CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_01_16_2018

Tuesday, January 16, 2018 at 07:00 PM

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

MEETING DATE: **Tuesday, January 16, 2018 at 07:00 PM**

MEETING PLACE: **Westfield City Hall, 130 Penn Street, Westfield, IN 46074**

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

Documents: APC Minutes - January 2, 2018

Election of Officers

Appointment to the Board of Zoning Appeals

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1707-DDP-10
The Trails Lot 1 & 2
Lot 1 & 2 of the Trails Subdivision
Edgerock Development by Onpointe Land Matters, LLC requests a Detailed Development Plan approval of two (2) commercial lots on 1.497 acres +/- in The Trails Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: The Trails PUD District Map | Exhibit 4: Site Plan | Exhibit 5: Elevations | Exhibit 6: Landscape Plan | Exhibit 7: Ordinance 17-50

1712-DDP-21

Pro X Grand Park
South side of 191st Street, appx.1,000 feet west of Grand Park Blvd.
EdgeRock Development, LLC by OnPointe Land Matters, LLC requests Detailed Development Plan approval for an approximately 68,000 SF athlete development facility on 7.786 acres+/- in the GPEC PUD District.
(Planner: Amanda Rubadue - ARubadue@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Elevations | Exhibit 5: Landscape Plan

ITEMS OF BUSINESS

1712-PUD-26
Hittle at ThirtyOne PUD
SW Corner of US 31 & 191st Street
Pryam, LLC by Onpointe Land Matters, LLC requests a change in zoning of approximately 12.2 acres +/- from the AG-SF1: Agriculture/Single-Family District and GB: General Business District to the Hittle at ThirtyOne PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Illustrative Site Layout | Exhibit 4: Illustrative Character Exhibits | Exhibit 5: Site Enhancement Exhibit | Exhibit 6: PUD District Ordinance | Exhibit 7: PUD District Ordinance - Redline | Exhibit 8: Illustrative Grand Park Land Use Map | Exhibit 9: Family Sport Capital Comp Plan Addendum

1801-SPP-01 & 1801-ODP-01
Sunbelt Rentals
902 East 169th Street
Presley Property Management Group, LLC by Coots, Henke, and Wheeler, P.C. requests Primary Plat and Overall Development Plan review for two (2) industrial lots on approximately 31.29 acres +/- in the OI: Open Industrial District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Overall Development Plan & Primary Plat | Exhibit 4: Landscaping Plan | Exhibit 5: Proposed Elevations | Exhibit 6: Character Exhibit

PUBLIC HEARING ITEMS

1801-PUD-01 [PUBLIC HEARING]
Davis PUD
West side of Ditch Road between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan |

Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 17-52 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Neighbor Meeting Summary | Exhibit 8: Public Comments

1801-PUD-02 [PUBLIC HEARING]
Chance PUD
Southwest Corner of Ditch Road and 166th Street
Applewood Homes by 11th Street Development requests a change of zoning of 53.5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chance PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 17-53 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Neighbor Meeting Summary | Exhibit 8: Public Comments

MISCELLANEOUS ITEMS

General Public Comments
Documents: General Public Comments

CONTINUED ITEMS

1706-ODP-03 & 1706-SPP-03 [CONTINUED]
Penske Subdivision
Northwest Corner of State Road 32 and Dartown Road
526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.
(Planner: Pam Howard - PHoward@westfield.in.gov)

1712-ODP-13 & 1712-SPP-13 [CONTINUED]
Hittle at ThirtyOne
SW Corner of US 31 & 191st Street
Pryam, LLC by Onpointe Land Matters, LLC requests an Overall Development Plan and Primary Plat review for three (3) commercial lots on approximately 12.2 acres +/- in the proposed Hittle at ThirtyOne PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

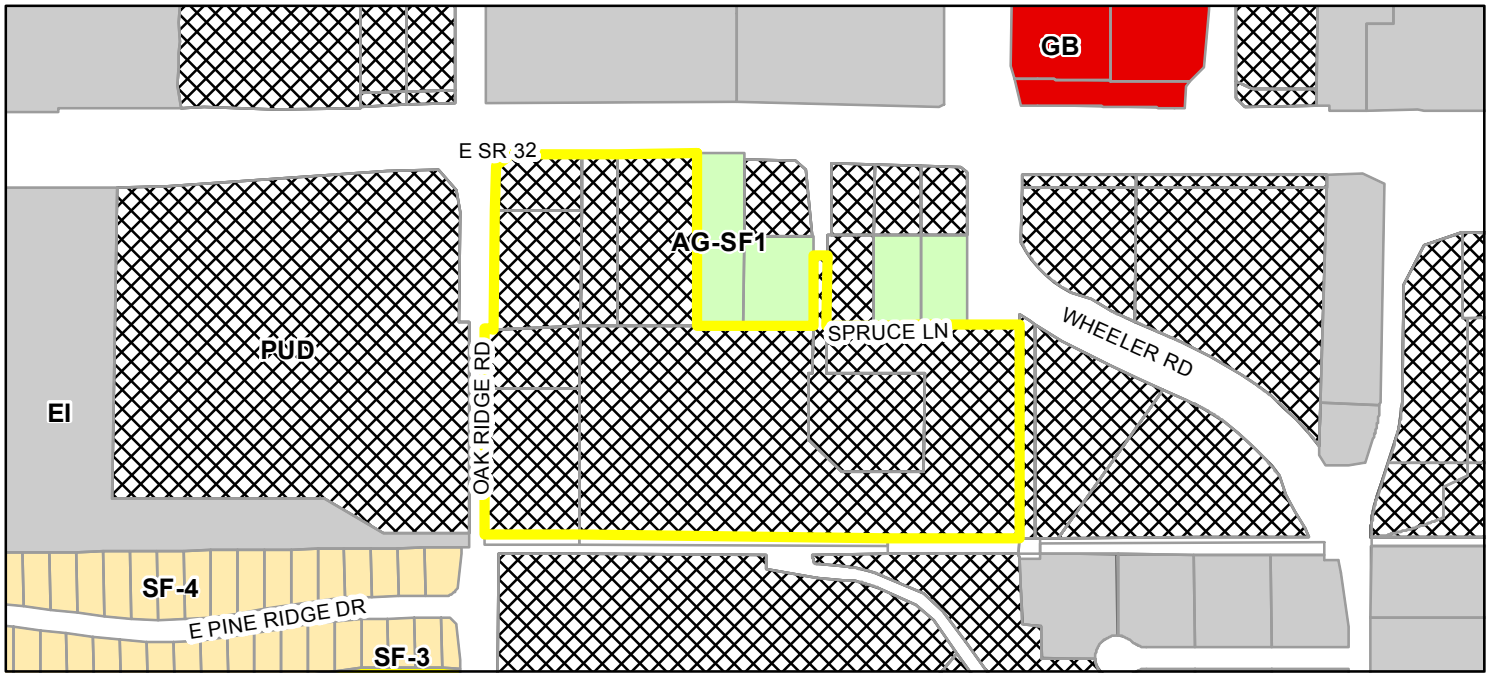
Location Map
The Trails

Not To Scale

Aerial Location Map

Site

Zoning Map



TRAILS PUD DISTRICT
DISTRICT MAP

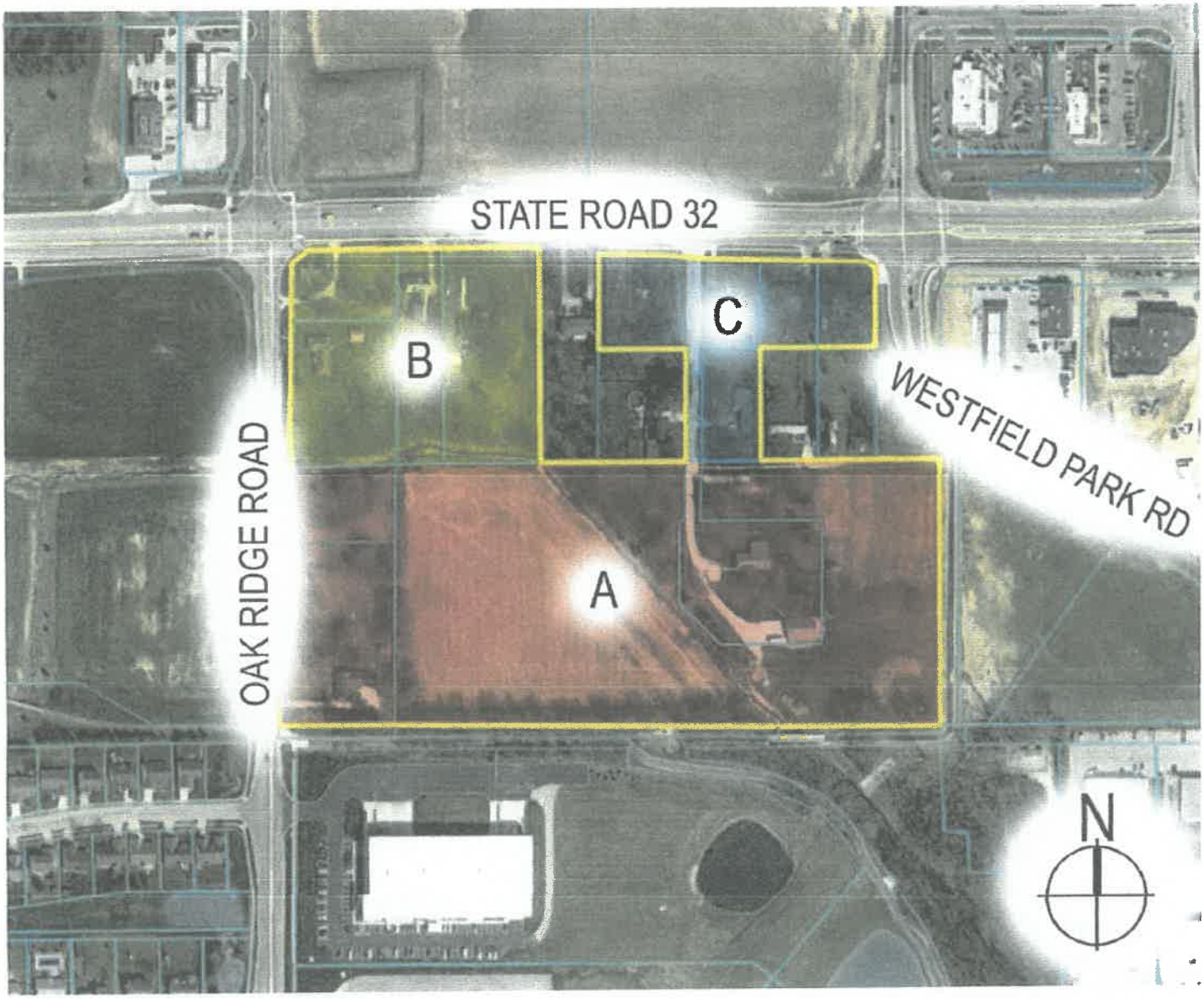
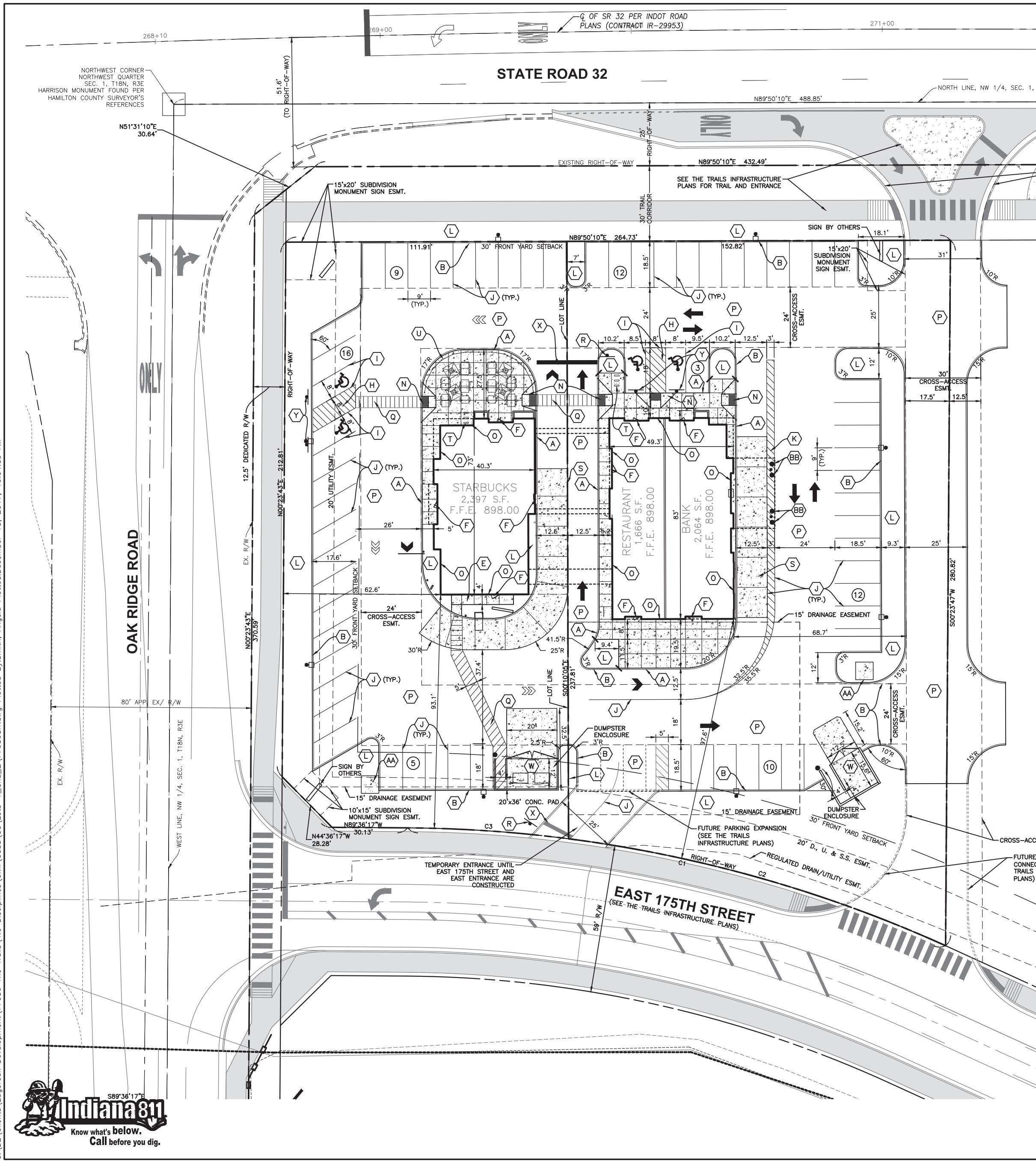


Exhibit C



NORTH

GRAPHIC SCALE IN FEET (0, 20, 40, 60)

LEGEND

SYMBOL	DESCRIPTION
A	INTEGRAL WALK & CURB
B	6" STRAIGHT CURB
C	NOT USED
D	NOT USED
E	CONCRETE WALK
F	CONCRETE STOOP (5'x5' UNLESS OTHERWISE NOTED. DEFER TO ARCH. PLANS)
G	NOT USED
H	4" PAINTED BLUE PAVEMENT STRIPE AT 45° ANGLE, 2' O.C.
I	4" PAINTED BLUE PAVEMENT STRIPE
J	4" PAINTED WHITE PAVEMENT STRIPE
K	4" PAINTED WHITE PAVEMENT STRIPE AT 45° ANGLE, 2' O.C.
L	LANDSCAPED AREA
M	NOT USED
N	ACCESSIBLE RAMP, TYPE A
O	EXPANSION JOINT AT BUILDING
P	REGULAR DUTY ASPHALT
Q	CROSSWALK
R	STOP SIGN
S	6" CONCRETE PAVEMENT
T	"INVERTED U" BICYCLE RACK PLACED 2' O.C.
U	DECORATIVE METAL RAILING.
V	NOT USED
W	TRASH DUMPSTER
X	24" PAINTED STOP BAR, THERMOPLASTIC
Y	ACCESSIBLE PARKING SIGN
Z	NOT USED
AA	7'x7' CONCRETE TRANSFORMER PAD
BB	GUARD POST
	ACCESSIBLE PARKING SYMBOL, THERMOPLASTIC
	RIGHT TURN ARROW, THERMOPLASTIC
	LEFT TURN ARROW, THERMOPLASTIC
ONLY	"ONLY" PAVEMENT MARKING, THERMOPLASTIC
	DIRECTION ARROWS, THERMOPLASTIC
	CURB TRANSITION
4	NUMBER OF PARKING SPACES
	PROPOSED CONCRETE

LEGAL DESCRIPTION

LAND DESCRIPTION (PARCEL I)

Per Instrument Number 2015030148

Please note, any errors (spelling, grammar, intent, etc.) or omissions in the land description is not a representation of TERRA (TERRA did not create the land description), but said land description is shown below exactly as worded per the deed of record and/or title commitment.

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, in Hamilton County, Indiana, described as follows: Begin at the Northwest Corner of Section 1, run South along the West line thereof 146.5 feet, thence East parallel to the North line of said quarter section 226.7 feet to an iron stake; thence North 146.5 feet to the North line of said quarter section, thence West 226.7 feet or 13.74 rods, to place of beginning.

LAND DESCRIPTION (PARCEL II)

Per Instrument Number 2015042718

Please note, any errors (spelling, grammar, intent, etc.) or omissions in the land description is not a representation of TERRA (TERRA did not create the land description), but said land description is shown below exactly as worded per the deed of record and/or title commitment.

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, described as follows:

Begin at a point 146.5 feet South of the Northwest Corner of Section 1, Township 18 North, Range 3 East, thence East parallel with the North line of said Northwest quarter 226.7 feet to an iron stake, thence South parallel with the West line of said Northwest Quarter 407.3 feet to an iron stake, thence West 226.7 feet to intersection with West line of said Northwest Quarter, said point being 410.2 feet South of the place of beginning, thence North on and along said line 410.2 feet to the place of beginning. (Containing 2.13 acres more or less)

Except:

A part of the above described real estate conveyed to The State of Indiana by Warranty Deed recorded July 17, 2007 as Instrument No. 2007-40158 and described as follows:

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way depicted on the Right-of-Way Parcel Plat marked Exhibit "B" in Warranty Deed recorded as Instrument No. 2007-40158 and described as follows:

Commencing at the Northwest Corner of said section; thence South 0 degrees 43 minutes 08 seconds West 146.50 feet along the West line of said section to the prolonged North line of the grantors' land; thence South 89 degrees 50 minutes 42 seconds East 17.50 feet along said North line prolonged to the East boundary of Oak Ridge Road and the point of beginning of this description; thence South 89 degrees 50 minutes 43 seconds East 15.02 feet along the North line of the grantor's land; thence South 0 degrees 43 minutes 08 seconds West 269.11 feet to the point designated 1052 on said Exhibit "B"; thence North 89 degrees 16 minutes 52 seconds West 15.02 feet to the point designated 1051 on said Exhibit "B" on the East boundary of said Oak Ridge Road; thence North 0 degrees 43 minutes 08 seconds East 268.96 feet along the boundary of said Oak Ridge Road to the point of beginning. (Containing 0.093 acres more or less)

Also Except:

A Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East in Washington Township Hamilton County, Indiana, described as follows:

Commencing at the Northwest Corner of the Northwest Quarter of Section 1, Township 18 North, Range 3 East; thence on the West line of said Northwest Quarter South 00 degrees 34 minutes 25 seconds East 415.29 feet to the South line of a tract of real estate described in Instrument No. 2007-40158; thence, on said South line North 89 degrees 25 minutes 35 seconds East 32.52 feet; thence North 87 degrees 11 minutes 34 seconds East 194.47 feet to the Northwest corner of a tract of real estate described in Instrument No. 91-5488; thence on the West line of said tract of real estate South 00 degrees 30 minutes 27 seconds East 140.89 feet to the Northeast corner of the tract of real estate described in Instrument No. 2002-83534; thence on the North line of said tract of real estate South 87 degrees 53 minutes 05 seconds West 226.76 feet to the West line of said Northwest Quarter; thence on said West line North 00 degrees 34 minutes 25 seconds West 139.41 feet to the point of beginning. (Containing 0.73 acres more or less)

LAND DESCRIPTION (PARCEL III)

Per Instrument Number 2013046093

Please note, any errors (spelling, grammar, intent, etc.) or omissions in the land description is not a representation of TERRA (TERRA did not create the land description), but said land description is shown below exactly as worded per the deed of record and/or title commitment.

Begin 13.74 rods East of the Northwest corner of Section One (1), Township Eighteen (18) North, Range Three (3) East and run thence South 410 feet, thence East parallel with the North line of said Section 83.00 feet, thence North 410 feet to Section Line, thence West 83.00 feet to the place of beginning.

SITE DATA

LOT 1:	0.608 Ac. =	26,267 SF
LOT 2:	0.889 Ac. =	38,695 SF
BUILDING 1		2,397± S.F.
BUILDING 2		1,666± S.F.
BUILDING 3		2,064± S.F.
LOT 1 OUTDOOR SEATING:		600 SF

SITE NOTES

1. ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB.
   -ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT.
   -ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB.
   -ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
2. ALL RADII IN PAVED AREAS & ON CURBS SHALL BE 5' UNLESS NOTED OTHERWISE.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
4. PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
5. ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
6. ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
7. ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
8. DISABLED RAMP AND SIGNAGE SHALL BE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY, CITY AND LOCAL CODE WHICHEVER HAS JURISDICTION. SEE SITE PLAN FOR LOCATION AND SITE DETAILS FOR SPECIFICATIONS.
9. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC UNLESS OTHERWISE NOTED. ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
11. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
12. ALL PAVEMENT PLACED WITHIN THE RIGHT-OF-WAY MUST COMPLY WITH THE APPROPRIATE CITY OF WESTFIELD PAVEMENT SECTION.

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	CHORD	CH LENGTH
C1	23.91	220.93	529.50	N77° 39' 06"W	219.33
C2	16.95	156.66	529.50	N74° 10' 27"W	156.09
C3	6.95	64.27	529.50	N86° 07' 39"W	64.23

Indiana 811 — Know what's below. Call before you dig.

JOHN R. NIER... REGISTERED PROFESSIONAL ENGINEER No. PE1...0009 STATE OF INDIANA — SEAL — 12-14-17

APPROVAL PENDING NOT FOR CONSTRUCTION

REVISION		
No.	DATE	

PROJECT No: 77080
DATE 12/14/17
DES. JRS
DR. SMB
CKD. JRN

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
7635 Interactive Way
Suite 100
Indianapolis, IN 46278
317.299.7500
FAX: 317.291.5805

THE TRAILS OF WESTFIELD LOTS 1 AND 2

SR 32 & OAK RIDGE ROAD
WESTFIELD, INDIANA

SITE PLAN

SHEET NO.
C200

Layout Tab Name: C200, Images: , Xrefs: 77080-roadway.dwg; 77080-x.dwg; 77080TBLK.dwg; 77080-p-lots1-2.dwg; 77080-p.dwg; 77080PLT.dwg; 77551-p.dwg; 22 A1-1 - FIRST SECOND FLOOR PLANS.dwg
Last Saved By:smith, 12/14/2017 5:36:21 PM Plotted By:Smith, Angela Plotted:December 15, 2017, 10:04:39 AM
G:\DE\Clients\Edgerock Development\77080 The Trails\4.0 Disciplines\Civil\Cadd\Cd\Lots-1_and_2\77080SIT.dwg

1 / D2 North Elevation
SCALE: 1/8" = 1'-0"

2 / D2 South Elevation
SCALE: 1/8" = 1'-0"

3 / D2 West Elevation
SCALE: 1/8" = 1'-0"

4 / D2 East Elevation
SCALE: 1/8" = 1'-0"

TABBERSON
Indiana Office
1937 W Royale Dr.
Muncie, Indiana 47304-3229
Phone: 317.371.3692

Forum Credit Union

Starbucks #50668

The Trails PUD

EdgeRock Development
Oak Ridge Rd & St Rd 32
Westfield, IN 46074

William Tabberson, AIA
NCARB Certification No. 48418
Indiana Certification No. 19700041

WILLIAM TABBERSON REGISTERED NO. 19700041 STATE OF INDIANA ARCHITECT

COPYRIGHT PROTECTION NOTICE:

All design drawings, construction documents, and specifications furnished by William Tabberson, Architect are and shall remain the property of the Architects. They are to be used only for the construction of this project.

REVISIONS:

Title	Date

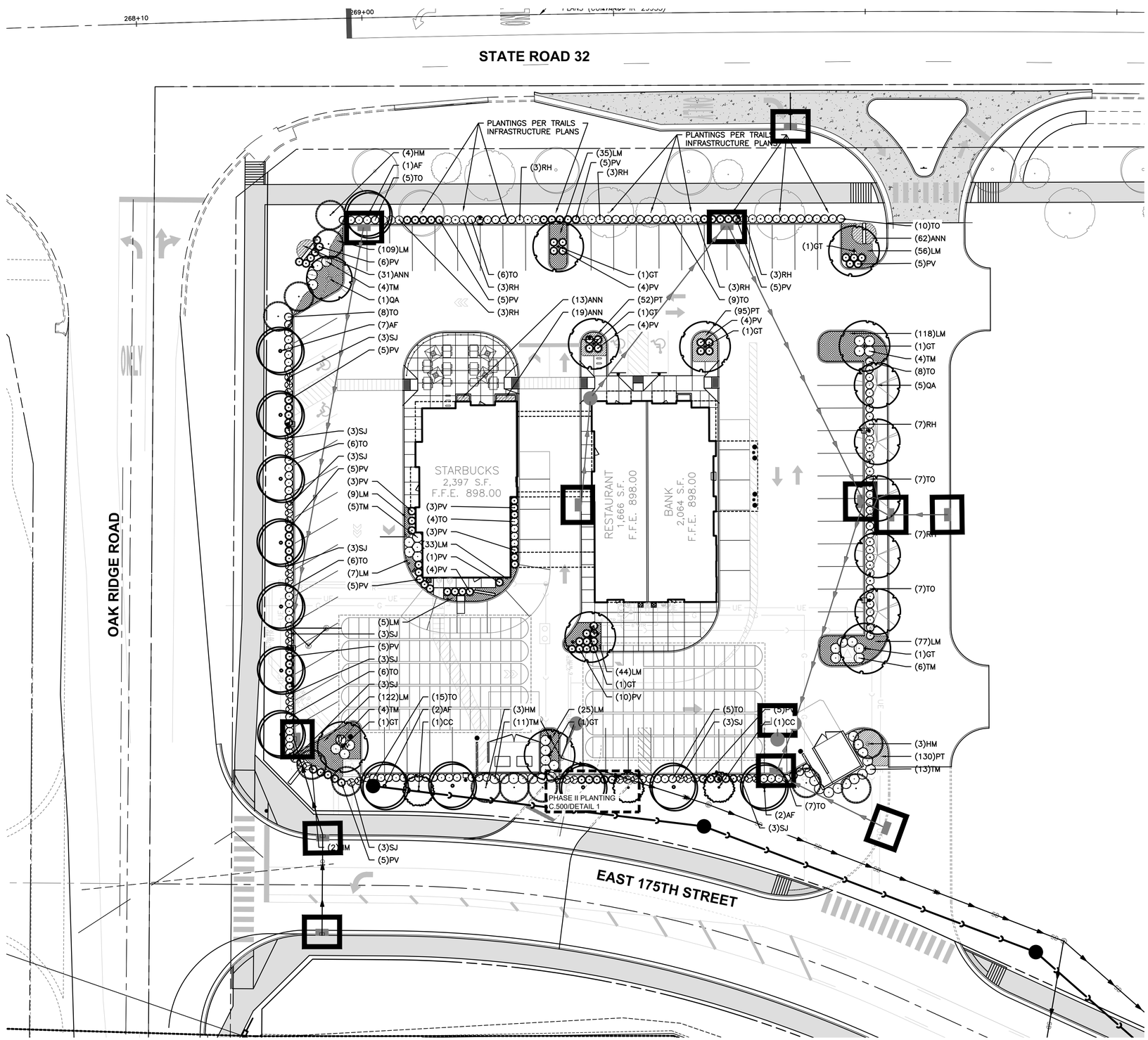
COLOR SITE ELEVATIONS

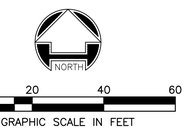
D2

DRAWING NUMBER:

DECEMBER 14, 2017
DRAWING ISSUE DATE:

16.577 TRAILS PUD
PROJECT FILE NUMBER:





LANDSCAPE NOTES

1. Mulch all area under and around all plants and all other areas indicated on the plan with a 4" layer of mulch as approved by the owner.
2. All plants shall be dense, uniform and free of insects and disease. plant selections shall not include loose, open plants or other "native" materials gathered from woodland conditions. All plants meet or exceed the minimum standards in American Standards for Nursery Stock by the American Association of Nurserymen, Inc. Washington, D.C. (latest edition).
3. Contractor is responsible for watering and maintaining all landscaping until project is completed.
4. All plants shall be guaranteed to be in healthy condition (1) year after acceptance.
4. The information, property boundaries, locations of structures represented on this drawing are approximate and are subject to field location and verification by the general contractor prior to construction.
5. The contractor is responsible for permanent seeding all disturbed areas. Including the any stockpile locations.
6. Mulch shall be fresh clean and a minimum of 4" thick at time of job acceptance.
7. Watering of all plant material shall be the responsibility of the contractor, at no added expense to the owner, until the job is completely turned over to the owner.

MINIMUM LOT LANDSCAPING

Chapter 6–34, K

Yards and Open Space areas of all lots shall be landscaped in accordance to this section. Land used for Business Uses shall plant (per acre) 10 Shade Trees, 10 Ornamental or Evergreen Trees, and 25 Shrubs. All other landscaping plantings required by this Article may be credited toward these requirements including Foundation Plantings, External Street Frontage, Open Space/Common Area, Buffer Yards, and Parking Area plantings.

Lot 1 & 2	= 1.68 Acres
Required	= 17 Shade Trees, 17 Ornamental Trees, 42 Shrubs
Provided	= 32 Shade Trees, 17 Ornamental Trees, 326 Shrubs

EXTERNAL STREET FRONTAGE LANDSCAPING REQUIREMENTS

Chapter 6–35, M.2 Non–Residential Uses:

A landscaping area with a min. depth of 10' shall be req. abutting an External Street along any non–residential development. The landscaping area shall include a min. of 3 Shade or Evergreen trees, 2 Ornamental Trees, and 25 shrubs per 100 linear feet.

Street Frontage	= 761 Linear Feet
Required	= 23 Shade Trees, 16 Ornamental Trees, 190 Shrubs
Provided	= 23 Shade Trees, 16 Ornamental Trees, 190 Shrubs

PARKING AREA LANDSCAPING

Chapter 6–38, O.2.b.i– Perimeter Parking Area Landscaping:

A minimum of 1 tree per 30 linear feet of Parking Area length.

Parking Area Length	= 615 Linear Feet
Required	= 21 Trees
Provided	= 21 Trees

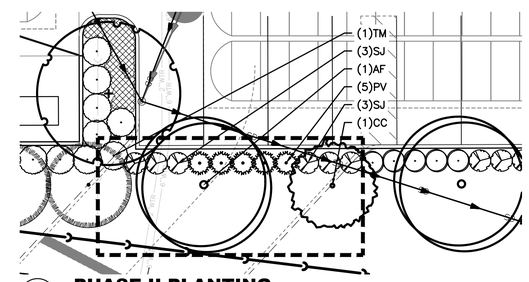
Chapter 6–38, O.2.b.ii– Perimeter Parking Area Landscaping:

A minimum of 1 shrub per 3 linear feet of Parking Area length.

Parking Area Length	= 615 Linear Feet
Required	= 205 Shrubs
Provided	= 205 Shrubs

LANDSCAPE LEGEND

- AF – JEFFERSRED FREEMAN MAPLE
- CC – FOREST PANSY EASTERN REDBUD
- GT – SKYLINE HONEY LOCUST
- HM – SEVEN SON FLOWER
- QA – WHITE OAK
- RH – HERBERT AZALEA
- SJ – LITTLE PRINCESS SPIREA
- TM – DENSE SPREADING YEW
- TO – HETZ MIDGET ARBORVITAE
- PV – NORTHWIND SWITCHGRASS
- ANN – ANNUALS
- LM – BIG BLUE LIRIOPE
- PT – JAPANESE PACHYSANDRA



1 **PHASE II PLANTING**
SCALE: 1"=10'

JOHN R. NIERDING REGISTERED PROFESSIONAL ENGINEER STATE OF INDIANA
APPROVED FOR CONSTRUCTION
NOT FOR CONSTRUCTION
1-3-18

No.	DATE	REVISION

PROJECT No: 77080
DATE 01/03/18
DES. MEM
DR. MEM
CKD. WER

7635 Interactive Way
Suite 100
Indianapolis, IN 46278
317.299.7500
FAX: 317.291.5805
WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

THE TRAILS OF WESTFIELD
LOTS 1 AND 2
SR 32 & OAK RIDGE ROAD
WESTFIELD, INDIANA

LANDSCAPE PLAN

SHEET NO.
C500

Indiana 811
Know what's below. Call before you dig.

Layout Tab Name: C500, Images: , Xrefs: 77080–roadway.dwg; 77080–x.dwg; 77080TBLK.dwg; 77080–p–lots1–2.dwg; 77080–p.dwg; 77080LAN.dwg
Last Saved Bysmith, 1/4/2018 3:46:58 PM
G:\DE\Clients\Edgerock Development\77080 The Trails\4.0 Disciplines\Civil\Cadd\Cd\Lots–1_and_2\77080LND.dwg Plotted By:Smith, Angela Plotted:January 4, 2018, 3:48:28 PM

ORDINANCE NUMBER 17-50

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE TRAILS 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 Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 15-27 (the "Original PUD Ordinance"), on _____, as amended and replaced by Ordinance No. 16-26 (the "Trails PUD Ordinance"), on November 14, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1712-PUD-29**), requesting an amendment to the Trails 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**. **1712-PUD-29** to the Common Council with a **favorable** recommendation (9-0) 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 December 26, 2017;

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

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

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Trails PUD Ordinance, as applicable to the Real Estate, and generally described as District Area: Lot B of the District.

1.2 All other provisions of the Trails PUD Ordinance shall remain in effect with the adoption of this Ordinance.

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

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

Section 2. General Regulations. Section 7 General Regulations of the Trails PUD Ordinance shall be amended to add a Section 7.2 as follows:

2.1 Lot B: Article 4.16 GB: General Business District shall apply to the development of the Real Estate, except as otherwise modified below:

A. Minimum Building Setback Lines; Side Yard: No minimum

Section 3. State Highway 32 Overlay District. Section 8.2 Building Size Requirements of the Trails PUD Ordinance shall be replaced and superseded with the following:

3.1 Article 5.3(I)(3)(a) State Highway 32 Overlay District; Building Height Requirements; Minimum Gross Floor Area shall apply, except as otherwise modified below:

A. Multiple structures connected by an architecturally-compatible canopy, as conceptually depicted in the attached **Exhibit B**, shall have an aggregate minimum gross floor area of five thousand and six hundred (5,600) square feet. The design and massing of the canopy shall be architecturally consistent with and compatible with the structures it connects. In addition, the canopy shall be substantially similar in quality and character with the Canopy Character Exhibit, attached as Exhibit E to the Trails PUD Ordinance.

B. A minimum of six hundred (600) square feet of outdoor seating space shall be required within Lot B.

ALL OF WHICH IS ORDAINED/RESOLVED THIS 8TH DAY OF JANUARY, 2018.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-50** was delivered to the Mayor of Westfield

on the _____ day of January, 2018, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-50**

this _____ day of January, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-50**

this _____ day of January, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Birch Dalton, Edgerock Development, LLC
555 East Main Street, Westfield, Indiana 46074

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

EXHIBIT A
REAL ESTATE

This description includes four (4) parcels of land:

PARCEL I (Parcel No: 08-09-01-01-01-001.000):

Deed Instrument No. 2015041831

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, and being part of the grantors' land lying within the right-of-way depicted on the attached Right-of-Way Parcel Plat market Exhibit "B", described as follows: Commencing at the northwest corner of said section; thence South 0 degrees 43 minutes 08 seconds West 146.50 feet along the west line of said section to the prolonged south line of the grantors' land; thence South 89 degrees 50 minutes 43 seconds East 17.50 feet along said south line prolonged to the east boundary of Oak Ridge Road and the point of beginning of this description: thence North 0 degrees 43 minutes 08 seconds East 121.50 feet along the boundary of said Oak Ridge Road to the south boundary of S.R. 32; thence South 89 degrees 50 minutes 43 seconds East 38.87 feet along the boundary of said S.R. 32 to the point designated 1054 on said Exhibit "B"; thence South 51 degrees 49 minutes 03 seconds West 30.64 feet to the point designated 1053 on said Exhibit "B"; thence South 0 degrees 43 minutes 08 seconds West 102.49 feet to the south line of the grantors' land; thence North 89 degrees 50 minutes 43 seconds West 15.02 feet along said south line to the point of beginning and containing 0.047 acres, more or less, being subject to all legal rights-of-way and easements of record.

PARCEL II (Parcel No: 08-09-01-00-00-001.000):

Trustee's Deed Instrument No. 2015062718

A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, described as follows: Begin at a point 146.5 feet South of the Northwest corner of Section 1, Township 18 North, Range 3 East, thence East parallel with the North line of said Northwest quarter 226.7 feet to an iron stake, thence South parallel with the West line of said Northwest quarter 407.3 feet to an iron stake, thence West 226.7 feet to intersection with West line of said Northwest Quarter, said point being 410.2 feet South of the place of beginning, thence North on and along said line 410.2 feet to the place of beginning. (Containing 2.13 acres more or less)

Except:

A part of the above described real estate conveyed to The State of Indiana by Warranty Deed recorded July 17, 2007 as Instrument No. 2007-40158 and described as follows: A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right-of-way depicted on the Right-of-Way Parcel Plat marked Exhibit "B" in Warranty Deed recorded as Instrument No. 2007-40158 and described as follows: Commencing at the Northwest corner of said section; thence South 0 degrees 43 minutes 08 seconds West 146.50 feet along the West line of said section to the prolonged North line of the grantors' land; thence South 89 degrees 50 minutes 43 minutes 08 seconds West 146.50 feet along the West line of said section to the prolonged North line of the grantors' land; thence South 89 degrees 50 minutes 42 seconds East 17.50 feet along said North line prolonged to the East boundary of Oak Ridge Road and the point of beginning of this description: thence South 89 degrees 50 minutes 43 seconds East 15.02 feet along the North line of the grantor's land; thence South 0 degrees 43 minutes 08 seconds West 269.11 feet to the point designated 1052 on said Exhibit "B"; thence North 89 degrees 16 minutes 52 seconds West 15.02 feet to the point designated 1051 on said Exhibit "B" on the East

boundary of said Oak Ridge Road; thence North 0 degrees 43 minutes 08 seconds East 268.96 feet along the boundary of said Oak Ridge Road to the point of beginning. (Containing 0.093 acres more or less).

Also Except:

A part of the above described real estate convey to Bradley D. Hutson and Lori S. Hutson, husband and wife by Warranty Deed recorded June 8, 2012 as Instrument No. 2012-31287 and described as follows: A part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East in Washington Township Hamilton County, Indiana, described as follows: Commencing at the Northwest corner of the Northwest Quarter of Section 1, Township 18 North, Range 3 East; thence on the West line of said Northwest Quarter South 00 degrees 34 minutes 25 seconds East 415.29 feet to the South line of a tract of real estate described in Instrument No. 2007-40158; thence on said South line North 89 degrees 25 minutes 35 seconds East 32.52 feet; thence North 87 degrees 11 minutes 34 seconds East 194.47 feet to the Northwest corner of a tract of real estate described in Instrument No. 91-5488; thence on the West line of said tract of real estate South 00 degrees 30 minutes 27 seconds East 140.89 feet to the Northeast corner of the tract of real estate described in Instrument No. 2002-83534; thence on the North line of said tract of real estate South 87 degrees 53 minutes OS seconds West
226.76 feet to the West line of said Northwest Quarter; thence on said West line North 00 degrees 34 minutes 25 seconds West 139.41 feet to the point of beginning. (Containing 0.73 acres more or less).

PARCEL III (Parcel No: 08-09-01-01-01-002.000):

Personal Representative's Deed Instrument No. 2013046093

Begin 13.74 rods East of the Northwest corner of Section One (1), Township Eighteen (18) North, Range Three (3) East and run thence South 410 feet, thence East parallel with the North line of said Section 83.00 feet, thence North 410 feet to Section Line, thence West 83.00 feet to the place of beginning.

PARCEL IV (Parcel No: 08-09-01-01-01-003.000):

Special Warranty Deed Instrument No. 2017001604

PART OF THE NORTHWEST QUARTER OF SECTION ONE (1), TOWNSHIP EIGHTEEN (18) NORTH, RANGE THREE (3) EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 309.71 FEET EAST OF THE NORTHWEST CORNER OF SECTION 1, TOWNSHIP EIGHTEEN (18) NORTH, RANGE THREE (3) EAST, RUN THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID SECTION 410.0 FEET TO A POINT, THENCE EAST PARALLEL TO THE NORTH LINE OF THIS SECTION 179.14 FEET TO POINT, THENCE NORTH 410.0 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THIS SECTION, THENCE WEST ALONG THIS NORTH LINE 179.14 FEET TO THE PLACE OF BEGINNING.

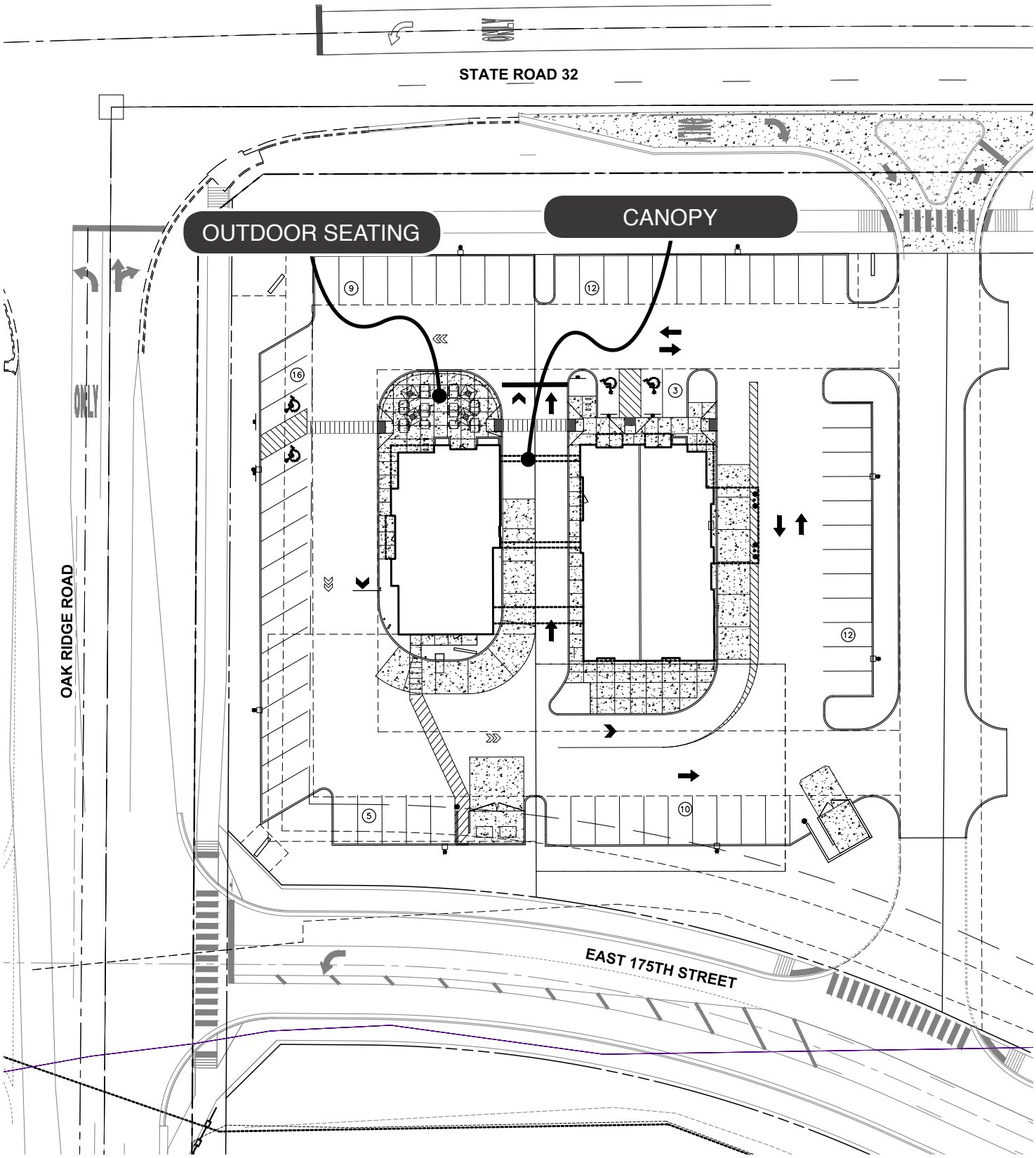


EXHIBIT B: CONCEPT PLAN (LOT 1 + LOT 2)

TRAILS AMENDMENT: LOT B

PLANNED UNIT DEVELOPMENT DISTRICT

N.T.S.

12.01.17

Docket Number:	1712-PUD-26 (Ordinance No. 17-45)
Petitioner:	Pryam, LLC by OnPointe Land Matters, LLC
Request:	A change in zoning from the AG-SF1: Agriculture / Single-Family Rural District and GB: General Business District to the Hittle at ThirtyOne Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural & GB: General Business
Current Land Use:	Residential/Vacant
Acreage:	12.2 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Illustrative Site Layout 4. Illustrative Character Exhibits 5. Site Enhancement Exhibit 6. PUD Ordinance (Ord. 17-45) 7. PUD Ordinance – Redlined Version 8. Illustrative Grand Park Land Use Map 9. Family Sports Capital Addendum
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the November 13, 2017, City Council meeting. The petitioner hosted a neighborhood meeting for neighbors and other interested parties on November 14, 2017. The petition received a public hearing at the December 4, 2017, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to the Hittle at ThirtyOne Planned Unit Development (PUD) District (the "District") for approximately 12.2 acres (the "property") located on the southwest corner of 191st Street and US Highway 31 (see **Exhibit 2**).

The property is currently zoned AG-SF1: Agriculture/Single-Family Rural and GB: General Business. Properties to the north are zoned Chatham Commons PUD. Properties to the south are zoned GB: General Business. Properties to the east across US-31 are zoned EI: Enclosed Industrial. Property to the west is zoned AG-SF1 and GB.

ZONING REQUEST

The petitioner requests this change in zoning to allow for commercial development on the subject property.

Concept Plan: The Concept Plan (see 'Exhibit B' of the PUD Ordinance) divides the property into two (2) subareas: Area I (Hotels) and Area II (Outlots).

Illustrative Layout: The Illustrative Layout (see **Exhibit 3**) provides a possible site layout for parking, internal drives, building locations and other improvements.

Default Standards: The Hittle at ThirtyOne PUD Ordinance (the "PUD Ordinance") (see **Exhibit 6**) defaults to the GB: General Business District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance allows all uses permitted in the Underlying Zoning District, but prohibits Special Exception Uses.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District standards as identified in the Westfield-Washington Township Unified Development Ordinance (the "UDO"). The general standards of note are briefly highlighted below:

1. Minimum Lot Frontage: The PUD Ordinance requires no minimum Lot Frontage, but does require that all lots have vehicular access to an External Street.
2. Minimum Building Setback Lines: The PUD Ordinance requires a minimum Setback Line of fifteen (15) feet from the perimeter of the District. If the District perimeter abuts an External Street, the minimum Setback Line shall be thirty (30) feet. No other Setbacks shall apply.
3. Maximum Building Height: The PUD Ordinance does not require a maximum Building Height.
4. Minimum Building Height: The PUD Ordinance requires a minimum Building Height of four stories or sixty (60) feet whichever is less for Area I and a minimum Building Height of one (1) story for Area II.
5. Minimum Building Size: The PUD Ordinance requires a minimum building footprint of forty thousand square feet (40,000 SF) in Area I and three thousand square feet (3,000 SF) including outdoor seating areas in Area II.

Overlay Districts: As proposed, the US Highway 31 Overlay District shall not apply to the property.

Development Standards: As proposed, the PUD Ordinance defaults to the Underlying Zoning District (Chapter 6 of the UDO). The PUD Ordinance proposes modifications that accommodate the proposed development. The development standards of note are briefly highlighted below:

1. Accessory Buildings: The PUD Ordinance states that Article 6.1 shall be applicable to the property except that Article 6.1(H)(2) shall only be applicable in prohibiting enclosures from locating within an Established Front Yard abutting US Highway 31 or 191st Street.

   There is no applicable rear yard along 191st Street and US Highway 31 by the definition of "Established Front Yard". This standard prohibits any enclosure between the building and US Highway 31 and/or 191st Street.

2. Architectural Standards:

   a. Character Exhibit: The Character Exhibits ('Exhibit D-1 and D-2' of the PUD Ordinance) establishes a benchmark for the quality and appearances of the Buildings permitted in Area I of the District. If a conflict arises between Article 6.3 and the Character Exhibits, the Character Exhibits shall control.
   b. Mechanical Screening: Roof-mounted mechanical equipment shall be screened or located in a manner that prevents reasonable visibility.
   c. Building Materials: Article 6.3(F)(2) (Business District Architectural Standards) shall apply to Area II.

      A minimum of eighty percent (80%) of each Building Façade in Area I shall be Masonry Materials unless Architectural Insulated Panels or ceramic panels are used as the primary exterior building material.

      Only one (1) building within Area I shall be permitted to use Architectural Insulated Panels and/or ceramic panels as the primary exterior building material. No more than sixty percent (60%) of the Building's aggregate Building Facades may be covered with Architectural Insulated Panels while no more than twenty-five percent (25%) shall be covered with ceramic panels. A minimum of twenty percent (20%) shall be Masonry Materials if Architectural Insulated Panels or ceramic panels are the primary exterior building material while no more than twenty-five percent (25%) of each Building Façade may be covered with metal, Fiber Cement Siding, Polymeric Cladding, EIFS, stucco, or vinyl exterior building materials.

   d. Building Elevations; Wall Planes: The PUD Ordinance requires Article 6.3(F)(5)(b) to be applicable to Area II (Outlots). For Area I (Hotels), the Character Exhibit shall control.

3. Fence Standards: The PUD Ordinance requires walls or fencing to be architecturally compatible with associated building. For Day Care or other businesses that require a similar secured area, chain-link and other non-decorative fencing is permitted.
4. Landscaping Standards:

   a. Buffer Yard Standards: Shall not apply. External Street Frontage Landscaping per the UDO shall apply.

b. Parking Area Landscaping: If adjacent Lots have cross-access and/or shared parking, the shared Lot Line shall not require Perimeter Parking Landscaping. Instead, the total Parking Area shall be considered a single Parking Area and shall be landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(I) requirements.

5. Sign Standards: Proposed sign standards mirror those set forth in the approved Chatham Commons PUD and state that Article 6.17 shall apply except that:

   a. Monument Signs (Center Only): In addition to the permitted Monument Center Sign, either a second Monument Center Sign or two (2) Entrance Signs shall be permitted at the Chad Hittle Court entrance.

   b. Outlot Signage: Outlots shall be permitted two (2) square feet of Sign Area for each one (1) linear foot of Building Façade

Design Standards

Article 8.6 of the UDO, 'Open Space and Amenity Standards', shall apply as well as the incorporation of an Enhanced Entry and a Public Art Node containing a landscaped public art plaza as depicted on the Site Enhancement Exhibit (see **Exhibit 5**).

Article 8.7 of the UDO, 'Pedestrian Network Standards, shall apply, as well as the addition of a trail as depicted on the Illustrated Site Layout (see **Exhibit 3**).

COMPREHENSIVE PLAN

The area surrounding Grand Park, including the west side of the intersection of 191st Street and US Highway 31, is identified as the Sports Capital Area on the Land Use Concept Map included in the Family Sports Capital Addendum (the "Addendum") adopted as part of The Westfield-Washington Township Comprehensive Plan in December 2010, see **Exhibit 9**.

The Addendum contemplates related and supporting uses for the Sports Campus such as hotels, restaurants, healthcare and sports medicine facilities. The Addendum further identifies the goal of "Pursuing economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complimentary health, recreation and technology related uses; (3) supporting entertainment, dining, lodging land uses, and (4) other uses which would support and compliment the Westfield intergenerational sports initiative". Per the Addendum, the Grand Park Land Use Plan map identifies the west side of the intersection as the Regional Retail and Hospitality Corridor, see **Exhibit 8**.

ISSUES RAISED AT THE PUBLIC HEARING

One (1) individual commented at the public hearing stating that because the US Highway 31 / 191st Street intersection is a gateway to Grand Park, that they desire development at the intersection to be 'warm and inviting'.

MODIFICATIONS SINCE THE DECEMBER 4, 2017 PUBLIC HEARING

The petitioner has removed "Gasoline Service Station" as a permitted use and has explicitly prohibited Special Exception Uses.

The Illustrative Site Layout has been updated to incorporate a detention pond along 191st Street to accommodate drainage and soften the streetscape along 191st Street.

Additionally, the petitioner has added additional Design Standards including the creation of an 'Enhanced Entry' and a 'Public Art Node' as depicted in the Site Enhancement Exhibit (see **Exhibit 5**). As located, the public art would be visible upon entering the subject property from Chad Hittle Court, and be visible from the US 31 Highway ramp.

The District will also incorporate a trail as generally depicted on the Illustrative Site Layout (see **Exhibit 3**) in order to provide connectivity with detention area(s), the public art plaza.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the December 4, 2017 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

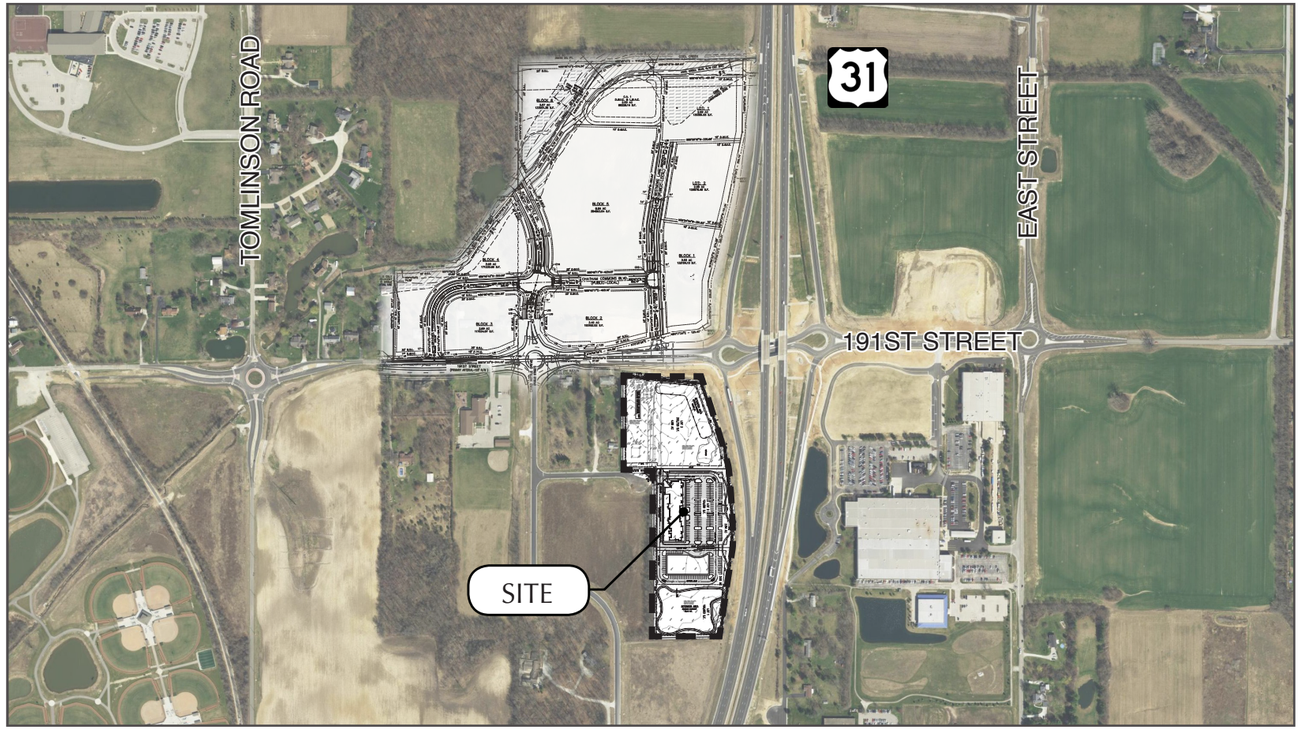
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

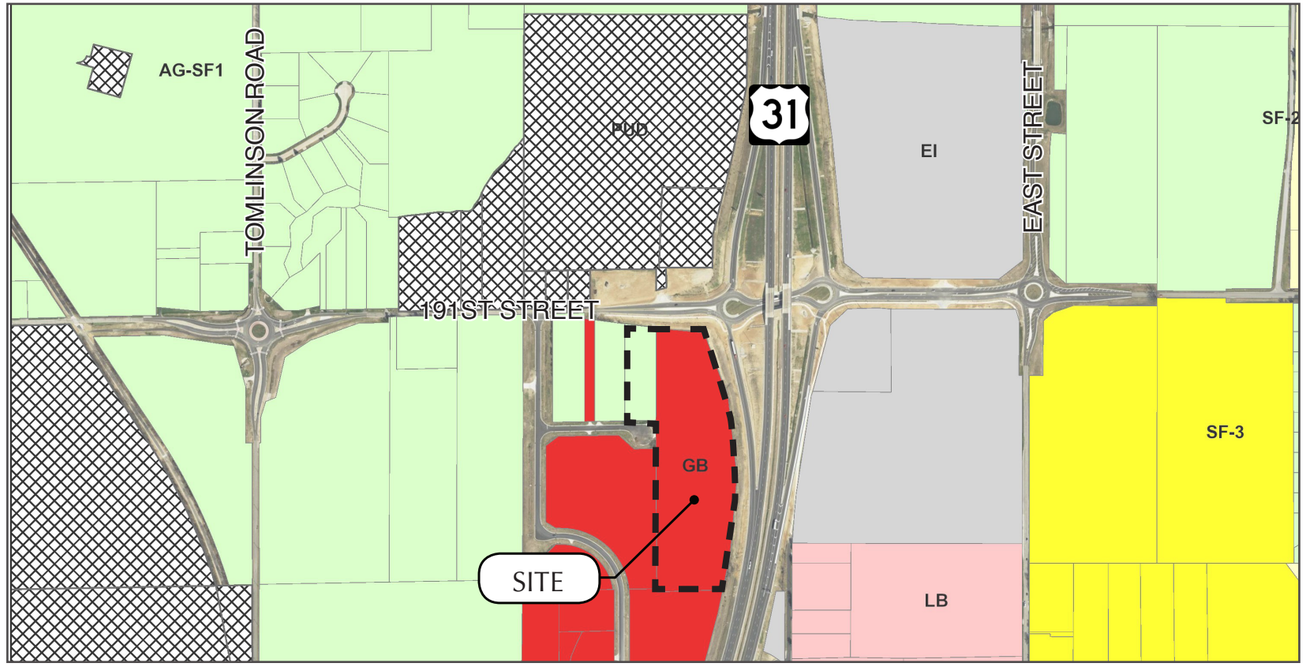
1. **Action: If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1712-PUD-26.**

2. If any Plan Commission member has questions prior to the January 16, 2018, APC meeting then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

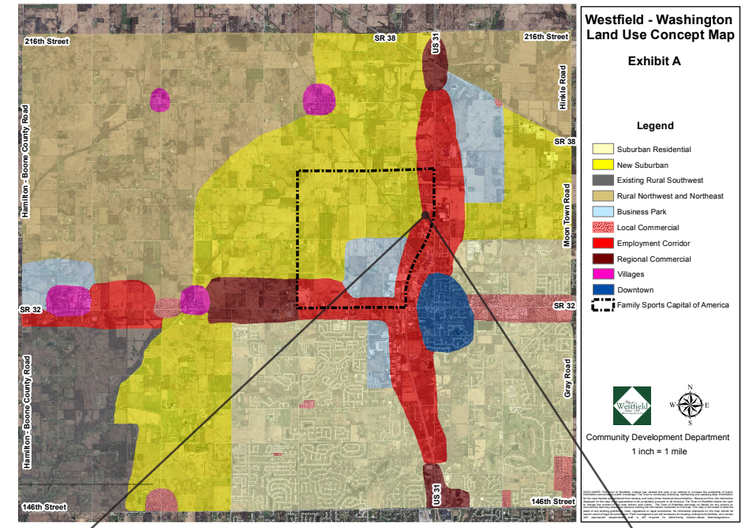
LOCATION MAP

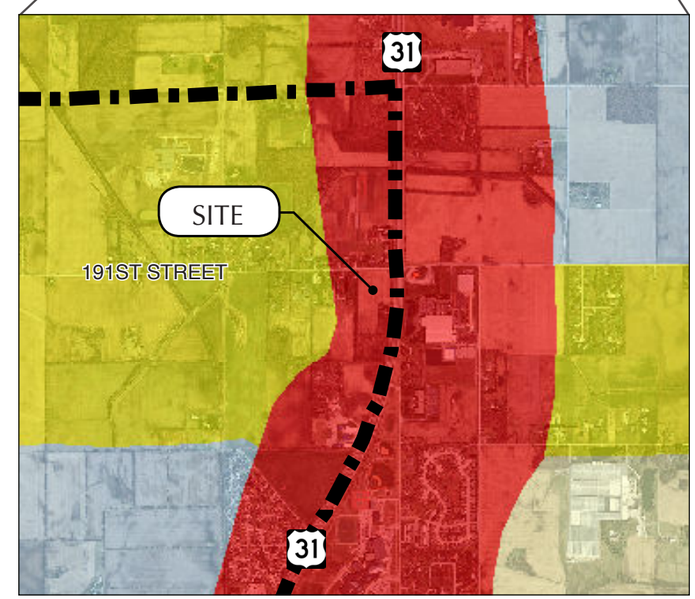


ZONING MAP



COMPREHENSIVE PLAN





2007 FUTURE LAND USE MAP

Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

Community Development Department
1 inch = 1 mile

HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

01.05.18

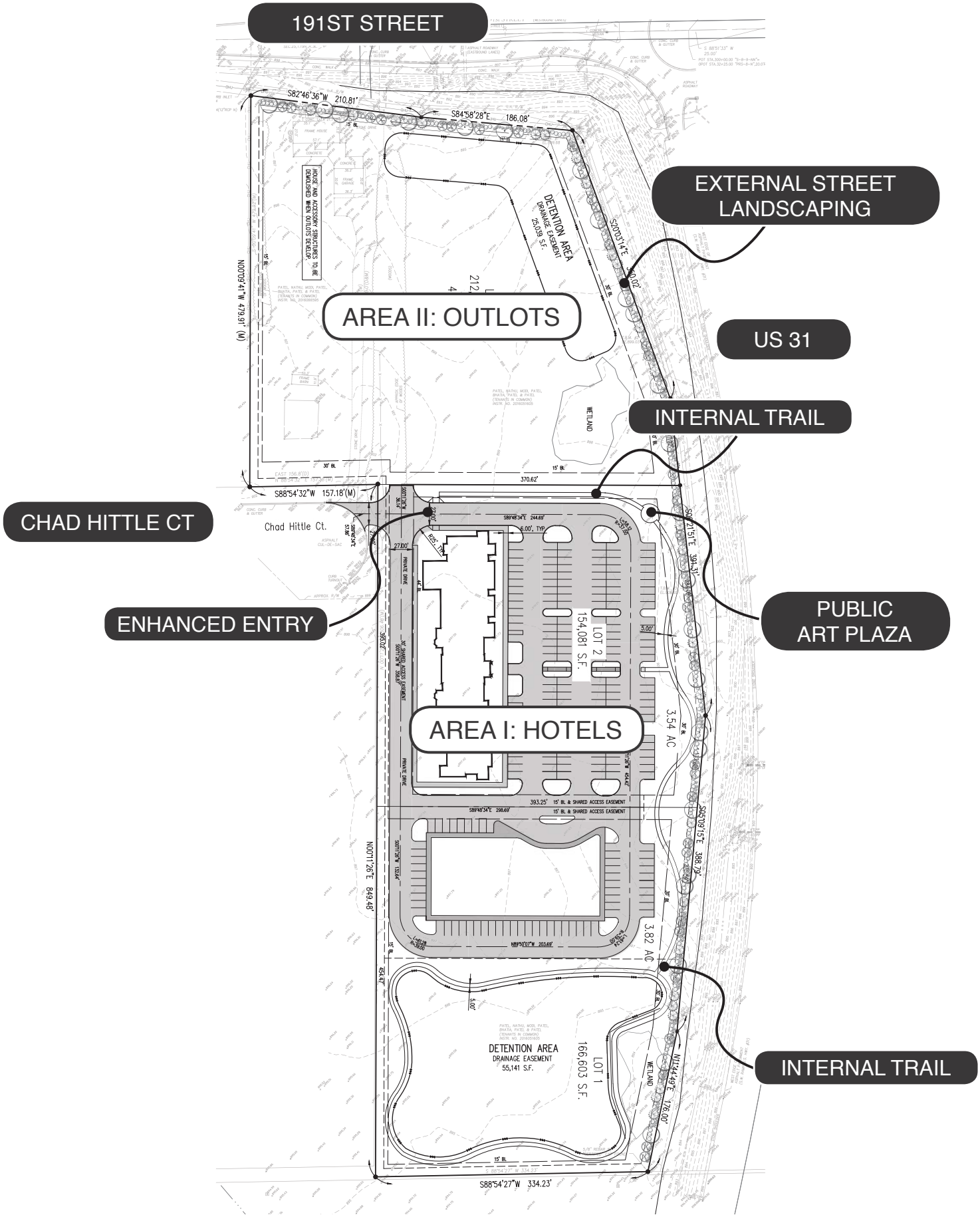


EXHIBIT C: ILLUSTRATIVE SITE LAYOUT

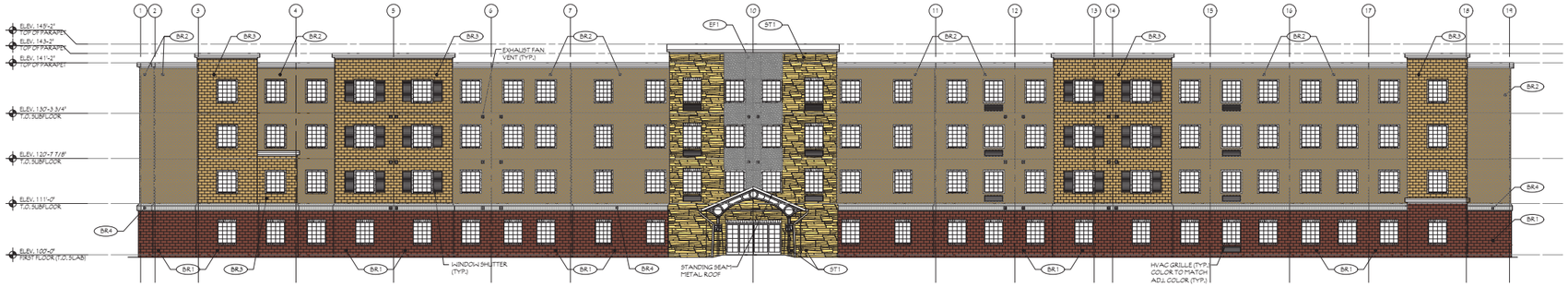
HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

N.T.S.

01.05.18

ILLUSTRATIVE CHARACTER EXHIBITS



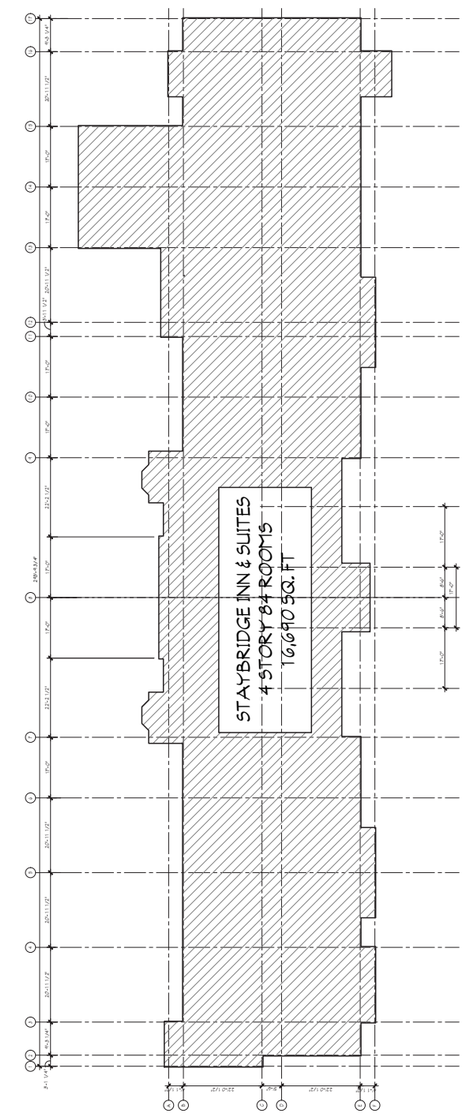
1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING MATERIALS		
EIFS	379 SQ. FT.	3%
STONE	1,201 SQ. FT.	10%
BRICK	10,625 SQ. FT.	87%
TOTAL	12,201 SQ. FT.	100%

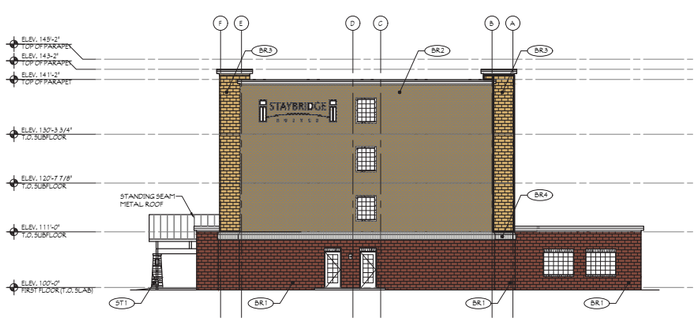
2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING MATERIALS		
EIFS	1,418 SQ. FT.	10%
STONE	2,121 SQ. FT.	16%
BRICK	9,985 SQ. FT.	74%
TOTAL	13,524 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING



1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



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

BUILDING MATERIALS		
BRICK	2,668 SQ. FT.	100%
TOTAL	2,668 SQ. FT.	100%

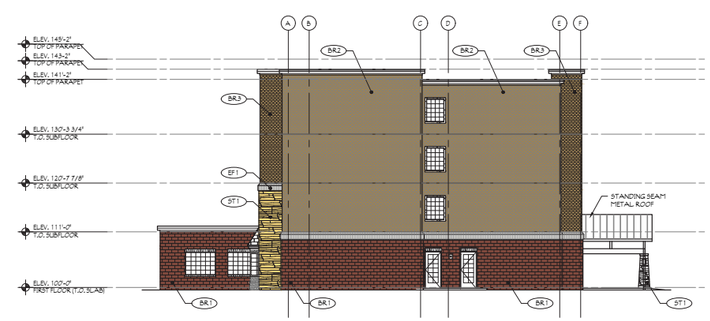
*TOTALS DON'T INCLUDE GLAZING

EXTERIOR FINISH KEY

- EF1 E.I.F.S. / COLOR EF-1 (TYP.)
- EF2 E.I.F.S. / COLOR EF-2 (TYP.)
- EF3 E.I.F.S. / COLOR EF-3 (TYP.)
- BR1 BRICK
- BR2 BRICK
- BR3 BRICK
- BR4 BRICK SOLIDER COARSE
- ST1 SUPULATED DRY STACK STONE (TYP.)

NOTE

REFER TO
WWW.HIGDESIGNCONNECT.COM
FOR LISTING OF EXTERIOR
COLOR SCHEMES.



4 SIDE ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING MATERIALS		
EIFS	7 SQ. FT.	.5%
STONE	88 SQ. FT.	3%
BRICK	2,792 SQ. FT.	96.5%
TOTAL	2,887 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING

STAYBRIDGE SUITES

HITTLE AT THIRTYONE

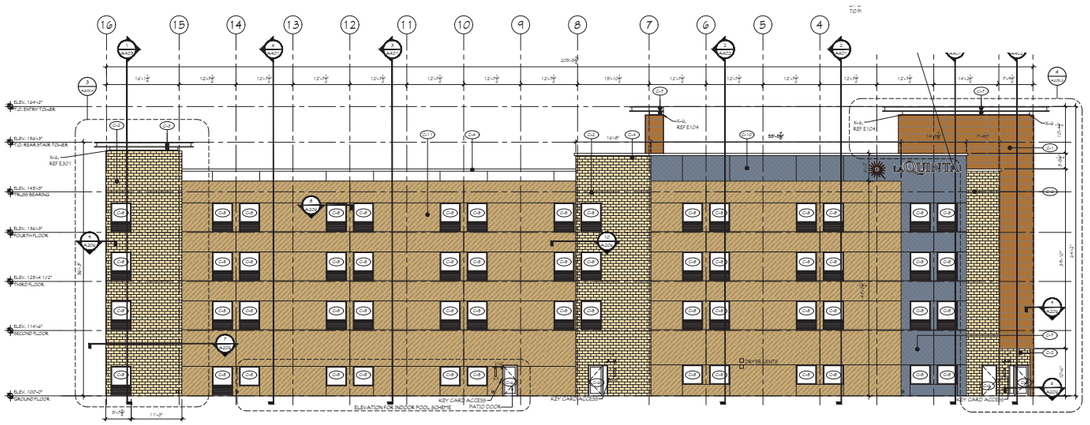
PLANNED UNIT DEVELOPMENT DISTRICT

01.05.18

ILLUSTRATIVE CHARACTER EXHIBITS

BUILDING MATERIALS		
BRICK	1,957 SQ. FT.	19%
CERAMIC PANELS 906 SQ. FT.		8%
ARCHITECTURAL PANELS 7,889 SQ. FT.		73%
TOTAL	10,752 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING



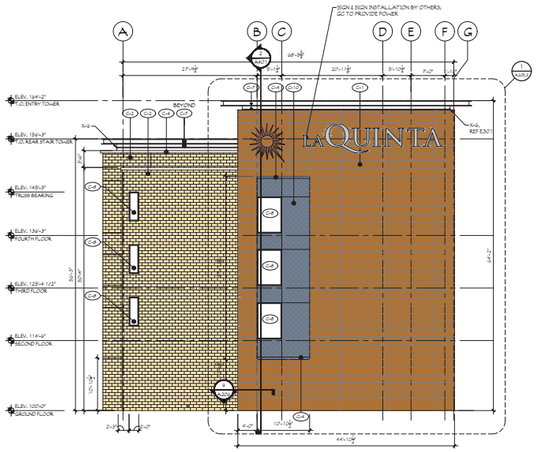
1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS		
CERAMIC PANELS 2,381 SQ. FT.		56%
BRICK	1,602 SQ. FT.	37%
ARCHITECTURAL PANELS 298 SQ. FT.		7%
TOTAL	4,281 SQ. FT.	100%

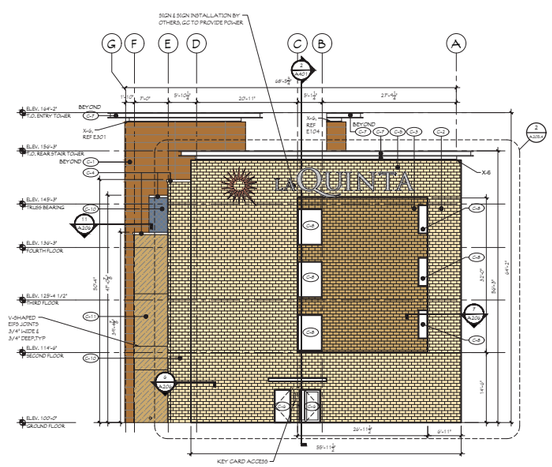
*TOTALS DON'T INCLUDE GLAZING

BUILDING MATERIALS		
CERAMIC PANELS 369 SQ. FT.		9%
BRICK	3,175 SQ. FT.	78%
ARCHITECTURAL PANELS 542 SQ. FT.		13%
TOTAL	4,086 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING



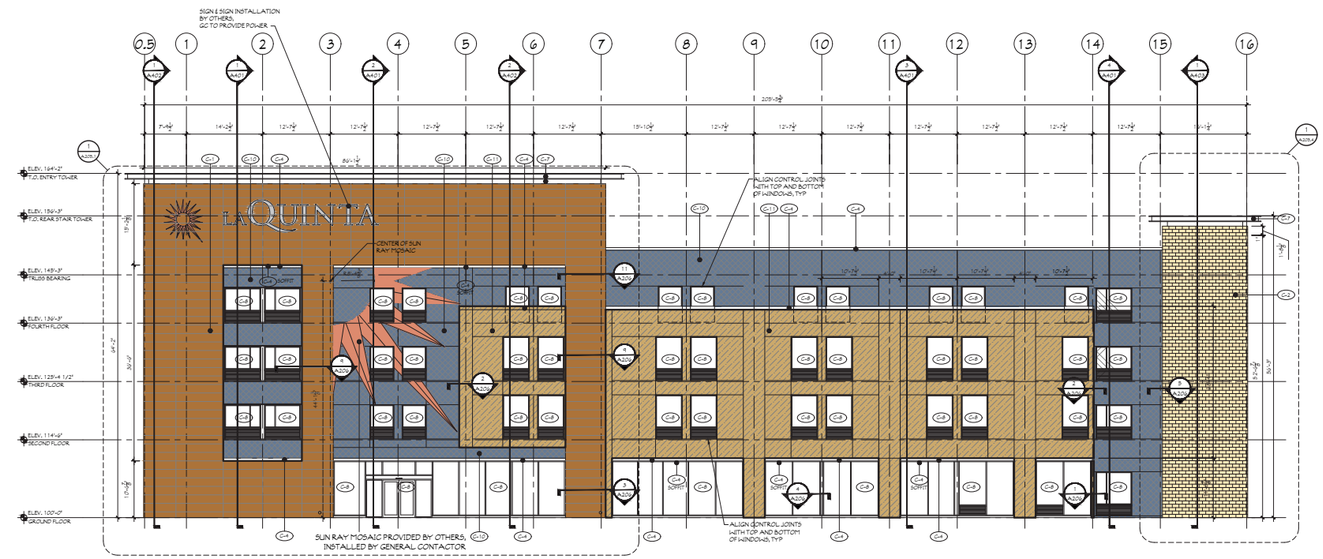
1 SIDE ELAVTIONS
SCALE: 1/8" = 1'-0"



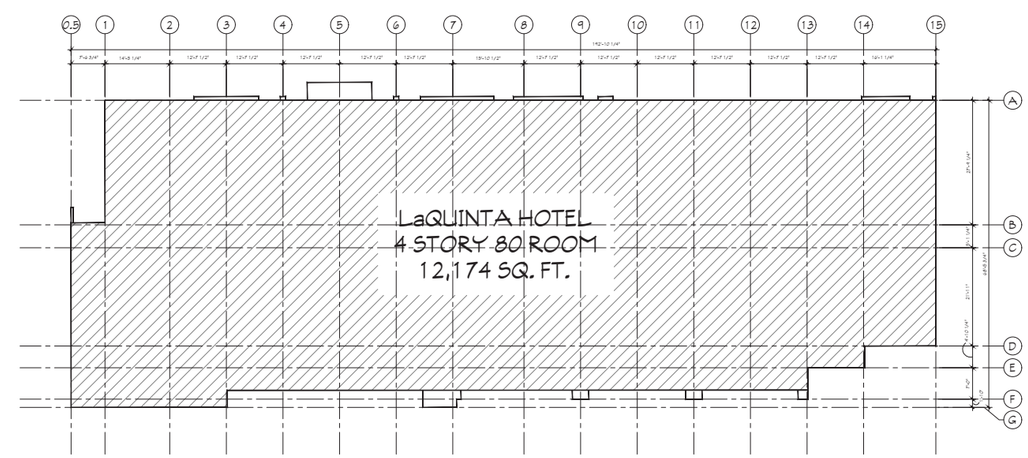
2 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS		
CERAMIC PANELS 2,789 SQ. FT.		25%
BRICK	823 SQ. FT.	7%
ARCHITECTURAL PANELS 7,735		68%
TOTAL	11,347 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING



1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"



NORTH

1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

LaQUINTA

HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

01.05.18

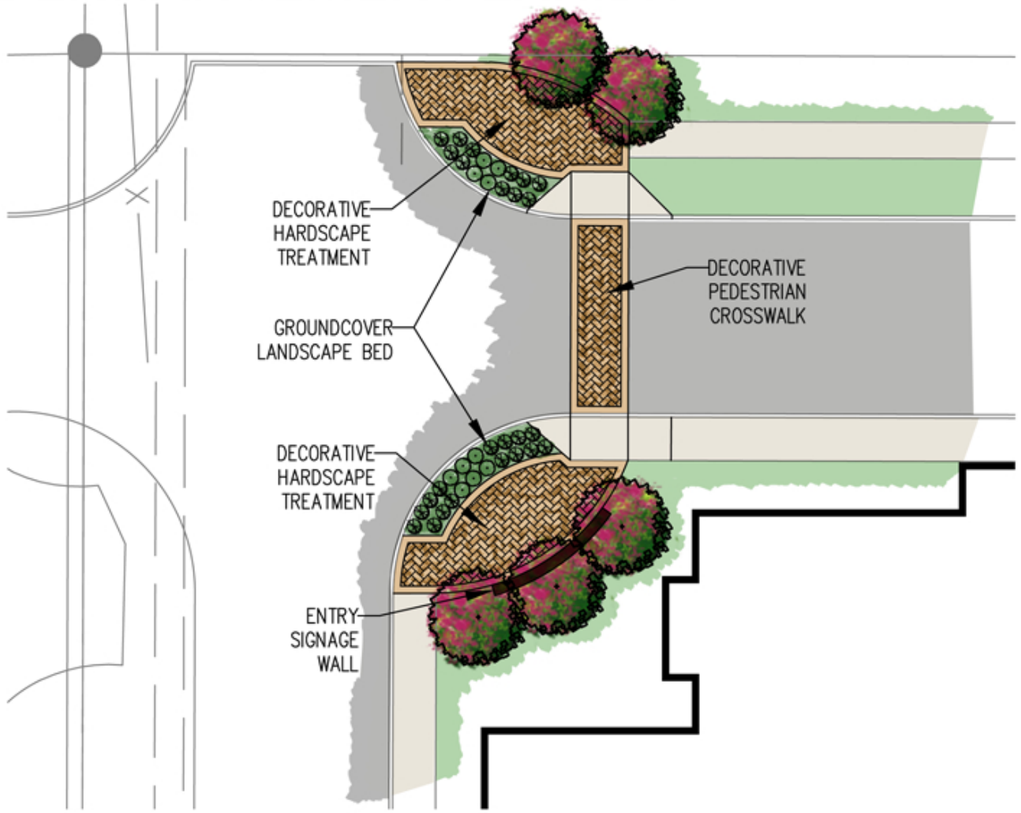
ILLUSTRATIVE CHARACTER EXHIBITS

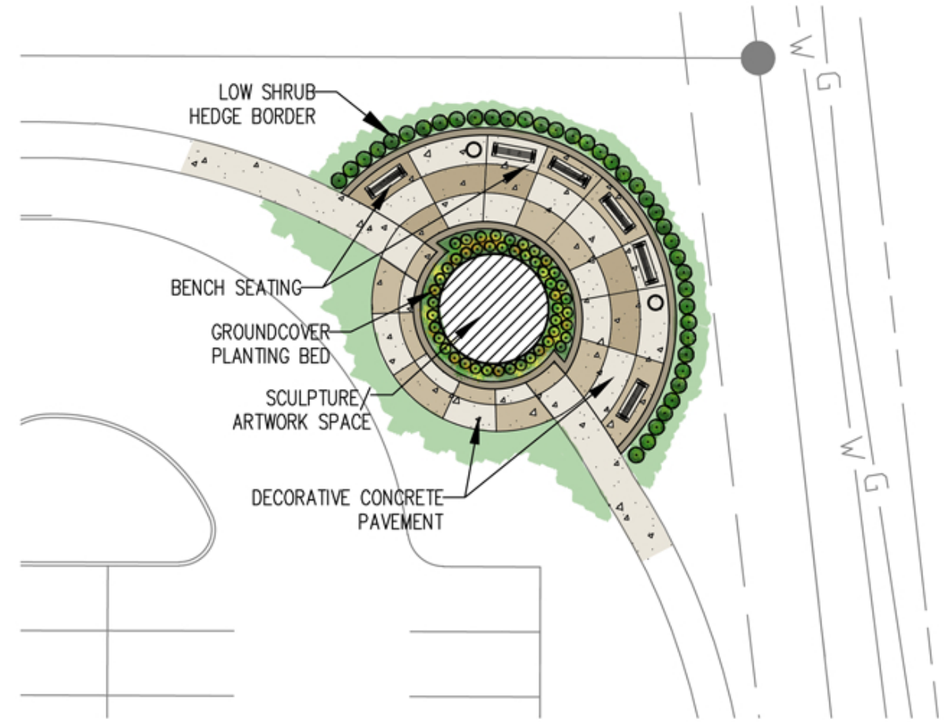
STAYBRIDGE SUITES
(SEE EXHIBIT D-1)

LAQUINTA
(SEE EXHIBIT D-2)

NOTE: These images are only intended to provide general examples of the typical quality and appearance of the proposed hotels.
These images do not necessarily reflect the applicable building material standards of the Hittle at ThirtyOne PUD Ordinance (see Exhibit D-1 and Exhibit D-2).

SITE ENHANCEMENT EXHIBIT





SCALE: 1"= 20'-0"

SCULPTURE EXAMPLES

HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

01.05.18

ORDINANCE NUMBER 17-45

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1712-PUD-26**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1712-PUD-26** 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 _____, 2018;

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

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

Section 1. **Applicability of Ordinance.**

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

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

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

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

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

Section 3. **Concept Plan.** The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I: Hotels and Area II: Outlots (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Illustrative Layout**. The "Illustrative Layout", attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

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

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

6.1 Prohibited Uses: The following use(s) shall be explicitly prohibited:

A. Special Exception Uses.

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

7.1 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to an External Street (e.g., via a shared ingress/egress easement).

7.2 Minimum Building Setback Lines:

A. District Perimeter: Fifteen (15) feet.

B. District Perimeter Abutting External Street: Thirty (30) feet.

C. All Other: No minimum.

7.3 Maximum Building Height: No maximum.

7.4 Minimum Building Height:

A. Area I: Hotels: Four (4) stories, or sixty (60) feet, whichever is less.

B. Area II: Outlots: One (1) story.

7.5 Minimum Building Size:

A. Area I: Hotels: Forty Thousand (40,000) square feet.

B. Area II: Outlots: Three Thousand (3,000) square feet. Outdoor seating area(s) shall count towards this requirement.

Section 8. **Overlay Districts.** The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

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

9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting US Highway 31 or191st Street.

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

A. Character Exhibit: Area I. The "Character Exhibit", attached hereto as **Exhibit D**, is hereby incorporated. Buildings within Area I shall be in substantial compliance with the Character Exhibit. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted to be constructed and that contribute to the intent and vision for Area I. If a provision of Article 6.3 Architectural Standards, as modified herein, is in conflict with the Character Exhibit, then the Character Exhibit shall control.

B. Mechanical Screening (Article 6.3(F)(1)): Shall apply; however, roof-mounted mechanical equipment shall be screened or located in a manner which prevents reasonable visibility.

C. Building Materials (Article 6.3(F)(2)). Shall apply to Area II: Outlots. Shall not apply to Area I: Hotels; rather, the following shall apply:

i. Masonry Materials: A minimum of eighty percent (80%) of each Building Façade, excluding windows and doors, shall be Masonry Materials, unless panels are used in accordance with paragraph (ii) below.

ii. Panel Materials: One (1) building within Area I: Hotels shall be permitted to use Architectural Insulated Panels and/or ceramic panels as the primary exterior building material, as depicted in **Exhibit D-2: Character Exhibit**, and shall comply with the following:

a. A minimum of twenty percent (20%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be Masonry Materials.

b. No more than sixty percent (60%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.

c. No more than twenty-five percent (25%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with ceramic panels.

d. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

D. Building Elevations; Wall Planes (Article 6.3(F)(5)(b)). Shall apply to Area II: Outlots. Shall not apply to Area I: Hotels; rather, the Character Exhibit shall control.

9.3 Article 6.5 Fence Standards: Shall apply; however, chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).

9.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

B. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

9.5 Article 6.17 Sign Standards: Shall apply, except as modified below.

A. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. In addition to the permitted Monument Center Sign, one of the following shall also be permitted at the Real Estate's entrance from Chad Hittle Court:

i. One (1) Monument Sign (Center Only): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face; or

ii. Two (2) Entrance Signs: Sixty (60) square feet of Sign Area, and may contain tenant information.

B. Outlot Signage (Article 6.17(J)(8). Shall not apply; rather, all Outlots shall be permitted two (2) square feet of Sign Area for each one (1) lineal foot of Building Façade. Sign Area Allocation may be divided between Wall, Awning, and Under Canopy or related areas.

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

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

11.1 Article 8.6 Open Space and Amenity Standards: Shall apply. In addition, the following shall apply.

A. Enhanced Entry: The District's entrance from Chad Hittle Court shall be enhanced in a manner substantially consistent with the Site Enhancement Exhibit, attached hereto as **Exhibit E**.

B. Public Art Node: The District shall incorporate a public art node in the location generally depicted on the Illustrative Site Layout (the "Public Art Plaza"), and in accordance with the following:

i. The Public Art Plaza shall be enhanced to include a combination of landscaping (e.g., shrubs, groundcover) and hardscaping (e.g., decorative pavement, bench seating), as generally depicted in the Site Enhancement Exhibit.

ii. The Public Art Plaza shall incorporate a minimum of one (1) sculpture, which shall be scaled in size for visibility from the District's entrance from Chad Hittle Court and the right-of-way of the vehicular onramp onto US Highway 31 adjacent to the Public Art Plaza. Examples of the sculpture is depicted on the Site Enhancement Exhibit.

11.2 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, the District shall also incorporate a trail, as generally depicted on the Illustrative Site Layout, to provide connectivity with the District's Retention Area(s), Public Art Plaza and Enhanced Entry.

[Remainder of page intentionally left blank.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-45** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-45**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-45**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Himanshu Patel, PRYAM, LLC
51055 Sail Bay Court, Elkhart, Indiana 46514

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Site Layout
Exhibit D-1	Character Exhibit
Exhibit D-2	Character Exhibit
Exhibit E	Site Enhancement Exhibit

EXHIBIT A
REAL ESTATE

This description includes two (2) parcels of land:

PARCEL I (Parcel No: 08-05-25-00-00-043.000):

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST (BASIS OF BEARING = NORTH LINE OF THE SOUTHEAST QUARTER BEING SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST PER A WARRANTY DEED TO THE STATE OF INDIANA FOR U.S. HIGHWAY #31, RECORDED AS INSTRUMENT NO. 2013071540 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA) ALONG THE NORTH LINE THEREOF A DISTANCE OF 662.46 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE DOYLE OLIVER CARNAHAN REVOCABLE TRUST, RECORDED AS INSTRUMENT NO. 200600002049 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 93.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1,306.48 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 54 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 334.23 FEET TO A WESTERLY LINE OF THE LAND AS DESCRIBED IN THE AFORESAID DEED TO THE STATE OF INDIANA, (THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY AND SOUTHERLY LINES THEREOF); (1) NORTH 11 DEGREES 44 MINUTES 49 SECONDS EAST 176.00 FEET; (2) NORTH 05 DEGREES 09 MINUTES 15 SECONDS EAST 388.79 FEET; (3) NORTH 06 DEGREES 21 MINUTES 51 SECONDS WEST 391.31 FEET; (4) NORTH 20 DEGREES 03 MINUTES 14 SECONDS WETS 350.02 FEET; (5) NORTH 84 DEGREES 58 MINUTES 28 SECONDS WEST 186.08 FEET; (6) NORTH 82 DEGREES 46 MINUTES 36 SECONDS WEST 52.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.554 ACRES, MORE OR LESS.

PARCEL II (Parcel No: 08-05-25-00-00-042.000):

Part of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 505.0 feet East of the Northwest corner of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East, and on the North line thereof; thence South 550.0 feet; thence East parallel with the North line of said West Half 156.8 feet to the East line of said West Half; thence North on and along aforesaid East line 550.0 feet to the North line of said West Half; thence West on and along aforesaid North line 157.6 feet to the Place of Beginning, containing 1.98 acres, more or less.

EXCEPT THEREFROM:

A part of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows: Beginning on the North line of said quarter section North 88 degrees 54 minutes 32 seconds East 505.00 feet from Northwest corner of said half-quarter section which point of beginning is the Northwest corner of said grantors' land; thence continuing North 88 degrees 54 minutes 32 seconds East 156.19 feet (157.60 feet deduced from Deed Book 297, Page 544 recorded in the Office of the Recorder of Hamilton County) along the North line of said quarter section to the Northeast corner of said grantor's land; thence South 0 degrees 11 minutes 38 seconds East 92.83 feet along East line of said grantors' land; thence North 82 degrees 45 minutes 46 seconds West 157.30 feet to the West line of said grantors' land; thence North 0 degrees 09 minutes 45 seconds East 70.04 feet along the West line of said grantors' land to the Point of Beginning and containing 0.292 acres more or less. TOGETHER, with the permanent extinguishment of all rights and easement of ingress and egress to, from, and across the limited access facility (to be known as U.S. 31 and as Project 0710215), along the lines described as follows: Beginning at the South end of the North 56.65 feet of the 70.04-foot course described above; thence South 83 degrees 11 minutes 22 seconds East 157.17 feet and terminating on the East line of said grantors' land. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

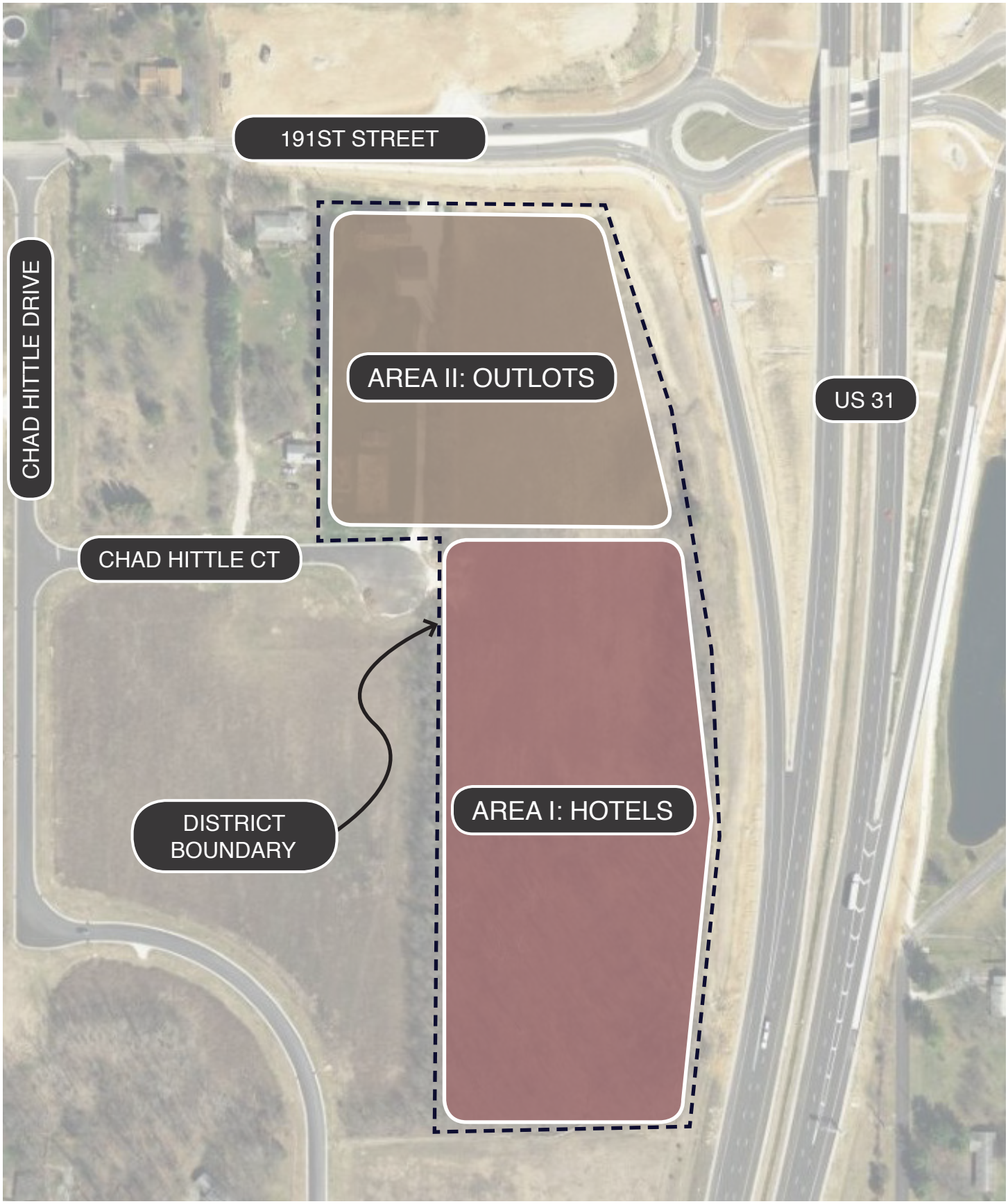


EXHIBIT B: CONCEPT PLAN

HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

N.T.S.

11.21.17

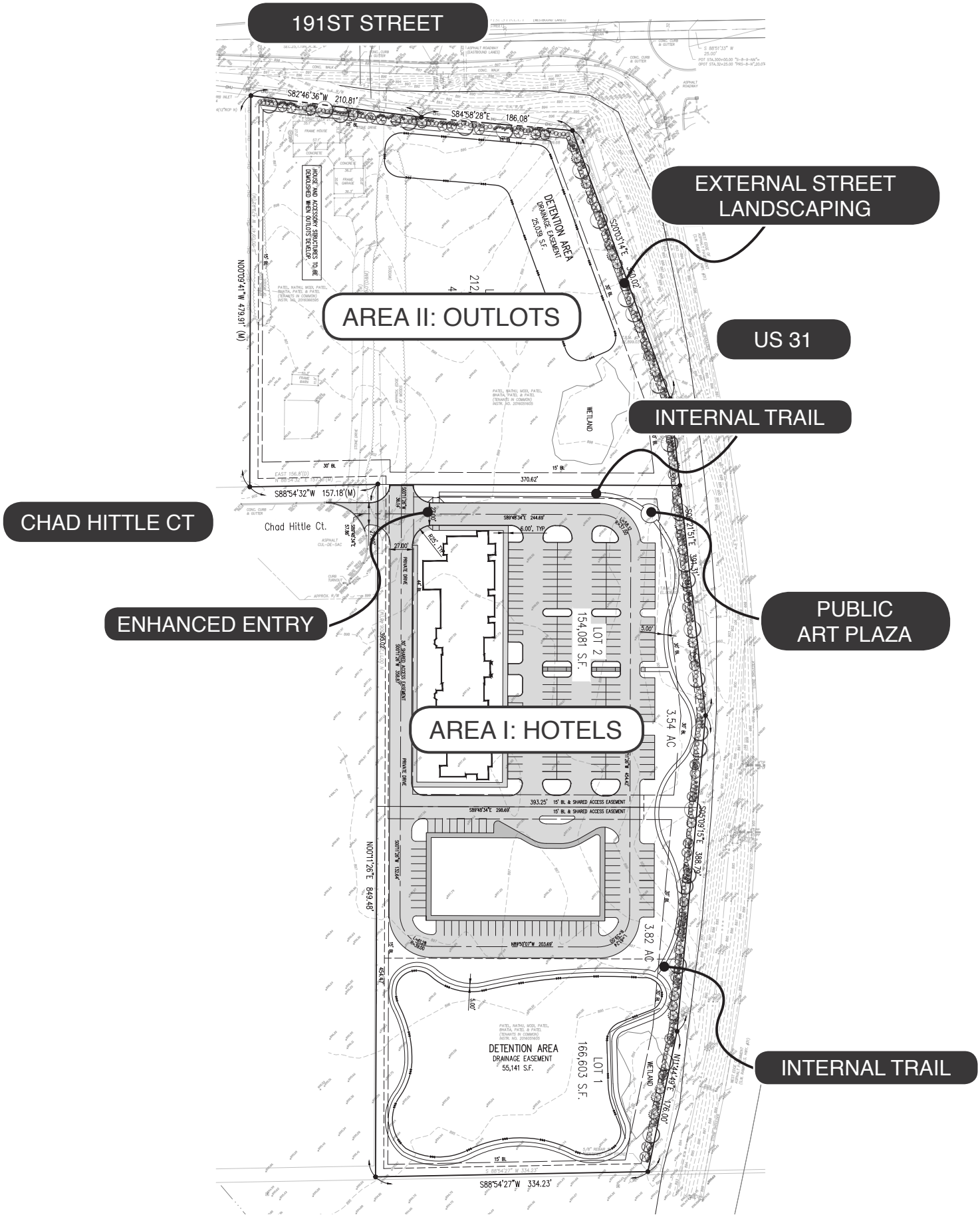


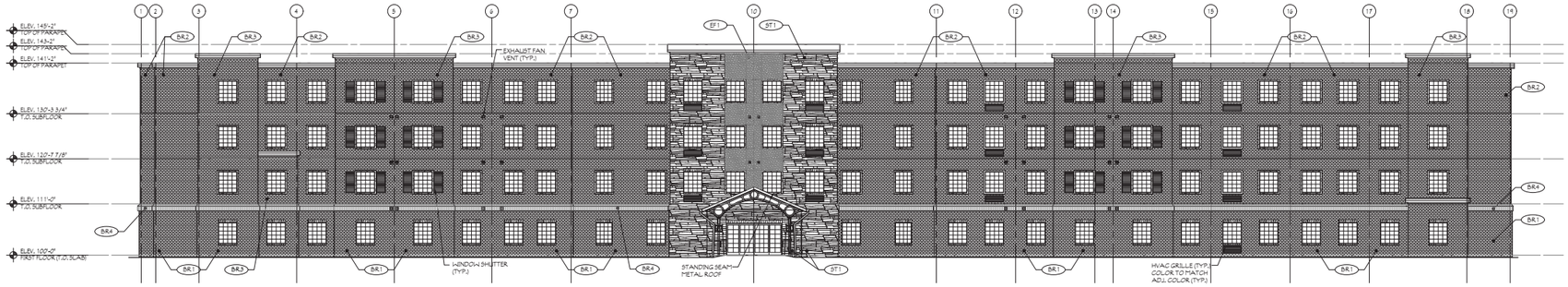
EXHIBIT C: ILLUSTRATIVE SITE LAYOUT

HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

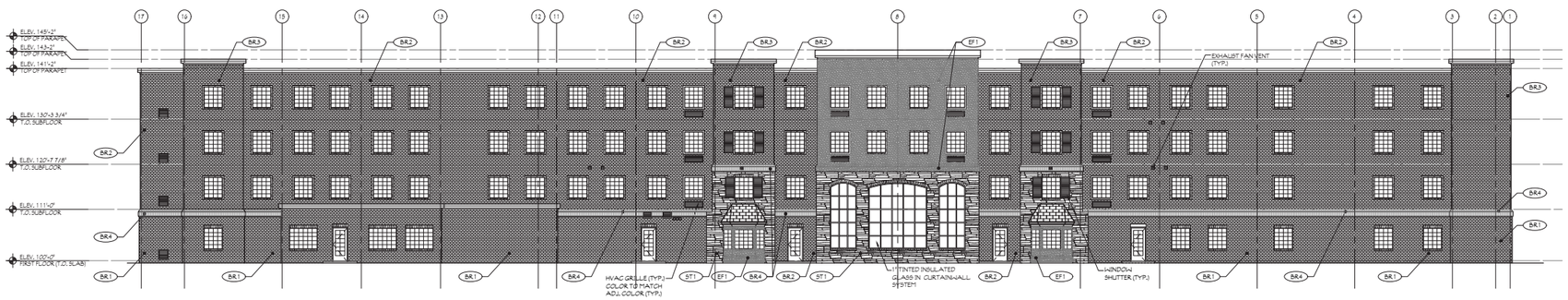
N.T.S.

01.05.18



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

BUILDING MATERIALS		
EIFS	375 SQ. FT.	3%
STONE	1,201 SQ. FT.	10%
BRICK	10,625 SQ. FT.	87%
TOTAL	12,201 SQ. FT.	100%

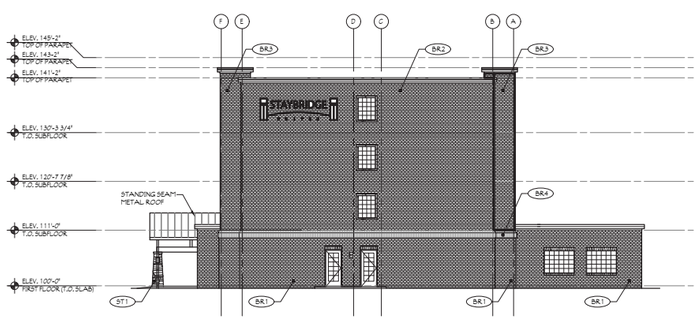


2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING MATERIALS		
EIFS	968 SQ. FT.	7%
STONE	1,241 SQ. FT.	9%
BRICK	11,315 SQ. FT.	84%
TOTAL	13,524 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING

NOTES:
1. COLOR OF FASCIA, AND SOFFIT TO MATCH EIFS COLOR EF-1.
2. ALUMINUM DOWNSPOUTS TO MATCH COLOR OF GUTTERS.
3. ALL CONDENSATION LINES FROM PTAC UNITS SHALL DAYLIGHT INTO CLOSEST LANDSCAPE AREA.
4. TRIM AROUND ALL WINDOWS TO BE COLOR EF-1.
5. MINIMUM EIFS THICKNESS TO BE 2". SEE EIFS BAND DETAILS FOR THICKNESS OF THESE ELEMENTS.



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

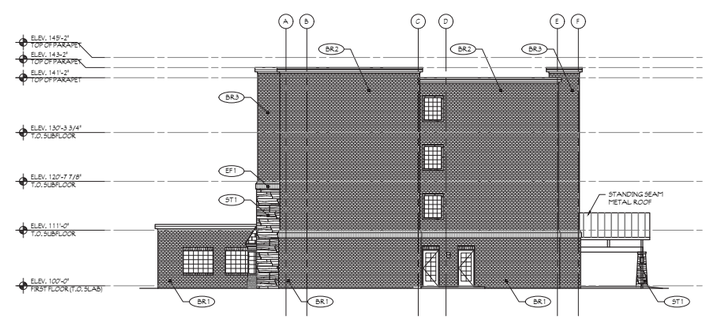
BUILDING MATERIALS		
BRICK	2,668 SQ. FT.	100%
TOTAL	2,668 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING

EXTERIOR FINISH KEY

- EF1 — E.I.F.S. / COLOR EF-1 (TYP.)
- BR1 — BRICK
- BR2 — BRICK
- BR3 — BRICK
- BR4 — BRICK SOLIDER COARSE
- ST1 — SIMULATED DRY STACK STONE (TYP.)

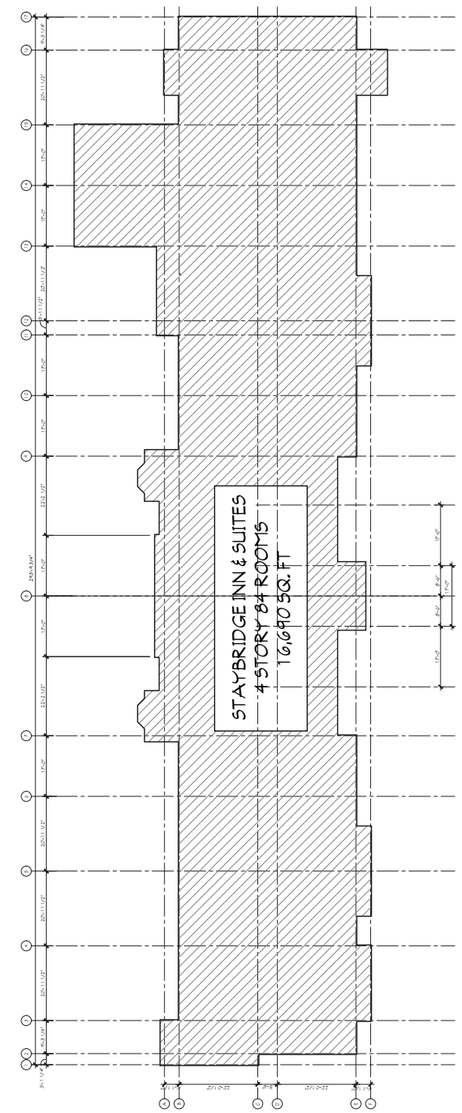
NOTE:
REFER TO
W-R-W-LIMGDESIGNCONNECT.COM
FOR LISTING OF EXTERIOR
COLOR SCHEMES.



4 SIDE ELEVATION
SCALE: 3/32" = 1'-0"

BUILDING MATERIALS		
EIFS	7 SQ. FT.	.3%
STONE	88 SQ. FT.	3%
BRICK	2,742 SQ. FT.	96.5%
TOTAL	2,837 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

EXHIBIT D-1: CHARACTER EXHIBIT

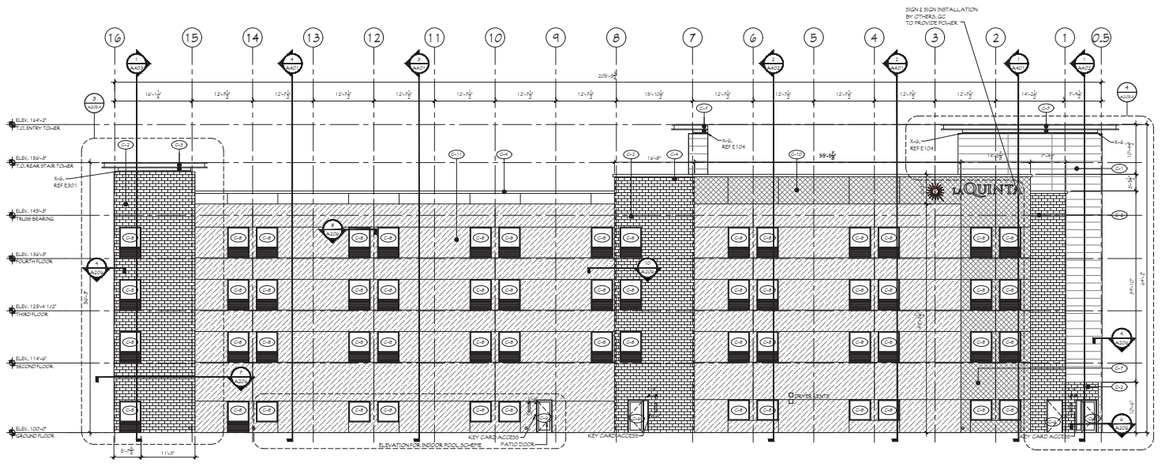
HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

11.21.17

BUILDING MATERIALS		
BRICK	1,457 SQ. FT.	14%
CERAMIC PANELS 809 SQ. FT.		8%
ARCHITECTURAL PANELS 7,884 SQ. FT.		73%
TOTAL	10,752 SQ. FT.	100%

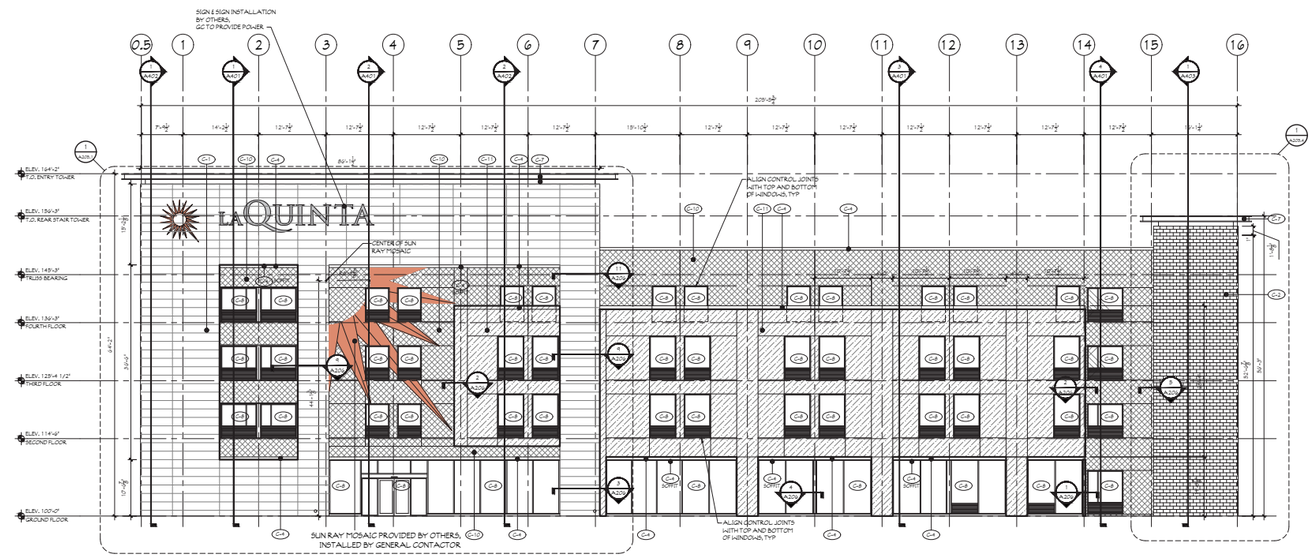
*TOTALS DON'T INCLUDE GLAZING



1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS		
CERAMIC PANELS 2,789 SQ. FT.		25%
BRICK	823 SQ. FT.	7%
ARCHITECTURAL PANELS 7,785		68%
TOTAL	11,397 SQ. FT.	100%

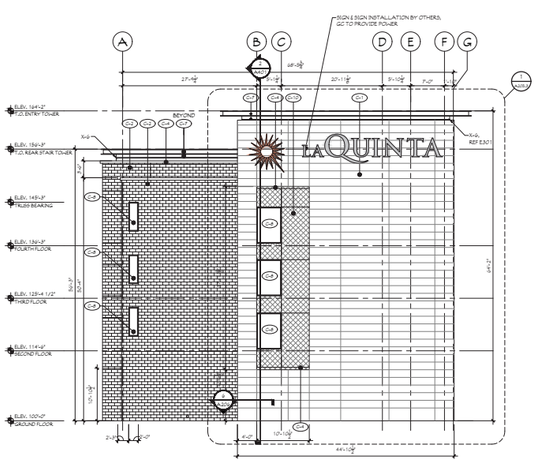
*TOTALS DON'T INCLUDE GLAZING



1 ELEVATION PLAN
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS		
CERAMIC PANELS 2,381 SQ. FT.		56%
BRICK	1,602 SQ. FT.	37%
ARCHITECTURAL PANELS 298 SQ. FT.		7%
TOTAL	4,281 SQ. FT.	100%

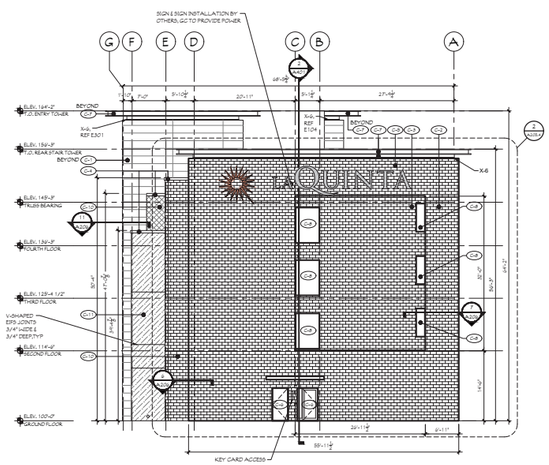
*TOTALS DON'T INCLUDE GLAZING



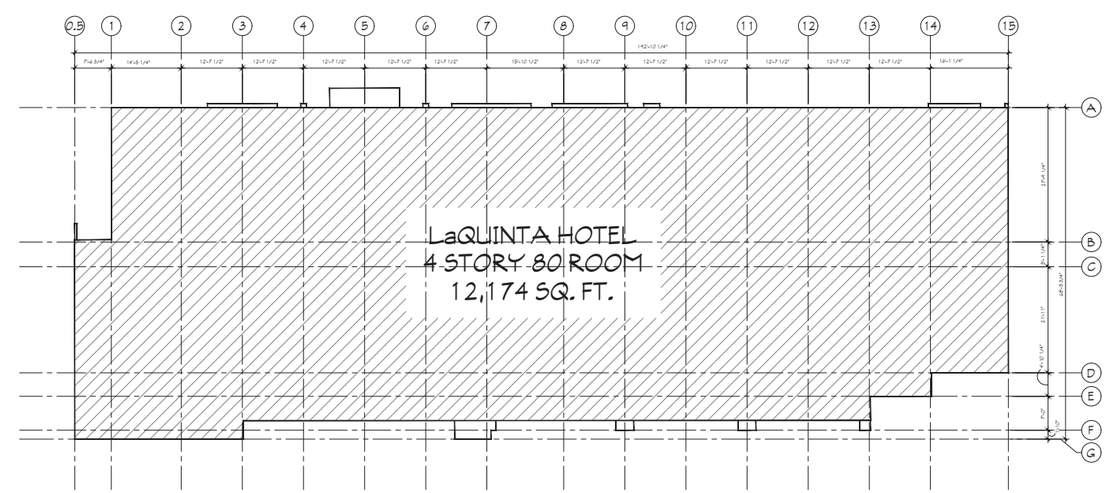
1 SIDE ELAVTIONS
SCALE: 1/8" = 1'-0"

BUILDING MATERIALS		
CERAMIC PANELS 309 SQ. FT.		9%
BRICK	3,175 SQ. FT.	78%
ARCHITECTURAL PANELS 542 SQ. FT.		13%
TOTAL	4,086 SQ. FT.	100%

*TOTALS DON'T INCLUDE GLAZING



2 SIDE ELEVATIONS
SCALE: 1/8" = 1'-0"



NORTH

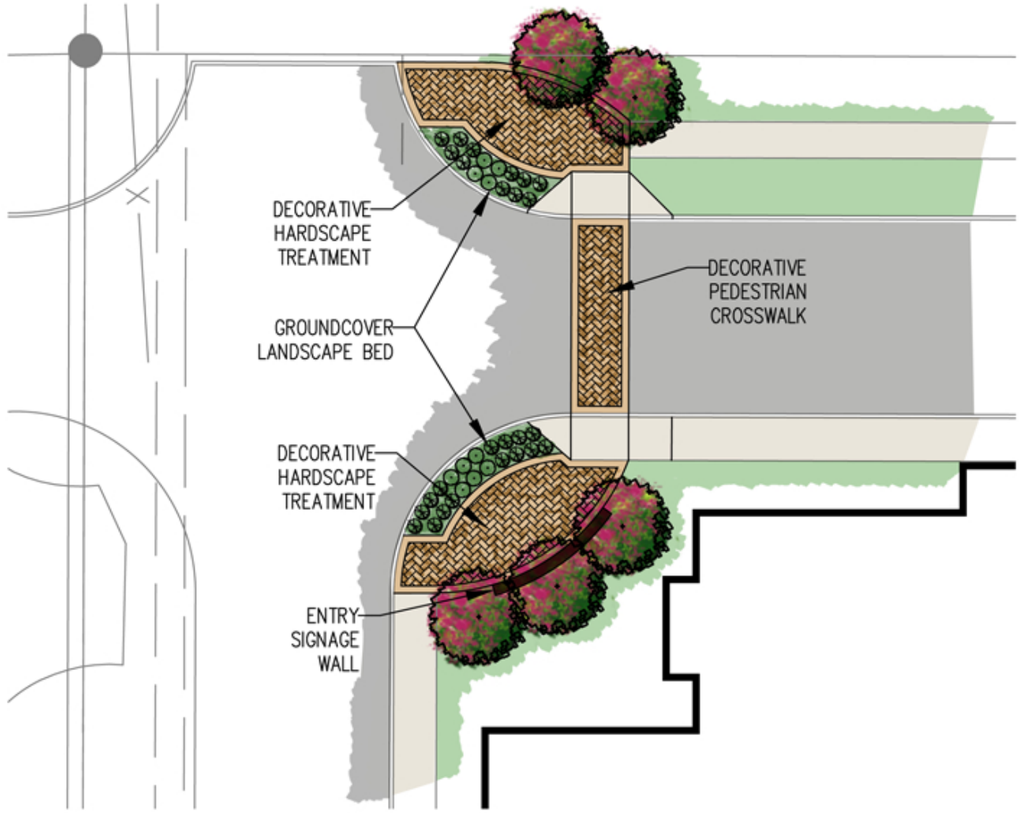
1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

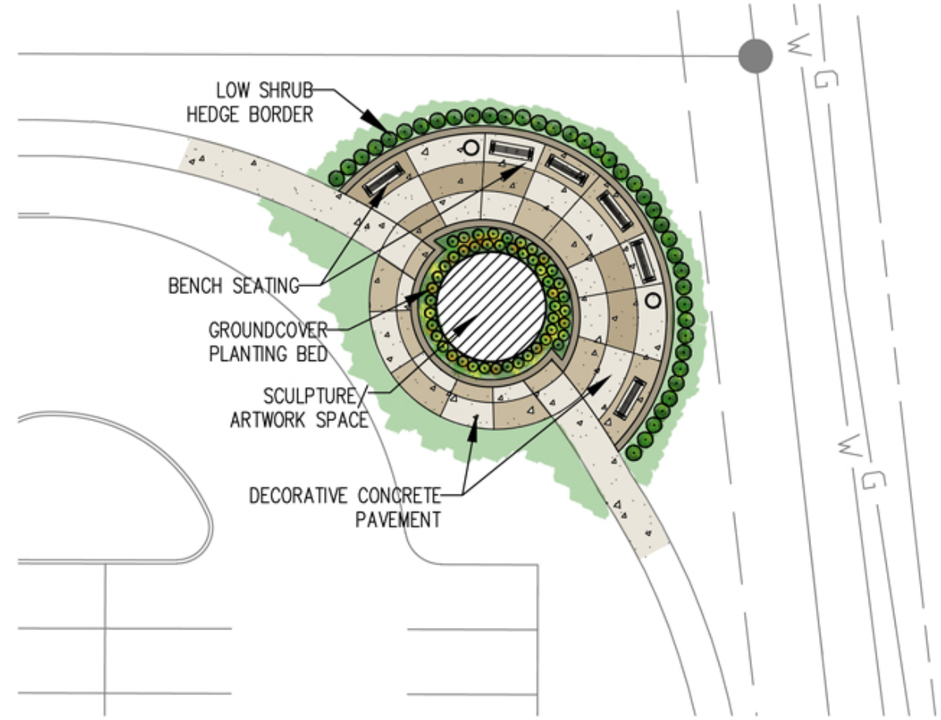
EXHIBIT D-2: CHARACTER EXHIBIT

HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

11.21.17





SCULPTURE EXAMPLES

Schneider
Landscape Architecture ■ Planning

EXHIBIT E: SITE ENHANCEMENT EXHIBIT

HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

12.21.17

ORDINANCE NUMBER 17-45

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1712-PUD-26**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1712-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (__-__) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

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

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

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

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

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

Section 3. **Concept Plan.** The "Concept Plan", attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I: Hotels and Area II: Outlots (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Illustrative Layout**. The "Illustrative Layout", attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

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

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

6.1 Prohibited Uses: The following use(s) shall be explicitly prohibited:

A. Special Exception Uses

Deleted: <#>Additional Uses: The following additional use(s) shall be permitted: ... [1]

Deleted: , except as otherwise permitted herein

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

7.1 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to an External Street (e.g., via a shared ingress/egress easement).

7.2 Minimum Building Setback Lines:

A. District Perimeter: Fifteen (15) feet.

B. District Perimeter Abutting External Street: Thirty (30) feet.

C. All Other: No minimum.

7.3 Maximum Building Height: No maximum.

7.4 Minimum Building Height:

A. Area I: Hotels: Four (4) stories, or sixty (60) feet, whichever is less.

B. Area II: Outlots: One (1) story.

7.5 Minimum Building Size:

A. Area I: Hotels: Forty Thousand (40,000) square feet.

B. Area II: Outlots: Three Thousand (3,000) square feet. Outdoor seating area(s) shall count towards this requirement.

Section 8. **Overlay Districts.** The standards of Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.

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

9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting US Highway 31 or191st Street.

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

A. Character Exhibit: Area I. The "Character Exhibit", attached hereto as **Exhibit D**, is hereby incorporated. Buildings within Area I shall be in substantial compliance with the Character Exhibit. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted to be constructed and that contribute to the intent and vision for Area I. If a provision of Article 6.3 Architectural Standards, as modified herein, is in conflict with the Character Exhibit, then the Character Exhibit shall control.

B. Mechanical Screening (Article 6.3(F)(1)): Shall apply; however, roof-mounted mechanical equipment shall be screened or located in a manner which prevents reasonable visibility.

C. Building Materials (Article 6.3(F)(2)). Shall apply to Area II: Outlots. Shall not apply to Area I: Hotels; rather, the following shall apply:

i. Masonry Materials: A minimum of eighty percent (80%) of each Building Façade, excluding windows and doors, shall be Masonry Materials, unless panels are used in accordance with paragraph (ii) below.

ii. Panel Materials: One (1) building within Area I: Hotels shall be permitted to use Architectural Insulated Panels and/or ceramic panels as the primary exterior building material, as depicted in **Exhibit D-2: Character Exhibit**, and shall comply with the following:

a. A minimum of twenty percent (20%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be Masonry Materials.

b. No more than sixty percent (60%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.

c. No more than twenty-five percent (25%) of the Building's aggregate Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with ceramic panels.

d. No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal (that is not Architectural Insulated Panels), Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

D. Building Elevations; Wall Planes (Article 6.3(F)(5)(b)). Shall apply to Area II: Outlots. Shall not apply to Area I: Hotels; rather, the Character Exhibit shall control.

9.3 Article 6.5 Fence Standards: Shall apply; however, chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).

9.4 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

B. Parking Area Landscaping (Article 6.8(O)). If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

9.5 Article 6.17 Sign Standards: Shall apply, except as modified below.

A. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. In addition to the permitted Monument Center Sign, one of the following shall also be permitted at the Real Estate's entrance from Chad Hittle Court:

i. One (1) Monument Sign (Center Only): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face; or

ii. Two (2) Entrance Signs: Sixty (60) square feet of Sign Area, and may contain tenant information.

B. Outlot Signage (Article 6.17(J)(8). Shall not apply; rather, all Outlots shall be permitted two (2) square feet of Sign Area for each one (1) lineal foot of Building Façade. Sign Area Allocation may be divided between Wall, Awning, and Under Canopy or related areas.

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

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

11.1 Article 8.6 Open Space and Amenity Standards: Shall apply. In addition, the following shall apply.

A. Enhanced Entry: The District's entrance from Chad Hittle Court shall be enhanced in a manner substantially consistent with the Site Enhancement Exhibit, attached hereto as **Exhibit E**.

B. Public Art Node: The District shall incorporate a public art node in the location generally depicted on the Illustrative Site Layout (the "Public Art Plaza"), and in accordance with the following:

i. The Public Art Plaza shall be enhanced to include a combination of landscaping (e.g., shrubs, groundcover) and hardscaping (e.g., decorative pavement, bench seating), as generally depicted in the Site Enhancement Exhibit.

ii. The Public Art Plaza shall incorporate a minimum of one (1) sculpture, which shall be scaled in size for visibility from the District's entrance from Chad Hittle Court and the right-of-way of the vehicular onramp onto US Highway 31 adjacent to the Public Art Plaza. Examples of the sculpture is depicted on the Site Enhancement Exhibit.

11.2 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, the District shall also incorporate a trail, as generally depicted on the Illustrative Site Layout, to provide connectivity with the District's Retention Area(s), Public Art Plaza and Enhanced Entry.

[Remainder of page intentionally left blank.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 17-45** was delivered to the Mayor of Westfield

on the _____ day of _____, 2018, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-45**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-45**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Himanshu Patel, PRYAM, LLC
51055 Sail Bay Court, Elkhart, Indiana 46514

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Site Layout
Exhibit D-1	Character Exhibit
Exhibit D-2	Character Exhibit
Exhibit E	Site Enhancement Exhibit

EXHIBIT A
REAL ESTATE

This description includes two (2) parcels of land:

PARCEL I (Parcel No: 08-05-25-00-00-043.000):

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER SECTION; THENCE SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST (BASIS OF BEARING = NORTH LINE OF THE SOUTHEAST QUARTER BEING SOUTH 88 DEGREES 54 MINUTES 32 SECONDS WEST PER A WARRANTY DEED TO THE STATE OF INDIANA FOR U.S. HIGHWAY #31, RECORDED AS INSTRUMENT NO. 2013071540 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA) ALONG THE NORTH LINE THEREOF A DISTANCE OF 662.46 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE DOYLE OLIVER CARNAHAN REVOCABLE TRUST, RECORDED AS INSTRUMENT NO. 200600002049 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID LAND A DISTANCE OF 93.02 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUING SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG SAID WEST LINE, A DISTANCE OF 1,306.48 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE NORTH 88 DEGREES 54 MINUTES 27 SECONDS EAST ALONG THE SOUTH LINE OF SAID LAND A DISTANCE OF 334.23 FEET TO A WESTERLY LINE OF THE LAND AS DESCRIBED IN THE AFORESAID DEED TO THE STATE OF INDIANA, (THE FOLLOWING SIX (6) COURSES ARE ALONG THE WESTERLY AND SOUTHERLY LINES THEREOF); (1) NORTH 11 DEGREES 44 MINUTES 49 SECONDS EAST 176.00 FEET; (2) NORTH 05 DEGREES 09 MINUTES 15 SECONDS EAST 388.79 FEET; (3) NORTH 06 DEGREES 21 MINUTES 51 SECONDS WEST 391.31 FEET; (4) NORTH 20 DEGREES 03 MINUTES 14 SECONDS WETS 350.02 FEET; (5) NORTH 84 DEGREES 58 MINUTES 28 SECONDS WEST 186.08 FEET; (6) NORTH 82 DEGREES 46 MINUTES 36 SECONDS WEST 52.24 FEET TO THE POINT OF BEGINNING, CONTAINING 10.554 ACRES, MORE OR LESS.

PARCEL II (Parcel No: 08-05-25-00-00-042.000):

Part of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 505.0 feet East of the Northwest corner of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East, and on the North line thereof; thence South 550.0 feet; thence East parallel with the North line of said West Half 156.8 feet to the East line of said West Half; thence North on and along aforesaid East line 550.0 feet to the North line of said West Half; thence West on and along aforesaid North line 157.6 feet to the Place of Beginning, containing 1.98 acres, more or less.

EXCEPT THEREFROM:

A part of the West Half of the East Half of the Southeast Quarter of Section 25, Township 19 North, Range 3 East in Hamilton County, Indiana and being that part of the grantors' land lying within the righ of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows: Beginning on the North line of said quarter section North 88 degrees 54 minutes 32 seconds East 505.00 feet from Northwest corner of said half-quarter section which point of beginning is the Northwest corner of said grantors' land; thence continuing North 88 degrees 54 minutes 32 seconds East 156.19 feet (157.60 feet deduced from Deed Book 297, Page 544 recorded in the Office of the Recorder of Hamilton County) along the North line of said quarter section to the Northeast corner of said grantor's land; thence South 0 degrees 11 minutes 38 seconds East 92.83 feet along East line of said grantors' land; thence North 82 degrees 45 minutes 46 seconds West 157.30 feet to the West line of said grantors' land; thence North 0 degrees 09 minutes 45 seconds East 70.04 feet along the West line of said grantors' land to the Point of Beginning and containing 0.292 acres more or less. TOGETHER, with the permanent extinguishment of all rights and easement of ingress and egress to, from, and across the limited access facility (to be known as U.S. 31 and as Project 0710215), along the lines described as follows: Beginning at the South end of the North 56.65 feet of the 70.04-foot course described above; thence South 83 degrees 11 minutes 22 seconds East 157.17 feet and terminating on the East line of said grantors' land. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

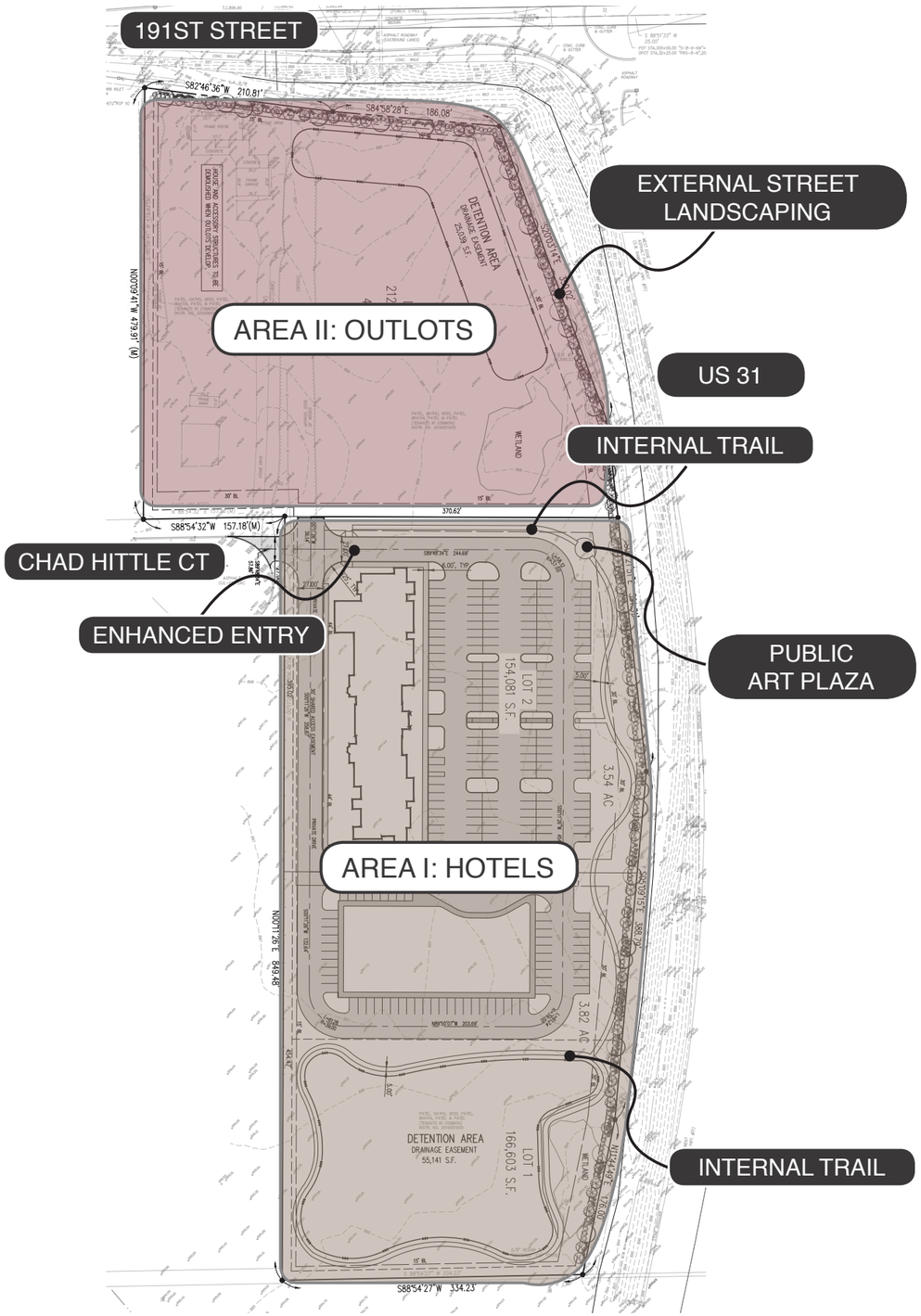
EXHIBIT B
CONCEPT PLAN

EXHIBIT C
ILLUSTRATIVE SITE LAYOUT

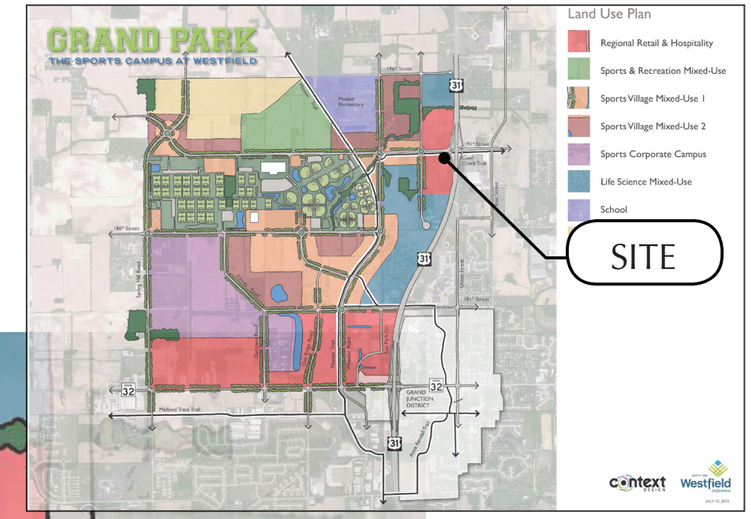
EXHIBIT D-1
CHARACTER EXHIBIT

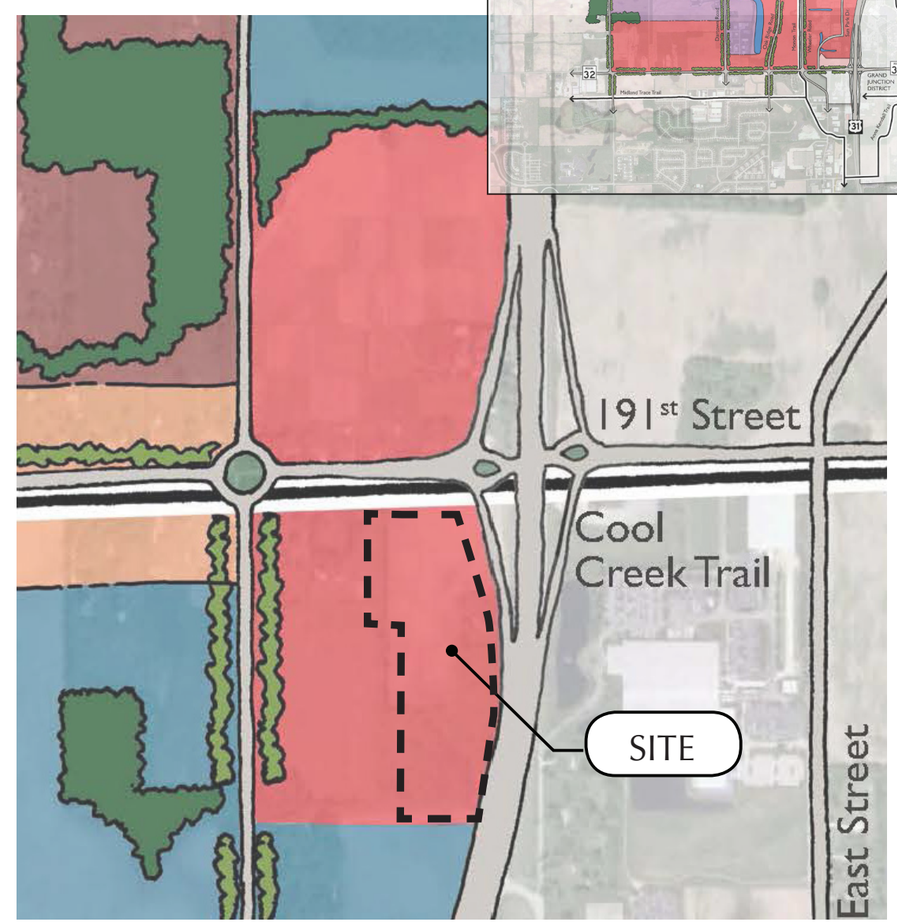
EXHIBIT D-2
CHARACTER EXHIBIT

CONCEPTUAL PLAN EXHIBIT



ILLUSTRATIVE GRAND PARK LAND USE MAP





HITTLE AT THIRTYONE

PLANNED UNIT DEVELOPMENT DISTRICT

n.t.s.

01.05.18

WESTFIELD INDIANA

THE FAMILY SPORTS CAPITAL OF AMERICA

Family Sports Capital

Addendum

to the Westfield Washington Township Comprehensive Plan

August 2009

City of Westfield

Indiana 1834

"Old Town Charm, New City Style"

Executive Summary

Introduction

This addendum (the "Addendum") to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") is designed to support and facilitate implementation of the recommendations of the Westfield Sports Complex Commission (the "Sports Commission"). The Commission was appointed by Mayor J. Andrew Cook for the purpose of exploring the viability of a regional/national intergenerational sports facility within the City of Westfield. To the extent that the policies and recommendations set forth in this Addendum conflicts with the recommendations of the Westfield-Washington Township Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan.

Goals

The Sports Commission, in its report to the Mayor titled "Westfield Family Sports Complex, Phase 1 Report", July 24, 2009 (the "Report"), identifies the following goals for the Westfield community

- **Provide** intergenerational health, recreation and sporting opportunities within the City of Westfield (the "City") and **provide** facilities for state, regional and national tournaments;
- **Cooperate** with the Hamilton County Convention and Visitor's Bureau ("HCCVB") to **make** Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- **Pursue** economic development opportunities to **capitalize** on Westfield's already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining and lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Conclusions of Sports Commission

As the Sports Commission concludes in its Report, creation and development of a family sports complex (the "Complex") is a viable endeavor for the Westfield community. The Sports Commission recommends that the City of Westfield and HCCVB move forward with planning efforts for such facilities. The Sports Commission will be performing additional analyses as directed by the City to further this effort as well.

Sports Commission Findings

- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City should consider collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Complex can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County to fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's intergenerational sports concept. This concept aligns well with the economic development goals and objectives of the City.
- The City could generate additional revenue to fund the Complex if it cooperates with professional or semi-professional sports teams. The City should evaluate whether any additional costs required to host such professional teams would be offset by additional revenues that would be generated from such an investment.

The Sports Capital of America Vision

The City wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with and intergenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, when considering possible locations for the Complex and proposals for the development of Complex components.

- The Complex should be designed to at least support Westfield youth and family sports.
- The Complex should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) baseball; and (3) and indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Complex likely may include facilities to support the hosting of championship level youth and amateur sports tournaments. Championship tournament facilities for the sport segments listed in the paragraph above are contemplated and encouraged, but not required.
- Facilities to accommodate professional or semi-professional sports teams are also contemplated in the City's long-term vision for the Complex and such proposals would be positively received if determined to be fiscally viable by the City.

- It is contemplated that the Complex will ultimately consist of and include at least two hundred (200) acres of land and that it would not likely exceed a land area more than five hundred (500) acres in size initially.
- The site should be located in a manner that provides direct access or close proximity to a Primary Arterial as defined in the Westfield-Washington Township Thoroughfare Plan.
- In addition to the sports-related uses within the Complex, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Complex. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Complex or after development of the Complex has been initiated. The total additional land area to be utilized for such purposes is expected to exceed the size of the Complex and may likely include a land area many times the size of the Complex.

APPENDIX H – FAMILY SPORTS CAPITAL ADDENDUM II

WESTFIELD INDIANA

THE FAMILY SPORTS CAPITAL OF AMERICA

Family Sports Capital Addendum II

to the Westfield – Washington Township Comprehensive Plan

December 2010

City of Westfield
Indiana 1834
Old Town Charm, New City Style

Introduction

This addendum (the "Addendum") to the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") is designed to support and facilitate implementation of the recommendations of the Westfield Sports Commission (the "Sports Commission"). The Commission has extensively studied possible locations for a regional/national intergenerational sports facility within the City of Westfield. The Commission has completed its analysis and recommends the location identified in Exhibit A. To the extent that the policies and recommendations set forth in this Addendum conflict with the recommendations of the Comprehensive Plan, this Addendum shall supersede the Comprehensive Plan and previously adopted addenda.

The Family Sports Capital of America Vision

The City of Westfield (the "City") wishes to provide for the development of a regional/national championship quality sports facility within the Westfield community with a multigenerational focus. As a result, the City desires to amend its comprehensive plan to include guidance, as included below, for the Sports Campus.

- The Sports Campus should be designed to at least support Westfield youth and family sports
- The Sports Campus should be designed to accommodate at least the following: (1) field sports (including, but not limited to, soccer, lacrosse and rugby); (2) diamond sports (including, but not limited to, baseball and softball); and (3) and indoor winter sports facility (including, but not limited to, basketball, volleyball and gymnastics).
- The Sports Campus should include facilities to support the hosting of championship level amateur sports tournaments.
- In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A attached hereto and made a part hereof. This area shall be referred to as the Family Sports Capital of America (the "Sports Capital").

The Family Sports Capital of America Goals

The Sports Commission, in its report to the Mayor titled "Westfield Family Sports Complex, Phase I Report," July 24, 2009 (the "Report I"), identifies the following goals for the Westfield community:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining, lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.

Sports Commission Phase I Report

As the Sports Commission concludes in its Report I, creation and development of the Sports Campus is a viable endeavor for the City. The Sports Commission recommends that the City and HCCVB continue with planning efforts for such facilities. The Sports Commission plans to perform additional analyses as prompted by the City to further this effort as well.

Sports Commission Findings

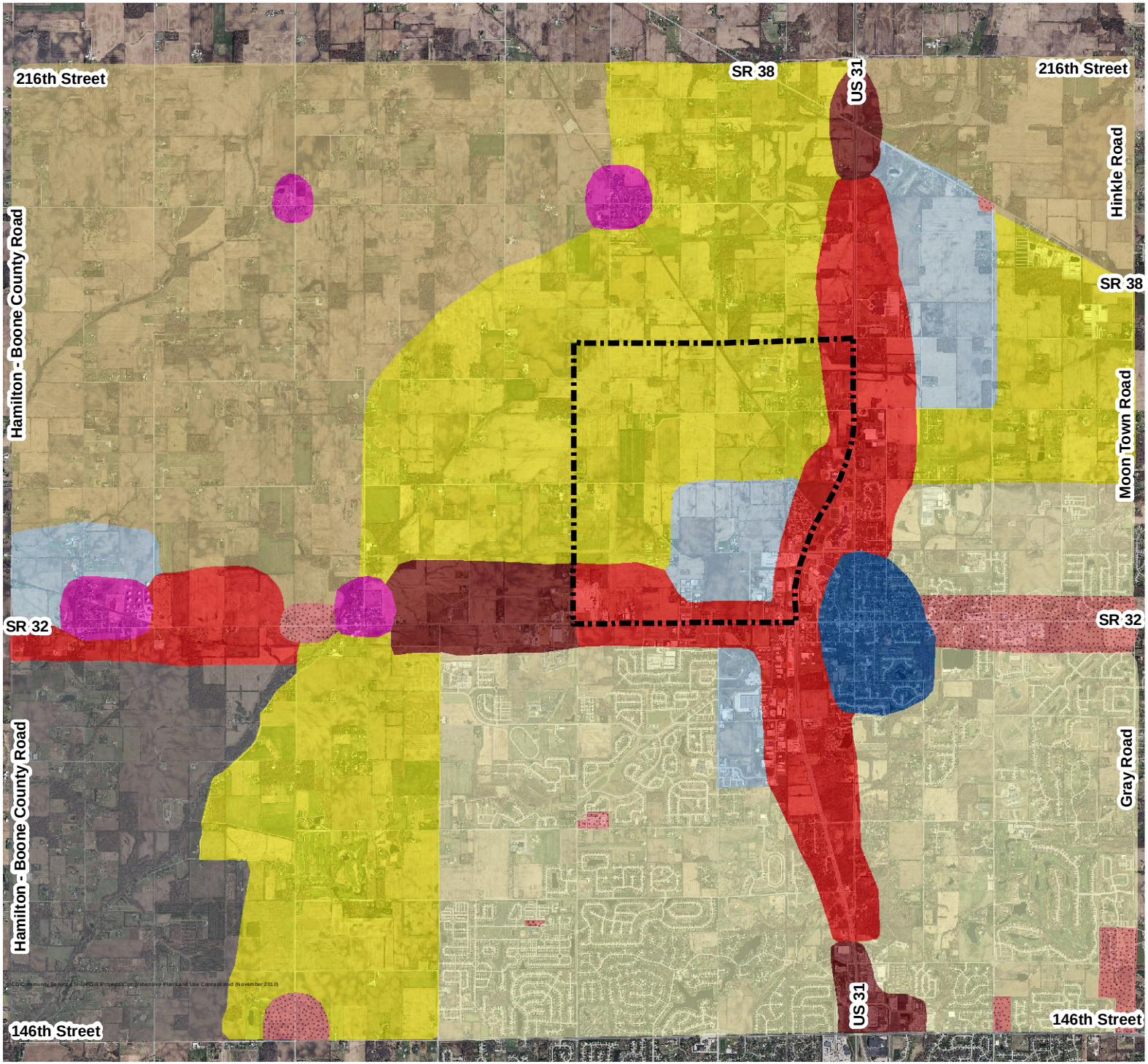
- The City has a responsibility to provide appropriate facilities for Westfield youth and family sports. Currently, several youth sports are lacking adequate facilities, either because of growth or because currently utilized facilities may not be available in the long term. The City is collaborating with these youth programs to provide needed facilities.
- There is a market demand for championship level facilities to host amateur tournaments and championships and the Sports Campus can serve as a family sports destination. These tournaments and related revenue can help the City and Hamilton County fund youth sports in the community. If done in a fiscally responsible way, the City has an opportunity to turn what is traditionally regarded as a fixed City cost (youth sports facilities) into a revenue-generating economic development initiative.
- The City's central geographic location (accessibility by visitors), availability of land and existing athletics and sports focus complement the City's multigenerational sports concept. This concept aligns well with the economic development goals and objectives of the City as well.

Sports Commission Phase II Report

The Sports Commission, in its report titled "Westfield Family Sports Complex, Phase II Report," September 28, 2010 (the "Report II"), further defines the scope of initial sports to be offered at the Sports Campus, and identifies the Commission's preferred location for the Sports Capital.

Sports Commission Findings

- The Scope of Sports Subcommittee of the Sports Commission determined that the sports to be initially offered within the Sports Campus should be selected based on demand, mission, stakeholders, cost and the ability of the Sports Campus to conduct multiple sports on fields designed to accommodate a variety of sport uses.
- The Sports Commission identified that the following field sports meet the requirements identified in the paragraph above soccer, football, lacrosse, rugby, field hockey, baseball, and softball; and, the following indoor training facility sports: all field and diamond sports with an emphasis on soccer, baseball and soccer league, travel and personal training use.
- The Location Subcommittee of the Sports Commission met with and exchanged information with developers several times during the Sports Capital siting process. The following primary criteria were used to identify the most appropriate location:
    - Site Access;
    - Suitability for contemplated sports;
    - Proximity to other city investment; and
    - Potential for economic development.
- The Sports Commission has recommended, unanimously, that the area identified in Exhibit A should be selected for the Sports Capital. This area is generally described as the land south of 196th Street, east of Spring Mill Road, north of State Road 32 and west of US Highway 31



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America

Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based fees/designations.

Petition Number:	1801-SPP-01 & 1801-ODP-01
Subject Site Address:	910 East 169th Street
Petitioner:	Presley Property Management Group, LLC
Representative:	E. Davis Coots
Request:	Overall Development Plan & Primary Plat review for two (2) industrial lots approximately 31.29 acres +/- in the OI: Open Industrial District.
Current Zoning:	OI: Open Industrial
Current Land Use:	Vacant
Approximate Acreage:	31.29 +/-
Property History:	86-V-14 Existing Facility approved (09/15/86) 91-AP-12 Site Plan Revised and approved (07/22/91)
Exhibits	1. Staff Report 2. Location Map 3. Overall Development Plan and Primary Plat 4. Landscaping Plan 5. Proposed Elevations 6. Character Exhibit
Staff Reviewer:	Caleb Ernest, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its December 12, 2017, meeting. This petition has received a public hearing at the Plan Commission's January 2, 2018, meeting.

PROJECT OVERVIEW

Location: The Property encompasses approximately 31.29 acres +/- and is located at 910 E 169th Street (see **Exhibit 2**). The Property is currently zoned Open Industrial. The surrounding

properties are zoned the Oak Ridge Properties PUD to the north, EI: Enclosed Industrial to the east, EI: Enclosed Industrial and the Hayworth Business Park PUD to the south, and OI: Open Industrial to the west. The Property currently contains the business Storage Solutions (see **Exhibit 2**).
The Petitioner intends to construct a 7,600 square foot building on 5.85 acres +/- to the south of the existing Storage Solutions business building (see **Exhibit 3**).

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

1) Proposed name of subdivision.

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

3) Title, scale, north arrow and date.

4) 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.

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

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

7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

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

9) 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%).

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

11) Building setback lines. (Article 4.23 & Article 5.3(G))

12) Legend and notes.

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

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

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

16) 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.

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

18) 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.

19) 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.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

20) Title, scale, north arrow and date.

21) Proposed name of the development.

22) 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.

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

25) 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.

26) 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.

27) 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.

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

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

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

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

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

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

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

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

36) Identify buildings proposed for demolition.

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

38) 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).

DISTRICT STANDARDS

The plans comply with Article 4.25 (OI District).

39) Minimum Tract Requirement: 3 acres

40) Minimum Lot Frontage: 70 feet

41) Minimum Building Setback Lines:

a) Front Yard:

i) Expressways or Arterials: 100 feet

ii) All others: 40 feet

b) Side Yard: 20 feet

c) Rear Yard: 40 feet

42) Minimum Lot Width: No minimum

43) Maximum Building Height: 60 feet

44) Minimum Building Size: No minimum

45) Performance Standards (see Article 6.15)

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

The plans comply.

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

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

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

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

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

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

49) 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.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

50) Accessory Use and Building Standards (Article 6.1)

51) Architectural Standards (Article 6.3)

52) Building Standards (Article 6.4)

53) Fence Standards (Article 6.5)

54) Height Standards (Article 6.6)

55) Landscaping Standards (Article 6.8):

a) Content of Landscape Plan:

i) Landscape Plans shall contain the following information:

(1) Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.

(2) Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.

(3) An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).

b) Preservation and Replacement of Trees:

i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

ii) The following considerations shall be made in regard to tree preservation efforts:

(1) The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs.

(2) The condition of vegetation with respect to continued vitality.

(3) The possibility of preserving vegetation through pruning rather than removal.

(4) The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component.

(5) The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation.

iii) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with the Article. Tree inventories shall be required for those trees to be credited and inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

iv) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

v) Incentives to Preserve Trees:

(1) Existing trees that are preserved in accordance with this Article may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved if the tree meets all of the following criteria:

(a) Shall be greater than four-inch (4") Caliper.

(b) Shall be in good condition and have a life expectancy greater than ten (10) years.

(c) Shall have a trunk with no extensive decay.

(d) Shall have no more than one major or several minor dead limbs.

(e) Shall have no major insect or pathological problems or otherwise be a species identified by the State, County or City to be negatively impacted by a major insect or pathological problem.

(f) Shall be a species native to the State or on the Master Tree and Shrub List, as maintained by the City.

(2) The Plan Commission or Director may credit required plantings where the existing vegetation of a preserved Natural Area is located within a Buffer Yard or External Street Frontage Landscaping Area, and where the Natural Area otherwise accomplishes the intended screening effect of a Buffer Yard or External Street Frontage Landscaping Area.

vi) Tree Protection:

(1) Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

(2) Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

c) Selection, Installation, and Maintenance of Plant Materials

d) General Landscape Design Standards:

i) 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.

e) General Screening Standards

f) Detention and Retention Areas:

i) Natural Appearance:

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

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

g) Street Trees

h) Minimum Lot Landscaping Requirements

i) Foundation Plantings

j) External Street Frontage Landscaping

k) Buffer Yard Requirements

l) Parking Area Landscaping

56) Lighting Standards (Article 6.9)

57) Lot Standards (Article 6.10)

<u>Comment:</u> See District Standards.

58) Outside Storage and Display (Article 6.12)

59) Parking and Loading Standards (Article 6.14)

60) Performance Standards (Article 6.15)

61) Setback Standards (Article 6.16)

<u>Comment:</u> See District Standards.

62) Sign Standards (Article 6.17)

63) Vision Clearance Standards (Article 6.19)

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

b) Yard Standards (Article 6.21)

<u>DESIGN STANDARDS (Chapter 8 of UDO)</u>

The plans comply.

1) Block Standards (Article 8.1)

2) Easement Standards (Article 8.3)

3) Monument and Marker Standards (Article 8.5)

   <u>Comment:</u> Will be reviewed on Secondary Plat.

4) Open Space and Amenity Standards (Article 8.6)

5) Pedestrian Network Standards (Article 8.7)

6) Storm Water Standards (Article 8.8)

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

8) Street Light Standards (Article 8.10)

9) Street Sign Standards (Article 8.11)

10) Surety Standards (Article 8.12)

11) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **Action: 1801-SPP-01 (Primary Plat) and 1801-ODP-01 (Overall Development Plan) comply with the applicable zoning ordinances. The Department recommends approving the petition with the following conditions:**

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

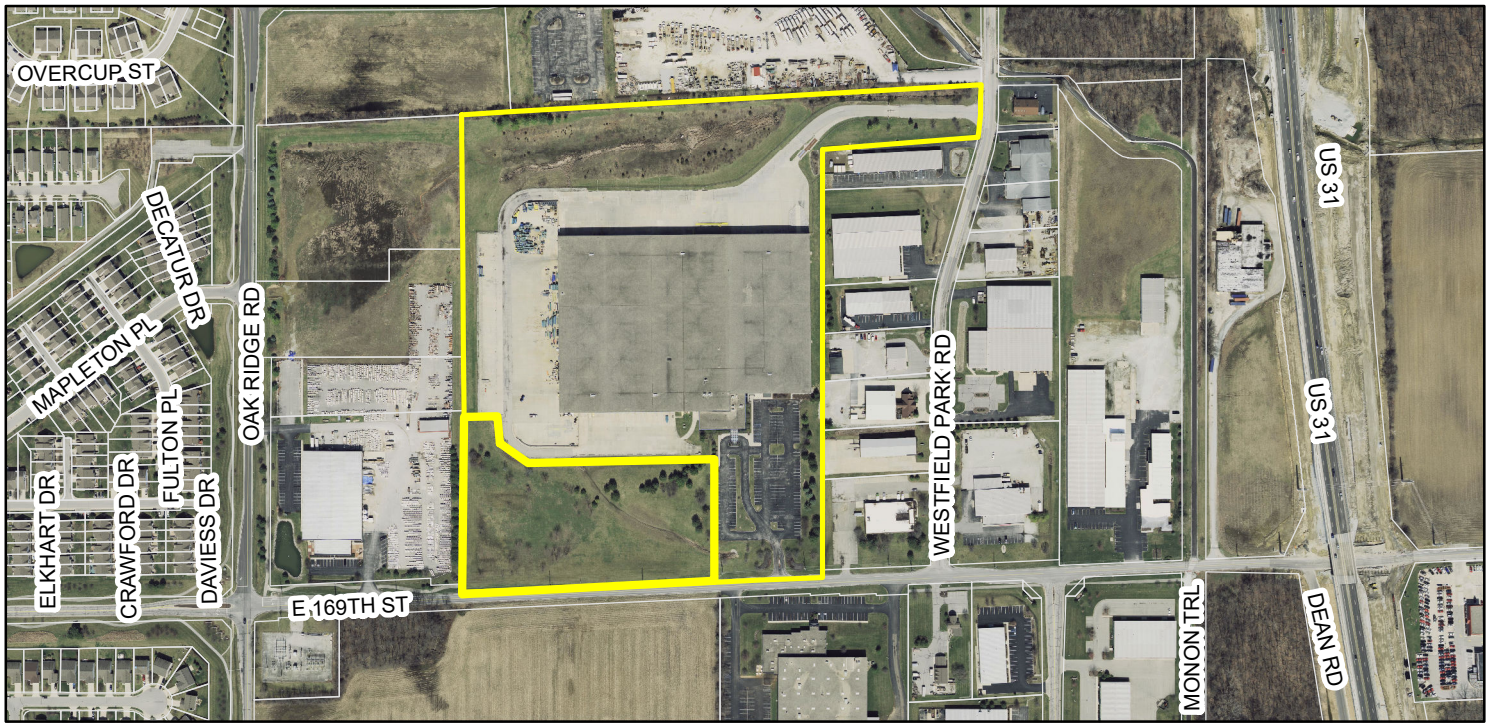
2) If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.

Property Location Map
Sunbelt Rentals, Inc.
Overall Development Plan and Primary Plat
1801-ODP-01 & 1801-SPP-01

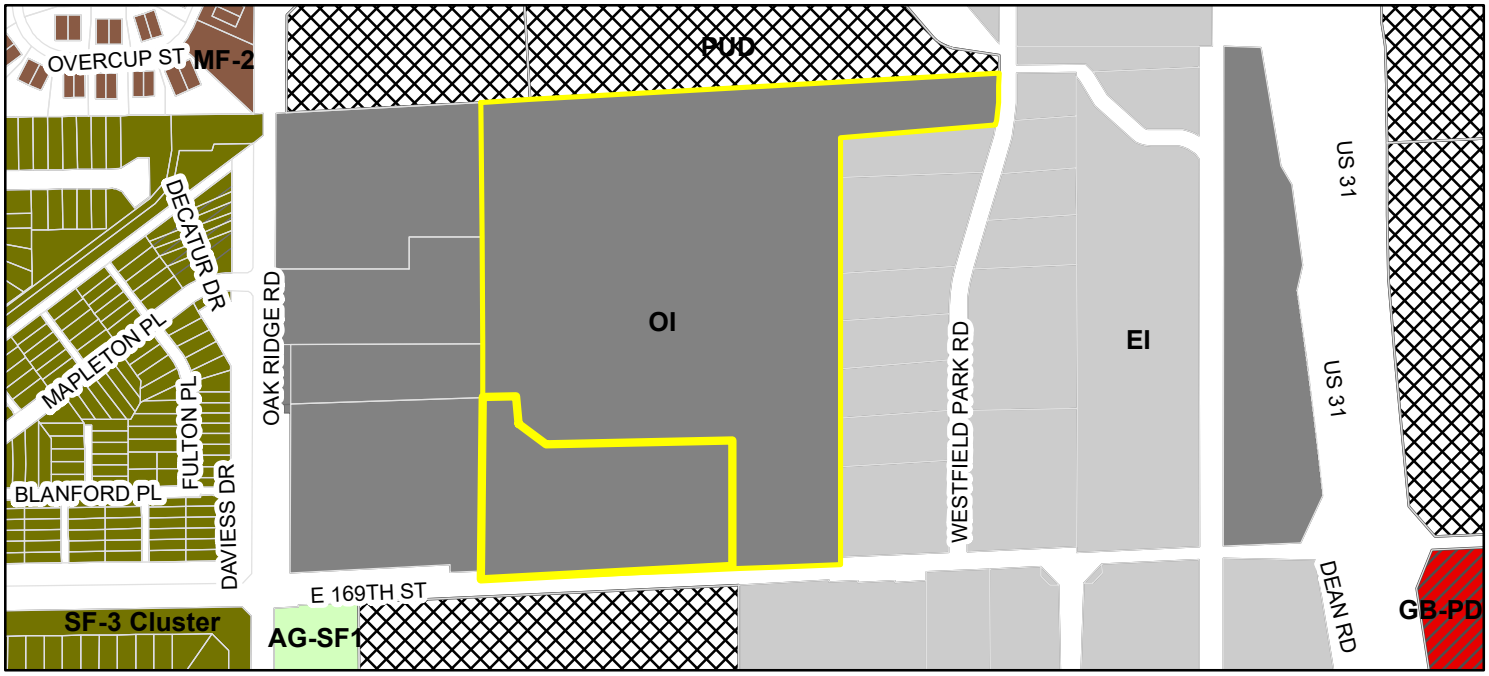
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel

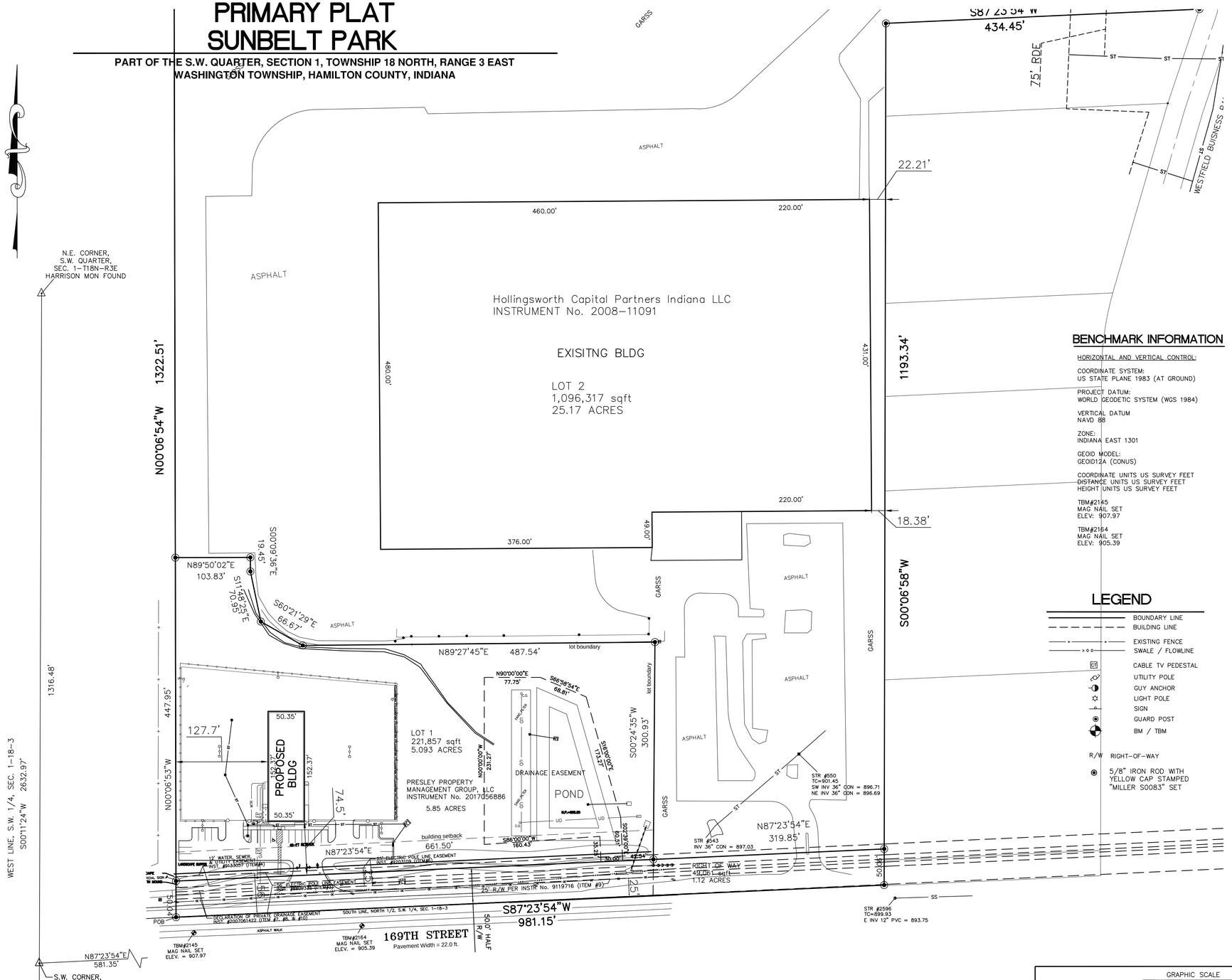
Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB-PD (General Business - Planned Development)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-3 Cluster

PRIMARY PLAT
SUNBELT PARK

PART OF THE S.W. QUARTER, SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA



VICINITY MAP
NOT TO SCALE

BENCHMARK INFORMATION

HORIZONTAL AND VERTICAL CONTROL:

COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM
NAVD 88

ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID12A (CONUS)

COORDINATE UNITS US SURVEY FEET
DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

TBM#2145
MAG NAIL SET
ELEV: 907.97

TBM#2164
MAG NAIL SET
ELEV: 905.39

LEGEND

- BOUNDARY LINE
- BUILDING LINE
- EXISTING FENCE
- SWALE / FLOWLINE
- CABLE TV PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- LIGHT POLE
- SIGN
- GUARD POST
- BM / TBM
- R/W RIGHT-OF-WAY
- 5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET

LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE

PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER NORTH 87 DEGREES 23 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 581.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE NORTH 00 DEGREES 06 MINUTES 53 SECONDS WEST 1322.51 FEET; THENCE NORTH 86 DEGREES 45 MINUTES 45 SECONDS EAST 1421.47 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS EAST 145.19 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 54 SECONDS WEST 434.45 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 58 SECONDS WEST 1193.34 FEET TO THE SOUTH LINE OF SAID NORTH HALF; THENCE ON SAID SOUTH LINE SOUTH 87 DEGREES 23 MINUTES 54 SECONDS WEST 981.15 FEET TO THE POINT OF BEGINNING, CONTAINING 25.17 ACRES, MORE OR LESS.

SURVEYOR'S REPORT

IN ACCORDANCE WITH TITLE 865, ARTICLE 1, CHAPTER 12 OF THE INDIANA ADMINISTRATIVE CODE (RULES FOR LAND SURVEYS IN INDIANA), THE FOLLOWING OBSERVATIONS AND OPINIONS ARE SUBMITTED REGARDING THE VARIOUS UNCERTAINTIES IN THE LOCATIONS OF THE LINES AND CORNERS ESTABLISHED THIS SURVEY AS A RESULT OF UNCERTAINTIES IN REFERENCE MONUMENTATION; IN RECORD DESCRIPTIONS AND PLATS; IN LINES OF OCCUPATION; AND AS INTRODUCED BY RANDOM ERRORS IN MEASUREMENT ("RELATIVE POSITIONAL ACCURACY"). THERE MAY BE UNWRITTEN RIGHTS ASSOCIATED WITH THESE UNCERTAINTIES. THE CLIENT SHOULD ASSUME THERE IS AN AMOUNT OF UNCERTAINTY ALONG ANY LINE EQUAL IN MAGNITUDE TO THE DISCREPANCY IN THE LOCATION OF THE LINES OF POSSESSION FROM THE SURVEYED LINES.

THERE MAY BE DIFFERENCES OF DEED DIMENSIONS VERSUS MEASURED DIMENSIONS ALONG THE BOUNDARY LINES SHOWN HEREON AND LIKEWISE, THERE MAY BE FOUND SURVEY MARKERS NEAR, BUT NOT PRECISELY AT, SOME BOUNDARY CORNERS. IN CASES WHERE THE MAGNITUDE OF THESE DIFFERENCES ARE LESS THAN THE RELATIVE POSITIONAL ACCURACY AND LESS THAN THE UNCERTAINTY IDENTIFIED FOR THE REFERENCE MONUMENTATION (DISCUSSED BELOW), THE DIFFERENCES MAY BE CONSIDERED INSIGNIFICANT AND ARE SHOWN ONLY FOR PURPOSES OF MATHEMATICAL CLOSURE. SUCH DIFFERENCES THAT ARE GREATER THAN THE RELATIVE POSITIONAL ACCURACY AND THE UNCERTAINTY IN REFERENCE MONUMENTATION SHOULD BE CONSIDERED WORTHY OF NOTICE AND ARE THEREFORE DISCUSSED FURTHER BELOW.

THIS SURVEY AND REPORT ARE BASED IN PART UPON OPINIONS FORMED IN ACCORDANCE WITH AN INDIANA LAND SURVEYOR'S RESPONSIBILITY TO CONDUCT A SURVEY IN ACCORDANCE WITH "LAW OR A PRECEDENT" (865 IAC 1-12-11(5), RULES OF THE INDIANA STATE BOARD OF REGISTRATION FOR LAND SURVEYORS). SINCE INDIANA HAS NO STATUTES ADDRESSING HOW TO RESOLVE BOUNDARY LINES, A SOLUTION BASED ON PRINCIPLES DERIVED FROM COMMON LAW PRECEDENT MUST BE RELIED UPON AS THE BASIS FOR A BOUNDARY RESOLUTION. UNLESS OTHERWISE NOTED OR DEPICTED HEREON, THERE IS NO EVIDENCE OF OCCUPATION ALONG THE PERIMETER LINES OF THE SUBJECT TRACT. ALL SURVEY MONUMENTS SET OR FOUND THIS SURVEY ARE FLUSH WITH EXISTING GRADE UNLESS OTHERWISE NOTED.

THE RELATIVE POSITIONAL ACCURACY (DUE TO RANDOM ERRORS IN MEASUREMENT) OF THE CORNERS OF THE SUBJECT TRACT ESTABLISHED THIS SURVEY DOES NOT EXCEED THAT ALLOWABLE FOR A RURAL CLASS SURVEY (0.26 FEET PLUS 200 PPM) AS DEFINED IN IAC 865.

THE WITHIN SURVEY IS AN SURVEY OF PART OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT #2008-11091.

BASIS OF BEARING: ASSUMED BEARING

CONTROLLING MONUMENTS:
N.E. CORNER, S.W. QUARTER, SEC. 1-T18N-R3E, HARRISON MON FOUND
S.W. CORNER, S.W. QUARTER, SEC. 1-T18N-R3E, HARRISON MON FOUND
IN MY OPINION, THERE IS 0.5 FEET OF UNCERTAINTY IN THE LOCATION OF THESE MONUMENTS.

1. POSSESSION TO THE SOUTH IS THE IMPROVEMENTS OF 169TH STREET. POSSESSION TO THE WEST AND NORTH IS EXISTING FENCING. NO EVIDENCE OF POSSESSION WAS FOUND TO THE EAST.

NO TITLE "GAPS" AND/OR "OVERLAPS" WERE FOUND WITH CURRENT DEED OF RECORDS.

2. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN ZONE "X" AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057C 0120G OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED 11-19-2014)

3. OWNERSHIP INFORMATION INDICATED HEREON IS AS IDENTIFIED IN COUNTY RECORDS ON 9-24-17.

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"AE"	SPECIAL FLOOD HAZARD AREA INUNDATED BY THE 100 YEAR FLOOD. BASE FLOOD ELEVATION DETERMINED.
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0120 G. AREA IN ZONE "AE" & "X" MAP DATED 11-19-2014

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

GRAPHIC SCALE
0 40 80 160
SCALE : 1" = 80'

REVISIONS

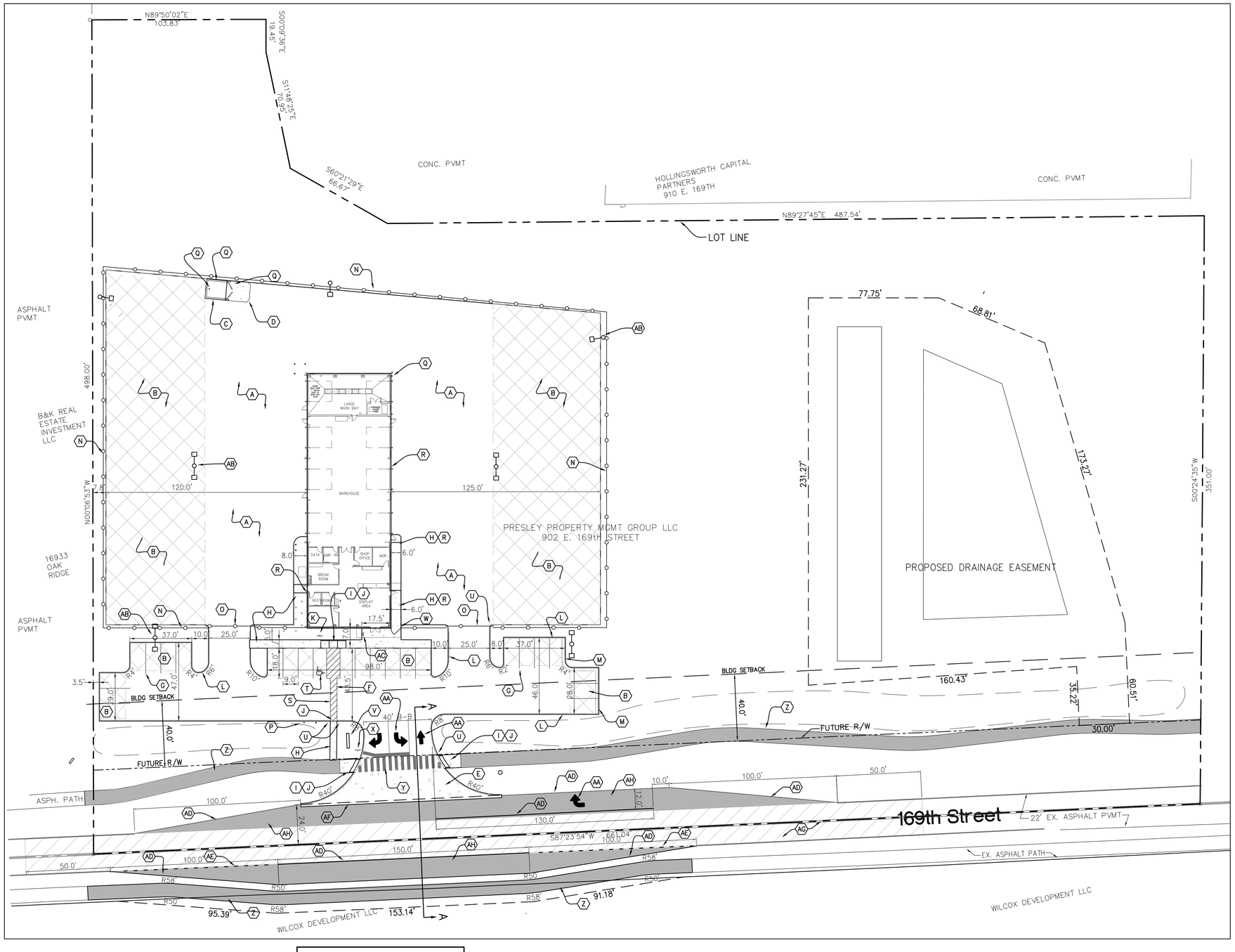
REV. DATE	BY	DESCRIPTION

K. Nathan Althous
R.L.S. LS20400007
DATE: 11-27-17

K. NATHAN ALTHOUS
REGISTERED
No.
LS20400007
STATE OF INDIANA
LAND SURVEYOR

MILLER SURVEYING INC.
948 CONNER STREET
NOBLESVILLE INDIANA 46060
PH. # (317) 773-2644 FAX 773-2694

LOCATION: PART OF THE SOUTHWEST QUARTER, SECTION 1, T18N, R3E WASHINGTON TWP., HAMILTON COUNTY, INDIANA	DRAWN BY: LRL	PREPARED BY: KNA
	SCALE: 1" = 80'	FIELD BOOK: D.C.
FIELD WORK COMPLETED: 9/27/2017	DATE: 11-28-17	PAGE: D.C.
CLIENT: RUSTY SPIARS	JOB NUMBER	SURVEY 4 FILE:
DESCRIPTION: PRIMARY PLAT	B37515	



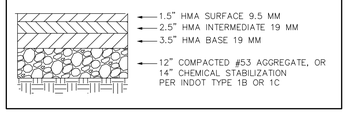
NORTH

0 10 20 30
SCALE IN FEET

KEYED NOTES (REF. ALSO TO DETAIL SHEET C500 CITY STANDARD DRAWINGS)

A. HEAVY DUTY ASPHALT PAVEMENT
B. REGULAR DUTY ASPHALT PAVEMENT (HATCHED AREAS)
C. 7" REINFORCED CONCRETE PAVEMENT (4000 PSI). SAWED JOINTS PER ACI CODE.
D. CHAMFERED CORNERS 2'x2'
E. 7" OF 4000 PSI CLASS 'A' REINFORCED CONCRETE ON 6" OF COMPACTED AGGREGATE #53 BASE ON PREPARED AND COMPACTED SUBGRADE. SAW JOINTS PER ACI CODE.
F. PAINTED HATCHED AREA, 3' SPACING
G. 4" WHITE PAINTED STRIPES
H. 4"–THICK CONCRETE SIDEWALK, 4000–PSI CONCRETE. WIDTH SHOWN ON PLAN.
I. WHEELCHAIR RAMP (SIDEWALK RAMP TYPE K, INDOT)
J. DETECTABLE WARNING DOMES PER ADA.
K. ADA RESERVED PARKING SIGN W/ VAN–ACCESSIBLE SIGN
L. 6" CONCRETE STRAIGHT CURB
M. INTEGRAL CONCRETE CURB & GUTTER, 6" CURB
N. 8–FOOT OPAQUE SCREENING FENCE
O. 30–FT SLIDING GATE (OPAQUE, 8–FT–HIGH)
P. 6" METAL BOLLARDS ANCHORED IN CONCRETE (20 AT BLDG, 3 AT DUMPSTER, 2 AT HYDRANT)
Q. TRASH ENCLOSURE AND CONCRETE SLAB AND APRON
R. EXPANSION MATERIAL AT ALL BUILDING INTERFACE
S. 4" PAINTED STRIPES, LT. BLUE
T. HANDICAP SYMBOL, PAINTED
U. TRANSITION TO 1/4" CURB OVER 24 INCHES.
V. PROPOSED MONUMENT SIGN W/ CONTROL/POWER WIRING & CONDUIT.
W. 48" GATE.
X. STOP SIGN AND 18"–WIDE PAINTED STOP BAR PER MUTCD AND CITY STANDARDS.
Y. 8–FT–WIDE CROSSWALK, THERMOPLASTIC, WHITE, PER MUTCD.
Z. 8–FT–WIDE ASPHALT TRAIL. 3" TYPE 'B' SURFACE HMA (12.5 mm) ON 6" OF COMPACTED AGGREGATE #53 BASE ON PREPARED AND COMPACTED SUBGRADE.
AA. TURN ARROW, THERMOPLASTIC, WHITE, PER MUTCD
AB. LIGHT POLES, WITH FOUNDATION, POLE, CONDUIT, WIRING, LAMPS.
AC. BICYCLE RACK ANCHORED INTO CONCRETE
AD. 4–INCH LINE, THERMOPLASTIC, WHITE
AE. 4–INCH DOTTED LINE, THERMOPLASTIC, WHITE. 2–FT LINES, 6–FT GAPS.
AF. 1–INCH LIP TO MAINTAIN GUTTER FLOW
AG. MILL 1.5" OF EXISTING SURFACE AND OVERLAY WITH 1.5" HMA SURFACE (9.5 mm) 1290 S.Y. TOTAL AREA. RESTRIPE TO MATCH EXISTING.
AH. ROADWAY PAVEMENT SECTION. SEE DETAIL, THIS SHEET.

ROADWAY PAVEMENT SECTION (AH)



LEGEND

LOT BOUNDARY LINE
FUTURE R/W LINE

LAYOUT NOTES

1. EXISTING UNDERGROUND UTILITIES AREA SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITIES, AND SHALL REPAIR ANY DAMAGE DONE TO THE EXISTING UTILITIES DURING PROBING OR CONSTRUCTION. AS PART OF OBTAINING ACCURATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING THE FOLLOWING ORGANIZATION 48 HOURS IN ADVANCE: INDIANA UNDERGROUND CABLE LOCATION 1–800–382–5544.
2. ANY DISCREPANCY IN THE PLANS SHALL BE IMMEDIATELY REPORTED BY CONTRACTOR TO THE ENGINEER FOR REVIEW.
3. ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CITY OF WESTFIELD STANDARDS. WHERE SILENT, THE CURRENT INDOT STANDARDS AND SPECIFICATIONS SHALL APPLY. PAVEMENT MARKINGS FOR TRAFFIC CONTROL SHALL BE PER INDIANA M.U.T.C.D., LATEST ADDITION.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
5. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
6. ALL EXCAVATED AND DISTURBED AREAS SHALL BE SEEDED AFTER FINISH GRADING OR IF LEFT UNDISTURBED FOR MORE THAN 7 DAYS. ALL NEWLY SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL. SEEDED AREAS SHALL BE FERTILIZED AND IRRIGATED AS REQUIRED TO ESTABLISH A HEALTHY, CONTINUOUS STAND OF GRASS.
7. CONTRACTOR SHALL RESURFACE OR RECONSTRUCT TO AT LEAST ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWN IS DAMAGED DURING CONSTRUCTION FROM WORK PERFORMED OR TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
8. HORIZONTAL LAYOUT AND VERTICAL GRADE STAKING BY A LICENSED PROFESSIONAL LAND SURVEYOR SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR'S SURVEYOR SHALL USE THE ELECTRONIC LAYOUT DATA FILES PROVIDED BY THE ENGINEER.
9. DIMENSION AT A CURB SHALL BE MEASURED FROM BACK OF CURB.
10. THE LAYOUT OF THE BUILDING FOUNDATION SHALL BE FROM THE APPROVED ARCHITECTURAL BUILDING PLANS.
11. REFER TO M.E.P. / ELECTRICAL PLANS FOR ELECTRICAL, COMMUNICATIONS, LIGHTING AND CONTROL WIRING TO BE LAID PRIOR TO PLACING PAVEMENT. ALL PROPOSED UNDERGROUND WIRING SHALL BE IN PLACE PRIOR TO LAYING ASPHALT OR CONCRETE PAVEMENT.
12. PROVIDE CRACK CONTROL JOINTS ON ALL CONCRETE PAVEMENT PER ACI CODE.

UTILITY PROVIDER CONTACTS

GAS:
CITIZENS ENERGY
RICHARD MILLER
317–967–4684

ELECTRICAL:
BILL OLDHAM
DUKE ENERGY
317–776–5331

STORM:
WES ROOD
CITY OF WESTFIELD
317–504–2477

SEWER AND WATER:
BOB MASBAUM
CITIZENS OF WESTFIELD
317–429–3961

Know what's below.
Call before you dig.

HORIZONTAL AND VERTICAL CONTROL:

COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM: NAVD 88

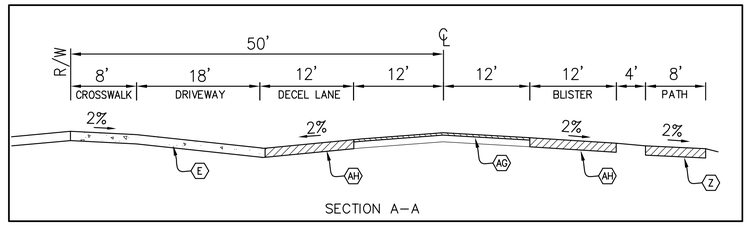
ZONE: INDIANA EAST 1301

GEOID MODEL: GEOID12A (CONUS)

COORDINATE UNITS US SURVEY FEET
DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

TBM#2145
MAG NAIL SET
ELEV: 907.97

TBM#2164
MAG NAIL SET
ELEV: 905.39



SECTION A–A

FOR REVIEW ONLY.
NOT FOR CONSTRUCTION.
R. SPIARS, P.E.

No.	DATE	REVISION

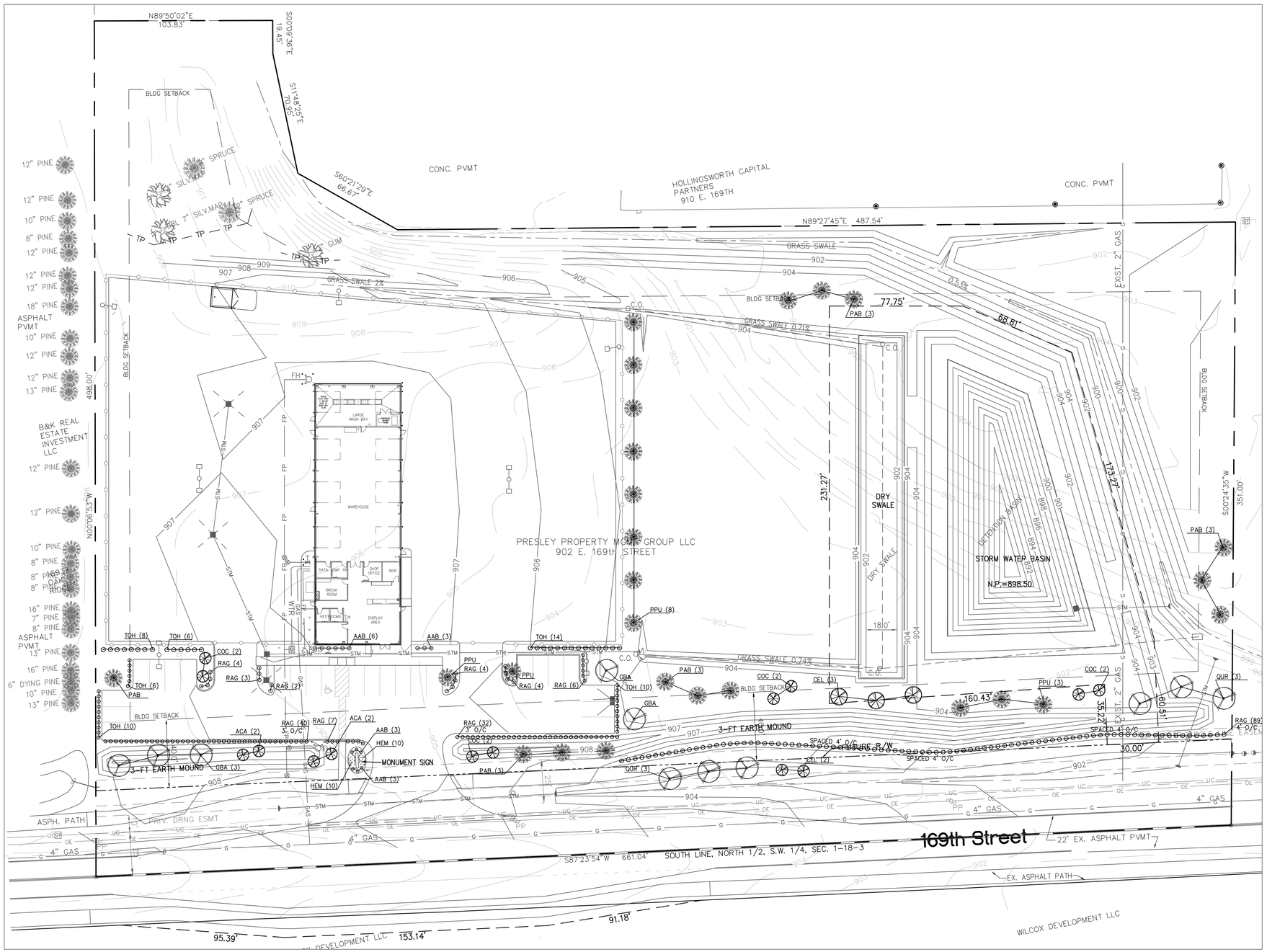
PROJECT No:
DATE 1–11–18
DES. RES
DR. —
CKD. RES

SPIARS ENGINEERING
Civil Engineering
Site Development
Stormwater Management
650 Eagle Creek Circle ~ Zionsville, IN 46077 ~ 317.289.5042

SUNBELT RENTALS
902 E. 169th STREET
WESTFIELD, INDIANA

OVERALL DEVELOPMENT (SITE) PLAN

SHEET NO.
C200



NORTH

0 10 20 30
SCALE IN FEET

NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
2. ALL MULCH BEDS SHAL BE COVERED WITH 4" LAYER OF SHREDDED HARDWOOD BARK. ALL HERBACEOUS PERENNIAL PLANTERBEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND FLOWER BEDS AT RATES SPECIFIED BY MANUFACTURER.
4. FINAL PLACEMENT OF PLANT MATERIALS SHALL BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH WOODEN STAKES INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE AND OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS.
5. NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY PRIOR TO MOVING TO THE PROJECT SITE. PLANTS ALSO MAY BE INSPECTED AND APPROVED OR REJECTED AT THE PROJECT SITE.
6. IN CASE OF DISCREPENCIES BETWEEN THE PLAN AND THE PLANT SCHEDULE, THE PLAN SHALL DICTATE. IF PLANT IDENTIFICATION BOX QUANTITY SHOWN ON THIS SHEET DIFFERS FROM GRAPHIC PLANT CIRCLE COUNT, THE GRAPHIC PLANT CIRCLE COUNT SHALL DICTATE.
7. PLANTS AND OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE OWNER.
8. ALL LANDSCAPE PLANTINGS, INCLUDING TRANSPLANTS, SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL BE REPLACED BY CONTRACTOR AT NO ADDITIONAL CHARGE BY CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF THE WORK.
10. INCORPORATE 4" DEPTH OF MUSHROOM COMPOST THOROUGHLY INTO TOP 12" OF SOIL IN HERBACEOUS PERENNIAL BEDS
11. LANDSCAPE CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE REGARDING ANY PLANTS THE HE THINKS MAY NOT SURVIVE TRANSPLANTING OPERATIONS OR IN LOCATIONS SHOWN ON PLAN.
12. ALL DISTURBED LAWN AREAS SHALL BE SEEDED OR SODDED AS DIRECTED BY OWNER. SEED SHALL BE MIXTURE "U" PER INDOT. LAWN SHALL BE ESTABLISHED ON ALL PERVIOUS AREAS NOT DESIGNATED FOR TREES, SHRUBS OR PLANTER BEDS.
13. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF GRASS AT THE END OF ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED SHALL BE RESEEDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
14. ALL LANDSCAPE PLANTINGS SHALL BE MAINTAINED FOR 90 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE. ALL SODDED LAWN SHALL BE MAINTAINED FOR A PERIOD OF 90 DAYS FOLLOWING FINAL INSPECTION AFTER WRITTEN REQUEST FROM LANDSCAPE CONTRACTOR. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WATERING, EVEN IF THERE IS NO OPERATIONAL IRRIGATION SYSTEM IN PLACE.
15. CONTRACTOR SHALL SUBMIT UNIT PRICES ON EACH TYPE OF PLANT AND WORK.
16. ALL LAWN AREAS WITHIN LAWN LIMIT LINES SHALL RECEIVE 4" MINIMUM APPROVED TOPSOIL PRIOR TO SEEDING OR SODDING OPERATIONS.
17. EXISTING TREES TO BE PRESERVED SHALL BE MAINTAINED W/O INJURY TO THE ROOT SYSTEM. HEAVY EQUIPMENT TRAFFIC OR STORAGE SHALL NOT OCCUR WITHIN THE DRIPLINE OF TREES TO BE PRESERVED.
18. AT EXISTING TREES TO BE PRESERVED, REMOVE EXISTING GRASS AND INSTALL MULCH BED EXTENDING 3' FROM TRUNK.

LEGEND

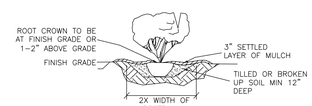
- LOT BOUNDARY LINE
- FUTURE R/W LINE
- TP — TREE PROTECTION FENCE

PLANT SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	NOTES	NO.
DECIDUOUS TREES					
QUR	QUERCUS RUBRA	RED OAK	2.5"	SYMMETRICAL, CENTRAL LEADER	9
GBA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2.5"	SYMMETRICAL, CENTRAL LEADER	3
CEL	CELTIS OCCIDENTALIS	HACKBERRY	2"	SYMMETRICAL, CENTRAL LEADER	5
ACA	ACER CAMPESTRE	HEDGE MAPLE	2"	SYMMETRICAL, CENTRAL LEADER	4
COC	AMELANCHIER CANADENSIS	SERVICEBERRY	2"	SYMMETRICAL, CENTRAL LEADER	8
EVERGREEN TREES					
PPU	PICEA PUNGENS	COLORADO BLUE SPRUCE	6-FT	HEAVY FULL SPECIMEN, UNSHEARED	13
PAB	PICEA ABIES	NORWAY SPRUCE	6-FT	HEAVY FULL SPECIMEN, UNSHEARED	13
SHRUBS					
RAG	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL.	SPACED AS SHOWN ON PLAN	191
TOH	THUJA OCCIDENTALIS 'HETZII MIDGET'	HETZ MIDGET ARBORVITAE	5 GAL.	SPACE AT 3.0 FT O.C.	54
AAB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	5 GAL.	SPACE AT 4.0 FT O.C.	15
PERENNIALS					
HEM	HEMEROCALLIS	STELLA d'ORO DAYLILLY	1 GAL.	DISTRIBUTE EVENLY THRU PLANTER BED	20

NOTES: TYPICAL SHURB PLANTING, INDIVIDUAL PLANTING HOLE

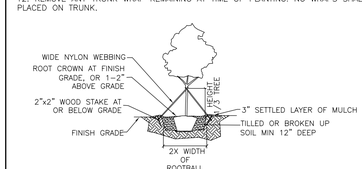
1. DIG PLANTING HOLE AT LEAST 2X THE WIDTH OF THE ROOT BALL OR CONTAINER.
2. SCARIFY SUBGRADE AND SIDES OF PLANTING HOLE WHEN PLANTING IN CLAY SOIL.
3. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE, OR 1-2" ABOVE IF THE SOIL IS PRONE TO SETTLING.
4. IF CONTAINER GROWN PLANT, GENTLY SLIDE PLANT OUT OF CONTAINER. DISTURB THE ROOTS.
5. IF B&B PLANT, REMOVE BURLAP FROM AT LEAST THE TOP 12 INCHES OF THE ROOTBALL, WITHOUT DISTURBING THE ROOTBALL. REMOVE ALL CORD
FROM THE TRUNK. REMOVE BURLAP AND WIRE BASKET (IF PRESENT) FROM THE ROOT BALL.
6. BACK FILL THE PLANTING HOLE WITH EXCAVATED NATIVE SOIL, BROKEN UP OR TILLED. WATER TO REMOVE AIR POCKETS. DO NOT ADD AMENDMENTS.
7. PLACE SHREDDED BARK MULCH ON THE SURFACE TO A (SETTLED) DEPTH OF 3 INCHES.



TYP. SHRUB PLANTING: INDIVIDUAL PLANTING HOLE

NOTES: TREE PLANTING

1. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1-2004). PLANT ACCORDING TO ANSI A300 PART 6.
2. DIG THE PLANTING HOLE A MINIMUM OF 2x WIDTH OF ROOTBALL FOR AT LEAST THE FIRST 12 INCHES OF DEPTH. BELOW 12 INCHES, DIG HOLE WIDE ENOUGH TO PERMIT ADJUSTING. DO NOT DIG THE HOLE DEEPER THAN ROOT BALL DEPTH.
3. SCARIFY THE SUBGRADE AND SIDES OF THE PLANTING HOLE WHEN PLANTING IN CLAY SOILS (MORE THAN 15% CLAY).
4. LIFT AND SET THE TREE BY ROOT BALL ONLY. DO NOT LIFT USING THE TREE TRUNK AND DO NOT USE TREE TRUNK AS A LEVER.
5. SET THE TOP OF THE ROOT BALL LEVEL WITH THE SOIL SURFACE OR SLIGHTLY HIGHER IF THE SOIL IS PRONE TO SETTLING.
6. AFTER THE TREE IS SET IN PLACE, REMOVE BURLAP, WIRE AND STRAPS FROM AT LEAST THE UPPER 1/3 OF THE ROOTBALL.
7. BACKFILL WITH EXISTING SOIL THAT HAS BEEN WELL-TILLED OR BROKEN UP. DO NOT ADD AMENDMENTS TO THE BACKFILL SOIL. AMEND THE SURFACE WITH MULCH.
8. USE THREE 2" X 2" WOOD STAKES DRIVEN INTO UNDISTURBED SOIL A MINIMUM OF 16 INCHES. SPACE STAKES EQUALLY AROUND THE TREE.
9. ATTACH 3/4" NYLON WEBBING TO CONNECT THE TREE TO STAKES. ATTACH WEBBING AT 1/3 THE TREE HEIGHT.
10. APPLY A 3" (SETTLED) DEPTH OF SHREDDED HARDWOOD BARK MULCH TO THE PLANTING SURFACE. LEAVE A 2" SPACE AROUND THE TRUNK FOR AIR CIRCULATION.
11. PRUNING SHALL BE LIMITED TO DEAD, DISEASED, OR BROKEN LIMBS ONLY AND SHALL BE IN ACCORDANCE WITH ANSI A300 SPECIFICATIONS.
12. REMOVE ANY TRUNK WRAP REMAINING AT TIME OF PLANTING. NO WRAPS SHALL BE PLACED ON TRUNK.



TREE PLANTING DETAIL

Know what's **below.**
Call before you dig.

FOR REVIEW ONLY.

NOT FOR CONSTRUCTION.

R. SPIARS, P.E.

No.	DATE	REVISION

PROJECT No:
DATE 1-11-18
DES. RES
DR.
CKD. RES

SPIARS ENGINEERING
Civil Engineering
Site Development
Stormwater Management
650 Eagle Creek Circle ~ Zionsville, IN 46077 ~ 317.289.5042

SUNBELT RENTALS
902 E. 169th STREET
WESTFIELD, INDIANA

LANDSCAPING PLAN

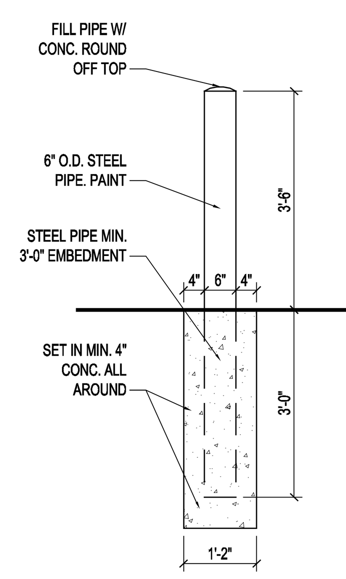
SHEET NO.
C600

MATERIALS

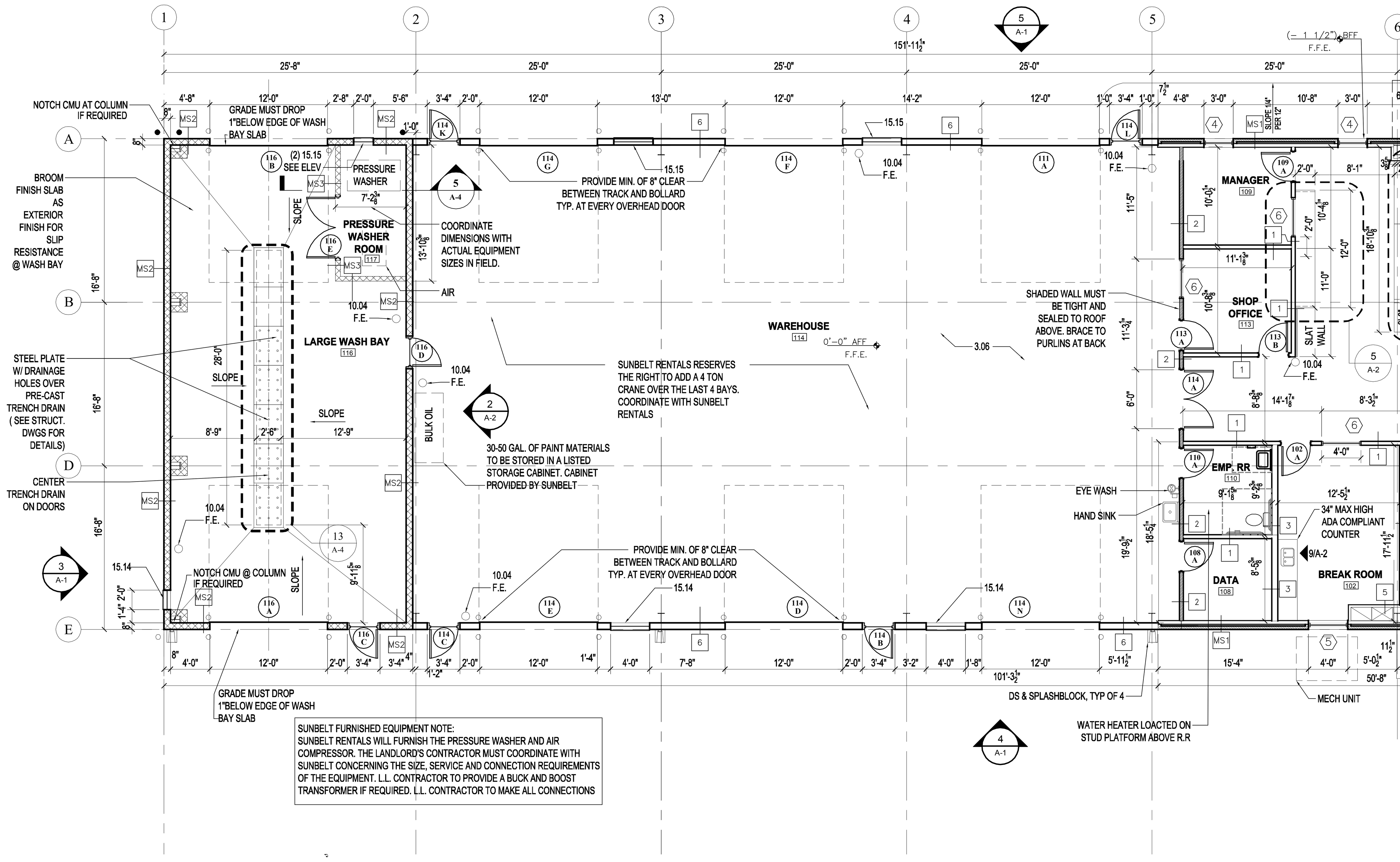
Material	Color	Range
Split Face Masonry	Gray	Gray
Canopy Fascia	Web Gray SW 7075	Dark Gray
Storefront/ Doors/ Windows	Clear Anodized	Silver
ACCENT SIDING	MATCH PMS-356 (CUSTOM)	Green
Warehouse Metal Siding	match SW 7017 Dorian Gray	Light Gray
Hollow Metal Door (Painted)	SW 7075 Web Gray	Dark Gray
Roof	Galvalume	Silver
Overhead Doors	match SW 7075 Web Gray	Dark Gray
Smooth Face CMU (INTERIOR) Smooth Face CMU (EXTERIOR)	Painted ICI #670 Winter Bird match SW 7017 Dorian Gray	White Light Gray
Downspouts	match SW 7017 Dorian Gray	Light Gray
Gutters and Eave Trim	Web Gray	Dark Gray
Wall mounted meters, service lines, other utility and service equipment	match SW 7017 Dorian Gray	Light Gray
Brick Wall Metal Trim Caps	Web Gray	Dark Gray
Louvered vents	match SW 7017 Dorian Gray	Light Gray
Bollards	–	Traffic Yellow
Metal Coping	match SW 7075 Web Gray	Dark Gray

Note: All metal building siding will be selected from manufacturer's standard prefinished colors except accent siding. if a color closely matching PMS-356 is not avalable, this siding is to be painted.

NOTE: PROVIDE SUNBELT WITH STANDARD METAL COLORS WHICH REPRESENT THE CLOSEST MATCH TO THE COLORS SPECIFIED. PROVIDE ADD ALTERNATE COST FOR PROVIDE SPECIAL ORDERED MATERIAL WHICH MATCHES THE COLORS. SUNBELT TO DECIDE WHETHER TO USE STANDARD COLORS, THE SPECIAL ORDERED COLORS, OR PAINT THE MATERIAL TO MATCH THE PM COLOR SPECIFIED.

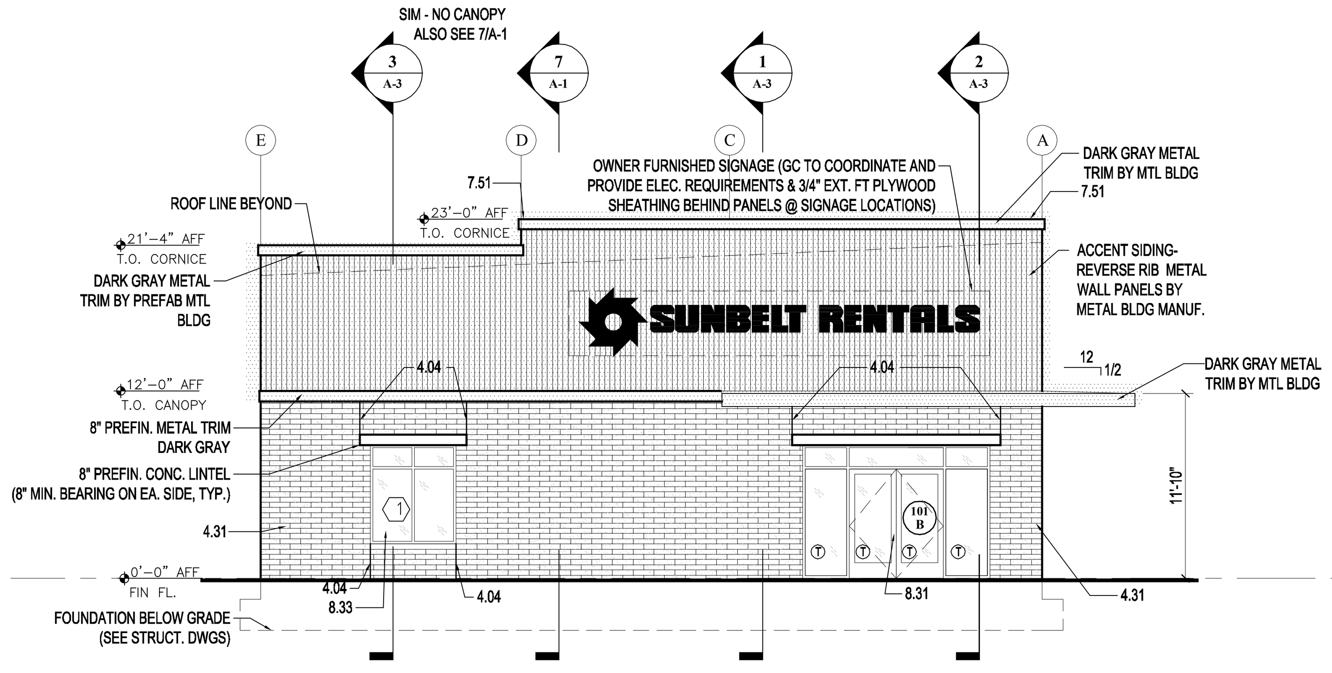


6 A-1 TYPICAL BOLLARD SECTION
SCALE: 1/2" = 1'-0"

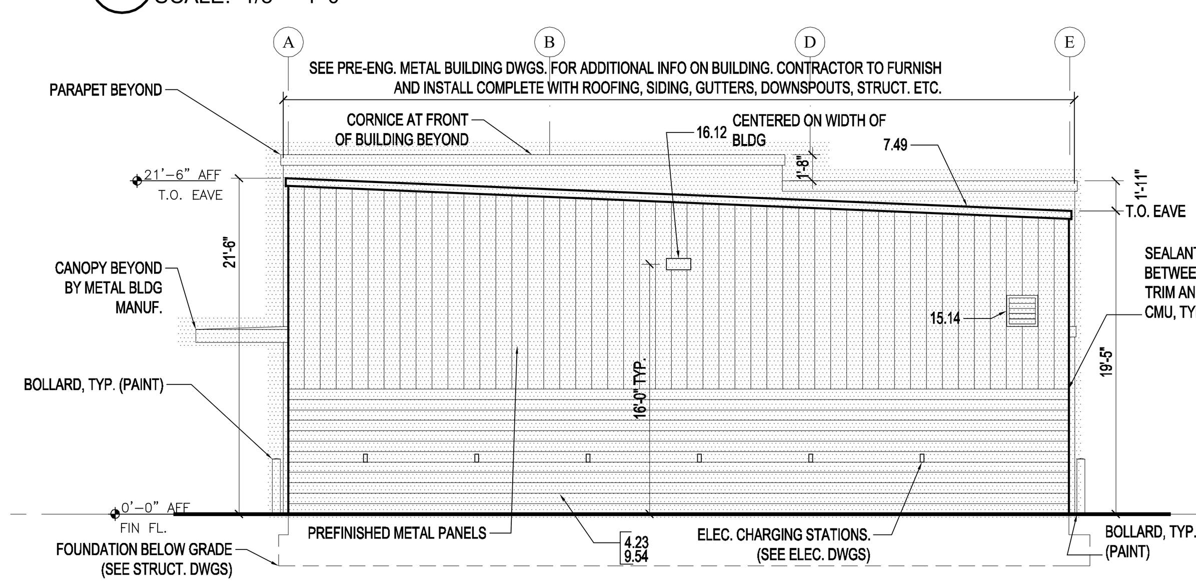


SUNBELT FURNISHED EQUIPMENT NOTE:
SUNBELT RENTALS WILL FURNISH THE PRESSURE WASHER AND AIR COMPRESSOR. THE LANDLORD'S CONTRACTOR MUST COORDINATE WITH SUNBELT CONCERNING THE SIZE, SERVICE AND CONNECTION REQUIREMENTS OF THE EQUIPMENT. L.L. CONTRACTOR TO PROVIDE A BUCK AND BOOST TRANSFORMER IF REQUIRED. L.L. CONTRACTOR TO MAKE ALL CONNECTIONS

1 A-1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

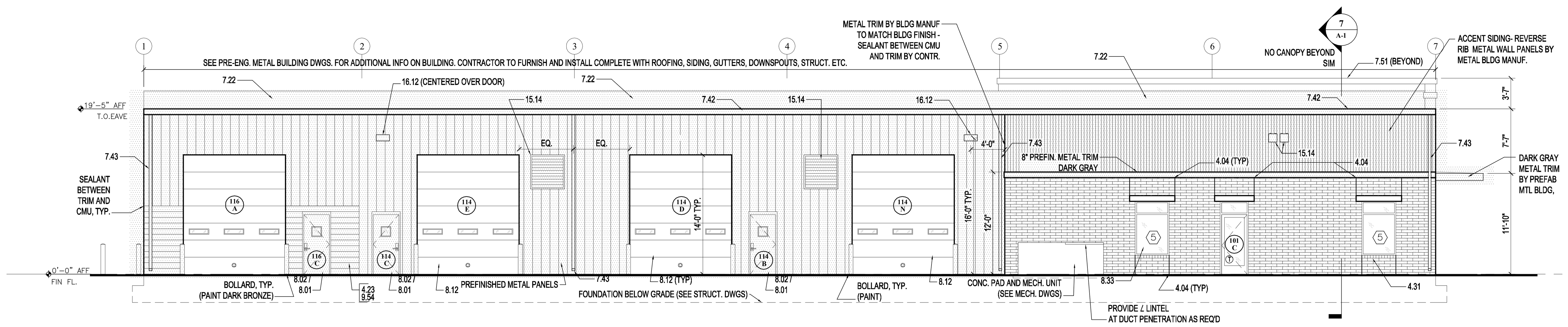


2 A-1 ELEVATION
SCALE: 1/8" = 1'-0"

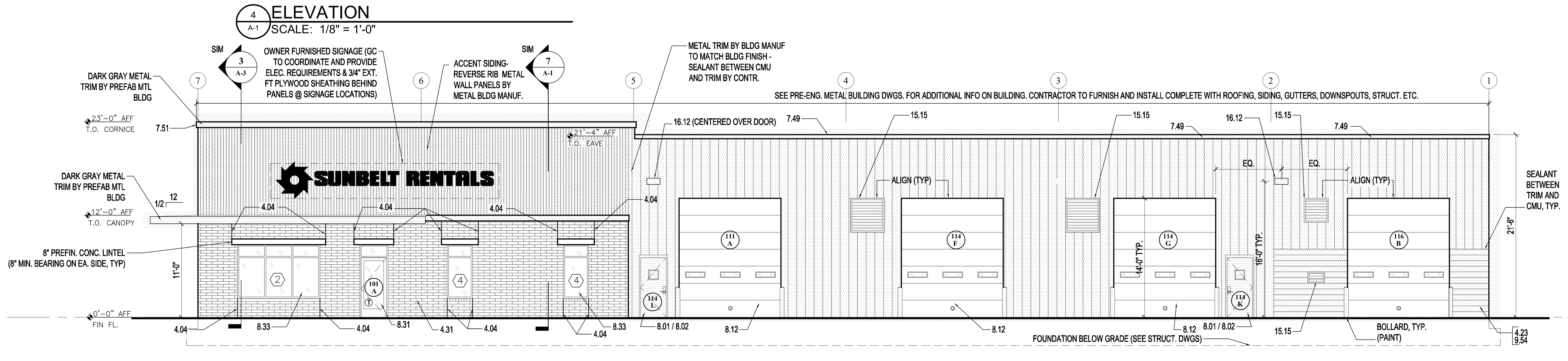


Ⓣ = 1" CLEAR INSUL. GLASS WITH BOTH PANES TEMPERED

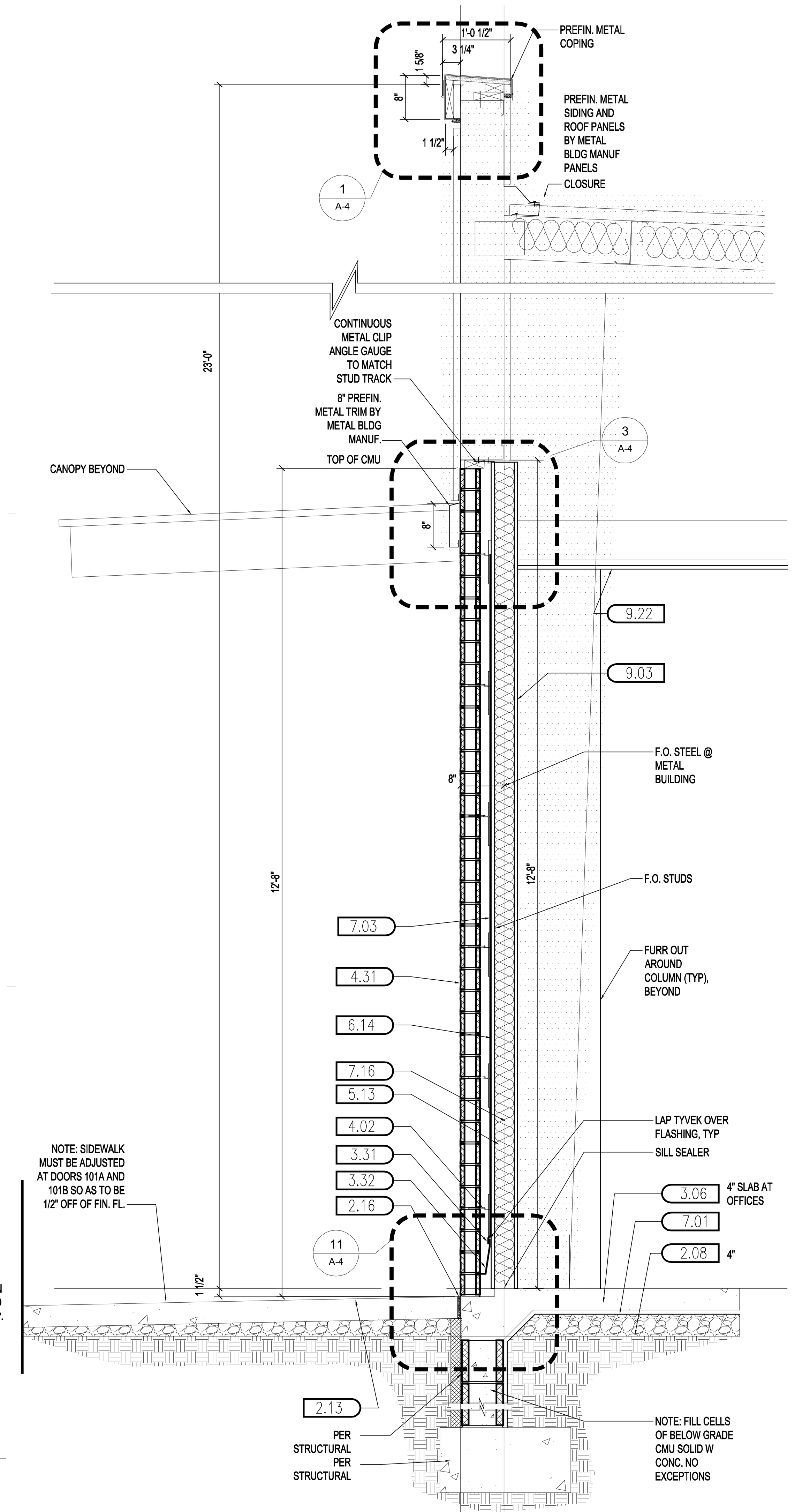
3 A-1 ELEVATION
SCALE: 1/8" = 1'-0"



4 A-1 ELEVATION
SCALE: 1/8" = 1'-0"



5 A-1 ELEVATION
SCALE: 1/8" = 1'-0"



7 A-1 WALL SECTION
SCALE: 3/4" = 1'-0"

KEYED NOTES:

2
- 2.02 Concrete paving w/reinf., see Civil dwgs.
- 2.06 Conc. pad, w/6x6–w1.4xw1.4 w.w.f. thickness as noted
- 2.07 Pipe bollard,, paint traffic yellow, size as noted
- 2.08 Stone base, thickness as noted
- 2.13 4" thick concrete walk
- 2.16 1/2 " Premolded joint filler
- 2.18 Concrete stairs
- 2.31 Concrete splashblock, size as noted

3
- 3.04 Turned down concrete footing and slab. Reinf as per slab details see slab plan for thicknesses. Slab reinf to be 6x6/W1.4xW1.4 WWF
- 3.05 Concrete footing reinf as per slab plan.
- 3.06 Concrete slab w/6x6/w1.4xw1.4 WWF as noted, see Struct. for all reinforcing.
- 3.08 Control joint
- 3.09 Stl. reinf., see Struct. dwgs.
- 3.31 Asphalt coated copper cont. wall flashing w/ cotton weeps @ 4'–0" o.c.
- 3.32 Fill with grout

4
- 4.01 Horizontal Masonry reinf. @ 16" o.c. vert.
- 4.02 Veneer anchor w/ slip track @ 16" o.c. vert. and horiz., 1 per every 1.8 s.f. of wall area.
- 4.04 Masonry control joint. Apply sealant
- 4.05 Masonry expansion joint
- 4.22 6" CMU
- 4.23 8" CMU
- 4.26 Bond bm., fill w/ concrete height as shown see struct dwgs for req'd reinforcing
- 4.31 4 x 4 x 16 split face masonry veneer

5
- 5.01 Stl. col., see prefab metal building drawings
- 5.02 Stl. beam or joist girder see prefab metal buillding drawings
- 5.03 Stl. joist see prefab metal building Drawings
- 5.04 Stl. angle, paint surfaces exposed to view
- 5.05 Stl. plate, paint exposed surfaces
- 5.13 3 5/8" x 18 ga x 16" oc mtl. framing connect as per stud manuf. printed instructions.
- 5.14 Brace back to struct. at 4'–0" o.c.
- 5.16 10" x 12 ga. x 16" O.C. mtl. framing, connect as per stud manuf. printed instructions
- 5.31 Anchor bolt, size as noted

6
- 6.01 F.T. wd. blocking, size as noted
- 6.02 F.T. wd. framing, size as noted
- 6.03 P.T. wd. blocking, size as noted
- 6.05 Wood framing, size noted.
- 6.06 Wood blocking, size noted.
- 6.11 Ext. plywood sheathing, size as noted
- 6.13 Ext. grade plywood , size as noted
- 6.14 5/8 " Dens–Glass gold firestop, type X by Georgia–Pacific
- 6.42 Smooth finish wd. trim, size noted, paint.
- 6.43 Plastic Laminate
- 6.44 A.C. plywood substrate, size as noted
- 6.45 1/2 " B.C. plywood, paint
- 6.46 3/4 " T & G plywood subfloor, glue and screw to wood sleepers bolted to joists. Use Grabber screws or equal.

7
- 7.01 6 Mil vapor barrier
- 7.03 Tyvek commercial vapor barrier
- 7.04 15# Asphalt felt underlayment
- 7.05 Exterior sealant, cont.
- 7.06 Interior caulking, cont.
- 7.07 Joint backer
- 7.08 Exterior Finish and insulation system (E.F.I.S.). Insulation thickness as noted
- 7.13 Perimeter insulation, 1" thick typ. U.N.O.
- 7.14 Rigid insulation size as noted
- 7.15 R–11 batt insulation, faced
- 7.16 R–19 batt insulation, faced
- 7.19 Draftstopping insulation
- 7.20 Sound attenuation insulation
- 7.22 Preformed, Prefinished Standing Seam Metal roof and flashing
- 7.42 Pre–finished galv. metal gutter
- 7.43 Prefinished galv. metal downspout, with 3 strap anchors per downspout
- 7.44 Preformed Alum. gravel stop w/ baked enamel finish and cont. hold down clip
- 7.46 Galv. metal flashing, paint where exposed
- 7.49 Metal flashing, metal type and finish to match metal siding
- 7.50 Metal coping with continuous hold down clips on both sides, metal type and finish to match standing seam metal roof or siding.
- 7.51 Preformed Alum. coping with baked enamel finish and cont. hold down clips on both sides of the parapet
- 7.55 Alum. flashing with baked enamel finish
- 7.60 Drainable EIFS over building wrap

8
- 8.01 Hollow metal door, paint
- 8.02 Metal frame, paint
- 8.12 Sectional overhead door, paint or prefinished
- 8.23 Solid core wd. door, paint U.N.O.
- 8.31 Alum. and glass door
- 8.33 Alum. storefront 4 1/2"x 2" w/ 1" insul. glass at ext.
- 8.34 Brake mtl. alum., finish to match storefront system
- 8.35 Alum storefront post, size as noted, finish to match storefront
- 8.41 1/4 " Clear float glass
- 8.42 1/4 " Clear tempered glass
- 8.43 1/4 " Clear laminated glass
- 8.47 1" clear insulating glass (low "E" / temper as req'd by code)
- 8.51 Alum. threshold, set in full bed of mastic

9
- 9.03 5/8 " GWB, paint exposed surfaces U.N.O.
- 9.04 5/8 " GWB w/type "C" firecore, paint exposed surfaces U.N.O.
- 9.05 5/8 " moisture resistant GWB, paint exposed surfaces
- 9.06 Metal furring
- 9.07 2–1/2" x 25 ga. mtl. studs at 16" o.c.
- 9.08 3–5/8" x 25 ga. mtl. studs at 16" o.c.
- 9.10 6" x 25 ga. mtl. studs at 16" o.c.
- 9.11 3 5/8 " x 20 ga. mtl. studs at 16" o.c.. U.N.O.
- 9.12 4" x 20 ga. mtl. studs at 16" o.c., see Struct. for track ga.
- 9.13 6" x 20 ga. mtl. studs at 16" o.c.
- 9.14 20 ga clip angle by lt. ga supplier, spaced at no greater than 8'–0" o.c. vertically and 4'–0" o.c. horizontally
- 9.15 1 5/8 " x 25 ga mtl. studs at 16" o.c.
- 9.18 Cont. 1 1/2 " x 20 ga cold rolled channel bracing at 4'–0" o.c. vertically by lt ga supplier/installer. Install per manuf. instructions.
- 9.20 7/8 " furring channels @ 16"o.c. horiz.
- 9.21 2' x 4' lay–in accoustical clg. tile. See Finish Schedule.
- 9.22 2' x 2' lay–in accoustical clg. tile. See Finish Schedule.
- 9.35 Resilient floor tile
- 9.36 4" high resilient base
- 9.37 6" high resilient base
- 9.51 Paint
- 9.52 Semi–transparent stain
- 9.53 Opaque stain
- 9.54 Special coating w/ block fill type primer
- 9.55 Match prefinished system
- 9.57 Fiberglass reinforced panels
- 9.58 Epoxy paint, prime substrate as required

10
- 10.04 Fire extinguisher, verify final location w/Fire Marshall

15
- 15.14 Exhaust fan and louver
- 15.15 Air intake louver
- 15.16 Air supply for self contained heating / cooling unit

16
- 16.12 Surface mounted exterior lighting. See electrical dwgs.

NOTE: SHADED AREAS INDICATE BY METAL BUILDING MANUFACTURER

SUNBELT RENTALS GUIDE PLANS
900 E. 169th STREET
WESTFIELD, INDIANA 46074

FOR
SUNBELT RENTALS
FORT MILL, SC

CHILDREY ROBINSON ASSOCIATES
ARCHITECTURE
1212 KENILWORTH AVENUE
CHARLOTTE, NORTH CAROLINA 28204
PHONE: 704.370.6000 FAX: 704.370.6006
www.childreyrobinson.com

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Written dimensions take precedence over scaled dimensions.

SEALS

REVISIONS

DATE
7-24-17

SHEET NAME
PLAN AND ELEVATIONS

SHEET NUMBER
A-1

SUNBELT RENTALS
SUNBELT RENTALS

Petition Number:	1707-DDP-10
Subject Site Address:	Southeast corner of State Road 32 & Oak Ridge Road
Petitioner:	Edgerock Development, LLC by Onpointe Land Matters, LLC
Request:	Detailed Development Plan review for two (2) commercial buildings on two (2) lots totaling 1.497 acres +/- in The Trails Planned Unit Development (PUD) District
Current Zoning:	The Trails PUD (Ord. 16-26)
Current Land Use:	Residential
Approximate Acreage:	1.497 acres +/- (Lot 1: 0.608 acres, Lot 2: .889 acres)
Exhibits:	1. Staff Report 2. Location Map 3. The Trails PUD District Map 4. Site Plan 5. Elevations 6. Landscape Plan 7. The Trails PUD Amendment (Ord. 17-50)
Property History:	1608-PUD-13 The Trails Planned Unit Development District 1706-ODP-06 Overall Development Plan 1706-SPP-06 Primary Plat 1706-SFP-06 Secondary Plat 1712-PUD-29 The Trails (Lot B) PUD District Amendment
Staff Reviewer:	Daine Crabtree, Associate Planner

PROCEDURAL

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

PROJECT DESCRIPTION

The applicable zoning district is The Trails PUD (Ordinance 16-26). A PUD Amendment (Ordinance 17-50) modifying development standards specific to Lot B was approved at the January 8, 2018, City Council meeting.

The project is for the development of two (2) commercial buildings and related infrastructure on two (2) lots.

The petition was reviewed by the Technical Advisory Committee at its June 20, 2017, meeting and will be available for Consent Agenda approval at the January 16, 2018, Advisory Plan Commission (APC) meeting.

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

The plans comply.

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

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

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

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

15) Identify buildings proposed for demolition.

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

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

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

The plans comply.

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

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

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

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

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

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

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

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

DISTRICT STANDARDS (THE TRAILS PUD (ORD. 16-26) AND THE TRAILS, LOT B PUD AMENDMENT (ORD. 17-50)

The plans comply.

**Note: The Trails PUD District Standards default to the GB: General Business underlying zoning district.

22) Minimum Tract Requirement: No minimum

23) Minimum Lot Frontage: 80 feet

24) Minimum Building Setback Lines:

a) Front Yard: 60 feet

b) Side Yard: None

c) Rear Yard: 20 feet

25) Minimum Lot Width: No minimum

26) Maximum Building Height: 60 feet

27) Minimum Building Size: No minimum

28) Performance Standards (see Article 6.15)

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

29) Accessory use and Building Standards (Article 6.1)

30) Architectural Standards (Article 6.3(F))

31) Building Standards (Article 6.4)

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

34) Landscaping Standards (Article 6.8)

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

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

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

Site : 1.39 acres	Required	Provided	Remaining
Shade (10 per acre)	**17**	**32**	**0**
Evergreen/Ornamental (10 per acre)	**17**	**17**	**0**
Shrub (25 per acre)	**42**	**326**	**0**

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

e) External Street Frontage Landscaping

f) Buffer Yard Requirements

g) Interior Parking Area Landscaping

h) Perimeter Parking Area Landscaping

35) Lighting Standards (Article 6.9)

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

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

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

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

36) Lot Standards (Article 6.10)

37) Outside Storage and Display (Article 6.12)

38) Outdoor Café and Eating Areas (Article 6.13)

39) Parking and Loading Standards (Article 6.14)

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

42) Vision Clearance Standards (Article 6.19)

43) Yard Standards (Article 6.21)

DEVELOPMENT STANDARDS (Section 9 of The Trails PUD (Ord. 16-26))

The plans comply.

44) Screening of Receptacles (Section 9.1)

45) Architectural Standards (Section 9.2)

46) Landscaping Standards (Section 9.3)

47) Parking and Loading Standards (Section 9.4)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

48) Easement Standards (Article 8.3)
49) Pedestrian Network Standards (Article 8.7)

50) Storm Water Standards (Article 8.8)

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

52) Surety Standards (Article 8.12)

53) Utility Standards (Article 8.13)

DESIGN STANDARDS (Section 11 of The Trails PUD (Ord. 16-26))

The plans comply.

54) Open Space and Amenity Standards (Section 11.1)

55) Trail Access (Section 11.2)

STATE HIGHWAY 32 OVERLAY STANDARDS (Section 8 of The Trails PUD (Ord. 16-26))

The plans comply.

56) Illustrative Character Exhibit (Section 8.1)

57) Building Size Requirements (Section 8.2)

58) Lot B (The Trails PUD, Lot B Amendment (Ord. 17-50)

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve the Detailed Development Plan (1707-DDP-10) with the following condition:**
    - **That the Secondary Plat for The Trails (1706-SFP-21) is signed and recorded prior to the issuance of an Improvement Location Permit.**
3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree 317-416-2586 or dcrabtree@westfield.in.gov.

Petition Number:	1712-DDP-25
Subject Property:	0 Grand Park Blvd (Immediately west of the Grand Park Events Center)
Petitioner:	EdgeRock Development, LLC by OnPointe Land Matters, LLC
Request:	Petitioner requests **Detailed Development Plan and Secondary Plat** review for a new 68,000 SF building and site improvements on 7.786 acres+/- in the GPEC Planned Unit Development (PUD) District
Current Zoning:	GPEC PUD District Ordinance No. 15-26
Current Land Use:	Undeveloped
Approximate Acreage:	7.786 acres+/-
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Elevations 5. Landscaping Plan
Staff Reviewer:	Amanda Rubadue, Associate Planner

PROCEDURAL

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

BACKGROUND

The applicable zoning district is the GPEC PUD. The property has an underlying zoning classification of General Business (GB). The project is for a new 68,000 square-foot athletic training center building.

The petition was reviewed by the Technical Advisory Committee and their November 14, 2017, meeting.

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

The plans comply.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.
14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
15) Identify buildings proposed for demolition.

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

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

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

The plans comply.

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

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

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

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

    1. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
    2. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
    3. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) **and the** GPEC PUD Ordinance**.**

22) **GPEC PUD District Standards**:

    1. Section 6. Permitted Uses
    2. Section 7. General Regulations
    3. Section 8. Development Standards

A. Architectural Standards

B. Parking Area Landscaping: (i) A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs; (ii) if Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

23) Landscaping Standards (Article 6.8):

1. Mechanical Screening (6.8(H))
2. Minimum Lot Landscaping Requirements (6.8(K))
3. Foundation Plantings (6.8(L))
   A. Northside (175 LF)
   B. Southside (152 LF)
4. External Street Frontage Landscaping (6.8(M))

24) Lighting Standards (Article 6.9)

25) Lot Standards (Article 6.10)

26) Outside Storage and Display (Article 6.12)

27) Parking and Loading Standards (Article 6.14)

28) Setback Standards (Article 6.16)

29) Vision Clearance Standards (Article 6.19)

30) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

34) Pedestrian Network Standards (Article 8.7)

35) Storm Water Standards (Article 8.8)

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

37) Street Light Standards (Article 8.10)

38) Street Sign Standards (Article 8.11)

39) Surety Standards (Article 8.12)

40) Utility Standards (Article 8.13)

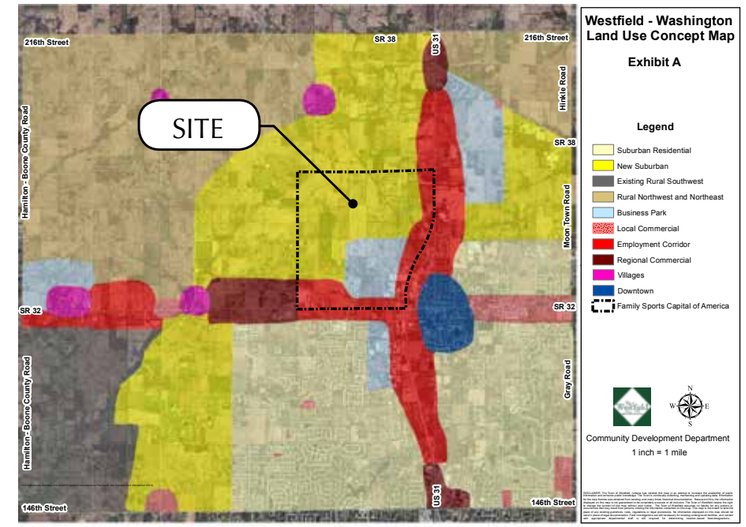
DEPARTMENT COMMENTS

1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
2) **ACTION: Staff recommends approving the petition with the condition:**
   - **That the Secondary Plat for Grand Park Subdivision (Docket #1712-SFP-40) is signed and recorded prior to the issuance of an Improvement Location Permit.**
3) If any APC member has questions prior to the meeting, then please contact Amanda Rubadue at 317.432.6663 or arubadue@westfield.in.gov.

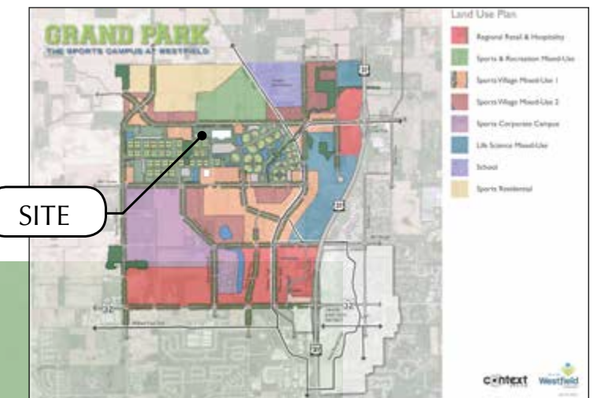
LOCATION MAP

ZONING MAP

COMPREHENSIVE PLAN



2007 FUTURE LAND USE MAP



ILLUSTRATIVE
GRAND PARK LAND USE PLAN

EDGE ROCK DEVELOPMENT

PROX ATHLETE DEVELOPMENT

GPEC AMENDMENT: LOT 2 + LOT 5

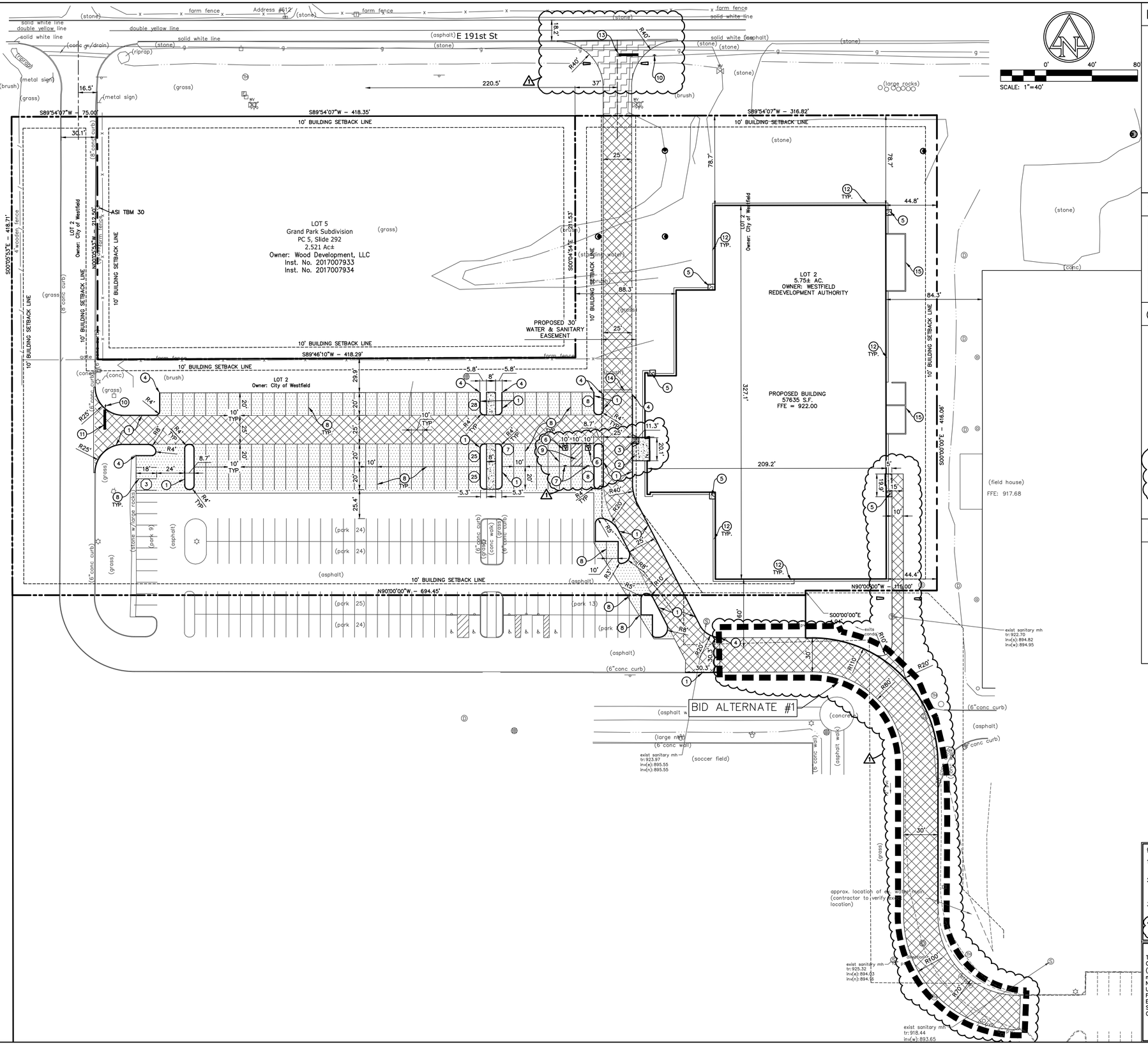
PLANNED UNIT DEVELOPMENT DISTRICT

AMERICAN STRUCTUREPOINT INC.

onpointe LAND MATTERS LLC

n.t.s.

11.03.17



EXISTING LEGEND

	ELECTRIC METER BOX
	FIRE HYDRANT
	LIGHT POLE
	MAILBOX
	POWER POLE
	SIGN
	SANITARY MANHOLE
	TELEPHONE HANDHOLE
	TELEPHONE PEDESTAL
	WATER VALVE
ohe	OVERHEAD ELECTRIC LINE
w	BURIED WATER LINE
tr	TOP OF RIM ELEVATION
inv	INVERT ELEVATION
pvc	PLASTIC PIPE
ci	CAST IRON PIPE
rcp	REINFORCED CONCRETE PIPE
cmp	CORRUGATED METAL PIPE
cpp	CORRUGATED PLASTIC PIPE
ces	CONCRETE END SECTION
mes	METAL END SECTION

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE
- RIGHT–OF–WAY PAVEMENT (INDOT CLASS III DRIVE)

KEYNOTES

1. 6" CONCRETE CURB
2. COMBINED CONCRETE CURB & WALK
3. A.D.A. ACCESSIBLE RAMP TYPE 'A'
4. CURB TAPER
5. CONCRETE STOOP
6. A.D.A. PARKING SYMBOL
7. A.D.A. ACCESSIBLE PARKING SIGN
8. PARKING STRIPING (4" WHITE PAINT STRIPE)
9. A.D.A. PARKING STRIPING (4" BLUE PAINT STRIPE)
10. STOP SIGN
11. 24" STOP BAR (PAINTED WHITE)
12. 2' GRAVEL MOW STRIP
13. 24" STOP BAR (WHITE THERMOPLASTIC)
14. SPEED HUMP
15. MECHANICAL UNIT SCREEN WALLS. REFER TO ARCHITECTURAL PLANS FOR DETAILS.

SITE DATA TABLE

PROPOSED PARKING	
STANDARD PARKING (10'x20'):	111
A.D.A. PARKING:	2
TOTAL PROPOSED PARKING:	113
EXISTING PARKING	
STANDARD PARKING (10'x20'):	135
A.D.A. PARKING:	6
TOTAL PROPOSED PARKING:	141
TOTAL PARKING	
STANDARD PARKING (10'x20'):	246
A.D.A. PARKING:	8
TOTAL PROPOSED PARKING:	254

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.
4. PROPOSED UTILITIES BENEATH EXISTING PAVEMENT SHALL BE BORED OR JACK & BORED. CONTRACTOR TO AVOID OPEN CUTTING OF EXISTING PAVEMENTS.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1–800–382–5544
– INDIANA UNDERGROUND –

EDGE ROCK DEVELOPMENT
555 E Main St | Westfield, Indiana 46074
TEL 317.979.0538
edgerock.rocks

AMERICAN STRUCTUREPOINT INC.
7260 Shadeland Station | Indianapolis, Indiana 46256
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

GRAND PARK PRO X ATHLETE DEVELOPMENT FACILITY

651 EAST 191ST STREET
WESTFIELD, IN 46074

NATHAN F. WINSLOW
REGISTERED
INDIANA
PROFESSIONAL ENGINEER
APPROVED FOR CONSTRUCTION
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/02/2017
PROJECT PHASE:
DETAILED DEVELOPMENT PLAN

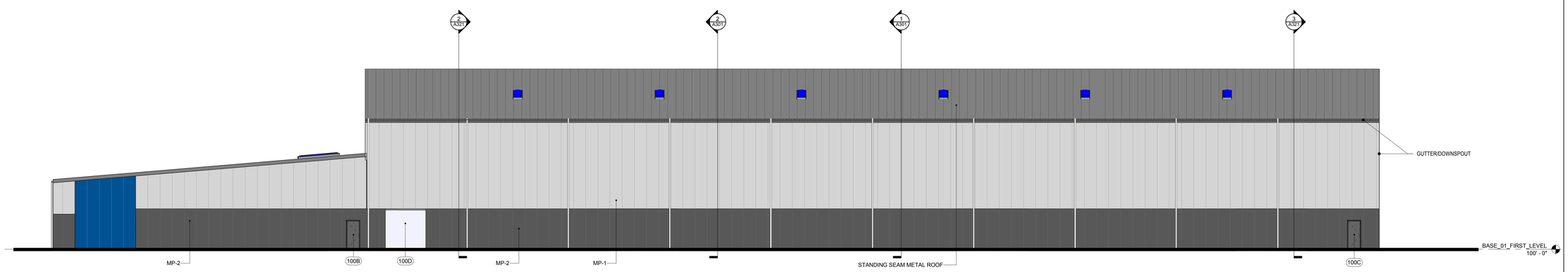
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/03/18

Project Number 2017.00728

SITE PLAN

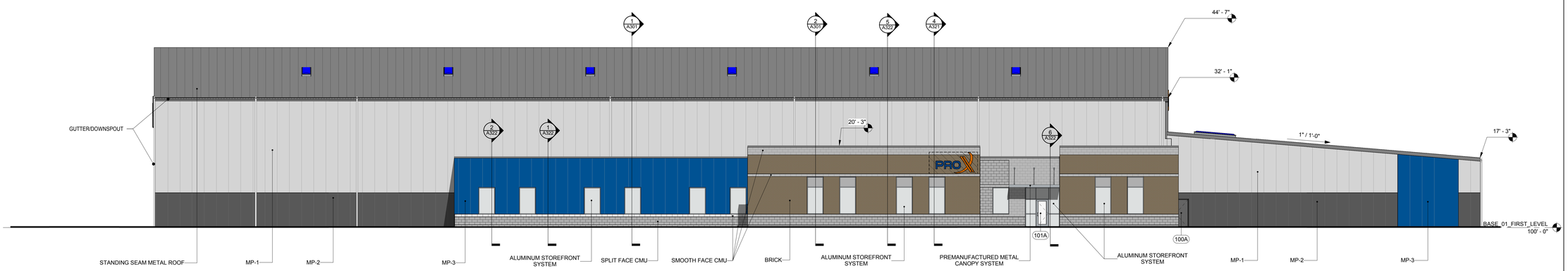
C200

PLOT DATE: 1/4/2018 10:18 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 1/4/2018
EDITED BY: NWINSLOW
DRAWING FILE: P:\2017\00728\D Drawings\Civil\Construction Documents\2017-00728-CE-C200-SP.dwg



2 A201 EAST ELEVATION

3/32" = 1'-0"



1 A201 WEST ELEVATION

3/32" = 1'-0"

EXTERIOR COLORS

- MP-1: COOL COTTON WHITE
- MP-2: COOL ZINC GRAY
- MP-3: COOL IMPERIAL BLUE

1/4/2018 8:52:10 AM

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PRO X ATHLETE DEVELOPMENT FACILITY

GRAND PARK -
WESTFIELD, INDIANA

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
12.22.17
PROJECT PHASE:
REDESIGN DOCUMENTATION

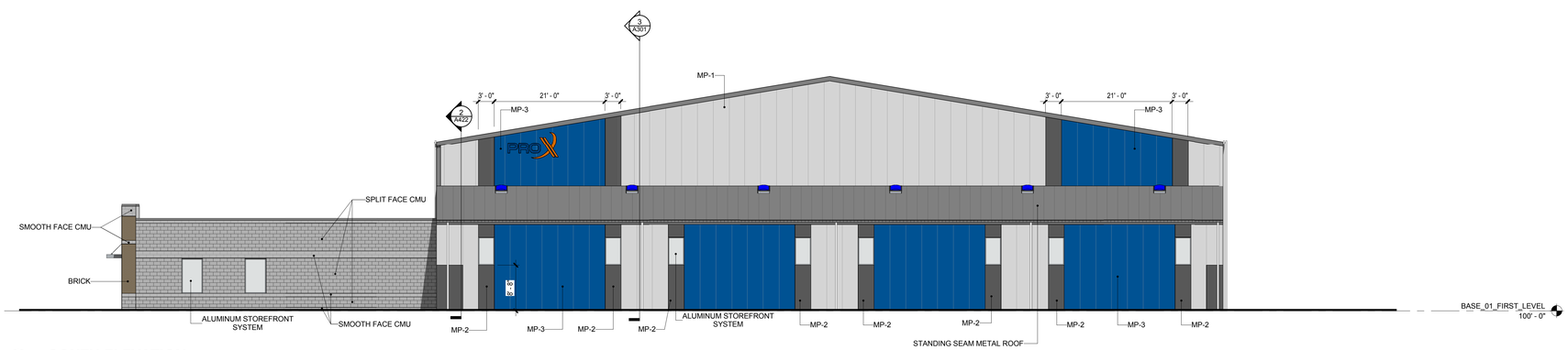
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2017.00728

EXTERIOR ELEVATIONS

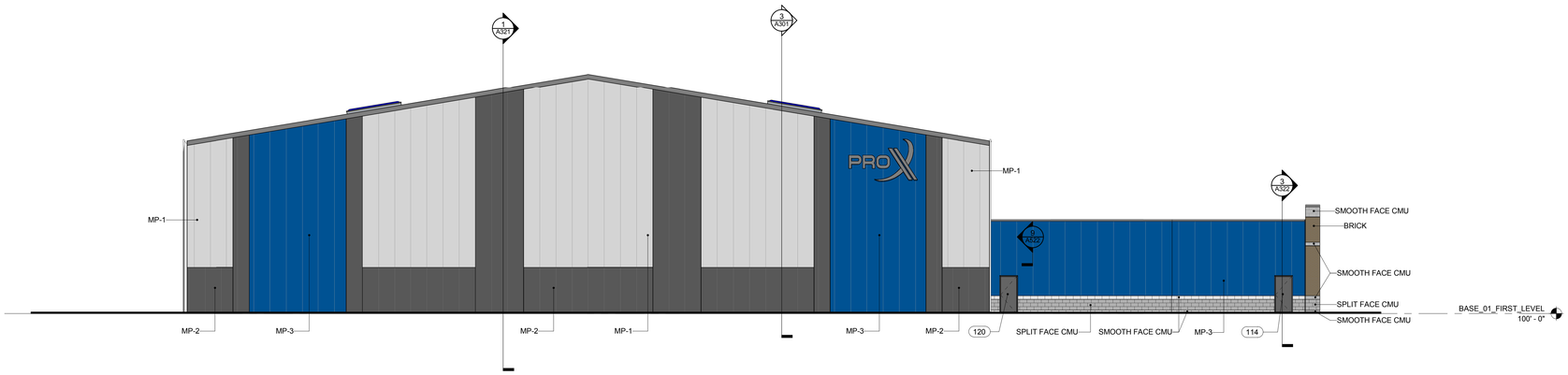
A201

KEYED ELEVATION NOTES (NOTED WITH 1)



2 A202 **SOUTH ELEVATION**

3/32" = 1'-0"



1 A202 **NORTH ELEVATION**

3/32" = 1'-0"

EXTERIOR COLORS

- MP-1: COOL COTTON WHITE
- MP-2: COOL ZINC GRAY
- MP-3: COOL IMPERIAL BLUE

1/4/2018 8:52:16 AM

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WESTFIELD, INDIANA

NOT FOR CONSTRUCTION

CERTIFIED BY

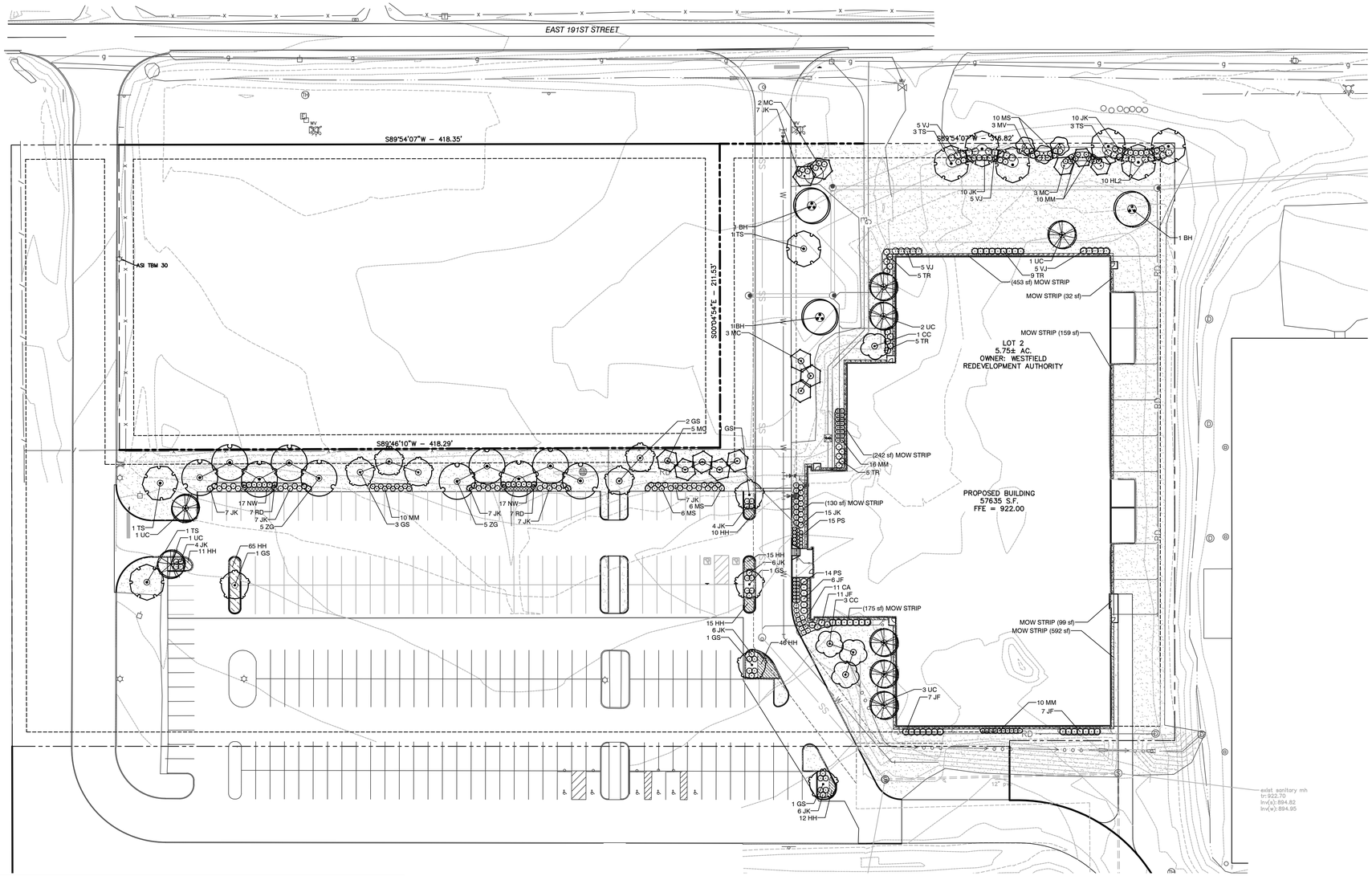
ISSUANCE INDEX
DATE:
12.22.17
PROJECT PHASE:
REDESIGN DOCUMENTATION

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2017.00728

EXTERIOR ELEVATIONS

A202



LANDSCAPE LEGEND

- DECIDUOUS SHADE TREE
- SHRUBS AND ORNAMENTAL GRASSES
- MULCH BED/ TREE RING (DOUBLE-SHREDDED HARDWOOD BARK MULCH)
- SPADE EDGE SEE DETAIL ON SHEET C701
- PERENNIALS AND GROUNDCOVER

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL ($\frac{2}{3}$ TOPSOIL, $\frac{1}{3}$ MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.

ZONING REQUIREMENTS

FOUNDATION PLANTINGS (489 LF):
Intermittent plantings to be included for every 40 LF of building or wall expanse over 80 FT long. Building Front to be landscape at (1) Shrub or Ornamental Tree per 12 LF

NOTE: Foundation plantings originally for the rear of the building have been relocated to the front to further enhance appearance.

WHERE ABUTTING EXTERNAL STREETS (NON-RESIDENTIAL - 267 LF):
(3) Shade Trees + (3) Ornamental Trees + (25) Shrubs / 100 LF + 3' Mound

REQUIRED: (8) Shade Trees + (8) Ornamental Trees + (66.75) Shrub
PROVIDED: (8) Shade Trees + (8) Ornamental Trees + (67) Shrubs

BUFFERYARD REQUIREMENTS (per PUD): No Plantings Per PUD

PARKING INTERIOR (per PUD - 105 parking spaces):
(1) Shade Tree + (4) Shrubs / island (5.25 Parking Islands Required)

REQUIRED: (8) Shade Trees + (32) Shrubs
PROVIDED: (6) Shade Trees + (26) Shrubs
some islands containing walkways are unable to be planted

PARKING PERIMETER (per PUD - 420 LF):
(1) Shade Trees + (10) Shrubs / 60 LF

REQUIRED: (7) Trees + (70) Shrubs
PROVIDED: (7) Trees + (70) Shrubs

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
BH	3	Betula nigra `Heritage` / Heritage River Birch	B & B	8` HT.	As shown
GS	10	Gleditsia triacanthos `Skyline` / Skyline Honey Locust	B & B	2"Cal	As shown
TB	9	Tilia americana `Boulevard` / Boulevard Linden	B & B	2"Cal	As shown
UC	8	Ulmus x `Frontier` / American Elm	B & B	2" Cal.	As shown
ZG	10	Zelkova serrata `Green Vase` / Sawleaf Zelkova	B & B	2"Cal	As shown
ORNAMENTAL TREES	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
CC	4	Cercis canadensis `Ace of Hearts` / Ace of Hearts Redbud	B & B	2"Cal	As shown
MV	3	Magnolia virginiana / Sweet Bay	B & B	8` HT.	As shown
MC	13	Malus x `Centzam` TM / Centurion Crab Apple	B & B	2" Cal.	As shown
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
CA	11	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	CONT.	3 GAL.	48" O.C.
HL2	10	Hydrangea paniculata `Limelight` TM / Limelight Hydrangea	CONT.	3 GAL.	48" O.C.
JF	31	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	5 GAL.	60" O.C.
JK	103	Juniperus x pfitzeriana `Kallay`s Compact` / Juniper	CONT.	3 GAL.	48" O.C.
RD	14	Rosa x `Double Knockout` / Rose	CONT.	3 GAL.	48" O.C.
TR	24	Taxus x media `Runyan` / Yew	CONT.	3 GAL.	48" O.C.
VJ	20	Viburnum x juddii / Judd Viburnum	CONT.	3 GAL.	60" O.C.
ORNAMENTAL GRASS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
MS	22	Miscanthus sinensis `Adagio` / Adagio Eulalia Grass	CONT.	3 GAL.	36" O.C.
MM	46	Miscanthus sinensis `Morning Light` / Eulalia Grass	CONT.	3 GAL.	48" O.C.
PS	29	Panicum virgatum `Shenandoah` / Switch Grass	CONT.	3 GAL.	36" O.C.
PERENNIALS	QTY	BOTANICAL NAME / COMMON NAME	COND.	SIZE	SPACING
HH	174	Hemerocallis x `Happy Returns` / Happy Returns Daylily	Cont.	1 Gal.	24" OC
NW	34	Nepeta x faassenii `Walkers Low` / Walkers Low Catmint	Cont.	1 Gal.	24" OC

CONCEPT PLANT SCHEDULE

TURF GRASS SEED - SUN AND PARTIAL SHADE MIX	*54,711 sf*
See general notes for seed installation information.	
Agrostis alba / Redtop	*5,471 sf*
Festuca rubra / Red Fescue	*16,413 sf*
Lolium perenne / Perennial Ryegrass	*5,471 sf*
Poa pratensis / Kentucky Bluegrass	*27,355 sf*
MOW STRIP	*1,882 sf*
See detail on Sheet C602.	

0' 40' 80'
SCALE: 1"=40'

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GRAND PARK PRO X ATHLETE DEVELOPMENT FACILITY

651 EAST 191ST STREET
WESTFIELD, IN 46074

ARTHUR E. BLEICHER III REGISTERED No. LA21800006 LANDSCAPE ARCHITECT
APPROVAL PENDING NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX
DATE:
11/02/2017
PROJECT PHASE:
DETAILED DEVELOPMENT PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
1	CITY COMMENTS	01/03/18

Project Number 2017.00728

LANDSCAPE PLAN

1

C700

PLOT DATE: 1/4/2018 10:30 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 1/4/2018
EDITED BY: ABLEICHER
DRAWING FILE: P:\2017\00728\D. Drawings\Civil\Construction Documents\2017.00728 CE C700 LP.dwg

Docket Number: 1801-PUD-01 (Ordinance No. 17-52)

Petitioner: Estridge Homes by 11th Street Development (the "Petitioner")

Request: A change in zoning of approximately 80 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Davis PUD District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Undeveloped / Residential / Agriculture

Acreage: 80 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ord. 17-52 (Davis PUD)
6. Petitioner's Narrative
7. Neighbor Meeting Summary

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the December 11, 2017, City Council meeting. The petition will receive a public hearing at the January 16, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

The Petitioner held a neighborhood meeting on January 10, 2017, for neighbors and other interested parties. It is anticipated that a summary of that meeting will be provided by the Petitioner and included as **Exhibit 7.**

PROJECT OVERVIEW

Location: This subject property is approximately eighty (80) acres in size and is located on the west side of Ditch Road between 156th Street and 161st Street (see **Exhibit 2**). The Property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. The surrounding properties include the Harmony PUD to the south, West Rail PUD to the east, as well as large lot residential and agricultural properties to the east, north, and west.

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as the "Davis PUD" that would allow for single-family residential development. The proposed ordinance establishes two (2) areas for the development of the property, as generally illustrated on the Concept Plan (see **Exhibit 4).** A maximum of 145 dwellings are permitted, and the SF3: Single-Family Medium Density District is the underlying zoning for both areas.

Bulk and Density Standards:

The table below outlines the lot standards for each area, as compared to the UDO's requirements for SF3 lots (the proposed underlying zoning district).

	AREA A	**AREA B**	**UDO (SF3)**
Min. Lot Area	12,600 SF	9,800 SF	12,000 SF
Min. Lot Width	90'	70'	80'
Min. Lot Frontage	50'	40'	50'
Min. Front Yard Setback	20'	20'	22'
Min. Side Yard Setback	5'	5'	10'
Min. Rear Yard Setback	20'	20'	30'
Max. Building Height	2 stories	2 stories	25'
Min. Living Area (Total)			
One Story	2,000 SF	1,800 SF	1,200 SF
Two Story	2,300 SF	2,200 SF	800 SF (ground floor)

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address prohibited building materials; windows; overhangs; garages; front and side elevation architecture; as well as perimeter lot requirements. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) that is "designed to capture the intended architecture of Dwellings to be constructed…".

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO's landscaping standards, with the following exceptions:

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed as outlined in the chart below:

	Proposed in PUD	**UDO requirement (Lots over 8,000 SF)**
Shade Trees	2	4
Ornamental/Evergreen Trees	1	2
Shrubs	10	4

External Street Frontage Landscaping: Would apply, except along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.

Open Space/Amenities: As proposed, the UDO standards for open space would apply. Additionally, open space and amenities are required to be as generally depicted on the Concept Plan (see **Exhibit 3**) and Character Exhibit (see **Exhibit 4**).

COMPREHENSIVE PLAN

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

> The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Road: 156th Street, (ii) Secondary Arterial: Ditch Road, (iii) Primary Arterial: 161st Street, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the January 16, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the December 11, 2017, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the January 16, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

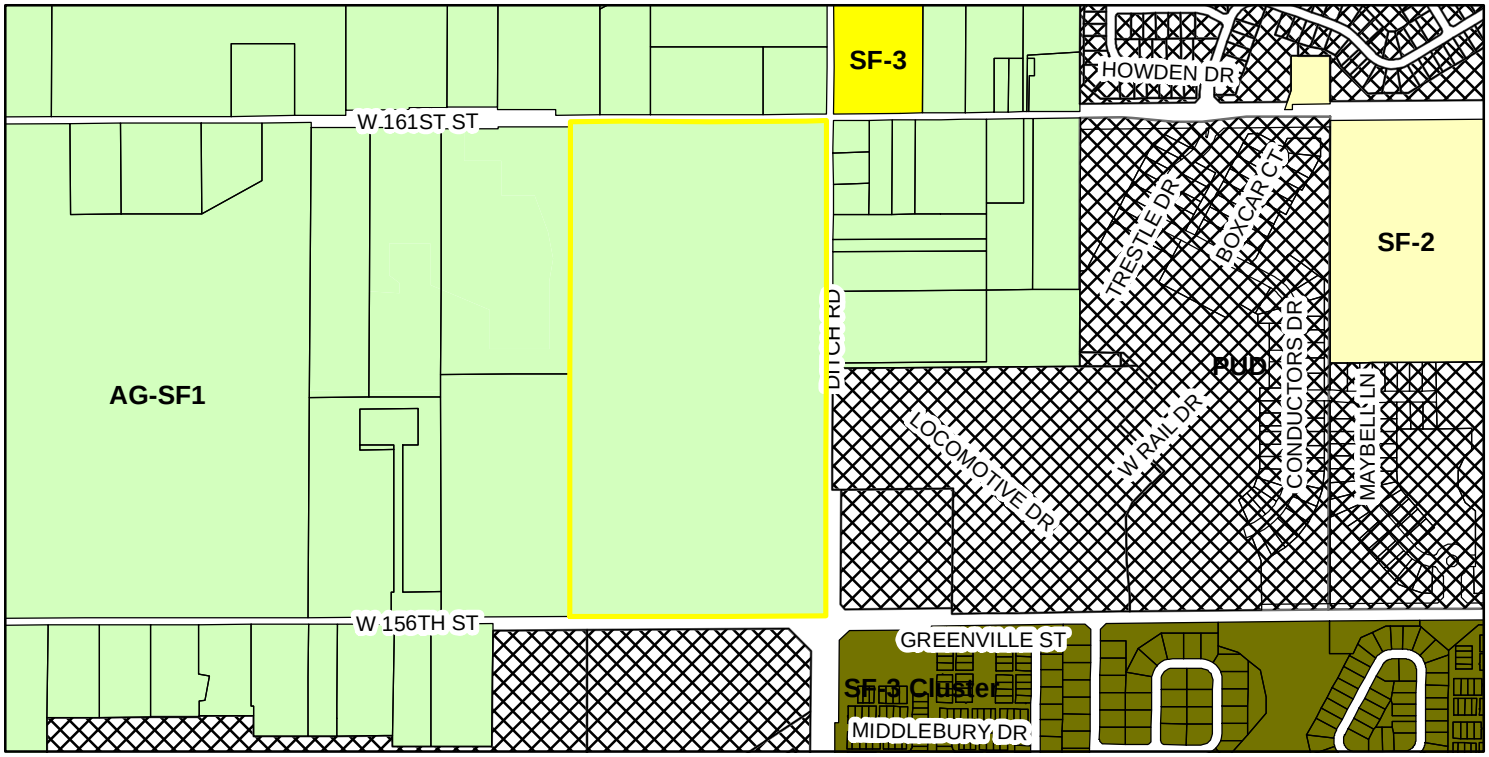
Property Location Map
Davis Planned Unit Development (PUD) District
1801-PUD-01

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



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

EXHIBIT B
CONCEPT PLAN

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS

<u>EXHIBIT C</u>
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<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS

<u>EXHIBIT D</u>
RECREATION CENTER CHARACTER EXHIBITS

ORDINANCE NUMBER 17-XX

Davis PUD Ordinance

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 17XX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 17XX-PUD-XX** 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 _____, 2018;

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

2.1 Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

2.2 Trail. Any pedestrian or nature trail internal to the District this is used by pedestrians or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, mulch or grass.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements: Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be the SF3 Single Family District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred forty-five (145).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	**Area A Lots**	**Area B Lots**
Minimum Lot Area	12,600 SF	9,800 SF
Minimum Lot Width	90’	70’
Minimum Lot Frontage	50’	40’
Minimum Building Setback Lines		
Front Yard	20’	20’
Side Yard	5’	5’
Rear Yard	20’	20’
Maximum Building Height	2 stories	2 stories
Minimum Living Area (Total)		
One Story Dwellings	2,000 SF	1,800 SF
Two Story Dwellings	2,300 SF	2,200 SF

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Streetscape Diversity: The Architectural Character Exhibits, as attached hereto as **Exhibit C**, are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibits, but to encourage a diversity in architecture of Dwellings within the District.

B. Additional Architectural Standards: The following shall apply to all Dwellings:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

ii. Garage Composition and Orientation:

a) All Dwellings shall have a minimum two (2) car attached garage.

b) Front load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. All homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.

iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

iv. Windows: All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the architectural treatment shall be a minimum of four (4) inches in width.

v. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as a transitional material between two different exterior materials.

b) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

d) All one-story Dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade.

vi. Side Building Façade Requirements: Each Dwelling shall have a minimum of two (2) windows on each Side Building Façade:

vii. Side Building Façade Requirements for Corner Lots: Side Building Façades that face Internal Streets shall contain the following architectural elements on the Side Building Façade.

a) A one-story Dwelling shall have a minimum of two (2) windows.

b) A two-story Dwelling shall have a minimum of three (3) windows.

c) Masonry Materials on a minimum of thirty-six (36) inches in height the entire length of the Side Building Façade.

C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade of Lots 1-20 and 91-105 as illustrated on the Concept Plan shall contain one of the following if the rear façade is within 200 feet of the ROW of the External Street:

i. A sunroom (minimum of sixty-four (64) square feet);

ii. A covered porch (minimum of ninety (90) square feet in area); or

iii. Masonry materials a minimum of thirty-six (36) inches in height on the entire length of the Rear and Side Building Facades.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below.

i. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except that no mound shall be required along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works. Article 8.7.D.1 shall apply except that no pedestrian pathway shall be required along 166th Street where existing trees are being preserved.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:

A. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

B. Passive Amenities: Open space shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan.

C. Recreation Center: A recreation center, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan. An alternative recreation center location within the Open Space area may be approved by the Director.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I 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

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

on the _____ day of _____, 2018, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-__**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Architectural Character Exhibits
Exhibit D	Recreation Center Character Exhibits

EXHIBIT A
REAL ESTATE

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North, Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.

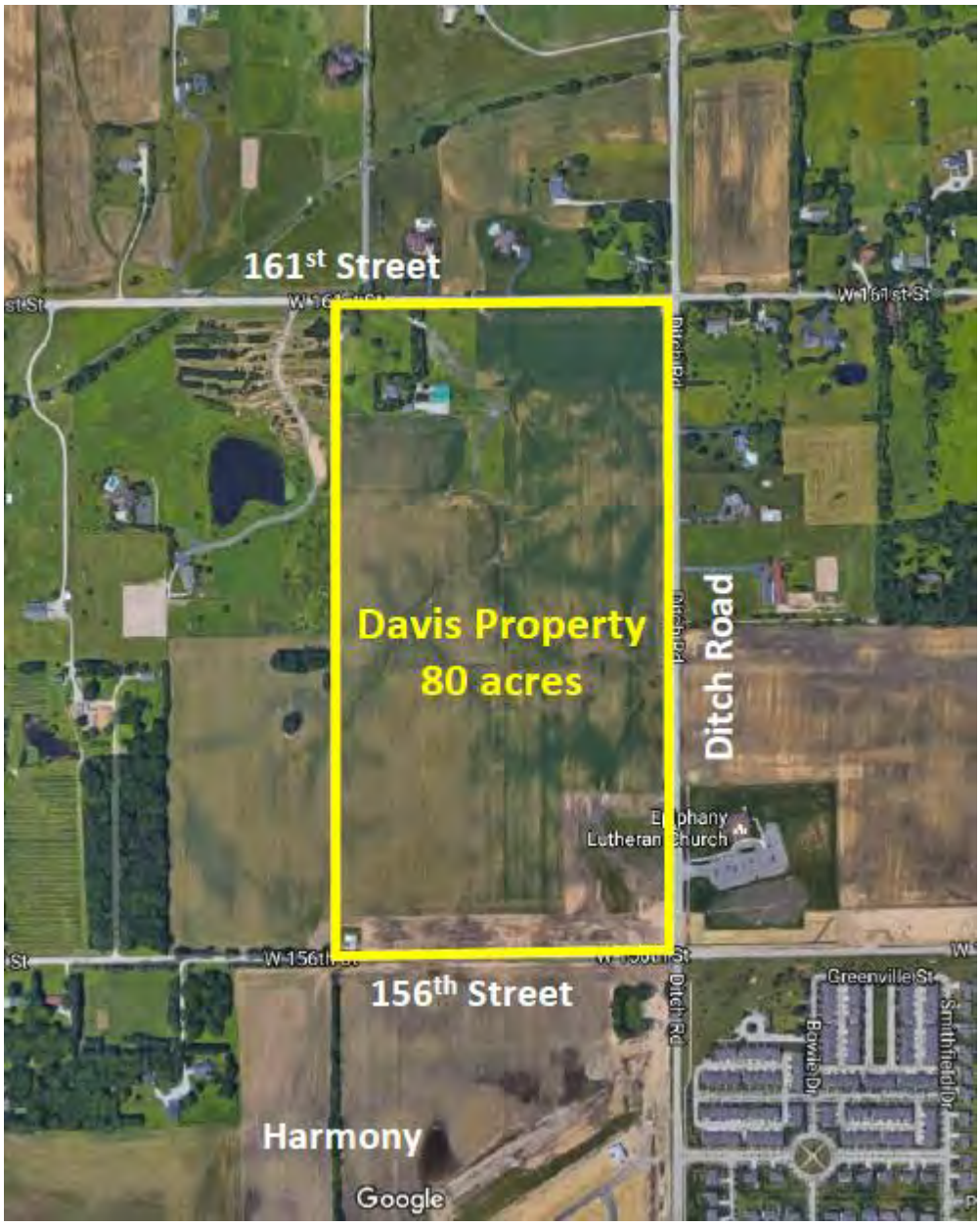

EXHIBIT B
CONCEPT PLAN

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS

<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS

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<u>EXHIBIT C</u>
ARCHITECTURAL CHARACTER EXHIBITS

<u>EXHIBIT D</u>
RECREATION CENTER CHARACTER EXHIBITS

11th Street
DEVELOPMENT

NARRATIVE

Davis Planned Unit Development

11th Street Development is applying to the City of Westfield for rezone approval for an 80 acre parcel referred to as the Davis Planned Unit Development. It will consist of 145 lots of mixed residential use in two primary lot sizes. The Davis property is located on the west side of Ditch Road between 156th Street and 161st Street. All designs for the project will meet City of Westfield Standards unless otherwise approved in the Davis Planned Unit Development Ordinance.

Docket Number: 1801-PUD-02 (Ordinance No. 17-53)

Petitioner: Applewood Homes, LLC by 11th Street Development (the "Petitioner")

Request: A change in zoning of approximately 53.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Chance PUD District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Undeveloped / Residential / Agriculture

Acreage: 53.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ord. 17-53 (Chance PUD)
6. Petitioner's Narrative
7. Neighbor Meeting Summary

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the December 11, 2017, City Council meeting. The petition will receive a public hearing at the January 16, 2018, Advisory Plan Commission (the "Plan Commission") meeting.

At the publishing of this report, the Petitioner is scheduled to host a neighborhood meeting on January 11, 2017, for neighbors and other interested parties. It is anticipated that a summary of that meeting will be provided by the Petitioner and included as **Exhibit 7.**

PROJECT OVERVIEW

Location: This subject property is approximately 53.5 acres in size and is located on the southwest corner of Ditch Road and 166th Street (see **Exhibit 2**). The Property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. The surrounding properties include the Derby Ridge subdivision (zoned SF3) to the east, the zoned but undeveloped Ackerson Farms PUD to the north, as well as large lot residential and agricultural properties to the south and west.

Project Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as the "Chance PUD" that would allow for single-family residential development. The proposed ordinance establishes two (2) areas for the development of the property, as generally illustrated on the Concept Plan (see **Exhibit 4).** A maximum of 117 dwellings are permitted, and the SF3: Single-Family Medium Density District is the underlying zoning for both areas.

Bulk and Density Standards:

The table below outlines the lot standards for each area, as compared to the UDO's requirements for SF3 lots (the proposed underlying zoning district).

	AREA A	**AREA B**	**UDO (SF3)**
Min. Lot Area	11,200 SF	9,100 SF	12,000 SF
Min. Lot Width	80'	65'	80'
Min. Lot Frontage	50'	40'	50'
Min. Front Yard Setback	20'	20'	22'
Min. Side Yard Setback	5'	5'	10'
Min. Rear Yard Setback	20'	20'	30'
Max. Building Height	2 stories	2 stories	25'
Min. Living Area (Total)			
One Story	2,000 SF	1,800 SF	1,200 SF
Two Story	2,300 SF	2,200 SF	800 SF (ground floor)

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address prohibited building materials; windows; overhangs; garages; front and side elevation architecture; as well as perimeter lot requirements. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) that is "designed to capture the intended architecture of Dwellings to be constructed…".

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO's landscaping standards, with the following exceptions:

Minimum Lot Landscaping: Alternative minimum lot landscaping standards are proposed as outlined in the chart below:

	Proposed in PUD	**UDO requirement (Lots over 8,000 SF)**
Shade Trees	2	4
Ornamental/Evergreen Trees	1	2
Shrubs	10	4

External Street Frontage Landscaping: Would apply, except the no mound or plantings would be required along 166th Street where existing trees are preserved.

Infrastructure Standards: As proposed, a pedestrian pathway would not be required along 166th Street where existing trees are being preserved (the northwest corner of the Property).

Open Space/Amenities: As proposed, the UDO standards for open space would apply. Additionally, open space and amenities are required to be as generally depicted on the Concept Plan (see **Exhibit 3**).

COMPREHENSIVE PLAN

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

> The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design

and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Road: 166th Street, (ii) Secondary Arterial: Ditch Road, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the January 16, 2018, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the December 11, 2017, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the January 16, 2018, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

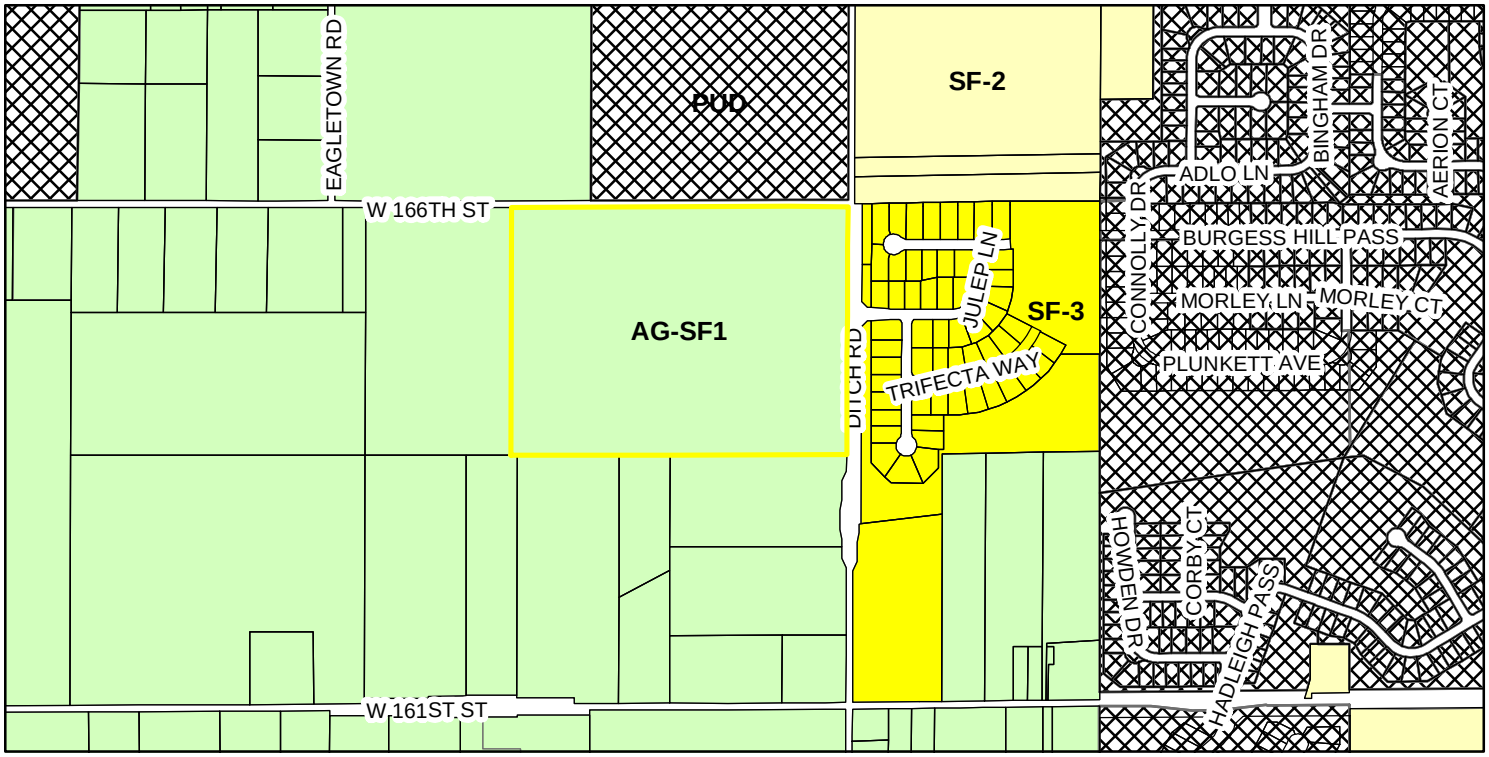
Property Location Map
Chance Planned Unit Development (PUD) District
1801-PUD-02

N
W E
S
Not To Scale

Aerial Location Map

Site

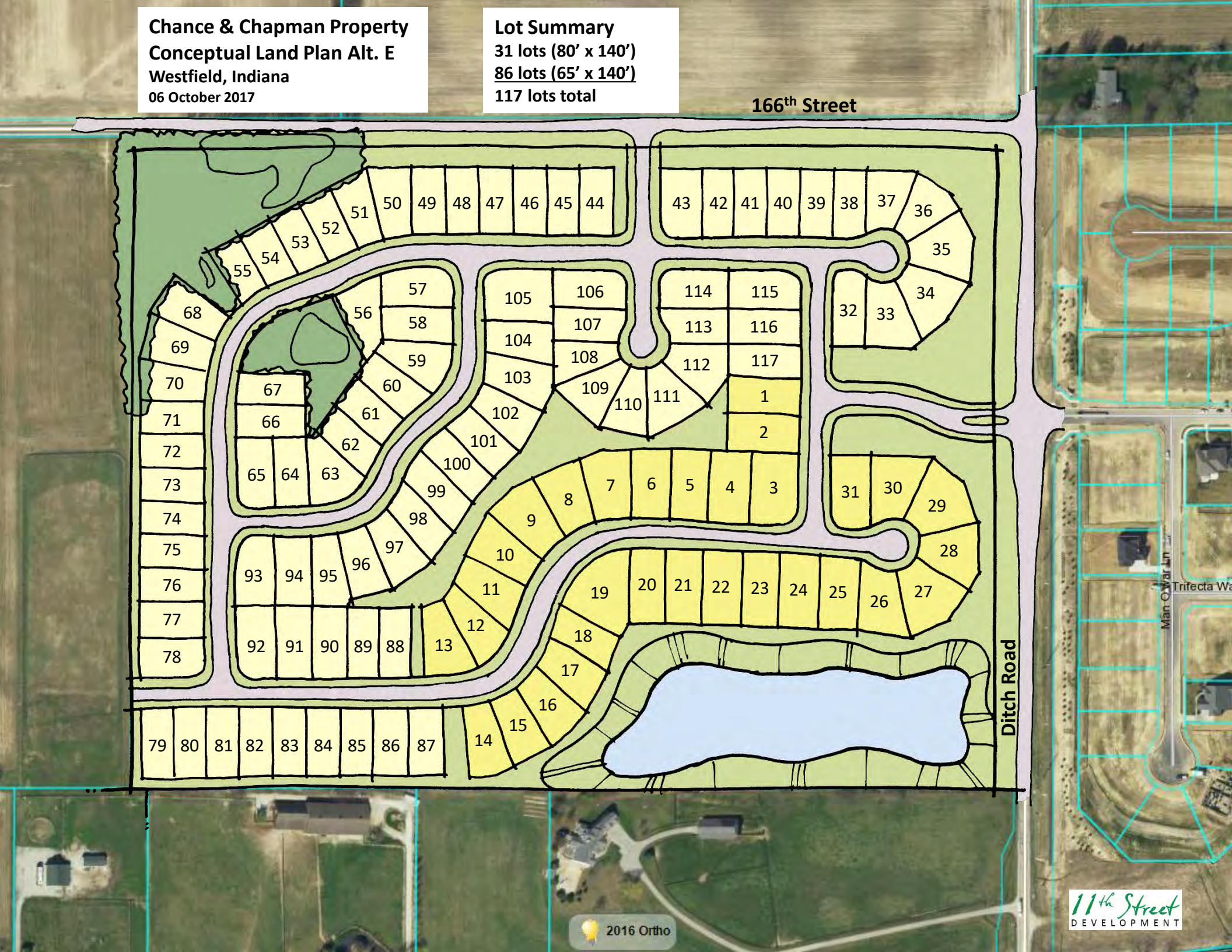
Zoning Map



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

Chance & Chapman Property
Conceptual Land Plan Alt. E
Westfield, Indiana
06 October 2017

Lot Summary
31 lots (80' x 140')
86 lots (65' x 140')
117 lots total



<u>EXHIBIT C</u>
CHARACTER EXHIBITS FOR AREA A LOTS

EXHIBIT D
CHARACTER EXHIBITS FOR AREA B LOTS

ORDINANCE NUMBER 17-XX

Chance PUD Ordinance

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 17XX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 17XX-PUD-XX** 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 _____, 2018;

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

2.1 Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

2.2 Trail. Any pedestrian or nature trail internal to the District this is used by pedestrians or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, mulch or grass.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements: Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be the SF3 Single Family District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below.

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred seventeen (117).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	**Area A Lots**	**Area B Lots**
Minimum Lot Area	11,200 SF	9,100 SF
Minimum Lot Width	80’	65’
Minimum Lot Frontage	50’	40’
Minimum Building Setback Lines		
Front Yard	20’	20’
Side Yard	5’	5’
Rear Yard	20’	20’
Maximum Building Height	2 stories	2 stories
Minimum Living Area (Total)		
One Story Dwellings	2,000 SF	1,800 SF
Two Story Dwellings	2,300 SF	2,200 SF

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Streetscape Diversity: The Character Exhibits, as attached hereto as **Exhibit C** and **Exhibit D**, are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibits, but to encourage a diversity in architecture of Dwellings within the District. Additionally, Dwellings shall comply with the streetscape diversity standards in **Exhibit E**.

B. Additional Architectural Standards: The following shall apply to all Dwellings:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

ii. Garage Composition and Orientation:

a) All Dwellings shall have a minimum two (2) car attached garage.

b) Front load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. All homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.

iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

iv. Windows: All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the architectural treatment shall be a minimum of four (4) inches in width.

v. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as a transitional material between two different exterior materials.

b) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or two (2) or more roof planes.

d) All one-story Dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade.

vi. Side Building Façade Requirements: Each Dwelling shall have a minimum of two (2) windows on each Side Building Façade:

vii. Side Building Façade Requirements for Corner Lots: Side Building Façades that face Internal Streets shall contain the following architectural elements on the Side Building Façade.

a) A one-story Dwelling shall have a minimum of two (2) windows.

b) A two-story Dwelling shall have a minimum of three (3) windows.

c) Masonry Materials on a minimum of thirty-six (36) inches in height the entire length of the Side Building Façade.

C. Perimeter Lots: In addition to Article 6.3(C)(1) Perimeter Lots, the rear façade of Lots 28, 29, and 35-50 as illustrated on the Concept Plan shall contain the following:

i. Either a sunroom (minimum of sixty-four (64) square feet) or a covered porch (minimum of ninety (90) square feet in area).

ii. Masonry materials a minimum of thirty-six (36) inches in height on the entire length of the Rear and Side Building Facades.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below.

i. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except that no mound or plantings shall be required along 166th Street where existing trees are being preserved.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works. Article 8.7.D.1 shall apply except that no pedestrian pathway shall be required along 166th Street where existing trees are being preserved.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:

A. Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

B. Amenities: Open space shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2018.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I 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

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

on the _____ day of _____, 2018, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-__**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-__**

this _____ day of _____, 2018.

_____
J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits for Area A Lots
Exhibit D	Character Exhibits for Area B Lots
Exhibit E	Streetscape Diversity

EXHIBIT A
REAL ESTATE

Quit Claim Deed (Inst. No. 2015-31682)

The North Half of the Northeast Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana.

Except: part of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate system-East Zone NAD83) a distance of 181.00 feet on the North line of said Northeast Quarter to the northeast corner of the real estate described in deed book 305, page 665 in the Office of the Recorder, Hamilton County, Indiana said corner being the Point of Beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said deed book 305, page 665 and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the South line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the South line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a PK Nail on the North line of said Northeast Quarter; thence south 89 degrees 58 minutes 41 seconds west 762.15 feet on the North line of said Northeast Quarter to the point of beginning.

Also excepting therefrom the following:

Warranty Deed (Deed Record 126, Page 595)

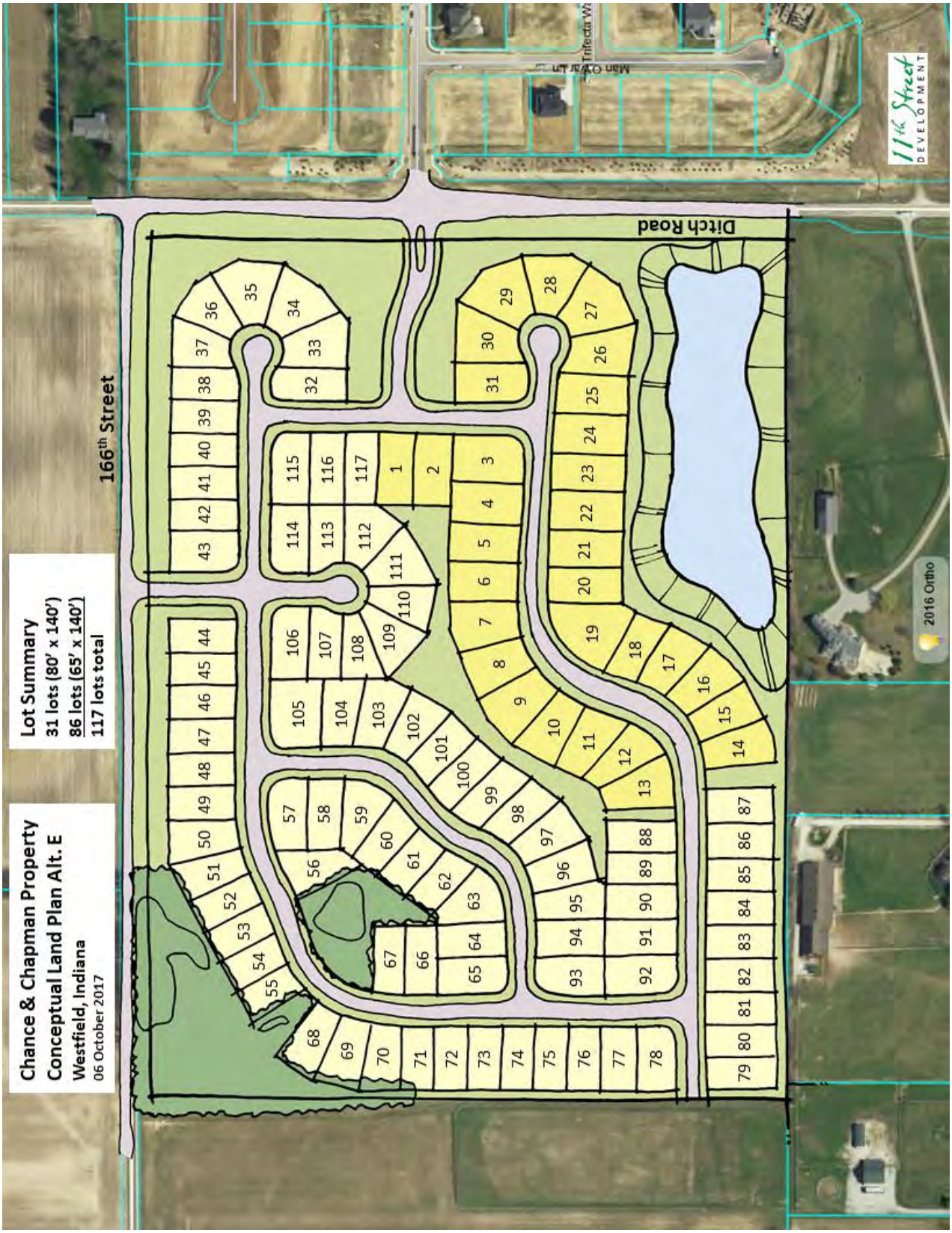
A strip eleven rods wide off the entire west side thereof as evidenced in deed recorded February 26, 1940 in Deed Record 126, Page 595. [to Arthur Harvey].

THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A part of the North Half of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 9; thence South 00 degrees 09 minutes 20 seconds West (assumed bearing) 1,312.16 feet along the East line of said Northeast Quarter to the Southeast corner of the North Half of said Northeast Quarter; thence South 89 degrees 54 minutes 46 seconds West 1,774.46 feet along the South line of said North Half to the east line of the property owned by MJG Properties LLC as recorded in, Inst. No. 2005-14560, dated, March, 9, 2005 in the Office of the Recorder, Hamilton County, Indiana; thence North 00 degrees 08 minutes 03 seconds East 1,314.13 feet along said east line to the North line of said Northeast Quarter; thence North 89 degrees 58 minutes 35 seconds East 1,774.94 feet along said North line to the place of beginning, containing 53.499 acres, more or less.

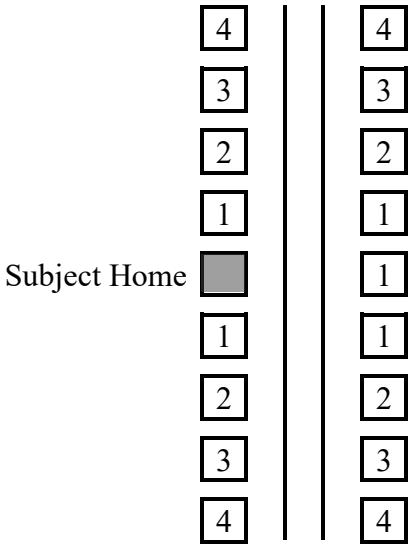
EXHIBIT B
CONCEPT PLAN



<u>EXHIBIT C</u>
CHARACTER EXHIBITS FOR AREA A LOTS

EXHIBIT D
CHARACTER EXHIBITS FOR AREA B LOTS

EXHIBIT E
STREETSCAPE DIVERSITY



Home #	Requirement
1	Subject Home must have a Different Elevation and a Different Color Package than the Existing Home.
2	Subject Home must have Different Elevation than the Existing Home. If an Existing Home's Dominant Exterior Material is brick or stone, then the Subject Home's brick or stone color may be the same color. If an Existing Home's Dominant Exterior Material is not brick or stone, then the Subject Home must have a Different Color Package than the Existing Home.
3	Subject Home may have the same elevation at the Existing Home as long as the Subject Home has a Different Color Package.
4	Subject Home may be identical to the Existing Home.

11th Street
DEVELOPMENT

NARRATIVE

Chance Planned Unit Development

11th Street Development is applying to the City of Westfield for rezone approval for a 53.7 acre parcel referred to as the Chance Planned Unit Development. It will consist of 117 lots of mixed residential use in two primary lot sizes. The Chance property is located at the southwest corner of Ditch Road and 166th Street. All designs for the project will meet City of Westfield Standards unless otherwise approved in the Chance Planned Unit Development ore

Minutes of the January 2, 2018 APC Meeting
Presented for approval: January 16, 2018

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, January 2, 2018, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher (arrived at 7:04 p.m.), Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard (arrived at 7:04 p.m.).

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

Approval of Minutes: December 18, 2017 Meeting Minutes.

Motion: Approve December 18, 2017 Meeting Minutes as presented.

Motion: Schmitz; Second: Horkay. Motion passed. Vote: 7-0.

Election of Officers: Postponed to next meeting as a result of inadequate public notice.

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1801-DDP-02

MSD Westfield - Self Storage
17200 Foundation Parkway
Sterling Construction Corporation by American Structurepoint requests Detailed Development Plan approval of a Self-Storage Facility on 4.12 acres +/- in the Custom Commerce Park Planned Unit Development (PUD) District.

Motion: Approve Consent Agenda Items as presented.

Motion: Horkay; Second: Maue. Motion passed. Vote: 7-0.

Kelleher and Woodard arrived at 7:04 p.m.

PUBLIC HEARING ITEMS

1801-SPP-01 &
1801-ODP-01

Sunbelt Rentals
902 East 169th Street
Presley Property Management Group, LLC by Coots, Henke, and Wheeler, P.C. requests Primary Plat and Overall Development Plan review for two (2) industrial lots on approximately 31.29 acres +/- in the OI: Open Industrial District.

Ernest presented a summary of this Primary Plat and Overall Development Plan review request.

Dan Coots, with Coots, Henke and Wheeler gave an overview of the proposal, including proposed layout, landscaping plan, elevations and character exhibits. He indicated that the petitioner will continue to work with staff to make sure all items are compliant.

Public Hearing for 1801-SPP-01 & 1801-ODP-01 opened at 7:09 p.m.

No public comment.

Public Hearing for 1801-SPP-01 & 1801-ODP-01 closed at 7:10 p.m.

Kelleher asked about screening for outside storage.

Rusty Spiars, with Spiars Engineering, used the landscaping plan to show the fence and plant screenings that would be used.

Smith inquired about the nature of the traffic associated with the business.

Spiars stated that traffic would come from 169th Street. He said that a deceleration lane would be added and that traffic would not be heavy, given the nature of the business.

Hoover asked whether the roof overhangs shown in the building character exhibits would be used in the final building.

Spiars responded that overhangs would be included. He also indicated that the wall signs may be smaller than depicted on the exhibits.

Maue questioned there was a requirement for keeping items in the outside storage area out of sight.

Ernest responded that the UDO requirements for outside storage would apply, specifically noting that materials are not allowed to be stacked higher than one (1) foot below the top of the wall/fence, and that equipment and vehicles are to be stored at their lowest state (Article 6.12(D)(2)(c)).

ITEMS OF BUSINESS

1711-PUD-23 **Spring Mill Station SWC PUD Amendment**
SW Corner of 161st Street and Spring Mill Road
Westfield Residential Investors, LLC requests an amendment to incorporate an additional 18.39 acres +/- into the Spring Mill Station SWC PUD District and to establish standards for the new acreage.

Howard summarized this request for an amendment to incorporate an additional acreage into the Spring Mill Station SWC PUD District and to establish standards for the new acreage.

Hoover added that this project has the full support of the Spring Mill Station Task Group.

Motion: Forward 1711-PUD-23 to the City Council with a favorable recommendation.

Motion: Maue; Second: Willis. Motion passed. Vote: 9-0.

1712-PUD-24 **Westchester PUD**
East side of Towne Road, between 156th Street and 166th Street
Platinum Properties Management Company, LLC by Nelson and Frankenberger, LLC requests a change in zoning of approximately 309 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Westchester PUD District.

Todd presented an overview of this request for a change in zoning for the proposed Westchester PUD District. He stated that the petitioner has made modifications that will be presented tonight.

Jon Dobosiewicz, with Nelson & Frankenberger, on behalf of the petitioner, presented an overview of this proposed project. He stated that the petitioner has made modifications to the plan, including: revisions to Area A to require lots facing perimeter streets and homes with side load or courtyard load garages; the overall number of homes has been reduced from 360 to 340; the overall density has been reduced to 1.1 dwelling units/acre; the minimum square footage of homes has been increased in both Areas A and B; and language has been added to the PUD specifying how the common area in Area C will be regulated. He also addressed architectural standards in Area B, buffer yards within Area A and Area B, home-designs for empty nesters, and that the overall project includes approximately 160 acres+/- of open space (which includes the golf course - in Area C along the park/playground space in Area A).

Dobosiewicz further stated that additional commitments have been offered, which would: 1) provide an option for the City to purchase Area C in the future; and 2) allow Westchester residents access to the neighboring Bent Creek pool and clubhouse.

Matt Cohoat, with Cohoat and O'Neal Management, addressed the golf course and driving range. He stated that the current driving range is not cost effective or efficient, indicating that it provides less than 2% of the golf course's total revenue. He said that driving ranges are best used for teaching, not practicing. He further stated that using technology for teaching is more efficient and effective. He stated that the practice range would not be completely eliminated from Wood Wind under this proposal, but would be reduced in size and relocated to another location on the property.

Paul Rioux, with Platinum Properties, presented statistics related to recent development on the west side of Westfield. He noted that the existing supply of available lots on the west side of Westfield would last approximately 16 months, based on current trends. He presented how the Westchester PUD fits within the context of the Comprehensive Plan.

Woodard asked for clarification regarding architectural requirements/enhancements to the rear of homes facing the golf course.

Dobosiewicz stated that they would clarify that the rear elevations standards in Area B apply to rear elevations facing Area C.

Woodard expressed concern regarding the buffer plan along the northern boundary. He asked if the existing pond, which is bisected by Westchester's northern property line, would be filled in or relocated.

Dobosiewicz said that the plan is not to fill in the pond, but to enhance the area. He added that the details are not developed at this stage, but will be in the future Development Plan.

Smith asked if the golf course use is legally tied into this development. He also asked if the golf course is considered green space.

Dobosiewicz replied that the golf course is a use permitted in Area C, which would be financially supported by residents in Area A and Area B through association dues. He also stated that by definition, Area C is green space.

Smith stated his disappointed in the proposal.

Kelleher stated that this project is not consistent with the Comprehensive Plan and wants to wait for a better proposal.

Hoover disagreed that this plan is inconsistent with the Comprehensive Plan.

Hoover requested that the trim around the windows be a minimum of 5 ½ inches wide, instead of the 4 inches that are part of the PUD proposal.

Dobosiewicz committed to modify the PUD Ordinance to reflect a minimum trim requirement of 5 ½ inches.

Horkay noted that he is in support of the project.

Willis said he hopes that there will be a way to save the golf course; however, he feels that approving a project that he feels is the wrong plan is not the way to accomplish this.

Motion: Forward a negative recommendation of 1712-PUD-24, including the following modifications to the Westchester PUD Ordinance, to the City Council:

1. Section 7.1 (C) of the proposed Ordinance shall be modified so that the minimum trim width shall be 5 ½ inches.
2. Section 7.1 (K)(i) of the proposed Ordinance shall be modified so that the requirement also applies to lots adjacent to Area C.

Motion: Kelleher; Second: Willis. Motion passed. Vote: 6-3 (Hoover, Horkay, Maue).

1712-PUD-25 **GPEC PUD Amendment**
601 E. 191st Street
Onpointe Land Matters, LLC on behalf of EdgeRock Development, LLC requests an amendment to the GPEC PUD District to accommodate the construction of an approximately 68,000 SF athlete development facility and expand the PUD District to include Lot 5.

Rubadue presented a summary of this request, which is an amendment to the GPEC PUD District to accommodate the construction of an approximately 68,000 square-foot athlete development facility and to expand the PUD District to include Lot 5. She indicated that the petitioner had made some modifications to the PUD Ordinance, which include including limiting the architectural standard modifications to Lot 2. She added that structures on Lot 5 would be required to follow the UDO standards for architecture.

Woodard expressed concerns over the lack of architectural enhancements on the north sides facing 191st Street.

Kelleher asked about the plan for landscaping.

Jesse Pohlman, Onpointe Land Matters addressed these questions by referencing the standards within the UDO.

Motion: Send 1712-PUD-25 to City Council with a favorable recommendation.

Motion: Horkay; Second: Maue. Motion passed. Vote: 9-0.

CONTINUED ITEMS

1706-ODP-03 &
1706-SPP-03
Penske Subdivision
17200 Foundation Parkway
526 Group, LLC by Faegre Baker Daniels, LLC requests Overall Development Plan and Primary Plat approval for two (2) commercial lots on approximately 9.51 acres +/- in the EI: Enclosed Industrial District.

1712-PUD-26
[PUBLIC HEARING]
Hittle at ThirtyOne PUD
SW Corner of US 31 & 191st Street
Pryam, LLC by Onpointe Land Matters, LLC requests a change in zoning of approximately 12.2 acres +/- from the AG-SF1: Agriculture/Single-Family District and GB: General Business District to the Hittle at ThirtyOne PUD District.

1712-ODP-13 &
1712-SPP-13
Hittle at ThirtyOne
SW Corner of US 31 & 191st Street
Pryam, LLC by Onpointe Land Matters, LLC requests an Overall Development Plan and Primary Plat review for three (3) commercial lots on approximately 12.2 acres +/- in the proposed Hittle at ThirtyOne PUD District.

REPORTS/COMMENTS

Plan Commission Members.

City Council Liaison.

Board of Zoning Appeals Liaison.

Economic and Community Development Department.

Motion: Adjourn meeting.

Motion: Kelleher; second, Willis. Motion passed. Vote: 9-0.

The meeting adjourned at 8:32 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Matthew S. Skelton, Esq., Secretary

11th Street DEVELOPMENT

Neighbor Meeting Notes

Project Name: Davis Planned Unit Development (Waterford)
Ordinance No.: 1801-PUD-01
Date: 10 January 2018
Location: Harmony Club, 1414 W. 151st Street, Westfield, Indiana
Attendees: Paul Estridge, Jr., Clint Mitchell, and Roger Foster – Estridge Homes
Bryan Stumpf – 11th Street Development
Pam Howard – City of Westfield
See **Exhibit A** Sign-in Sheet
Minutes By: Bryan D. Stumpf, PLA, AICP

Paul Estridge and Bryan Stumpf provided an overview of the proposed neighborhood.

NEIGHBOR COMMENTS AND QUESTIONS:

1. What are the lot sizes?

   Response: The minimum lots sizes for the collections are 70'x140' and 90'x140', but the lots may be up to 100' wide and over 200' deep.

2. What is the density of the of the proposed neighborhood?

   Response: It is substantially lower than other developments in the area. Waterford has a density of 1.8 DU/acre. The densities in Harmony and Centennial are 2.9 and 2.5, respectively.

3. Where are homes like those shown in the pictures being built.

   Response: They are being built in Flat Fork in Fishers.

4. Do you have 360˚ views of the homes?

   Response: Not tonight, but we can provide them.

5. What is the buffer from the back of the lots to the DuBois property?

   Response: Thirty feet. Suzy stated that was not enough. Paul is glad to work with Suzy to make improvements. Suzy wants to ensure the buffer is well defined so residents do not encroach. Rural residents need more buffer due to livestock.

6. The Comp Plan says to decrease density to the north and west. This looks really dense. Any consideration to more greenspace?

   Response: This plan does provide the transition in the density recommended by the Comp Plan. The open space provided is twice that required in the base zoning district.

7. Any thought to a third tier of higher-priced lots?

   Response: We always look for our neighborhoods to be successful. The market for homes at price points $750,000 to $1,000,000+ is very soft.

8. This looks out of place: an island of high density. Why not create a subdivision of 3-acre lots. That type of subdivision does not exist.

Response: It is out of place with other developments in the area. It is much less dense. A three-acre lot subdivision is not economically feasible.

9. The Comp Plan also encourages conservation subdivisions. Can't you make the numbers work with more greenspace?

   Response: No, the price points of a conservation subdivision would be too high.

10. Comment: Westfield set the bar too low many years ago and developers have taken advantage of it.

11. Comment: Twenty-five years ago I was told this area would never change.

12. Comment: You only talk about the market and not having a development that fails. That doesn't address our concerns. This development is a failure to the existing neighbors.

13. Comment: We moved here to be in the country.

14. Why is this not being developed like Oak Hollow at Bridgewater?

    Response: Such a development would not work here. There is already a large supply of higher end home lots in Westfield.

15. Are the residents buying the landscape buffers within easements located in the rear of the lots?

    Response: Yes. They can add more landscaping, but they cannot build within the landscape easement.

16. Can you bury the utility lines along Ditch Road?

    Response: That is not what is typically required by the utility companies, but we will ask them.

17. Did you approach Kotsanos (abutting property to the west) about including his property in your development?

    Response: No. The Davis property is sufficient for the neighborhood.

18. Will there be a roundabout at 161st Street and Ditch Road?

    Response: Yes, the City is expected to construct roundabouts at the 161st Street and 156th Street intersections. The City's Thoroughfare Plan generally calls for roundabouts at the major intersections throughout the city.

19. Can you look at providing more land for a roundabout at 161st Street to offset the impact to the properties on the other corners of that intersection?

    Response: Yes, we can look at that.

20. Comment: I expect developers to contact the most affected adjoiners directly.

21. Comment: Where are you connecting to the water utility? City water is desired on the east side of Ditch Road.

DAVIS PROPERTY

Sign In

10 Dec 2018

Name	Email
Cindy Sochar	
Suzy DuBois	
Stacy Hall	
Mindy Martin	
TERRY WILDS	
SANDY WILDS	
TED MESH	
Weldon H. Leimer	
DICK LEVINS	
DON ACKERSON	
SCOTT FREI	
Steve Hoover	
[illegible]	
Beth Armstrong	
Cherie Cook	
David Clark	
Mike & Katy Kaylor	
Robert Winiecki	
JOE EDWARDS	
Judy Crandall	
Denny Kemmer	
Patty Kemmer	

11th Street DEVELOPMENT

Neighbor Meeting Notes

Project Name: Chance Planned Unit Development
Ordinance No.: 1801-PUD-02
Date: 11 January 2018
Location: Maple Glen Elementary School, 17171 Ditch Road, Westfield, Indiana
Attendees: Bryan Stumpf – 11th Street Development
Michael Luedke and Ed Freeman – David Weekley Homes
Pam Howard – City of Westfield
See **Exhibit A** Sign-in Sheet
Minutes By: Bryan D. Stumpf, PLA, AICP

Bryan Stumpf provided an overview of the proposed neighborhood and Michael Luedke provided information about the proposed homes.

NEIGHBOR COMMENTS AND QUESTIONS:

1. Are there any plans to expand Ditch Road? Traffic is a concern.

   Response: Improvements to Ditch Road are the purview of the City. Pam Howard will follow up with Phil Sundling, the City Engineer.

2. What are the price points of the homes?

   Response: The ranches will range from $350,000 to the low $400,000s. The two-story homes will range from $450,000 to low $500,000s.

3. Will the homes have a similar look and feel to Harmony?

   Response: Yes.

4. How will the land on the west side of Ditch Road be addressed?

   Response: We will try to preserve the trees along the road, but our ability to do so will depend upon the size of the pond and where utilities need to be located. As a general rule, we try to preserve trees. A landscape buffer will be provided along Ditch Road.

5. There is one tree right along the road that is losing its limbs into the road. What will happen with it?

   Response: It will be within the right-of-way that will be dedicated for Ditch Road. We will remove it during the development of the site if asked to by the City.

6. Is Josie George's property to the west included in your proposal?

   Response: No.

7. When will development start?

   Response: We are at the beginning of the approval process currently. Our goal is to start moving dirt this year. The site will be developed in two phases starting with the east half of the site and then moving west.

8. Will the sanitary sewer line go to the south?

   Response: Yes.

9. Where are you building homes like these currently?

   Response: In the Villages of Flat Fork in Fishers.

CHANCE NEIGHBOR MEETING

11 January 2018

Name	Address
Mike + Tasha Asbell	
Noel Moon	

Pamela Howard

From: Joseph and Barbara Bailey <jbmlb@msn.com>
Sent: Tuesday, January 16, 2018 10:01 AM
To: Council Members; APC; Andy Cook
Subject: No on housing

Our middle and high schools are over capacity already and the infrastructure of roads and utilities is lacking for even more housing construction. We urge a no housing vote at this time for a halt to such rapid expansion.
Barbara and Joseph Bailey
Sent from my iPhone

Pamela Howard

From: Mike Caulfield <macaulfi@yahoo.com>
Sent: Tuesday, January 16, 2018 9:37 AM
To: Council Members; APC; Andy Cook
Subject: More growth, the better

I just saw someone make a post on social media, telling everyone to email these addresses to complain about what they call "irresponsible growth". I just wanted to take the time to say that you are doing the right thing. If builders and whoever else want to come into Westfield, they should be able to. It is not the right of just and ordinary tax payer to say what can be done with someone else's land. it's none of their business, so I say there is nothing "irresponsible" about it. Just make sure the infrastructure can handle it. if they don't like, they can move - plenty more people that will come in to take their place.

Pamela Howard

From: Charity Dehmer <charitydehmer@gmail.com>
Sent: Tuesday, January 16, 2018 9:42 AM
To: Council Members; APC; Andy Cook
Subject: Irresponsible Growth of our fine City

Hi there!
My name is Charity Dehmer and I'm a registered voter in our fine city of Westfield, IN!

I love our little city and I am very concerned by the rampant and unconsiounable rate at which our city is growing. The constant building approvals, taking away our green space, home after home after home with no plan or regard for schools and infrastructure absolutely blows my mind.

I'm sure there are kickbacks going on…I get it, you want the $. Everyone does.

But, at some point, we HAVE to consider the greater good.

Already there are significant infrastructure issues. Accidents, one after another, along Springmill between 32 & 161st. It's a death trap…and I have to drive my children in this area daily. There seems to be no plan or money to fix this infrastructure issues, but hey….go ahead and add another shop or neighborhood…who cares?! It's only peoples lives, right?

We need to stop irresponsible growth in Westfield. It needs to stop NOW.

Please consider this plea when making decisions…and don't forget, I am a registered voter and I will do everything I can to put RESPONSIBLE people in the appropriate offices.

Thank you.
Charity Dehmer

Pamela Howard

From: Sara H <sheilige@gmail.com>
Sent: Tuesday, January 16, 2018 4:13 PM
To: APC
Subject: Stopping high density developments

Greetings,

I am a resident of the west side of Westfield and very concerned about the continued development of this area. I realize there are plenty of housing developments already in progress but adding more and more subdivisions when schools and other public services can't keep up with demand seems irresponsible.

I moved away from the Fishers area to get away from all the vinyl villages and developments with traffic and deteriorating neighborhoods. I love the rural feel the west side of Westfield has and am worried woodlands and wetlands are being destroyed faster than they can regrow.

Please allow the voices of the residents be heard over the developers.

Thank you for your public service, Sara Heiliger

Pamela Howard

From: Erica Hoover <EHoover@misoenergy.org>
Sent: Tuesday, January 16, 2018 10:00 AM
To: Council Members; APC; Andy Cook
Subject: Stop Irresponsible Growth in Westfield

Good Morning,

I thank you in advance for taking the time to read this email. I have been in Westfield for the past 15 years. My husband and I originally moved here due to the smaller schools and small home town feel as we did not want our kids in Carmel school district. To our dismay we have turned into a mini Carmel. The schools are overcrowded, the buses are as well and we are seeing an increase in bullying, drugs and suicide in Westfield.

Everywhere I turn we are losing our grown trees and open areas to more cookie cutter housing.

I am begging you to stop the developments of homes in Westfield.

Sincerely,
Erica J Hoover
18249 La Costa Way

Pamela Howard

From: Bridget Lueken <proflueken@gmail.com>
Sent: Tuesday, January 16, 2018 4:21 PM
To: Council Members; Andy Cook; APC
Subject: Westfield growth

The rate of growth in Westfield is too high for our schools to continue to support it. As a nearly 20-year citizen and a voter I ask that you vote no on any upcoming proposals for new developments.

Thank you,
Sarah Lueken

Pamela Howard

From: Jan Miller <janmsu98@aol.com>
Sent: Tuesday, January 16, 2018 8:03 AM
To: APC; Andy Cook; Council Members
Subject: Westfield

Follow Up Flag: Follow up
Flag Status: Flagged

Hi
I am a concerned citizen. We moved here in 2008. We fell in love with the small town, living in the country, surrounded by corn fields and horses feel. Highway 31 was actually a pretty drive into town. Getting from Barnes and Noble to Chick Fil A was just crossing the street. I worked in the school district. We then had to move out of the country at the end of 2011. We moved back to our exact same house August 2015. Wow what happened. You are destroying a town that so many people loved. You ruined it by having Highway 31 completely cut through the town. You are trying to put up so many houses that you sold your souls to Poulte and they all look the same. At least Carmel went and changed up their neighborhoods so they all look different. My kids now go to Oak Trace which is busting at the seams. Please stop the building. Slow it down until everything else can catch up. You are slowly destroying this small town already, please slow down.
Thank you
Jan Miller

Sent from my iPhone

Pamela Howard

From: Lisa Pacheco <lisapacheco1027@gmail.com>
Sent: Tuesday, January 16, 2018 5:36 AM
To: Council Members; APC; acook@weetfield.in.gov
Subject: Please stop voting for more housing developments

Follow Up Flag: Follow up
Flag Status: Flagged

Please listen to our voices and stop adding more home developments. My husband and I relocated here not even a year ago, building a $500,000 home to get away from Avon after 43 years and are regretting that decision as now we are stuck in the same horrible cycle.

We moved to have space and have beautiful views out our windows without poorly maintained additions on every corner, wanting schools with class sizes in the low to mid 20's not high 30's, and a smaller town feel in our stores, and businesses we would frequent.

In less than a year here that has failed to maintain our hopes and dreams and will be looking to move if this continues, despite building our dream home we planned to stay in as our last home.

~ Lisa Pacheco
Cell: 317-432-5082

(Sent from my iPhone- please excuse any typos)

You need to keep to the comp plan when reviewing this next housing proposal coming up. Remember, SW Westfield equals LESS density. This is what has made, and kept this area so nice, with a rural and agricultural sensibility. Continuing this zoning is in everyone's best interest.

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Tuesday, January 16, 2018 2:54 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Davis and Chance/Chapman PUDs

Dear APC, City Councilors and Mr. Mayor,

Tonight, two more developments have begun through the city's development process in the southwest corridor of Westfield. These two parcels, Davis and Chance/Chapman, are gateway parcels into the New Suburban Southwest. They both border Ditch Road which is the beginning of this area. When people drive down 161st Street at Ditch Road, they note the horse farms, alpacas, orchards, nursery, and open space due to long term stable rural residents.

This is why these parcels must be viewed strategically by the city. They are surrounded by large home sites and custom homes. The assessed value opportunity on these parcels is sky high and the opportunity to offer custom homes, which is a desperate market void on the west side, is the best use of this land. The homes need to be on larger acre lots or in a conservation neighborhood format. Westchester will have the first example in the city of a conservation neighborhood on the main golf course section. A conservation neighborhood clusters homes on smaller lots with vast open space around them.

These two PUDs exhibit the following problems:

- Don't meet the comprehensive plan
- Lack adequate open space
- Have insulting buffers against horse farms
- Lack architecture standards that support character exhibits and don't guarantee 4-sided architecture
- Add to the 1,500 lots under construction within 2 miles of these parcels
- Chance/Chapman doesn't have any amenities for residents
- Davis amenities are not guaranteed and can be changed with Director's approval
- They don't optimize this location or create interesting neighborhoods not already happening two miles away

We now have 1,500 lots under construction or soon to be within 2 miles of these parcels. These proposals are basically the same thing as Harmony, Viking Meadows, Wilshire, and West Rail.

The precedent has been set in this area for homes to face the roadways. Neither of these plans do this. The open space near 146th Street in Liberty Ridge and Section A of Westchester have 30%. This is supposed to increase as it moves to the core which is 161st Street. The open space on the golf course is approximately 65% so that happened. The architecture standards in these PUDs do not include taking the predominant feature (brick, stone, etc.) and carrying it to all 4 sides as was just approved at Westchester.

The buffering in this area is of an upmost critical nature because there are three horse farms abutting these parcels. These long term rural residents cannot have children wandering over to the horses and causing them a liability problem. The buffering in both plans is inadequate.

I'm confused when it became the norm to propose neighborhoods with tiny lots, basically no open space for active play and no amenities. If this is what people want, I'd appreciate seeing the market data to support this.

Westfield does not need more of the same and that's exactly what is before you tonight. A fresh, interesting and unique approach to development is needed and this area of Westfield literally rolls out the red carpet for this to happen. Let's not squander a high assessed value guarantee. Let's be the leaders of a new and dynamic approach that elevates and optimizes a strategic opportunity for the city of Westfield.

Best Regards,
Kristen Burkman

*Ms. Howard - Please place this letter as a remonstrance against both the Davis and Chance PUDs. Many thanks!

Pamela Howard

From: Judy Crandall <hoosier824jc@gmail.com>
Sent: Tuesday, January 16, 2018 11:00 AM
To: APC
Subject: Davis PUD (Waterford)

Dear Mayor, APC Members and City Council Members,

Thank you and I greatly appreciate the significant amount of time and effort the members are spending on this proposal for the Davis PUD (Waterford).

My name is Judy Davis Crandall and part owner in this property. Our family has been part of this community for over 80 years and we continue farm, pay taxes and be a part of this community. Due to the growth in this area which is part of the New Suburban Southwest as per the Comprehensive Plan it is become increasing difficult to farm this property. We would like the opportunity as farmers and landowners to sell our property as everyone else has had up until this point. I hope everyone understands that if you have purchased property in this area you have purchased it from farmers such as us and you would not be here without this opportunity.

I believe Paul Estridge is a man of great integrity, character, capability, reputation and a respected developer. He has made every effort to comply with the Comprehensive Plan, APC members, City Council and neighbors of this community. This project is not a cookie cutter project; it is a semi custom home project. It is one that has been well thought through in the design and architecture. It is our understanding that the Comprehensive Plan is not law but rather it is intended to serve as a guide in making land use decisions. It is there to ensure that development occurs in a way that is contiguous with development in the area. Our property is bordered on all sides with Harmony, Centennial, West Rail, and Derby Ridge. In close proximity is Liberty Ridge, Bent Creek, Central Christian Church and now with the approval of Westchester and the introduction with the Chance PUD. We understand as per the Comprehensive Plan that density is supposed to get less dense the farther west of Ditch, North of 146th and south of state road 32.

Other things to consider is the fact that overcrowding in schools keep coming up. The school system has provided input through TAC meetings and it has raised no issues. Also, the fact is that a little under half of these homes proposed in this area are “empty nesters”. So there will no children going into the school system.

Please keep in mind, where are all the teachers, firemen, police officers and other residents going to find affordable housing? We don’t need million dollar homes in this area; there is nothing to support it as some people want you to believe.

People are also talking about traffic on 161st street. There is no entrance to this neighborhood on 161st. If anything they will use Ditch or 156th mostly.

Please send this proposal on to the City Council with a positive recommendation.

Thank you for your time.

Judy Crandall

15124 Kampen Circle

Carmel, In 46033 (our address is Carmel but we are in the Westfield area where we pay taxes to Westfield, utilities, etc

Pamela Howard

From: Ken Kingshill <kenkingshill@gmail.com>
Sent: Tuesday, January 16, 2018 12:21 PM
To: APC
Subject: Davis PUD

Dear APC Members:

I oppose the Davis PUD for the same reasons that the Tamarack PUD was rejected two years ago. Extending Harmony to the north simply is not a good fit for the area. This land is surrounded on three sides by large estate lots with custom homes. The Comprehensive Plan clearly states that as we move west from Ditch Road and north from 146th Street, density should decrease and lot sizes should increase. This was to preserve the character of the area. Harmony is appropriate between 146th Street and 156th Street, but it needs to stop there. It does not complement the character of the area between 156th and 166th Streets.

If you are inclined to move this PUD forward, please require larger lot sizes and that lots on Ditch Road and 161st street face the streets rather than back up to them. This will have the additional beneficial effect of reducing the number of lots that can be located on the parcel, thereby reducing density.

Thank you for your consideration.

Ken Kingshill

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Tuesday, January 16, 2018 11:14 AM
To: Council Members; Andy Cook; APC; phoward@westfieldin.gov
Subject: Waterford PUD

Officials of Westfield,

I am not for the Waterford PUD on the Davis's land. It does not in any way fit into the properties that are already in this area. It shows no sign of the housing becoming less dense or being in context with what is already in this area as the Comprehensive Plan states. The Comp. Plan does state that. This PUD also does not have adequate buffering to the RURAL neighbors that it would impact. There is suppose to be a transition from the city to the country and this plan does not at all meet those standards. This plan has many faults besides what I've just stated and should not be considered for approval to ruin the country.

Mindy Martin
1839 W 166 St.
Westfield IN. 46074
mindy.martin@att.net

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Tuesday, January 16, 2018 12:07 PM
To: Council Members; Andy Cook; APC
Subject: Waterford PUD

Town officials,

I am not for the Waterford PUD. It is not in any way a plan that needs to be put in the country. Especially with how the Comprehensive Plan states that it is completely wrong for this area.

Nate Martin
1839 W 166 St
Westfield IN 46074

Pamela Howard

From: Becky Moyer <rebeccalynnreese@gmail.com>
Sent: Tuesday, January 16, 2018 10:30 AM
To: APC; Pamela Howard; Andy Cook; Council Members
Subject: Chance & Davis PUD

Advisory Plan Commission,

Our neighborhood is tired of developers submitting the same recipes to cook up bland "cookie cutter" subdivisions over and over. The Chance & Davis PUDs are not context-sensitive with the neighborhood. Development in this area should be designed around protected greenspace rather than aim for the bare minimum needed to bargain for approval.

Please work with the developers to reduce the density, increase open space, and preserve the natural areas that make this area of Westfield unique.

Sincerely,

Rebecca Moyer
Rural Southwest Resident

Pamela Howard

From: Richard Passman <rpassman@indy.rr.com>
Sent: Tuesday, January 16, 2018 11:09 AM
To: Council Members; APC; Pamela Howard; Andy Cook
Subject: Comments that apply to 2 Agenda items for APC meeting tonight

Westfield-Washington Advisory Plan Commission Members

I live at 151st & Shelborne Road.

I recently attended the public meeting where the plans for Waterford were presented (at 161 & Ditch road). I understand there is another PUD for 166 and Ditch. The Waterford plan appeared to have very nice homes, but it put as many of these homes as possible onto the site. It was designed to look great when you were inside the development, but it was not clear what it would look like from the outside looking in, because we only saw a plan view. All the homes faced the inside; backs of all homes facing out. It appeared to me that every possible square foot was either retention ponds or lots. Buffer areas were planned, but not detailed at that time. **Please delay approval of these two proposals. The pattern that I have seen, is that the first proposal is one that is best for the developer, and that they improve the proposal only after the APC and the public insist on changes / improvements.**

I am very concerned by the rapid pace of development in the this area (SW quadrant). There are already developments under construction or planned seemingly everywhere, as I drive NE toward Westfield. I believe this area is attractive because it has a rural atmosphere, but that rural atmosphere will be lost forever if we don't enforce the transition from dense housing developments to rural farms. Developments in this area (where these two are proposed) really should embody a noticeable transition to lower density. The developer compares his development to Centennial to show that it is lower density, but being slightly lower density than Centennial I not enough. Refer to Autumn Woods Drive, south of 146th st, just west of Ditch as an example. That lower density type of development would make a reasonable transition to the existing small rural farms and 3 plus acre home sites that currently define this area. We were told that if they increase open area, then the lot size reduces – that is because they want to keep the same large number of homes per site. These "transition" developments must have a significantly reduced home density, otherwise, they simply continue the typical home development pattern right through the rural area.

Thank you,

Richard Passman

Pamela Howard

From: Carol Whitson <carol.j.whitson@gmail.com>
Sent: Tuesday, January 16, 2018 10:02 AM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Mark Keen; Cindy Spoljaric
Subject: Davis PUD, APC meeting January 16, 2018

APC members, Mayor Cook, Westfield City Council Members,

My name is Carol Davis Whitson and I am one of the co-owners of the 80 acre Davis PUD which is west of Ditch Road, between 156th and 161st Streets. Our family has been in the area over 80 years.

1. Paul Estridge and his team have carefully planned this development to meet the guidelines of the Westfield Comprehensive Plan.

2. In this PUD, the lot square footage is greater than those of the existing and planned PUD's to the east, west, north and south of the 80 acres.

3. The density is also less than the surrounding neighborhood PUD's.

4. The city of Westfield will be receiving tax money from the homes that will be sold and occupied in this PUD over the next several years which the city will use for roads, schools, utilities, etc. for Westfield's benefit.

Please approve this PUD.

Thank you.

Carol Davis Whitson

Pamela Howard

From: Terry Wilds <terry@tpcmech.com>
Sent: Tuesday, January 16, 2018 10:59 AM
To: acook@iwestfield.in.gov
Cc: Pamela Howard; gkelleher@westfield.in.gov; cwoodard@westfiels.in.gov; Bob Smith; swillis@westfield.in.gov; amaue@westfield.in.gov
Subject: FW: David PUD - Chapman Parcels
Attachments: IMG_2994.jpg; IMG_2995.jpg; IMG_2964.jpg; IMG_2962.jpg

See attached and below, thank you, having email issues this a.m.
Thank you.

Terry L.Wilds
President
Tank and Piping Contractors,Inc.
P.O.Box 3160
Carmel, Ind. 46082
Mobile (317)-590-5565
Office (317)-846-4768
Fax (317)-846-4788
Email terry@tpcmech.com
Web www.tpcmech.com

From: Terry Wilds
Sent: Tuesday, January 16, 2018 10:26 AM
To: councialmembers@westfield.in.gov
Cc: acook@westfield.in.gov
Subject: David PUD - Chapman Parcels

First of all, thank you for your time .

Building at 15919 Ditch Road in 1981 was a great decision for my family. The school system was not in great shape , my oldest daughter who entered the 1st grade in 1983 had more than ½ her class mates on the Federal / State school lunch program.
We didn't see or hear a snow plow till about 1985. That night in 85, we heard a terrible noise coming down the chip and tar road. It was actually a large grader plowing the road , the drifts were 2-4 feet high. It was like seeing Santa for the first time.

If it wouldn't have been for the Davis family clearing the ALL roads in order to feed and tend to their livestock, I'm not sure exactly what everyone would have done then, and after that.
Last night we heard a snow plow go up and down Ditch Road about 4 times. I thought he may have been lost. But times have changed and certainly for the better.

The Davis family have a great piece of property and there can be a much better development built. The so called high end Estridge development lacks many of the requirements as previously set forth in the Comprehensive Plan for the area.
I have attached several pictures that are from the Harmony project, the backs of the homes are facing Ditch Road about 120 foot of the roadway. Is this what you what to see in our area ? Our area along with every piece of dirt left in Westfield is worth more than fabricated housing.
Why is the East side of U.S. 31 , held to a higher standard. You chosen people along with the Mayor, need to DEMAND more and not less.
Estridge is backed by finical investors whom do not live in our area. They live in Carmel or Zionsville and they want nothing built in their areas that look like the proposed homes. **This is about a return on THEIR investment..**
Paul Estridge spoke about having 4 sided stone and architure, but the proposed PUD calls for nothing. We/ us/you are only going to get what you stick them with. I'm a contractor as well, it's the mentality of most contractors, push, push, and promise. Then, do what you want when passed.
When I showed Paul Estridge the pictures of these homes that face Ditch and what they look like. His comment was, where are these taken from, they don't look good at all. EXACTALLY my point.
That's what I'm saying, hold them accountable, there's only so much dirt and water left. It's worth a lot, and it demands quality built projects that want to keep families in the area.
We have lived there when there was nothing, why should I toy with the idea of moving ? Because I don't want to look at substandard houses . Cheap construction that's looks great for the first couple years, but not for the LONG haul.

In 1981 we were a small town. You had to drive to do anything or to get to a mall. I hate the Carmel attitude, but let's act like were them some what and demand more not less. We have a lot to be proud of.

In closing I'm a poor typist and writer, But there's something I tell people each week at least 2-3 times in conversations. Building in Westfield and sending my 3 children to Westfield schools, was a blessing and the best thing that could have ever happened to my family, and we believe that.

There was a day when Westfield couldn't beat any school at ANY sport, girls or boys. Look how far we have come… Please don't go backwards. Strive for the best.
Thank you.

Terry L.Wilds
President
Tank and Piping Contractors,Inc.
P.O.Box 3160
Carmel, Ind. 46082
Mobile (317)-590-5565
Office (317)-846-4768
Fax (317)-846-4788
Email terry@tpcmech.com
Web www.tpcmech.com

Pamela Howard

From: tracey.aiken@gmail.com
Sent: Tuesday, January 16, 2018 6:39 AM
To: APC
Subject: Stop irresponsible developments

Please vote NO to these two new developments, Davis and Chance tonight.
Thank you,
Tracey Aiken

Sent from my iPhone

Pamela Howard

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, January 15, 2018 4:37 PM
To: APC
Cc: Jim Ake; Chuck Lehman
Subject: Davis and Chapman parcels proposed PUDs

Dear Council members,

I attended the neighborhood meeting at Harmony last Wednesday. I am opposed to the PUDs being proposed, on the Davis and Chapman parcels, because they are developments that ar not context-sensitive to adjoining long term residential properties. These PUDs do not reflect guidelines of the Comprehensive Plan as it is described for the Southwest New Suburban area. Concerns are density is too high, open space is negligible, little to no transition with minimal buffers, landscape and architectural standards are well below average pricepoints and natural buffers are not reflected, just to name a few.

This developer needs to be held to a much higher standard, using more of the Conserancy approach that embraces the Comprehensive Plan. The architectural standards described by the developer at the meeting are not even reflected in the PUDs, so-called green space in the plan shown actually overlapped the back yards of lots and at the meeting there was no mention of the Chapman parcel PUD, yet we see that it's also on your agenda for Tuesday.

Seriously, there is SO much development going on right now and SO much more being proposed, it's being shoved down our throats! All in the same area! Someone said at the meeting, "could you just take your developments north of 32 where there's all kinds of room and leave us alone?! It's like a massive land grab, one which is quickly changing the landscape from farms and rural settings to lit up parking lots and crowded neighborhoods that have taken away our "sense of place".

The APC and the Town Council need to agree to communicate better and remember who they're serving and why. Last week's debacle was so stinging of disrespect and manipulation no one can trust the "process" anymore. I can keep on writing these letters, but I don't trust the process. SAD

Sincerely,
Lisabeth Armstrong

Pamela Howard

From: Cook Family <cookhouse3841@comcast.net>
Sent: Monday, January 15, 2018 8:52 PM
To: APC; Council Members; Pamela Howard; Andy Cook
Subject: Davis PUD

Good evening,

We have the following concerns after attending the neighbor meeting and reviewing the PUD online:

- Per the Comprehensive Plan: "The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properities, equestrian uses and artisan farms. While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should context-sensitive." 145 lots on 80 acres is not in context to the large-lot residential that is surrounding this on 3 of the 4 sides.

- Architectural minimums need to be increased in order to hit the $520,000-$700,000 price range Paul Estridge quoted. 1800-2000 square minimums would mean $375 plus/square foot based on his quoted home prices. The math doesn't make sense. While we welcome a higher price point on the west side, the character exhibits seem to be the same product they are already building in Harmony with a few new elevations. One just needs to look to Viking Meadows or Bent Creek, the PUD detail did not support the conceptual for the area and the lowest standard is built.

- Buffering needs to be enhanced on the east, west and north sides.

- 25% open space, which includes the back yards of the homes along Ditch. West Rail has 37% not including residential back yards. This should be the absolute minimum for this parcel.

- Schools are already at capacity, with improvements/additions not complete until 2020.

Thank you for your time,

Derek and Cherie Cook

Pamela Howard

From: John Daly <john@golitkodaly.com>
Sent: Monday, January 15, 2018 2:19 PM
To: APC
Subject: Davis & Chapman

Dear Board Members:

Sorry to have to keep objecting but it seems like the developers always submit an awful plan in the hopes that making it less awful means that it will be acceptable. Here are a few of our least favorite things as noted by Conservancy members:

***Comprehensive Plan Issues:**
-Little to no recognition that the large lot residential uses were recognized as a long term way of life in this core area.
-Not context sensitive to long term residential properties.

-Design developments such that back yards are not adjacent to collector or arterial streets-these houses back right up to Ditch in the same manner as Centennial and Harmony. This also is in direct violation of request in Comp plan to avoid house orientations where the back sides face the public right of way.

-Encourage high quality and life span housing-most of the character exhibits are currently built in Harmony. Although much of the architecture is enhanced it's more of the same.

-Encourage quality and useable open space- The open space provided is negligible at 25% which includes the back yards of the homes along Ditch. Open space should increase and density should decrease as you move west of Ditch. West Rail, immediately to the east has an open space percentage of 37% not including residential back yards. This should be the absolute minimum for this parcel.

-Land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities- Little to no consideration has been given to the topography of the parcel. The development plan lacks creativity and strives simply to place as many lots as possible on the property.

-Encourage variety and diversity in housing while maintaining a distinct style or character-this is Harmony north with a few new elevations. This builder is capable of much better and higher end product than what is defined in the PUD or depicted in the character exhibits. Please take a tour of the neighborhood surrounding his home that is currently under construction. That would be more appropriate for the area.

-Encourage diversity in lot sizes and lot layout-more of the same…

***Buffering:** (major issue on east, west and north sides of project)

-creating appropriate transitions between adjacent dissimilar residential areas-DOES NOT ADDRESS

-To ensure proper buffering between existing residences and new development of a dissimilar character-DOES NOT ADDRESS

-encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses and between existing uses and new development-IS NOT REFLECTED IN PLAN.

***Architecture:** It should be noted that Paul Estridge indicated in the January 10th Neighbor Meeting that the home prices would average in the $700,000 range and this would be a step up from the existing Harmony neighborhood. Most of the character exhibits provided are currently houses built in Harmony. This looks like Harmony north without the details for higher end architecture that were included in the original Harmony PUD. There is nothing in the Davis PUD to support the claim that these houses will be different, will have 360 degree architecture, or will be at a higher average price point. The minimum square footage for section A is 2000 and the minimum for section B is 1800. This would equate to a square footage charge well above average high end custom homes prices, $375 plus per square foot, (must have gold plaited toilets planned?). The numbers don't work!!

*The **Bulk and Density Standards** are below those identified in the UDO for SF3 in many areas.

*The **Landscaping Standards** are below the UDO standards for SF3 for shade trees and evergreen trees.

We have examples such as Bent Creek and Viking Meadows where the PUD detail did not support the conceptual for the areas and the lowest standard is built to.

Really not much land left in Westfield. Please get it right.

Thank You.

John P. Daly

15936 Little Eagle Creek Avenue

Westfield Indiana, 46074

JOHN PATRICK DALY, JR.
BOARD CERTIFIED
TRIAL LAWYER
OSHA CONSTRUCTION SAFETY INSTRUCTOR

GOLITKO & DALY
9450 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
PH: (317) 566-9600

WORK INJURY LAWYERS

Pamela Howard

From: Joe Davis <ejcrdavis@gmail.com>
Sent: Monday, January 15, 2018 10:31 PM
To: APC
Cc: Mark Keen; Chuck Lehman; Robert Horkay; Steve Hoover; Cspolijaric@westfield.in.gov; Joe Edwards; Jim Ake
Subject: 1801-PUD-01 [PUBLIC HEARING] Davis PUD - Letter of Support - January 16 APC meeting

Honorable Advisory Plan Commission,

I am writing in support of the above development on the agenda January 16, 2018.

My name is Joe Davis and I am part owner of V John Davis Family Farms, 80 acres, at 161st and Ditch Road. Also part owner of two other properties in Hamilton county. Our family has been in the area for over 80 years. We have seen significant changes in that time-frame and have benefited through access to shopping, improved schools, roads, healthcare, recreation, and general quality of life. I am the third generation to own the property in our family and benefit from the land and these changes. All of these changes are from increased population and increased development that brings people to the community that we enjoy and all want to see prosper.

I am in support for many reasons and would like to see the area continue to grow in an organized, planned way that continues the positive trend improving the quality of life for area residents and visitors. A few reasons are:

1. The proposed development is planning homes at the upper end of area home prices and positively impacts property values in the area.

2. The same home values positively impact property tax income to the community to enable further investment in schools, and infrastructure. I am a proud graduate of Westfield High School as is my father and my 5 siblings

3. Density for the project is less than other development either planned or already in the area now.

Thank you for the opportunity to communicate my support.

Respectfully

Joe Davis

Pamela Howard

From: John Davis <johnjdavis52@gmail.com>
Sent: Monday, January 15, 2018 5:56 PM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Cindy Spoljaric; Mark Keen
Subject: Davis PUD - in support

To all the APC members and City council members.

I'm in support of the Davis PUD that's up for review this date 1/16/2018. I hope this (Davis) PUD has a favorable conclusion like the Westchester PUD did last week.

John Davis

15515 Towne Road

Westfield, IN 4074-9678

Pamela Howard

From: dub164@aol.com
Sent: Sunday, January 14, 2018 9:59 AM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Fwd: Davis Farms PUD/Waterford

To all,

Thank you once again for your continued support and consideration. I apologize for the length of my e-mail but it is important to be as thorough as possible with this process. After my initial review of the Davis PUD, (located at 161st and Ditch) also known as Waterford I wanted to communicate several issues I have identified.

First and foremost I think it is important to refer to the Comprehensive Plan for the area. It says the following:

The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and **a central core of large-lot residential and rural properties, equestrian uses and artisan farms.** While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be **context-sensitive.**

As development moves south from SR 32, north from 146thStreet, and west from Ditch Road, the density should decrease and open space should increase. Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. **These lands should be developed according to rural standards.**

The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.

***Comprehensive Plan Issues:**
-Little to no recognition that the large lot residential uses were recognized as a long term way of life in this core area.
-Not context sensitive to long term residential properties.

-Design developments such that back yards are not adjacent to collector or arterial streets-these houses back right up to Ditch in the same manner as Centennial and Harmony. This also is in direct violation of request in Comp plan to avoid house orientations where the back sides face the public right of way.

-Encourage high quality and life span housing-most of the character exhibits are currently built in Harmony. Although much of the architecture is enhanced it's more of the same and there is little to no language to support the higher end architecture.

-Encourage quality and usable open space- The open space provided is negligible at 25% which includes the back yards of the homes along Ditch. Open space should increase and density should decrease as you move

west of Ditch. West Rail, immediately to the east has an open space percentage of 37% not including residential back yards. This should be the absolute minimum for this parcel.

-Land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities- Little to no consideration has been given to the topography of the parcel. The development plan lacks creativity and strives simply to place as many lots as possible on the property.

-Encourage variety and diversity in housing while maintaining a distinct style or character-this is Harmony north with a few new elevations. This builder is capable of much better and higher end product than what is defined in the PUD or depicted in the character exhibits. Please take a tour of the neighborhood surrounding his home that is currently under construction. That would be more appropriate for the area.

-Encourage diversity in lot sizes and lot layout-more of the same…
-Rural subdivisions and conservation subdivisions are encouraged in this area-NO EFFORT HAS BEEN MADE IN THIS PLAN TO PURSUE THIS REQUIREMENT.

***Buffering:** (major issue on east, west and north sides of project)
-creating appropriate transitions between adjacent dissimilar residential areas-DOES NOT ADDRESS, there is no transition to the large rural residences that surround this parcel.

-To ensure proper buffering between existing residences and new development of a dissimilar character-DOES NOT ADDRESS

-encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses and between existing uses and new development-IS NOT REFLECTED IN PLAN.

Please recognize that we own the majority of the western border of this project. We are running a tree nursery business on our property which is our livelihood. Large dangerous equipment is frequently in the nursery involved with the care, planting, and digging activities with the trees. As a result there are also large open holes throughout the property from the removal of nursery stock. We have livestock on our property which requires special buffer considerations as well. We have a two acre pond which is an attractive nuisance and creates additional liability with neighboring properties. This must all be thought through prior to any development plan being approved for the area. These items create a dangerous situation with the adjoining neighborhood and require a more significant and thoughtful buffer than the proposed 30 foot buffer along the backs of homes.

***Architecture:** It should be noted that Paul Estridge indicated in the January 10th Neighbor Meeting that the home prices would average in the $700,000 range and this would be a step up from the existing Harmony neighborhood. He indicated that there was a recognized market for the higher priced homes on this side of Westfield. Most of the character exhibits provided are currently houses built in Harmony which have an average sale price well below $700,000. This looks like Harmony north without the details for higher end architecture that were included in the original Harmony PUD. There is nothing in the Davis PUD to support the claim that these houses will be different, will have 360 degree architecture, or will be at a higher average price point. The minimum square footage for section A is 2000 and the minimum for section B is 1800. This would equate to a square footage charge well above average high end custom homes prices, $375 plus per square foot, (must have gold plaited toilets planned?). The numbers don't work and the detail does not support the verbal commitments. We have examples such as Bent Creek and Viking Meadows where the PUD detail did not support the conceptual for the areas and the lowest standard is built to. The same could potentially occur with this PUD in its current state.

*The **Bulk and Density Standards:**
-are below those identified in the UDO for SF3 in many areas.
-The proposed density is not transitional and does not meet the open space standards in the area. West Rail to the east has 37% open space. The open space number needs to increase as you move west as per the comprehensive plan.
-This density does not fit this area. The plan has too many lots included at 145 and simply offers more of the same product in the area with the current detail.

*The **Landscaping Standards** are below the UDO standards for SF3 for shade trees and evergreen trees.

This builder/developer is capable of much better. We need to start holding these folks to a higher standard for the benefit of our community and for the protection of our property values. Thank you for your ongoing support. We are Westfield and we are worth it! Let's raise the bar.

Thank you for your consideration,

Suzy DuBois
T.M.T., Inc.
317-867-3691

Pamela Howard

From: Beverly Emmert <craftiemom1@yahoo.com>
Sent: Monday, January 15, 2018 3:33 PM
To: APC; Jim Ake; Chuck Lehman; Robert Horkay; Steve Hoover; Joe Edwards; Cindy Spoljaric; Mark Keen
Subject: Davis PUD -01

First let me start off by saying that I hope everyone had a blessed Christmas and a great start to the new year.

My name is Bevrly Davis Emmert and I was born and raised her in Westfield Indiana. I have seen Westfield change a lot over the 59 years .

I have seen the old Library close and a new one takes its place. One stop light town to several stop lights. A new High School and I can go on and

on. I was raised on Springmill road, this used to be hardly ever used. An out of the way road with houses counting maybe 10 to hundreds around

there now. And the shopping Center on 161st and Springill that turned out to be the best thing now for that area.

It has all been progress right and mind blowing now. I believe that this is really inevitable , but people now days have heard of Westfild Indiana, with

out having to say just north of Carmel. I am proud to be called a Westfield resident, this city is fibrant and full of life around on all sides of Westfield.

I ask you to please vote yes for this Davis PUD -01.

I Ibellieve that this will is a good combination of still being in the country to a city life with all emineties , shopping, school ,gas station very close to

everyone and very useful with a great priceline to many individuals.

And to conclude I want to thank each and everyone of you for taking your time to read this letter and serve on the city council.

Thank you

Beverly Davis Emmert

Pamela Howard

From: Adam Goodnight <agoodnig@umail.iu.edu>
Sent: Tuesday, January 16, 2018 9:19 AM
To: Andy Cook; APC; Council Members
Subject: Chance and Davis Developments

All,

I personally do not think Westfield needs anymore residential development at this time in this particular area. The should remain fairly rural to not impact the quality of life of those who moved here years ago. However, I would like to make the following comments on the two proposed neighborhoods being reviewed tonight. For the Davis PUD, I believe all of the lots should be required to be larger as those noted in lots 69-145 to decrease density. Ideally, they would be as large as possible to encourage open space and decrease density significantly as noted by "new suburban." I think they could increase them significantly while still allowing it to make financial sense. Again, set the bar higher as you move further west, not more of the same. As for the Chance PUD, again, lot sizes should be increased to minimize density according to the plan, especially since they will likely acquire the property west of this parcel at some point and add even more housing. I would also like to see all of the trees on the northwest corner remain untouched, which could be done without changing the plan too much (it would also decrease homes by about 12-15 as well while still providing some wooded lots. This would also help the transition to the current "rural" setting.

Thank you,

1801-PUD-01 [PUBLIC HEARING]
Davis PUD
West side of Ditch Road between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 17-52 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Neighbor Meeting Summary

1801-PUD-02 [PUBLIC HEARING]
Chance PUD
Southwest Corner of Ditch Road and 166th Street
Applewood Homes by 11th Street Development requests a change of zoning of 53.5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chance PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 17-53 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Neighbor Meeting Summary

Pamela Howard

From: Stacy Hall <smhall729@gmail.com>
Sent: Monday, January 15, 2018 11:53 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Davis PUD

To Whom it May Concern,

I am writing opposed to this PUD. Although I appreciate the higher level of architecture, there needs to be better buffering with the rural neighbors and larger lot sizes. This is just an extension of the harmony neighborhood to the south.

Thank you,
Stacy Hall

1/16/2018

Advisory Plan Commission

Westfield IN 46074

Davis PUD

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Davis which are built on small lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small with few amenities. We need more housing options with more amenities. We would like to see homes in the $750,000 range with larger lots and more buffering. Who is going to pay that price for a home on a 14,000 sq. ft. lot. Westfield already has enough of this type of homes being built.

What will be the effect on the local schools and roads? I can hardly get out of my drive at the busy times now.

This development as now planned does not meet the comprehensive plan for Westfield and certainly not of us neighbors.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

Pamela Howard

From: Greg Moyer <moyer43@gmail.com>
Sent: Monday, January 15, 2018 11:47 AM
To: Council Members; APC; Pamela Howard; Andy Cook
Subject: Davis PUD

Dear Advisory Plan Commission,

My comments on the Davis PUD are found below. As stated on page 8 in the comprehensive plan, there is a desire that Westfield retain its unique sense of identity and not become indistinguishable from any of the other communities in the metropolitan area. While it is difficult to precisely define what makes the Westfield area unique, there are positive elements of that character that can be identified for the purpose of planning. Chief among these elements are the significant natural areas and open space found in Westfield – Washington Township. As you review new development proposal, please keep in mind the importance of preserving the natural areas and open space found in Westfield.

Buffering

The width and content of the buffers currently in the PUD fail to preserve the property values of the adjoining large lot residences. Buffer width should be increased to at least 50 feet. Reforestation buffers should be used to achieve a natural looking environment and preserve the neighborhood's character. Consider the following:

- The comprehensive plan emphasizes the importance of buffers and states a preference for reforestation buffers in this area. Refer to the following:
  - Page 42 --- "Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions)."
  - Page 41 --- "Ensure proper land use transitions between dissimilar types of residential development."
  - Page 11 --- "It is important that existing uses, especially residences, be properly buffered from new development that has a different character."
  - Page 12 --- "Encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development."

- Note that Bent Creek provides a 50' buffer with the existing residence to the north and locates substantial open space along the property line shared with the residence to the west. Derby Ridge includes a minimum rear yard setback of 50' along the northern property line and commits to tree preservation easements along shared property lines. Westchester includes commitments to considerably increase buffering beyond what is required by the UDO, Liberty Ridge provides a substantial reforestation buffer with the adjacent residence (100' ?).

- Beyond helping preserve the neighborhood's character, reforestation buffers are essential for maintaining the diversity & abundance of wildlife that the current residents value. Scientific studies (example) have found that "Abundance and richness of development-sensitive species were lowest in greenway segments containing more managed area." Planners can facilitate conservation of development-sensitive species by limiting the mowed and landscaped surfaces adjacent to new development. Please encourage buffers and open space that promote a natural habitat.

Density

The current PUD proposes a density of 1.8 DUA. Given that the comprehensive plan calls for density to be reduced as development moves west of Ditch Road, the density of the Davis PUD should fall below the the 1.7 DUA approved for the West Rail PUD located immediately east. Density should be reduced with the intent of blending towards the lower densities recently approved to the west (Westchester @ 1.1 DUA and Bent Creek @ 1.2 DUA).

Open Space

Open space and/or lot sizes should be increased. Much of the 25% open space provided in the current proposal consists of right-of-ways located along external streets. This type of open space offers no recreational value and is not usable by the residents. The comprehensive plan calls for open space to consist of "usable areas or valuable natural areas. Open space should not consist only of land that is left over in the site plan review process." Furthermore, the proposed 25% benchmarks poorly against nearby developments: West Rail 30% and Westchester 30% + golf course. Open space should increase as development moves west of Ditch Road.

Architecture

The character exhibits included with the PUD shows 13 homes. Only 2 of the homes show front-load garages. Is the developer committing to no more than 15% front-load garages? If not, what % of front-load garages is the developer committing to? In addition, the character exhibits show a number of architectural features. What aspects of the character exhibits does the Director feel are essential to the designs? Would non-masonry homes *without* a change in dominant exterior material be consistent with the intended architecture to be constructed in the District? Would garage entries without additional enhancements such as the windows and pergolas shown on the concept plan be consistent with the intended architecture? Only 2 of the homes in the exhibit are single-story --- does this represent a commitment to no more than 15% single story residences? Too often we have found that we only get what is committed to in writing. Please encourage the developer to provide more precise language to ensure that the character exhibits are an accurate depiction of what will be built.

Lack of Context with Existing Neighborhood

The existing residences that adjoin the PUD are rural in character. These clusters of large lot residences provide a more open, natural feel than the typical suburban setting. The comprehensive plan stresses that new development should work within this context --- not try to change it. As stated on page 40, "While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive." The proposed PUD fails to adapt the development to the setting. Multiple neighborhood meetings, several rounds of public comment, and months of APC meetings have made it clear that development in this area should provide for the transition between residential and rural environments in a way that does not adversely affect the surrounding landscape's character. There are a number of opportunities for improvement:

- Commit to a landscaping plan that is natural looking and in context with area.
    - For example, West Rail provides wildflower meadows and prairie plantings for passive recreation opportunities.
- Commit to completing any compensatory mitigation for wetland impacts within the PUD (on-site rather than off-site compensation).
    - Comprehensive Plan, page 19 --- "Maintain stream corridors, woodlands, hedge rows, and other valuable natural and historic resources as part of the dedicated open space." & "Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed."
- Create connections between open spaces to preserve views and provide wildlife corridors.
    - Comprehensive Plan, page 19 --- "Design open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties."
- Utilize undisturbed open space as buffering.
- Create vegetated buffers along existing streams and proposed drainage swales.
- Require Dark Sky friendly lighting, meaning lighting standards that minimize glare while reducing light trespass.

Failure to Preserve Natural Features

On page 19, the Comprehensive Plan calls for new development to "Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed." Note that the current proposal fails to preserve the stream located at the northwestern corner of the Davis parcel. This stream is visible on-site and identified on Westfield's flex map. The USGS National Map and Hydrography data set show this stream continuing into the uncropped area that extends to the south.

In conclusion, please encourage the petitioner to introduce reforestation buffers, reduce density, increase open space, and preserve the natural features found on the parcel.

Thank you,

Greg Moyer

15001 Shelborne Rd

Pamela Howard

From: Stephen Stafford <staffordhouse92@att.net>
Sent: Monday, January 15, 2018 3:29 PM
To: Council Members; Andy Cook; APC; Kevin M. Todd, AICP; Jesse Pohlman
Subject: Davis and Chapman Parcels

Dear Mayor, council members, & APC board members:
There is documented evidence that Westfield's Comprehensive Plan was to address the unique, rural Southwest New Suburban area. The agreed on notion was keep the area open and rural. Those planned intentions focus on a diverse **MIX** of residential properties, open space, equestrian uses, and special niche farms. That MIX is fast becoming a word only.

Our neighborhood is like the earth in Stephen King's story, *Langoliers.* The story is about the earth being eaten up by some kind of alien, insatiable force that cannot be controlled. The result is complete destruction of the land as people know it.

Westfield is actually living the story. Developers are set on destroying what we thought Westfield would be when we moved here. Worse than that, many of our elected officials seem too weak to live by the standards we, the people who elected them, want to maintain. While there are several councilors and board members who are not afraid to stand up and demand better developments, there are those who cannot (or is it will not) see the result of having limits put on development.

We encourage you to ensure, by holding to high standards and comprehensive planning, that Westfield does not become overbuilt and ugly. We do believe you are aware of the problems posed by the currently proposed northward expansion along Ditch Road. If you don't, then that's even more of a problem. Residents look to you for wise consideration of all PUDs. If you are aware, then the problem is one of motivation. Are you willing to stick your community's need for high standards?

We urge you to vote against the proposed plan for the Davis PUD. More than likely, the developer expects to continue chewing up land and use the Chapman parcel for an equally dense, poorly buffered development.

If Westfield is to continue to be a great place to live, you must keep the development the bar high. Otherwise, present and future residents will be running from the *Langoliers*.

Thank you,
Cynthia & Steve Stafford

Pamela Howard

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Monday, January 15, 2018 9:15 PM
To: APC
Cc: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Pamela Howard
Subject: Davis and Chance PUDs

Dear APC members,

I am writing to express my views on the Davis and Chance PUD's coming before you Tuesday, January 16, 2018.

The Comp Plan gets cited by developers to justify what they are presenting. I believe the actual language regarding the Southwest New Suburban area is pretty clear:

"While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be **context-sensitive."**

"As development moves south from SR 32, north from 146thStreet, and west from Ditch Road, **the density should decrease and open space should increase**."

"The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents."

Both the Davis PUD and Chance PUD have insufficient green space and are overly dense. The developer attempts to count "landscape easements" on the back of lots as green space and buffer. This is ridiculously unfair and is flat out cheating. Additionally, while the developer claims the homes in the Davis PUD will be $700K, the architectural language in the PUD in no way supports this. Same with Chance. Fronts of homes should face the roads as was just done in the Westchester and Liberty Ridge PUD's.

Mr. Estridge was prepared to build million plus dollar homes on the Simon golf course property. Why can't he offer an innovative custom product on the Davis parcel? There are no custom neighborhoods west of 31. Why not offer something novel for Westfield— perhaps a custom neighborhood with a central equestrian center? Estridge is clearly capable of this. Estridge claimed at the neighbor meeting that the market was "soft" for $750K to $1Million homes, but he was ready to build them in Carmel. Chatham has to keep holding lotteries for their lots, the demand is so high. His marketing claims seem to change with his desired product.

Finally, the buffering for the DuBois property is woefully inadequate. A reforestation buffer of a minimum of 100 feet should be required. Anything less will seriously impact the DuBois property value. Additionally a lesser buffer would violate the Comp Plan and common sense transition from high density to low density, rural properties.

Westfield can't simply can't approve each and every development request for every parcel in this area— especially if they continue to be so dense, with minimal green space and improper context. The bar needs to be very high to receive approval. These proposals don't come close. Please reject these proposed PUD's.

Sincerely,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181

Pamela Howard

From: Kristen Burkman <rkburkman@gmail.com>
Sent: Tuesday, January 16, 2018 2:54 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Davis and Chance/Chapman PUDs

Dear APC, City Councilors and Mr. Mayor,

Tonight, two more developments have begun through the city's development process in the southwest corridor of Westfield. These two parcels, Davis and Chance/Chapman, are gateway parcels into the New Suburban Southwest. They both border Ditch Road which is the beginning of this area. When people drive down 161st Street at Ditch Road, they note the horse farms, alpacas, orchards, nursery, and open space due to long term stable rural residents.

This is why these parcels must be viewed strategically by the city. They are surrounded by large home sites and custom homes. The assessed value opportunity on these parcels is sky high and the opportunity to offer custom homes, which is a desperate market void on the west side, is the best use of this land. The homes need to be on larger acre lots or in a conservation neighborhood format. Westchester will have the first example in the city of a conservation neighborhood on the main golf course section. A conservation neighborhood clusters homes on smaller lots with vast open space around them.

These two PUDs exhibit the following problems:

- Don't meet the comprehensive plan
- Lack adequate open space
- Have insulting buffers against horse farms
- Lack architecture standards that support character exhibits and don't guarantee 4-sided architecture
- Add to the 1,500 lots under construction within 2 miles of these parcels
- Chance/Chapman doesn't have any amenities for residents
- Davis amenities are not guaranteed and can be changed with Director's approval
- They don't optimize this location or create interesting neighborhoods not already happening two miles away

We now have 1,500 lots under construction or soon to be within 2 miles of these parcels. These proposals are basically the same thing as Harmony, Viking Meadows, Wilshire, and West Rail.

The precedent has been set in this area for homes to face the roadways. Neither of these plans do this. The open space near 146th Street in Liberty Ridge and Section A of Westchester have 30%. This is supposed to increase as it moves to the core which is 161st Street. The open space on the golf course is approximately 65% so that happened. The architecture standards in these PUDs do not include taking the predominant feature (brick, stone, etc.) and carrying it to all 4 sides as was just approved at Westchester.

The buffering in this area is of an upmost critical nature because there are three horse farms abutting these parcels. These long term rural residents cannot have children wandering over to the horses and causing them a liability problem. The buffering in both plans is inadequate.

I'm confused when it became the norm to propose neighborhoods with tiny lots, basically no open space for active play and no amenities. If this is what people want, I'd appreciate seeing the market data to support this.

Westfield does not need more of the same and that's exactly what is before you tonight. A fresh, interesting and unique approach to development is needed and this area of Westfield literally rolls out the red carpet for this to happen. Let's not squander a high assessed value guarantee. Let's be the leaders of a new and dynamic approach that elevates and optimizes a strategic opportunity for the city of Westfield.

Best Regards,
Kristen Burkman

*Ms. Howard - Please place this letter as a remonstrance against both the Davis and Chance PUDs. Many thanks!

Pamela Howard

From: Ken Kingshill <kenkingshill@gmail.com>
Sent: Tuesday, January 16, 2018 12:24 PM
To: APC
Subject: Chance PUD

Dear APC Members:

I oppose the Chance PUD for the same reasons that the Tamarack PUD was rejected two years ago. The proposal simply is not a good fit for the area. This land is surrounded by larger estate lots with custom homes. The Comprehensive Plan clearly states that as we move west from Ditch Road and north from 146th Street, density should decrease and lot sizes should increase. This was to preserve the character of the area.

If you are inclined to move this PUD forward, please require larger lot sizes and that lots on Ditch Road and 166th street face the streets rather than back up to them. This will have the additional beneficial effect of reducing the number of lots that can be located on the parcel, thereby reducing density.

Thank you for your consideration.

Ken Kingshill

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Tuesday, January 16, 2018 11:56 AM
To: Council Members; APC; Andy Cook; phoward@westfieldin.gov
Subject: Chance PUD

Officials of Wesfield,

I'm not in any way for the Chance PUD that is being proposed at 166th St. and Ditch Rd. #1. How dare someone want to come in and tear the woods out on this property. #2. This is not an addition that needs to be in THE COUNTRY! This area is suppose to be protected by the Comprehensive Plan but for some reason housing developers are given the idea that they can just do whatever they want. Who is giving them this idea??? The people who want to fudge what the Comp Plan states so they can just do whatever they want even though it's not in the best interest of the town??? This is disgraceful! Again, How dare anyone want to tear down trees let alone a big woods! If these people and you could see the beauty that comes out of that woods you would all kick yourselves for being so selfish to even entertain that thought. People don't need to live there. The deer, coyote, hawks and a multitude of other wild animals live in there. How dare people think they have the right to take over their homes. Disgraceful! Not to mention the fact that this type of addition isn't to be put in this area. How many times does this statement need to be said? How many more developers are going to keep trying to SHIT all over the countryside with the idea that you, the town officials, are going to let them do it??? Housing developers need to be told that they will not be aloud to spread their cancer all over the countryside of Westfield. They need to come up with a much better "Country" plan or don't even bother us with your subdivisions. Is anyone listening to the people of Westfield??? No one wants these additions in this area. Has no one of the town figured this out yet??? We've been letting you all know for quite some time now. Please step back and take a look at what you are really doing. This plan and all the others are horrible and everyone knows it.

Mindy Martin
1839 W 166St.
Westfield IN. 46074
mindy.martin@att.net

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Tuesday, January 16, 2018 12:03 PM
To: Council Members; Andy Cook; APC
Subject: Chance PUD

Town officials,

I am not for the housing development that is being proposed at the Chance property. This is not any kind of development that needs to be introduced into the country. A development like this will make the country nonexistent. The town officials need to realize what is going out here and know that it needs to be stopped.

Nate Martin
1839 W 166 st
Westfield IN,46074

Pamela Howard

From: Becky Moyer <rebeccalynnreese@gmail.com>
Sent: Tuesday, January 16, 2018 10:30 AM
To: APC; Pamela Howard; Andy Cook; Council Members
Subject: Chance & Davis PUD

Advisory Plan Commission,

Our neighborhood is tired of developers submitting the same recipes to cook up bland "cookie cutter" subdivisions over and over. The Chance & Davis PUDs are not context-sensitive with the neighborhood. Development in this area should be designed around protected greenspace rather than aim for the bare minimum needed to bargain for approval.

Please work with the developers to reduce the density, increase open space, and preserve the natural areas that make this area of Westfield unique.

Sincerely,

Rebecca Moyer
Rural Southwest Resident

Pamela Howard

From: Richard Passman <rpassman@indy.rr.com>
Sent: Tuesday, January 16, 2018 11:09 AM
To: Council Members; APC; Pamela Howard; Andy Cook
Subject: Comments that apply to 2 Agenda items for APC meeting tonight

Westfield-Washington Advisory Plan Commission Members

I live at 151st & Shelborne Road.

I recently attended the public meeting where the plans for Waterford were presented (at 161 & Ditch road). I understand there is another PUD for 166 and Ditch. The Waterford plan appeared to have very nice homes, but it put as many of these homes as possible onto the site. It was designed to look great when you were inside the development, but it was not clear what it would look like from the outside looking in, because we only saw a plan view. All the homes faced the inside; backs of all homes facing out. It appeared to me that every possible square foot was either retention ponds or lots. Buffer areas were planned, but not detailed at that time. **Please delay approval of these two proposals. The pattern that I have seen, is that the first proposal is one that is best for the developer, and that they improve the proposal only after the APC and the public insist on changes / improvements.**

I am very concerned by the rapid pace of development in the this area (SW quadrant). There are already developments under construction or planned seemingly everywhere, as I drive NE toward Westfield. I believe this area is attractive because it has a rural atmosphere, but that rural atmosphere will be lost forever if we don't enforce the transition from dense housing developments to rural farms. Developments in this area (where these two are proposed) really should embody a noticeable transition to lower density. The developer compares his development to Centennial to show that it is lower density, but being slightly lower density than Centennial I not enough. Refer to Autumn Woods Drive, south of 146th st, just west of Ditch as an example. That lower density type of development would make a reasonable transition to the existing small rural farms and 3 plus acre home sites that currently define this area. We were told that if they increase open area, then the lot size reduces – that is because they want to keep the same large number of homes per site. These "transition" developments must have a significantly reduced home density, otherwise, they simply continue the typical home development pattern right through the rural area.

Thank you,

Richard Passman

Pamela Howard

From: Terry Wilds <terry@tpcmech.com>
Sent: Tuesday, January 16, 2018 10:59 AM
To: acook@iwestfield.in.gov
Cc: Pamela Howard; gkelleher@westfield.in.gov; cwoodard@westfiels.in.gov; Bob Smith; swillis@westfield.in.gov; amaue@westfield.in.gov
Subject: FW: David PUD - Chapman Parcels
Attachments: IMG_2994.jpg; IMG_2995.jpg; IMG_2964.jpg; IMG_2962.jpg

See attached and below, thank you, having email issues this a.m.
Thank you.

Terry L.Wilds
President
Tank and Piping Contractors,Inc.
P.O.Box 3160
Carmel, Ind. 46082
Mobile (317)-590-5565
Office (317)-846-4768
Fax (317)-846-4788
Email terry@tpcmech.com
Web www.tpcmech.com

From: Terry Wilds
Sent: Tuesday, January 16, 2018 10:26 AM
To: councialmembers@westfield.in.gov
Cc: acook@westfield.in.gov
Subject: David PUD - Chapman Parcels

First of all, thank you for your time .

Building at 15919 Ditch Road in 1981 was a great decision for my family. The school system was not in great shape , my oldest daughter who entered the 1st grade in 1983 had more than ½ her class mates on the Federal / State school lunch program.
We didn't see or hear a snow plow till about 1985. That night in 85, we heard a terrible noise coming down the chip and tar road. It was actually a large grader plowing the road , the drifts were 2-4 feet high. It was like seeing Santa for the first time.

If it wouldn't have been for the Davis family clearing the ALL roads in order to feed and tend to their livestock, I'm not sure exactly what everyone would have done then, and after that.
Last night we heard a snow plow go up and down Ditch Road about 4 times. I thought he may have been lost. But times have changed and certainly for the better.

The Davis family have a great piece of property and there can be a much better development built. The so called high end Estridge development lacks many of the requirements as previously set forth in the Comprehensive Plan for the area.
I have attached several pictures that are from the Harmony project, the backs of the homes are facing Ditch Road about 120 foot of the roadway. Is this what you what to see in our area ? Our area along with every piece of dirt left in Westfield is worth more than fabricated housing.
Why is the East side of U.S. 31 , held to a higher standard. You chosen people along with the Mayor, need to DEMAND more and not less.
Estridge is backed by finical investors whom do not live in our area. They live in Carmel or Zionsville and they want nothing built in their areas that look like the proposed homes. **This is about a return on THEIR investment..**
Paul Estridge spoke about having 4 sided stone and architure, but the proposed PUD calls for nothing. We/ us/you are only going to get what you stick them with. I'm a contractor as well, it's the mentality of most contractors, push, push, and promise. Then, do what you want when passed.
When I showed Paul Estridge the pictures of these homes that face Ditch and what they look like. His comment was, where are these taken from, they don't look good at all. EXACTALLY my point.
That's what I'm saying, hold them accountable, there's only so much dirt and water left. It's worth a lot, and it demands quality built projects that want to keep families in the area.
We have lived there when there was nothing, why should I toy with the idea of moving ? Because I don't want to look at substandard houses . Cheap construction that's looks great for the first couple years, but not for the LONG haul.

In 1981 we were a small town. You had to drive to do anything or to get to a mall. I hate the Carmel attitude, but let's act like were them some what and demand more not less. We have a lot to be proud of.

In closing I'm a poor typist and writer, But there's something I tell people each week at least 2-3 times in conversations. Building in Westfield and sending my 3 children to Westfield schools, was a blessing and the best thing that could have ever happened to my family, and we believe that.

There was a day when Westfield couldn't beat any school at ANY sport, girls or boys. Look how far we have come… Please don't go backwards. Strive for the best.
Thank you.

Terry L.Wilds
President
Tank and Piping Contractors,Inc.
P.O.Box 3160
Carmel, Ind. 46082
Mobile (317)-590-5565
Office (317)-846-4768
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Email terry@tpcmech.com
Web www.tpcmech.com

Pamela Howard

From: tracey.aiken@gmail.com
Sent: Tuesday, January 16, 2018 6:39 AM
To: APC
Subject: Stop irresponsible developments

Please vote NO to these two new developments, Davis and Chance tonight.
Thank you,
Tracey Aiken

Sent from my iPhone

Pamela Howard

From: lisabeth armstrong <lisabetharmstrong84@gmail.com>
Sent: Monday, January 15, 2018 4:37 PM
To: APC
Cc: Jim Ake; Chuck Lehman
Subject: Davis and Chapman parcels proposed PUDs

Dear Council members,

I attended the neighborhood meeting at Harmony last Wednesday. I am opposed to the PUDs being proposed, on the Davis and Chapman parcels, because they are developments that ar not context-sensitive to adjoining long term residential properties. These PUDs do not reflect guidelines of the Comprehensive Plan as it is described for the Southwest New Suburban area. Concerns are density is too high, open space is negligible, little to no transition with minimal buffers, landscape and architectural standards are well below average pricepoints and natural buffers are not reflected, just to name a few.

This developer needs to be held to a much higher standard, using more of the Conserancy approach that embraces the Comprehensive Plan. The architectural standards described by the developer at the meeting are not even reflected in the PUDs, so-called green space in the plan shown actually overlapped the back yards of lots and at the meeting there was no mention of the Chapman parcel PUD, yet we see that it's also on your agenda for Tuesday.

Seriously, there is SO much development going on right now and SO much more being proposed, it's being shoved down our throats! All in the same area! Someone said at the meeting, "could you just take your developments north of 32 where there's all kinds of room and leave us alone?! It's like a massive land grab, one which is quickly changing the landscape from farms and rural settings to lit up parking lots and crowded neighborhoods that have taken away our "sense of place".

The APC and the Town Council need to agree to communicate better and remember who they're serving and why. Last week's debacle was so stinging of disrespect and manipulation no one can trust the "process" anymore. I can keep on writing these letters, but I don't trust the process. SAD

Sincerely,
Lisabeth Armstrong

Pamela Howard

From: Cook Family <cookhouse3841@comcast.net>
Sent: Monday, January 15, 2018 9:45 PM
To: APC; Council Members; Pamela Howard; Andy Cook
Subject: Chance PUD

We are writing to express our concern with the Chance PUD. We were unable to attend the neighbor meeting but here are a few concerns after reading the PUD online:

Per the Comprehensive Plan: "The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properities, equestrian uses and artisan farms. While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should context-sensitive." 117 lots on 53 acres is not in context to the large-lot residential surrounding it.

- Architectural/square footage minimums need to be increased. 1800-2300 square minimums would fall below the much needed $375,000 AV for schools, etc. Front load garages, 4 side architecture, etc.

- Minimal buffering for residents bordering this with livestock for safety/liability reasons.

- Open space needs to be increased

- Schools are already at capacity, with improvements/additions not complete until 2020.

There are currently 1200+ lots approved on the west side of our city not including the controversial approved Westchester PUD. At what point do our schools, roads, public safety, etc catch up?

Thank you for your time,

Derek and Cherie Cook

Pamela Howard

From: John Daly <john@golitkodaly.com>
Sent: Monday, January 15, 2018 2:19 PM
To: APC
Subject: Davis & Chapman

Dear Board Members:

Sorry to have to keep objecting but it seems like the developers always submit an awful plan in the hopes that making it less awful means that it will be acceptable. Here are a few of our least favorite things as noted by Conservancy members:

***Comprehensive Plan Issues:**
-Little to no recognition that the large lot residential uses were recognized as a long term way of life in this core area.
-Not context sensitive to long term residential properties.

-Design developments such that back yards are not adjacent to collector or arterial streets-these houses back right up to Ditch in the same manner as Centennial and Harmony. This also is in direct violation of request in Comp plan to avoid house orientations where the back sides face the public right of way.

-Encourage high quality and life span housing-most of the character exhibits are currently built in Harmony. Although much of the architecture is enhanced it's more of the same.

-Encourage quality and useable open space- The open space provided is negligible at 25% which includes the back yards of the homes along Ditch. Open space should increase and density should decrease as you move west of Ditch. West Rail, immediately to the east has an open space percentage of 37% not including residential back yards. This should be the absolute minimum for this parcel.

-Land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities- Little to no consideration has been given to the topography of the parcel. The development plan lacks creativity and strives simply to place as many lots as possible on the property.

-Encourage variety and diversity in housing while maintaining a distinct style or character-this is Harmony north with a few new elevations. This builder is capable of much better and higher end product than what is defined in the PUD or depicted in the character exhibits. Please take a tour of the neighborhood surrounding his home that is currently under construction. That would be more appropriate for the area.

-Encourage diversity in lot sizes and lot layout-more of the same…

***Buffering:** (major issue on east, west and north sides of project)

-creating appropriate transitions between adjacent dissimilar residential areas-DOES NOT ADDRESS

-To ensure proper buffering between existing residences and new development of a dissimilar character-DOES NOT ADDRESS

-encourage the uses of natural buffers involving "reforestation" of natural vegetation, particularly when buffering between suburban and rural uses and between existing uses and new development-IS NOT REFLECTED IN PLAN.

***Architecture:** It should be noted that Paul Estridge indicated in the January 10th Neighbor Meeting that the home prices would average in the $700,000 range and this would be a step up from the existing Harmony neighborhood. Most of the character exhibits provided are currently houses built in Harmony. This looks like Harmony north without the details for higher end architecture that were included in the original Harmony PUD. There is nothing in the Davis PUD to support the claim that these houses will be different, will have 360 degree architecture, or will be at a higher average price point. The minimum square footage for section A is 2000 and the minimum for section B is 1800. This would equate to a square footage charge well above average high end custom homes prices, $375 plus per square foot, (must have gold plaited toilets planned?). The numbers don't work!!

*The **Bulk and Density Standards** are below those identified in the UDO for SF3 in many areas.

*The **Landscaping Standards** are below the UDO standards for SF3 for shade trees and evergreen trees.

We have examples such as Bent Creek and Viking Meadows where the PUD detail did not support the conceptual for the areas and the lowest standard is built to.

Really not much land left in Westfield. Please get it right.

Thank You.

John P. Daly

15936 Little Eagle Creek Avenue

Westfield Indiana, 46074

JOHN PATRICK DALY, JR.
BOARD CERTIFIED
TRIAL LAWYER
OSHA CONSTRUCTION SAFETY INSTRUCTOR

GOLITKO & DALY
9450 N. MERIDIAN ST.
INDIANAPOLIS, IN 46260
PH: (317) 566-9600

WORK INJURY LAWYERS

Pamela Howard

From: s Gillim <bufogil@gmail.com>
Sent: Tuesday, January 16, 2018 7:49 AM
To: APC
Subject: Chance subdivision

Dear Planning Commission

I am writing in reference to the Chance proposed subdivision on 166th and Ditch Roads. The developer's concept plan shows houses being built in the wooded wetland that is on the northwest corner of the property. Even though some of the trees appear to be preserved many will be destroyed to build homes.

I am tired of seeing the last remnants of wooded land in this part of Westfield destroyed for housing. A well planned subdivision could be more ecologically friendly than the corn and soybean field it was built on. But when the proposal includes the destruction of well established woodlands, the ecological negatives far outweigh the positives. Since there is no shortage of subdivision housing in Westfield, the commission should begin to ask these question of developers before granting zoning changes:

Will this change benefit the community as a whole? Will it improve the quality of life and aesthetic appeal of the community? Does it provide significant ecological benefit to the community? Does it provide a much needed community amenity like a grocery store, health center etc?

I am not opposed to the Chance development if the forested area is left as undeveloped green space and wetland. These wooded areas benefit the whole community by improving water quality, wildlife habitat, shade and temperature control, beautiful autumn foliage. Please request that the developers preserve <u>all</u> of the wooded portion on the property before approving this development.

Thank you for your time and consideration.

Sincerely

Sarah Gillim

16505 Little Eagle Creek Ave

Westfield, IN

Pamela Howard

From: Adam Goodnight <agoodnig@umail.iu.edu>
Sent: Tuesday, January 16, 2018 9:19 AM
To: Andy Cook; APC; Council Members
Subject: Chance and Davis Developments

All,

I personally do not think Westfield needs anymore residential development at this time in this particular area. The should remain fairly rural to not impact the quality of life of those who moved here years ago. However, I would like to make the following comments on the two proposed neighborhoods being reviewed tonight. For the Davis PUD, I believe all of the lots should be required to be larger as those noted in lots 69-145 to decrease density. Ideally, they would be as large as possible to encourage open space and decrease density significantly as noted by "new suburban." I think they could increase them significantly while still allowing it to make financial sense. Again, set the bar higher as you move further west, not more of the same. As for the Chance PUD, again, lot sizes should be increased to minimize density according to the plan, especially since they will likely acquire the property west of this parcel at some point and add even more housing. I would also like to see all of the trees on the northwest corner remain untouched, which could be done without changing the plan too much (it would also decrease homes by about 12-15 as well while still providing some wooded lots. This would also help the transition to the current "rural" setting.

Thank you,

1801-PUD-01 [PUBLIC HEARING]
Davis PUD
West side of Ditch Road between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests a change of zoning of 80 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Davis PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 17-52 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Neighbor Meeting Summary

1801-PUD-02 [PUBLIC HEARING]
Chance PUD
Southwest Corner of Ditch Road and 166th Street
Applewood Homes by 11th Street Development requests a change of zoning of 53.5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chance PUD District.
(Planner: Pam Howard - PHoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Character Exhibit | Exhibit 5: Ordinance 17-53 | Exhibit 6: Petitioner's Narrative | Exhibit 7: Neighbor Meeting Summary

Pamela Howard

From: Stacy Hall <smhall729@gmail.com>
Sent: Monday, January 15, 2018 11:33 PM
To: APC; Council Members; Andy Cook; Pamela Howard
Subject: Chance PUD

To Whom it May Concern,

I am writing today opposing this PUD. There are many issues with this PUD. This is not a design that fits with the rural area. There needs to be much larger lot sizes and proper buffering with the rural neighbors. There also needs to be better architectural standards listed within the PUD. It looks like every other neighborhood dropped into a cornfield! It does not fit with the comprehensive plan that was meant for this area. How many more neighborhoods will be approved before construction even starts on the schools? There are currently at least 1,500 lots approved in neighborhoods to be built on. In my opinion this rapid amount of development is irresponsible!

Thank you,
Stacy Hall

1/16/2018

Advisory Plan Commission

Westfield IN 46074

Chapman PUD

My wife and I, Sandy have lived at 15630 Towne Rd. since 1980. Since that time we have seen many changes. Some are good, others not.

We continue to see building plans like Chapman which are built on small lots, cookie cutter style homes, and very little if any buffering to protect us from these new developments. The homes are small with few amenities. We need more housing options with more amenities. We would like to see homes in the $750,000 range with larger lots and more buffering. Who is going to pay that price for a home on a 14,000 sq. ft. lot. Westfield already has enough of this type of homes being built.

What will be the effect on the local schools and roads? I can hardly get out of my drive at the busy times now.

This development as now planned does not meet the comprehensive plan for Westfield and certainly not of us neighbors.

We support our rural life lifestyle and landscape and want to maintain it.

Sincerely

Richard & Sandy Levins

Pamela Howard

From: Greg Moyer <moyer43@gmail.com>
Sent: Monday, January 15, 2018 5:46 PM
To: Council Members; APC; Pamela Howard; Andy Cook
Subject: Chance PUD

Dear Advisory Plan Commission,

My comments on the Chance PUD are found below. As stated on page 8 in the comprehensive plan, there is a desire that Westfield retain its unique sense of identity and not become indistinguishable from any of the other communities in the metropolitan area. While it is difficult to precisely define what makes the Westfield area unique, there are positive elements of that character that can be identified for the purpose of planning. Chief among these elements are the significant natural areas and open space found in Westfield – Washington Township. As you review new development proposals, please keep in mind the importance of preserving the natural areas and open space found in Westfield.

Density

The PUD proposes a density of 2.2 DUA. Given that the comprehensive plan calls for density to be reduced as development moves west of Ditch Road, the density of the Chance PUD should be no greater than the 1.5 DUA approved for the Derby Ridge PUD located immediately to the east of Ditch Road. Density should be reduced with the intent of blending towards the lower densities recently approved to the west (Westchester @ 1.1 DUA and Bent Creek @ 1.2 DUA).

Open Space

The only amenity provided in the PUD is the passive recreation opportunity provided by open space. However, 20 of the 117 lots have no exposure to open space (lots 3, 57-59, 64-65, 90-95, 104-108, 113-116). Another 15 homes are only exposed to a small sliver of buffer yard (lots 72-86). This means that 30% of the homes will have no meaningful exposure to open space in a development where passive recreation through exposure to open space *is the only amenity*. Lots should be reconfigured to maximize exposure to open space. This is consistent with page 43 of the comprehensive plan: "Locate roadways and house lots so as to respect natural features and to maximize exposure of lots to open space (directly abutting or across the street)."

The comprehensive plan also calls for designing "open space to form an interconnected network, with provisions for linkages to existing or potential open space on adjoining properties." The current proposal does a poor job of connecting open space, with the majority of the connections provided by the existing right-of-ways along perimeter roads. Interior paths and trails provide a great opportunity to provide connections between open areas and enhance recreation opportunities, particularly if the paths are naturally landscaped. These connections also help preserve wildlife habitat and provide corridors for wildlife to move between habitats & parcels. Enjoyment of the area's wildlife is an amenity that current neighborhood residents value greatly and it should be preserved / enhanced whenever possible. Please encourage the developer to promote wider, more natural connections between open spaces.

Buffering

The width and content of the buffers currently in the PUD fail to preserve the property values of the adjoining large lot residences. Buffer width should be increased to at least 50 feet. Reforestation buffers should be used to achieve a natural looking environment and preserve the neighborhood's character. Consider the following:

- The comprehensive plan emphasizes the importance of buffers and states a preference for reforestation buffers in this area. Refer to the following:
    - Page 42 --- "Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions)."
    - Page 41 --- "Ensure proper land use transitions between dissimilar types of residential development."

- Page 11 --- "It is important that existing uses, especially residences, be properly buffered from new development that has a different character."
- Page 12 --- "Encourage the uses of natural buffers involving “reforestation” of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development."

- Note that Bent Creek provides a 50' buffer with the existing residence to the north and locates substantial open space along the property line shared with the residence to the west. Derby Ridge includes a minimum rear yard setback of 50' along the northern property line and commits to tree preservation easements along shared property lines. Westchester includes commitments to considerably increase buffering beyond what is required by the UDO, Liberty Ridge provides a substantial reforestation buffer with the adjacent residence (100' ?).

Beyond helping preserve the neighborhood's character, reforestation buffers are essential for maintaining the diversity & abundance of wildlife that the current residents value. Planners can facilitate conservation of development-sensitive species by limiting the mowed and landscaped surfaces adjacent to new development. Please encourage reforestation buffers and open spaces that promote a natural habitat.

Failure to Preserve Natural Features

On page 19, the Comprehensive Plan calls for new development to "Preserve natural features such as stands of trees, water bodies, and wetlands when land is developed." Note that the current proposal fails to preserve a large portion of the woods located at the northwestern corner of the parcel. These remnant tracts of wooded areas have aesthetic value and ecological benefits such as screening and privacy; wildlife attraction for resting, nesting, feeding, and breeding; and protection against drifting snow. All of these functions have direct positive impacts on property values and quality of life. These woods should be preserved.

One should also note that these woods are clearly visible on aerial photos taken in 1936. This is notable, not just because many of the trees are likely 100+ years old, but because this means that the wooded area was found to be too wet for agricultural production. Why go through the trouble of clear-cutting the surrounding area while leaving this stand of trees untouched? The USDA soil survey shows that the underlying soil is Br—Brookston silty clay loam. This soil is classified as being poorly drained, subject to long periods of ponding, and a classified as a hydric soil (a soil that formed under conditions of saturation long enough during the growing season to develop anaerobic conditions in the upper part). Thus, these woods are likely wetlands and any impact to them will receive significant scrutiny from the Indiana Department of Environmental Management. Has a wetlands delineation been completed on the site? Will the developer commit to completing any compensatory mitigation for wetland impacts on-site rather than off-site?

Lack of Context with Existing Neighborhood

The existing residences that adjoin the PUD are rural in character. These clusters of large lot residences provide a more open, natural feel than the typical suburban setting. The comprehensive plan stresses that new development should work within this context --- not try to change it. As stated on page 40, "While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be context-sensitive." The proposed PUD fails to adapt the development to the setting. Multiple neighborhood meetings, several rounds of public comment, and months of APC meetings have made it clear that development in this area should provide for the transition between residential and rural environments in a way that does not adversely affect the surrounding landscape's character. There are a number of opportunities for improvement:

- Commit to a landscaping plan that is natural looking and in context with area. For example, include areas of reforestation in open spaces or include prairie plantings like @ West Rail.
- Commit to completing any compensatory mitigation for wetland impacts within the PUD (on-site rather than off-site compensation).
- Create connections between open spaces to preserve views and provide wildlife corridors.
- Utilize undisturbed open space as buffering, as is the case with most of the existing residences in the neighborhood.
- Create vegetated buffers along existing streams and proposed drainage swales.
- Require Dark Sky friendly lighting, meaning lighting standards that minimize glare while reducing light trespass. One of the greatest perks of living outside a major city is the ability to see stars in the night sky. Light pollution is creeping into developing areas of Westfield due to new developments utilizing lighting at night that is

inefficient, overly bright, poorly targeted, and improperly shielded. The residential section of the International Dark Sky Association's model ordinance can provide some useful wording.

Architecture

The character exhibits included with the PUD show 9 homes. Only 3 of the homes show front-load garages. Is the developer committing to no more than 33% front-load garages? If not, what % of front-load garages is the developer committing to? In addition, the character exhibits show a number of architectural features. What aspects of the character exhibits does the Director feel are essential to the designs? Would non-masonry homes *without* a change in dominant exterior material be consistent with the intended architecture to be constructed in the District? Would garage entries without the windows and pergolas shown on the concept plan be consistent with the intended architecture? The discussion of garage treatments in the PUD allow significant flexibility from what is shown in the character exhibits. Too often we have found that we only get what is committed to in writing. Please encourage the developer to provide more precise language to ensure that the character exhibits are an accurate depiction of what will be built.

In conclusion, please encourage the petitioner to reduce density, increase exposure to open space, increase the connectivity between open spaces, introduce reforestation buffers, and preserve the natural features found on the parcel.

Thank you,

Greg Moyer
15001 Shelborne Rd

Pamela Howard

From: Stephen Stafford <staffordhouse92@att.net>
Sent: Monday, January 15, 2018 3:29 PM
To: Council Members; Andy Cook; APC; Kevin M. Todd, AICP; Jesse Pohlman
Subject: Davis and Chapman Parcels

Dear Mayor, council members, & APC board members:
There is documented evidence that Westfield's Comprehensive Plan was to address the unique, rural Southwest New Suburban area. The agreed on notion was keep the area open and rural. Those planned intentions focus on a diverse **MIX** of residential properties, open space, equestrian uses, and special niche farms. That MIX is fast becoming a word only.

Our neighborhood is like the earth in Stephen King's story, *Langoliers.* The story is about the earth being eaten up by some kind of alien, insatiable force that cannot be controlled. The result is complete destruction of the land as people know it.

Westfield is actually living the story. Developers are set on destroying what we thought Westfield would be when we moved here. Worse than that, many of our elected officials seem too weak to live by the standards we, the people who elected them, want to maintain. While there are several councilors and board members who are not afraid to stand up and demand better developments, there are those who cannot (or is it will not) see the result of having limits put on development.

We encourage you to ensure, by holding to high standards and comprehensive planning, that Westfield does not become overbuilt and ugly. We do believe you are aware of the problems posed by the currently proposed northward expansion along Ditch Road. If you don't, then that's even more of a problem. Residents look to you for wise consideration of all PUDs. If you are aware, then the problem is one of motivation. Are you willing to stick your community's need for high standards?

We urge you to vote against the proposed plan for the Davis PUD. More than likely, the developer expects to continue chewing up land and use the Chapman parcel for an equally dense, poorly buffered development.

If Westfield is to continue to be a great place to live, you must keep the development the bar high. Otherwise, present and future residents will be running from the *Langoliers*.

Thank you,
Cynthia & Steve Stafford

Pamela Howard

From: Roadrunner <bvannatta@indy.rr.com>
Sent: Monday, January 15, 2018 9:15 PM
To: APC
Cc: Council Members; Andy Cook; Matt Skelton; Kevin M. Todd, AICP; Pamela Howard
Subject: Davis and Chance PUDs

Dear APC members,

I am writing to express my views on the Davis and Chance PUD's coming before you Tuesday, January 16, 2018.

The Comp Plan gets cited by developers to justify what they are presenting. I believe the actual language regarding the Southwest New Suburban area is pretty clear:

"While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this development should be **context-sensitive."**

"As development moves south from SR 32, north from 146thStreet, and west from Ditch Road, **the density should decrease and open space should increase**."

"The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents."

Both the Davis PUD and Chance PUD have insufficient green space and are overly dense. The developer attempts to count "landscape easements" on the back of lots as green space and buffer. This is ridiculously unfair and is flat out cheating. Additionally, while the developer claims the homes in the Davis PUD will be $700K, the architectural language in the PUD in no way supports this. Same with Chance. Fronts of homes should face the roads as was just done in the Westchester and Liberty Ridge PUD's.

Mr. Estridge was prepared to build million plus dollar homes on the Simon golf course property. Why can't he offer an innovative custom product on the Davis parcel? There are no custom neighborhoods west of 31. Why not offer something novel for Westfield— perhaps a custom neighborhood with a central equestrian center? Estridge is clearly capable of this. Estridge claimed at the neighbor meeting that the market was "soft" for $750K to $1Million homes, but he was ready to build them in Carmel. Chatham has to keep holding lotteries for their lots, the demand is so high. His marketing claims seem to change with his desired product.

Finally, the buffering for the DuBois property is woefully inadequate. A reforestation buffer of a minimum of 100 feet should be required. Anything less will seriously impact the DuBois property value. Additionally a lesser buffer would violate the Comp Plan and common sense transition from high density to low density, rural properties.

Westfield can't simply can't approve each and every development request for every parcel in this area— especially if they continue to be so dense, with minimal green space and improper context. The bar needs to be very high to receive approval. These proposals don't come close. Please reject these proposed PUD's.

Sincerely,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181