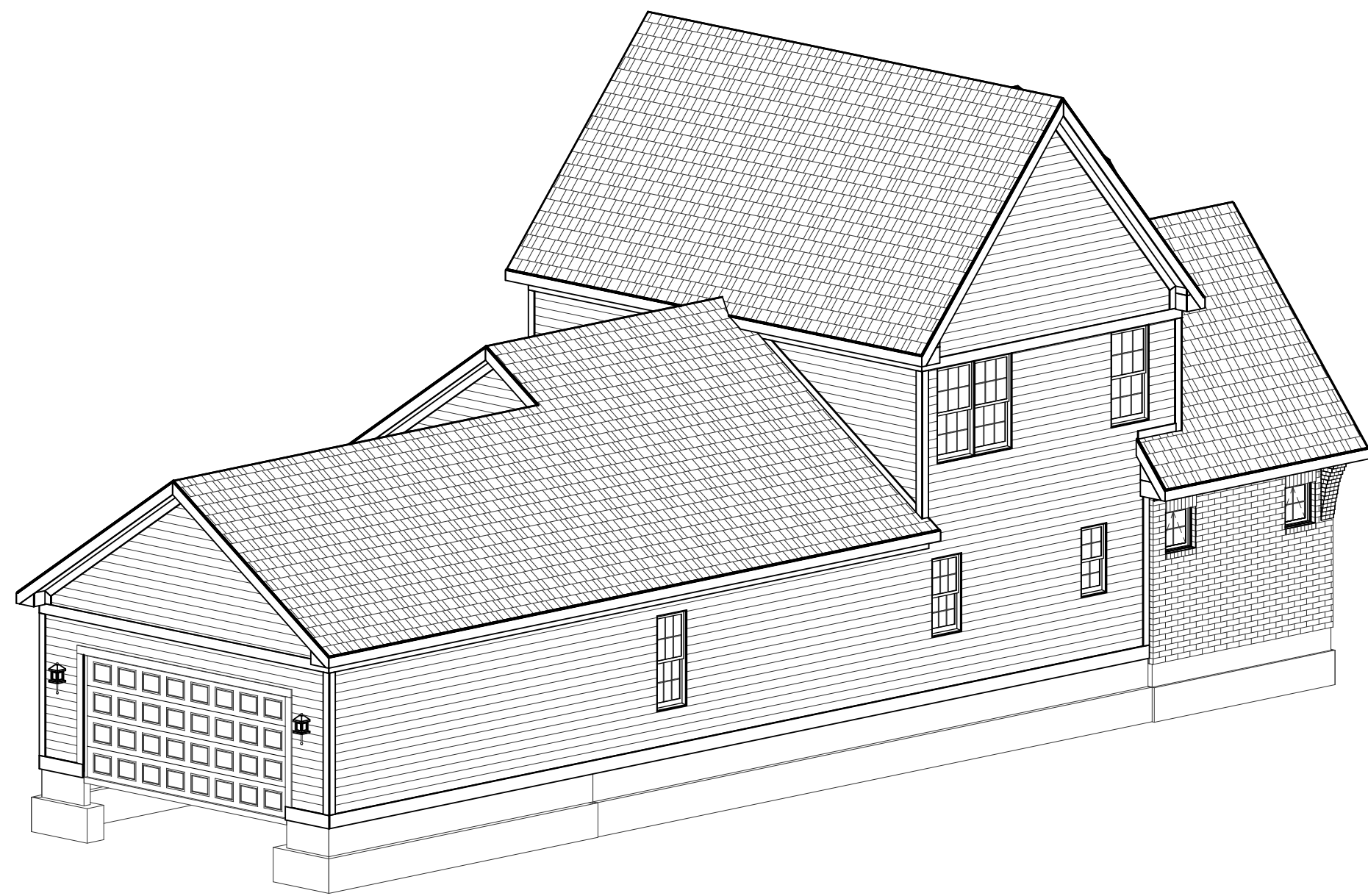
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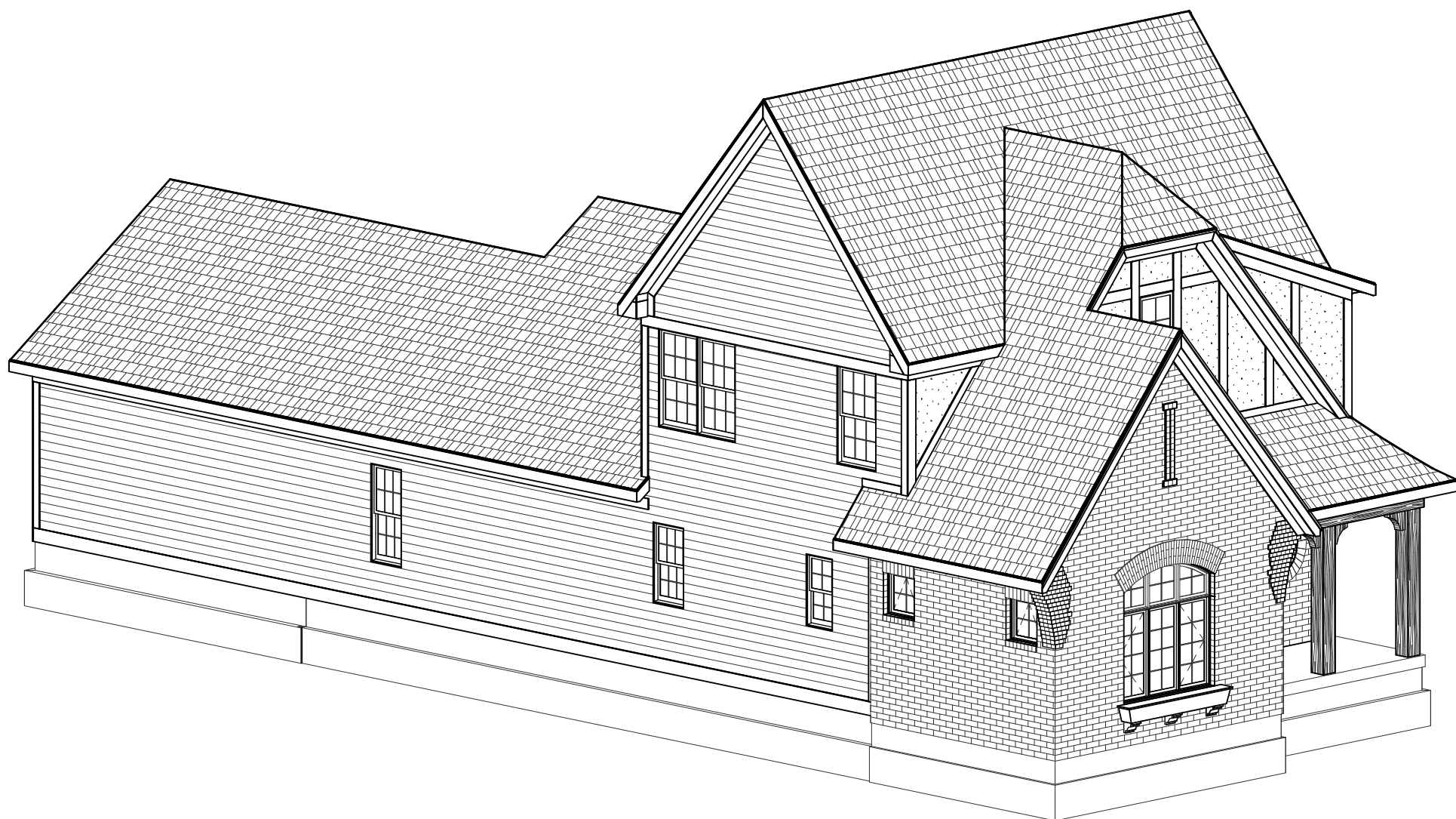
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PRINT DATE: 06/10/2014	
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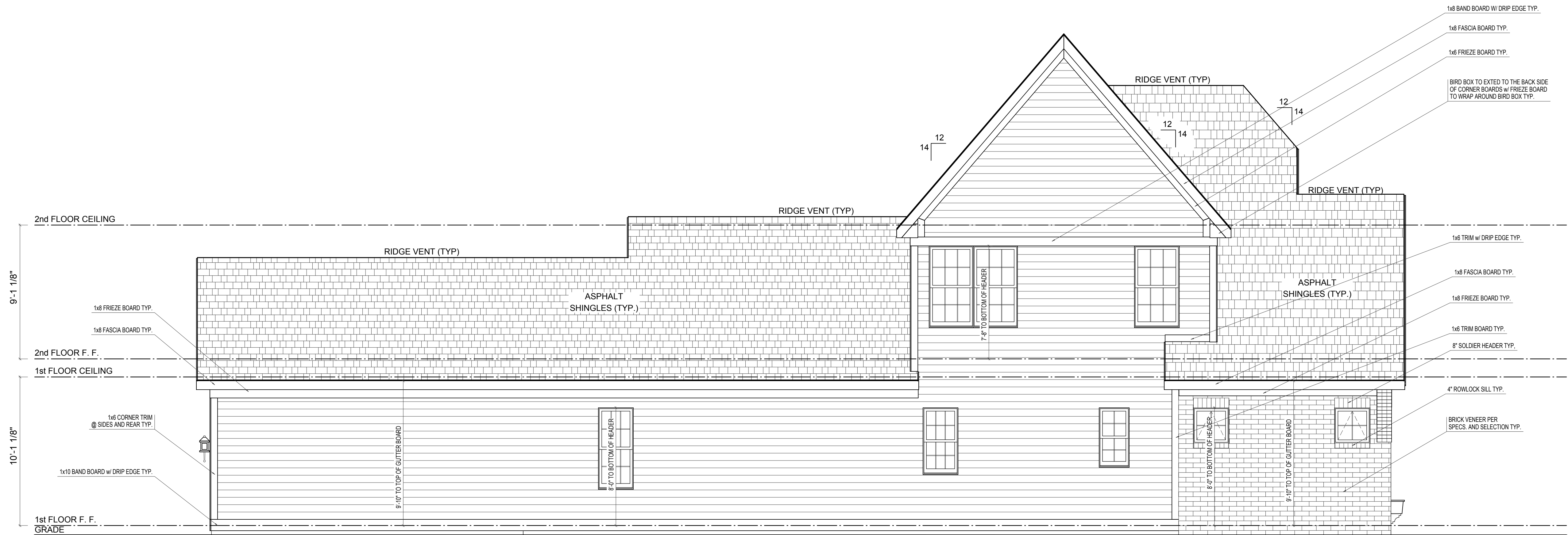
© CGVisions 2004 PLAN CREATION DATE 04/25/2014



REAR-LEFT



FRONT-LEFT



LEFT ELEVATION

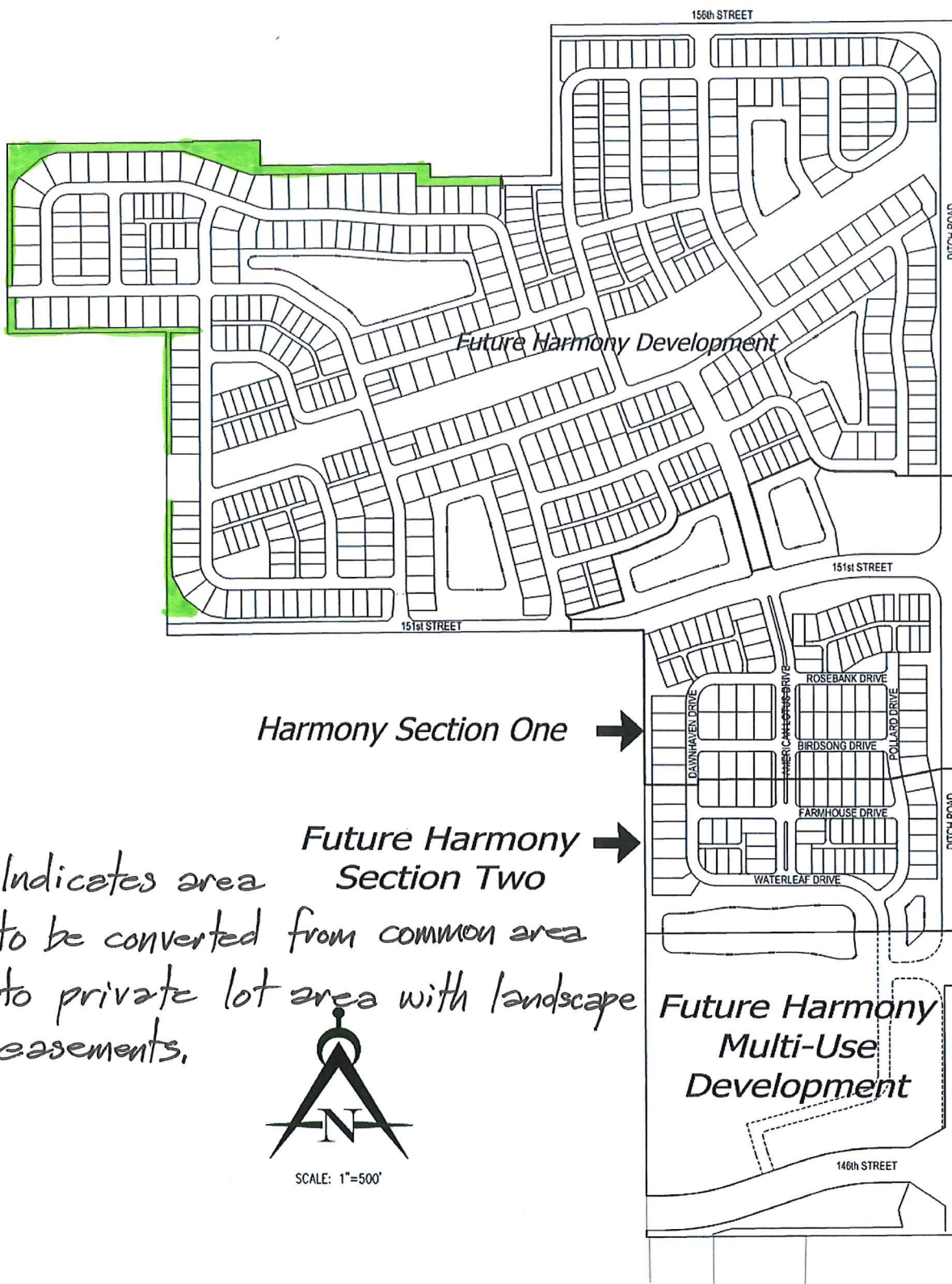
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ELEVATION B	REV. NO.	DATE	REMARKS
GARAGE REAR			



PRINT DATE: 06/10/2014		
EH_1090	FOR:	Estridge Homes
	LOCATION:	
SHEET NUMBER		
A-04		

WESTFIELD, INDIANA



 - Indicates area to be converted from common area to private lot area with landscape easements.



SCALE: 1"=500'

08 DEC 2014



Petition Number: 1501-SIT-01

Subject Site Address: 14921 Thatcher Lane, Carmel IN

Petitioner: Sharon Sills, Huntington Bank
Ryan Rediger, EMH&T

Request: Detailed Development Plan approval for 1.42 acres within the Village Park Plaza development.

Current Zoning: Special Business-Planned Development (SB-PD)

Current Land Use: Commercial

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

Staff Reviewer: Jennifer M. Miller, AICP

PROJECT OVERVIEW

The 1.42-acre property within Village Park Plaza, is located at 14921 Thatcher Lane, Carmel. The proposed detailed development plan is for the construction of a single story, approximately 2500 SF bank (the "Project"). The current building located on the site will be demolished.

PROCEDURAL

The Plan Commission is required to hold a public hearing on its consideration of a Development Plan. This petition received its public hearing at the January 5, 2014, Advisory Plan Commission (the "APC") meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Rules of Procedure.

Approval of Detailed Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site. The APC may consider approval during their January 20, 2015 meeting.



Any standard listed is compliant unless otherwise stated.

DEVELOPMENT PLAN REVIEW COMMENTS (Chapter 10.7 (E))

E. Development plans shall comply with the following criteria:

1. Compliance with all applicable Development and Design Standards of the Zoning District in which the real estate is located **(see page 4)**.
2. Compliance with all applicable provisions of the any Overlay District in which the real estate is located **(see page 4)**.
3. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community such that:
 - a. The design and location of proposed street and highway access point shall minimize safety hazards and congestion.
 - d. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - e. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
4. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas and cable service at a satisfactory level of service to meet the needs of the proposed development.

G. Required Documentation and Supporting Plans:

4. A Landscaping Plan shall be in accordance with Article 6.8 and shall be required as part of any Development Plan review **(please see page 5)**.
5. An Open Space and Development Amenity Plan in accordance with Article 8.6 shall be part of any Development Plan review **(please see page 6)**.
6. A Lighting Plan shall be in accordance with Article 6.9 and shall be required as part of any Development Plan review **(please see page 6)**.



7. A Sign Plan in accordance with Article 6.17 may be required as part of any Development Plan review **(please see page 6)**.

8. Building Elevations in accordance with Article 6.3 shall be filed with a Development Plan review and include the following:

- a. Address of the property and graphic scale. – **Compliant**
- b. Proposed name of the development. - **Compliant**
- c. Elevations for each Building Façade. - **Compliant**
- d. Specification or sample of the type and color of exterior materials to be used for wall, window, roof and other architectural features. – **Compliant**
- e. A separate true color rendering, or other realistic depiction, of the proposed building including any areas designated for signage. – **Will be available Tuesday January 20, 2015.**
- f. Details of any exterior architectural lighting. – **Compliant**

DISTRICT STANDARDS (Chapter 4 of UDO)

Article 4.22 Special Business/Planned Development (SB-PD)

B. General Standards: Developments in this district shall be subject to the requirements and standards of the LB-PD and GB-PD Business / Planned Development.

Article 4.23 Local Business Planned Development (LB-PD) and General Business Planned Development (GB-PD)

- 1) Minimum Tract Requirement: 10 acres
- 2) Minimum Lot Frontage: 660 feet
- 3) Minimum Building Setback Lines:
 - 1. Front (parcel is a through lot): 60 feet
 - 2. Side: 15 feet
- 4) Minimum Lot Width: No Minimum
- 5) Minimum Number of Structures: No Minimum
- 6) Minimum Building Size: No Minimum
- 7) Development Plan Review: Development Plan

Article 6.14 Parking and Loading Standards

E. Stacking Requirements for Drive-Through Facilities:

- 2. Minimum size of a stacking space shall be a minimum of eight by 20 feet with direct forward access to a service station or window of a drive through facility. – **Compliant**



4. Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows (this excludes the position at the service window):

b. Financial Institutions: three spaces per service window. – **Compliant**

H. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.

1. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building. – **Compliant**

2. Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building. – **Compliant**

3. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles. – **Compliant**

4. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver. – **Compliant**

OVERLAY STANDARDS (Chapter 5 of UDO)

Article 5.2 US Highway 31 Overlay District

E. Height and Area Requirements:

1. Maximum Building Height: NTE 50% of the depth of the Front Yard and Frontage Road - **Compliant**
2. Minimum Building Height: 12 feet to lowest eaves – **Compliant**
3. Minimum Front Yard: 90 feet along US 31 – **Compliant**
60 feet along all other streets
4. Minimum Side Yard: 45 feet - **Compliant**
5. Minimum Rear Yard: **Not applicable on a Through Lot**
6. Minimum Aggregate of Side Yard: 90 feet
7. Minimum Lot Width: Equal to or more than half the depth of the lot.
9. Maximum Lot Coverage: 35% required – **Compliant**

F. Loading Berm Requirements: **Not Applicable**



G Landscaping:

1. A Greenbelt area between within the Front Yard shall be provided. Parking shall not be permitted in this area. - **Compliant**
2. A minimum of 20% of the lot surface area shall be landscaped. – **31% provided.**

H. No outside, unenclosed storage of refuse shall be permitted. – **Compliant**

I. All heating, ventilating, communication and like equipment for any facility shall be completely screened from view. – **Compliant**

J. Architecture: Must include three materials one of which is stone or brick and buildings shall be designed with eight corners. – **Compliant**

DEVELOPMENT STANDARDS (Chapter 6 of UDO) and Design Standards (Chapter 8 of UDO)

Article 6.8 Landscaping

H. General Screening Standards: ***Please identify the location of all mechanicals and the dumpster location.***

1. Ground mounted Heating and Cooling units shall be completely screened from all ground level viewpoints. – **Compliant**
2. Dumpster enclosures, trash pads, loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and rights-of-way. – **Compliant**

K. Minimum Lot Landscaping Requirements (Business Uses):

1. Shade Trees: 14 - **Compliant**
2. Ornamental or Evergreen Trees: 14 – **Compliant**
3. Shrubs: 35 - **Compliant**

L. Foundations Plantings – **Not Applicable**

M. External Street Frontage Landscaping Requirements:

2. Non-residential uses: a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development and shall include: three (3) shade or evergreens, two (2) ornamental trees, and 25 shrubs per 100 lineal feet. – **Compliant**

N. Buffer Yard Requirements – **Not Applicable**

O. Parking Area Landscaping:

1. Interior Parking Area Landscaping:
 - a. Minimum Area Required: 25 Spaces require five (5) percent
 - b. Parking Lot Islands shall be dispersed throughout the parking areas.



- c. Parking Lot Island shall be constructed six inches above grade, be a minimum of 120 square feet and a minimum of seven feet in width.
- d. Plantings in a Parking Lot Island shall include one tree and four shrubs.
- e. No landscaping shall interfere or obstruct visibility.

2. Perimeter Parking Landscaping – ***Not Applicable***

3. Multi-family Districts – ***Not Applicable***

Article 8.6 Open Space and Amenity Standards – *Not Applicable*

Article 6.9 Lighting- *Compliant*

Article 6.17 Sign Standards - *Not applicable at this time. A sign permit application is required before the installation of any onsite signage. Sign permits are reviewed by the Economic and Community Development Department.*

Article 6.3 Architectural Standards

F. Business Districts:

- 1. All roof or ground mounted mechanical equipment shall be completely enclosed. Ground mounted equipment shall be landscaped on all sides not facing the building served. – ***Compliant***
- 2. Building Materials (***see comment below***):
 - a. Each Building Façade visible from a Street shall comply with the following:
 - i. Shall be 100 percent masonry materials, excluding windows, doors, roofing, fascia and soffit materials; or,
 - ii. Shall incorporate two or more building materials, excluding window, display window, door and roofing materials; provided that a minimum of 60 percent of the Building Façade shall be Masonry Materials. – ***Compliant***
 - b. No more than 25 percent of all other building facades exclusive of windows, doors, loading berths may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco or vinyl exterior building materials. – ***Compliant***
 - c. General Standards:
 - i. The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.). - ***Compliant***



ii. No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein; however, if all Building Facades are determined to be External Facades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Facade if screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards. – **Not Applicable**

3. Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes. – **Not Applicable**

4. Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture). - **Compliant**

5. Building Elevations:

a. Horizontal Design: All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding. - **Compliant**

b. Wall Planes: Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement. - **Compliant**

6. Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials. – **Color renderings will be available Tuesday January 20, 2015 to confirm.**

7. Roof Design:

b. Flat Roofs: Flat roofs shall comply with the following:

i. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding. – **Compliant**

ii. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass



and roof-mounted architectural elements (which may include screening elements for roof mounted equipment). - **Compliant**

iii. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. - **Compliant**

iv. Flat roofs shall be prohibited for one-story buildings in the LB: Local and Neighborhood Business District, unless otherwise approved by the Plan Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area. - **Not Applicable**

c. General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets. – **Compliant**

8. Main Entrances - **Compliant**

9. Windows:

a. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building. - **Compliant**

b. Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director. – **Compliant**

10. Awnings – **Not Applicable**

11. Gasoline Service Station Canopies – **Not Applicable**

12. Accessory Buildings - **Not Applicable**



Article 8.7 Pedestrian Network Standards

A. Applicability: All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

B. General Standards:

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.
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.
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.

C. Internal Pedestrian Network Standards:

1. 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. - **Compliant**
2. Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments. - **Compliant**
3. 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. - **Not Applicable**
4. 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. - **Compliant**

D. 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 - **Not Applicable, not consistent with Thoroughfare Plan.**

Article 8.8 Storm Water Standards - Petitioner is coordinating with the Public Works Department.

Article 8.13 Utility Standards - Petitioner is coordinating with the Public Works Department.



STAFF RECOMMENDATION:

Approve petition 1501-SIT-01 as presented with the following condition:

1. All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office and Citizens Westfield prior to the issuance of an improvement location permit.

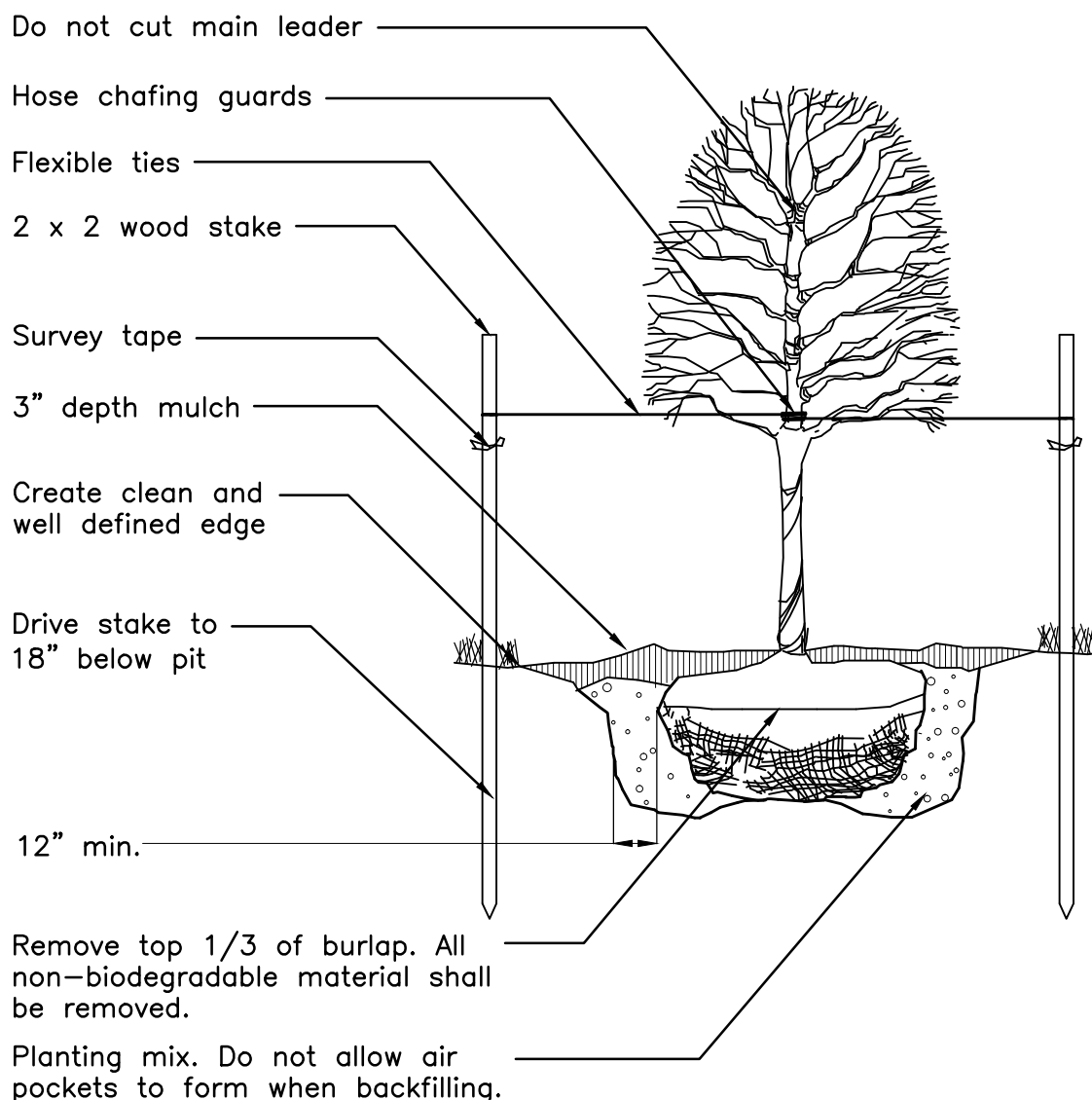
If any Plan Commission members have questions prior to the public hearing, then please contact Jennifer Miller at 317.223.6420 or jmiller@westfield.in.gov.

Location Map

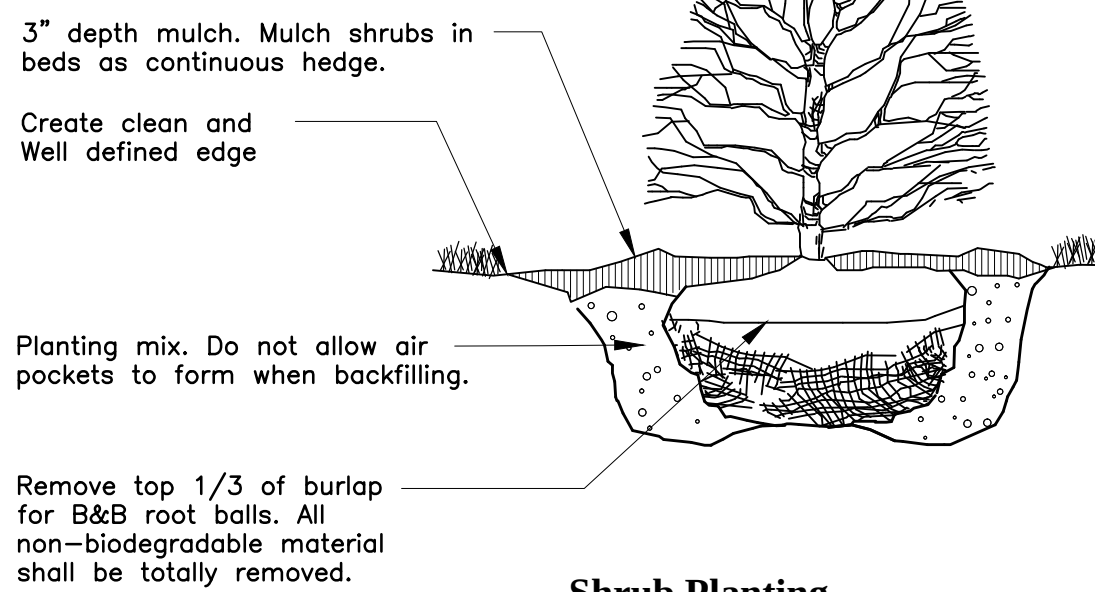
Site



1. ALL PLANTING BEDS TO INCORPORATE DEWITT WEED BARRIER, OR EQUIVALENT, BETWEEN A MINIMUM OF 3" OF SHREDDED HARDWOOD BARK MULCH AND A MINIMUM OF 12" OF PLANTING SOIL.
2. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS BEFORE AND AFTER MULCHING AT RATES SPECIFIED BY THE MANUFACTURER.
3. ALL SOIL IN DESIGNATED PLANTING AREAS TO BE LOOSENED BY LANDSCAPE CONTRACTOR TO DEPTH OF 12" PRIOR TO PLANTING.
4. IT IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE AND VERIFY THAT THE TOPSOIL IN THE PLANTING AREAS IS NOT OVER COMPACTED AND IS REASONABLY FREE FROM BRUSH, STONES, DOWNED TIMBER, BRUSH, ROOTS, STUMPS, RUBBISH, BROKEN CONCRETE, AND ANY OTHER MATERIAL THAT MAY IMPED THE ESTABLISHMENT OF THE PROPOSED PLANT MATERIAL.
5. ALL DISTURBED LAWN AREAS TO BE SEEDED OR SODDED.
6. ALL TREES AND EVERGREEN PLANT MATERIAL TO BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED.
7. ALL SHRUBS MAY EITHER BE CONTAINER GROWN, OR BALLED AND BURLAPPED.
8. TREE CALIPER SIZE INDICATES THE DIAMETER OF THE TRUNK TAKEN AT 6" ABOVE GROUND LEVEL.
9. KEEP THE SOIL OF ALL BALLED AND CONTAINER PLANTS MOIST UNTIL THEY ARE PLANTED.
10. ALL MATERIALS SHALL BE NURSERY GROWN AND CONFORM TO THE REQUIREMENTS DESCRIBED IN THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
11. ALL PROPOSED PLANT MATERIALS ARE SHOWN AT MATURE GROWTH. SPACE AS INDICATED ON PLANT LIST OR TO PROPER HORTICULTURAL METHOD.
12. THE CONTRACTOR IS RESPONSIBLE FOR WEEDING, WATERING, AND MAINTENANCE OF ALL PLANT MATERIALS UNTIL FINAL ACCEPTANCE.



NO SCALE



No Scale

PLANT LIST					
CODE	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	ROOT	QUANTITY
SHADE TREES 22 TOTAL					
CLA-L	Cladrasis lutea	YELLOWWOOD	2" CAL., 8' HGT	B&B	6
TIL-T	Tilia tomentosa	SILVER LINDEN	2" CAL., 8' HGT	B&B	10
ZEL-S	Zelkova serrata "Green Vase"	GREEN VASE ZELKOVA	2" CAL., 8' HGT	B&B	6
ORNAMENTAL TREES 14 TOTAL					
MAL-C	Malus 'Centennial'	CENTENNIAL CRABAPPLE	2" CAL	B&B	14
SHRUBS 202 TOTAL					
FOR-I	Forsythia x intermedia	BORDER FORSYTHIA	18" HGT	5 GAL.	100
KOL-A	Kolkwitzia amabilis	BEAUTYBUSH	18" HGT	5 GAL.	104
TAX-D	Taxus media "Densiformis"	DENSE YEW	18" HGT	5 GAL.	16



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PREPARED FOR:

HUNTINGTON BANK
37 W. BROAD STREET, HP1097
COLUMBUS, OH 43215
Ph: 614.480-4100 Fx: 614.480.5100

DEVELOPMENT PLANS
FOR
HUNTINGTON BANK
14921 THATCHER LANE
CARMEL, INDIANA 46033

PREPARED BY:

EMHT

Evans, Miechawz, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
400 N. Starke Road, Ste. 150, Indianapolis, IN 46250
Phone: 317.913.6930 Toll Free: 888.775.3648

emht.com

JOB NO. 2014-1086

PRELIMINARY
.....
NOT TO BE USED FOR
CONSTRUCTION

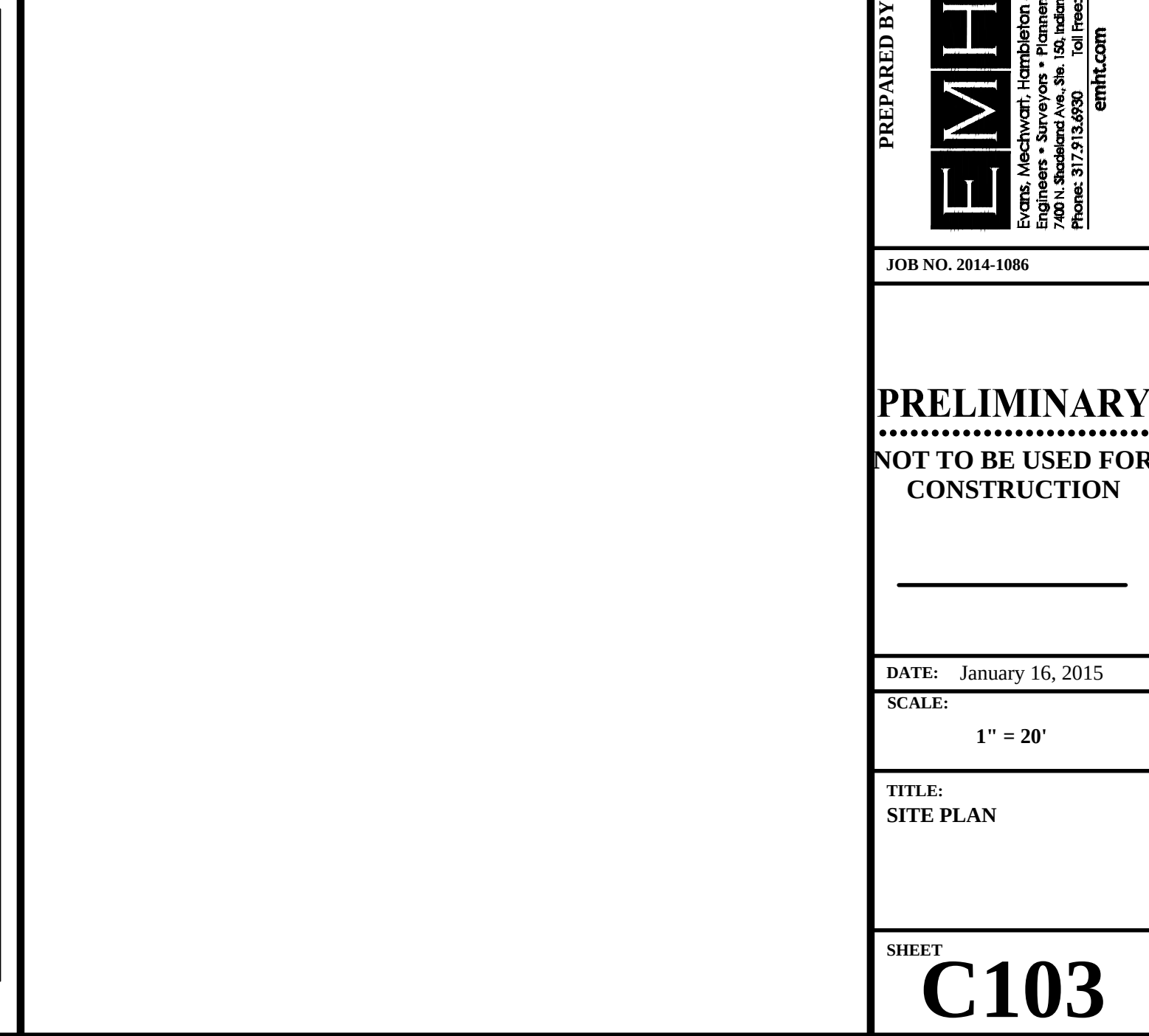
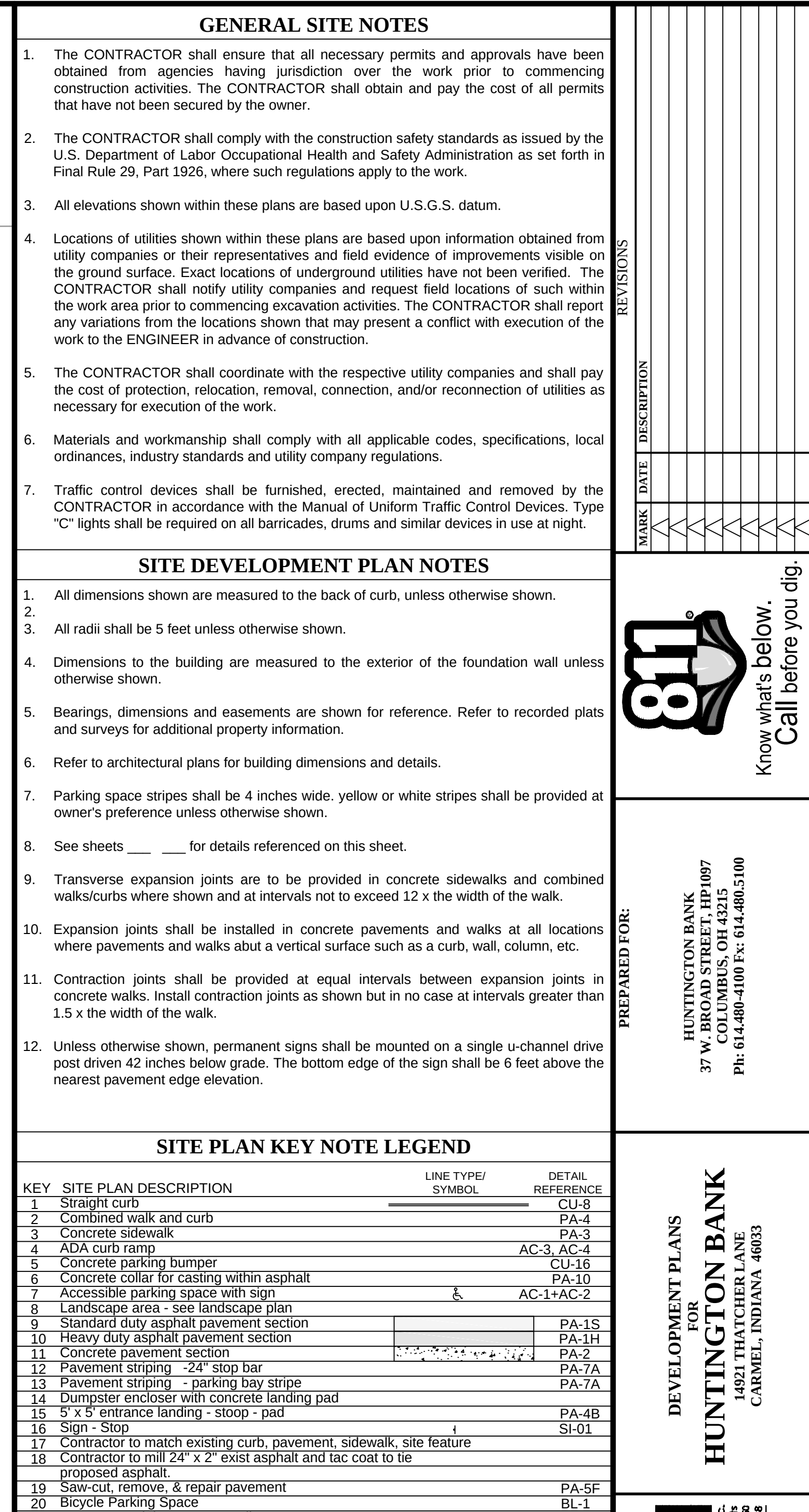
DATE: January 16, 2015

SCALE:
1" = 20'

TITLE:
LANDSCAPE PLAN
AND DETAILS

SHEET

EEI L101



Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, January 5, 2014, 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, Randy Graham, Steve Hoover, Robert Horkay, Ken Kingshill, Andre Maue and Bob Spraetz.

City Staff Present: Matt Skelton, Director; Jennifer Miller, Assistant Director; Kevin Todd, Senior Planner; Jesse Pohlman, Senior Planner; Andrew Murray, Associate Planner; Jeffrey Lauer, Associate Planner; and Rodney Retzner, Attorney.

Election of Officers:

Motion: Hoover: To nominate Randy Graham for President of the Advisory Plan Commission.
Second: Degnan: Vote: Approved 7-0.

Motion: Horkay: To close the nominations for President.
Second: Maue: Vote: Approved 7-0

Motion: Horkay: To elect Randy Graham for President of the Advisory Plan Commission.
Second: Spraetz: Vote: Approved 7-0

Motion: Horkay: To nominate Andre Maue for Vice President of the Advisory Plan Commission.
Second: Degnan: Vote: Approved 7-0

Motion: Horkay: To close the nominations for Vice President.
Second: Hoover: Vote: Approved 7-0

Motion: Horkay: To elect Andre Maue for Vice President of the Advisory Plan Commission.
Second: Degnan: Vote: Approved 7-0

Approval of Minutes: December 15, 2014, APC Meeting Minutes

Motion: To approve the December 1, 2014 minutes

Motion: Degnan; Second: Horkay; Vote: Approved 7-0

Todd reviewed the Policy and Procedures.

Case No. PLAN COMMISSION ORDER 15-01

Description: The Westfield Redevelopment Commission is seeking approval of an Order from the Westfield Advisory Plan Commission to determine that Redevelopment Commission Declaratory Resolution 6-2014 to create the Gigabit Broadband Economic development Area, approved and adopted by the Westfield Redevelopment Commission, conforms to the Westfield-Washington Township Comprehensive Plan.

Murray presented an overview of Plan Commission Order 15-01 and requested approval from the Council.

Jim Crawford, Legal Counsel with Krieg DeVault discussed this plan and the new TIF district.

Hoover agreed that this should be approved so that there is a better internet service to the City of Westfield. He stated that he does not see any negatives with this proposal, except to other providers, adding that this provides another option for improved services in the future.

Motion: To approve Plan Commission Order 15-01

Motion: Horkay: Second: Kingshill: Vote: 7-0

Case No. 1412-DP-35 & 1412-SPP-24

Description: *Chatham Hills, Section 1*
Chatham Hills, LLP, by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat review of 196 single-family residential lots and golf course on approximately 272.16 acres+/- in the Chatham Hills PUD District.

Todd presented an overview of the petition and stated that there are a few landscaping and Public Works-related items that are still being resolved. He added that the petitioner has requested to reduce the rear setback requirement by 15%, from 30' to 25.5', for Lots C16-C20. The Chatham Hills allows this reduction with Plan Commission approval. Todd stated that staff recommends approval of the proposal, with recommended conditions.

Mr. Steve Henke, Henke Development Group, gave an overview of the status of the project. He added that since the Public Hearing on December 1, 2014, adjacent homeowners' concerns have been addressed.

Motion:

1. Approve the petitioner's request to reduce the minimum rear setback requirement from 30' to 25.5' for Lots C16-C20; and,
2. Approve 1412-DP-35 & 1412-SPP-24 with following conditions:
 - a. That final approval of the landscaping plan be delegated to staff;
 - b. That final approval of the development plan and primary plat be delegated to staff in order to ensure compliance with the following:
 - i. Necessary corner-cut right-of-way at the intersection of Tomlinson Road and 199th Street;
 - ii. Proper location of all perimeter pathways;
 - iii. All location and safety criteria for retention ponds; and,

- c. That all necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Citizens Westfield prior to the issuance of an improvement location permit.

Motion: Kingshill: Second: Hoover: Vote: 7-0

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.

Lauer presented an overview of the project, as summarized in the staff report.

Brian Cross, Civil Site Group, gave an overview presentation of the Sundown Gardens project.

Public Hearing opened at 7:28 p.m.

No public comment.

Public Hearing closed at 7:29 p.m.

No additional action is required at this time.

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.

Miller presented an overview of the project, as summarized in the staff report.

Sharon Sills, President of Construction for Huntington National Bank, introduced her team. Team members gave an update and overview of the project.

Hoover asked if they will be tearing down the old TGIF and building a new building or using the existing building.

Michael Psonie, Huntington National Bank, said this will be a complete teardown and new building that will be a pilot structure for Huntington Bank.

Kingshill asked if the mechanicals on the rooftop would be visible.

Bill Rapp, Huntington National Bank, said that they are trying to keep the compressors on the ground to keep them off of the roof.

Kingshill asked if the drive-thru tube was going to be underground or overhead.

Psonie responded that the tubes will be underground and connected to a kiosk inside of the bank, adding that the system could be converted to allow self-service in the future.

Maue asked if there is a reason that the drive through's are running north to south instead of south to north.

Sills responded that it is designed this way so that bank staff can see what is happening outside in the drive-thru lanes.

Miller added that staff is currently working with the petitioner on pedestrian connections.

Public Hearing opened at 7:42 p.m.

No public comment.

Public Hearing closed at 7:43 p.m.

No additional action is required at this time.

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 introduction and overview of the Harmony PUD District Amendment, as summarized in the staff report.

Brian Stumpf, Estridge Development Management, gave a brief presentation about the amendment.

Hoover asked about the cottage collection homes and the side elevations facing a street or common area and whether those side elevations will have any enhancements. He expressed a concern that the side elevations of some of the cottage collection homes in the exhibit were not adequate and that additional enhancements were warranted.

Stumpf responded that the amendment ordinance requires that the outdoor living areas that will be incorporated on one of the side elevations of these homes will be required to be located on the side elevation facing the street and that these areas would include more glass, breezeways and landscaping.

Public Hearing opened at 7:57 p.m.

Cindy Spoljaric, 16131 Chancellors Ridge Way; She introduced a boy scout that she brought with her, in order to show him a Plan Commission meeting. She stated that she agrees with Hoover's comments about some of the designs are not architecturally appealing for the side elevations from the street or common areas and that they have a boxy appearance.

Public Hearing closed at 8:00 p.m.

Kingshill suggested maybe prohibiting some of the floorplans from corner lots for those homes that may be more conducive to being built on corner lots and facing common areas.

Stumpf indicated they would look whether this is a viable option.

No additional action is required at this time.

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 Horkay.

BZA LIAISON

No report.

ECD STAFF

Skelton introduced a new employee, Pam Howard, Associate Planner.

ADJOURNMENT (8:05 pm)

Motion: Degnan: Second: Horkay: Vote: 7-0.

President, Ken Kingshill

Vice President, Randy Graham

Secretary, Matthew S. Skelton

[SPOKE] PROTOTYPE

NEIGHBORHOOD MATERIAL[S]

1

DETERMINE MODULAR ORIENTATION

Raised Entry Patio + Planters
Huntington Accent Canopy Arc
"OCR" Pods transform HUB to SPOKE
Visor Orientation + Horizontal Extension

DETERMINE NEIGHBORHOOD MATERIALS

Primary Taupe "CHASSIS" Form
Select Accent Material for "OCR POD" +
"Welcome Porch" element[s] to compliment to
neighborhood aesthetic and/or local DRC
approval requirements.

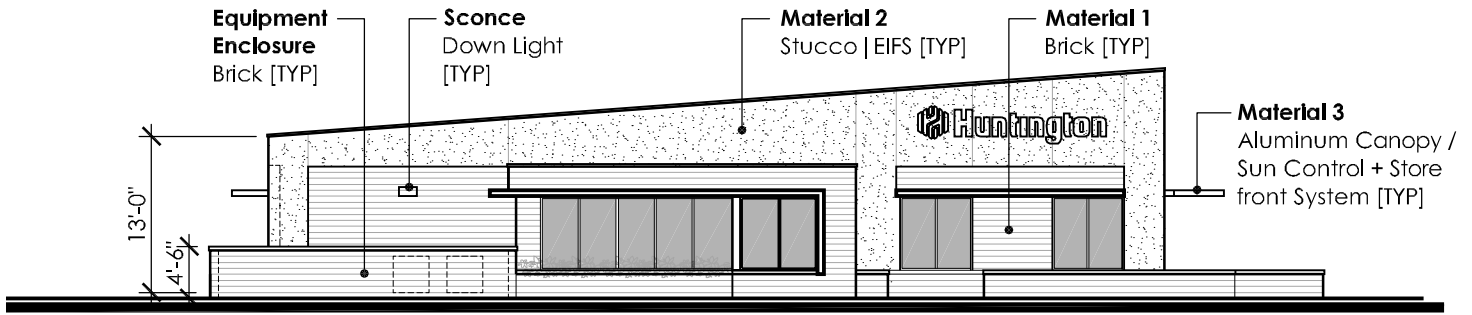
ACCENT MATERIAL
Brick Veneer



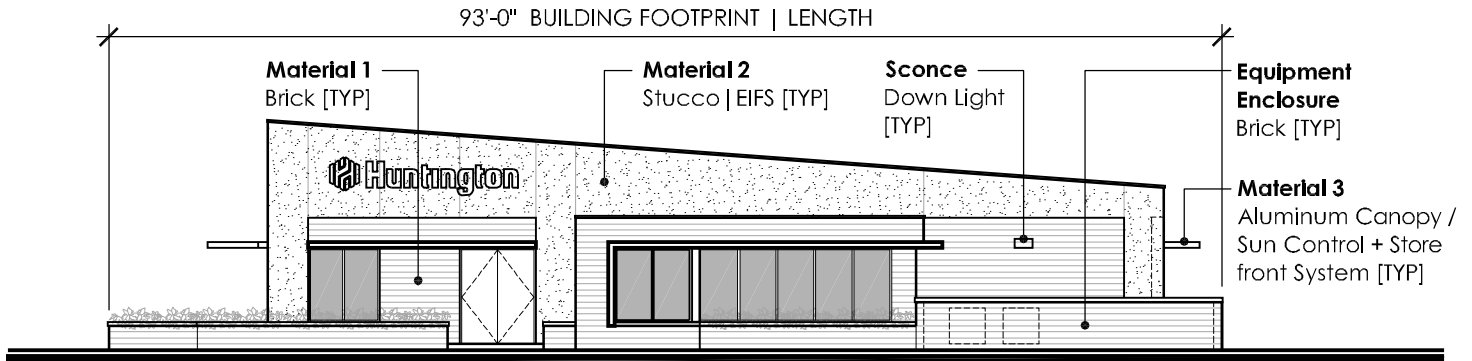
JUNTO ARCHITECTS, INTERIOR DESIGN + BRANDING
101 South Franklin Street | Suite 203 | Tampa, Florida 33602 USA
mail : info@juntods.com | web : www.juntods.com

HUNTINGTON NATIONAL BANK [HNB] Schematic Design Prototype
NOT FOR CONSTRUCTION Original Document Size 8.5x14
JUNTO DESIGN STUDIO | Copyright.2015

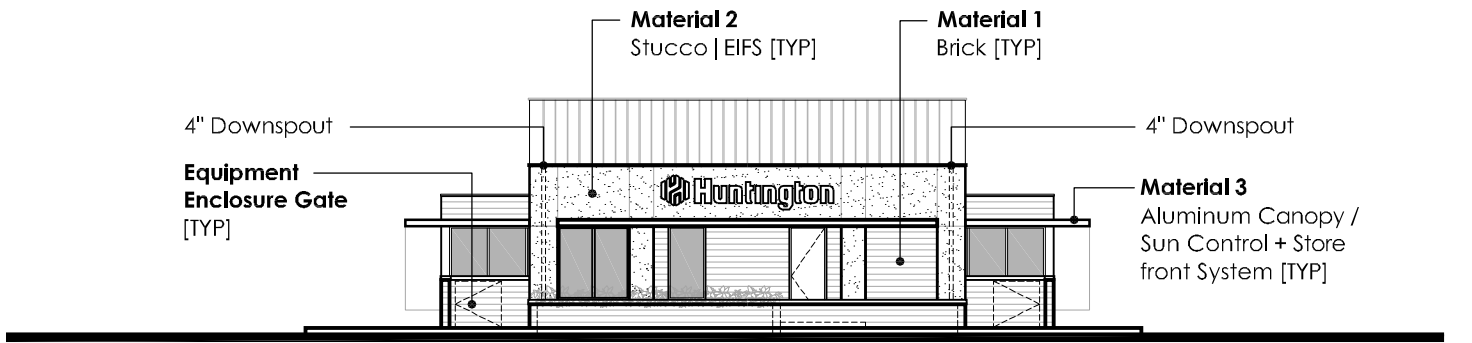




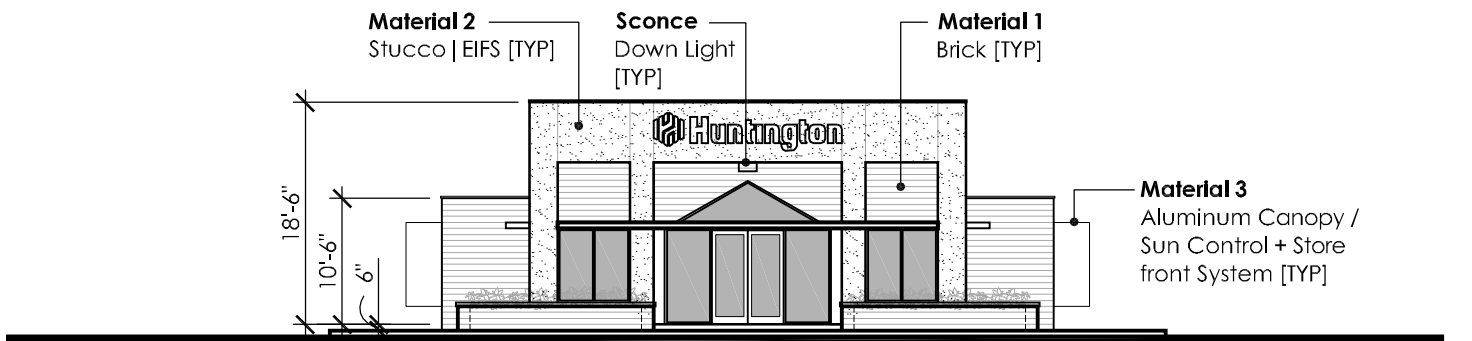
LEFT FACADE | NORTH ELEVATION :: Material [1] = Brick 60%; [2] Stucco/EIFS 35%; [3] Metal 5%



RIGHT FACADE | SOUTH ELEVATION :: Material [1] = Brick 60%; [2] Stucco/EIFS 35%; [3] Metal 5%



REAR FACADE | EAST ELEVATION :: Material [1] = Brick 70%; [2] Stucco/EIFS 25%; [3] Metal 5%



FRONT FACADE | [ENTRY] WEST ELEVATION :: Material [1] = Brick 60%; [2] Stucco/EIFS 35%; [3] Metal 5%

Note | Reference : Schematic Design NOT for Construction | Project Address : 14921 Thatcher Lane, Carmel IN



JUNTO Design Studio : Architecture + Interior Design

HUNTINGTON BANK :: Greyhound Pass [SPOKE]

Date : 01.19.2015 | Scale : 1/16"=1'-0"

EE.01

Exterior Elevations v3