



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda_01_04_2017

Wednesday, January 04, 2017 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Wednesday, January 04, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - December 19, 2016

Documents: [Minutes - December 19, 2016](#)

Election of Officers

Review APC Rules & Procedures

ITEMS OF BUSINESS

1610-PUD-19

***Aurora Planned Unit Development (PUD) District
East Side of US31; South of SR38***

CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres±.

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Concept Plan Comparison](#) | [Exhibit 5: Illustrative Character Exhibits](#) | [Exhibit 6: Ordinance 16-35 Aurora PUD Ordinance](#) | [Exhibit 7: Ordinance 16-35 Aurora PUD Ordinance \(Redline Version\)](#) | [Exhibit 8: Project Summary](#) | [Exhibit 9: Traffic Impact Letter](#) | [Exhibit 10: Issue List and Responses](#) | [Exhibit 11: Original Aurora PUD \(Ord. 06-55\)](#) | [Exhibit 12: Neighborhood Meeting Summary](#) | [Exhibit 13: Public Comments \(UPDATED 01/04/17\)](#) | [Text Modification Regarding Maximum Number of Residential Units per Minimum Acreage](#)

PUBLIC HEARINGS

1701-PUD-02

***The Grand Millennium Center Planned Unit Development (PUD) District
Northeast Corner of US 31 and David Brown Drive***

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Project Renderings](#) | [Exhibit 5: Ordinance 16-51_The Grand Millennium Center PUD](#) | [Exhibit 6: Public Comments \(UPDATED 01/04/17\)](#) | [Grand Junction Sub-Districts Map](#) | [Grand Junction Implementation Plan](#)

CONTINUED ITEMS

1611-ODP-11 & 1611-SPP-11 [CONTINUED]

Scofield Farms Subdivision

West Side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

1610-PUD-17 [CONTINUED]

Drexler Woods Planned Unit Development (PUD) District

191st Street; Horton Road; Six Points Road

Platinum Properties Management Company, LLC by Nelson and Frankenberger requests a change of zoning of 265 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Drexler Woods Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

1609-PUD-16 [CONTINUED]

Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street / 166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 799 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 19, 2016, 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, Andre Maue, David Schmitz, Robert Smith, Robert Horkay, Nathan Day, and Tom Smith.

City Staff Present: Jesse Pohlman, Senior Planner; Pam Howard, Associate Planner; Amanda Rubadue, Associate Planner; and Rodney Retzner, City Attorney.

Approval of Minutes: December 5, 2016, Meeting Minutes.

Motion: Approve December 5, 2016, Meeting Minutes.

Motion: R. Smith; Second: T. Smith; Vote: Approved 8-0.

Horkay arrived at 7:02 p.m.

Pohlman reviewed the meeting rules and procedures.

ITEMS OF BUSINESS

1610-PUD-20

The Depot at Springmill Station Planned Unit Development (PUD) District

Southwest Corner of 161st Street & Spring Mill Road

Quent Partners, LLC by Barnes & Thornburg, LLC requests a change of zoning of 18.39 acres± from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Springmill Station Planned Unit Development (PUD) District to allow for a mixed use development.

Rubadue presented an overview and update of the requested change of zoning as summarized in the Department report.

Joe Calderon, attorney with Barnes & Thornburg on behalf of the petitioner, gave a brief presentation and overview of the changes since the public hearing.

Motion: Forward 1610-PUD-20 (Ordinance 16-36) to Council with a favorable recommendation.

Motion: Maue; Second: T. Smith; Vote: 8-0

1610-DDP-30

Rainbow Child Development Day Care

Lot 1 of Spring Mill Station Subdivision

Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft.± building on 2.0 acres± on Lot 1 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Howard presented an overview of the development plan.

R. Smith inquired whether the Spring Mill Task Group's suggestions, as stated in the group's letter of support, were incorporated into the development plan.

Rodney Blight, on behalf of the petitioner, confirmed that they had addressed the suggestions recommended by the Spring Mill Station Task Group.

Motion: Approve 1610-DDP-30 with the following conditions:

1. Final approval of the Lighting Plan shall be delegated to the Department;
2. The Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit; and
3. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: R. Smith; Vote: 8-0

1612-ODP-12

Chatham Hills, Section 3 Subdivision

1612-SPP-12

Northeast Corner of 206th Street and Oak Ridge Road

Chatham Hills LLP requests approval of an Overall Development Plan and Primary Plat for 93 single-family residential lots on 130.02 acres± in the Chatham Hills Planned Unit Development (PUD) District.

Howard presented an overview of the primary plat and overall development plan, as summarized in the Department report, and noted the Council recently approved the ordinance that incorporated portions of this property into the Chatham Hills Planned Unit Development District.

Motion: Approve 1612-SPP-12 and 1612-ODP-12 with the condition that all necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Hamilton County Highway Department prior to the issuance of an Improvement Location Permit.

Motion: Schmitz; Second: Day; Vote: 8-0

1611-PUD-22

Scofield Farms Planned Unit Development (PUD) District

West Side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests a change of zoning of 143 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Scofield Farms Planned Unit Development (PUD) District to allow a single-family residential development.

Howard presented an overview and update of the requested change of zoning as summarized in the Department report.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the petitioner, presented the revisions to the proposed ordinance since public hearing.

T. Smith inquired regarding the minimum square footages and whether side loaded garages could be incorporated.

R. Smith expressed concerns regarding the proposed price points, lot size, buffering, and potential negative impact on the schools.

Maue requested confirmation regarding the land use area of the Comprehensive Plan in regard to this development's location.

Dobosiewicz confirmed the property was located within the New Suburban area of the Comprehensive Plan and highlighted an exhibit depicting the Comprehensive Plan Land Use Map.

Schmitz commented positively on the incorporation of trails and open space, but requested clarification on the perimeter architectural standards and how open space was calculated.

Pohlman responded the petitioner revised the proposed ordinance to default to the Unified Development Ordinance's architectural standards for facades oriented towards perimeter streets at the recommendation of the Department, so those standards would apply. Pohlman explained how the Unified Development Ordinance defines open space and limits the percentage that may qualify from third party easements; however, he noted the proposed ordinance establishes the minimum open space as shown on the concept plan.

Hoover stated he believed the proposed development was consistent with the Comprehensive Plan and that he felt having this price point available within the community is needed and would be an inclusive attribute.

Horkay stated he was in agreement with Hoover's comments.

Motion: Forward 1611-PUD-22 (Ordinance 16-36) to Council with a favorable recommendation.

Motion: Horkay; Second: Maue; Vote: 6-2 (T. Smith, R. Smith)

1612-DDP-35

GetGo, Harmony

Southwest Corner of 146th Street and Ditch Road

Giant Eagle, Inc. by Nelson & Frankenberger requests approval of a Detailed Development Plan for a Gasoline Service Station on 2.61 acres± on Lot 7 in the Harmony Mixed Use District Subdivision in the Harmony Planned Unit Development (PUD) District.

Pohlman presented an overview of the development plan, as summarized in the Department report.

Maue noted the comparison exhibit of the proposed building to the character exhibit of the applicable ordinance and that the character exhibit includes a masonry ledge surrounding the outdoor dining area and the proposed plan removes that ledge.

Dobosiewicz responded that the ledge was replaced with the decorative bollards due to engineering constraints with land from north to south and this modification would preserve landscaping.

Schmitz inquired how the proposed building compares to other buildings in the area being built by this business.

Dobosiewicz responded that the proposed building was smaller to other buildings built or proposed in the area due to the size and configuration of the lot.

R. Smith requested clarification for the landscaping along the south property line.

Jon Dobosiewicz, with Nelson & Frankenberger on behalf of the petitioner, explained the proposed plantings, as depicted on the landscape plan.

Motion: Approve 1612-DDP-35 with the following conditions:

1. That the Secondary Plat for the property shall be recorded prior to the issuance of an Improvement Location Permit; and
2. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Hamilton County Highway Department prior to the issuance of an Improvement Location Permit.

Motion: R. Smith; Second: Maue; Vote: 8-0

CONTINUED ITEMS

1611-ODP-11

1611-SPP-11

[CONTINUED]

Scofield Farms Subdivision

West Side of Moontown Road between 191st Street and 196th Street

M/I Homes of Indiana, L.P. by Nelson and Frankenberger requests approval of an Overall Development Plan, Primary Plat and associated Subdivision Waivers for two hundred and thirty-two (232) single-family lots on 143 acres± in the Scofield Farms Planned Unit Development (PUD) District (pending).

1610-PUD-19

[CONTINUED]

Aurora Planned Unit Development (PUD) District

East Side of US31; South of SR38

CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres±.

1610-PUD-17

[CONTINUED]

Drexler Woods Planned Unit Development (PUD) District

191st Street; Horton Road; Six Points Road

Platinum Properties Management Company, LLC by Nelson and Frankenberger requests a change of zoning of 265 acres± from the AG-SF1: Agriculture / Single-Family Rural District and OI: Open Industrial

District to the Drexler Woods Planned Unit Development (PUD) District to allow for a mixed-use development to include single-family residential, attached residential and commercial uses.

1609-PUD-16
[CONTINUED]

Wood Wind Planned Unit Development (PUD) District

Towne Road; 146th Street / 166th Street

Pulte Homes of Indiana, LLC by Ice Miller LLP requests a change of zoning of 799 acres± from the AG-SF1: Agriculture / Single-Family Rural District to the Wood Wind Planned Unit Development (PUD) District to allow for a mixed-use development to include a golf course, single-family residential, multi-family residential and commercial uses.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

Motion: Adjourn meeting.

Motion: Hoover; second, T. Smith. Vote: 8-0.

The meeting adjourned at 8:20 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 4, 2017
1701-PUD-02
Exhibit 1

Docket Number: 1701-PUD-02 (Ordinance No. 16-51)

Petitioner: EdgeRock Development, LLC

Request: Petitioner requests a change of zoning of 66.2 acres± from the EI: Enclosed Industrial District and the GB-PD: Business/Planned Development District to The Grand Millennium Center Planned Unit Development (PUD) District to allow for a mixed-use development to include commercial, residential, recreational, and civic uses.

Current Zoning: Enclosed Industrial (EI) and GB-PD: Business/Planned Development District

Current Land Use: Industrial and Agricultural

Acreage: 66.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Project Renderings
5. Grand Millennium Center PUD Ordinance (Ord. 16-51)
6. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

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

The petitioner met with the Grand Junction Task Group of December 13, 2016 and held a neighborhood meeting on December 21, 2016, and should be able to provide a summary of those meetings at the January 4, 2017 APC meeting.

PROJECT OVERVIEW:

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

ZONING REQUEST:

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

Underlying Zoning Districts. The proposal would default to the MF-1: Multi-Family Low Density District standards for the multi-family area and GB: General Business for the balance of the site.

U.S. Highway 31 Overlay District. The proposal would also default to the U.S. Highway 31 Overlay District standards, with a few modifications regarding setbacks, maximum building height, and adding hotels as a permitted use.

Architectural Standards. The proposal defaults to the architectural standards of the UDO, with a couple of modifications to building material requirements.

Landscaping Standards. In lieu of the UDO standards for landscaping, the landscaping plan that is to be included with the PUD Ordinance would have to be substantially complied with, as proposed. As of the publishing of this report, a landscaping plan has not been submitted. A landscaping plan will need to be submitted and reviewed before this item appears before the APC at a subsequent meeting.

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

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

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

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 is scheduled for the January 4, 2017, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS:

1. **Action:** Hold a public hearing at the January 4, 2017 Advisory 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 Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT



EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT



ORDINANCE NUMBER 16-51

THE GRAND MILLENNIUM CENTER PUD DISTRICT

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1701-PUD-02**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1701-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____-____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2016;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**The Grand Millennium Center PUD District**" (the "District").
- 1.2 This Ordinance shall amend The Unified Development Ordinance, as applicable to the Real Estate. 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 Concept Plan – Master: The plan for the development of the Real Estate, as attached hereto as **Exhibit B.**
- 2.2 Illustrative Character Exhibit – Hotel and Convention Center: The architectural building elevations, attached hereto as **Exhibit C.**
- 2.3 Illustrative Character Exhibit – Corporate Office Building: The architectural building elevations, attached hereto as **Exhibit D.**

Section 3. Concept Plan. The Concept Plan – Master, 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 – Master. The Real Estate shall be developed in substantial compliance with the Concept Plan – Master.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of Lot A shall be the MF1: Multi-Family Low Density District (the "Underlying Zoning District"). The Underlying Zoning District for Lots B, C, D, E, F, and G shall be the GB: General Business District (the "Underlying Zoning District").

Section 5. Land Uses. The regulations applicable to the Underlying Zoning District shall apply to the development of the Real Estate, except as otherwise modified below.

- 5.1 Permitted Uses: Section 4.16B of The Unified Development Ordinance shall

apply to the Real Estate, except as otherwise modified below.

- A. In addition to the uses permitted within lot C, Convention Centers shall be a Permitted Use in the General Business area.

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 Real Estate, except as otherwise modified below.

6.1 Lot A (MF1 Multi-Family Low Density District)

- A. Location:
 - i. Not to be located within 100 feet of another Multi-family Zoning District
- B. Minimum Building Setback Lines:
 - i. Front Yard: 0 feet
 - ii. Side Yard: 5 feet
 - iii. Rear Yard: 10 feet
- C. Minimum Distance Between Buildings:
 - i. Distance Between Buildings: 15 feet

6.2 Lots B, C, D, E, F, and G (General Business District)

- A. Minimum Building Setback Lines:
 - i. Front Yard: 20 feet

Section 7. **US Highway 31 Overlay District.** The regulations of Article 5.2 Overlay Districts; US 31 Overlay District (the “US31 Overlay”) shall apply to the development of the Real Estate, except as otherwise modified below.

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

- A. In addition to the uses permitted within the US31 Overlay, Hotels shall be a Permitted Use within the US31 Overlay

7.2 Article 5.2(E)(1) Maximum Building Height: Shall be modified to permit no building height restriction to the development of the Real Estate.

7.3 Article 5.2(E)(3) Minimum Front Yard: Shall apply to the development of the Real Estate as otherwise modified below.

- A. *Article 5.2(E)(3)(c):* Front Yards facing a frontage or interior road shall be

a minimum of 20 feet from the edge of the pavement of the Real Estate.

- 7.4 Article 5.2(E)(4) Minimum Side Yard: Shall be modified to permit a minimum side yard of 10 feet from the edge of the pavement of a frontage or interior road of the Real Estate.
- 7.5 Article 5.2(E)(5) Minimum Rear Yard: Shall be modified to permit a minimum rear yard of 10 feet from the edge of the pavement of a frontage or interior road of the Real Estate.
- 7.6 Article 5.2(K) Frontage Roads: Shall be modified to permit frontage roads to be placed a minimum of three hundred (300) feet from the Right-of-Way of US Highway 31 and shall otherwise conform to all INDOT Standards.

Section 8. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 8.1 Article 6.3 Architectural Standards: With the exception of Article 6.3(E)(2)(a), Article 6.3(E)(2)(b), and Article 6.3(F)(2)(a)(ii), the architectural standards of Article 6.3 shall apply to the development of the Real Estate, except as otherwise modified below.
- A. Metal paneling shall be a permitted exterior material for within the Real Estate.
 - B. A minimum sixty percent (60%) of each Building Façade in the Apartment District, excluding windows and doors, shall be Masonry Materials.
 - C. The façade shall incorporate two (2) or more materials, excluding windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building façade shall be Masonry Materials.
- 8.2 Article 6.8 Landscaping Standards: The Minimum Lot Landscaping Requirements (Article 6.8(K)), Foundation Plantings (Article 6.8(L)), External Street Frontage Landscaping Requirements (Article 6.8(M)), Buffer Yard Requirements (Article 6.8(N)), and Parking Area Landscaping (Article 6.8(O)) shall not apply; rather, landscaping shall be required and installed in substantial compliance with the Landscape Plan, attached hereto as **Exhibit E**.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 10.1 *Article 8.6 Open Space and Amenity Standards* shall apply, except as otherwise

modified below.

A. Lot A shall be not be required to provide a minimum number of amenities.

10.2 Trail Access: The regulations for the trail access shall apply to the development of the Real Estate, except as otherwise modified below.

A. Lot A shall include direct access to the newly proposed Cool Creek Trail and Greenway.

Section 11. **Master Developer Agreement.** EdgeRock Development LLC will be the Master Developer for the entirety of the development of the overall Real Estate. In the case of another developer purchasing a parcel within the overall Real Estate, the conditions and regulations set forth by this document must be followed in substantial compliance. In addition to following this document, a Master Developer Oversight Agreement must be completed and agreed upon between EdgeRock Development LLC and the new developer declaring that EdgeRock will continue to oversee the completion of this project.

Section 12. **Master Architect Agreement.** Cooler Design, Inc. will be the Master Architect for the entirety of the development of the overall Real Estate. In the case of another developer wanting to use their own architect within the overall Real Estate, the conditions and regulations set forth by this document must be followed in substantial compliance. In addition to following this document, a Master Architect Oversight Agreement must be completed and agreed upon between Cooler Design, Inc. and the new architect declaring that Cooler Design will continue to oversee the completion of this project.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

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 XX-XX** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Character Exhibit – Hotel and Convention Center
Exhibit D	Illustrative Character Exhibit – Corporate Office Building
Exhibit E	Landscaping Plan

EXHIBIT A
REAL ESTATE

{ Future Legal Description }

EXHIBIT B
CONCEPT PLAN

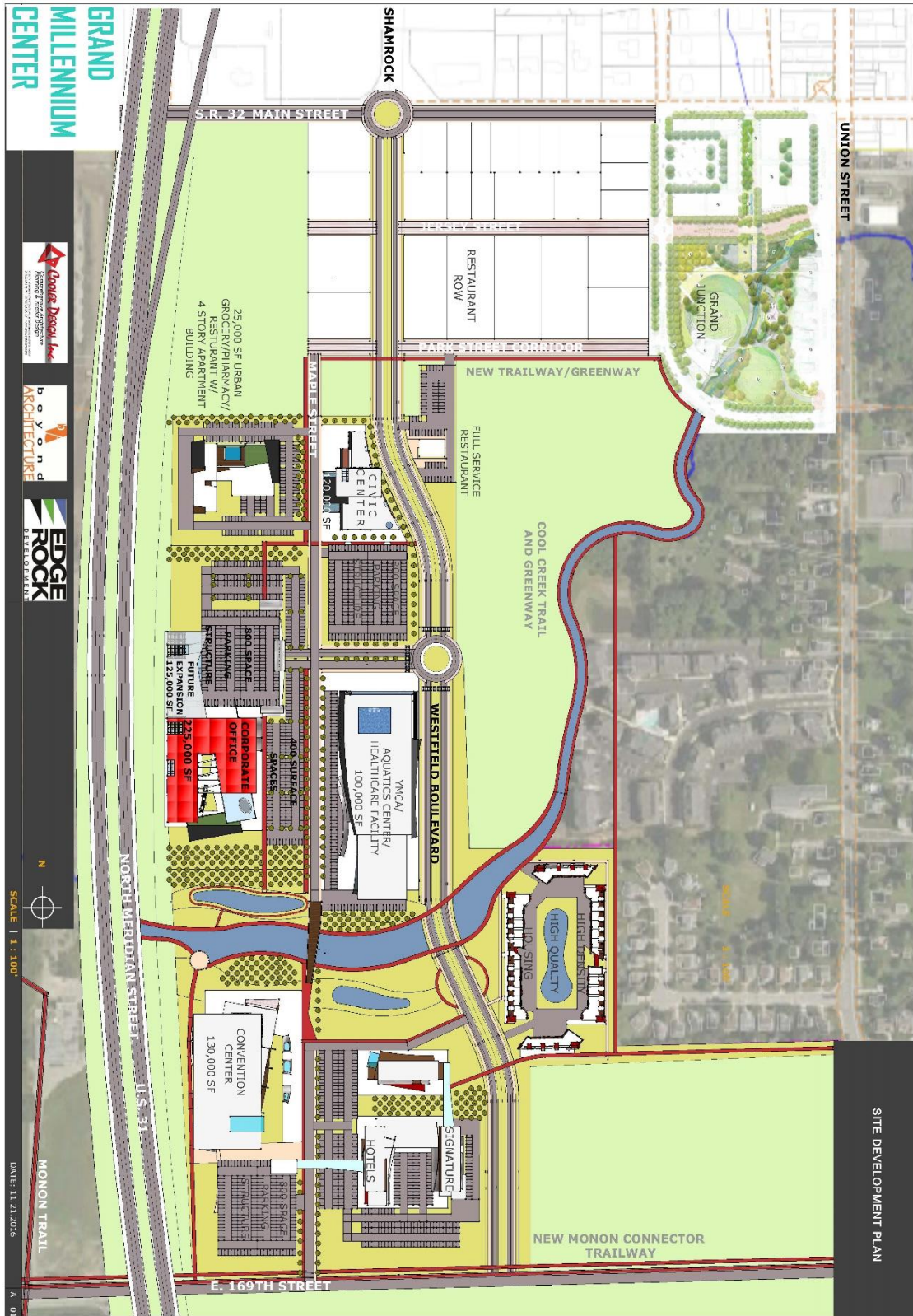


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT



EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT

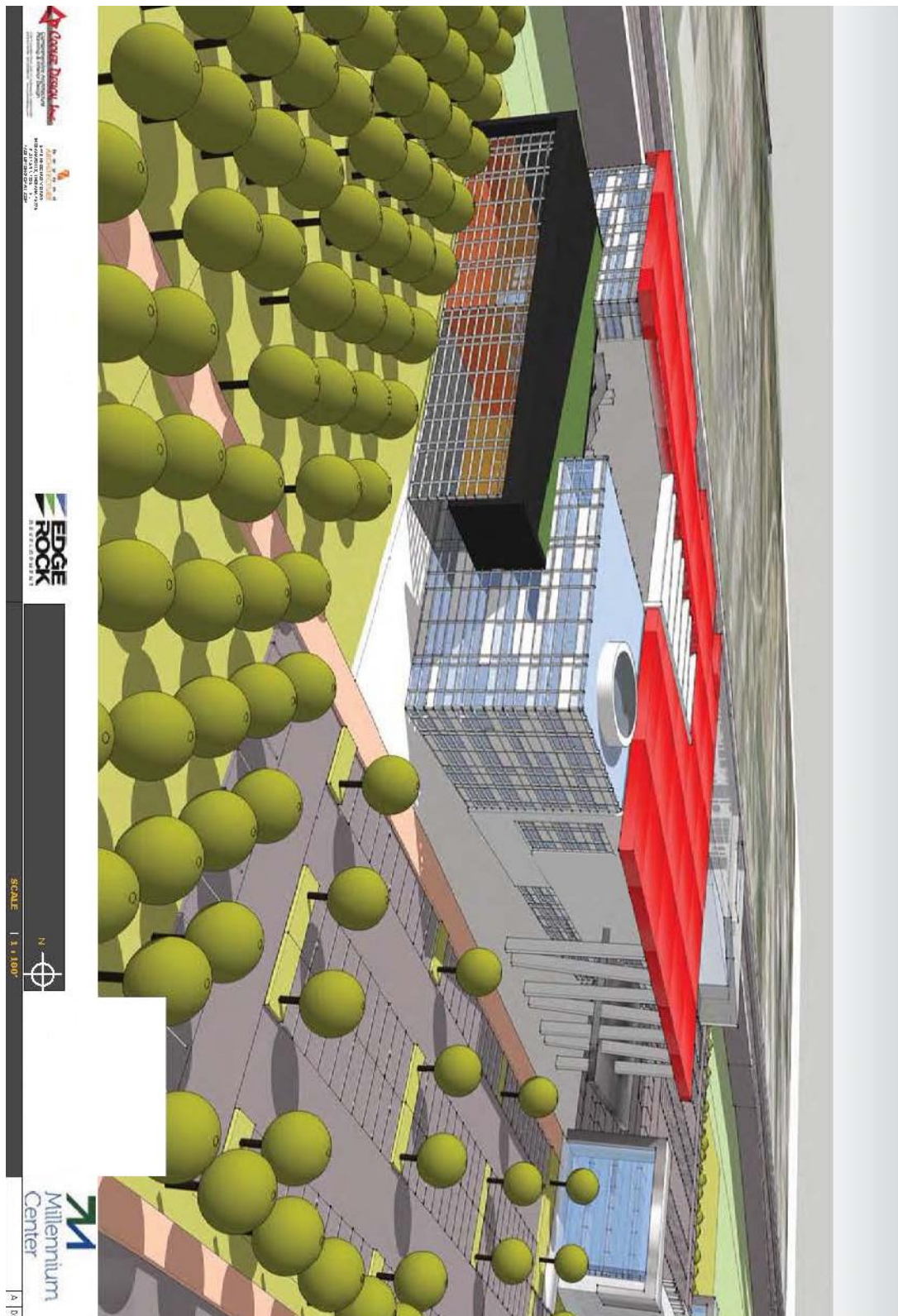


EXHIBIT E
LANDSCAPE PLAN

{ Future Landscaping Plan }



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 4, 2017
1610-PUD-19
Exhibit 1

Docket Number: 1609-PUD-14 (Ordinance No. 16-35)

Petitioner: CR White Aurora, LLC

Request: Petitioner requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 314 acres +/-.

Current Zoning: Aurora PUD District

Current Land Use: Agricultural

Acreage: 314 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Concept Plan Comparison
5. Illustrative Character Exhibits
6. Aurora PUD Ordinance (Ord. 16-35)
7. Aurora PUD Ordinance (Redline Version)
8. Project Summary
9. Traffic Impact Letter
10. Issue List and Responses
11. Original Aurora PUD (Ord. 06-55)
12. Neighborhood Meeting Summary
13. Public Comments

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY:

September 12, 2016 – The petition was introduced at the September 12, 2016, City Council meeting.

September 29, 2016 – The petitioner held a neighborhood meeting.

October 3, 2016 – The petition received a public hearing at the October 3, 2016, Advisory Plan Commission (the “APC”) meeting.

November 1, 2016 – The petitioner held a second neighborhood meeting.

December 5, 2016 – The petitioner provided an update at the December 5, 2016 APC meeting. Additional public feedback was received based on the modifications made since October 2016.

After receiving feedback from the City, the format of the ordinance has been modified from its original submittal (and from what was presented for the October 3, 2016 public hearing) into an ordinance format that is more customary of the PUD Ordinances Westfield typically processes today.

The proposed PUD Ordinance would replace the original Aurora PUD Ordinance (Ord. 06-55) (the “Original Aurora PUD Ordinance”). This approach would result in a single PUD ordinance that simply includes all applicable standards to the real estate, just like what the City would see for a new PUD proposal.

PROJECT OVERVIEW:

Project Location: The 314-acre Aurora PUD is located on the east side of U.S. 31, and has frontage on the south side of State Road 38. The Aurora PUD also fronts on the west side of Grassy Branch Road. 202nd Street/203rd Street bisects the real estate east to west (see **Exhibit 2**). Adjacent property to the north, west, and south is zoned AG-SF1. Adjacent property in the southwest corner is zoned General Business. A future extension of East Street will traverse the Aurora PUD project and align with Anthony Road at State Road 38.

Project History: The Original Aurora PUD Ordinance was approved by the Westfield Town Council on December 11, 2006 (Ord. 06-55). The property was not developed after the 2006 approval.

ZONING REQUEST:

The petitioner requests this modification to the Aurora PUD to reconfigure the project and update the standards to provide development opportunities for the current market. The items below highlight the big-picture modifications between the approved 2006 Aurora project and the current proposal:

1. Default to the UDO Standards. Just like any new PUD proposal, the Aurora PUD Ordinance defaults to the Westfield Unified Development Ordinance, except as modified by the PUD Ordinance. Standards from the Original Aurora PUD Ordinance make up most of the listed modifications from the UDO’s standards.
2. Residential Units Reduced by Nearly 450 Units. The Aurora PUD Ordinance reduces the total maximum number of permitted residential units from 694 units to 250 units (which is an increase of 56 units from the October 2016 version). The number of residential districts was reduced from four (4) in the Original Aurora PUD to two (2) in the proposed Aurora PUD. The two remaining residential districts (the Townes and the Villas) are on the eastern edge of the project and serve as a transition from existing residential to commercial/industrial.

Architectural requirements are largely unchanged from the Original Aurora PUD District requirements for each of these districts. Character exhibits are also included in the ordinance.

3. Industrial Park (Commerce Parke) Size Increased. The Aurora PUD Ordinance increases the size of the Commerce Parke District from 85 acres to 216 acres. Architectural requirements are largely unchanged from the Original Aurora PUD District requirements for the Commerce Parke District. Character exhibits are also included in the ordinance. All three areas allow outdoor storage areas and include screening requirements that are similar to what is found in the UDO for Open Industrial uses.
4. Industrial Park (Commerce Parke) Uses Limited. The Original Aurora PUD Ordinance included two (2) separate Commerce Parke Districts. The proposed Aurora PUD Ordinance separates the Commerce Parke into three (3) different districts. District 2 is the largest Commerce Parke District, and it would allow enclosed industrial uses, general business uses, and about ten (10) additional uses that would otherwise be an open industrial use. District 1 serves as a transition down from District 2 by only allowing enclosed industrial and local business uses. Finally, District 3 serves as another transitional step down by allowing only enclosed industrial and local business uses, but requiring enhanced architectural treatment for buildings abutting roadways or residential areas.
5. U.S. Highway 31 Uses (Business Parke) Size Reduced. The Aurora PUD decreases the size of the Business Parke, which fronts along U.S. Highway 31, from 56 acres to 20 acres. This district allows only hotels, office uses, and ancillary retail/service uses, while requiring three-story buildings, at a minimum. The architectural and development standards of the Original Aurora PUD would still apply to this smaller area. Character exhibits are also included in the ordinance. And just as in the Original Aurora PUD Ordinance, the U.S. Highway 31 Overlay standards do not apply, as more enhanced architectural and development standards are included in the Aurora PUD Ordinance. The Business Parke also defaults to State Highway 32 Overlay District architectural requirements. Below is a summary of how the Aurora proposal compares to the U.S. Highway 31 Overlay District standards:

	US 31 OVERLAY	AURORA (BUSINESS PARKE)
Permitted Uses	Limited uses per Use Table	Hotels, Offices, ancillary Retail/Services permitted
Min. Lot Size	217,800 SF (5 ac.)	5 acres for lots abutting US 31; 2 acres for all other lots
Max. Building Height	50% the depth of the Front Yard	150 feet; except may not exceed 40% of the distance from any residential use/structure
Min. Building Height	14 feet	Lots abutting US 31: 38 feet (3 occupiable floors); All others: 14 feet
Build-To Line	N/A	Lots abutting US 31: 90 feet All others: None
Min. Front Yard Setback (US 31)	90 feet	60 feet
Min. Front Yard Setback (all others)	60 feet	Same
Min. Side Yard Setback	45 feet	Adj. to Residential: 45 feet; Adj. to Nonresidential: 15 feet
Min. Rear Yard Setback	45 feet	Adj. to Residential: 45 feet; Adj. to Nonresidential: 15 feet
Min. Aggregate of Side Yard Setback	90 feet	Adj. to Residential: 90 feet; Adj. to Nonresidential: 30 feet

Min. Lot Width	½ the depth of the Lot	Same
Min. Aggregate Gross Floor Area	15,000 SF	15,000 SF per building
Max. Lot Coverage	If aggregate SF of all buildings on Lot equals: • ≤ 25,000 SF, then 35% • Between 25,000 SF and 74,999 SF, then 45% • Between 75,000 SF and 150,000 SF, then 55% • > 150,000 SF, then 65%	65%
Loading Berths	No loading/unloading berth may be visible from US 31	Same
Landscaping	30' greenbelt along Front Lot Line; and 20% of Lot shall be landscaped (including greenbelt)	Follow UDO requirements for GB uses
Outside Storage of Refuse	All refuse shall be completely enclosed; and shall not be visible from US 31	Follow UDO requirements for GB uses
Utility Screening	Mechanicals shall be completely screened from view	Same
Architecture	Follow underlying district standards:	Follow the SR 32 Overlay standards, unless otherwise noted.

	100% masonry OR 60% masonry and up to 25% can be metal, fiber cement siding, polymeric cladding, EIFS, stucco, or vinyl;	Per SR 32 Overlay: 60% masonry and up to 25% can be metal, fiber cement siding, polymeric cladding, EIFS, stucco, or vinyl;
	Multiple colors, textures, architectural elements required;	Per SR 32 Overlay: increased use of Masonry and architectural ornamentation shall be used around entrances and facades visible from US 31
	Complementary architectural theme;	Same
	Four-sided architecture;	Same, per SR 32 Overlay, except Aurora PUD Ordinance requires only front and side facades visible from US 31 to comply with the SR 32 Overlay requirements.
	Base, middle, top building design;	Same, per SR 32 Overlay
	Wall Plane Offsets: every 60' for walls greater than 90'. Minimum Offset Depth: 4'	Same, per SR 32 Overlay
	Gutters/downspouts to be integrated with the building architecture/style	Same, per SR 32 Overlay

	• Pitched Roofs: Min pitch = 5:12; • Shall include at least 3 roof slope planes; • Use high-quality roofing materials	• 4:12 to 14:12 pitches allowed; • Dark colors required for standing seam roofs; • Modulation required
	• Flat Roofs: parapet wall with articulated 3D cornice or moulding; • Parapets shall be integrated into architecture of building; • Modulation required; • Flat roofs not allowed on single-story buildings.	Same, per SR 32 Overlay, plus specific requirements for roof modulation (per SR 32 Overlay)
	• Visible vents, turbines, flues, other roof penetrations shall be painted to match roof color or black; and have minimal visibility for adjacent lots/streets.	Same, per SR 32 Overlay
	• Clearly defined/articulated building entrance(s). Shall compliment design of the building.	Same, per SR 32 Overlay, plus window requirement (per SR 32 Overlay)

	- Window design shall compliment building; - Number of windows shall be architectural consistent with building architecture; - All windows shall include trim and other architectural design elements.	Same, per SR 32 Overlay
	- Awnings shall complement building's architectural style, material, colors, and details; - Shall be made of non-reflective material; - Metal or aluminum awnings are prohibited.	Same, per SR 32 Overlay, except metal/aluminum awnings are not prohibited.
	Accessory buildings shall be architecturally compatible with Principle Buildings.	Same, per SR 32 Overlay

	Use a minimum of 3 building materials; 1 must be either brick or stone	Use a minimum of 3 of following building materials (stone, brick, architectural pre-cast panels/detailing, architectural metal panels, glass, ornamental metal); 1 must be either brick or stone Restrictions regarding the use of glass and metal Concrete block is not allowed
	Buildings shall have at least 8 external corners	N/A
	Sloped roofs over 100' must include a gable, dormer or other change in roof plane	Roof modulation required by SR 32 Overlay
Frontage Road	Shall be a minimum of 500 feet from US 31	N/A

6. Commercial/Retail Uses (The Shoppes) Architecture Increased. The proposed Aurora PUD Ordinance defaults to the Local Business list of permitted uses for the retail/commercial area (The Shoppes). The proposal also allows for a hotel/motel use west of the East Street extension. The Shoppes District defaults to the State Road 32 Overlay requirements for architecture. Character exhibits are also included in the ordinance. Additionally, signage limitations were added to The Shoppes District. Electronic signage is not allowed and reverse channel lighting is required for wall signs facing State Road 38 as long as there is active residential home(s) on the north side of State Road 38.
7. Landscaping and Buffer Requirements Increased. The Aurora PUD defaults to the UDO for landscaping, except modified buffer yard standards (including increased number of plantings and increased size of plantings at installation) are established in the PUD Ordinance.

8. East Street Extension Designed. The Westfield Thoroughfare Plan contemplates East Street running from State Road 32 to State Road 38. Currently, East Street spans from State Road 32 to 196th Street. The last segment of the road would run from 196th Street to State Road 38. The proposed alignment of East Street through the Aurora project area was designed by the City. It aligns with Anthony Road because it is the safest and most cost-effective route for this final segment of East Street. The petitioner submitted a Traffic Impact Letter, which notes that a future signal at East Street and State Road 38 will likely be warranted when the retail is developed, but is not warranted now. The Westfield Public Works Department concurs with this assessment.
9. Heitman Property. The version of the Aurora PUD that was filed in September 2016 included three (3) additional acres into the Commerce Parke District. The three (3) acre property is currently owned by the Heitmans (see Figure 1 below). After the December 5, 2016, the Heitmans formally withdrew their property from this zoning petition, and it is no longer part of the Aurora project. Modifications to the ordinance have been made accordingly.

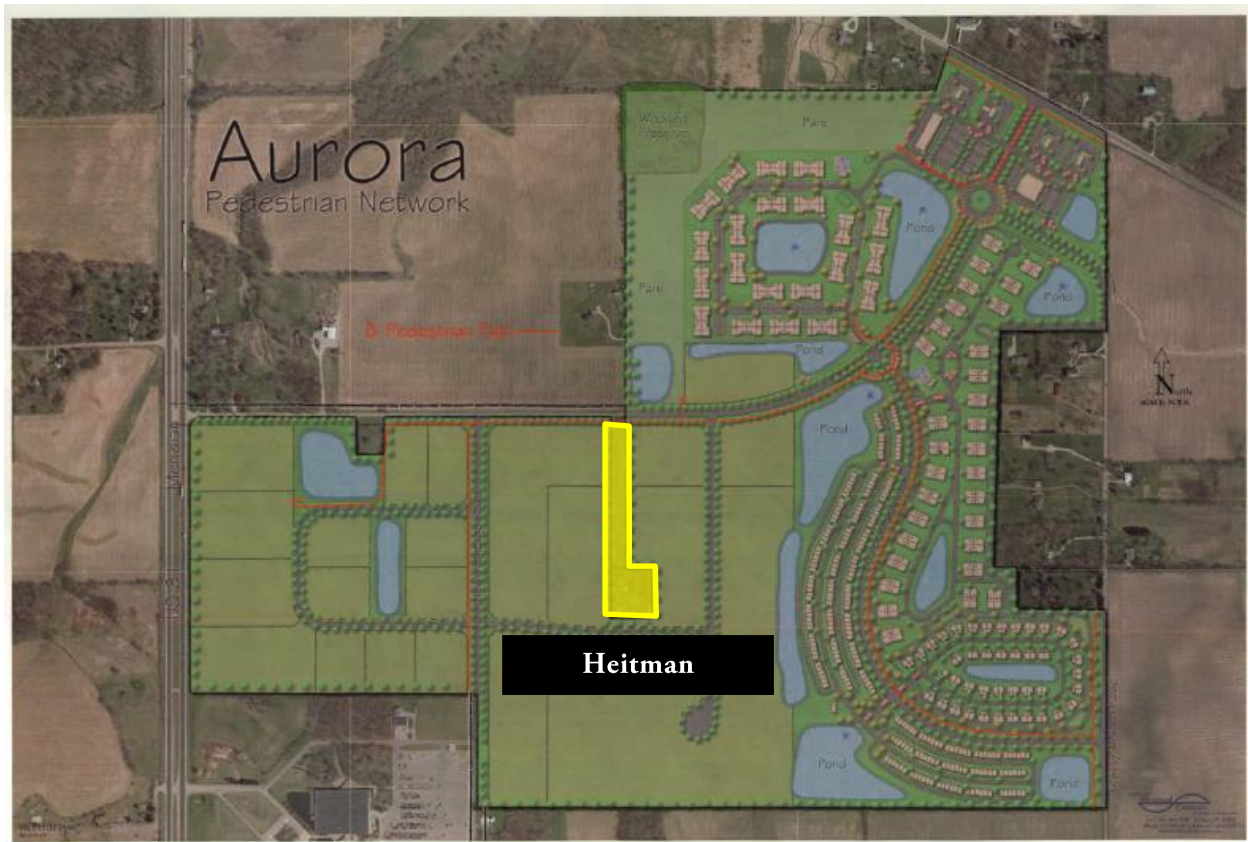


Figure 1: Heitman Property

10. Land Use Districts Modification Summary. The various land use districts were reconfigured from the Original Aurora PUD, as identified in the table below and shown in Figure 2:

DISTRICT	ORIGINAL SIZE	PROPOSED SIZE	UNDERLYING ZONING
Business Parke (US 31 frontage/3-story office buildings)	56 ac	20 ac	GB
Commerce Parke (industrial park)	85 ac	216 ac	
Commerce Parke Dist 1			EI
Commerce Parke Dist 2			EI
Commerce Parke Dist 3			EI
The Shoppes (retail/commercial)	17 ac	17 ac	LB
The Townes (residential)	40 ac	38 ac	SF-4 (single-family detached) MF-2 (multi-family)
The Villas (single-family; duplexes/quads)	36 ac	23 ac	SF-4 (single-family detached) SF-A (duplexes or quads)
The Vistas (multi-family)	36 ac	0 ac	-
The Gardens (single-family)	18 ac	0 ac	-
Sunrise Park (city park)	24 ac	0 ac	-

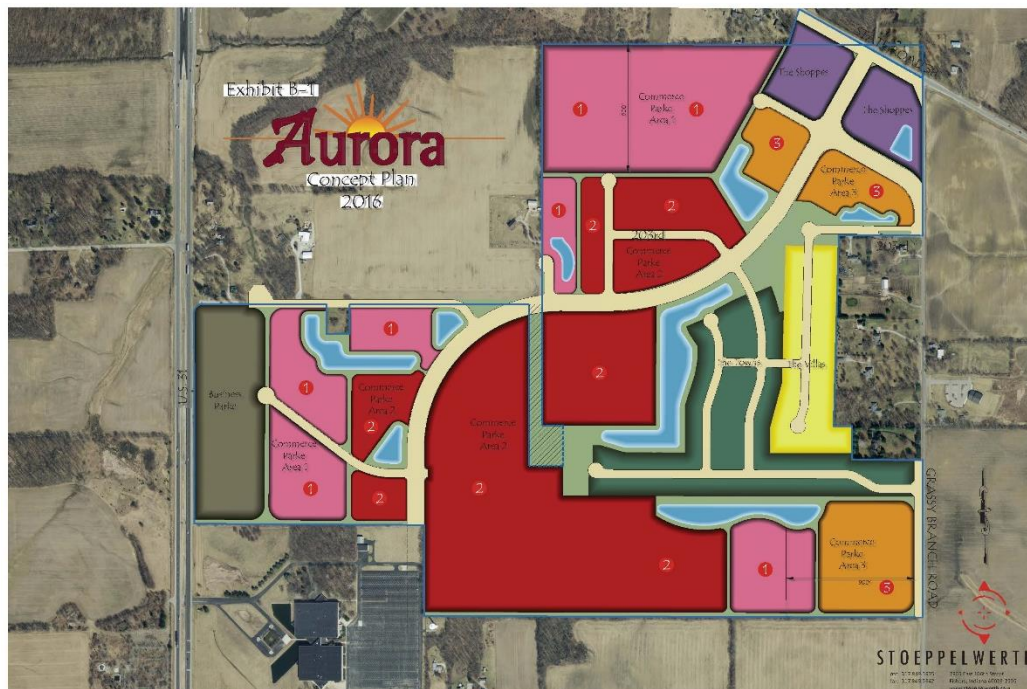


Figure 2: Aurora District Map

11. Traffic Impact Study: The petitioner has submitted a letter from the City's traffic engineering consultant that offers recommendations for traffic improvements, noting that the intersection of SR 38 and East Street will likely require a signal in the future, once retail is developed there. The City Engineer has reviewed the letter and concurs. The City does not believe a full update to Aurora's 2006 traffic impact study is warranted.
12. Comprehensive Plan: The Aurora PUD falls within an area that has been planned to be developed as a business park at least since the community's 2020 Comprehensive Plan in 1999¹. The Aurora PUD falls within the Business Park land use area of the current Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan")². Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

MODIFICATIONS SINCE DECEMBER 5, 2016:

Since the public feedback on December 5, 2016, the petitioner has made some modifications in order to address comments made by neighbors, APC members, Council members, and staff. The list below highlights the major modifications that were made after the public feedback opportunity on December 5, 2016. The list below is generally in the order in which these requirements are found in the Aurora PUD Ordinance:

1. Limited the ability to increase/decrease the size of certain districts by 15%, rather than a blanket standard for all districts. The Business Parke, the Townes, and the Villas areas cannot be reduced, but could be increased.
2. Modified the size of the proposal from 317 acres +/- to 314 acres +/- . The Heitmans formally withdrew their consent to be a part of the project. To accommodate the modification, the single-family area/common area was extended to the Heitman's east property line, adding additional transitional area. The original buffer and building height requirements were maintained around the Heitman property.

¹ Westfield's 2020 Comprehensive Plan: Comprehensive Plan Map (Figure 40 on Page 47) shows the area east of U.S. 31, south of State Road 38, west of Grassy Branch Road, and north of 196th Street as appropriate for low and medium intensity commercial/industrial. The area immediately adjacent to Grassy Branch Road was identified as medium density, varied residential. The 2020 Comprehensive Plan was adopted in December 1999 (Res. 99-10).

² Westfield-Washington Comprehensive Plan: Future Land Use Map (Page 24). The Comprehensive Plan identifies the area east of U.S. 31, south of State Road 38, west of Grassy Branch Road, and north of 196th Street as appropriate for business park development. The current Comprehensive Plan was adopted in February 2007 (Res. 07-06).

3. Established a maximum total number of residential units for the entire Real Estate and established a maximum density. Maximum number of units for each the Townes and Villas districts were removed.

STAFF COMMENT: Regulating by density is not the preferred method in Westfield. Staff would like to see this standard re-visited to eliminate a density requirement in the PUD Ordinance.

4. Underlying zoning district for all of the Commerce Parke is EI, including for District 2. The permitted uses for District 2 default to EI uses and add some additional permitted uses that are more intense than a typical EI District would otherwise have. This limits potential OI uses to about ten (10) uses that were added in.
5. LB and GB uses have been eliminated from the Business Parke area. The Business Parke is limited to only hotel uses, office uses, and ancillary retail/service uses.
6. Fast-food and bars/taverns were excluded from permitted uses within District 2 of the Commerce Parke. Bars/taverns were also excluded from District 1 and District 3 (except Micro-Brewery is permitted in these districts).
7. In the Shoppes and Commerce Parke, hotels are only allowed west of the East Street extension.
8. In the Business Parke, all buildings are to have a minimum of 15,000 SF of gross floor area.
9. The Business Parke is adopting architectural and building material requirements from the State Road 32 Overlay District. Additionally, at least one of the three required building materials used is to be either brick or stone.

10. Enhanced building height restrictions (35-foot maximum) were put in place for buildings in the Commerce Parke that are within 250 feet of certain adjacent homes/structures (at 2429 E. 202nd Street, 2502 E. 202nd Street, and 1910 E. 202nd Street – See [Figure 3](#) below).

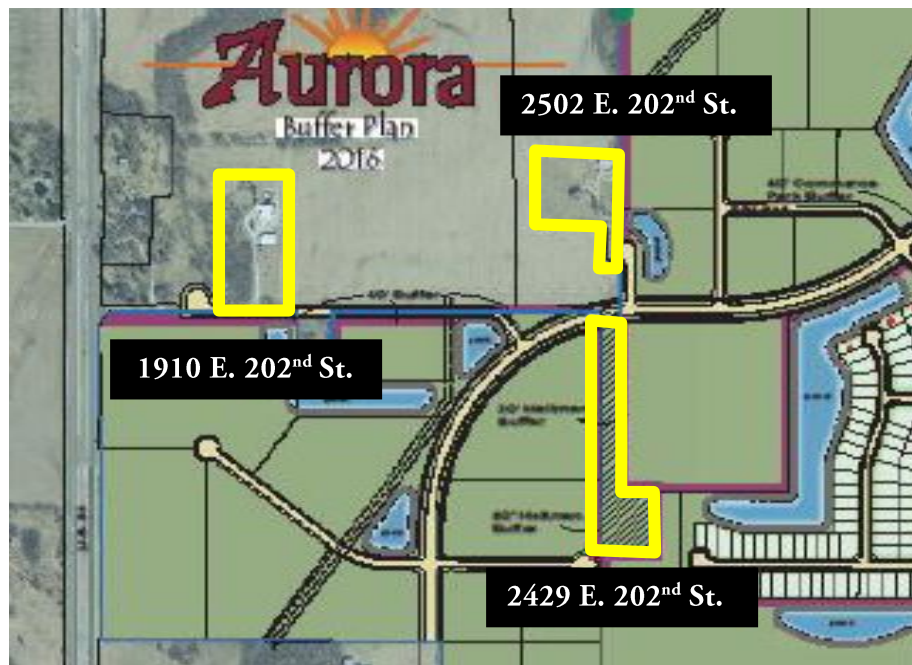


Figure 3: Enhanced Commerce Parke Height Restriction: Adjacent Properties

11. Height restrictions for Commerce Parke District 1 and District 2 were reduced to 45 feet.
12. Minimum window trim requirement was added for residential areas.
13. All homes in the Villas district are limited to a maximum height of 1.5 stories (ranch).
14. Buffer plant sizes and number of plantings were increased.
15. Outdoor storage in the Commerce Parke is not allowed in: District 1; District 3; or within 100 feet of East Street/US 31 within District 2.
16. In the Commerce Parke, the provision for outdoor display areas was removed.
17. In the Business Parke, loading docks/berths are not allowed to be visible from US 31.
18. In the Shoppes, permanent outdoor display areas are required to be surrounded by a permanent structure that is consistent with the material of the associated building.
19. In the Shoppes, monument sign heights were reduced from what is permitted by the UDO.

PROCEDURAL:

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 3 2016, 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.

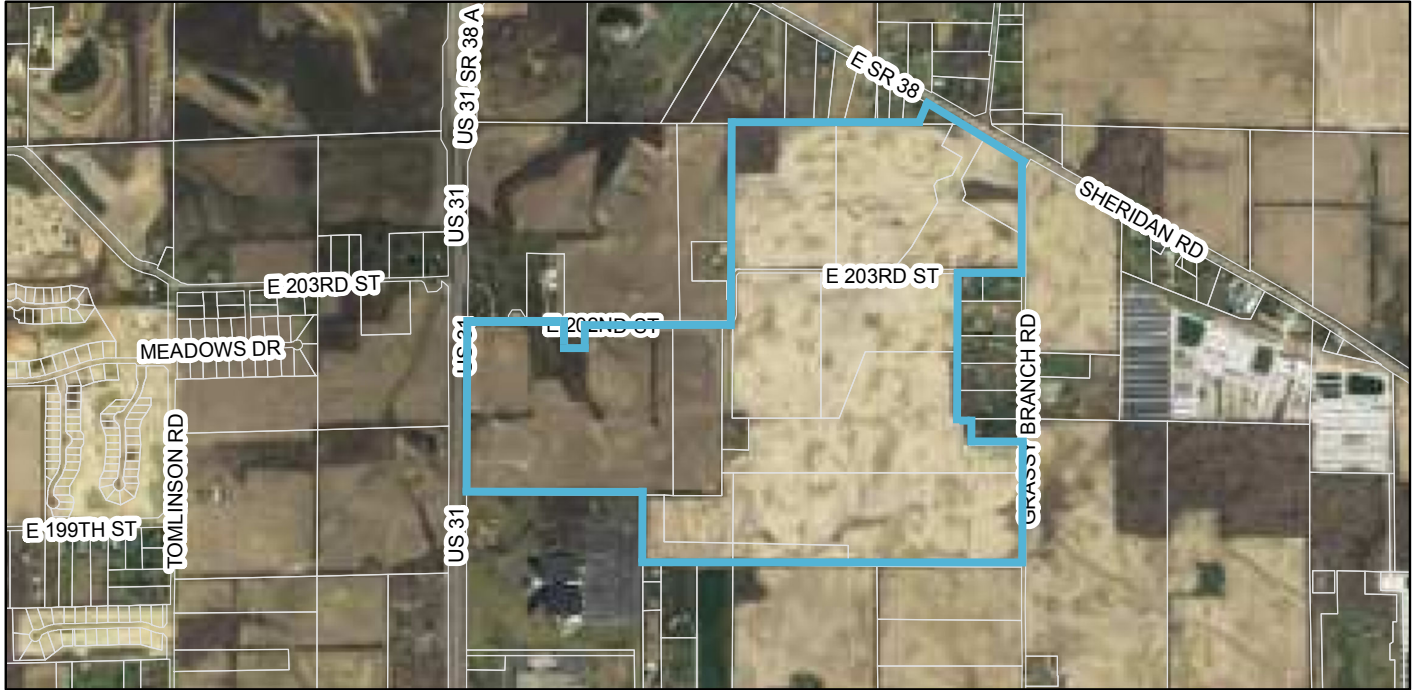
DEPARTMENT COMMENTS:

1. **Action:** Forward a recommendation to the City Council.
2. **Recommendation:** The Department has concluded that the Aurora PUD Ordinance is in good form. If the Plan Commission is otherwise satisfied with the proposed Aurora PUD Ordinance (Docket No. 1610-PUD-19, Ordinance 16-35), then forward a favorable recommendation to the City Council.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.

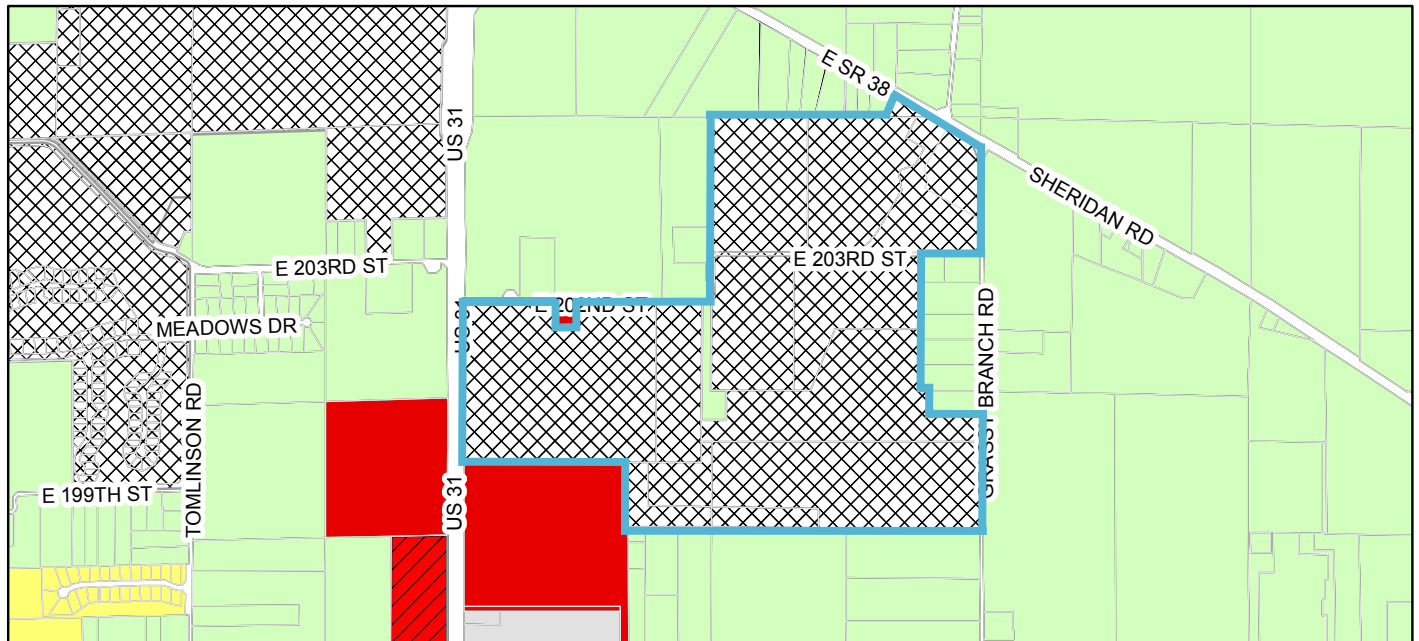
Property Location Map
Aurora PUD Amendment
1610-PUD-19



Aerial Location Map



Zoning Map



Zoning

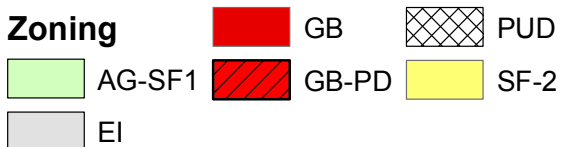
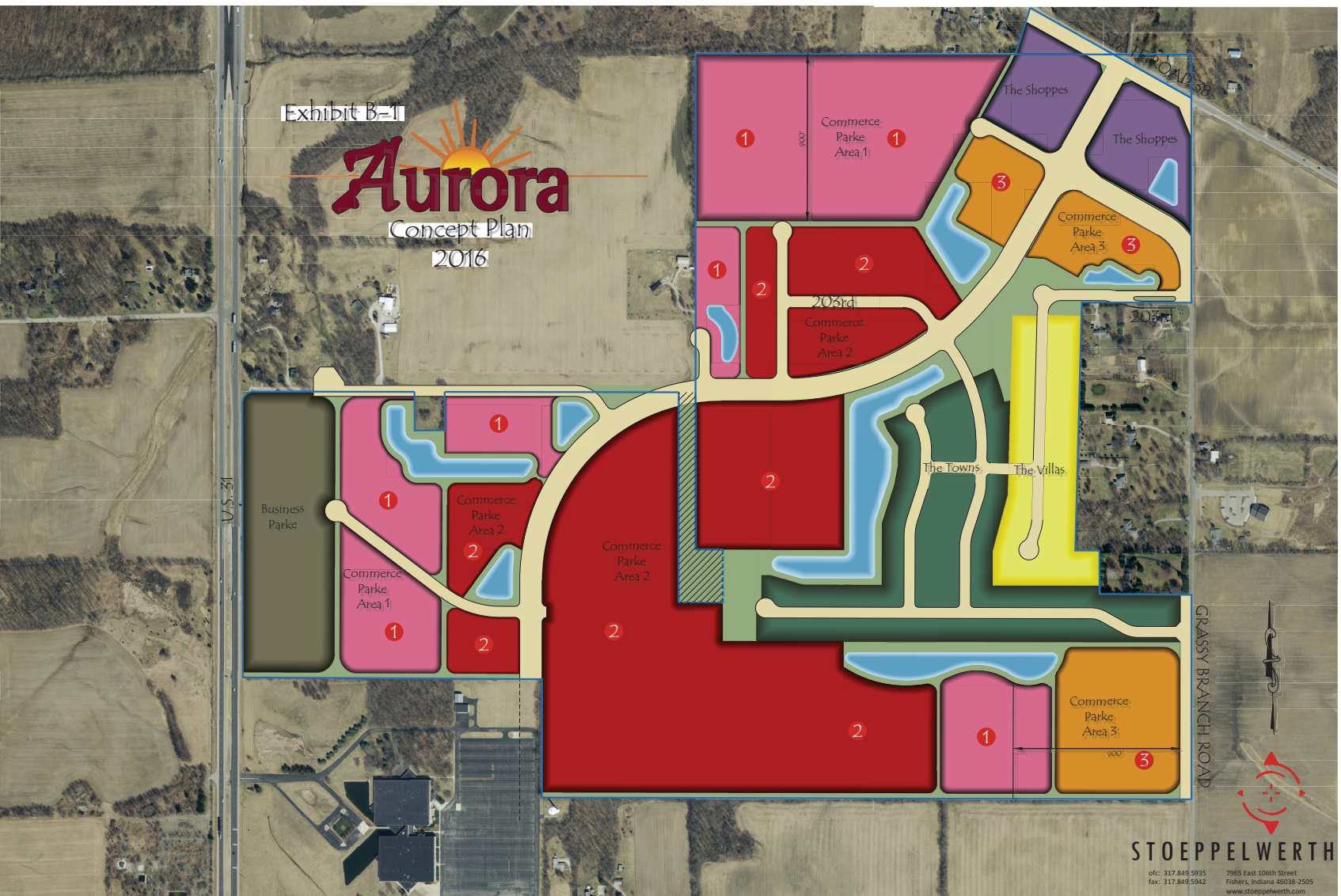
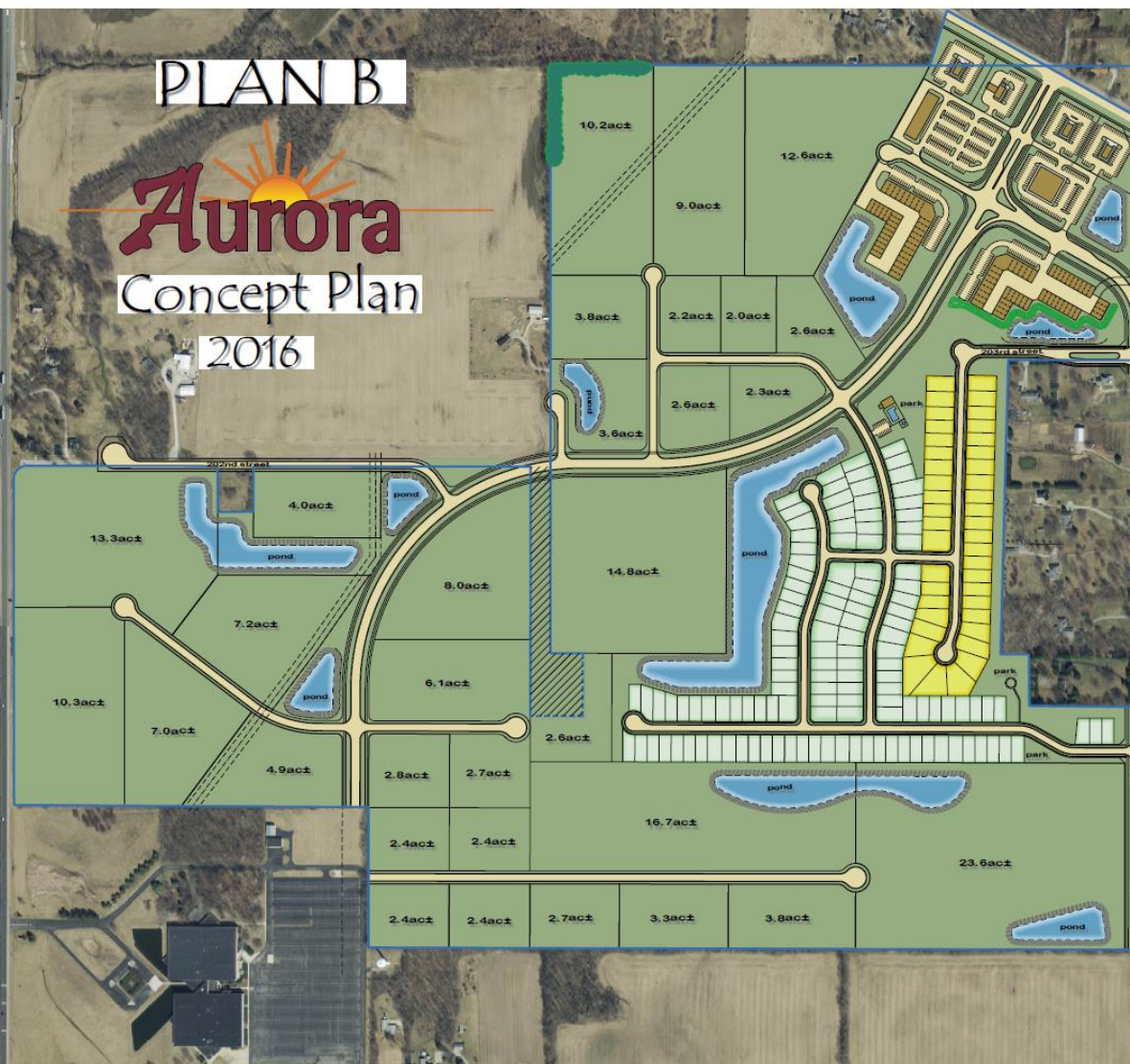


EXHIBIT B-1 ZONING BUBBLE PLAN



Aurora
Concept Plan
2016

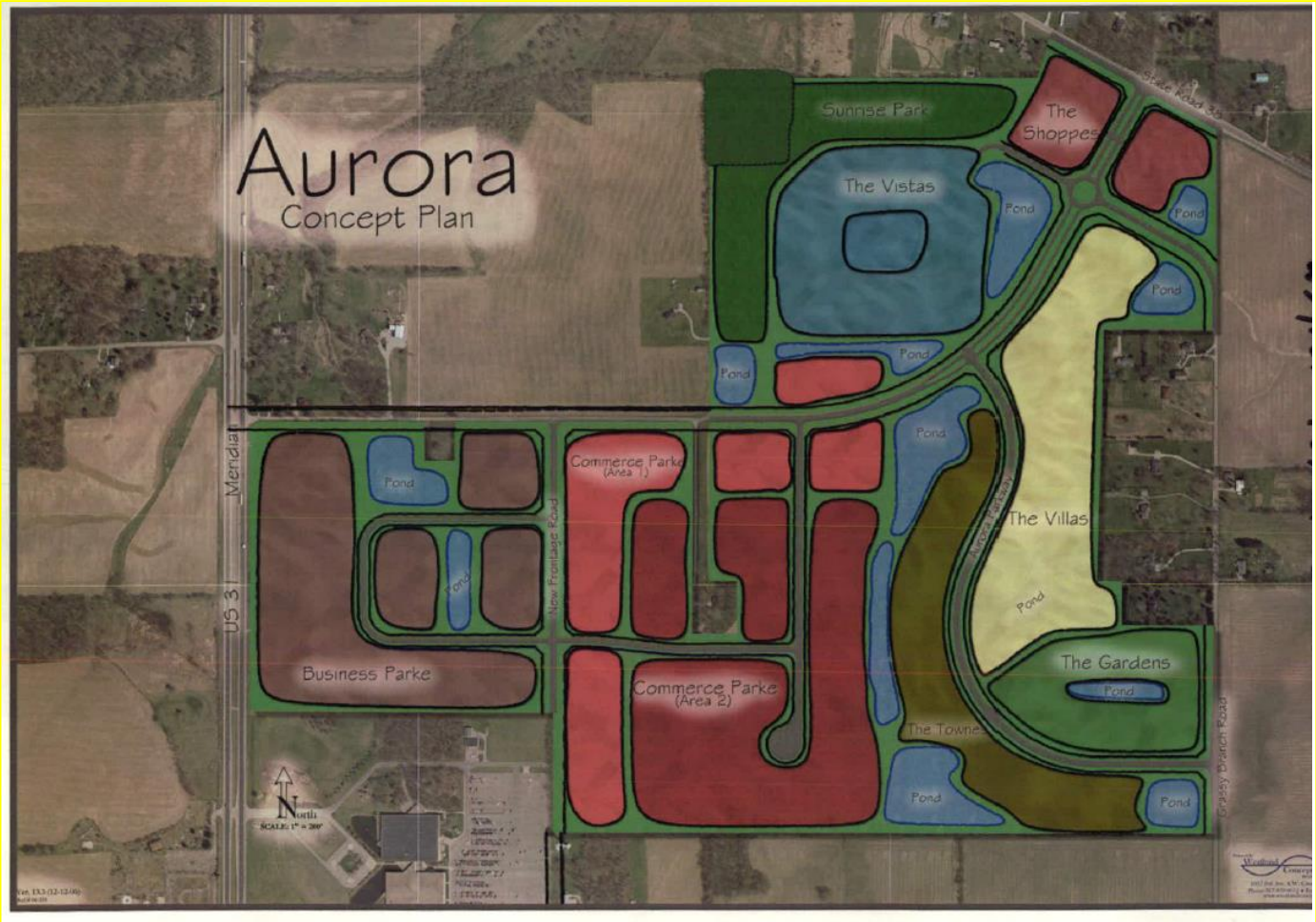


STOEPPELWERTH

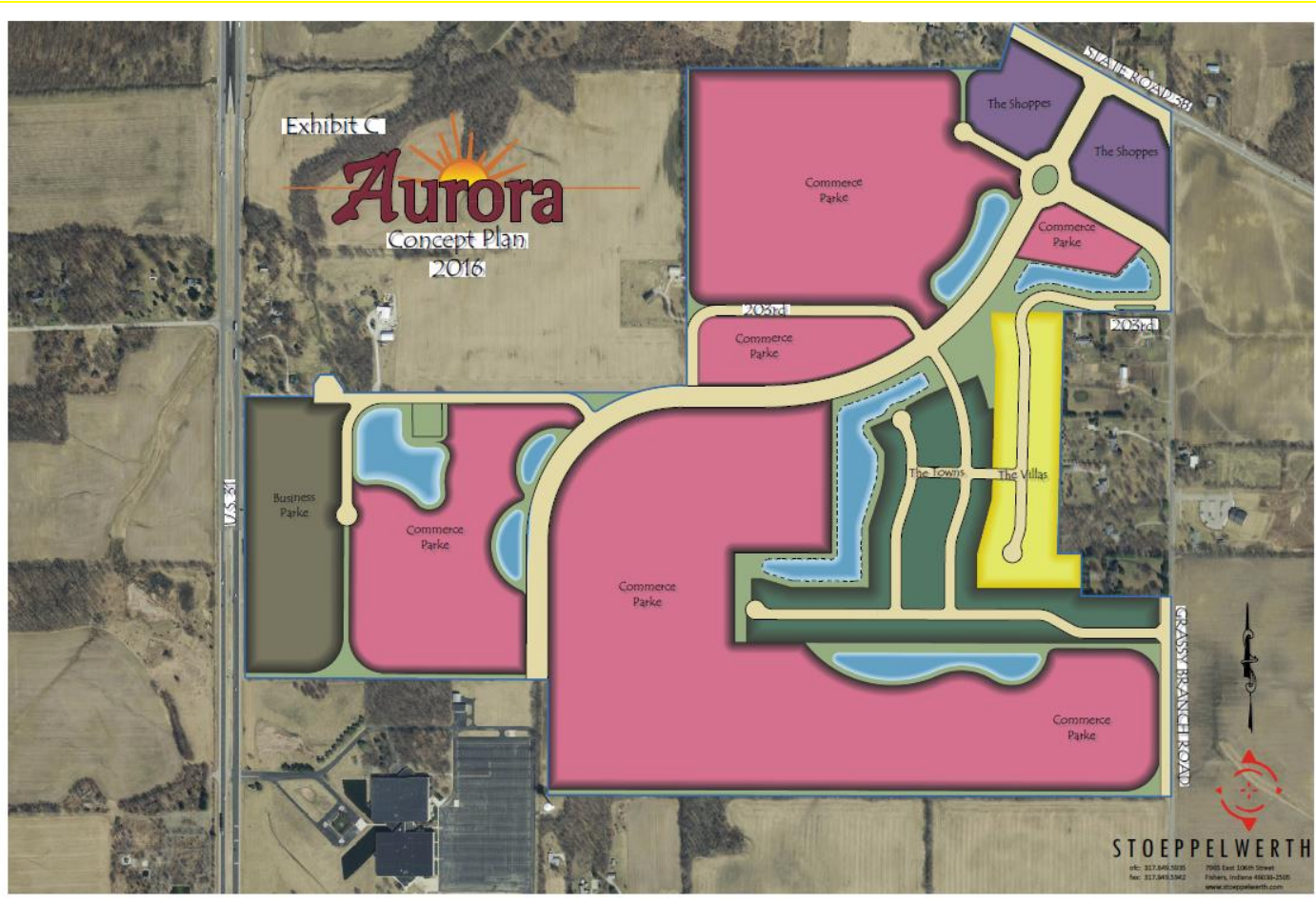
o/c: 317.849.5935
fax: 317.849.5942

7965 East 106th Street
Fishers, Indiana 46038-2505
www.stoeppenheworth.com

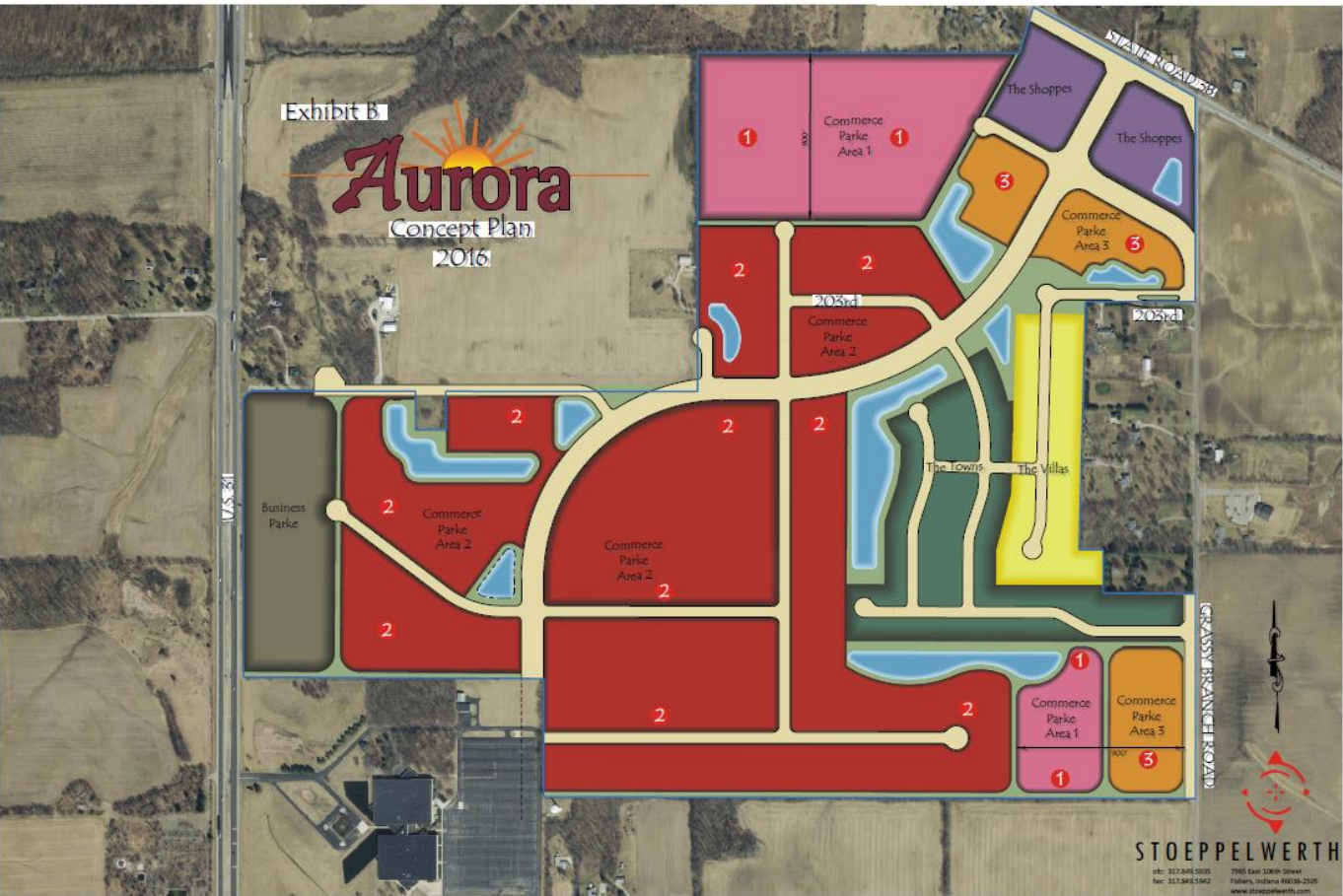
Original Aurora PUD Concept Plan (2006)



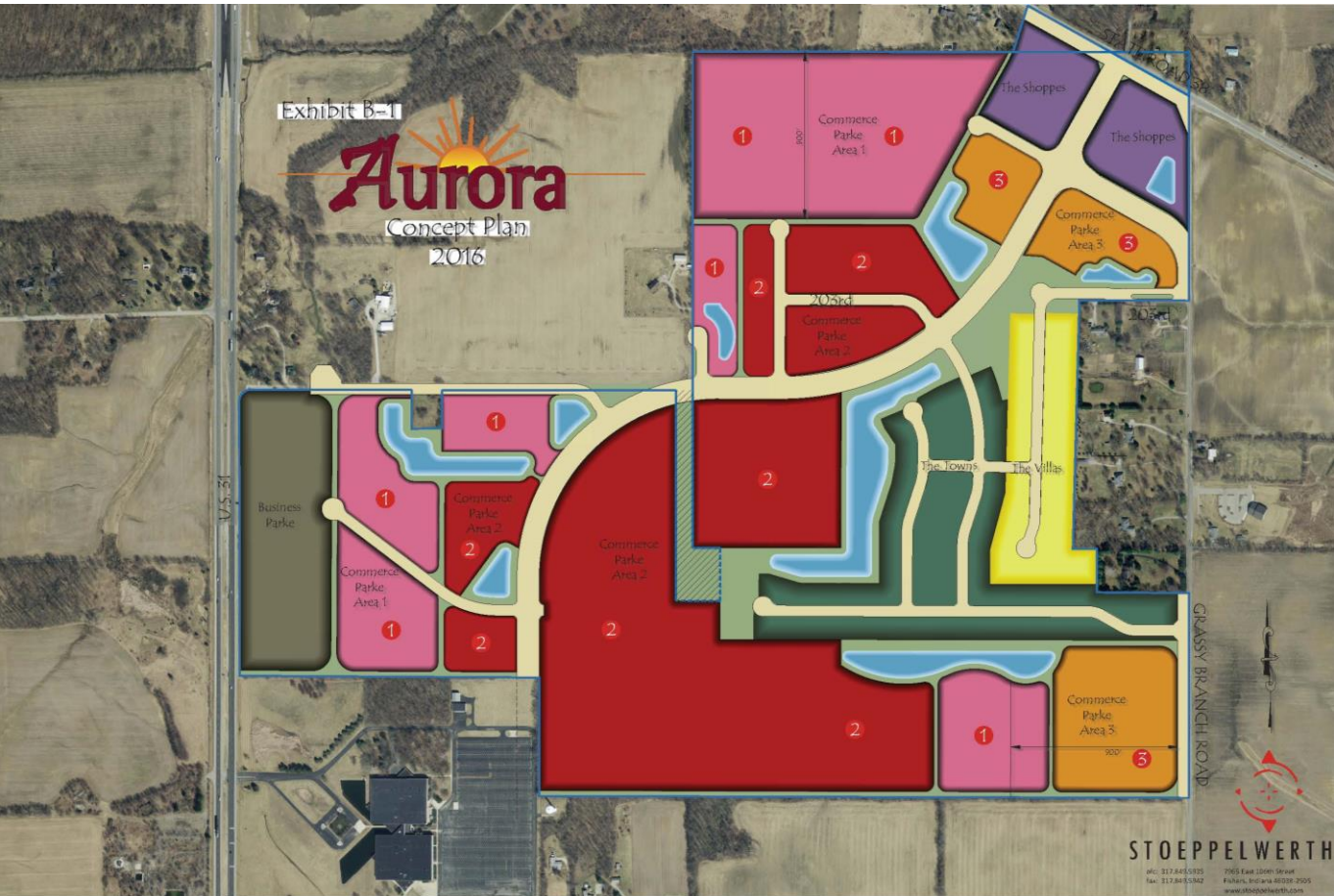
Proposed Aurora PUD Concept Plan (Oct. 2016, Public Hearing)



Proposed Aurora PUD Concept Plan (Dec. 2016)



Proposed Aurora PUD Concept Plan (Jan. 2017, CURRENT)



ORDINANCE NUMBER 16-35

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT 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 of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance");

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 1609-PUD-19**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Original PUD 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. 1609-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___ in favor ___ against) 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 _____, ~~2016~~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 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance.
- 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. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
- 2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
- 2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or

- retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances and does not contain tenant signs. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.
- 2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 Real Estate. The real estate, as described in **Exhibit A** to the 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.

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 The approximate size of each District is as follows. The size of ~~any District~~the Commerce Parke or The Shoppes may be increased or decreased by up to 15%~~%~~. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below sixty (61) acres total. The total acreage comprising The Townes and the Villas may increase, so long as there is no increase in the total permitted the number of residences or density of Single-family Dwellings does not exceed the provisions of Section 3.3 hereof.

<u>District</u>	<u>Area</u>
Business Parke	20 Acres
Commerce Parke	213 <u>216</u> Acres
The Shoppes	17 Acres
The Townes	40 <u>38</u> Acres
The Villas	27 <u>23</u> Acres
Total acreage	317 <u>314</u> Acres

~~3.3 The Individual districts shall not exceed the following individual district maximums, and when combined, the~~3.3 The total of residential units on the Real Estate shall not exceed two hundred fifty (250).

District Units

~~The Townes 180 Units~~
~~The Villas 70 Units~~
The actual overall density of detached Single-family Dwellings on the Real Estate shall not exceed 2.96 units/acre.

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

Section 4. Underlying Zoning District(s).

4.1 The Underlying Zoning District of each District shall be:

Business Parke	GB;
Commerce Parke	EI as to District 1 and 3
	OI as to District 2;
The Shoppes	LB;
The Townes	SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and
The Villas	SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings)

(the “Underlying Zoning District”).

4.2 Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

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

~~5.1 All uses permitted in the Underlying Zoning District shall be permitted unless otherwise identified below.~~

5.1 Only the uses identified below shall be permitted in the various Districts. Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or

- ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.
5. ~~Uses permitted in the District 1 and District 2 of the Commerce Parke shall be permitted in the Business Parke so long as all architectural requirements provided in Section 7.1(B) are met and no outdoor storage is visible from U.S. Highway 31U.S. Highway 31.~~

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke: except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI ~~or OI category shall also be a permitted use in District 2 of the Commerce Parke, excluding the manufacturing of cement, lime, or gypsum; concrete mixing, batch plant category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones; laundry and dry cleaning plants; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke.~~ Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding

properties is no greater than uses specifically permitted by Section 5.1(B)(2).

4. Accessory buildings and uses customarily incidental to any of the permitted uses.
- C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the ~~uses~~use of Hotel (or Motel) ~~or Restaurant, Fast Food, category~~ shall be permitted in The Shoppes. A ~~Restaurant, Fast Food, Hotel (or Motel) use~~ shall ~~not only~~ be ~~located immediately adjacent to State Road 38-~~permitted west of the East Street extension.
- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
 1. Townhomes.
 2. Multi-story condominium;
 3. Public Parks.
 4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
 6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
 1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
 2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

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.

- A. Lot Standards for Business Parke:
 1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
 2. Build-To Lines.
 - a. Lots abutting U.S. Highway 31 - 90 feet
 - b. All other lots - None

- c. All principal buildings on lots with Meridian Corridor frontage shall be located on the Build-To Line.
- d. Dimensional requirements for the Build-To Line shall be measured from the road right-of-way line.
3. Minimum Front Yard - 60 feet
4. Minimum Side Yard.
 - a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
5. Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet
6. Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
8. Minimum Gross Floor Area.
 - a. ~~Buildings on lots abutting U.S. Highway 31~~ 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b.a. ~~Buildings on all other lots~~ 10,000 square feet (exclusive of parking garages, basements or accessory buildings).
 - e.b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum gross square feet per a single building in District 3:	65,000 gross square feet

- C. Lot Standards for The Shoppes:
1. No single occupancy may exceed 65,000 gross square feet.. .
 2. Bulk and Density Standards.
 - a. Setbacks.
 - i. Front - 50 feet
 - ii. Side - 10 feet
 - iii. Rear - 20 feet
 - b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.
- D. Lot Standards for The Townes:
1. Minimum lot area for Attached Multi-Family Dwellings. - None
 2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
 3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
 4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
 5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
 6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
 7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
 8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet.
 9. Minimum lot frontage on road for permitted Single-family dwellings – 40’.
 10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20’
 - b. Side Yard – 5’
 - c. Rear Yard – 20’
 11. Minimum Lot Width for permitted Single-family dwellings – 50’
 12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.
 - a. Two-unit single family attached - 15'
 - b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet
 - b. Two story - 1,600 square feet
6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
8. Minimum lot frontage on road for permitted Single-family Dwellings – 40’.
9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20’
 - b. Side Yard – 5’
 - c. Rear Yard – 20’
10. Minimum Lot Width for permitted Single-family Dwellings – 60’
11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet

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:

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke), **Exhibit I** (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

B. Architectural Standards for Business Parke.

1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.

2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone or brick.

3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.

4. The building shall not be constructed entirely of a metal and glass curtain wall.

5. Concrete block is not allowed as an exterior finish material.

~~5. All buildings fronting on U.S. Highway 31 shall be designed with a minimum of eight (8) external corners.~~

~~6. Sloped roofs shall not exceed one hundred (100) feet without a change in roof plane, or gable or dormer. Sloped roofs shall be either standing seam metal or dimensional shingles.~~

~~7. Building penthouses must be incorporated into the building facade design, including Exterior Materials specifications.~~

6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof

shall be not less the 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road or East Street shall meet the Primary Façade requirements contained herein.

4. Façade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on primary facades.

vii. ~~Overhead~~ On Primary Facades which do not face a primary arterial, overhead doors ~~are~~ may be permitted on the Primary Façade elevations, ~~but shall not be orientated towards any public right-of-way which serves as a primary arterial.~~

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Façade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Façade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the

Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.

ii. A building shall have two (2) windows on each of the two (2) side facades.

iii. Building shall have three (3) windows per unit on the rear facade of the structure.

iv. A double window will count as two (2) windows.

v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, 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-brick facade, 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 1/2 the vertical reveal dimension of the base siding material in no cases no less than ~~four~~ (5) inches in width.

d. Garages shall be attached to the primary structure.

e. Garage doors shall not be oriented towards East Street.

f. Carports shall be prohibited.

g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

- i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

- a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
- d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners, (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

- ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. 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.
- e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:
 - i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.
 - ii. 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 and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half (½) the vertical reveal dimension of the base siding material in no cases no less than ~~four~~ five (5) inches in width.
- f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

- i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
- ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

- i. Each unit shall have a minimum of three (3) windows on each facade.
- ii. A double window will count as two (2) windows.
- iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, 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-brick facade, 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 one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than ~~four~~ five (5) inches in width.

- c. Garage doors shall not be oriented towards East Street
 - d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
 - e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 - f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
 - g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
 - h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.
 - ji. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

- 2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as Exhibit G, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

- 3. Additional Architectural Standards for permitted Single-family Dwellings
 - a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.

c. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

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

i. Wood, Fiber Cement Siding, or equivalent trim at corners, at least five (5) inches in width, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

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

iii. 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.

f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. 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 and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.— in no cases no less than five (5) inches in width.

g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31 - Thirty-eight (38) feet and three (3) occupiable floors
- b. All other lots - Fourteen (14) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1 and 2: Forty five (45) feet.

~~b. District 2: Sixty (60) feet~~

~~c. b.~~ District 3: Thirty five (35) feet.

2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.

3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

C. The Shoppes:

1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

D. The Townes:

1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.

E. The Villas:

1. ~~Lots marked with a star on Exhibit D shall be subject to restrictions included in Section 7.1(F)(3)(g) hereof~~ Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

A. Article 6.8 N of the UDO shall be replaced by this section.

- B. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must ~~reach a minimum height of forty eight (48) inches within three years of installation, and~~ be at least eighteen (18) to twenty four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings

in buffer yards shall consist of two (2) or more species of both trees and shrubs.

C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:

1. No buffer yards shall be required:
 - a. internal to the Aurora PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (in addition to the mounding, the median of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings shall be required in this median). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.
 - c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**), ~~as follows: if the property described as the Heitman Property in **Exhibit A** (hereinafter the "Heitman Property") continues to utilize property agriculturally and residentially, and the property adjoining property is purchased and developed the buffer yards included herein shall apply. If the Heitman Property is sold for a Commerce Park use and). If any portion of the Real Estate is added to the Heitman property, it shall be buffered in accordance with this provision. If the Heitman property is~~ no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman ~~Property~~property:
 - d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). ii. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.
 - e. The buffer yard shall be landscaped per this Ordinance.
3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and

shall be landscaped per this Ordinance:

4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. A forty foot (40') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') mound.
 - c. Shall be landscaped per this Ordinance.
 - d. Evergreen trees shall be planted on or near the top of the mound.
 - e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
 5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements and not per this Ordinance's Road Frontage landscaping requirements.
- D. Within buffer yards at least ~~seven (7)~~[eight \(8\)](#) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
- E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. [Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8\(E\)\(4\) of the UDO shall be approved by the Director.](#)
- F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.

2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.

3. No outside storage shall be permitted within District 1 or District 2, or within one hundred feet (100') of the right-of-way of the new East Street extension or US 31 within District 2.

4. Service/Material Yard and Storage Areas.

a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:

i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

~~4. Display Areas. Are permitted in the front yard areas of buildings subject to the following:~~

~~a. Such display areas are not located within the required front yard setback.~~

~~b. Such display areas must be landscaped as provided in this Ordinance.~~

~~c. Such display areas may not exceed 500 square feet nor display more than three (3) products unless otherwise approved by the Director.~~

~~d. Display areas shall be identified on a Detailed Development Plan.~~

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

~~2. Permanent outdoor display areas are permitted provided that they are surrounded by a 2.5-foot tall masonry wall or wrought iron fencing or combination of the two.~~

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

1. Loading and Unloading Areas.

a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.

- b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.
2. For buildings fronting on US Highway 31, no more than one (1) row of parking shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

So long as the uses abutting State Road 38 immediately north of the Shoppes remain residentially utilized, the following restrictions shall apply to signage immediately adjacent to State Road 38:

[All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.](#)

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

[The lighting of all signs in The Shoppes shall comply with Article 6.9\(G\)\(3\) of the UDO, regardless of the source of the signs lighting.](#)

[The maximum allowable Sign Height in Article 6.17\(J\)\(2\)\(a\)\(i\) shall be reduced to six \(6\) feet.](#)

[The maximum allowable Sign Height in Article 6.17\(J\)\(2\)\(a\)\(ii\) shall be reduced to nine \(9\) feet.](#)

[The maximum allowable Sign Height in Article 6.17\(J\)\(2\)\(a\)\(iii\) shall be reduced to twelve \(12\) feet.](#)

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 in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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 8.7, Pedestrian Network Standards, shall apply except as follows:

A. **The Shoppes:**

1. **Pedestrian Circulation.**

a. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

d. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

e. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.

B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and the Villas.

C. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path

connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-35** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-35**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-35**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER

OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT "C" AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS

WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED “WEIHE ENGR 0012” AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES,

MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF (5½) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH 9 3/4 RODS; EAST 10 RODS; NORTH 9 3/4 RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF (81 ½) ACRES, MORE OR LESS.

~~AND ALSO THE FOLLOWING PARCELS (WHICH COLLECTIVELY MAY BE REFERRED TO AS THE “HEITMAN PROPERTY”)~~

~~PARCEL I:~~

~~A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; HENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 838.78 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 838.78 FEET TO THE POINT OF BEGINNING.~~

~~PARCEL II:~~

~~PART OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 A DISTANCE OF 90.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 285.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 238.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL WITH SAID WEST LINE 285.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON SAID NORTH LINE 147.25 FEET TO THE PLACE OF BEGINNING.~~

~~PARCEL III:~~

~~PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:~~

~~BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE THEREOF 1811.0 FEET TO THE TRUE BEGINNING POINT OF THE REAL~~

~~ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ON THE EAST LINE OF SAID QUARTER 20.02 FEET TO THE NORTHEAST CORNER OF FORTY SEVEN AND THREE FOURTHS ACRES OFF THE SOUTH SIDE OF SAID NORTHWEST QUARTER AS DESCRIBED IN AN ADMINISTRATOR'S DEED RECORDED IN DEED RECORD 329, PAGE 919 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID REAL ESTATE 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER, 20 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF 202ND STREET; THENCE EASTERLY ON SAID SOUTH LINE 90.75 FEET TO THE TRUE BEGINNING POINT.~~

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
PEDESTRIAN NETWORK

Aurora



Driving Distances:

to Noblesville - 6 miles
to Carmel - 10.2 miles
to Fishers - 14.2 miles
to Clay Terrace - 8 miles

to Tipton - 18.3 miles
to Kokomo - 29 miles
to Indianapolis - 32 miles
to SR 28 - 13.6 miles

to SR 32 - 3.4 miles
to I-465 - 11 miles
to I-69 - 19 miles
to I-65 - 23.6 miles



AURORA COMMERCE PARK ZONING AMENDMENTS DEC 2016

Since receiving zoning approval in 2006 and 2007, a lot has changed in the Westfield area around the Aurora site requiring a need to amend the underlying PUD zoning standards to meet the present market for this site. US 31 has been completed creating easy access to 465 and other parts of Indianapolis; the Sports Campus has been completed and under full operation supporting more retail and hotels in the community; Grand Junction is being developed to create an active downtown activity; and Chatham Hills Golf Course community is close to opening with a lot of residential activity around it. These projects have created a residential market on the west side of US 31 leaving the area around in Aurora as a primary focus area for development of future commercial tax base for the City of Westfield. This area falls in the Business District of the Comprehensive Plan for Westfield Indiana.

The main focus of the changes to the PUD changes are to create a larger portion of the site for Commerce Park uses which will be the main focus of development in Aurora. Many businesses in the Westfield area are being relocated to provide for other uses near the downtown area. Rather than lose these users to other cities we need to create a home for them to retain them in Westfield. Outside businesses are starting to look at Westfield as a possible home for their businesses as well as the sports campus has put us on the map to the outside world. We intend to expand and amend the PUD standards for the Commerce park uses to encourage development of this use in the City of Westfield.

The presently zoned residential uses in Aurora included apartments and attached single family uses (condos and townhomes). These uses were created to form a buffer to other existing residential uses and to assist in bringing utilities and infrastructure to the Commerce Park. Most of these types of attached higher density residential uses are being developed in areas closer to downtown Westfield. To provide a transition to existing uses some residential will be retained and amended to detached single family homes similar to the corporate campus in Noblesville which provides mid-price workforce housing for the proposed businesses that will be located in the Park. The overall residential area will be reduced by **444 units, from a maximum of 694 units to 250 units.** The area immediately adjacent to the existing homes along Grassy Branch Road was originally a high density condo development of one story units. Again these types of developments are now occurring closer to downtown and near Chatham Hills, however we are attempting to maintain the same type of buyer with a single family detached ranch product with outside areas maintained by the HOA which will attract empty nester and young professionals without children. The remaining housing product will be an average \$260,000 price point with no vinyl siding to provide a housing price point that is missing on new projects in the Westfield market and provides a transition to the commerce park uses in the development.



2006 – PLAN “A” VS 2016 – Plan “B”

COMPREHENSIVE PLAN:

The 2007 Comprehensive Plan for Westfield shows the area between US 31 and Grassy Branch Road from SR 38 to 191st St. as a “**Business Park**”. The southwest corner of Grassy Branch and SR 38 shows a “**Local Commercial**” designation for neighborhood retail. The 2001 Comprehensive plans shows the same area as a Business Park, therefore for the past 16 years this area has been designated a Business Park area for the future growth of the City of Westfield. The 2006 and 2016 plans are both consistent with these Comprehensive Plans. Staff has confirmed they know of no discussions internally to change the plan in this area.

2006 – PLAN “A” Aurora PUD (06-55) :

- Present zoning is in effect and will remain in effect until legislative act changes that status. This has been confirmed in writing by Westfield Planning Director.
- **Plan Uses and Areas**

1. Business Park (Office- GB)	56 Ac
2. Commerce Park (Open Industrial/ w outside storage)	83 Ac
3. Shoppes (LB Neighborhood Retail)	17 Ac
4. Vistas/ Sunrise Park (MF -2 Apartments 287 Units)	50 Ac
5. Towns MF-2 SF Townhomes 290 Units)	40 Ac
6. Villas/ Gardens (SF-A SF Condos 2-4 units 220 Units)	54 Ac
Maximum Overall Residential Units Permitted	694
	314 Ac
- **Plan Elements**
 - Written prior to Unified Development Ord., therefore is a very large, detailed and complex zoning ordinance for staff to apply over next 10 years of development activity proposed for Project.

COMMON ELEMENTS OF BOTH PLANS:

- **Proposed Uses:** will remain constant between the two plans.
- **Streets/Traffic:** Overall traffic volume will be similar between the two plans. The major street system will remain similar between plans “A” or “B”. Grassy Branch will connect to East Street to form one point of connection at SR 38 aligned with Anthony Road. East Street will bend into 202nd Street with either plan as requested by Westfield Engineering and Planning Staff to align with Anthony Rd. At a point in the future a traffic signal will be warranted and planned with either Plan “A” or Plan “B”.
- **Drainage Plan:** The Proposed Drainage plan will not vary between Plan “A” or Plan “B”. The east half of the site will drain east to the existing Legal Drain and a portion of the existing drain will be reconstructed with either plan. On Both plans the west half of the site will drain north to the existing outlet pipe at 201st Street.
- **Utility (Sanitary /Water) Plan:** will remain constant between the two plans.

2016 – PLAN “B” Aurora 1610-PUD-19:

- Proposed zoning Plan “B” will serve as a replacement PUD ordinance and eliminate the existing Aurora PUD (06-55) and replacing it with the newly adopted PUD plan. A denial of this petition will leave the existing zoning Plan “A” in place.
- **Plan Uses and Areas**

1. Business Park (Office- GB)	20 Ac
2. Commerce Park (Open Industrial/ w outside storage)	216 Ac
3. Shoppes (Neighborhood Retail)	17 Ac
4. Towns (SF Townhomes or Single Family 180 Units)	38 Ac
5. Villas (SF Condos 2-4 units or Single Family 70)	23 Ac
Maximum Overall Residential Units Permitted 250	314 Ac
- **Plan Elements**
 - Written to comply and refer to existing Unified Development Ord., easing the review process for staff as the project develops over the next 10 yrs.
 - Reduces the total permitted residential uses by **444** Units. (694 to 250)
 - Enlarges the Commerce Parke area for increased Tax Base.
 - Requires equal or increased standards in all areas of development
 - Requires equal or increased buffer standards in all areas of development which exceed the present UDO standards.
 - Requires SR 32 overlay standards for Retail area at SR 38.
 - Requires transition of Industrial use standards of height, square footage and use standards as project transitions to existing residential uses.
 - Requires compliance with UDO use tables

CONFIRMATION OF EXISTING ZONING

From: **Matt Skelton** mskelton@westfield.in.gov
Subject: RE: Aurora PUD
Date: October 25, 2016 at 12:18 PM
To: **Russell Brown** rbrown@clarkquinnlaw.com, **Kevin M. Todd, AICP** ktodd@westfield.in.gov
Cc: **Chris White** (cwhite@sitesolutionsgroupplc.com) cwhite@sitesolutionsgroupplc.com

Russell:

The existing Aurora PUD (06-55) is presently in effect and remains in effect until some legislative act changes that status. If a replacement PUD ordinance were to be adopted, such action would result in eliminating the existing Aurora PUD ordinance (06-55) and replacing it with the newly adopted PUD ordinance.

Does this adequately answer your question?

Matt

Matthew S. Skelton, Esq., AICP
Director | Economic and Community Development

City of Westfield, Indiana
2728 E. 171st Street | Westfield, IN 46074
317.508.6288

From: **Russell Brown** [mailto:rbrown@clarkquinnlaw.com]
Sent: Tuesday, October 25, 2016 11:52 AM
To: **Kevin M. Todd, AICP** <ktodd@westfield.in.gov>; **Matt Skelton** <mskelton@westfield.in.gov>
Cc: **Chris White** (cwhite@sitesolutionsgroupplc.com) <cwhite@sitesolutionsgroupplc.com>
Subject: Aurora PUD

Matt/Kevin:

This is to confirm a conversation I had with Matt earlier today.

It is our understanding that if the current Aurora PUD Replacement Ordinance (16-35) were denied or withdrawn that the terms and conditions of the original Aurora PUD (as approved under Ordinance 06-55) will still be in full force and effect as the property has been through the zoning process and primary plat and development plan approval process.

Thanks for our assistance in confirming this understanding.

Russell

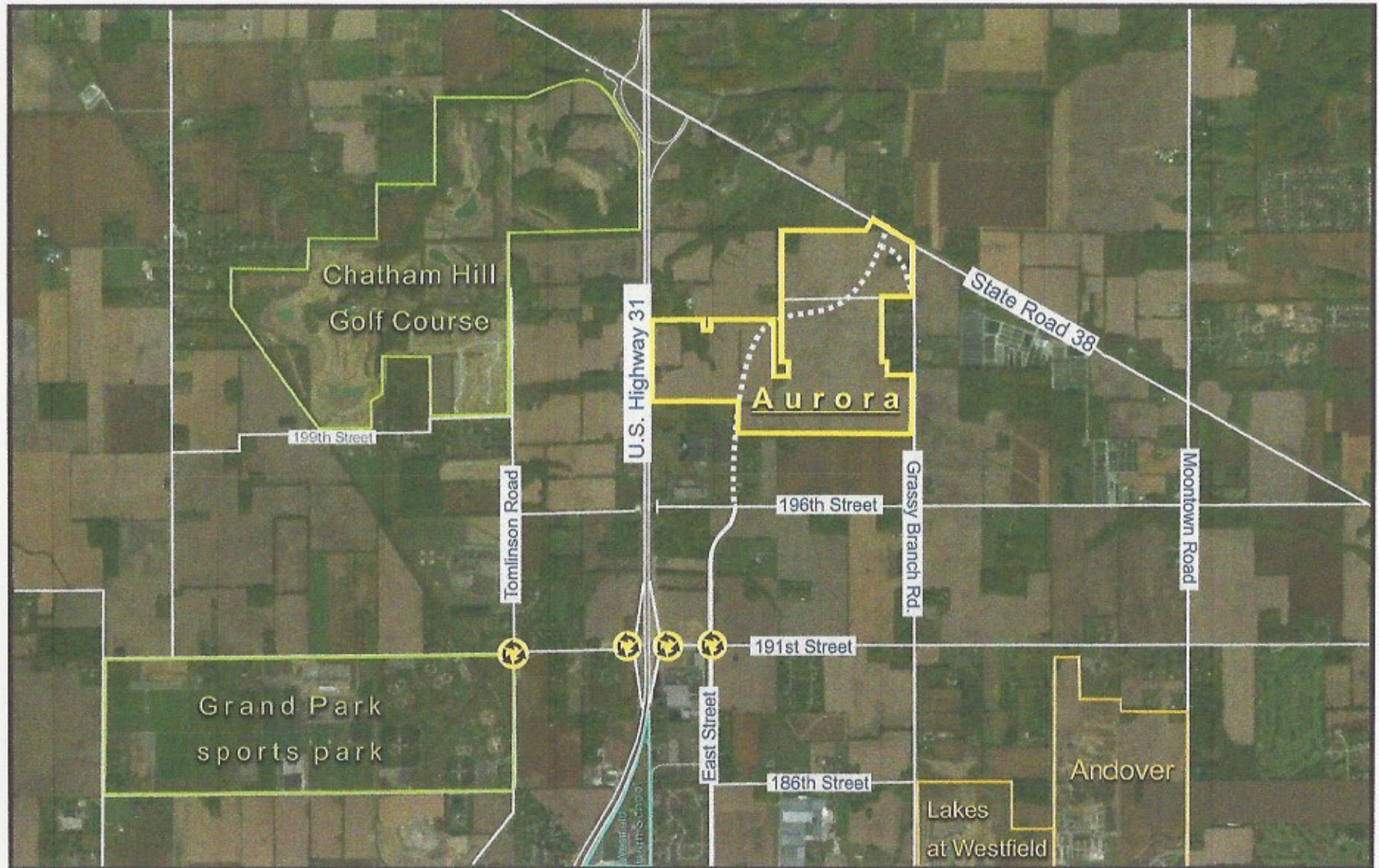
Russell Brown
320 N. Meridian Street, Suite 1100
Indianapolis, IN 46204
317.637.1321 Phone 317.687.2344 Fax

www.clarkquinnlaw.com



Aurora

Site Location Map



Aurora

Site Location Map

Meridian

U.S. 31



State Road 38

203rd St.

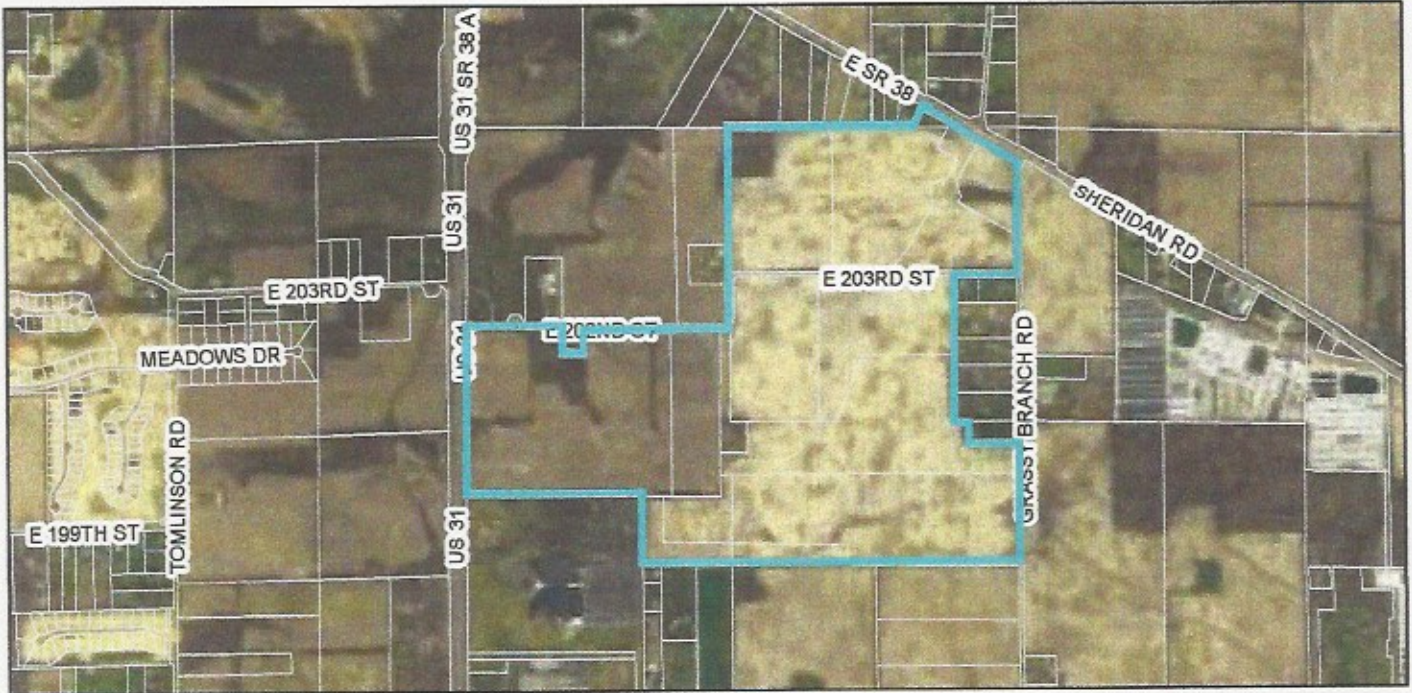
SITE

Grassy Branch Road

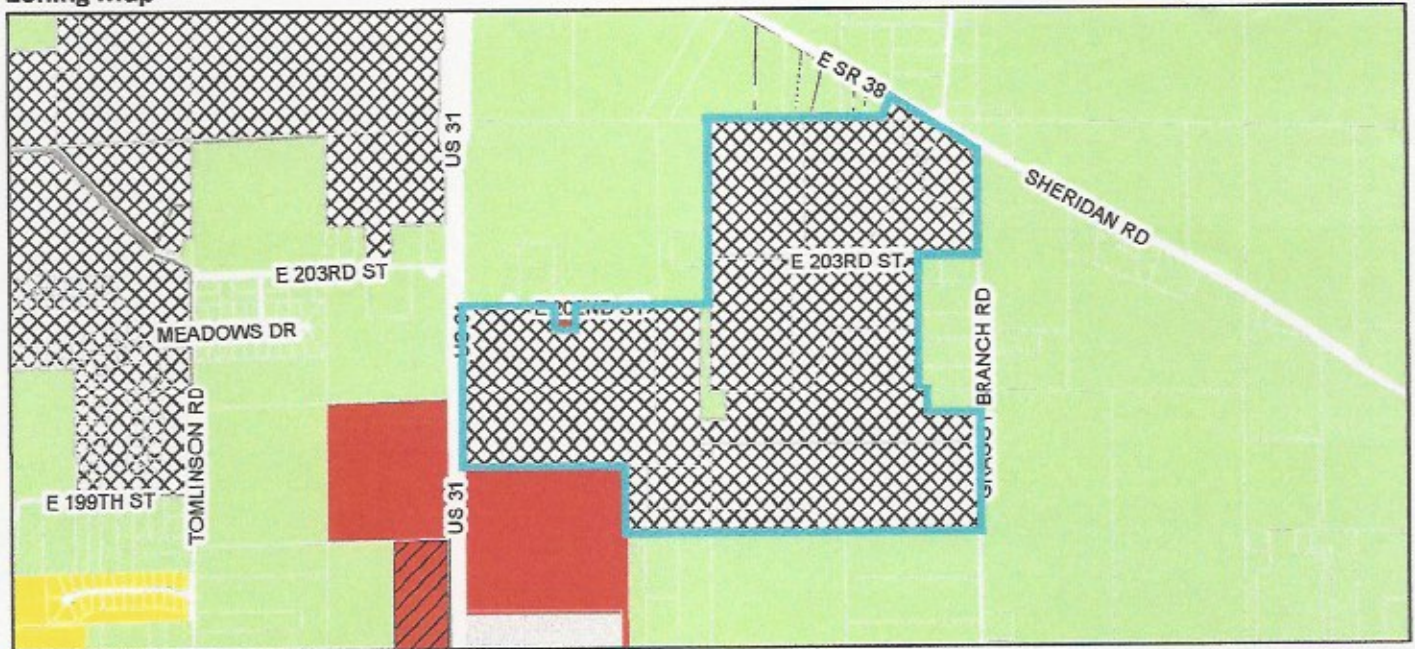
Property Location Map
Aurora PUD Amendment
1610-PUD-19



Aerial Location Map



Zoning Map



Zoning	
	AG-SF1
	GB
	GB-PD
	PUD
	SF-2
	EI

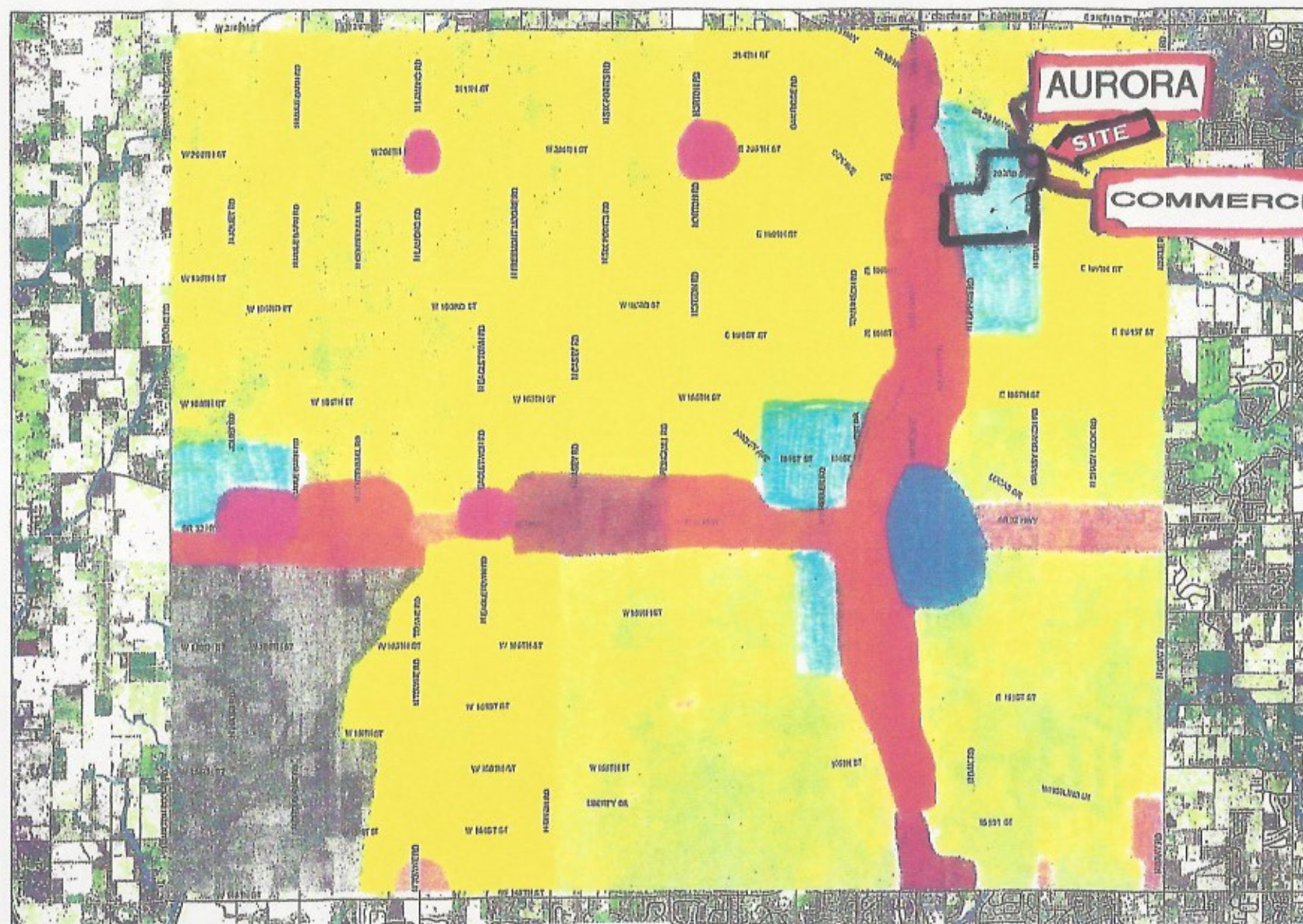
COMPREHENSIVE PLAN

2007 / 2000

HNTB
citizens



January 2010



*Based on figure from 2007 Westfield Comprehensive Plan, Chapter 2, Page 24.

Figure 3.4 - 2007 Westfield Comprehensive Plan Projected Land Use



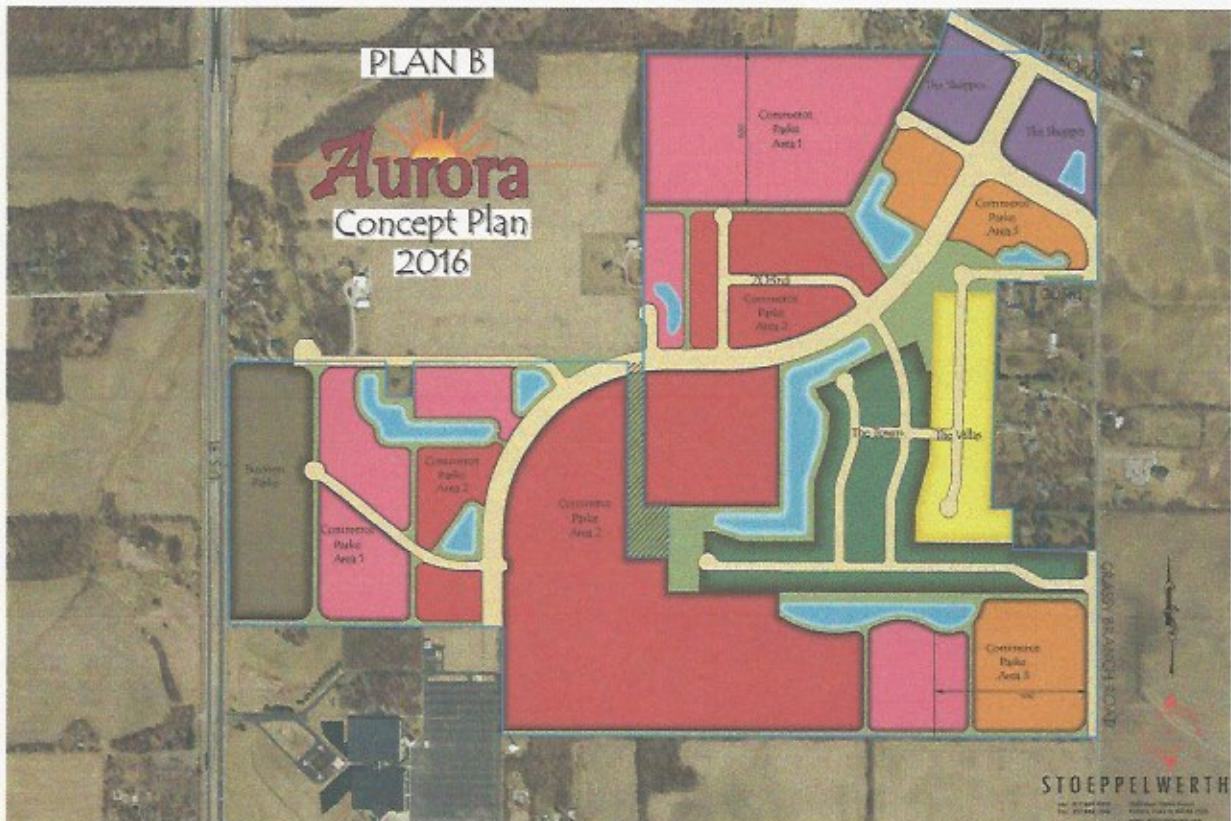
BUSSINESS PARK

LOCAL COMMERCIAL ON CORNER

ZONING BUBBLE EXHIBIT



COMPARISON EXHIBIT



CONCEPT PLAN



COMPARISON EXHIBIT

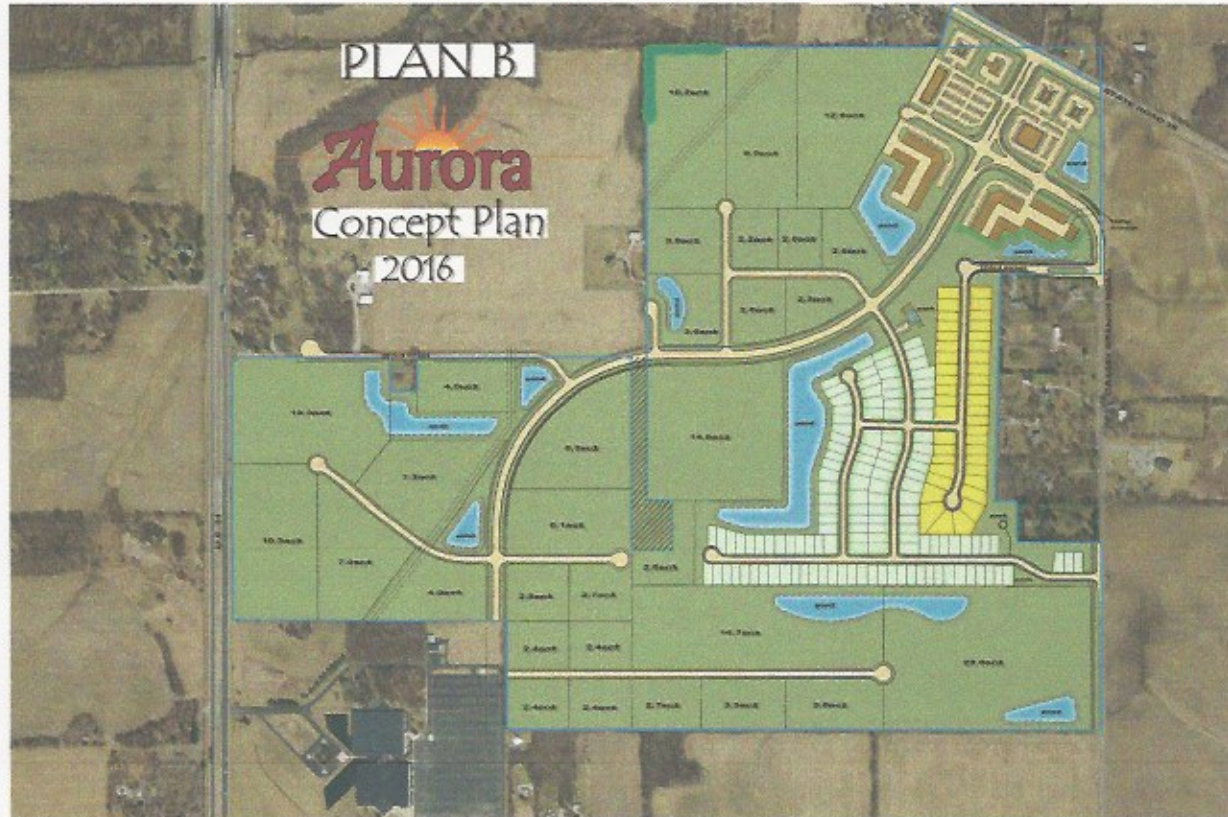


EXHIBIT B-1 ZONING BUBBLE PLAN

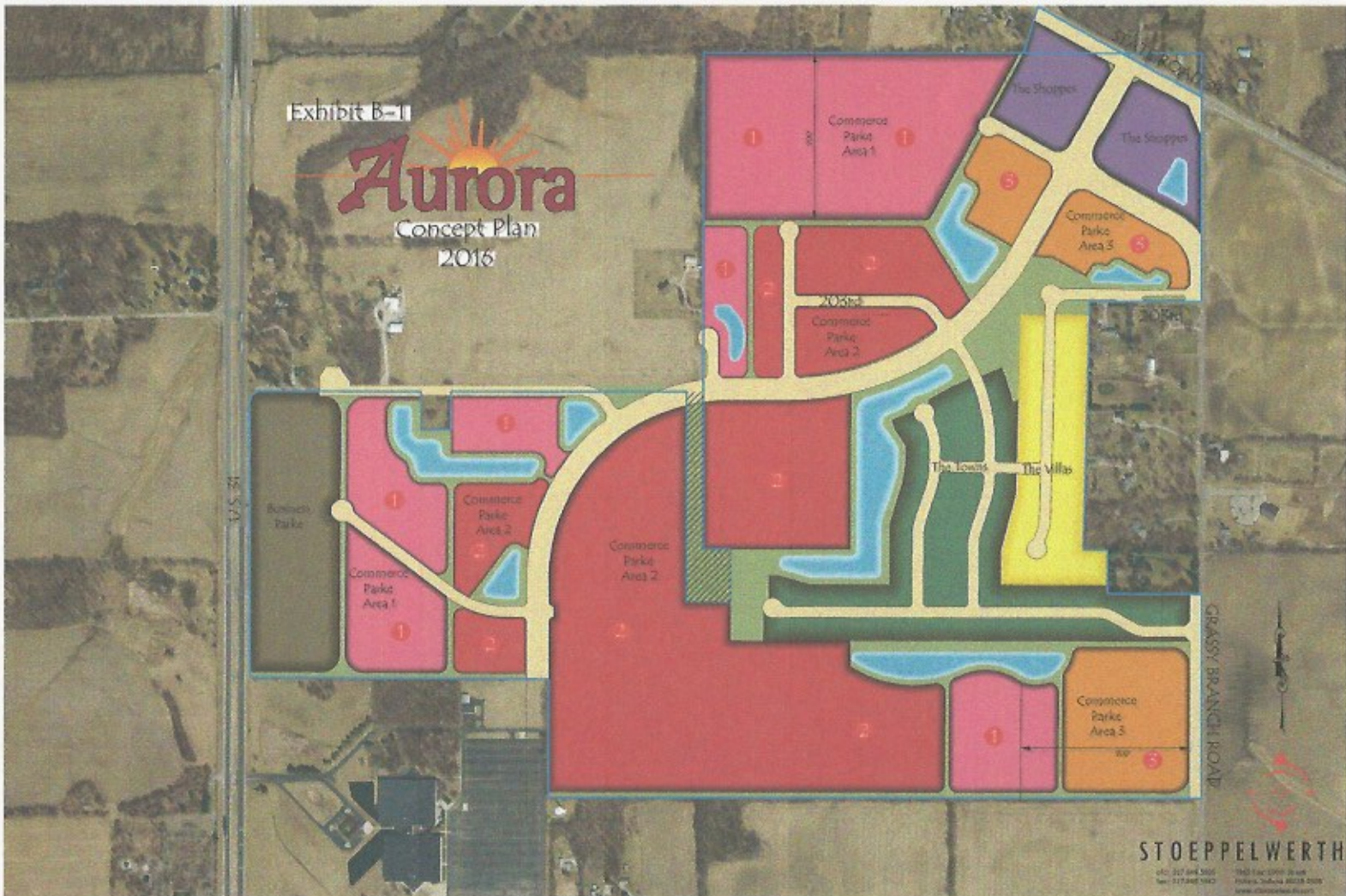


Exhibit B-2

Aurora

Concept Plan
2016



EXHIBIT B-2 CONCEPT PLAN

EXHIBIT C PEDESTRIAN NETWORK



STOEPPELWERTH

off: 117.640.5515 fax: 117.640.5516
17401 East 520th Street
Plover, Indiana 46070-0000
www.stoeppelwerth.com



ph: 212.840.9424 Fax: 212.840.3942





PROJECT SUMMARY

Aurora is a proposed master planned community located on the north side of Westfield in Hamilton County. Aurora will consist of 314 acres of mixed uses including office, office warehouse/ distribution/ industrial, single family residential and neighborhood retail. Aurora has frontage on both US 31 and SR 38 creating easy access to the site from all directions. US 31 was recently upgraded to an interstate in 2015 providing a quick 12 minute drive from the site to I -465. The project is situated on the east side of US 31 directly north of the existing Verizon office building at 202nd street and extends east to SR 38 and Grassy Branch Road.

The Aurora project received favorable zoning approval from the city of Westfield in December of 2006. The project was zoned PUD and is presently annexed into the City of Westfield. Most utilities exist at the site including drainage, water, telephone, and power. An on-site sanitary lift station is proposed to provide sewer service to the site. Citizens Utility is expanding their sewer lines and has capacity for sewer and water for this project. The phase one infrastructure construction plans for the project are presently being designed and construction is anticipated to start in the summer of 2017. The project will be built in phases over the next several years with a total build-out of approximately 10 years.

The Aurora project was designed to be similar to two mixed use projects developed by CR White in Noblesville, IN. The projects include a portion of the Noblesville Corporate Campus at 146th and SR 37, between Cumberland Road and Howe Road. Also Pleasant Street Commercial Park located at Pleasant Street and SR 37 to Union Chapel Road. Both projects have a retail, office and warehouse/ distribution/ industrial component along with higher density single family housing acting as a transition to existing lower density housing areas. Attached are some sample photos of the two projects located in Noblesville along with sample photos of the proposed uses for each area many of which were taken from the Noblesville projects. Noblesville and Westfield are experiencing similar types of growth and should see similar types of uses within this master planned community. Please see the attached photos for a better understanding of the intended proposed uses in each specific area of the site.

The project contains the following uses:

Business Parke: The Business Parke is the office portion of the site located along the frontage of US 31. The higher elevation of this area of the site provides good visibility from US 31. This area consists of 20 acres directly north of the existing Carrington Mortgage along the frontage of US 31. Permitted uses in this area include minimum 3 story office buildings along US 31, with 1 story office internally. Potential users for this area include: hotels, medical uses with the expansion of hospitals in the area, back call centers, general offices, and educational facilities intended to be a complement to the existing Carrington Mortgage building to the south.

The Shoppes: The Shoppes is the neighborhood retail portion of the site fronting on SR 38. The site consists of 17 acres and will be subdivided into out-lots of 1 to 5 acres in size for various users. Typical users for this area would include banks, drug stores, restaurants, grocery store, coffee shops and other typical neighborhood service uses.

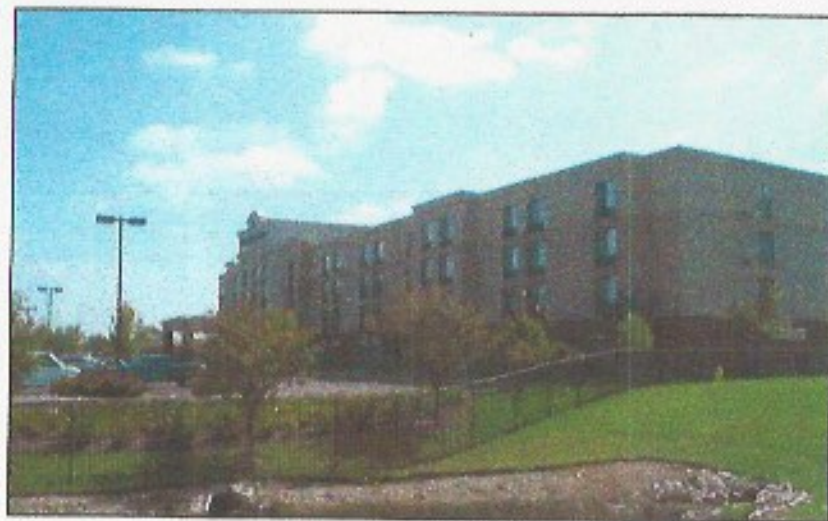
The Townes and Villas: This portion of the site is zoned for attached single family town homes, duplexes and quad condos. We are requesting that single family homes be a permitted use in this area as well. This area contains 61 acres and has a maximum potential of 250 units. The subdivision will contain a pool with bathhouse, ponds, parks with playground and trails to appeal to this type of buyer. The average sales price for this area is intended to be an average of \$ 260,000 which will act as a transition from the Commerce Park uses to the existing lower density residential uses along SR 38 and Grassy Branch Road. I am presently working with Cal Atlantic Homes to be the builder of the homes in this area as they have experience in Noblesville market of building this product as a transition similar uses in the Noblesville market.

Commerce Parke: The Commerce Parke is the office/warehouse industrial portion of the site located in the center of the project. This area has been zoned to allow some screened outside storage for uses in this park. This park is modeled after two other parks developed by CR White in Noblesville. This portion of the site contains 216 acres and will be subdivided to parcels of 5 to 40 acres as users desire. Initial users are anticipated to be in the 5 to 20 acres size and would include general contractors, distributors, small manufacturers, and other general industrial park type users. See the attached photos for a sample of the types of intended users for this area of the site.

BUSINESS PARKE



BUSINESS PARKE



THE SHOPPES



CONCEPT PLAN

RETAIL AREA



THE SHOPPES



THE SHOPPES



THE SHOPPES

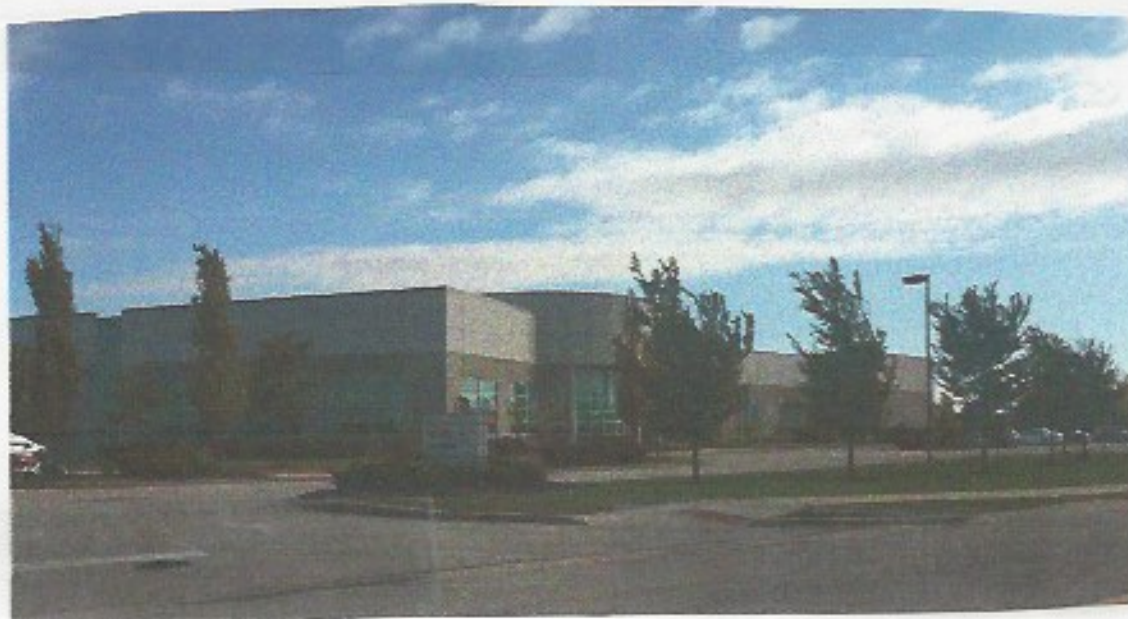




AREA 1
COMMERCE PARKE



ENCLOSED OFFICE WAREHOUSE





DESIGN



AREA 2



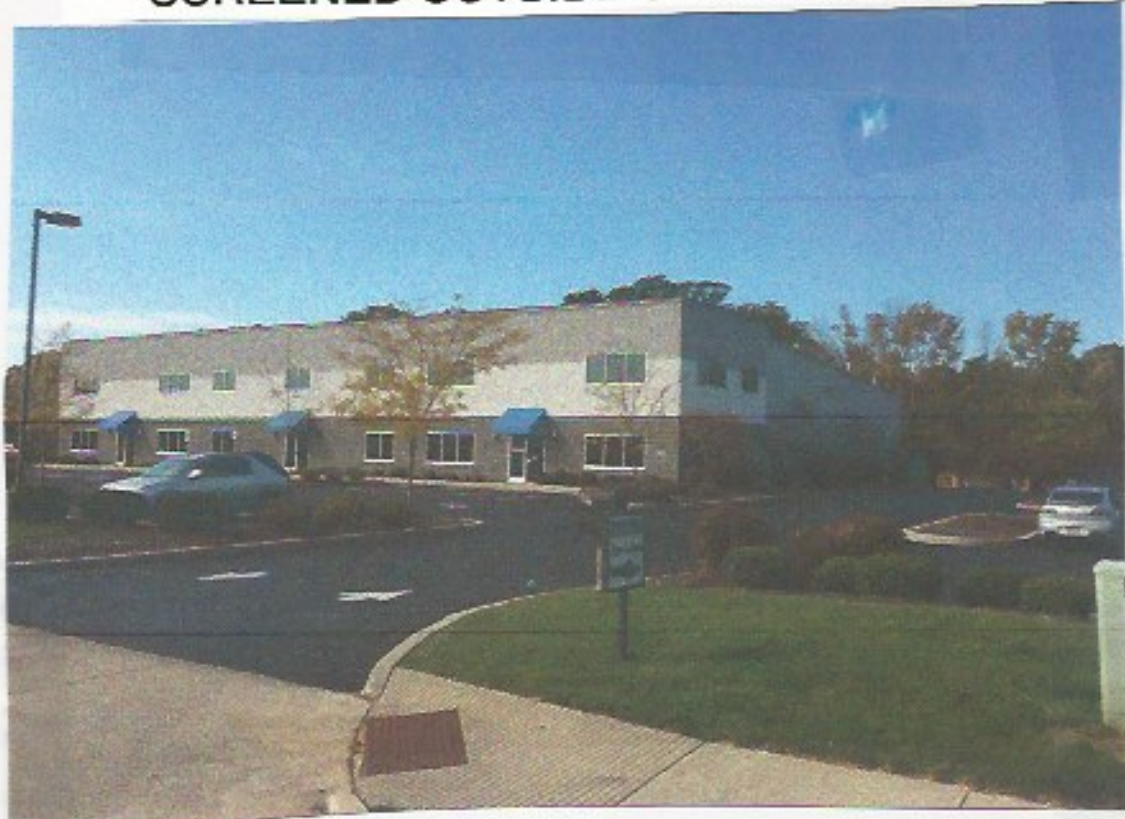
FOOD PROCESSING DISTRIBUTION AMERIPLEX



AREA 2



**GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND**





GENERAL CONTRACTOR RYAN

MULTIPLE USERS SAME BLDG



EAST PARCEL



COMMERCE PARKE



EAST PARCEL
2016 PLAN



EAST PARCEL

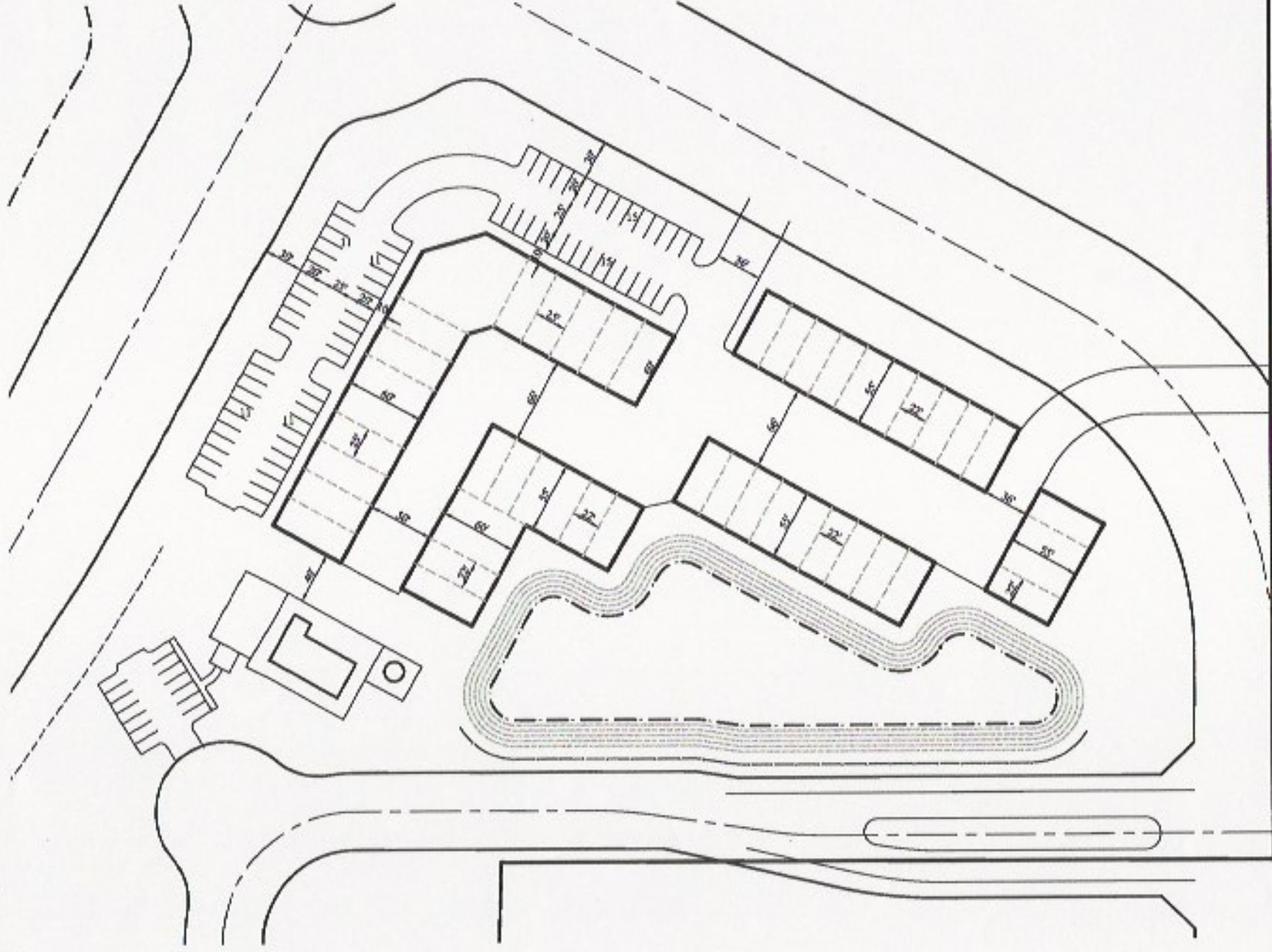
COMMERCE PARKE

EAST PARCEL CONCEPT PLAN

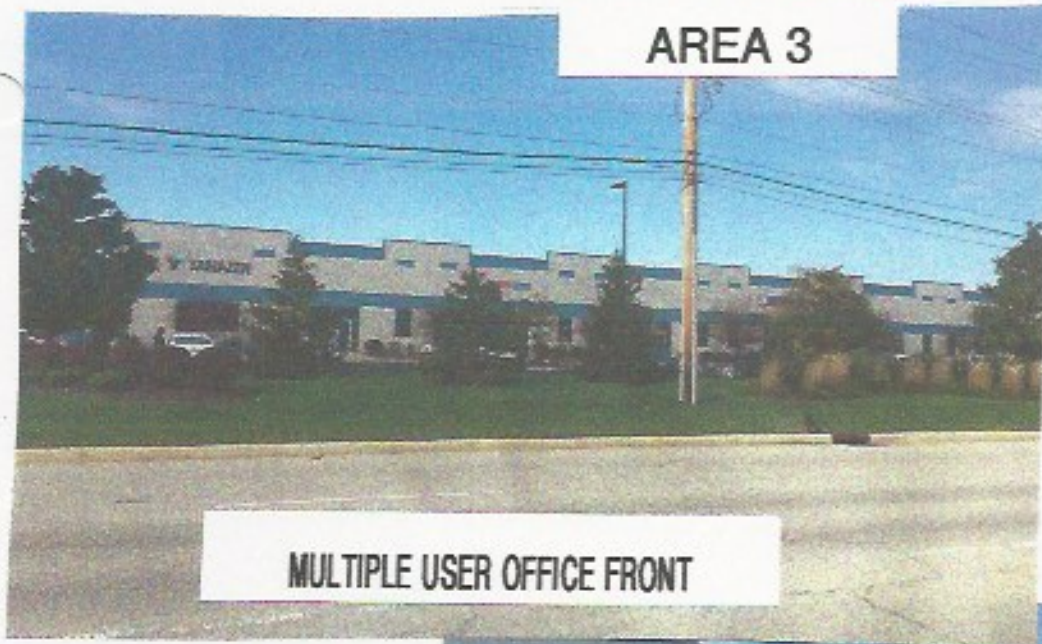


STOEPPELWERTH
CONSULTANTS
INC.



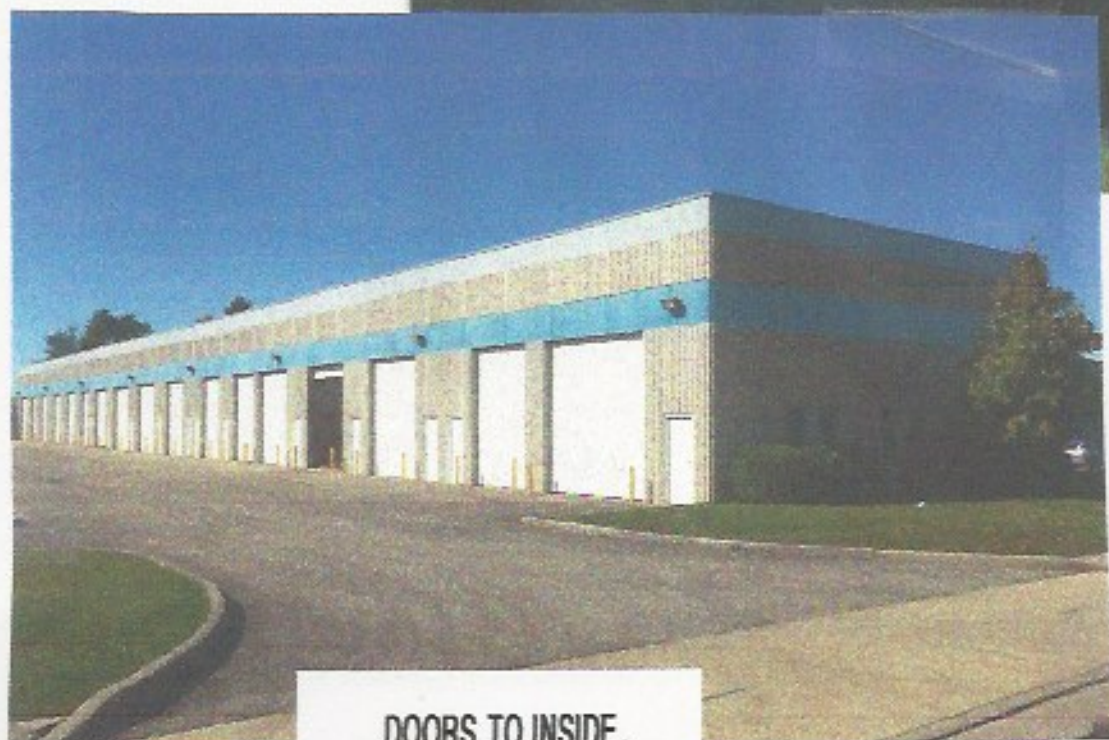
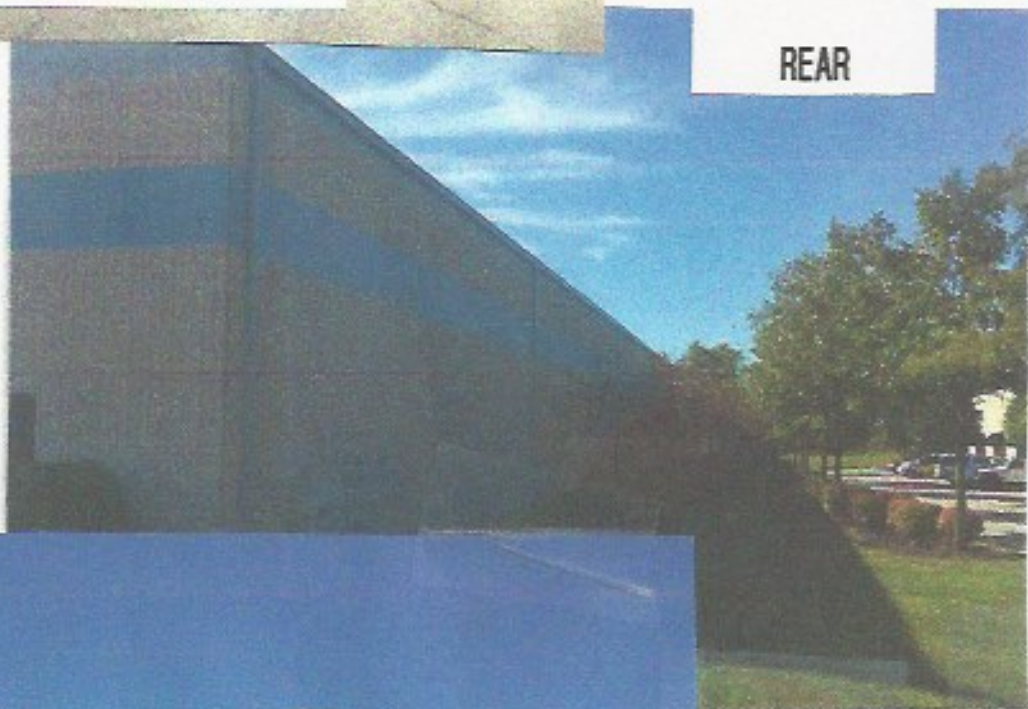


AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

AURORA SINGLE FAMILY PRODUCT



To: Chris White- CR White Aurora
15658 Bridgewater Club Blvd.
Carmel, IN 46033

October 21, 2016

Re: Aurora Single Family Development

Dear Mr. White:

This letter is to confirm our interest in being the builder for the single family portion of your Aurora Planned Unit Development in Westfield. We are excited to have the opportunity to participate with you in this new project. We understand that for the Aurora project, our single family homes will provide some of the needed transition from the existing residential homes existing and proposed along Grassy Branch Road to the future commercial Commerce Park uses proposed within the project. As you know we have completed a recent project called Brighton Knoll in the Noblesville Corporate Campus and are ready to start a new very similar project in Noblesville called Union Crossing adjacent to the Pleasant Street Business Park. In both projects our product was adjacent to commerce park uses and has provided an affordable price point to act as the transition to the more intense commercial uses.

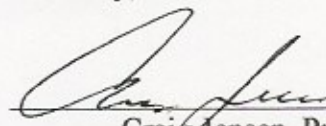
The product that we are proposing is the same at the two Noblesville locations. We anticipate that the proposed sales price for these homes would range from 220,000 to over \$300,000 with an average price of approximately \$260,000. The square footage of the homes would range from a 1500 SF ranch to over 2800 SF. This collection of homes serves the first time move up buyer and empty nester. At the Brighton Knoll project, which we are completing, the average price was approximately \$225,000 and sold at a very fast pace and was in fact one of our best selling communities. Based on recent material cost and development increases and also committing to Hardie-Plank siding vs. vinyl the new projects will average a much higher price. We still feel confident if we can maintain an average \$260,000 price point that this product will perform very well at this location.

I have provided to you previously some of the proposed elevations for these homes. I am enclosing some pictures of the completed homes in Brighton Knoll and a site plan of the Union Chapel location. As you can see at both locations we are directly adjacent to commerce park uses and also adjacent to apartment projects. Even with these adjoining uses we feel confident our product will sell well and also provide an appealing appearance for the homebuyers. The architecture of these homes are very appealing and the side and rear elevations also have character. I have enclosed pictures for your review.

Additionally at this location we are committed to building an all ranch product with all outside yard maintenance performed by the HOA on the homes abutting the existing homes on Grassy Branch Road. These would appeal more to empty nesters and young professionals.

I look forward to working with you on this project as it moves forward through the zoning and planning process. We would be glad to participate in any meetings needed to present our proposed product.

Sincerely,

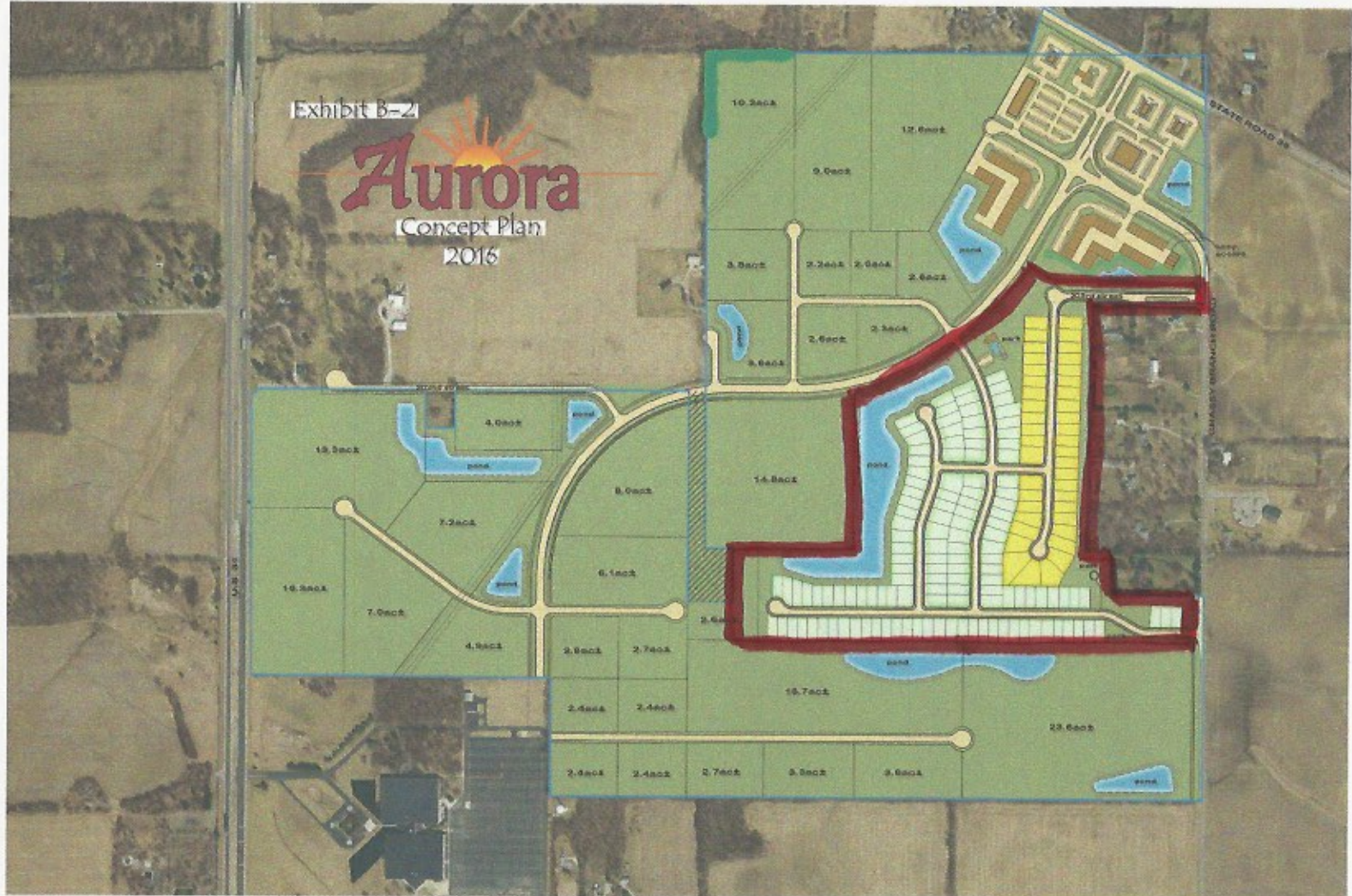


Craig Jensen, President
CalAtlantic Homes

Exhibit B-2

Aurora

Concept Plan
2016



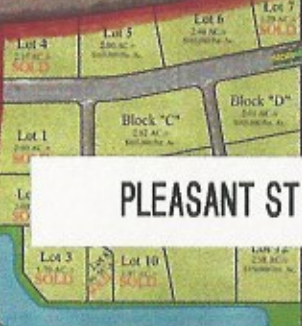
Single family.
EXHIBIT B-2
CONCEPT PLAN

ST RD 37

State Road 32

ST RD 32/38

PLEASANT ST COMMERCIAL PARK



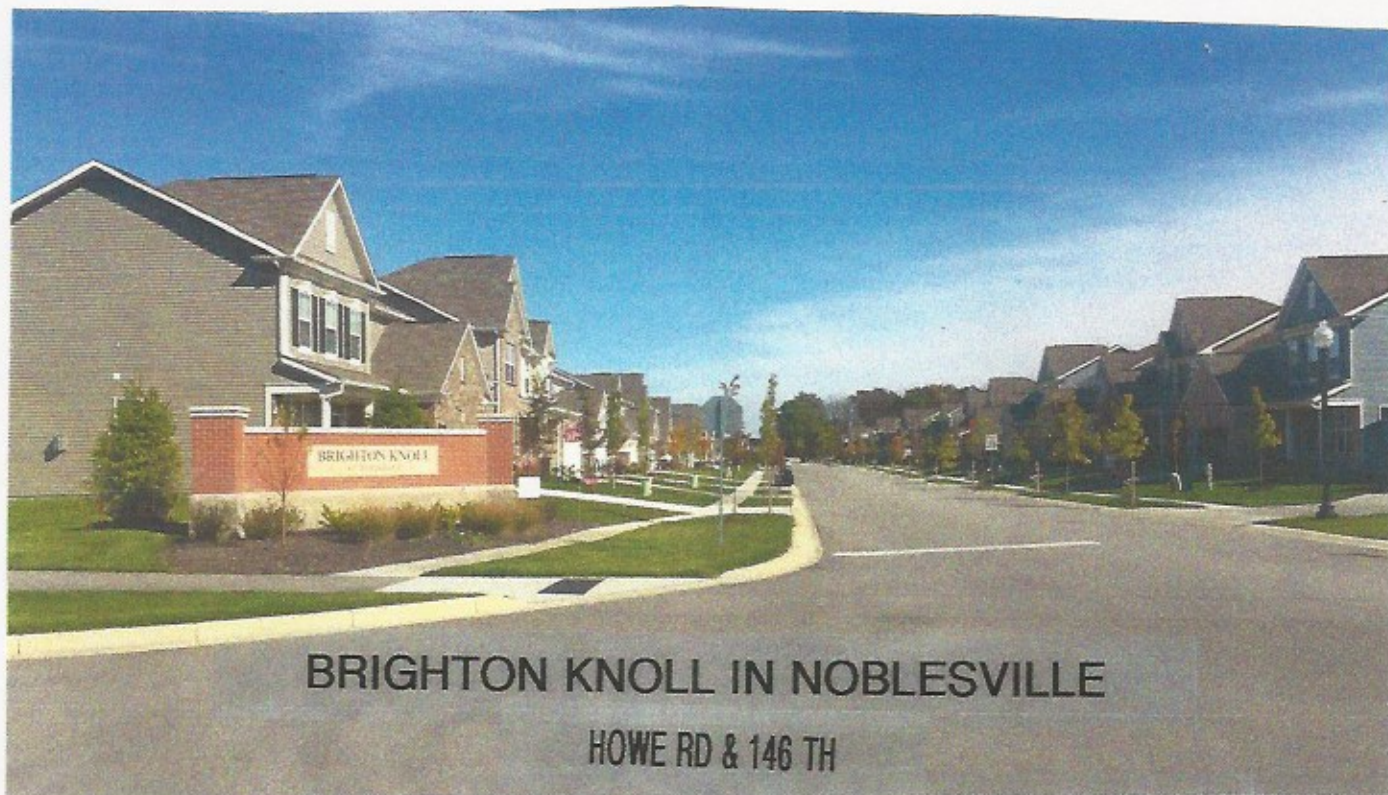
UNION CROSSING

UNION CHAPPEL

NOBLESVILLE

Union Cross
Planned De
velopment

PLANNED
DEVELOPMENT



BRIGHTON KNOLL IN NOBLESVILLE

HOWE RD & 146 TH



Location Map



BRIGHTON KNOLL IN NOBLESVILLE





TYPICAL REAR ELEVATION

BRIGHTON KNOLL IN NOBLESVILLE



TYPICAL SIDE CORNER



BRIGHTON KNOLL ADJACENT TO APARTMENTS



BRIGHTON KNOLL ADJACENT TO COMMERCE PARK

Wilmington



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



05/17/2015
JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.

McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES
ryland.com



05/17/2016
JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.

CALATLANTIC HOMES™
Stratford



CALATLANTIC HOMES™
McKinley



CALATLANTIC HOMESSM
Providence



CALATLANTIC HOMESSM
Jackson



CALATLANTIC HOMES™
Wilmington



CALATLANTIC HOMES™
McHenry





TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES
STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES
CONSTRUCTION OBSERVATION • SITE ENGINEERING

WILLIAM J. FEHRIBACH, P.E.
OF COUNCIL

STEVEN J. FEHRIBACH, P.E.
PRESIDENT

R. MATTHEW BROWN, P.E.
VICE PRESIDENT

JOSEPH T. RENGEL, P.E.
VICE PRESIDENT

REGISTRATION
INDIANA
ILLINOIS
KENTUCKY
MICHIGAN
OHIO
MISSOURI
TEXAS

October 19, 2016

Mr. Chris White
Site Solutions Group, LLC
15658 Bridgewater Club Blvd.
Carmel, Indiana 46033

Re: Aurora Site
SR 38

Dear Mr. White,

Based on your request, I have reviewed the concept plan with respect to the land uses and proposed roadway configurations. As presently planned, there will be one access point located along SR 38 at East Street. The proposed roadway is planned to be four lanes (two in each direction) with auxiliary lanes, left and right turn lanes at the major internal intersections. The old plan was to have land uses such as office parks, industrial parks, retail, apartments, and single family residences. The current plan is similar in nature, however, no apartments will be built on the site. Based on the review of the land uses and their locations, the proposed four lane facility will adequately serve the development. The proposed intersection at SR 38 will most likely require a signal in the future. However, at this time one will not be warranted. The need for the signal will come once the retail is developed. This intersection should be monitored and a signal installed when warranted.

If you have any questions, please contact our office.

Sincerely,

A&F Engineering Co., LLC

Steven J. Fehribach, P.E.
President

ISSUES RAISED REGARDING THE AURORA PUD PROPOSAL

The list below includes issues that were raised during the October 3, 2016, Plan Commission public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Will there be a signal at S.R. 38 and East Street? If so, when will it be installed?
2. What is the maximum size of industrial buildings permitted? Is it appropriate to have a maximum size?
3. More detailed concept plans needed for the residential areas (and maybe other areas) to graphically illustrate the proposed standards (including buffer treatment).
4. Is there a market for the homes that are being proposed? What was relied on to reach this conclusion. What happens if no one wants to buy?
5. Traffic Study. Is there a traffic study being conducted? Should there be?
6. Pedestrian and vehicular connectivity: is what is being proposed adequate for the project?
7. How will drainage be addressed to ensure the project won't cause problems for neighbors?
8. What kind of buffering will be between the Commerce Parke area and existing homes along SR 38?
9. What types of businesses will locate within the Commerce Parke and the Business Parke?
10. How will this project impact neighboring property values?

Chris White
15658 Bridgewater Club Blvd.
Carmel, IN 46033



Phone: 317-523-6116

Email: crwhite@crwhitedevelopment.com

To: Kevin Todd, Senior Planner
Economic and Community Development Dept.
City of Westfield
2728 E. 171st Street, Westfield, IN 46074
Ph: 317- 379-6467 Email: ktodd@westfield.in.gov

November 1, 2016

Dear Kevin:

This letter is to address your request to respond to some of the issues, questions and comments made at the public meeting of the Westfield Planning Commission held on October 3, 2016. A copy of the minutes and your summary of issues raised is attached for reference.

This project was originally approved as a mixed use PUD in December of 2016 and the detailed development plan/primary plat was approved in 2007. We are requesting to amend some of the standards and uses within the overall planned unit development and also update the standards to comply with the recent Unified Development Ordinance recently approved by the City of Westfield a few years ago. We feel that this request will improve the overall PUD from a marketing and tax benefit to the City of Westfield. Per the attached email from Matt Skelton the existing zoning is in place and will remain until such time as a Legislative Act is taken to amend or replace it. If this amendment request is denied or withdrawn the existing zoning will remain and the project will still move forward under the present zoning. My responses and comments below are based on the amendments to the PUD proposed and not on the overall impact of the original zoning in 2006 as that zoning and plan exist today and can be utilized to develop this site, without an amendment.

The following comments are an attempt to address your summary of comments presented by the neighbors at the Plan commission meeting on October 3, 2016 (summary attached).

TRAFFIC: (Responses to 1,5, and 6); A detailed traffic impact analysis was prepared by A & F Engineering in 2007 with the original zoning of the Aurora PUD. A copy of this report should be on file with the original application. The proposed application looks to reduce the total number of residential units by 500 units but increase the Commerce Parke uses. The proposed main Road through the site called East Street" will service a very large area including not only this site but the main traffic flow from the east side of US 31 between 191st St and US 38. This is designed to be a primary thoroughfare with a four lane divided boulevard street per the standards of Westfield. Based on an updated comment letter from A & F Engineering (copy attached) the proposed street system should handle the proposed traffic flow from this project. Several people have asked about the status of a traffic signal at the intersection of SR 38 and the proposed East Street. The original study stated that a signal was not warranted presently at that intersection due to meeting the State Criteria however traffic should be monitored over time to determine when a signal would meet the criteria and could be installed. The cross traffic count has to be met for the State to approve a new signal. The same is anticipated with the zoning amendment. The traffic at this location should be monitored and when it is met a signal should be proposed at this location. Again this traffic will not only be from this Aurora PUD but also other developments along the East Street Extension and along SR 38 in the overall area. Cost of the light will be borne by future TIF funds, Road Impact fees or other sources at the time a signal is needed.

DRAINAGE: (Responses to 7); A detailed drainage analysis was preformed at the time of the detailed plan approval for phase one in 2007. The new plan is consistent with that plan. On-site

detention will be provided and released in two directions. The east half of the site will drain to the northeast to an existing legal drain. A portion of this drain will be reconstructed as part of the phase one development and has been preliminarily reviewed by the county surveyors office as they have jurisdiction over this area and they have no objections to the plan to date. See letter attached. The western portion of the site will drain to the existing drain located just east of US 31 at 203rd street. Again on-site detention will be provided. No portion of the site is within a 100 year floodplain at present time. I have met with the adjoining neighbor to the north, Mr. Wilkins, and have walked the existing field tile locations with him. These existing tiles will be incorporated into our new design and will be accounted for in our design.

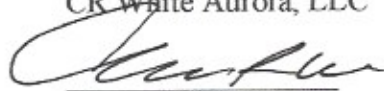
COMMERCE PARKE AREA: (Responses to 2,8 And 9); Attached to the previous material emailed to staff I have provided details of what the intended uses for this site will be in the Commerce park area. This will be a mix of industrial, manufacturing, distribution, and general offices uses. This site is designed after two locations developed by CR White Development in the Noblesville area which are part of the Noblesville Corporate Campus and also Pleasant Street Commercial Parke. I have provided pictures of the diverse uses which presently exist at these locations. These will range from small contractors to the potential of a large warehouse facility similar to SMC Corp which exists in Noblesville. We intend no cap on the size as we hope to lure businesses such as SMC to Westfield. The perimeter of the park will be a 40 foot green buffer with 6 foot mound and landscaping per the PUD standards. We are looking to restrict the height, uses and activity at the locations closest to the residential areas to help provide the transition needed to buffer the existing residential uses.

RESIDENTIAL: (Responses to 3 And 4); I have provided additional details of the residential homes proposed as a buffer to the industrial uses. Again this product has been utilized in two neighborhoods in Noblesville as a transitional product to an industrial/commerce park. This product is proposed by Ryland homes/Cal Atlantic Homes and has sold very well in the Noblesville market. The average price point is 260,000 and includes a mix of ranch and two story units.

LAND VALUES: (Responses to 10); Regarding land values, it is my opinion that the latest plan will have no affect over the values as the proposed plan and uses have not changed greatly over what is approved today. Residential uses are allowing single family uses at a higher square footage and price point than what exists today. Restrictive Commerce park uses are being substituted for 3 story apartments and townhomes which should have no additional impact on values.

Hopefully this addresses your comments to date. We will continue to refine the plan and commitments as we hold additional meetings with neighbors and City Council.
Please feel free to call me at 317-523-6116 if you have any additional comments.

Sincerely,
CR White Aurora, LLC



Christopher R. White

CC Russell Brown

ISSUES RAISED REGARDING THE AURORA PUD PROPOSAL

The list below includes issues that were raised during the October 3, 2016, Plan Commission public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Will there be a signal at S.R. 38 and East Street? If so, when will it be installed? **TRAFFIC**
2. What is the maximum size of industrial buildings permitted? Is it appropriate to have a maximum size? **COMMERCE PARKE AREA**
3. More detailed concept plans needed for the residential areas (and maybe other areas) to graphically illustrate the proposed standards (including buffer treatment). **RESIDENTIAL**
4. Is there a market for the homes that are being proposed? What was relied on to reach this conclusion. What happens if no one wants to buy? **RESIDENTIAL**
5. Traffic Study. Is there a traffic study being conducted? Should there be? **TRAFFIC**
6. Pedestrian and vehicular connectivity: is what is being proposed adequate for the project? **TRAFFIC**
7. How will drainage be addressed to ensure the project won't cause problems for neighbors? **DRAINAGE**
8. What kind of buffering will be between the Commerce Parke area and existing homes along SR 38? **COMMERCE PARKE AREA**
9. What types of businesses will locate within the Commerce Parke and the Business Parke? **COMMERCE PARKE AREA**
10. How will this project impact neighboring property values? **PROPERTY VALUES**

CONFIRMATION OF EXISTING ZONING

From: **Matt Skelton** mskelton@westfield.in.gov
Subject: RE: Aurora PUD
Date: October 25, 2016 at 12:18 PM
To: **Russell Brown** rbrown@clarkquinnlaw.com, **Kevin M. Todd, AICP** ktodd@westfield.in.gov
Cc: **Chris White** (cwhite@sitesolutionsgrouppllc.com) cwhite@sitesolutionsgrouppllc.com

Russell:

The existing Aurora PUD (06-55) is presently in effect and remains in effect until some legislative act changes that status. If a replacement PUD ordinance were to be adopted, such action would result in eliminating the existing Aurora PUD ordinance (06-55) and replacing it with the newly adopted PUD ordinance.

Does this adequately answer your question?

Matt

Matthew S. Skelton, Esq., AICP
Director | Economic and Community Development

City of Westfield, Indiana
2728 E. 171st Street | Westfield, IN 46074
317.508.6288

From: Russell Brown [mailto:rbrown@clarkquinnlaw.com]
Sent: Tuesday, October 25, 2016 11:52 AM
To: Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Matt Skelton <mskelton@westfield.in.gov>
Cc: Chris White (cwhite@sitesolutionsgrouppllc.com) <cwhite@sitesolutionsgrouppllc.com>
Subject: Aurora PUD

Matt/Kevin:

This is to confirm a conversation I had with Matt earlier today.

It is our understanding that if the current Aurora PUD Replacement Ordinance (16-35) were denied or withdrawn that the terms and conditions of the original Aurora PUD (as approved under Ordinance 06-55) will still be in full force and effect as the property has been through the zoning process and primary plat and development plan approval process.

Thanks for our assistance in confirming this understanding.

Russell

Russell Brown
320 N. Meridian Street, Suite 1100
Indianapolis, IN 46204
317.637.1321 Phone 317.687.2344 Fax

www.clarkquinnlaw.com





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ILLINOIS
KENTUCKY
MICHIGAN
OHIO
MISSOURI
TEXAS

October 19, 2016

Mr. Chris White
Site Solutions Group, LLC
15658 Bridgewater Club Blvd.
Carmel, Indiana 46033

Re: Aurora Site
SR 38

Dear Mr. White,

Based on your request, I have reviewed the concept plan with respect to the land uses and proposed roadway configurations. As presently planned, there will be one access point located along SR 38 at East Street. The proposed roadway is planned to be four lanes (two in each direction) with auxiliary lanes, left and right turn lanes at the major internal intersections. The old plan was to have land uses such as office parks, industrial parks, retail, apartments, and single family residences. The current plan is similar in nature, however, no apartments will be built on the site. Based on the review of the land uses and their locations, the proposed four lane facility will adequately serve the development. The proposed intersection at SR 38 will most likely require a signal in the future. However, at this time one will not be warranted. The need for the signal will come once the retail is developed. This intersection should be monitored and a signal installed when warranted.

If you have any questions, please contact our office.

Sincerely,
A&F Engineering Co., LLC

Steven J. Fehribach, P.E.
President



Kenton C. Ward, CFM
Surveyor of Hamilton County
Phone (317) 776-8495
Fax (317) 776-9628

Suite 188
One Hamilton County Square
Noblesville, Indiana 46060-2230

September 14, 2016

Clark, Quinn, Moses, Scott & Grahn, LLP
ATTN: Russell Brown
320 North Meridian Street, Suite 1100
Indianapolis, IN 46204
VIA E-MAIL: RBrown@clarkquinnlaw.com

RE: Aurora PUD Amendment

Dear Mr. Brown,

We have reviewed the PUD submitted to the Hamilton County Surveyor's Office on September 6, 2016, for this project and have the following comments:

1. The proposed project falls in the incorporated area and MS4 jurisdiction of the City of Westfield and the unincorporated area and MS4 jurisdiction of Hamilton County.
2. The proposed project DOES NOT fall in a Westfield Wellhead Protection Zone.
3. The proposed project falls in the Isaac Jones and Sly Run Regulated Drain Watersheds.
4. The proposed project has the Beals and Cox Regulated Drain located within the boundaries of the site.
5. The proposed project must comply with the Hamilton County Stormwater Management Technical Standards Manual.
6. The Hamilton County Surveyor's Office has no comments or concerns with the PUD.
7. Please submit primary plat and drainage calculations for the project when they become available.

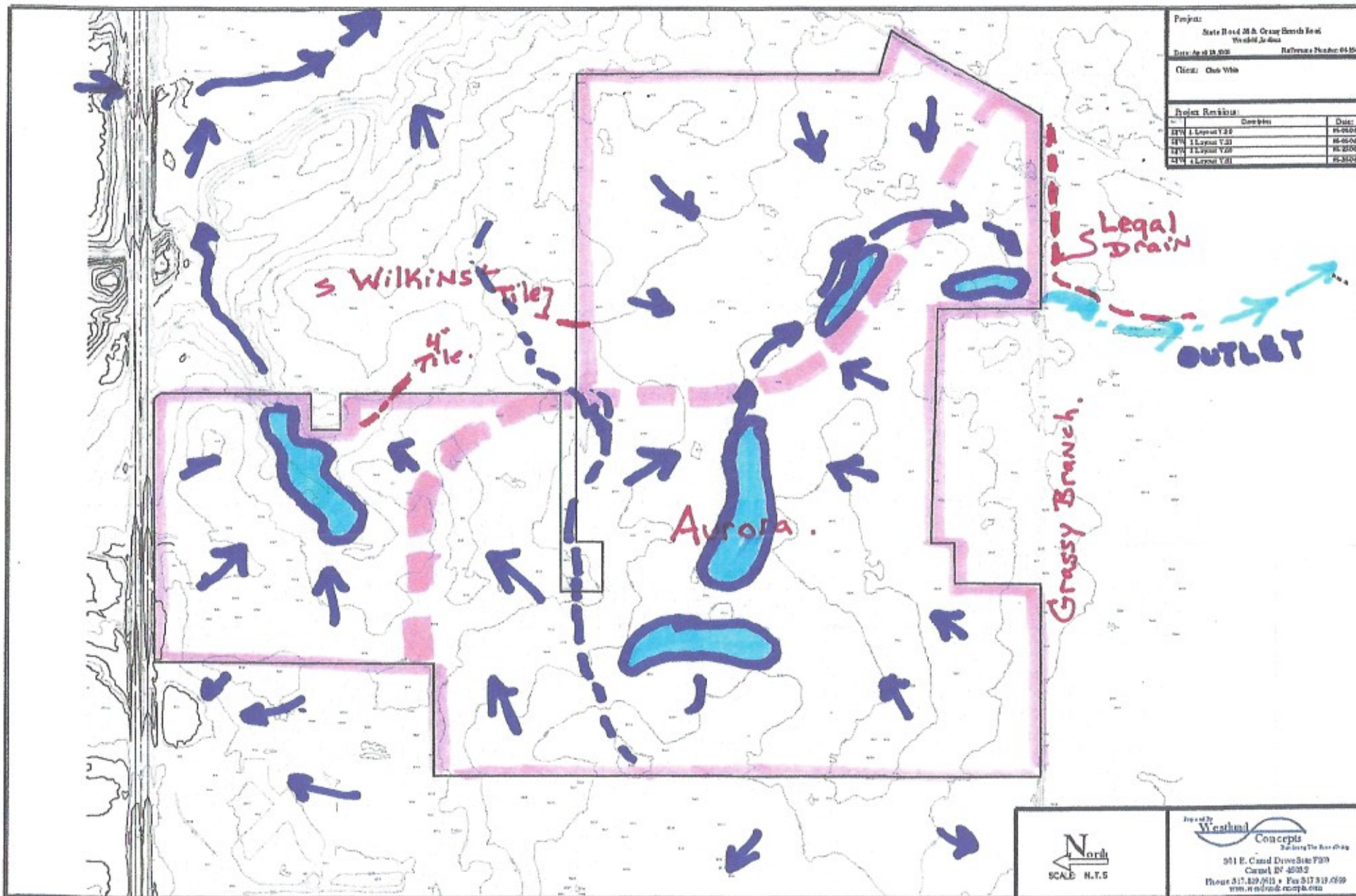
Should you have any questions, I can be reached at 317-776-8495.

Sincerely,

A handwritten signature in blue ink that reads "Greg Hoyes". The signature is written in a cursive, flowing style.

Greg Hoyes, AC, CFM, CPESC
Plan Reviewer

CC: John Rankin – Westfield Public Works
Kevin Todd – City of Westfield
Dave Lucas – HCHD
Chris White – CR White Aurora, LLC



WATER SHED MAP



STOEPPELWERTH
ph. 032 408 1941 Fax. 032 408 1942
2001 East 10th Street
Falmouth, Maine 04055-1705
www.stoeppelwerth.com

No additional action is required at this time.

Case No. 1610-PUD-19 [PUBLIC HEARING]

Description: Aurora Planned Unit Development (PUD) District Amendment
East Side of US31; South of SR38
CR White Aurora, LLC requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

Todd presented an overview of the proposed change of zoning, as outlined in the Department report.

Russell Brown, Attorney with Clark Quinn Moses Scott and Grahn, LLP, representing the petitioner, gave a brief presentation.

Public Hearing opened at 7:34 pm

Kevin Huff, 20244 Grassy Branch Road; Expressed concern with traffic/noise and with commercial and industrial being next door. He questioned that new homeowners would want to live next to industrial when there are so many other options in Hamilton County.

Kylene Huff, 20244 Grassy Branch Road; Expressed concern with adding more traffic to the area, especially commercial and trucking traffic. She stated that she does not like the new layout with 203rd Street becoming a subdivision entrance off of Grassy Branch. She expressed concern that if the Aurora property becomes more commercial/industrial, that other nearby farm fields would be converted to commercial/industrial as well.

Devon Wilkins, 1910 E 202nd Street; Expressed concern with the proposal that so much more of this land will become commercial/industrial. He expressed concern that adding commercial development will have a negative impact on the existing drain tiles that cross from his property onto the Aurora property. He is concerned that storm water will back up through the existing tiles onto his property. He expressed a desire to see homes here instead of an industrial park.

Greg Silcox, 21576 Anthony Road; Expressed concern that after 10 years of no development, that the non-residential area has more than doubled. He asked if Grassy Branch would become a dead-end street, and noted that it is already difficult to turn left onto SR 38 from Grassy Branch Road. He asked why this proposal needs to change from what was approved ten years ago.

Marla Ailor, 1602 E 203rd Street; Stated that she does not understand why people would want to live near an industrial area. She stated that she is not against growth, but does not believe the proposal makes sense. She wanted to know who would be buying the proposed homes, and what businesses/industries would be building in the industrial park.

Aaron Rice, 20002 Grassy Branch Road; Wondered why add commercial buildings to the neighborhood.

Brian Penley, 2918 E SR 38; Asked what kind of buffering will be along SR 28. He also wondered how this project will affect property taxes and values. He asked what the City plans for the area, and if all four corners of SR 38 and Grassy Branch/Anthony Road will be commercial.

Michelle Stanley, 2629 SR 38 E; Expressed concern with industrial development being built next to her pasture with two horses.

Susan Pettijohn, 2314 SR 38 E; Expressed concern with how the large commercial area will impact traffic, because Grassy Branch is busy now and it was not designed to handle heavy traffic. She also expressed concern with noise, light pollution, and storm water runoff.

Ted Sommer, 21001 Anthony Road; Expressed concerned regarding adding additional commercial traffic on Grassy Branch and SR 38. He suggested installing a roundabout at Grassy Branch and SR 38.

Natalin Wilkins, 1818 E 202nd Street; Expressed concern that East Street will not be able to carry the influx of traffic from new commercial businesses in this project.

Jill Chance, 5420 E 675 N; Expressed concern regarding drainage and traffic.

Sarah Starost, realtor; Expressed concern that the value of the proposed new homes and the presence of the proposed commercial will lower the value of the existing residential properties. She stated that as a realtor, she would not advise anyone to buy a house near an industrial park.

Rebecca Gudeman, 20649 Anthony Road; Expressed concern with traffic and property values declining. She asked what types of businesses will be in the industrial area.

William Hirschfeld, 5376 Sheridan Road; Expressed concern with commercial/industrial going in this area. He also wondered why the buffer yards will look like.

Jon Hirschfeld, 5376 Sheridan Road; Expressed concern with neighboring property values declining because of this project. He also wondered how buffering between commercial and residential will look. He asked what types of commercial businesses will locate here. He expressed a desire to return to the original 2006 plan.

Public Hearing closed at 8:09 pm

Brown replied to many questions and comments made during the hearing. He noted that this area is identified in the City's Comprehensive Plan for a Business Park and an Employment Corridor, and that many aspects of the proposal satisfy that plan. He mentioned that the architectural standards for The Shoppes and the Commerce Parke were largely not changing from the original approval, in an effort to honor discussions and decisions from 10 years ago. He stated that they will meet with neighbors regarding their drainage and buffering. He reiterated that the condo market in the Indianapolis area is not viable, thus the change in the residential component of the

project. He mentioned that Britton Knoll in Noblesville is a residential subdivision that is adjacent to an industrial park, similar to what is being proposed in Aurora, and is very successful. He stated that they will work with the City and INDOT on SR 38, Grassy Branch, East Street, and Anthony Road improvements. He also mentioned that there is not a specific user waiting for zoning approval.

Hoover requested limiting uses to light industrial at the east end of Commerce Parke area, near Grassy Branch.

Brown replied that there already are some restrictions/limitations in place for this area of the Commerce Parke.

Hoover asked if The Shoppes area has an underlying zoning of Local Business or General Business. He added that if it is Local Business, that it automatically limits the types of uses that could locate here.

Brown replied that it is Local Business.

Chris White, CR White Aurora, LLC, mentioned it will be neighborhood retail, possibly including a grocery store.

Woodard asked if the reduction in residential units included the apartments area.

Brown said that the new proposal reduces the overall number of residential units by 500 homes, eliminating all of the apartments in the project.

No additional action is required at this time.

Case No. 1610-ODP-10 & 1610-SPP-09 [PUBLIC HEARING]

Description: Spring Mill Station Subdivision
South Side of 161st Street; West of Spring Mill Road
CRG Residential requests approval of an Overall Development Plan and Primary Plat for one (1) multi-family residential and one (1) commercial lot on 20 acres +/- in the Spring Mill Station SWC Planned Unit Development (PUD) District.

ALSO

Case No. 1610-DDP-30 [PUBLIC HEARING]

Description: Rainbow Child Development Day Care
Lot 2 Spring Mill Station Subdivision
Rainbow Child Development Day Care by Northpointe Engineering & Surveying, Inc. requests approval of a Detailed Development Plan for a 10,788 sq. ft. +/- building on 2.0 acres +/- on Lot 2 in the pending Springmill Station Subdivision in the Spring Mill Station SWC Planned Unit Development (PUD) District.

Howard presented an overview of the overall development plan and primary plat for the Spring Mill

The following is a response to the issues raised during the December 5, 2016, discussion of the Aurora PUD Modification, as sent to us by staff on December 12, 2016.

1. Is the Heitman Property included in the proposal or not? Either way, are all issues in PUD Ordinance related to Heitman satisfactorily addressed?
 - a. Concept plans, legal descriptions, buffering section, etc.
 - b. Wildlife center protections/buffering?
 - c. Additional terms of any agreement with Heitman.

Response: Heitman property was originally in modification petition. Developer had trade agreement/option agreement on the table to Mr. Heitman in an effort to include property in PUD and allow Mr. Heitman to obtain value he was seeking for property. Mr. Heitman then chose to not continue discussions on this topic. Property description has been removed from petition, all exhibits updated. Last version of ordinance maintains same buffers as included in '06 ordinance. Latest version of ordinance contains modified site plan to extend single family to abut to Heitman property. Added a height restriction to 35' which is similar height near all residential uses in PUD. Developer remains open to working with Heitman, however last round of terms presented by Mr. Heitman are unworkable.

2. Environmental protection/tree preservation

Response: Tree preservation process from UDO been incorporated into the ordinance. No deviations from usage standards related to industrial commercial uses, which included restrictions on noise/dust, etc.

3. Industrial Land Uses – restrict permitted uses

Response: OI is no longer underlying district for Commerce Parke. EI uses plus some limited permitted additional uses, with outside storage in District 2. Added language which clarifies that only uses specifically shown as permitted uses shall be permitted in districts (special exception uses will therefore require amendment to PUD).

4. Residential amenities need more definition/description

Response: Residential amenities are defined and shown on plan. Timing of installation has been refined. Amenity number and location are consistent with recent projects approved for number of residential units proposed.

5. Industrial architectural requirements need enhanced

Response: Height restrictions changed throughout District 2, reduced for those in proximity to residential uses.

6. More green space needed

Response: Added open space on southern entrance to near residential uses along Grassy Branch (result of working with Property owners at 20002 Grassy Branch to eliminate a number of two story homes near home and add additional open space). Added buffering near cemetery and along Shoppes next Grassy Branch, relocated ponds in proximity to areas in need of additional buffering.

7. Pleasant Run Cemetery

Response: Added buffer adjacent to cemetery. No of no known grave sites outside of cemetery boundaries, will resolve through clear title actions taken before transfer and development plan.

8. Is "Business Parke" big enough?

Response: Appears to be appropriately scaled in Developer's opinion. Have removed alternative uses in Business Parke beyond office/hotel uses with subordinate/limited on site retail.

9. 15% reduction rule shouldn't apply to buffers

Response: Eliminated ability to reduce Business Parke and residential use size, allowed only to increase, not decrease.

10. Buildings visible from US 31 (gateway) need enhanced architectural treatment

Response: Utilizing 32 overlay architectural standards for all facades visible from US 31. Standards in ordinance appear to meet and or exceed US 31 overlay requirements. Staff in process of reviewing 31 Overlay with current PUD requirements to confirm. District 1 of the Commerce Parke was added as adjacent user to Business Parke to ensure no additional outdoor storage visible from US 31.

11. Buffers to properties north of SR 38

Response: Developer has worked with adjoining property owners adjacent to project to address concerns, including agreement to do onsite fencing for two property owners (5458 SR 38 and 20649 Anthony Road) whose property will see increased headlights from creation of new East Street intersection. Work will be done at time of intersection installation and will seek to buffer existing homes from headlights from new intersection. Added buffer yard to east boundary of Shoppes to attempt to address concerns of property owners east of project. Added restrictions on signage location/height/hours of operation in Shoppes. Eliminated Fast Food as permitted use. Also developer anticipates that future development east of current Grassy Branch intersection with SR 38 will be residential development.

Other efforts with surrounding property owners:

1910 E. 202nd Street to address concerns related to drainage and reduce access onto existing 202nd Street for future commercial activities.

2502 E. 202nd Street, Pond added, and change in category from District 2 to District 1 immediately adjacent, and added height restriction.

Added additional planting requirements in landscape buffers and committed to minimum tree size at time of planting.

Developer has met with other property owners (including 20244 Grassy Branch) to offer additional buffer requirements/hear concerns, but has heard no additional specific requests related to buffering. Developer remains open to discussions with this or any other surrounding property owners on buffering requests.

Aurora Neighbors Meeting

Chris White made a presentation on behalf of the development team. A review of what the current zoning is for the site based on the approval in 2006/2007. A review of planned city improvements (e.g. East Street) was discussed as were the changes in the area which have occurred since the original passage (Grand Park, Chatham Hills, transformation of US 31 to limited access). Discussion of changes in Westfield development patterns (movement of more retail toward downtown area, move of retail/commercial toward Grand Park entry), a discussion of the need to have commercial (both office and distribution space) in the city was discussed. Chris gave an overview of the next steps in the timeline (Plan Commission/City Council votes on PUD changes, development plan review for various lot developments). A brief discussion of the changes in the Westfield zoning code/ordinance that has occurred since 2006/2007. A physical comparison of the reduction in the size of the PUD because of incorporation of the UDO standards by laying out the two ordinances in printed format. The floor was then opened for questions.

Questions and comments

- Worried about residential entrance near his property, looks like it cuts over his property--graphic overlay error. A discussion followed about the goal to preserve the

Thursday, September 29, 2016

tree line here as part of the median for the entry. It was pointed out that the purpose of the East Street Extension will include the closing off of Grassy Branch, north of the residential development, so the primary arterial north south will likely become East Street.

- What sort of standard for retail and industrial?--same as previous ordinance. There are architectural requirements and buffering requirements (e.g. screening of outdoor storage) that are part of the ordinance.
- What do you mean by commerce park? It could be both office/warehouse mix and more traditional industrial type uses.
- Have you talked to state about traffic issues on 38, maybe a light? The discussion was made that one of the changes that will occur is the alignment of East Street with drive on the north because INDOT will not allow two cuts in that vicinity. It was further discussed that currently, INDOT would control the installation of a light based on current traffic volumes, which do not likely support a light today.
- What about Grassy Branch, very narrow?--not sure if it will be widened. That is a city transportation discussion. Again, additional discussion occurred about the likelihood that East Street would become the main north/south route into downtown Westfield from this location.
- Will utilities be provided to development?--yes
- Any well drilling proposed?—no, the property would be served by a water main extended in the East Street extension.
- What type of commerce to the area, amazon 24 hour possible?--yes, no restriction on delivery times/operating hours are contemplated in the previous PUD or this version of the PUD.
- Will people want to buy houses by an industrial?—Buffering is part of the current PUD and will be retained in the amendment. Other communities have successfully integrated homes near commercial/industrial uses (e.g. Noblesville Corporate Campus).
- Is zoning open or closed industrial?—open. Follow-up question was asked about maximum lot size. There is no maximum lot size in the PUD for commercial/industrial, but a minimum of one acre is included in PUD .

Thursday, September 29, 2016

- Will truck traffic be routed a certain way?—The East Street extension is anticipated to be the truck route. Traveling through the planned residential will not be feasible.
- Has this gone before HCSO and Drainage Board?--Has been through TAC and they provided letter.
- Timeline for development?—Assuming the PUD amendment is approved would like to get some initial phases going next year. Development will likely occur in stages, first stage will be residential and commerce based on market demand. It is likely that retail will come later based on increases in population. Anticipated the overall development of the 317 acres could be as long as 10yrs total once started
- Retail would buffer commerce from 38?—That is one of the design standards included in the original PUD. Some specific questions occurred about what was buffering the residential from retail, was explained that it was some of the buffering (mounding with evergreen planted on top) as well as some commercial uses.
- Chris then provided the attendees his personal cell phone number and asked individuals with questions to call or email him with follow up questions. He explained that the plan commission process would allow for public comments to express concerns and ask questions. The meeting adjourned and several neighbors asked individual questions, including questions about whether some sort of buffering could be installed on the north side of 38 where East Street would now intersect. Some questions were asked about retaining various stands of trees. Chris agreed to meet on site with individuals at their convenience to discuss.

EXHIBIT E
TOWNES CHARACTER EXHIBIT


CALATLANTIC HOMES™
Stratford




CALATLANTIC HOMES™
McKinley



EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



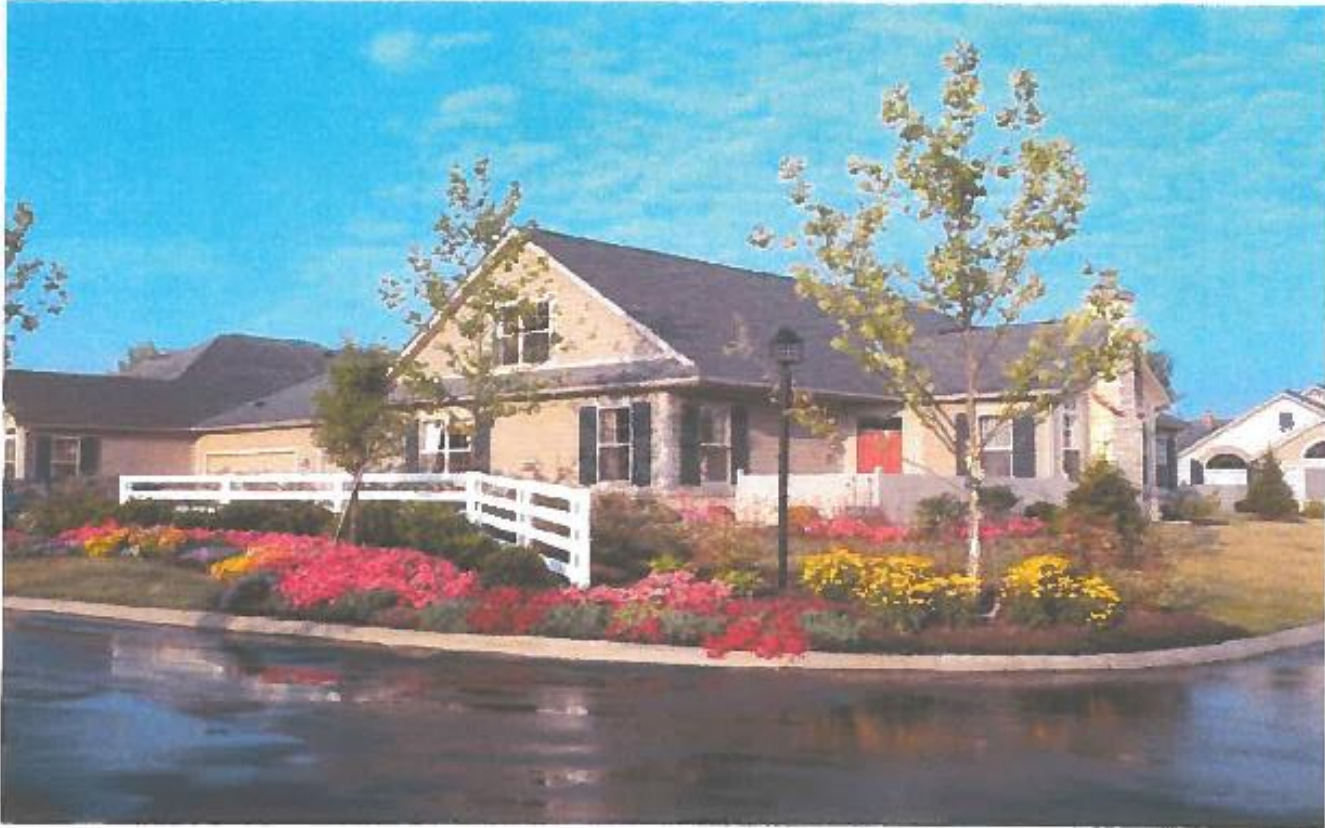
**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



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EXHIBIT G
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RYLAND
HOMES®

Elevations

McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

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RYLAND
HOMES®

Elevations

Potomac

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

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**RYLAND
HOMES®**

Elevations

Hatteras



CLASSIC



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EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT

BUSINESS PARKE

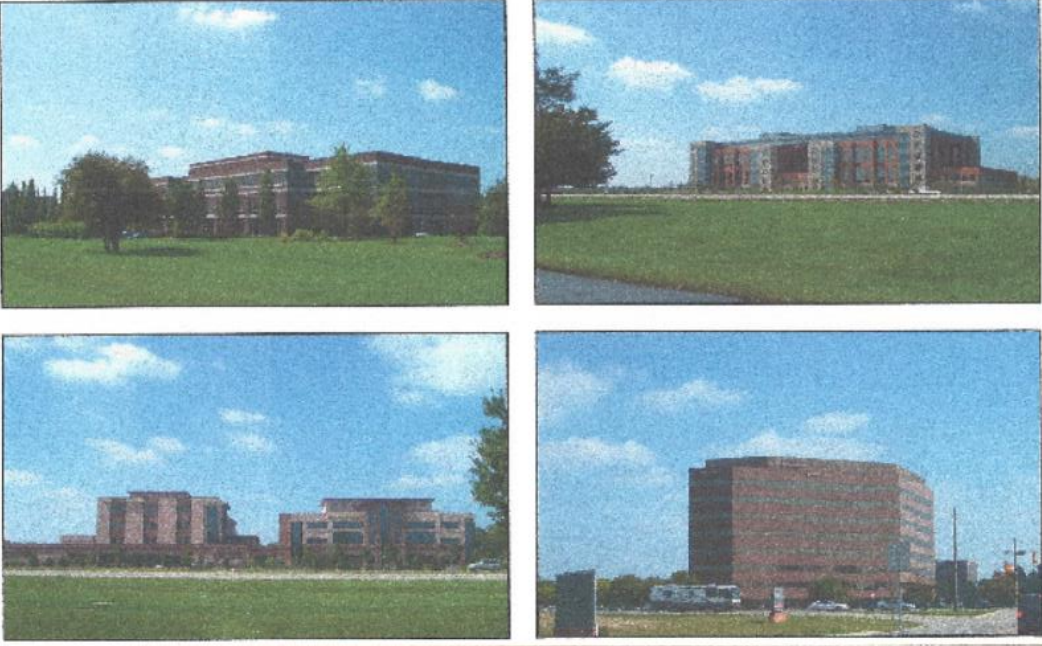
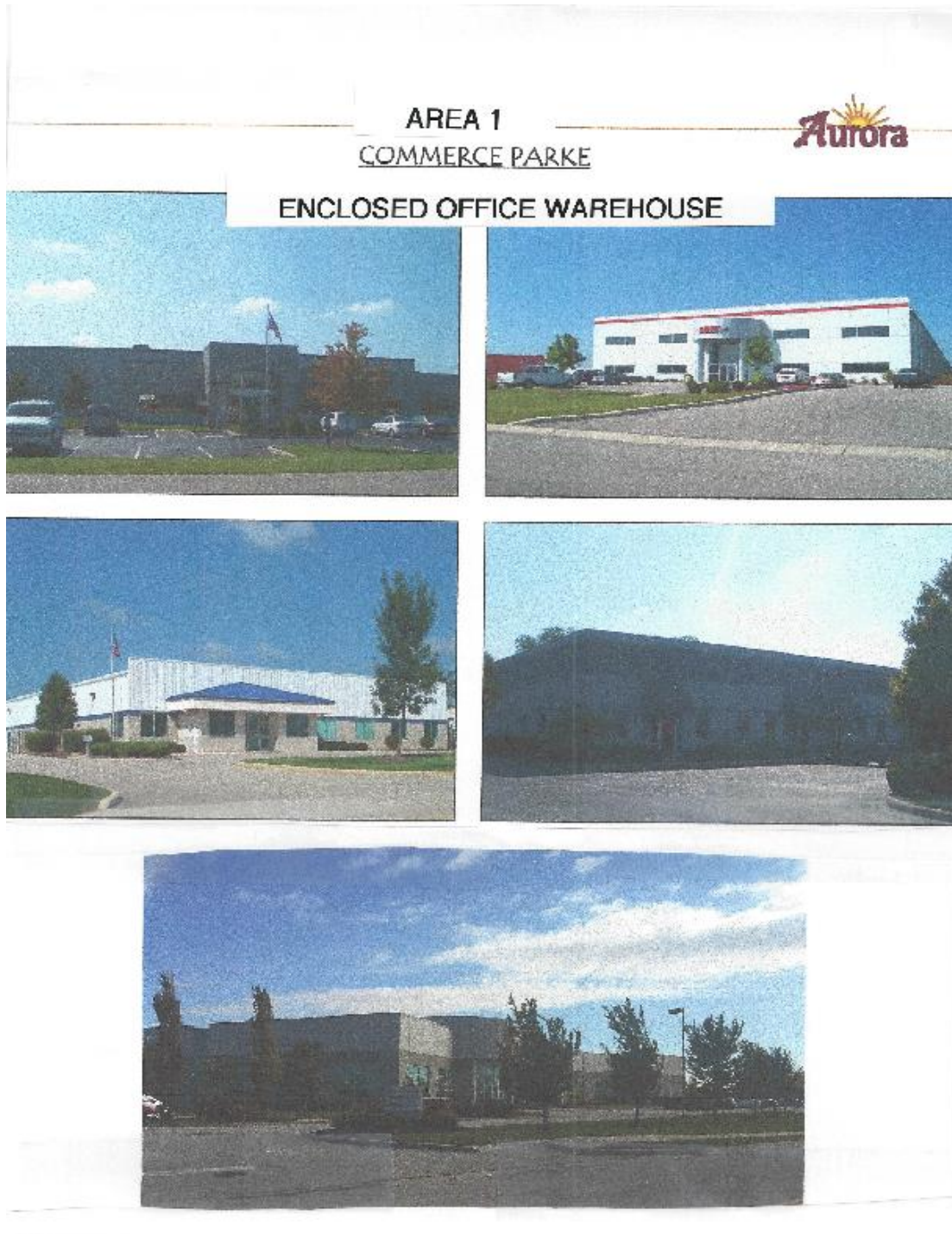


EXHIBIT I

COMMERCE PARKE CHARACTER EXHIBIT





DESIGN



COMMERCE PARKE

AREA 2



GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND



COMMERCE PARKE



AREA 2



FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

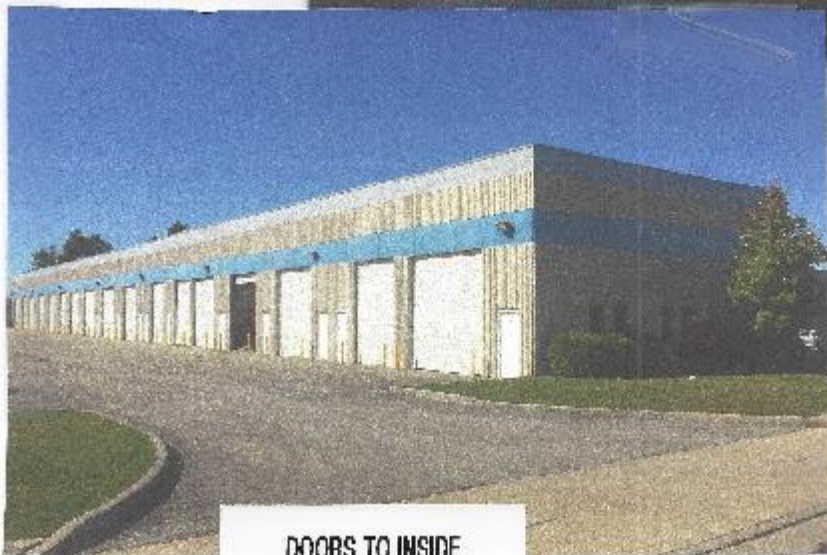
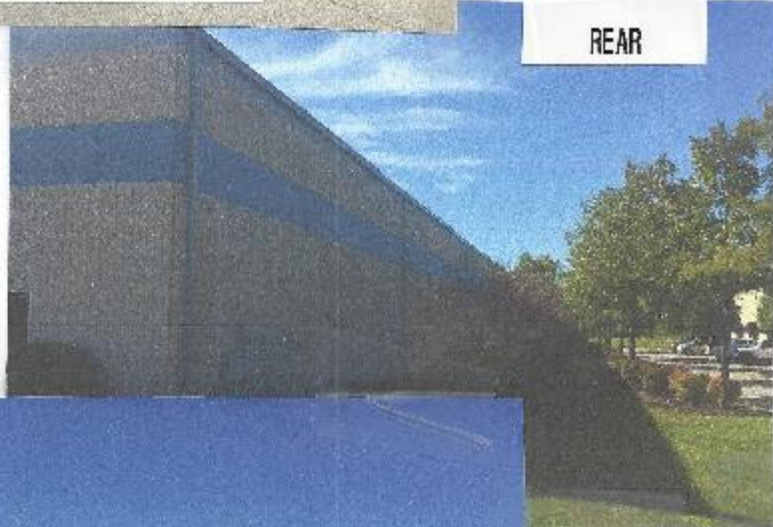


AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

THE SHOPPES



39.400
+ (159) x 4

2007002778 ORD# \$327.00
01/16/2007 11:47:47A 159 PGS
Jennifer J Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE 06-55

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 - LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (docket 0607-PUD-09) filed with the Commission to rezone certain lands; and

WHEREAS, the Commission did take action to forward the request to the Westfield Town Council with a negative recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Town Council on October 24, 2006; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) concerning any action on this request.

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL
THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS
FOLLOWS:**

SECTION 1. WC-16-04 Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at 20416 Grassy Branch Road from AG-SF-1 and GB to Aurora PUD See attached Maps and zoning commitments described in the attached booklet identified as Exhibit A entitled "Aurora, A Planned Unit Development" submitted by CR White Development, LLC

SECTION 2. This ordinance shall be in full force and effect from and after its passage

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF

WESTFIELD, HAMITON COUNTY, INDIANA THIS 11 DAY OF

Dec, 2006.

WESTFIELD TOWN COUNCIL

Voting For

Voting Against

Abstain

Teresa Otis Skelton

Teresa Otis Skelton

Teresa Otis Skelton

Jack Hart
Jack Hart

Jack Hart

Jack Hart

David Mikesell
David Mikesell

David Mikesell

David Mikesell

Bob Smith
Bob Smith

Bob Smith

Bob Smith

Ron Thomas

Ronald W. Thomas
Ron Thomas

Ron Thomas

Cindy Gossard
Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Jerry Rosenberger, Town Manager

"I affirm, under the penalties of perjury,
that I have taken reasonable care to redact
each Social Security Number in this
document, unless required by law"

Signed
C. Gossard

11/29/2006

Ordinance 06-55
Rezone Aurora PUD.

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, October 23, 2006, to consider a proposed change in zoning of approximately 315 acres, from the AG-SF-1 District to the GB District, 0607-PUD-09. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed text amendment is as follows:

0607-PUD-09 20416 Grassy Branch Road. C.R. White Development LLC
requests a change in zoning for approximately 315 acres from the
AG-SF-1 and GB Districts to the Aurora PUD District.

A motion was made and passed to send 0607-PUD-09 to the Town Council with a negative recommendation (5-1-0).

I, Al Salzman, being the Acting Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on October 23, 2006.


Al Salzman, Acting Secretary

October 24, 2006
Date

0607-PUD-09 **20416 Grassy Branch Road.** C.R. White Development LLC requests a change in zoning for approximately 315 acres from the AG-SF-1 and GB Districts to the Aurora PUD District.

EXHIBIT LIST

1. Staff Report, 08/28/06
2. WPWD Comment Letter, 08/11/06
3. Petitioner's Exhibits, 08/16/06

PETITION HISTORY - OCTOBER 23, 2006:

The October 23, 2006 appearance of this petition before the Advisory Plan Commission represents the second appearance of this petition. A public hearing for this petition was held on August 28, 2006, at which time this petition was referred to the Comprehensive Plan Subcommittee of the APC.

The CPSC met to consider this petition on September 20, October 4, and October 18, 2006. Items discussed included the availability of sewer service for the proposed development, the character of the proposed development abutting US 31, transitions between uses with the proposed development, transitions between the proposed development and abutting properties, the range of uses permitted in each proposed area, the development standards associated with each proposed area, open space, pedestrian connectivity, and other details of the proposal. The subcommittee and staff also discussed changes to the text of the proposed ordinance.

After the three CPSC meetings concluded, the attending members of the CPSC were of a split opinion. Two members suggested a negative recommendation be delivered to the full APC. One member expressed a neutral reaction to the proposal. Two CPSC members were not in attendance, and had not offered comment throughout the subcommittee process.

PETITION HISTORY - AUGUST 28, 2006:

The August 28, 2006 hearing of this petition represents the required public hearing for this request. This petition was considered by the Westfield Town Council on July 10, 2006, and August 14, 2006. Comments received were generally supportive.

PROCEDURE

The petitioner has held the neighborhood meeting required by the terms of the PUD ordinance. The petition file includes the petitioner's recounting of the required neighborhood meeting. The petitioner has also verbally indicated that additional meetings have occurred with individual neighbors and groups of neighbors.

GENERAL ANALYSIS

This rezone request concerns an area of land generally located at the southwest corner State Road 38 and Grassy Branch Road. The subject site is comprised of nine parcels, and consists of approximately 315 acres. The subject site is unimproved. The subject site abuts the right-of-way of State Road 38 to the north, Grassy Branch Road to the east, and includes the right-of-way of 203rd Street within the subject site. The portion of the subject site added to the petition after the initial filing abuts the right-of-way of 202nd Street to the north and US 31 to the west. The Beals and Cox drain crosses the subject site from north to south along the west side of the Grassy Branch Road right-of-way.

The subject site is zoned both AG-SF-1 and GB. Properties abutting the subject site to the north, east and west are zoned AG-SF-1, are developed with single-family detached dwellings, and are used for single-family uses or agricultural purposes. Property abutting the southernmost portion of the west property line is zoned GB, and is used commercially. Property abutting the subject site to the south is zoned SF-2, and is predominantly used agriculturally. Two properties abutting the subject site to the south are improved with single-family dwellings and associated out-buildings, and one property is used commercially. The subject site also abuts a small cemetery on three sides.

The petition is proposing to change the zoning of the subject site from the AG-SF-1 and GB districts to the Aurora PUD district. Terms of the Aurora PUD would provide for single-family attached dwellings, multi-family dwellings, commercial uses, industrial uses, and dedicated civic areas. An anticipated phasing proposal is included, and indicates the approximate acreages anticipated for each proposed land use. The petition would provide for a minimum of twenty acres of public park area, forty-seven acres of multi-story office park, seventy-two acres of office and industrial warehouse area, fourteen acres of retail commercial, thirty-six acres of multi-family apartments, and eighty-one acres of townhomes, attached "quads" and paired dwellings. The terms of the proposed ordinance identify anticipated acreages for each proposed use, and provide for an increase or decrease of up to fifteen percent for each proposed area. However, the maximum number of units permitted within the proposal is capped at 760, regardless of increases or decreases in district size.

ANNEXATION

The majority of the subject site is currently located within corporate limits, but the portion of the subject site added after the initial filing is not within the corporate limits. A petition for annexation of the unincorporated part of the subject site would need to accompany any request for a change in zoning.

COMPREHENSIVE PLAN

The Westfield Washington Township 2020 Comprehensive Plan includes a portion of the subject site within the Medium Intensity commercial development recommendation, further stating that development of this nature is typified by one- to three- story office development. The Westfield Washington Township 2020 Comprehensive Plan includes the majority of the subject site within the Low Intensity commercial development recommendation, further stating that development of this nature is typified office and showroom or industrial development. The standards of the Aurora PUD permit development that would be generally consistent with this recommendation.

The Westfield Washington Township 2020 Comprehensive Plan identifies the portion of the subject site abutting Grassy Branch Road as acceptable for medium-intensity multi-family residential development. This recommendation further states that an overall density of between three to four dwelling units per acre would be appropriate in a multi-family district in this vicinity, and that development of between four to ten units per acre could be acceptable if appropriate transitions were employed. While support for higher-density single-family detached dwellings could be found in the recommendations of the 2020 Plan, the final proposal does not propose the inclusion of any single-family dwellings. The terms of the Aurora PUD provide for a maximum of 760 dwelling units within the subject site, which would result in a gross density of approximately 2.41 units per acre. This density would be generally consistent with the recommendations of the Comprehensive Plan.

INDIANA CODE

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

1. The Comprehensive Plan.

The Westfield Washington Township 2020 Comprehensive Plan recommends portions of the subject site for Medium Intensity commercial development, portions for Low Intensity commercial development, and portions for Medium Intensity Multi-family residential development. The uses proposed would be generally consistent with the recommendations of the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The subject site is unimproved and portions of the subject site are used agriculturally. Abutting properties are improved with single-family detached dwellings, used agriculturally, or used commercially.

3. The most desirable use for which the land is adapted.

The proximity of portions of the subject site to two existing major thoroughfares and the major infrastructure improvements anticipated by the Water and Sewer Master Plan have

the potential to make the land less-suitable for continued agricultural use. Given these influential factors, the proposal may represent the most desirable use for the subject site.

4. The conservation of property values throughout the jurisdiction.

This proposed change is expected to have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The subject site is partially within the existing corporate limits. The site is contiguous to other major pending developments, and development of the subject site would be consistent with the principle of contiguous growth.

PLANNED UNIT DEVELOPMENT EVALUATION

The purpose of the planned unit development district is to provide the opportunity to design and construct a single project comprised of a mixture of land uses, zoning classifications, residential densities and nonresidential intensities. The opportunity to develop a site as a Planned Unit Development (PUD) is also considered an opportunity to improve the design, character, and quality of new development, to encourage a harmonious and appropriate mixture of uses, and to arrange improvements on a site so as to preserve desirable features.

The proposed Aurora PUD ordinance would provide for multi-family housing units, attached single-family dwellings, office uses, retail uses, industrial uses, and dedicated public open space. The proposed Aurora PUD is designed in a manner that buffers dissimilar uses within the proposed development, and also locates uses of lower intensity adjacent to abutting existing dwellings. Design elements found within the proposed ordinance include a path network, a boulevard streetscape, public open spaces and a variety of housing types.

Given that the aspects of the proposal identified above are consistent with the purpose of the PUD statute, it is the staff opinion that the proposal represents a valid use of the PUD ordinance.

PUD ORDINANCE EVALUATION

The Aurora PUD follows the approach first seen in the recently-adopted Eagle Station PUD. This approach to the structure of the proposed ordinance revises all pertinent aspects of the applicable Zoning Ordinance text, letting the revised text dictate the development of the subject site instead of the provisions of the underlying district. As per the terms of the PUD ordinance, existing districts from the W-WT Zoning Ordinance are still to be adopted as underlying districts as a precaution. However, given the approach to the construction of the proposed ordinance, it is unlikely the terms of the underlying district will need to be consulted in the application of this PUD.

It is the opinion of the staff that this approach is preferable to the manner in which PUD applications had previously been submitted.

Residential Districts

The petition proposes three separate attached single-family dwelling areas, which would be considered most consistent with the terms of the SF-A District. The standards have been modified to provide the opportunity for the development of townhomes and "doubles" as well as the "quad"-style units typically anticipated in the SF-A District.

The petition further proposes a multi-family district, which would be most similar to the existing MF-2 District. The terms of the proposed multi-family area would also provide for the development of townhomes.

Within each residential district, proposed landscaping and architectural standards are incorporated directly into the applicable district, as opposed to residing within a separate section of the ordinance. Proposed architectural standards and landscaping standards closely approximate those within existing W-WT ordinances, with some improvements to required building materials.

Retail District

The proposed Aurora PUD would provide for dedicated commercial area. The proposed Shoppes area is most consistent with the existing LB District of the W-WT Zoning Ordinance, but provides for additional flexibility in design beyond the terms of the existing ordinance by modifying required lot sizes, parcel coverage, and setbacks. The proposed Shoppes area would require adherence to include parking standards, landscape standards, and architectural standards specific to the Shoppes area. The proposed architectural standards could be considered to be improved beyond the standards in the existing W-WT Zoning Ordinance, as they require additional details and features in addition to the aspects specified by the terms of DPR. The proposed commercial area also proposes a limited list of uses and a maximum square footage for any single use, which would contribute to ensuring a neighborhood or local scale to the proposed Shoppes area.

Office District

The proposed Aurora PUD would provide for an office area abutting the right-of-way of US 31. The terms of the proposed Business Parke area would require multi-story buildings with consistent setbacks abutting US 31, and would encourage similar large-scale, multi-story office development in lots within the Business Parke not abutting US 31. Access to the proposed Business Parke would be via internal roads, and no direct access to US 31 is permitted.

The proposed terms of the Aurora PUD borrow extensively from Carmel, Indiana's US 31 Overlay ordinance, with a few exceptions in the case of required architectural elements. The proposed ordinance would mandate a larger individual lot size than the

terms of the Carmel ordinance, which would contribute to ensuring the large-scale multi-story development proposed.

Industrial District

The proposed Aurora PUD would provide for a single industrial area with two distinct sub-areas. The Commerce Parke area proposed separate standards and permitted uses for Area One and Area Two, which are identified on the proposed concept plan. The two proposed areas are distinguished by whether or not they are adjacent to the proposed New Frontage Road or 202nd Street. Proposed industrial lots in Area One, abutting either of the roads, would be limited in terms of outside storage, and uses would be restricted to less-intense industrial uses. The development standards and uses associated with Area One of the Commerce Park are most consistent with the Enclosed Industrial district of the existing W-WT Zoning Ordinance.

The portion of the proposed Commerce Parke area identified as Area Two would be more permissive in terms of outdoor storage, and would provide for reduced building materials and paving standards. The development standards and uses associated with Area Two of the Commerce Park are most consistent with the Open Industrial district of the existing W-WT Zoning Ordinance.

Amenities

The petition proposes a series of amenities throughout the residential areas of the proposed development. An integrated trail system, a playground, and a minimum number of swimming pools and small parks are proposed. Two clubhouse facilities, one of which would be required to provide a fitness center, would also be required.

Infrastructure

The petition proposes the provision of additional right-of-way abutting existing public roads in accordance with the widths recommended by the Hamilton County thoroughfare plan. The petition further proposes the provision of an internal public roadway network that would facilitate the re-alignment of 202nd Street and 203rd Street. The petition would also provide for the re-routing of Grassy Branch Road within the subject site. The petition would also comply with the terms of the Westfield-Washington Township Water and Sewer Master Plan.

Aspects of the proposed development would require modification to the existing standards of improvement for public rights-of-way. The petition proposes alleys, boulevard streets, and streets with reduced rights-of-way, curve radii, and design speeds. The petition clearly establishes WPWD as the authority in terms of approval and acceptance of infrastructure.

MODIFICATIONS TO THE PUD ORDINANCE

At the October 18, 2006 Comprehensive Plan Subcommittee meeting, the petitioner verbally indicated a willingness to modify aspects of the proposal to address concerns of staff and of the CPSC. However, as the information for the October 23, 2006 Advisory

Plan Commission hearing had already been distributed, the petitioner did not provide an amended document, instead offering to provide the proposed changes in list form at the October 23, 2006 APC hearing. Any changes to the proposed document presented at the October 23, 2006 APC hearing should be incorporated into a final document prior to this petition appearing before the Westfield Town Council.

COMMITMENTS

The petition does not currently include any proposed commitments, either to the Town or to abutting property owners. While staff has not been made aware of any commitments agreed to between the petitioner and abutting property owners, any such commitments should be filed with the staff of the Westfield Community Development Department prior to any hearing of this petition by the Westfield Town Council.

Further, the petitioner is still in negotiations with WPWD to finalize agreements as to responsibility and timing of proposed infrastructure improvements associated with this petition. Any commitments relating to these items should also be filed with the staff of the Westfield Community Development Department prior to any hearing of this petition by the Westfield Town Council.

RECOMMENDED MOTION

Recommend approval to the Westfield Town Council, subject to any proposed commitments.

WESTFIELD PUBLIC WORKS



November 8, 2006

Westfield Town Council
130 Penn Street
Westfield, IN 46074

DIRECTOR OF PUBLIC WORKS
BRUCE A. HAUKE

TOWN COUNCIL
JOHN B. HART
DAVID D. MIKESELL
TERESA OTIS SKELTON
ROBERT J. SMITH
RONALD W. THOMAS

CLERK-TREASURER
CINDY J. GOSSARD

RE: Aurora PUD Review

Dear Town Council Members:

For your consideration, Public Works has met with this petitioner on several occasions concerning the June 23, 2006 comment letter. We have come to agreements on all comments except the Road Impact Fee and Road Improvements Agreement. At this time the petition is asking for road impact fee credits for improvements to 202nd/203rd Street, a proposed Frontage Road that currently partially exists as a private roadway and would be continued as part of this development, and improvements to and/or realignment of Grassy Branch Road. WPWD feels that the cost of realignment of Grassy Branch Road is creditable toward road impact fees, but not the other improvements or right of way.

We would also like to thank the petitioner for their dedication and commitment to addressing the concerns of Westfield Public Works Department.

Thank you for your time and consideration of the concerns of the Westfield Department of Public Works associated with this project. Your past and future dedication to the Town is truly appreciated. If you have any questions or concerns regarding the information contained in this letter, please contact the WPWD office by telephone at 317-896-5452.

Sincerely,

Renee L. Goff, P.E.
Engineer
Westfield Public Works Department

CC: Mr. Jerry Rosenberger, Town Manager
Mr. Chris White, CR White Development, LLC
Mr. Bruce Hauke, Director Westfield Public Works Department
Mr. Kurt Wanninger, Division Manager, Westfield Public Works Department
Mr. Al Salzman, Planner, Westfield Community Development

AURORA PUD
ORDINANCE NO. 06-55

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF
WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA**

This PUD Ordinance (the "Aurora PUD") amends the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") and the Westfield-Washington Township Zoning Map (the "Zoning Map") of the Town of Westfield, Washington Township, Hamilton County, Indiana;

WITNESSETH:

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by CR White Development, LLC (the "Developer") for the real estate containing approximately 314 acres, legally described on Exhibit A, attached hereto, and incorporated herein by reference, and located in Washington Township, Hamilton County, Indiana (the "Real Estate");

WHEREAS, under Docket Number 0607-PUD-09, on the 23rd day of October, 2006, the Plan Commission, by a vote of 6 - 1, forwarded this proposal to the Westfield Town Council (the "Town Council") with a negative recommendation;

WHEREAS, the words and terms used throughout this Aurora PUD shall have the meanings ascribed to them in Article I, attached hereto;

NOW, THEREFORE, BE IT ORDAINED by the Town Council, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the comprehensive plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Town Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- G. Mitigate the problems which may be presented by specific site conditions.

SECTION 2. EFFECT. The concept plan (the "Concept Plan"), attached hereto as Exhibit C, allocates the Real Estate into the following districts (the "Districts"):

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes;
- The Vistas;
- The Villas;
- The Gardens; and
- Sunrise Park.

This Aurora PUD and its exhibits shall govern the use and development of the Districts and shall supersede the standards of the Westfield Washington Township Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190) as they existed and were in force on the date of filing of this Aurora PUD (the "PUD Ordinance") attached here to as Exhibit B.

SECTION 3. SIZE OF DISTRICTS. The approximate size of each District is shown below. The size of any District may be increased or decreased by up to 15% so long as there is no increase in the total permitted number of residences.

<u>District Acreage (approximate)</u>	
Business Parke	56 acres
Commerce Parke	85 acres
The Shoppes	17 acres
The Townes	40 acres
The Vistas	36 acres
The Villas	36 acres
The Gardens	18 acres
Sunrise Park	24 acres
Total	314 acres

The individual districts shall not exceed the following individual district maximums, and when combined, the total number of residential units on the Real Estate shall not exceed 694 units.

<u>Maximum Number of Dwelling Units</u>	
The Townes	290 units
The Vistas	287 units
The Villas	124 units
The Gardens	96 units

SECTION 4. UNDERLYING DISTRICTS. The Real Estate is reclassified on the Westfield - Washington Township Zone Map (the "Zone Map") from the AG-SF1 and GB District Classifications to the Planned Unit Development District (PUD) Classification, the underlying zoning classification of which shall be as follows:

- Business Parke – GB
- Commerce Parke – EI
- The Shoppes – LB
- The Townes – MF-2
- The Vistas – MF-2
- The Villas – SF-A
- The Gardens – SF-A
- Sunrise Park – AG-SF1

SECTION 5. DISTRICTS. The Real Estate shall be developed for residential, commercial, industrial and recreational uses as more particularly shown on the Concept Plan.

Upon motion duly made and seconded, this Aurora PUD was fully passed by the members of the Town Council this 11th day of December, 2006.

TOWN COUNCIL
TOWN OF WESTFIELD, INDIANA

BY:

AYE

NAY

Robert Smith
David Mikesell
John Hart
Teresa Skelton
Ronald Thomas

ATTEST:

Cindy Gossard, Clerk-Treasurer
Town of Westfield, Indiana

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ARTICLE I

DEFINITIONS

The following words and terms, not defined elsewhere in the Aurora PUD or its Exhibits, shall have the following meanings:

1. Architectural Review Committee. The board established by a Declaration of the Developer for the purpose of reviewing the design of all structures to be constructed in a particular Area.
2. Association. A home owners association, property owners association or other organization formed in order to govern and maintain the various Districts as established by Declaration.
3. Aurora Parkway. The s-shaped road that runs between The Gardens/The Villas and The Townes, as shown on the Concept Plan (see Exhibit C).
4. Building Height. Building height shall be measured (i) from the average ground level at the foundation of the residence and/or structure facing the street (ii) to the highest point of the roof for a flat roof; to the deck line of a mansard roof; and to the mean height between eaves and ridges for gable, hip and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.
5. Build-To Line. A designated line at which construction of a building façade is to occur.
6. Corner Break. An exterior corner along the façade of a structure.
7. Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more Areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
8. Design Vocabulary. A code of architectural style and massing recommendations, building detail guidelines, listing of acceptable materials and colors, and landscape and streetscape details adopted by a Developer and applied by an Architectural Review Committee in considering plans for structures to be constructed in the Real Estate.
9. Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.

10. Director. The Director of the Westfield Community Development Department.
11. District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in the Aurora PUD.
12. District, Residential. The Townes, The Vistas, The Villas, The Gardens, and Sunrise Park.
13. Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
14. DPR. The process of Development Plan Review as specified in this Aurora PUD (Article XIII).
15. EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
16. External Street. Grassy Branch Road, U.S. 31 and State Highway 38
17. Façade, Primary. The primary architectural façade which contains commercial or retail public entrances, tenant signs or the façade facing a dedicated street.
18. Façade, Secondary. Any building elevation not having commercial or retail public entrances and does not contain tenant signs. Secondary façades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary façades do not face dedicated or private streets.
19. Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
20. Internal Street. Any Public Street, Private Street, or Shared Drive other than an External Street.
21. Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
22. Masonry. Wall building material, such as brick or stone which is laid up in small units or blocks.
23. Meridian Corridor. The right-of-way for United States Highway 31.
24. Model Home. Dwelling temporarily used in the connection with the sales of similarly built residential dwellings that will eventually be sold as a residential dwelling.
25. Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural

stone.

26. New Frontage Road. The new north/south frontage road that is tentatively planned to run parallel to U.S. 31 North as identified on the Concept Plan.
27. Open Space. Any part of the Real Estate not covered by public streets, private streets, buildings, or parking lots. Open Space may include, but shall not be limited to, preserved wetlands, preserved woodland areas, trails, parks, plazas, courtyards, landscaped and screening areas and recreation areas, including Sunrise Park. Open Space shall not include land within a platted building lot nor required retention ponds. Open Space shall be located generally in the areas as denoted on the Concept Plan, which supersedes the Green Belt Space, Secondary Green Space, and all other Open Space requirements set forth in the Zoning Ordinance. Except as provided above, any of the area of this Aurora PUD (except for required retention ponds) that is dedicated to a neighborhood association, the public, or whose ownership is transferred to a municipal entity for public use shall be factored into the total amount of Open Space.
28. Real Estate. The real estate, as described in Exhibit A.
29. Subdivision Control Ordinance. The Subdivision Control Ordinance of the Town of Westfield and Washington Township in force at the time of the filing of this Aurora PUD.
30. Zoning Ordinance. The Town of Westfield and Washington Township Zoning Ordinance.

ARTICLE II

BUSINESS PARKE

The terms, conditions, and provisions of this Article shall apply to the use and development of Business Parke. Section 16.04.070 (US Highway 31 Overlay Zone) of the Zoning Ordinance shall be inapplicable to the use and development of the Real Estate, as appropriate standards are specified in Article II, Business Parke, and the corresponding Exhibits of this Aurora PUD.

A. Permitted Uses.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to 15% of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - (a) Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - (b) Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Minimum Lot Size.

1. Lots abutting the Meridian Corridor – 5 acres
2. All other lots – 2 acres

- C. Development Standards. – The purpose of this Section is to provide site design requirements that align buildings along the edges of a parcel and towards the public right-of-way of the

Meridian Corridor. It is the intent of these regulations to orient new buildings with their longest axis parallel to the adjoining highway or street to create a sense of enclosure along the streets, with parking located to the rear, and, if necessary, to the side of a building.

1. Build-To Lines.

- a. Lots abutting the Meridian Corridor – 90 feet
- b. All other lots – None
- c. All principal buildings on lots with Meridian Corridor frontage shall be located on the Build-To Line.
- d. Dimensional requirements for the Build-To Line shall be measured from the road right-of-way line.

2. Minimum Front Yard – 60 feet

3. Minimum Side Yard.

- a. Adjacent to any residential use or zone – 45 feet
- b. Adjacent to any non-residential use or zone – 15 feet

4. Minimum Aggregate Side Yard.

- a. Adjacent to any residential use or zone – 90 feet
- b. Adjacent to any non-residential use or zone – 30 feet

5. Minimum Rear Yard.

- a. Adjacent to any residential use or zone – 45 feet
- b. Adjacent to any non-residential use or zone – 15 feet

6. Minimum Building Height.

- a. Lots abutting the Meridian Corridor – 38 feet and 3 occupiable floors
- b. All other lots – 14 feet

7. Maximum Building Height.

- a. All uses along New Frontage Road – 55 feet
- b. All other lots – 150 feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or zone.

8. Minimum Lot Width. – Shall equal or exceed that amount which is one-half (½) the

depth of the lot.

9. Minimum Gross Floor Area.

- a. Buildings on lots abutting the Meridian Corridor – 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
- b. Buildings on all other lots – 10,000 square feet (exclusive of parking garages, basements or accessory buildings).
- c. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.

10. Maximum Lot Coverage. – 65%

11. Minimum Lot Frontage on Road. – 50 feet

12. Minimum Lot Width at Building Line. – No Minimum

13. Parking. – See Article XVI

14. Landscaping. – See Article XVII

15. Signs. – See Article XVIII

16. Lighting. – See Article XIX

D. Architectural Standards.

1. Context. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.
2. A minimum of three materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, ornamental metal.
3. Large expanses of glass are allowed, up to seventy percent (70%) of the façade area.
4. The building may not be constructed entirely of a metal and glass curtain wall.
5. Concrete block is not allowed as an exterior finish material.
6. All buildings fronting on the Meridian Corridor shall be designed with a minimum of eight (8) external corners.
7. Sloped roofs shall not exceed one hundred (100) feet without a change in roof plane, or

gable or dormer. Sloped roofs shall be either standing seam metal or dimensional shingles.

8. Building penthouses must be incorporated into the building façade design, including exterior materials specifications.

E. Outside Storage of Refuse. – Unenclosed storage of refuse (whether or not in containers) or display of merchandise shall not be permitted on any project. All refuse shall be contained completely within the Principal Building or Accessory Building. Any Accessory Building for refuse storage shall be:

1. Designed to include a roof structure; and
2. Architecturally compatible with the Principal structure (including compatible materials)

F. Loading and Unloading Areas.

1. Loading and Unloading Berth or Bay shall not be oriented to U.S. Highway 31.
2. Loading and Unloading Berths or Bays oriented toward any other public right-of-way, shall be landscaped/screened using masonry wall(s), plant material, or a combination thereof.

G. Waivers. – The applicant may request a Plan Commission Waiver to the dimensional and quantitative standards of this Article, by not greater than thirty-five percent (35%).

ARTICLE III

COMMERCE PARKE

The terms, conditions, and provisions of this Article shall apply to the use and development of Commerce Parke.

A. Permitted Uses.

1. Permitted Uses.

a. Area I. (as identified on the attached Concept Plan, see Exhibit C): All uses permitted in the Commercial Businesses and Industrial Businesses sections of the Commerce Parke Permitted Uses (See Article XIV). Any other business that can be classified as either general business or light industrial will be eligible with the approval of the Director.

b. Area II. (as identified on the attached Concept Plan, see Exhibit C): All uses permitted in the Industrial Businesses section of the Commerce Parke Permitted Uses (See Article XIV). Any other business that can be classified as light industrial will be eligible with the approval of the Director.

2. Accessory buildings and uses customarily incidental to any of the permitted uses.

3. Outside Storage.

a. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening requirements as set forth in this Aurora PUD ordinance.

b. No outside storage will be permitted on the north side of 203rd Street

c. No outside storage will be permitted within two-hundred feet (200') of the south right-of-way of 203rd Street

d. No outside storage will be permitted within two-hundred feet (200') of the east right-of-way of the New Frontage Road.

B. Development Standards for Area I.

1. General Standards.

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum Building Height:	35 feet

2. Parking. – See Article XVI
3. Landscaping. – See Article XVII
4. Sign Standards. – See Article XVIII
5. Lighting. – See Article XIX
6. Dumpsters. Dumpsters shall not be located in the front of any building. Dumpsters that are not located within an enclosed storage area shall be completely screened by materials: (i) that match the architecture and materials of the building which the dumpster is serving; and (ii) that measure six feet (6') in height or two feet (2') above the height of the dumpster, whichever is greater.
7. Service/Material Yard and Storage Areas.
 - a. Must be completely screened as follows:
 - i. The Masonry Wall ("Masonry Wall") shall extend perpendicular from the building, and then extend a minimum twenty-five feet (25') down each side yard. A masonry wall shall be not less than eight feet (8') in height and not more than the eave of the roof, shall be constructed with architectural block, brick or decorative tilt up concrete, except for entrances, and shall as closely as possible match the architecture of the building.
 - ii. At the termination of the Masonry Wall, a minimum eight-foot (8') high opaque wood privacy fence shall enclose the balance of the yard/storage area. The style and quality of the wood privacy fence, as determined by the Developer, shall be consistent throughout the Commerce Parke.

- iii. Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the wall or fence. Equipment and vehicles shall be stored at their lowest state.
- b. Must be finished as follows:
 - i. An area fifty feet (50') in depth adjacent to the building and high-volume travel lanes in storage areas must be hard surfaced with asphalt or poured concrete pavement.
 - ii. At a minimum, the balance of the yard/storage area must be finished with stone. If stone is used, such storage areas must have dust control measures implemented by the user during operation.
 - iii. No curbing shall be required around yard/storage areas.
- 8. Display Areas. Are permitted in the front yard areas of buildings subject to the following:
 - a. Such display areas are not located within the required front yard setback.
 - b. Such display areas must be landscaped as provided in this Aurora PUD.
 - c. Such display areas may not exceed 500 square feet nor display more than three (3) products unless otherwise approved by the Director.
- 9. Overhead Doors. No overhead doors shall be oriented towards a public right-of-way.
- 10. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, topography, vegetation and/or landscaping.

C. Development Standards for Area II.

1. General Standards.

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	25 feet

Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum Building Height:	35 feet

2. Parking. – See Article XVI
3. Landscaping. – See Article XVII
4. Sign Standards. – See Article XVIII
5. Lighting. – See Article XIX
6. Dumpsters. Dumpsters shall not be located in the front of any building. Dumpsters that are not located within an enclosed storage area shall be completely screened by materials:
 - (i) that match the architecture and materials of the building which the dumpster is serving; and (ii) that measure six feet (6') in height or two feet (2') above the height of the dumpster, whichever is greater.
7. Service/Material Yard and Storage Areas.
 - a. Must be completely screened by a minimum eight-foot (8') high opaque wood privacy fence.
 - b. The style and quality of the wood privacy fence, as determined by the Developer, shall be consistent throughout the Commerce Parke.
 - c. Must be finished, at a minimum, with stone. If stone is used, such storage areas must have dust control measures implemented by the user during operation.
 - d. No curbing shall be required around service/material, storage yard areas.
 - e. Materials stored behind any screening wall or fence shall be stacked no higher than one (1) foot below the top of the wall or fence. Equipment and vehicles shall be stored at their lowest state.
 - f. Travel lanes providing access to loading docks and to storage areas must be hard surfaced with asphalt or poured concrete pavement.

- g. Employee and visitor parking areas must be hard surfaced with asphalt or concrete pavement.
- 8. Display Areas. Are permitted in the front yard areas of buildings subject to the following:
 - a. Such display areas are not to be located within the required front yard.
 - b. Such display areas must be landscaped as provided in this Aurora PUD.
- 9. Overhead doors. May be used in the primary façade.
- 10. Loading docks. May be placed in secondary façade elevations.

D. Architectural Standards.

1. Roof Design.

- a. Roofs may be either residential in character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
- b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
- c. Rooftop equipment screens and rooftop penetrations (vents) shall be of a color compatible with the overall building or roof color (not an accent color).
- d. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:1.

2. Façade Rule. – All building elevations shall either be considered a primary or secondary façade.

3. Façade Materials for Area I.

a. Primary Façade Materials.

- i. Appropriate building finish materials for the primary façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain),

architectural block (textured) and EIFS (Dryvit) wall systems if at least eight feet (8') above grade ("Masonry Materials").

- ii. Inappropriate, prohibited building finish materials for the primary façade include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
 - iii. Primary façades may have window glazing or glass storefronts. Tall storefront windows to reflect a commercial main street appearance are encouraged.
 - iv. The use of accent and trim elements (accent panels, banding, cornices, Canopies/awnings etc.) for building trim is recommended to add visual interest and break down the scale of façades.
 - v. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Dryvit).
 - vi. Colors used on primary building façades must be complementary. Natural, muted colors should serve as the primary façade color, with brighter colors used as limited accents.
 - vii. Entries shall be clearly defined with architectural articulation including the following: porticos, overhangs, fabric awnings, cantilevered architectural metal canopies, covered arcades, and projecting architectural bays.
 - viii. Decorative architectural lighting is required at a minimum of one fixture every forty feet (40') on primary façades.
 - ix. No overhead doors are permitted in the primary façade of a building.
- b. Secondary Façade Materials.
- i. In addition to those materials permitted for the Primary Façade, the secondary façade may use steel or aluminum curtain wall systems.
 - ii. Secondary Façades facing side yards shall include at least two windows that match the size and scale of the windows on the Primary Façade.

- iii. If a Secondary Façade facing a side yard includes a Masonry Wall, then the Secondary Façade shall include Masonry Materials at least eight feet (8') above grade and extending from the Primary Façade to the point the Masonry Wall meets the Secondary Façade.
- iv. If a Secondary Façade facing a side yard does not include a Masonry Wall, then the Secondary Façade shall include Masonry Materials at least eight feet (8') above grade and extending to 25' from the Primary Façade.
- v. Inappropriate, prohibited building finish materials on the secondary façades include: wood, plywood, unfinished concrete or concrete panels, plastics, reflective glass.
- vi. Colors used on building façades must be complementary. Natural, muted colors should serve as the secondary façade color, with brighter colors used as limited accents.
- vii. Lighting on secondary façades including wall pack lighting shall be full cut-off fixtures.
- viii. Overhead doors are permitted to appear in secondary façade elevations.

4. Façade Materials for Area II.

a. Primary Façade Materials.

- i. Appropriate building finish materials include: brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), EIFS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or aluminum curtain wall systems (if used for a maximum of fifty percent (50%) of the façade).
- ii. Inappropriate, prohibited building finish materials on the primary façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- iii. Primary façades may have window glazing or glass storefronts.

- iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Dryvit).
 - v. Colors used on building façades must be complementary. Natural, muted colors should serve as the primary façade color, with brighter colors used as limited accents.
 - vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on primary façades.
 - vii. Overhead Doors are permitted in the primary façade elevations.
- b. Secondary Façades Materials.
- i. In addition to those materials permitted for the Primary Façade, the secondary façade may use steel or aluminum curtain wall systems.
 - ii. Inappropriate, prohibited building finish materials on the Secondary Façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
 - iii. Lighting on secondary façades including wall pack lighting shall be full cut-off fixtures.
 - iv. Overhead doors are permitted in secondary façade elevations.

ARTICLE IV

THE SHOPPES

The terms, conditions, and provisions of this Article shall apply to the use and development of The Shoppes.

A. Permitted Uses. – See Article XV

B. Development Standards.

1. No single occupancy may exceed 65,000 gross square feet for an anchor tenant and provided the anchor tenant has a minimum of two separate and distinct customer entrances across the front of the building.

2. Bulk and Density Standards.

a. Setbacks.

i. Front – 50 feet

ii. Side – 10 feet

iii. Rear – 20 feet

b. Lot coverage. Lot coverage shall not exceed 75 percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in an open space requirement of 25 percent of the land area.

c. Building height. Buildings are restricted to 35 feet maximum height or a maximum of two stories (pitched roofs are measured at the mid-point).

3. Architectural Standards.

a. All structures shall be constructed with similar design, materials and compatible architecture.

b. All buildings shall screen mechanical equipment including that which is mounted to the roof and/or ground.

- c. The exterior of buildings adjacent to, visible from, or oriented towards a residentially zoned or occupied area or a public right-of-way shall consist of a brick, masonry or stone façade or stucco materials with masonry surface and appearance.
 - d. Façades that have greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least 20 percent of the length of the façade. No uninterrupted length of any façade shall exceed 100 horizontal feet.
 - e. Where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 square feet of gross floor area and have separate, exterior customer entrances, the street level façade of such stores shall be transparent between the height of three feet and eight feet above the walkway grade for no less than 60 percent of the horizontal length of the building façade of such additional stores.
 - f. Drive-thru windows shall not be permitted to face State Road 38.
 - g. All building façades adjacent to, visible from, or oriented towards a residentially zoned or occupied area or a public right-of-way shall include a repeating pattern that includes no less than three (3) of the following elements:
 - i. Color change;
 - ii. Texture change;
 - iii. Material module change;
 - iv. An expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.
4. Roof Architecture.
- a. Roofs shall have some combination of the following features:
 - i. All roof areas shall restrict rooftop equipment such as HVAC units from public view. The average height of such roof area shall not exceed 15 percent of the height of the supporting wall and such parapets shall not at any point exceed 1/3 of the height of the supporting wall. Such roof features shall contain three-dimensional cornice treatment;

- ii. Overhanging eaves, extending no less than three feet past the supporting walls;
 - iii. Three or more roof slope planes.
 - b. Office uses, separate retail tenants, single story and buildings of less than 50,000 square feet must have pitched roofs to be more residential in character.
 - c. No more than 50 percent of the roof shall be flat unless the roof has an architectural addition. Flat roofs shall have architectural significance, such as different sections of flat roofs so the roof can be given articulation with different heights. The look of the building shall therefore be softened by the feel of the façade.
5. Materials and colors.
- a. Predominant exterior building materials shall be high quality materials, including, but not limited to, brick, limestone, other native stone and tinted/textured concrete masonry units.
 - b. Façade colors shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, black or fluorescent colors shall be prohibited.
 - c. Building trim and accent areas may feature brighter colors, including primary colors, but neon tubing shall not be permitted for building trim or accent areas.
 - d. Exterior building materials shall not include smooth-faced concrete block or prefabricated steel panels.
6. Entryways.
- a. Each retail establishment greater than 20,000 square feet shall have clearly defined, highly visible customer entrances featuring no less than three (3) of the following:
 - i. Canopies or porticos;
 - ii. Overhangs;
 - iii. Recesses/projections;
 - iv. Arcades;

- v. Raised corniced parapets over the door;
 - vi. Peaked roof forms;
 - vii. Arches;
 - viii. Architectural details such as tile work and moldings which are integrated into the building structure and design;
 - ix. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
- b. All building façades which are visible from adjoining properties and/or public streets shall comply with the requirements above (i.e., i. thru ix.).

C. Pedestrian Circulation.

1. Sidewalks shall be a minimum of five feet in width, however, where applicable, they shall be eight feet asphalt in compliance with the Town's path requirements. Sidewalks or paths shall be provided along all sides of the lot that abut a public street.
2. Continuous internal pedestrian walkways, no less than eight feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all large retail structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.
3. Sidewalks, no less than eight feet in width, shall be provided along the full length of the building along any façade featuring a customer entrance, and along any façade abutting public parking areas. Such sidewalks shall be located at least six feet from the façade of the building to provide planting façade.
4. Internal pedestrian walkways provided in conformance with part 2 above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.
5. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored

concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

D. Parking. – See Article XVI

E. Landscaping. – See Article XVII

F. Sign Standards. – See Article XVIII

G. Lighting. – See Article XIX

H. Accessory uses.

1. Dumpster and trash compactors shall be enclosed by a masonry enclosure and gated. The enclosure shall be at least two feet (2') taller than the dumpster or trash compactor. The gate shall be of a material that fully screens the dumpster or trash compactor.
2. Accessory structures including trash dumpster and compactors are not permitted within any front yard or within any side or rear setback requirements.
3. No outdoor sales areas are permitted unless surrounded by a permanent structure consistent with material of the building.
4. Permanent outdoor display areas are permitted provided that they are surrounded by a 2.5-foot tall masonry wall or wrought iron fencing or combination of the two.

ARTICLE V

THE TOWNES

The terms, conditions, and provisions of this Article shall apply to the use and development of The Townes.

A. Permitted Uses.

1. Townhomes.
2. Multi-story condominium.
3. Public Parks.
4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
6. Signs as permitted in Article XVIII.
7. All utilities, both regulated and unregulated.
8. Child care home - in accordance with IC 36-7-4-1108.
9. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
10. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
11. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

B. Minimum lot area. – None

C. Minimum lot frontage on road. – None

D. Minimum setback lines – all construction.

1. Front yard — (corner lots are required two front yard setbacks)
 - a. 10 feet alley load
 - b. 18 feet front load

2. Side yard – minimum 15' between buildings
3. Rear yard – None
- E. Minimum lot width at building line. – None
- F. Maximum building height. – 45 feet
- G. Minimum ground level square footage (exclusive of porches and terraces). – 700 square feet (including garage)
- H. Maximum parcel coverage. – None
- I. Minimum Open Space. – 10% of the District
- J. Architectural Standards.
 1. Elevations.
 - a. The front elevation of a building shall be the façade containing a front door to the building.
 - b. Fifty percent (50%) of the front façade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material.
 - d. A shake style vinyl siding shall be a permitted material on the front elevation where masonry is not required.
 2. A townhome building shall have a minimum of five (5) ridge lines.
 3. Windows.
 - a. A building shall have a minimum of three (3) windows on the front façade of the structure per unit (a building lacking a minimum of three (3) windows per unit on the front façade shall have one additional tree planted in the front yard)
 - b. A building shall have two (2) windows on each of the two side façades.
 - c. A building shall have three (3) windows per unit on the rear façade of the structure.
 - d. A double window will count as two windows.
 - e. All windows shall have either shutters and/or architectural treatment. For windows in brick 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-brick 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 1/2 the vertical reveal dimension of the base siding material.
 4. Garages shall be attached to the primary structure.

5. Garage doors shall not be oriented towards 203rd Street or Aurora Parkway.
6. Carports shall be prohibited.
7. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
8. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc, may be covered with a lower roof pitch.
9. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc, may be covered with fewer inches of overhang.
10. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
11. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

K. Parking. – See Article XVI

L. Landscaping. – See Article XVII

M. Lighting. – See Article XIX

ARTICLE VI THE VISTAS

The terms, conditions, and provisions of this Article shall apply to the use and development of The Vistas.

A. Permitted Uses.

1. Townhomes.
2. Apartments.
3. Multi-story condominium.
4. Public Parks.
5. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
6. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
7. Signs as permitted in Article XVIII.
8. All utilities, both regulated and unregulated.
9. Child care home - in accordance with IC 36-7-4-1108.
10. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
11. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
12. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

B. Minimum lot area. – None

C. Minimum lot frontage on road. – None

D. Minimum setback lines – all construction.

1. Front yard – 50 feet
2. Side yard – minimum 40' between buildings
3. Rear yard – 50 feet

- E. Minimum lot width at building line. – None
- F. Maximum building height. – 45 feet
- G. Minimum ground level square footage (exclusive of porches and terraces). – 700 square feet (including garage)
- H. Maximum parcel coverage. – None
- I. Minimum Open Space. – 10% of the District
- J. Architectural Standards.
 - 1. Elevations.
 - a. The front elevation of a building shall be the façade containing a front door to the building.
 - b. Fifty percent (50%) of the front façade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.
 - c. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material.
 - d. A shake style vinyl siding shall be a permitted material on the front elevation where masonry is not required.
 - 2. A townhome or apartment building shall have a minimum of five (5) ridge lines.
 - 3. Windows.
 - a. A building shall have a minimum of three (3) windows on the front façade of the structure per unit (a building lacking a minimum of three (3) windows per unit on the front façade shall have one additional tree planted in the front yard)
 - b. A building shall have two (2) windows on each of the two side façades.
 - c. A building shall have three (3) windows per unit on the rear façade of the structure.
 - d. A double window will count as two windows.
 - e. All windows shall have either shutters and/or architectural treatment. For windows in brick 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-brick 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 1/2 the vertical reveal dimension of the base siding material.
 - 4. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

5. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc, may be covered with a lower roof pitch.
6. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc, may be covered with fewer inches of overhang.
7. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
8. No two homes of the same elevation may be constructed next door to or directly across the street from one another.
9. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

K. Parking. – See Article XVI

L. Landscaping. – See Article XVII

M. Lighting. – See Article XIX

ARTICLE VII

THE VILLAS

The terms, conditions, and provisions of this Article shall apply to the use and development of The Villas.

A. Permitted Uses.

1. Two-unit thru four-unit single family attached dwellings.
2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
3. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
4. Signs as permitted in Article XVIII.
5. All utilities, both regulated and unregulated.
6. Child care home - in accordance with IC 36-7-4-1108.
7. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
8. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
9. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

B. Minimum lot area. – None

C. Minimum lot frontage on road. – None

D. Minimum setback lines.

1. 30 feet from arterials
2. 20 feet from collectors and local streets

E. Minimum distance between structures.

1. Two-unit single family attached – 15'
2. Four-unit single family attached – 25'

F. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages.

1. Single story – 1,300 square feet
2. Two story – 1,600 square feet

G. Minimum Open Space. – 10% of the District

H. Architectural Standards.

1. Elevations.

- a. Masonry shall be the exterior building material on thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.
- b. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any façade area within a dormer projecting from a roof.
- c. A shake style vinyl siding shall be permitted on the front façade where masonry is not required, not to exceed 30% of the total building façade.

2. Windows.

- a. Each unit shall have a minimum of three (3) windows on each façade.
 - b. A double window will count as two windows.
 - c. All windows shall have either shutters and/or architectural treatment. For windows in brick 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-brick 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 1/2 the vertical reveal dimension of the base siding material.
3. Garage doors shall not be oriented towards 203rd Street or Aurora Parkway.
 4. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
 5. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 6. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc, may be covered with fewer inches of overhang.
 7. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
 8. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in Exhibit G.

9. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

I. Parking. – See Article XVI

J. Landscaping. – See Article XVII

K. Lighting. – See Article XIX

ARTICLE VIII THE GARDENS

The terms, conditions, and provisions of this Article shall apply to the use and development of The Gardens.

A. Permitted Uses.

1. Two-unit thru four-unit single family attached dwellings.
2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
3. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
4. Signs as permitted in Article XVIII.
5. All utilities, both regulated and unregulated.
6. Child care home - in accordance with IC 36-7-4-1108.
7. Residential facility for mentally ill - in accordance with IC 12-28-4-7.
8. Residential common areas and privately owned amenity areas along with accessory uses, structures and improvements located thereon, including without limitation, recreational developments, trails, swimming pools, fitness centers, clubhouses, parks, ball fields, ball courts, practice facilities, playgrounds, gardens and related storage and support facilities, all of which shall be made available to the residents within the Real Estate as specified in any Declaration.
9. Any amenity structures or facility or part thereof and adjacent amenity areas thereto may be rented out under terms and conditions approved by the Developer or Association. Approval for the construction of said amenity improvements shall be approved by the Community Development Department Director and shall not require an additional DPR.

B. Minimum lot area. – None

C. Minimum lot frontage on road. – None

D. Minimum setback lines.

1. 30 feet from arterials
2. 20 feet from collectors and local streets

E. Minimum distance between structures.

1. Two-unit single family attached – 15'
2. Four-unit single family attached – 25'

F. Minimum square footage per dwelling unit (exclusive of porches, terraces, and garages).

1. Single story – 1,300 square feet

2. Two story – 1,600 square feet

G. Minimum Open Space. – 10% of the District

H. Architectural Standards.

1. Elevations.

a. Masonry shall be the exterior building material on thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

b. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any façade area within a dormer projecting from a roof.

c. A shake style vinyl siding shall be permitted on the front façade where masonry is not required, not to exceed 30% of the total building façade.

2. Windows.

a. Each unit shall have a minimum of three (3) windows on each façade.

b. A double window will count as two windows.

c. All windows shall have either shutters and/or architectural treatment. For windows in brick 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-brick 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 1/2 the vertical reveal dimension of the base siding material.

3. Garage doors shall not be oriented towards Aurora Parkway.

4. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

5. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

6. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc, may be covered with fewer inches of overhang.

7. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

8. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards

so long as the deviations are in conformance with the intent of the established architectural requirements.

I. Parking. – See Article XVI

J. Landscaping. – See Article XVII

K. Lighting. – See Article XIX

ARTICLE IX
SUNRISE PARK

AG-SF1 - Agriculture/Single-Family 1. - The purposes of this district are to accommodate agricultural land uses and large-lot single-family residential land uses.

A. Permitted Uses.

1. Accessory buildings as related to agriculture or large lot single family residential use
2. Cemeteries
3. Churches
4. Child care home - in accordance with IC 36-7-4-1108
5. Farms and farm buildings for livestock and crops
6. Fire stations
7. Golf courses
8. Nurseries, greenhouses, truck gardens, farms, or related products produced and sold on site
9. Public Parks
10. Public and private camps
11. Residential facility for mentally ill - in accordance with IC 12-28-4-7
12. Schools - public or private - without dormitory accommodations
13. Signs as permitted by sign ordinance
14. Single family dwellings on large lots
15. Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
16. Temporary buildings for construction purposes for a period not to exceed such construction
17. Utilities - all utilities regulated by the Indiana Utility Regulatory Commission or a Municipal governing body

B. Special Exceptions.

1. Airports and landing fields
2. Cemeteries -- pet
3. Convents, monasteries, theological schools rectories and parish houses
4. Fraternities and lodges

5. Heliports
6. Lake developments – recreational
7. Large animal hospitals
8. Private clubs and lodges
9. Public or private schools with dormitories
10. Radio, facsimile, TV, micro-wave towers
11. Raising animals for biological purposes
12. Raising animals for furs or pets
13. Riding stables
14. Zoos

C. Permitted Home Occupations.

1. Art Studio
2. Beauty shop - one chair operated by a resident
3. Business conducted entirely by mail
4. Dressmaking
5. Home garage sales not to exceed 7 days per year
6. Homebound schools for 12 or less full-time or part-time children including residents of the home.
7. Personal motor vehicle sales not to exceed 2 vehicles per year.
8. Professional office of a clergyman, lawyer, architect, accountant, or counselor
9. Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling
10. Teaching - such as musical instruments or dancing
11. Typing or other office services
12. Permitted home occupations shall not include the employment of a person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

D. Minimum Lot Area - three (3) acre

- E. Minimum Lot Frontage on Road - 250 feet
- F. Minimum Setback Requirements:
1. Front Yard – 100 feet: Expressways, Primary and Secondary Arterials
80 feet: on all other roads
 2. Side Yard – 30 feet
 3. Rear Yard – 30 feet
 4. Minimum Lot Width at Building Line – 100 feet
- G. Maximum Building Height - not to exceed two and one-half (2 1/2) stories or 35 feet, whichever is lower.
- H. Minimum single-family ground level square footage, exclusive of porches, terraces, and garages
1. Single story – 1350 square feet
 2. Two story – 800 square feet
 3. Tri-level – 800 square feet (basement & 1st level)
 4. Story and one-half – 800 square feet
- I. Parking - Off-street parking shall be provided in accordance with provisions set forth in WC 16.04.120, Off-Street Loading and Parking.
- J. A subdivision, as defined in this ordinance, shall not be permitted in this district
- K. For purposes of determining what portion of any parcel shall be classified for zoning purposes as agriculture and exempt from property tax liability under IC 33-4-3-4.1, any parcel larger than three (3) acres in size with agriculture uses located on a portion of the parcel and within the AG-SF1 district shall be classified as agriculture.

ARTICLE X
AMENITIES

- A. The following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:
1. 2 Clubhouses (at least 1 will contain a fitness center).
 2. A minimum of one large park or athletic field complex (Sunrise Park, consisting of a minimum 20 acres).
 3. A minimum of 3 small parks.
 4. A minimum of 2 swimming pools and swimming pool areas.
 5. A minimum of 1 playground.
 6. Integrated trail system of a minimum 8' asphalt path connecting all districts, as shown on the Pedestrian Network Exhibit (Exhibit D).
- B. Amenity areas shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.
- C. The amenities included in each Phase will be constructed at the time that phase is constructed (see Phasing Plan, Exhibit E).

ARTICLE XI

STREETSCAPE STANDARDS

The Streetscape Standards for the Real Estate shall replace and supersede the Zoning Ordinance, and shall be set forth in what is attached hereto and incorporated herein by reference as Article XI and to the extent they conflict with those set forth in the Zoning Ordinance and amendments thereto, they shall replace and supersede the Zoning Ordinance and amendments thereto.

- A. Street Lights. At the Developer's discretion, custom and/or architectural streetlights may be substituted for standard streetlights specified in the Subdivision Control Ordinance. Such custom and/or architectural streetlights shall be installed at the developer's expense and maintained by the not-for-profit association for the area in which they exist. Streetlights may be permitted to be 16 feet tall.
- B. Street Signage. In the Developer's discretion, the Developer shall be permitted to substitute custom signage for standard street signage specified in the Subdivision Control Ordinance. Such custom signage shall be installed at the developer's expense and maintained by the not-for-profit association for the area in which they exist.
- C. Gas Lights. Gas lights may be used without shielding.

ARTICLE XII
STREET STANDARDS

- A. A roundabout at the intersection of 203rd Street and Grassy Branch Road shall be designed for a speed less than 30 MPH.
 - 1. Approaches shall be designed at a speed of 30 MPH.
- B. Local public street rights-of-way within the development shall be permitted to be 50' in width.
- C. Local public streets with on-street parking on one side of the road shall be permitted to be 28' in width back of curb to back of curb.
 - 1. On-street parking shall be limited to one side of the road.
- D. Local public streets without on-street parking shall be permitted to be 24' in width back of curb to back of curb.
- E. Planting strips a minimum of 6' in width between curbs and sidewalks shall be permitted.
 - 1. Plantings shall be located a minimum of 4' from the curb.
 - 2. Plantings shall be located a minimum of 2' from the sidewalk.
 - 3. Plantings in the right-of-way shall be selected from the Westfield Public Works Department's list of allowable species.
- F. Curvature measured along the centerline of local streets on the Real Estate shall have a minimum radius of 150', unless otherwise agreed upon by the Westfield Public Works Department or the developer.
- G. Horizontal visibility on curved streets and vertical visibility on all streets must be maintained at a minimum of 150' along the centerline of local streets on the Real Estate.
 - 1. Any horizontal curve radius less than 150 feet shall be signed with warning signs for slower speeds and sharp turns ahead.
- H. Driveways shall be permitted to be located closer than 75' from the intersection of two street

lines, provided that they are located on the furthest side of the lot from said intersection.

- I. Utility easements adjacent to rights-of-way shall be permitted to be a minimum of 10' in width.
- J. Utility easements not adjacent to rights-of-way must be determined based upon size and depth of pipe and agreed upon by the Westfield Public Works Department.
- K. Private alleys shall be permitted and shall have a minimum ingress/egress easement of 20' in width.
 - 1. Private alleys shall have a minimum width of pavement of 14'.
 - 2. Private alleys shall be posted with a 10 MPH speed limit.
 - 3. Curbs shall not be required in private alleys.
 - 4. Private alleys shall comply with the Town's minimum cross section for pavement thickness.
 - 5. The development's homeowners association shall be responsible for the installation and maintenance of street trees and of private alleys.
- L. Private streets shall be permitted and shall have a minimum ingress/egress easement of 50' in width.
 - 1. Private streets shall have a minimum width of pavement of 24'.
 - a. On-street parking is prohibited on private streets.
 - 2. Private streets shall be designed for a speed of 25 MPH.
 - 3. Private streets shall be posted with a 25 MPH speed limit.
 - 4. Private streets shall comply with the Town's minimum cross section for pavement thickness.
 - 5. The development's homeowners association shall be responsible for the installation and maintenance of street trees and of private streets.
- M. In order to maintain design flexibility within the Aurora PUD, the specifications of public streets on the Real Estate may be altered from the otherwise applicable street standards and construction standards of the Town of Westfield. Any alterations must be approved by the Director of the Department of Public Works.

ARTICLE XIII

DEVELOPMENT PLAN REVIEW

Purpose: A Development Plan Review process is hereby established for the Aurora PUD. The purpose of the Development Plan Review process is to: (i) promote innovation and creativity in the design of the built environment; and, (ii) assure the compatibility of new development or major additions to existing development with the surrounding community. The Development Plan Review Process shall be applicable to all zoning districts. The Development Plan Review Process shall be applicable to any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; or, (v) exterior building renovations that require a building permit. The approval or disapproval of a Development Plan is hereby delegated to the Plan Commission, or, in certain limited situations as set forth below, to the Director.

Section XIII.1. Districts Designated for Development Plan Review.

A. The approval of a Development Plan shall be a prerequisite for any: (i) new construction; (ii) building additions; (iii) new or expanded surface parking areas; (iv) new or expanded surface loading areas; or, (v) exterior building renovations that require a building permit.

B. Development Plan Authority.

1. Development Plan Authority Delegated to the Plan Commission. The authority to approve or disapprove a Development Plan for the following developments is hereby delegated to the Plan Commission:
 - a. Any development for a use *other than* a Single Family Residential Use in a Residential District (The Townes, The Vistas, The Villas, The Gardens);
 - b. Any proposed development in any Multi-Family District (The Townes, The Vistas);
 - c. Any proposed development in any Business District (Business Parke, The Shoppes);
 - d. Any proposed development in any Industrial District (Commerce Parke); and,
 - e. Any proposed development of a Single Family Subdivision (The Villas, The Gardens)
2. Development Plan Authority Delegated to the Director. The authority to approve or disapprove a Development Plan for any proposed development of, or addition to, a single family dwelling or accessory residential structure on *an individual lot* within a Residential District is hereby delegated to the Director.

- C. Development Requirements - General. Each Development Plan shall demonstrate compliance with the Development Requirements specific to each District as well as the following Development Requirements:
1. Compliance with all applicable development standards of the zoning district in which the real estate is located;
 2. Compliance with all applicable provisions of this Aurora PUD;
 3. Compliance with all applicable provisions of any Overlay District in which the real estate is located;
 4. Compliance with all applicable provisions of the Subdivision Control Ordinance (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
 5. Compliance with all applicable provisions of this Article (unless a waiver has been granted, in which case compliance with the terms and conditions of the waiver grant shall be required);
 6. The proposed development shall be appropriate to the site and its surroundings based upon the recommendations contained in the Westfield – Washington Township Comprehensive Plan;
 7. The design and location of proposed street and highway access points shall minimize safety hazards and congestion;
 8. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development;
 9. 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; and,
 10. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

Section XIII.2. Development Plan Review – Development Requirements for Each District.

- A. Any development for a use other than a Single Family Residential Use in a Residential District (The Townes, The Vistas, The Villas, The Gardens).
1. Site Access and Site Circulation.
 - a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this

Ordinance by this reference;

- b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
 - c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
 - d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.
2. Landscaping. – See Article XVII
3. Lighting. – See Article XIX
4. Building Orientation.
- a. No loading spaces or loading docks shall be permitted to face a public street.
 - b. Loading spaces or loading docks facing or oriented to a side or rear lot line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier to a minimum height of six (6) feet.
5. Building Materials. – In order to insure compatibility of non-residential uses with surrounding residential uses in Residential Districts, all nonresidential uses shall use exterior building materials, roofline treatments and roofing materials that are compatible with and consistent with residential construction methods and materials.

B. Any Multi-Family District (The Townes, The Vistas).

1. Site Access and Site Circulation.
- a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
 - b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
 - c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

2. Landscaping. – See Article XVII

3. Lighting. – See Article XIX

4. Building Materials.

a. The Townes – See Article V

b. The Vistas – See Article VI

C. Any Business District (Business Parke, The Shoppes).

1. Site Access and Site Circulation.

a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.

d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

2. Landscaping. – See Article XVII

3. Lighting. – See Article XIX

4. Building Orientation.

a. Business Parke – See Article II

b. The Shoppes – See Article IV

5. Building Materials.

a. Business Parke – See Article II

b. The Shoppes – See Article IV

D. Any Industrial District (Commerce Parke).

1. Site Access and Site Circulation.

- a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
- d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

2. Landscaping. – See Article XVII

3. Lighting. – See Article XIX

4. Building Orientation. – See Article III

5. Building Materials. – See Article III

E. Any Single Family Subdivision Development in a Residential District (The Villas, The Gardens).

1. Site Access and Site Circulation.

- a. All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;
- b. All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,
- c. Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
- d. Where site access has been officially approved by an agency other than the Town of Westfield, the Westfield – Washington Township Plan Commission shall not be compelled to include such approved access in the approval of the Development Plan.

2. Landscaping. – See Article XVII

3. Lighting. – See Article XIX
4. Building Orientation.
 - a. The Villas – See Article VII
 - b. The Gardens – See Article VIII
5. Building Materials.
 - a. The Villas – See Article VII
 - b. The Gardens – See Article VIII
6. Development Plan as Requirement for Primary Plat Approval. – Approval shall not be granted to any primary plat unless a development plan shall have been approved prior to or contemporaneous with the primary plat.

Section XIII.3. Findings Required for Approval of a Development Plan – The Plan

Commission or Director may approve a Development Plan upon finding that:

1. The proposed development is consistent with the intent and purpose of the Westfield – Washington Township Comprehensive Plan; and,
2. The proposed development plan satisfies the development requirements specified in this Ordinance.

Section XIII.4. Development Requirements Which May Be Waived. – In order to encourage innovative building and site designs capable of enhancing the quality of the built environment of Westfield – Washington Township, the Plan Commission may, pursuant to IC 36-7-4-1402(b)(4), waive Development Requirements related to: Site Access and Site Circulation; Building Orientation; or, Building Materials, for the approval of a Development Plan upon making findings as specified in Section XIII.5, below. The Plan Commission may not waive any other Development Requirements. Any other Development Requirement must be complied with unless a variance of such Development Requirement is obtained from the Board of Zoning Appeals. If a Site Access waiver is requested, the Plan Commission may not grant such waiver unless a favorable review comment or letter regarding the site access waiver is received from the Town, County or State agency having jurisdiction over access to and from the applicable street.

Section XIII.5. Conditions for Waiver of Development Requirements. – Plan Commission may approve a waiver of Development Requirements only upon finding that:

- A. The proposed development represents an innovative use of site design / site access design / site circulation design / building orientation / building materials / landscaping which will enhance the use or value of area properties;
- B. The proposed development will not be injurious to the public health, safety, morals or general welfare of Westfield – Washington Township;
- C. The strict application of the Development Requirements of the Westfield – Washington Township Zoning Ordinance will result in a development of the real estate which is undesirable when compared with the proposed development;
- D. The proposed development is consistent with and compatible with other development located in the area; and,
- E. The proposed development is consistent with the intent and purpose of the Westfield – Washington Township Comprehensive Plan.

Section XIII.6. Plan Documentation and Supporting Information – All requests for Development Plan approval shall include the following plans:

- A. Site Plan. *
- B. Site Plan (for individual single family dwellings or accessory residential structure on an individual lot in a Residential District).
- C. Overall Plan. *
- D. Landscape Plan. *
- E. Building Elevations.
- F. Lighting Plan. *
- G. Site Access and Site Circulation Plan. *
- H. A Traffic Impact Study (when a proposed development meets or exceeds the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction). *
- I. Statement of Development Build-out. *
- J. Green Space Provisions. *

* Items **not** required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

Section XIII.7. Procedures

A. Application for Development Plan. Approval by the Plan Commission shall be in compliance with the following procedures:

1. Pre-Filing Conference. A pre-filing conference with Staff is required prior to the filing of any Development Plan for public hearing before the Plan Commission. At the pre-filing conference, the petitioner shall provide three (3) copies of a preliminary sketch plan capable of depicting the proposed development. Staff may take up to ten (10) business days to review the proposed sketch plan and provide comments back to the petitioner. The petitioner is encouraged to incorporate the comments received from Staff into the design of the project prior to filing for Development Plan approval. Notwithstanding anything contained in this Ordinance to the contrary, neither the Staff's conceptual review of the sketch plan nor Staff's comments to the petitioner relating thereto shall be considered a denial, approval or decision concerning the proposed Development Plan.
2. Who May File. Development Plans may be initiated by a petition signed by the owners of the land involved in the petition, or the owner's authorized agent. If an authorized agent files a petition, a signed and notarized consent form must accompany the application.
3. Filing Deadline. All Development Plans shall be filed at least forty (40) days prior to the initial public meeting at which they are to be considered by the Plan Commission.
4. Forms of Filing. All Development Plans for public hearing by the Plan Commission shall be on forms provided by Community Services Department. In addition, Site Plans, Overall Plans, Landscape Plans, Building Elevations, Lighting Plans, Site Access and Site Circulation Plans, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Community Services Department.
5. Findings of Fact. The petitioner shall, at the time of filing of the petition, file proposed detailed written findings of fact.
6. Specifying Request. All Development Plans shall specify the approvals or waivers requested. Any items, even if indicated on the proposed Site Plan, Overall Plan, Building Elevations or Site Access and Site Circulation Plan, shall not be considered a part of the request presented to the Plan Commission for its consideration unless specified in the

Development Plan.

7. Docketing by Community Services Department. Each Development Plan filed shall be reviewed for completeness. All Development Plans which are determined to be in proper form pursuant to the guidelines established by the Community Services Department shall, within ten (10) days of filing, be numbered and docketed by the Staff for an initial hearing by the Plan Commission.
8. Investigation of Petitions. Upon assignment of a number and hearing date, a copy of the Development Plan and relevant supporting documentation shall be distributed to members of Staff and the members of the Technical Advisory Committee for review and comment. The Director may submit a written report to the Plan Commission stating any facts concerning the physical characteristics of the area involved in the Development Plan, together with a recital of surrounding land use and public facilities available to service the area, or other pertinent facts. The written report may also contain opinions of the Staff concerning the proposal contained in the Development Plan and a report from members of the Technical Advisory Committee. A copy of such statement shall be made available to the Petitioner and all remonstrators of record, if any.
9. Notice Requirements. All notices for public hearings regarding a Development Plan Approval before the Plan Commission shall be provided in accordance with the following requirements:
 - a. Due and proper notice shall be served according to the provisions of Indiana law IC 5-3-1-2.
 - b. Petitioners shall notify all contiguous property owners of public hearings via certified mail, which shall be received by the contiguous property owners at least ten (10) days prior to the date of public hearing.
 - c. The petitioner must present a copy of public notice, proof of publication, and copies of certified mail receipts to the Community Services Department Staff at least five (5) days prior to the time of public hearing as proof of fulfilling due and proper notice requirements. Any Development Plan, which has been delegated to Director for approval, may occur without public notice and without a public hearing.
10. Conduct of Public Hearings. In order to provide all interested parties with a fair hearing, Petitioners and remonstrators shall be afforded a reasonable amount of time for the presentation of evidence, statements and argument at the public hearing of every Petition before the Plan Commission. The order of the presentation of evidence, statements and arguments shall be as follows:

- a. Staff of the Plan Commission shall be given a reasonable time to introduce the matter being considered and for the presentation of evidence or statements regarding the petition being considered.
- b. Petitioners shall be allotted a reasonable time to present evidence, statements and arguments in support of the petition being considered.
- c. Plan Commission members shall be afforded the opportunity to ask questions about the petition of either Staff or the Petitioner.
- d. Members of the public interested in the petition, whether for or against the petition, shall be allotted a reasonable time to present evidence, statements and arguments related to the petition being considered.
- e. The Petitioner shall have a reasonable opportunity for rebuttal, which shall include only evidence, statements and argument in rebuttal of or in response to comments of Staff, the Plan Commission or members of the public, and a brief closing statement.
- f. At the conclusion of remarks by any party, the Plan Commission shall have the right to ask questions pertaining to the evidence, statements and argument presented.
- g. The presiding officer shall have authority to cut off repetitious and irrelevant testimony and shall make reasonable efforts to allow equal time for Petitioners and remonstrators.
- h. All persons appearing at a public hearing shall act in an orderly and courteous manner. Discourteous, disorderly or contemptuous conduct shall be regarded as a breach of the privileges extended by the Plan Commission and shall be dealt with by the presiding officer as is deemed fair and proper.

B. Application for Development Plan Approval by the Director shall be accomplished in compliance with the following procedures:

1. All Development Plans for approval by the Director shall be on forms provided by Community Services Department. In addition, Site Plans, Building Elevations, surveys, legal descriptions, proposed commitments and any other relevant supporting documentation shall be of a usable scale and quality. The number of copies of a Development Plan and supporting documentation required to be filed shall be as established by the Community Services Department.
2. Contact the Director to make an appointment to deliver the Development Plan and provide a brief explanation of the proposed development.
3. Director shall have a period of not more than fifteen (15) days in which to review the

proposed Development Plan and either make a decision concerning the Development Plan or request, in writing, additional information from the applicant.

4. Director may seek the advice and comment of members of Staff or the Technical Advisory Committee prior to making a decision.
5. Any Development Plan, which has been delegated to the Director, may occur without public notice and without a public hearing.
6. Appeals of Determinations by Director. Any determination of the Director made under the authority of this Chapter may be appealed by any interested party to the Plan Commission within five (5) business days of such decision by filing a letter with the Plan Commission. Such letter shall request a hearing on the matter by the Plan Commission at the Plan Commission's next regularly scheduled meeting for which published notice of the appeal pursuant to I.C. 5-3-1 can be provided.

C. Fees. In order to defray administrative costs, the following fees shall be applicable:

1. Development Plans filed for Plan Commission approval – See the Zoning Ordinance; or,
2. Development Plans filed for Director's approval – included in the building permit fee.
3. The applicant shall pay all fees at the time of filing of a Development Plan.

D. Hearings. All public hearings regarding a Development Plan before the Plan Commission shall be conducted in accordance with the procedures set forth in the Rules of Procedure of the Plan Commission and in this Subsection.

E. Amendments.

1. Amendments to Development Plans pending determination by the Plan Commission.
 - a. Amendments Proposed at a Public Hearing. The applicant may make amendments to Development Plans pending determination by the Plan Commission at any time prior to a vote being called for by the Plan Commission. If, in the sole discretion of the Plan Commission, the proposed amendment is of such a nature that additional time is needed for review, the Plan Commission may continue the consideration of such amended Development Plan to the next meeting of the Plan Commission.

The Plan Commission, in its sole discretion, may assign a continued Development Plan to a committee of the Plan Commission for further review and evaluation prior to

the next meeting of the Plan Commission.

If amendments are presented by the Petitioner and agreed to by the Plan Commission at the public hearing, revised plans indicating all amendments, as approved by the Plan Commission, shall be filed with the Community Services Department within thirty (30) days of the Plan Commission hearing or prior to the issuance of an Improvement Location Permit, whichever is earlier.

- b. Amendments To Development Plans Prior To Preparation of a Staff Report. In order for the written Staff Report regarding a Development Plan to include comments and recommendations related to plans amended in response to comments provided by Staff or members of the Technical Advisory Committee, any such amendments must be received by Staff at least two (2) weeks prior to the scheduled public hearing by the Plan Commission.

If the Director determines that additional changes have been made to the Development Plan beyond those necessary to comply with the recommendations of Staff or members of the Technical Advisory Committee, the Director may continue the public hearing of the Development Plan before the Westfield – Washington Township Plan Commission and require the re-submittal of the amended plans for review by Staff and members of the Technical Advisory Committee.

2. Amendments To Development Plans Pending Determination By The Director. The applicant may make amendments to Development Plans pending determination by the Director at any time prior to a determination being made by the Director. If, in the sole discretion of the Director, the proposed amendment is of such a nature that additional time is needed for review, the amended Development Plan shall be deemed a new filing and shall be reviewed within the time frames set forth in the Zoning Ordinance, above for the initial review of Development Plans by the Director.
3. Amendments to Approved Development Plans. Minor amendments to Development Plans which have already received approval from the Plan Commission or the Director and which do not involve: (a) an increase in height, area, bulk or intensity of land uses; (b) the designation of additional land uses; (c) the reduction in perimeter yards; (d) the

addition of driveways or access points; or, (e) reduction in the amount of parking for any use, may be authorized by the Director without a public hearing in its continuing administration of the Development Plan if, in the determination of the Director, the requested minor amendments do not adversely impact the purpose or intent of the overall development.

Such minor amendments authorized by the Director shall be reported, in writing, to the Plan Commission at the next regular meeting of the Plan Commission.

If the Director determines that the proposed minor modification is of such a nature as to adversely impact the purpose or intent of the overall development, or if the proposed modification includes an increase in intensity of any land use or if the proposed modification includes the designation of an additional land use(s), petitioner shall be required to file a new petition for Development Plan Approval.

Any decision of the Director regarding the amendment of Development Plan may be appealed by any interested party to the Plan Commission within thirty (30) days of such determination.

- F. Signature for Findings. All findings specified above for the approval of a Development Plan shall be reduced to writing and signed by the Director of the Community Services Department in the case of a determination by the Director, or by the President of the Plan Commission in the case of a determination by the Plan Commission, and retained as a part of the permanent record of the determination.

Section XIII.8. Plan Documentation.

- A. Site Plan (For Site Plan requirements for individual single family dwellings or accessory residential structure on an individual lot in a Residential District, see Section XIII.8.B below). A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:
1. North arrow;
 2. Graphic scale;
 3. Address of the site;

4. Proposed name of the development;
5. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
6. Legal description of the site;
7. Boundary lines of the site including all dimensions of the site;
8. Names, centerlines and right-of-way widths of all streets, alleys and easements;
9. Layout, number, dimension, and area (in square feet and acres) of all lots and out lots with zoning setback lines or building setback lines;
10. Location and dimensions of all existing structures, including paved areas;
11. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
12. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
13. Location of all floodway and floodway fringe areas within the boundaries of the site;
14. Location 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. Use of each structure by labeling including approximate density or size of all proposed uses and structures on the site. (e.g. parking - # of parking spaces required and provided, residence - # of dwelling units per net acre, office - gross floor area);
16. Structures proposed for demolition should be indicated as such;
17. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
18. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
19. All improvements to street system on-site and off-site;
20. Plan for sidewalks or Alternate Transportation System;
21. Measurement of curb radius and/or taper;
22. Names of legal ditches and streams on or adjacent to the site;
23. Location and type (e.g. ground, pole, wall) of all signs on the site;
24. Areas reserved for park, recreation, conservation, wetland, common area, lake, trails or

other similar uses;

25. Existing zoning and land use of all adjoining real estate; and,
26. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
27. Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

B. Site Plan (Required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). A site plan (indicates the nature of the proposed development) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

1. North arrow;
2. Graphic scale;
3. Address of the site;
4. Legal description of the site;
5. Boundary lines of the site including all dimensions of the site;
6. Names, centerlines and right-of-way widths of all streets, alleys and easements;
7. Location and dimensions of all existing structures, including paved areas;
8. Location and dimensions of all proposed structures, including paved areas, and indicated by cross-hatching;
9. Location of all floodway and floodway fringe areas within the boundaries of the site;
10. Location 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;
11. Use of each structure by labeling and size (e.g. one story house – 1,200 sq. ft., detached garage – 576 sq. ft., storage shed – 120 sq. ft.);
12. Structures proposed for demolition should be indicated as such;
13. Distance of all structures from front, rear and side lot lines. (This distance is measured as a line from the point where the structure is closest to the lot line. This line is perpendicular to the lot line.);
14. Location of any proposed or existing driveway and its width at the lot line. (Any connection to an alley must also be indicated);
15. Measurement of curb radius and/or taper;

16. Names of legal ditches and streams on or adjacent to the site; and,
17. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
18. Director, in its sole discretion, may, in writing, waive or relax any of the Site Plan requirements listed above, which are not necessary to support a thorough review of the project.

C. Overall Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). An Overall Plan (if applicable, indicates the nature of the subject project and its relationship to the major features of the larger integrated center of which the project is a part) filed in connection with the submission of a Development Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

1. North arrow;
2. Graphic scale;
3. Address of the site;
4. Proposed name of the development;
5. Area map insert showing the general location of the site referenced to major streets, section lines and Alternative Transportation System, as well as the zoning and land use of adjacent property;
6. Legal description of the site;
7. Boundary lines of the site including all dimensions of the site;
8. Names, centerlines and right-of-way widths of all streets, alleys and easements;
9. Layout, number, dimension and area (in square feet and acres) of all lots and out lots with zoning setback lines and/or building setback lines;
10. Location and name of all existing and proposed public or private streets, access easements, Alternative Transportation System, and rights-of-way within two-hundred (200) feet of the site;
11. Location of all floodway and floodway fringe areas within the boundaries of the site;
12. Location 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;
13. All improvements to street system on-site and off-site;
14. Plan for sidewalks or Alternate Transportation System;

15. Location, dimensions, and type (e.g. ground, pole, wall) of all signs on the site. Include separate elevations of proposed sign structures with all dimensions drawn to scale;
16. Areas reserved for park, recreation, conservation, wetland, common area, lake or other similar uses;
17. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
18. Director, in its sole discretion, may, in writing, waive or relax any of the Overall Plan requirements listed above, which are not necessary to support a thorough review of the project.

D. Landscape Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). Landscape Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of this PUD ordinance be drawn to scale of not more than 1"=100'; and, include the following items:

1. Names and addresses of owners, developers, plan preparers, plan preparation dates, graphic scale of drawings, and north arrow;
2. Address of the site;
3. Proposed name of the development;
4. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, 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, primary and secondary green space areas, and green belt space;
5. Locations, quantities, sizes and names (botanical names and common names) – of planting materials;
6. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
7. Locations of barriers to be placed at or beyond the driplines of trees to be preserved and types of materials to be used for barriers;
8. Planting and installation details as necessary to ensure conformance with required standards;

9. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill;
10. Tables clearly displaying relevant statistical information, including numbers of existing trees, numbers of trees to be preserved, etc.;
11. Overlay sheets at the same scale as landscape plans that display locations, sizes, and common names of individual trees that measure eight (8) inches or more in caliper, areas of dense trees or shrubs, and other natural areas which are to be preserved or removed; and,
12. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
13. Director, in its sole discretion, may, in writing, waive or relax any of the Landscape Plan requirements listed above, which are not necessary to support a thorough review of the project.

E. Building Elevations. Building Elevations filed in connection with the submission of a Development Plan shall be drawn to scale and shall include the following items:

1. Address of the site;
2. Proposed name of the development;
3. Graphic scale;
4. Elevations for each facade of the building;
5. Specification or sample of the type and color of building materials to be used for all wall, window, roof and other architectural features;
6. A separate true color rendering of the proposed building, including any proposed wall sign;*
7. Placement, size, color and illumination details for any proposed wall sign;*
8. Details of any exterior architectural lighting proposed on or around the building;
9. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
10. Director, in its sole discretion, may, in writing, waive or relax any of the Building Elevation requirements listed above, which are not necessary to support a thorough review of the project.

* Items **not** required for an individual single family dwelling or accessory residential structure on an individual lot in a Residential District.

F. Lighting Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). Lighting Plans filed in connection with the submission of a Development Plan shall: indicate compliance with the requirements of this PUD ordinance, be drawn to scale of not more than 1"=100', and, include the following items:

1. North arrow;
2. Graphic scale;
3. Address of the site;
4. Proposed name of the development;
5. Boundary lines of the site including all dimensions of the site;
6. Location and dimensions of all existing structures, parking areas and walkways;
7. Type and location of all exterior of lighting fixtures, including, wattage and type of light;
8. Intensity of lighting at base of light structure and at the lot line measured in foot candles;
9. If architectural building lighting is proposed, indicate the location, type and intensity of lighting on each building façade. (If architectural building lighting is proposed, the photometric plan required in item h. above, shall include the architectural building lighting in the measurement of overall light intensity at the lot line.);
10. Timing of lighting and method of control of lighting; and,
11. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
12. Director, in its sole discretion, may, in writing, waive or relax any of the Lighting Plan requirements listed above, which are not necessary to support a thorough review of the project.

G. Site Access and Site Circulation Plan (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). A Site Access and Site Circulation Plan shall be required all development, except individual single family homes. The Site Access and Site Circulation Plan shall be drawn to scale of not more than 1"=100' and shall include the following items:

1. North arrow;
2. Graphic scale;
3. Address of site;
4. Proposed name of the development;
5. Area map insert showing the general location of the site referenced to major streets,

- section lines and Alternate Transportation System;
6. Names, centerlines and right-of-way widths of all streets, alleys and easements;
 7. Location and name of all existing and proposed public or private streets, access easements and rights-of-way within two-hundred (200) feet of the site;
 8. Location of any proposed or existing driveway onto a street or alley and its width at the lot line;
 9. Depictions of all travel lanes, turning movements, vehicle storage areas and tapers, including dimensions, at all driveways;
 10. All improvements to the street system on-site and off site;
 11. Centerline measurements between all existing and proposed driveways within two-hundred (200) feet of the site;
 12. Measurement of curb radius and/or taper;
 13. Location and dimensions of primary vehicular ways in and around the proposed development;
 14. Location of any proposed or existing sidewalk or pathway;
 15. Any other information necessary to support a thorough review of the project and as requested in writing by the Plan Commission or Director.
 16. The Site Access and Site Circulation Plan requirements listed above may be incorporated into the required Site Plan.
 17. Director, in its sole discretion, may, in writing, waive or relax any of the Site Access and Site Circulation Plan requirements listed above, which are not necessary to support a thorough review of the project.
- H. Traffic Impact Study (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). A Traffic Impact Study shall be required when a proposed development will meet or exceed the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction). A registered professional engineer shall prepare the Traffic Impact Study. The Traffic Impact Study shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to

commencement, an applicant shall meet with the Staff of the Community Development Department to determine an appropriate scope for the Traffic Impact Study.

- I. Statement of Development Build-Out (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). Petitioner shall indicate, either on the submitted site plan, overall plan or in writing, a statement of: (i) the order of development of the major infrastructure elements of the project; (ii) project phase boundaries, if any; (iii) the order and content of each phase; and, (iv) an estimate the time frame for build-out of the project.
- J. Green Space Provisions (Not required for individual single family dwellings or accessory residential structure on an individual lot in a Residential District). Petitioner shall indicate, either on the submitted landscape plan or in writing, along with any necessary explanatory materials or graphics, a statement of the nature and extent of all existing and proposed green space on the real estate.

Section XIII.9. Transitional Rules. Any application for Development Plan or Improvement Location Permit which has been filed with the Community Development Department of Westfield – Washington Township and which application is full and complete under the provisions of the Zoning Ordinance prior to the effective date of this Aurora PUD Ordinance shall continue to be processed to completion pursuant to the terms and conditions of the Zoning Ordinance in effect at the time of making such application.

In the case of a Development Plan subject to these Transitional Rules, substantial completion shall occur within two (2) years of the date of approval by the Plan Commission. The Director may, for good cause shown, grant a one-time extension of up to one (1) year in duration to obtain substantial completion. If substantial completion has not occurred within two (2) years of the date of approval, or by the end of the one (1) year extension period if granted by the Director, the developer shall present a Special Request before the Plan Commission for an extension of time in which to achieve substantial completion. If an extension of time is either: not requested; or, denied by either the Director or the Plan Commission, the prior Development Plan approval shall be deemed null and void and any further development of the site shall require the approval of a new Development Plan in compliance with the terms and provisions of the Zoning Ordinance in effect at the time of filing of the new Development Plan.

Substantial completion shall mean, by way of example, the completion of infrastructure or structural improvements which are essential to: (i) the safe and efficient development of eighty (80) percent or more of the lots in a subdivision; or, (ii) the safe habitability, use or function of a structure.

ARTICLE XIV

COMMERCE PARKE PERMITTED USES

Commercial Businesses

(No single occupancy may exceed 65,000 gross square feet).

- Advertising and Business Signs, Fabrication
- Antiques
- Art School
- Artisan School
- Assembly Halls
- Auction Rooms
- Auditoriums
- Auto Parts Sales
- Auto Rental
- Auto Repair Garages
- Auto Rustproofing
- Auto Sales, New or Used, Service and Repair
- Auto Storage
- Bakeries
- Banks and Savings & Loan Assn.
- Barber and Beauty Schools
- Barber and Beauty Shops
- Bicycle Sales, Rental & Service
- Billiard Parlor
- Blueprinting, Photocopying Job Printing
- Book Stores
- Bowling Alley
- Business and Clerical Schools
- Camera Stores
- Car Wash (Indoor)

- Caskets and Casket Supplies (Mortuary)
- Cemetery Monument Sales
- Cemetery Monuments & Tombstones Manufacture (Including Engraving)
- Charitable Donation Pick-Up Station
- Charitable Institutions
- China and Glassware Shops
- Christmas Tree Sales
- Churches
- Civic Centers
- Civic Clubs
- Coin Shops
- Commercial Parking Lots and Structures, Public
- Commissary, Food Catering Serv.
- Concrete Contractors - Heavy Commercial
- Consumer Service Offices
- Crating and Packaging Service
- Credit Union Offices
- Custard Stands
- Dancing Schools
- Day Care Centers
- Delicatessen
- Dentists
- Department Stores
- Discount Stores
- Distributors
- Drive-In Food and Beverage
- Drug Stores
- Dry Cleaning & Laundry Pickup
- Educational Institutions Public and Private
- Electrical Contractors, Heavy Commercial
- Electrical Supply Store
- Embalming School

- Employment Agencies
- Exhibition Halls
- Exterminators
- Fabric Shops
- Farm Implement Sales & Service
- Feed Stores
- Financial Institutions
- Fire Stations
- Floor Coverings
- Florists
- Fraternities, Lodges
- Frozen Food Stores & Lockers
- Fruit Stands, Permanent
- Furniture Stores
- Furrier Shops
- Galleries
- Garden and Lawn Materials and Supply Stores
- General Business and Professional Offices
- General Construction Company
- Gift Shops
- Glass Fabrication & Installation
- Government Offices-Universities
- Greenhouses, Retail
- Grocery Stores
- Hardware Stores
- Health, Fitness, and Exercise Center
- Hobby Shops
- Home Remodeling Company
- Home Remodeling Supplies and Materials
- Hospitals (Minor), Medical and Dental Offices, Clinics and Labs
- Hospitals, Major
- Industrial Laundry and Dry Cleaning Plants

- Insurance Companies
- Interior Decorating
- Jewelry Stores
- Language Schools
- Laundromats and Self-Service Dry Cleaning
- Lawyers
- Libraries
- Liquor Stores
- Loan Offices
- Locksmith Shops
- Luggage Stores
- Mail Order Store
- Major Appliance Store
- Manufacturer Representatives Offices
- Millinery
- Miniature Golf, Archery, Driving Range, Trampoline Centers
- Mobile Home Sales
- Model Display Homes & Garages
- Mortuaries or Funeral Homes
- Motels & Hotels
- Motorcycle Sales, Service, Repair and Outdoor Display
- Municipal or Government buildings
- Museums
- Music Schools
- Music, Records, Instruments
- Newspaper Distribution Station
- Newspaper Publishing
- Nursery - Plants, Retail
- Offices
- Office /Warehouse buildings
- Optometrists
- Paint and Wallpaper Stores

- Painting and Decorating Contractors-Heavy Commercial
- Parks and playgrounds, non-commercial
- Pet Grooming
- Pet Obedience Schools
- Pet Shops
- Philanthropic Institutions
- Photography School
- Photography Studio
- Photography Supplies
- Physicians
- Picture Framing
- Plumbing Contractors - Heavy Commercial
- Plumbing Showrooms and Shop
- Police Stations
- Post Offices
- Printing and Photocopying, Small Jobs
- Private Clubs, Lodges
- Professional & Technical Schools
- Radio and TV Service
- Real Estate Offices
- Restaurants and Cafeterias
- Restaurants With Live Entertainment
- Retail shops and services
- Roller & Ice Skating Rinks
- Roofing Contractors - Heavy Commercial
- Sanitariums
- Schools and Kindergartens (public or private)
- Self-Service Car Wash
- Semi-Automatic Car Wash
- Septic System Contractors
- Sewing Machine Sales & Service
- Sheet Metal Contractors - Heavy Commercial

- Shoe Repair
- Shoe Stores
- Sporting Goods
- Stationery Stores
- Storage and Transfer (Household Goods)
- Storm Doors, Windows, Awnings, Siding Contractors - Manufacture
- Taxidermist
- Taylor or Seamstress
- Tennis & Swim Clubs
- Tennis Facilities
- Testing Laboratories
- Theaters - Indoor
- Tire and Auto Service Center
- Tire Recapping
- Tobacco Shops
- Tool and Light Equipment Rental
- Toy Stores
- Travel Bureaus
- Truck Cleaning, Service, Rental and Repair
- Trucking Companies
- Typewriter Sales, Rental and Service
- Upholsters
- Utilities - Not Regulated by Indiana Utility Regulatory Commission
- Utilities-Regulated by Indiana Utility Regulatory Commission
- Veterinarians - Small Animals, No Outdoor Runs
- Warehouses - Inside Storage
- Wholesalers - Inside Storage
- Wireless Communication Service Facilities (including Cell Towers)

Industrial Businesses

- Assembly of finished goods
- Assembly Operations of Pre- Manufactured Parts, Components
- Assembly, Repair & Manufacture of Light Component Parts
- Bottling of Alcoholic and Non-Alcoholic Beverages
- Coffee Roasting
- Data Processing
- Distribution facilities
- Engineering and Research Labs
- Industrial Schools & Training Facilities
- Laboratories
- Leather Products Manufacturing From Finished Leather
- Machine, Welding, Tool and Die Shops
- Mfg., light
- Mfg. & Assembly of Communication Equipment
- Mfg. & Assembly of Major Household Appliances
- Mfg. & Assembly of Marine Equipment
- Mfg. & Assembly of Office Equipment
- Mfg. of Cabinets
- Mfg. of Cans and Containers
- Mfg. of Cloth Products from Finished Cloth
- Mfg. of Furniture
- Mfg. of Glass & Glass Products
- Mfg. of Jewelry, without Retail
- Mfg. of Musical Instruments
- Mfg. of Non-Alcoholic Beverages
- Mfg. of Office Machinery
- Mfg. of Optical Goods
- Mfg. of Paper Boxes and Paper Products From Finished Paper
- Mfg. of Portable Household Appliances, Electric Hand Tools, etc.
- Mfg. of Recording Instruments, Phonograph Records, etc.

- Mfg. Tools, Implements, Machinery
- Mattress Mfg. & Upholstering
- Milk Processing, Bottling & Mfg. of Milk Products
- Newspaper printing and job printing
- Packaging of finished goods
- Pharmaceutical, Medicine, & Cosmetic Mfg.
- Secondary Food Processing and Packaging & (Initially Processed off the Premises)
- Stamping & Fabricating Metal Shops
- Supply yard
- Warehousing and storage
- Wholesale trade

ARTICLE XV

THE SHOPPES PERMITTED USES

- Antiques
- Art School
- Artisan School
- Assembly Halls (5,000 square feet, maximum)
- Bakeries
- Banks and Savings & Loan Assn.
- Barber and Beauty Shops
- Bicycle Sales, Rental & Service
- Book Stores
- Camera Stores
- Charitable Donation Pick-Up Station
- China and Glassware Shops
- Christmas Tree Sales
- Churches
- Civic Centers
- Civic Clubs
- Coin Shops
- Consumer Service Offices
- Convents, Monasteries, Theological Schools, Rectories, Parishes
- Credit Union Offices
- Custard Stands
- Dancing Schools
- Day Care Centers
- Delicatessen
- Dentists
- Department Stores - Under 10,000 Sq. Ft.
- Drug Stores
- Dry Cleaning & Laundry Pickup

- Educational Institutions Public and Private
- Employment Agencies
- Exhibition Halls
- Fabric Shops
- Fire Stations
- Floor Coverings
- Florists
- Fraternities, Lodges
- Fruit Stands, Permanent
- Fruit Stands, Temporary
- Furniture Stores
- Furrier Shops
- Galleries
- Garden and Lawn Materials and Supply Stores
- Gift Shops
- Government Offices-Universities
- Grocery Stores
- Hardware Stores
- Health, Fitness, and Exercise Center
- Hobby Shops
- Home Remodeling Company
- Hospitals (Minor), Medical and Dental Offices, Clinics and Labs
- Insurance Companies
- Interior Decorating
- Jewelry Stores
- Language Schools
- Lawyers
- Libraries
- Liquor Stores
- Loan Offices
- Locksmith Shops
- Luggage Stores

- Mail Order Store
- Mfg. of Jewelry, with Retail
- Millinery
- Museums
- Music Schools
- Music, Records, Instruments
- Nursery - Plants, Retail
- Offices
- Optometrists
- Paint and Wallpaper Stores
- Pet Grooming
- Pet Shops
- Philanthropic Institutions
- Photography School
- Photography Studio
- Photography Supplies
- Physicians
- Picture Framing
- Police Stations
- Post Offices
- Printing and Photocopying, Small Jobs
- Private Clubs, Lodges
- Radio and TV Service
- Real Estate Offices
- Restaurants and Cafeterias
- Retail shops and services
- Schools and Kindergartens
- Semi-Automatic Car Wash
- Sewing Machine Sales & Service
- Shoe Repair
- Shoe Stores
- Sporting Goods

- Stationery Stores
- Taylor or Seamstress
- Tobacco Shops
- Toy Stores
- Travel Bureaus
- Typewriter Sales, Rental and Service
- Upholsters
- Utilities - Not Regulated by Indiana Utility Regulatory Commission
- Utilities-Regulated by Indiana Utility Regulatory Commission
- Veterinarians - Small Animals, No Outdoor Runs
- Wearing Apparel & Accessory Shops
- Wireless Communication Service Facilities (including Cell Towers)

ARTICLE XVI

OFF-STREET LOADING AND PARKING

A. Loading Berths - Off-street loading berths shall be subject to the requirements as set out by the Director in accordance with the following guidelines. Exceptions can be granted by the Director upon presentation of justification for a lesser number of loading berths. Additional berths may also be required to serve the needs of the proposed business or industry.

1. Business and Professional Offices, Medical Facilities, Schools, Hotels, Clubs and Similar Businesses - One loading berth for each 100,000 square feet of space or additional fraction thereof.
2. Industrial Manufacturing and Warehousing - One loading berth for each 40,000 square feet or additional fraction thereof.
3. Other Local and General Business - One loading berth for businesses with 5,000 square feet to 10,000 square feet. Two loading berths for businesses with 10,001 square feet to 25,000 square feet - Over 25,000 square feet, one additional berth for each 25,000 square feet or fraction thereof

B. Off-street Parking - In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

1. Use - Except as may otherwise be provided for the parking of trucks or for special uses, required accessory off-street parking facilities required as accessory to uses listed herein, shall be solely for the parking of passenger vehicles or patrons, occupants or employees.
2. Location - Parking spaces shall be located on the same lot as the use served except parking facilities located on land other than the lot on which the building or use served is located, must be within 300 feet walking distance from the main entrance to the use served.
3. Computation - When determination of the number of off-street parking spaces required by this section results in a requirement of fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one

parking space.

4. Collective Provisions for Non-Residential Uses - Off-street parking facilities for separate uses may be provided collectively if the total number of spaces so provided is not less than the sum of the separate requirements of each such use, and if all regulations governing the location of accessory parking spaces in relation to the use served are observed. But no parking space, or portion thereof, shall serve as the required space for more than one use unless otherwise authorized.
5. Size - A required off-street parking space shall be at least 10 feet in width and at least 20 feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such space shall have vertical clearance of at least seven feet. Parallel parking shall require 24 feet in length.
6. Access - Each required off-street parking space shall open directly upon an aisle or a driveway of such width and design as to provide safe and efficient means of vehicular access to such parking space.

Angle of Parking Space	Aisle Width
45 degree angle	14 Feet
60 degree angle	18 Feet
90 degree angle	24 Feet

All off-street parking facilities shall be provided with appropriate means of vehicular access to a street in a manner which will least interfere with traffic movements.

7. In Yards - Off-street parking spaces may be located in front yards and side yards adjoining a street, except that in the local business and general business districts parking in front yards shall be subject to the following provisions:
 - a. The parking area must be blacktop or poured concrete
 - b. Cement or hard rubber wheel stops must be provided
 - c. All maintenance and snow removal must be done by the owner
 - d. Parking places must be accessed by ramps and not over curbing
 - e. The owner is to be responsible for any replacement of blacktop or poured concrete to said parking area necessitated by the Town's repair of underground facilities

8. Surfacing - All open off-street parking areas shall be improved with a compacted gravel or stone base, or equal, not less than four inches thick, and surfaced with all-weather, dustless material in accordance with specifications established by the Town Council.
9. Lighting - A system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking lot of planned business developments during business hours and minimum security illumination during non-business hours. All flood lights shall be shielded so that minimum glare will extend to the adjacent property and shall meet requirements of Article XIX.
10. Required Spaces for The Shoppes District - Off-street parking spaces accessory to designated uses shall be provided as follows:
 - a. Retail: Minimum of one space for every 300 gross square feet and a maximum of one space for every 250 square feet.
 - b. Office: Minimum of one space for every 225 net usable square footage, maximum of one space for every 200 square feet.
 - c. Restaurant: Minimum of one space for every three seats plus one for each employee on largest shift
 - d. The Director may reduce the amount of required parking spaces if (s)he determines that the otherwise applicable requirement would result in unnecessary or unneeded parking spaces.
11. Required Spaces for all other Districts - Off-street parking spaces accessory to designated uses shall be provided as follows:
 - a. Residential Dwellings - Two parking spaces for each dwelling unit.
 - b. Motels -
 - i. One parking space for each room

- ii. One parking space for each two employees on day shift
- c. Churches - One parking space for each three seats
- d. Theaters - One parking space for each five seats
- e. Medical and Dental Clinics - Three parking spaces for each examining or treatment room, plus one parking space for each doctor and employee in the building
- f. Drive-in Restaurants - One parking space for each two seats in service area plus one parking space for each employee on primary shift
- g. Establishments handling the sale and consumption of food and refreshment on the premises - One parking space for each three seats of serving area plus one parking space for each employee on primary shift
- h. Banks, Savings and Loans, and Financial Institutions - One parking space per each 300 square feet of floor space
- i. Business and Professional Offices or Public Administration Buildings - One parking space per each 200 square feet of assignable office area.
- j. Service Stations - One parking space for each employee, plus two for each service stall
- k. Manufacturing, fabricating and processing plants not engaged in retail trade - One parking space for each two employees, as related to the working period when the largest number of employees are employed on the premises
- l. Parking space requirements for other uses will be determined by the Director based upon data supplied by the applicant in response to traffic and parking data requested to be furnished with the application for an improvement location permit.

ARTICLE XVII

LANDSCAPING STANDARDS

Section XVII.1 General Landscaping Provisions

- A. Purpose and Intent - This article establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

This article establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments.

The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this article.

B. Applicability

1. This article shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this article and those that have fulfilled filing requirements at the time of the enactment of this Article.
2. This article shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This article shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This article shall not apply to detached single-family residences not located within

subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.
2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
 - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, 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, primary and secondary green space areas, and green belt space;
 - c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
 - e. Locations of barriers to be placed at or beyond drip lines of trees to be preserved and types of materials to be used for barriers;

- f. Planting and installation details as necessary to ensure conformance with required standards;
 - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
 - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
 - i. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

Section XVII.2 Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree 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. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. 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; and
 6. The potential for interference with utility services along the use of roads and walkways.
- D. 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.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain “cull” species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2) inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. For example, a qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be

credited as seventy-two (72) required two (2) inch caliper trees.

- G. 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 drip lines 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.
- H. 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.

Section XVII.3 Selection, Installation, and Maintenance of Plant Materials

A. Selection

1. Shade Trees - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
2. Evergreen Trees - Evergreen trees shall be a minimum height of six (6) feet.
3. Ornamental Trees - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
4. Shrubs - Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting.
5. Substitutions - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
 - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
 - b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
 - a. Periods of adverse weather, or
 - b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
 - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
 - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
 - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
 - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
 - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - g. Any other action necessary to maintain landscaping installed in accordance with an

approved landscape plan.

3. Plantings and landscaping features required by this article shall be subject to inspection to verify continued compliance with this article.

Section XVII.4 General Landscape Design Standards

- A. Consultation - A landscape architect, nurseryman, or other professional experienced in the installation and care of plant materials shall be consulted to ensure that proposed plants are appropriate and will survive.
- B. Scale and Nature of Landscaping - The scale and nature of landscaping materials shall be appropriate to the size of proposed structures. Large-scale buildings should be complemented by large-scale plants. Form, texture, color, pattern of growth, and adaptability to local conditions shall be considered when selecting plant materials.
- C. Clearance - Trees shall be planted so that when they reach maturity, there will be a minimum of ten (10) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
- D. Materials - Grass and other vegetative ground cover shall be used in all green space areas, including parking lot islands, except for decorative mulch planting beds containing trees and/or shrubs; and inert stabilization in areas subject to severe runoff or erosion.
- E. Lines of Sight - Plantings in landscaped areas shall not obstruct sight lines as per WC 16.04.230 2.v of the Zoning Ordinance.
- F. Energy Conservation - Plantings shall be arranged to promote energy conservation wherever practical. This includes using deciduous trees on the south and west sides of buildings to provide shade from summer sun and planting evergreens on the north of buildings to insulate against winter winds.
- G. Noise Reduction - Properties adjacent to highly trafficked roads or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish this include using earth berms, walls, fences, or plantings to provide physical separation and to absorb noise. When a berm is used to form a visual screen in lieu of or in conjunction with a hedge or wall, it shall not exceed a slope of thirty (30) degrees and shall be completely covered with shrubs, grass, or other living ground cover.

- H. Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- I. Heating and Cooling Facilities - Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.
- J. Softening of Walls and Fences - Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect. However, ground cover plants may supplement the plant materials required by this paragraph.
- K. Detention/Retention Basins and Ponds - Detention/retention basins and ponds shall be landscaped in a manner that replicates the natural form of ponds. Such landscaping shall include shade trees, ornamental trees, evergreens, shrubbery, hedges, and/or other plant materials.

Section XVII.5 Buffer Yard Requirements

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 - 1. No buffer yards shall be required:
 - a. internal to the Aurora PUD, except as provided in Subsections B(6) and B(8) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
 - 2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, Exhibit F). The buffer yard shall be improved as follows:

- a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (except the northern section of the buffer yard, where the existing tree-line shall be maintained and no additional plantings shall be required -- as shown on the Buffer Exhibit, Exhibit F). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Aurora PUD
3. Except as provided in Subsection B (1)(a) above, a forty foot (40') buffer yard shall be required along Grassy Branch Road, State Highway 38, 203rd Street and U.S. 31.
4. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, Exhibit F). A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, Exhibit F). The buffer yards shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.
 - b. The buffer yard shall be landscaped per this Aurora PUD
5. A thirty foot (30') buffer yard shall be required along the western border of the Ranek property, and shall run from the northern border of the Ranek property to the realigned 202nd/203rd Street (as shown on the Buffer Exhibit, Exhibit F).
 - a. The existing tree line shall remain.
6. A thirty foot (30') buffer yard shall be required between the Commerce Park and Sunrise Park, on the north side of 203rd Street (as shown on the Buffer Exhibit (part of the Ranek Buffer), Exhibit F). If parking or vehicular access is provided in the southern portion of the park, such parking or access shall be located adjacent to this buffer yard. The buffer yard shall be improved as follows:
 - a. At least one (1) eight foot (8') evergreen tree shall be planted every thirty linear feet (30').
7. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, Exhibit F)

- a. A thirty foot (30') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') shadow box fence
 - c. The buffer yard shall be landscaped per this Aurora PUD.
8. Buffer along the southern and eastern borders of the Commerce Parke (as shown on the Buffer Exhibit, Exhibit F)
- a. A forty foot (40') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have an six foot (6') mound.
 - c. At least one (1) eight foot (8') evergreen tree shall be planted every thirty linear feet (30').
 - d. Evergreen trees shall be planted on or near the top of the mound.
 - e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
9. Buffer yards that are not additionally road frontage shall be landscaped per this Aurora PUD Subsection C, below, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per this Aurora PUD's Road Frontage landscaping requirements.
- C. Within buffer yards at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted, unless otherwise specified in this Aurora PUD. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree: shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see Section XVII.3, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).

- E. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table XVII.10.1 and XVII.11.1..
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Tables XVII.8.1 and XVII.9.1.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

Section XVII.6 Open Space Requirements

Approximately 25% of the gross area of the Residential Districts, shall be dedicated Open Space and shall be located generally in the areas as denoted on the Concept Plan, which shall supersede the Green Belt Space, Secondary Green Space, and all other Open Space requirements set forth in the Zoning Ordinance.

- 1. Any of the area of this Aurora PUD (except for required retention ponds) that is dedicated to a neighborhood association, the public, or whose ownership is transferred to a municipal entity for public use shall be factored into the total amount of Open Space.

Section XVII.7 Business Parke Landscaping Requirements

A. On-Site Standards

- 1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
- 2. The minimum numbers of shade trees; evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table XVII.7.1

Table XVII.7.1: Minimum On-Site Requirements

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Institutional Uses	2 per acre	3 per acre	10 per acre

Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
 - a. Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - b. Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
7. Existing trees or woodlands that are preserved may be counted toward minimum on-site planting requirements.

B. Road Frontage Standards

1. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty linear feet (40') of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table XVII.7.1
2. Shade trees required to be planted along road frontage shall be located outside drainage

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

3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

C. Parking Area Standards – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. Parking Lot Landscaping

- a. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table XVII.7.2:

Table XVII.7.2 : Percentage of Parking Lot Landscaping

Number of Parking	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %
5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

b. Parking Lot Islands

- i. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- ii. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iii. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.

- iv. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- v. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- vi. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.
- vii. Trees and shrubs required to be planted in parking lot landscape islands may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.7.1

2. Perimeter Parking Lot Landscaping

a. Application

- i Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- ii Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
- iii Trees and shrubs to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.7.1.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

- i There shall be one tree per thirty (30) linear feet of parking lot length. Trees

may be clustered.

ii There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

iii Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

Section XVII.8 Commerce Parke Landscaping Requirements

E. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table XVII.8.1

Table XVII.8.1: Minimum On-Site Requirements

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.

4. For Institutional uses:

- a. Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - b. Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.
 5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
 6. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
 7. Existing trees or woodlands that are preserved may be counted toward minimum on-site planting requirements.
- F. Display Area Landscaping Standards – Where outside display areas are used and such display areas front on a public or private street, ornamental trees shall be planted at the rate of one (1) tree per thirty linear feet (30') of frontage of the display area along the road frontage which the display area faces.
- G. Road Frontage Standards
1. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty linear feet (40') of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table XVII.8.1
 2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
 3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

H. Parking Area Standards – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. Parking Lot Landscaping

- a. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table XVII.8.2:

Table XVII.8.2 : Percentage of Parking Lot Landscaping

Number of Parking	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %
5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

b. Parking Lot Islands

- i. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- ii. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iii. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- iv. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- v. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

- vi. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.
- vii. Trees and shrubs required to be planted in parking lot landscape islands may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.8.1

2. Perimeter Parking Lot Landscaping

a. Application

- i Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- ii Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
- iii Trees and shrubs to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.8.1.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

- i There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- ii There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
- iii Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

Section XVII.9 The Shoppes Landscaping Requirements

A. On-Site Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
2. The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth in Table XVII.9.1

Table XVII.9.1: Minimum On-Site Requirements

Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre

A proportional decrease in the required number of trees is allowed if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees.

3. Institutional uses include, without limitation, schools, churches and government offices.
4. For Institutional uses:
 - a. Trees required to be planted in interior parking lot landscaping areas may be counted toward meeting on-site landscaping requirements as set forth in the table above.
 - b. Identified acreage for constructed athletic fields and courts (including the adjacent perimeter for coaching and spectator viewing), and constructed playgrounds with equipment may be subtracted from the total acreage before computing on-site requirements.

5. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
6. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
7. Existing trees or woodlands that are preserved may be counted toward minimum on-site planting requirements.

B. Road Frontage Standards

1. In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty linear feet (40') of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in non-residential developments may be credited toward overall on-site landscaping requirements set forth in Table XVII.9.1
2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

C. Parking Area Standards – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. Parking Lot Landscaping

a. Area Required

- i A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces.
- ii Parking lot landscaping on the interior shall be required at a minimum of five percent (5%) of the total parking area and shall be part of the landscaping plan

reviewed by the Director. The interior parking lot landscaping is calculated as part of the twenty percent (20%) open space lot coverage area requirement.

b. Parking Lot Islands

- i Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- ii Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iii Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- iv Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- v Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- vi No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.
- vii Trees and shrubs required to be planted in parking lot landscape islands may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.9.1

2. Perimeter Parking Lot Landscaping

a. Application

- i Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

(a) the parking lot is located within a required yard; or

(b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.

ii Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

iii Trees and shrubs to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table XVII.9.1.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

i There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.

ii There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

iii Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

D. Perimeter Yard Requirements

1. A 25-foot landscaping area shall be required between any adjacent street that is exclusive of driveways and parking areas. An entrance drive may cross this area at a 90-degree angle.

2. Any portion of the perimeter yards that is adjacent to a street shall be landscaped with a buffer screen of either a wall or fence of ornamental, block, brick, solid wood fencing or a compact hedge of evergreen and deciduous shrubs, at least 36 inches at time of planting or a combination thereof. Said wall, fence or hedge shall be at least 36 inches in height and shall be so constructed to such minimum height to restrict any view there through.

Section XVII.10 The Townes, The Vistas and Landscaping Requirements

A. Foundation Planting Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped

with live vegetation.

2. One (1) shade tree, and six (6) shrubs shall be planted in each front yard. A planting bed will be provided along 100% of the front façade.
3. A masonry stone wall, hedge row or fence is permitted at the front and side property lines with fences to be approved by the Architectural Review Committee. Maximum height is to be 42".
4. A minimum of four (4) shrubs shall be planted in each side yard. A planting bed will be provided along the area of the shrub plantings.
5. 6'-0" high hedgerow or privacy fence is permitted at rear and side yard building line but must be held behind front building line.
6. Each home shall have a minimum of one shade (1) tree in the rear yard.
7. Shade trees shall have a minimum caliper of 2" measured at 12" above grade. The minimum caliper of ornamental trees shall be 1-1/2" measured at 12" above grade or for multi-trunk trees, 10' tall planted. Shrubs shall be a minimum of 18" tall at planting. Twenty-five percent of required shrubs may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.
8. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
9. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
10. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials,

or collector roads not internal to subdivisions, at least one shade tree per thirty linear feet (30') of road frontage shall be planted adjacent to road rights-of-way.

2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

C. **Parking Area Standards** – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. **Parking Lot Landscaping**

- a. **Area Required** - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table XVII.10.1:

Table XVII.10.1 : Percentage of Parking Lot Landscaping

Number of Parking	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %
5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

b. **Parking Lot Islands**

- i. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- ii. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in

area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.

- iii. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- iv. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- v. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- vi. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.

2. Perimeter Parking Lot Landscaping

a. Application

- i. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- ii. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

- i. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- ii. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
- iii. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

Section XVII.11 The Villas and The Gardens Landscaping Requirements

A. Foundation Planting Standards

1. Yards, setback areas, and green space areas within developments shall be landscaped with live vegetation.
2. A minimum of four (4) shade trees, and ten (10) shrubs shall be planted for each dwelling unit. A planting bed will be provided along 100% of the building façade. Plantings may be placed throughout the District and evergreen trees may be substituted for shrubs at a rate of one evergreen for every 4 shrubs.
3. A masonry stone wall, hedge row or fence is permitted at the front property lines with fences to be approved by the Architectural Review Committee. Maximum height is to be 42".
4. 6'-0" high hedgerow or privacy fence is permitted.
5. Shade trees shall have a minimum caliper of 2" measured at 12" above grade. The minimum caliper of ornamental trees shall be 1-1/2" measured at 12" above grade or for multi-trunk trees, 10' tall planted Shrubs shall be a minimum of 18" tall at planting. Twenty-five percent of required shrubs may be substituted with perennial plants at the rate of 4 perennials per 1 shrub.
6. Trees should be grouped together whenever possible to simulate natural tree stands, versus trees being planted in straight rows.
7. Required trees and plantings within non-residential land uses must be planted per each lot requirement.
8. Existing trees or woodlands that are preserved may be counted toward minimum planting requirements.

B. Road Frontage Standards

1. In residential developments, where property abuts primary arterials, secondary arterials, or collector roads not internal to subdivisions, at least one shade tree per thirty linear feet (30') of road frontage shall be planted adjacent to road rights-of-way.
 2. Shade trees required to be planted along road frontage shall be located outside drainage and utility easements, shall be located in a manner that mitigates interference with infrastructure located within such easements and may be clustered or grouped in order to attain creative site design.
 3. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.
- C. Parking Area Standards – The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

1. Parking Lot Landscaping

- a. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table XVII.11.1:

Table XVII.11.1 : Percentage of Parking Lot Landscaping

Number of Parking	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %
5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

- b. Parking Lot Islands
 - i. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.

- ii. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- iii. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- iv. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- v. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- vi. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v of the Zoning Ordinance.

2. Perimeter Parking Lot Landscaping

a. Application

- i. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- ii. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

b. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:

- i. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- ii. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

- iii. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

ARTICLE XVIII

SIGN STANDARDS

- A. Purpose and Intent. It is the intent of this article to establish sign regulations for the design, placement, and maintenance of signs in the Aurora PUD which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along thoroughfares and at intersections, enhance the aesthetic environment of the Aurora PUD, safeguard property values, minimize possible adverse effects of signs on nearby property, protect public and private investment in buildings and open spaces and implement relevant provisions of the comprehensive plan as updated on an annual basis.
- B. Applicability. These regulations shall be applicable to all signs within the Aurora PUD, which:
1. Are newly constructed, erected, or placed into operation after the effective date of this ordinance; and
 2. Involve relocation or replacement of existing sign structures or supports commenced after the effective date of this ordinance.
- C. Exceptions. All signs require a sign permit from the Community Development Department. Exceptions to the sign standards and permit requirements under this chapter shall include:
1. All regulatory, informational, identification, or directional signs required by law or government entity;
 2. Temporary signs advertising annual events put on by Westfield or Washington Township public entities and school districts;
 3. Scoreboards for public and private recreational facilities and institutions that do not provide for commercial or business advertising displays;

4. Permanent drive-thru menu boards where drive-thru uses are permitted;
5. Window signage placed upon the building interior, or flush with window surface, not covering more than 50 percent of the window upon which it is placed.
6. Postal signs, historic site markers or plaques, flags of government or noncommercial institutions, gravestones, and address numbers;
7. Structures and/or containers intended for separate use such as phone booths, waste management containers, and point-of-purchase advertising displays;
8. Lettering or symbols placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes;
9. Private informational signs such as "no trespass," "private," "sale," etc. which do not exceed four (4) square feet in surface area;
10. Signs offering residential property for sale, lease, or rent, provided that such signs shall not exceed eight (8) square feet per face, are placed wholly on the subject property and are limited to a maximum of one (1) sign per street frontage;
11. Signs offering commercial or industrial property for sale, lease, or rent, provided that such signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, and are limited to a maximum of one (1) sign per street frontage;
12. Signs advertising construction projects, provided that such signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, are limited to a maximum of one (1) sign per street frontage, and shall be removed at the end of construction;
13. Political signs which do not impair lines of sight for vehicles or pedestrians; and

14. Seasonal decorations within the appropriate holiday season or civic festival season.
15. Sales signs used in connection with the sale of Real Estate within the Aurora PUD that are nine (9) square feet in size per side or smaller; and
16. Builder and contractor signs used to denote the contractor constructing a residence or owning a lot within the Aurora PUD that are six (6) square feet in size or smaller; and
17. Event signs and banners up to thirty-two (32) square feet in area and seven (7) feet in height used to promote a special event such as a home show which shall be displayed no longer than thirty (30) days. Special event signs may be banners or free standing signs and shall be displayed no longer than twenty-one (21) days prior to and seven (7) days after the event; and
18. Flags mounted on a pole and installed in the ground or on a building are exempt provided that the pole and flag do not exceed maximum height allowed. No more than two flags shall be mounted on a pole; and
19. Interior building signs that are not intended to be legible from outside a building; and
20. Lot identification signs no larger than six (6) square feet in size and common area identification monuments and signs.
21. Signs depicting the site plan of a District assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, shall be permitted without a sign permit provided the following standards are met:
 - i. The maximum sign area per Area shall be ninety-six (96) square feet.
 - ii. The maximum height shall be ten (10) feet.
 - iii. Site plan signage may be illuminated.
 - iv. Site plan signage shall be removed when 95% of the lots have been sold.
22. Real estate sales, model home signs, shall be permitted provided the following standards are met:
 - i. The maximum sign area shall be 32 square feet.
 - ii. The maximum height of the sign shall be eight feet.
 - iii. Limited to one sign for each street frontage of the lot, with no more than two sign faces per sign. The sign may be illuminated.
 - iv. Signs for detached dwellings and commercial structures shall be removed within seven days after the date the unit is sold or occupied.

- v. With respect to attached dwellings, when 95% of the dwellings are sold or occupied, real estate signs are limited to a ground sign, a wall sign or a window sign of eight square feet or less.

D. Prohibitions. Prohibitions to these sign standards, except as otherwise permitted hereunder, shall include the following:

1. No signs or sign structure shall be similar in coloring, shape, function or location nor resemble, conflict with or be confused with any approved traffic-control sign or device;
2. No sign shall create a safety hazard for vehicles or pedestrians as determined by the Town Engineer;
3. No sign shall be placed in any public right-of-way except publicly owned traffic-control and transit signs, informational, identification, and directional signs;
4. No pole signs shall be permitted within Westfield-Washington Township (See Pole Sign in definitions);
5. No off-premise sign shall be permitted within Westfield-Washington Township;
6. No display of temporary signs such as banners, posters, pennants, ribbons, streamers, spinners, strings of lights, balloons or inflatable signs shall be permitted except for banners permitted on a limited basis pursuant to this Ordinance;
7. No sign shall project into the public right-of-way; except that a business sign mounted on a building may be permitted to project eighteen (18) inches from the face of a building elevation. Relief from this standard may be granted by the Town Council or designee;
8. No sign shall be mounted on a roof or extend above an eave or parapet of a building wall;
9. No sign shall be permitted to revolve, flash, blink, swing or appear to move. Flags are exempt from this regulation;

10. No sign shall be affixed to trees, fence posts, utility poles or other support structures; and

11. No sign shall be placed on a personal or commercial vehicle or trailer which is then parked or positioned for the primary purpose of displaying the said sign.

E. General Sign Regulations. All signs shall conform to the following regulations:

1. Signs must be kept clean, painted, in working operation and free of hazards, such as but not limited to, faulty wiring and loose fastenings, and must be maintained at all times in a safe condition so as not to be detrimental to the public health, safety or general welfare;
2. Abandoned sign copy shall be removed by the owner or lessee of a site upon which the sign is located within three (3) months after the business or service advertised by the sign ceases operations;
3. Sign foundations and structures with copy removed may remain upon a site for twenty-four (24) months with the property owner's written consent provide that the foundations and structure are maintained pursuant to WC 16.08.010 E, 1.
4. All monument signs shall be designed and located to maintain clear lines of sight along public rights-of-way;
5. Maximum sign height shall be measured from the natural grade elevation upon which the sign is placed or crown height of the adjacent roadway, whichever is higher;
6. Illumination of signs shall be regulated per Section WC 16.07 of the Westfield-Washington Township Zoning Ordinance;
7. Illuminated signs shall be setback a minimum distance of twenty-five (25) feet from any residential district;
8. In no instance shall a permitted nonresidential use or tenant be restricted to less than twenty-five (25) square feet -of sign area, nor shall any permitted nonresidential use or tenant be permitted to display more than five (500) hundred square feet of sign area;
9. Sign area shall be computed as the smallest continuous rectangular figure that circumscribes a single sign display including writing, representations, emblems, logos or other displays, exclusive of the supporting framework, base, or structural bracing clearly incidental to the sign display;

10. In no instance shall wall sign square footage exceed the linear footage of the wall on which it is placed (See "Linear Footage, Wall" in Definitions);

11. Changeable copy signage shall be allowed only when incorporated into a permanent sign structure as allowed by this ordinance; and,

12. For signage with changeable copy area, the entire changeable copy area shall be counted toward sign display area square footage, regardless of the amount of information placed upon the changeable copy area.

F. Development Identification Signs. Development identification signs at street entrances into and within the Real Estate provided the following standards are met:

1. The design of the sign shall be consistent with the Design Vocabulary.
2. The maximum sign area per sign shall not exceed 80 square feet per side. Matching signs which are installed on both sides of a street entrance shall be treated as one sign.
3. The area surrounding the sign(s) shall be appropriately landscaped.
4. The sign may be illuminated, provided, however, that such signs shall not be internally lit.
5. The sign shall not exceed fifteen (15) feet in height.
6. The sign shall not be located within the right-of-way.

G. Residential District Signs. No sign shall be erected in a residential district except for the following:

1. Residential complexes and subdivisions shall be permitted either of the following entrance signage options:
 - a. One (1) monument sign per residential complex or subdivision entrance, which shall not exceed nine (9) feet in height, and shall not exceed thirty-two (32) square feet per sign face; or,
 - b. Two (2) separate sign display areas per entrance, provided that the sign display areas are directly incorporated into an entrance landscape feature, wall, or other decorative feature. In no instance shall the sign display area exceed fifteen (15) feet in height or total more than one hundred (100) square feet of sign area.

2. Home occupations shall be permitted one (1) sign per residence which shall not exceed 4 square feet in total sign area; and
3. Home occupation signs shall only be affixed to a wall or door of the structure containing the business.
4. Permitted non-residential uses located in residential districts shall be allowed signage as per Section I below.

H. The Shoppes District – General Requirements. The following provisions shall govern the signage located upon and within The Shoppes District. To the extent they conflict with the provisions of this Aurora PUD ordinance, the following provisions and standards shall control:

1. All wall signage shall be reverse channel letter neon.
2. Monument signs shall be architecturally compatible with the primary structures.
3. All other signage requirements for The Shoppes District shall be in conformance with the standards in this Aurora PUD ordinance.

I. Individual Nonresidential Signs. All individual nonresidential uses shall be permitted signage as detailed below. Out lots of nonresidential centers are NOT considered individual uses, and are permitted signage as detailed in Section J below.

1. Sign Area Allocation:

- a. For all permitted individual nonresidential uses, total sign area allocation permitted shall be one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way; and,
- b. The total permitted sign area allocation may be divided between monument, wall, and awning.

2. Monument Signs:

- a. A maximum of one (1) monument sign shall be permitted for each public street frontage per lot in all zoning districts;

- b. Monument signs may have a maximum sign display area of sixty (60) square feet per sign face;
- c. Monument sign display area may have a maximum height dimension of six (6) feet and a maximum width dimension of twelve (12) feet;
- d. Monument signs may have a maximum sign height of nine (9) feet only when incorporating a sign base and sign cap features;
- e. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet; and,
- f. Sign caps and bases shall not be used for sign display or advertising purposes.

3. Setbacks:

- a. All signs shall conform to the side and rear yard setback requirements for structures as set forth in this PUD; and
- b. Signs shall have a minimum front yard or right-of-way setback requirement of five (5) feet from a property line or right-of-way.

J. Nonresidential Center Signs.

1. Monument Sign(s) (Center Only):

a. Size:

- i. Nonresidential centers less than 25,000 building square feet in size shall be permitted one monument sign per nonresidential center, which shall be no greater than nine (9) feet in height and have no more than sixty (60) square feet of sign area per face;
- ii. Nonresidential centers which range in size from 25,000 building square feet to one hundred thousand (100,000) building square feet shall be permitted one monument sign per nonresidential center, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of sign area per face;
- iii. Nonresidential centers greater than one hundred thousand (100,000) building square feet shall be permitted one monument sign per nonresidential center, which shall be no greater than twenty-five (25) feet in height and have no more than two

hundred and fifty (250) square feet of sign area per face;

- b. Nonresidential center monument signs shall have a minimum base height of six (6) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed six (6) feet; and,
- c. Sign caps and bases shall not be used for display or advertising purposes.

2. Entrance Sign(s) (Center Only):

- a. In addition to a nonresidential monument sign, a nonresidential center shall be permitted one (1) entrance sign per point of ingress; and
- b. Nonresidential center entrance signs shall be limited to a maximum of six (6) feet in height, a sign area of thirty (30) square feet per sign face, and shall not contain tenant information.

3. Interior Circulation Sign(s) (Center Only):

- a. Nonresidential centers are permitted interior circulation signage containing traffic directing information only (such as "Enter", "Exit", "Do Not Enter", etc.).
Circulation signage shall be limited to a maximum of three (3) feet in height, and a sign area of two (2) square feet per sign face.

4. Center In-Line Tenant Signage:

- a. All in-line tenants of nonresidential centers shall be permitted one (1) square foot of signage for each linear foot of tenant space front façade (See "Front Façade" in Definitions);
- b. Corner in-line tenants shall have only one (1) front façade, that being the façade with the primary public entrance.
- c. The total permitted sign area allocation may be divided between wall and awning signs;
- d. Wall signs in nonresidential centers shall be located on front building elevations except that those tenants with corner locations are permitted to place signage on a side wall; and,
- e. Any side wall sign square footage shall be deducted from the total sign allocation for the tenant space;
- f. Center in-line tenants shall not be permitted individual monument signs.

5. Outlot Signage:

- a. All out lots of nonresidential centers shall be permitted one (1) square foot of sign area for each one (1) linear foot of building fronting on a public right-of-way;
- b. The total permitted sign area allocation may be divided between wall, awning, and under canopy signs;
- c. Signs may be located on any building elevation; and,
- d. All sign square footage shall be deducted from the total sign allocation for the out lot;
- e. Outlots within a nonresidential center shall not be permitted monument signs.

K. Sign Area Bonus. The total sign allotment for an individual nonresidential use, tenant, or a nonresidential center may be increased by a specified percentage for compliance with design criteria as listed below. Percentage increases shall be based on the original sign allotment calculation. If more than one criterion is met, then sign area bonuses will be granted cumulatively.

1. Sign Area Allotment Bonuses:

- a. Sign Number. A five (5%) percent sign area allotment bonus shall be granted for limiting the total number of signs to three (3) or less;
- b. Where monument signs are permitted, a ten (10%) percent sign area allotment bonus shall be granted for not having a monument sign.
- c. Alternative Materials. A ten (10%) sign area allotment bonus shall be granted when all signage on site is primarily comprised of decorative wood, sculpted metal, or equivalent substitutes. This bonus is also available on a Tenant/Outlet basis in Nonresidential Centers.
- d. Nonresidential Center Sign Plan. A ten (10%) percent sign area allotment bonus shall be granted if a uniform and complimentary sign plan is mandated for all signage on site, including center, tenant, and out lot signage. A sign plan must address colors and materials and be approved by the Community Development Director prior to the issuance of individual permanent sign permits for tenants and out lots.

2. Wall Sign Bonuses:

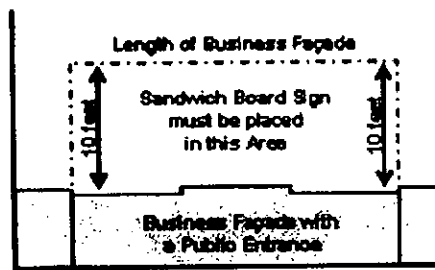
- a. Individual Letters. A ten (10%) percent wall sign area bonus shall be granted for individual nonresidential uses, tenants, or out lots whose wall signs consist only of individual letters mounted directly on a building surface.

3. Monument Signs:

- a. Materials. A ten (10%) percent monument sign area bonus shall be granted for using brick, stone or equivalent substitute in the construction of a sign base, cap and supporting structure.
- b. Matching Materials. A ten (10%) percent monument sign area bonus shall be granted if over fifty (50%) percent of the sign base, cap, and supporting structure matches the building materials used on a front elevation of the building(s).
- c. Landscaping. A ten (10%) percent monument sign area bonus shall be granted for landscaping the area around a base of a monument sign. Refer to Section 16.06.010 of the Zoning Ordinance for landscaping details.

L. Sandwich Board Signs.

1. Sandwich board signs shall only be permitted in commercial zoning districts and shall conform to the following regulations:
2. The placement of sandwich board signs shall not impede pedestrian or vehicular traffic;
3. One (1) sandwich board sign shall be permitted per individual commercial or business use;
4. Sandwich board signs shall not count toward the total sign allotment for a commercial use or business;
5. Sandwich board signs shall not exceed six (6) square feet per sign face;
6. Sandwich board sign faces shall be constructed of a chalk board type material or equivalent substitute which permit the application of any identification, message or information with a non-permanent type of text, design or logo;
7. Sandwich board sign width shall not exceed three and one-half (3.5) feet when measured from the outside of a sign support and/or sign face;
8. Sign height shall not exceed five (5) feet when measured from the ground to the top of a sign face or sign support structure;
9. Sandwich board signs shall have a base support and the base support shall be weighted with a minimum ten (10) pound ballast to ensure sign stability;
10. Sandwich board signs shall not be permanently affixed to any structure or sidewalk, and must be removed at the end of each business day;
11. Signs shall only be placed within 10 feet of, and directly in front of, a business façade having a public entrance. See the graphic below:



12. Placement of sandwich board signs in a public right-of-way shall require approval by the Westfield Town Council, or designee; and
13. More than two (2) sign violations of this ordinance in one calendar year shall result in the termination of the sandwich board sign permit and require removal of the sandwich board for that calendar year.

M. Under Canopy Signs. Under canopy signs shall only be permitted in commercial zoning districts and shall conform to the following regulations:

1. Under canopy signs shall be placed under canopies or roof overhangs.
2. Under canopy signs shall not count toward the total sign allotment for a commercial use or business;
3. Under canopy signs shall not exceed one (1) per building entrance;
4. Under canopy signs shall not exceed three (3) square feet in area;
5. Under canopy signs shall not be separately illuminated; and,
6. Under canopy signs shall contain only the address, logo, or name of the occupant or business served by the entrance.

N. Temporary and Special Event Signs. Temporary and special event signs shall only be allowed for permitted nonresidential and multi family uses in residential zoning districts and for all permitted uses in commercial zoning districts. All temporary and special event signage shall conform to the following regulations:

1. New businesses, seasonal businesses, grand openings, or special events may display a banner that does not exceed 32 square feet in size, and is securely attached to a structure or support device.
2. Application must be made, and a temporary sign permit issued PRIOR to the display of temporary signage.

3. All existing business shall be limited to one (1) temporary sign permit annually;
4. All temporary signs shall be placed on the property on which the permitted use is being conducted;
5. Temporary sign permits shall be limited to fifteen (15) calendar days per quarter; and
6. Temporary sign permits may be issued for a calendar year or renewed on a quarterly basis at the Community Development Department

O. Nonconforming Signs. All existing signs which do not conform to this section are designated lawfully nonconforming and shall either be removed or brought into compliance with these regulations at such a time when new development or expansion is proposed, or when a change in signage is proposed for the property upon which the sign is located. Lawful nonconforming signs shall not be relocated, expanded, or altered except to permit routine maintenance and repairs. In no case shall the replacement of individual tenant name panels on a non-residential center sign constitute the need to bring the non-residential center sign into compliance with these sign regulations.

P. Permits.

1. After the effective date of the ordinance codified in this title, and except as otherwise provided, no person shall erect any sign as defined herein without first obtaining a sign permit from the Community Development Department. The Community Development Department Director and his/her designated staff shall have the authority to review and decide upon all sign permit applications. Signs which shall not require a permit include all signs or displays permitted in Section 16.08.010 C, Exceptions. Application for a permit shall be made in writing, upon forms prescribed and approved by the Director and shall contain the following information:
 - a. Name, address, and telephone number of applicant or business;
 - b. Site address;
 - c. Graphic scale;
 - d. A site plan indicating the location of any building upon which a sign is to be mounted, with the location of the signs indicated;
 - e. A site plan indicating the location of any existing or proposed monument signs;

- f. A square footage calculation of any proposed sign(s), as well as the location and square footage of all existing on-site sign(s);
- g. Elevation of proposed signs including size, materials, color and dimensions;
- h. A true color rendering of the proposed signs;
- i. Illumination details for proposed signs, including the timing of sign illumination and method of control of such illumination;
- j. Indication of sign type(s) as defined in this chapter;
- k. Written consent of the owner of the building, structure, or land on which the sign is to be erected if the applicant is not the owner; and
- l. Temporary and special event sign displays shall provide a schedule for sign displays which indicate the dates and duration of the sign displays.
- m. Any other information necessary to support a thorough review of the project and as requested in writing by the Director

Q. All applications for permits shall be accompanied by payment of fees. The fee schedule shall be kept on file in the Community Development Department. If the proposed sign plan is in compliance with all the requirements of this zoning ordinance, a permit shall be issued.

ARTICLE XIX

OUTDOOR LIGHTING STANDARDS

- A. Purpose and Intent. It is the purpose of this article to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this article to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.
- B. Applicability. These regulations shall be applicable to all outdoor lighting sources within the Aurora PUD, which are newly designed, constructed, erected or placed into operation.
- C. Exceptions. Exceptions to these lighting standards shall include the following:
1. All outdoor light fixtures permitted prior to the adoption of the Aurora PUD;
 2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
 3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
 4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;
 5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;
 6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and

7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions. Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited.

E. General Lighting Standards. For The Shoppes District located in the Aurora PUD, the following standards shall apply:

1. Lighting shall be limited to 0.5-foot candles at the property line. This requirement is exempt when adjacent to public right-of-way.
2. There shall be no greater than a 20 to 1 ratio of lighting with a ten foot-candle maximum on site.
3. Light pole height shall not exceed thirty feet (30').
4. Light fixtures shall be decorative along the entrance drives and along public rights-of-way approved as part of the overall architecture, but overall site illumination into the atmosphere shall be restricted through the use of shields on the fixture to include a horizontal lamp and no more than a 180-degree angle of light.

F. General Lighting Standards. For all other Districts located in the Aurora PUD, the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

G. Multi-Family Residential, Commercial and Industrial Standards. For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do

not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;

5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

H. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;
2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and
4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

I. Lighting Plans. The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for

the site;

2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less; Photometric data depicting the angle of cut off of light emissions; and
6. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

EXHIBIT A

LEGAL DESCRIPTION

Part of the Northeast Quarter and part of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 00 degrees 00 minutes 19 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 237.40 feet on the East line of said Southeast Quarter to the Southeast corner of the real estate described in Deed Book 310, page 449 in the Office of the Recorder, Hamilton County, Indiana, said corner being the Point of Beginning; thence continuing South 00 degrees 00 minutes 19 seconds East 254.67 feet on the East line of said Southeast Quarter; thence North 89 degrees 53 minutes 10 seconds West 2761.71 feet parallel with the South line of the North half of the Northeast Quarter of said Northeast Quarter to a West line of the real estate described in Deed Book 345, page 360, in said Recorder's Office; the following ten (10) courses are on the perimeter of the real estate described in said Deed Book 345, page 360; 1) thence North 00 degrees 00 minutes 29 seconds East 208.21 feet; 2) thence South 89 degrees 54 minutes 43 seconds East 238.00 feet; 3) thence North 00 degrees 00 minutes 29 seconds East 284.87 feet; 4) thence North 89 degrees 51 minutes 38 seconds West 147.25 feet; 5) thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet; 6) thence South 89 degrees 53 minutes 10 seconds East 2079.90 feet; 7) thence South 01 degree 28 minutes 38 seconds West 1336.02 feet; 8) thence South 89 degrees 51 minutes 38 seconds East 129.97 feet; 9) thence South 00 degrees 06 minutes 14 seconds East 233.82 feet; 10) thence South 89 degrees 26 minutes 46 seconds East 495.09 feet to the point of beginning, containing 90.22 acres, more or less.

And also:

Part of the Northeast Quarter, part of the Southwest Quarter and part of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows;

Commencing at the Northeast corner of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana;

thence South 00 degrees 00 minutes 19 seconds East (Indiana State Plane Coordinate System-East Zone NAD 83) a distance of 237.40 feet on the East line of said Southeast Quarter to the Southeast corner of the real estate described in Deed Book 310, page 449 in the Office of the Recorder, Hamilton County, Indiana, said corner being the POINT OF BEGINNING; thence continuing South 00 degrees 00 minutes 19 seconds East 1101.42 feet on the East line of said Southeast Quarter to the Southeast corner of the North Half of said Southeast Quarter; thence North 89 degrees 50 minutes 20 seconds West 2671.16 feet on the South line of the North Half of said Southeast Quarter to the Southwest corner of the North Half of said Southeast Quarter; thence North 89 degrees 54 minutes 35 seconds West 825.00 feet on the South line of the North Half of the Southwest Quarter of said Section 19 to the Southwest corner of Tract "C" as recorded in Deed Book 345, page 360 in the Office of the Recorder, Hamilton County, Indiana; the following twelve (12) courses are on the perimeter of the real estate described in said Deed Book 345, Page 360; 1) thence North 00 degrees 00 minutes 29 seconds East 635.25 feet; 2) thence South 89 degrees 54 minutes 35 seconds East 734.25 feet; 3) thence North 00 degrees 00 minutes 29 seconds East 417.56 feet; 4) thence South 89 degrees 54 minutes 43 seconds East 238.00 feet; 5) thence North 00 degrees 10 minutes 29 seconds East 284.87 feet; 6) thence North 89 degrees 51 minutes 38 seconds West 147.25 feet; 7) thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet; 8) thence South 89 degrees 53 minutes 10 seconds East 2079.90 feet; 9) thence South 01 degrees 28 minutes seconds West 1336.02 feet; 10) thence South 89 degrees 51 minutes 38 seconds East 129.97 feet; 11) thence South 00 degrees 06 minutes 14 seconds East 233.82 feet; 12) thence South 89 degrees 26 minutes 46 seconds East 495.09 feet to the POINT OF BEGINNING, containing 154.55 acres, more or less.

EXCEPT:

Part of the Northeast Quarter and part of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northeast corner of the Southeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 00 degrees 00 minutes 19 seconds East (Indiana State Plane Coordinate System-East Zone NAD83) a distance of 237.40 feet on the East line of said Southeast Quarter to the Southeast corner of the real estate described in Deed Book 310, page 449 in the Office of the Recorder, Hamilton County, Indiana, said corner being the Point of Beginning; thence continuing South 00 degrees 00 minutes 19 seconds East 254.67 feet on the East line of said Southeast Quarter; thence North 89 degrees 53 minutes 10 seconds West 2761.71 feet parallel with the South line of the North half of the Northeast Quarter of said Northeast Quarter to a West line of the real estate described in Deed Book 345, page 360, in said Recorder's Office; the following ten (10) courses are on the perimeter of the real estate described in said Deed Book 345, page 360; 1) thence North 00 degrees 00 minutes 29 seconds East 208.21 feet; 2) thence South 89 degrees 54 minutes 43 seconds East 28.00 feet; 3) thence North 00 degrees 00 minutes 29 seconds East 284.87 feet; 4) thence North 89 degrees 51 minutes 38 seconds West 147.25 feet; 5) thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet; 6) thence South 89 degrees 53 minutes 10 seconds East 2079.90 feet; 7) thence South 01 degree 28 minutes 38 seconds West 1336.02 feet; 8) thence South 89 degrees 51 minutes 38 seconds East 129.97 feet; 9) thence South 00 degrees 06 minutes 14 seconds East 282 feet; 10) thence South 89 degrees 26 minutes 46 seconds East 495.09 feet to the point of beginning, containing 90.22 acres, more or less.

And also:

Part of the Northeast Quarter of Section 9, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 89 degrees 54 minutes 41 seconds East (assumed bearing) 978.90 feet on the North line of said Northeast Quarter; thence South 00 degrees 00 minutes 08 seconds East 1335.19 feet parallel with the West line of said Northeast Quarter to the South line of the North half of said Northeast Quarter; thence North 89 degrees 53 minutes 10 seconds West 978.90 feet on the South line to the North half of said Northeast Quarter to a 5/8 inch diameter rebar with cap marked "Weihe Engr 0012" at the Southeast corner of the North half of said Northeast Quarter;

thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet on the West line of said Northeast Quarter to the Beginning Point, containing 30.00 acres, more or less.

And also:

Part of the Northeast Quarter of Section 19, Township 19 North, Range 4, East, 2nd P.M., Washington Township, Hamilton County, Indiana, described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of Section 19, Township 19, North, Range 4 East, 2nd P.M., Washington Township, Hamilton County, Indiana; thence South 89 degrees 54 minutes 41 seconds East (Indiana State Plane Coordinates-East Zone NAD 83) a distance of 2248.54 feet on the North line of said Northeast Quarter to the Centerline of State Highway 38; thence South 60 degrees 52 minutes 07 seconds East 481.49 feet to the East line of said Northeast Quarter, thence South 00 degrees 02 minutes 34 seconds East 1102.19 feet on the East line of said Northeast Quarter to the Southeast corner of the North Half of said Northeast Quarter; thence North 89 degrees 53 minutes 20 seconds West 2669.90 feet on the south line of the North Half of said Northeast Quarter to the Southwest corner of the North Half of said Northeast Quarter, thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet on the West line of said Northeast Quarter to the BEGINNING POINT, containing 80.70 acres, more or less.

EXCEPT

Part of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of the Northeast Quarter of Section 19, Township 19 North, Range 4 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence South 89 degrees 54 minutes 41 seconds East (assumed bearing) 978.90 feet on the North line of said Northeast Quarter; thence South 00 degrees 00 minutes 08 seconds East 1335.19 feet parallel with the West line of said Northeast Quarter to the South line of the North half of said Northeast Quarter; thence North 89 degrees 53 minutes 10 seconds West 978.90 feet on the South line to the North half of said Northeast Quarter to a 5/8 inch diameter rebar with cap marked "Weihe Engr 0012" at the Southeast corner of the North half of said Northeast Quarter;

thence North 00 degrees 00 minutes 08 seconds West 1334.75 feet on the West line of said
Northeast Quarter to the Beginning Point, containing 30.00 acres, more or less

EXHIBIT B

WC 16.04190 Planned Unit Development District

A. Purpose.

The purpose of the planned unit development district is to provide the opportunity to design and construct a single project comprised of a mixture of land uses, zoning classifications, residential densities and nonresidential intensities under a single overlay zone and plan and under a single ownership or control. To these purposes, the planned unit development seeks:

1. to encourage flexibility in the development of land in order to promote its most appropriate use;
2. to improve the design, character and quality of new developments;
3. to encourage a harmonious and appropriate mixture of uses;
4. to facilitate the adequate and economic provision of streets, utilities and municipal services;
5. to preserve the natural environmental and scenic features of the site;
6. to encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features; and
7. to mitigate the problems which may be presented by specific site conditions.

The Town shall discourage the use of the planned unit development district as a means of circumventing the rezoning/subdivision process or to avoid the standards and requirements of this ordinance or the Subdivision Control Ordinance. The planned unit development district shall further be discouraged as a means to guarantee density/intensity increases over those permitted in the non-planned unit development district (i.e., SF 2/PUD versus SF 2).

B. Definition.

A Planned Unit Development (PUD) is a zoning opportunity for an area under single ownership or control which is developed in conformance with an approved plan, consisting of:

1. a map showing the development area and all improvements to the development area as outlined in this ordinance;
2. text which sets forth the uses and the development standards to be met; and
3. exhibits setting forth any aspects of the development plan not fully described in the map and text.
4. The land uses and development standards expressed in the approved plan shall constitute the land use and development regulations for the PUD site in lieu of the regulations for the non-planned unit development district, except as otherwise provided herein.

C. General Development Requirements for All Planned Unit Developments.

1. It is anticipated that Planned Unit Developments will generally offer the following advantages:
 - a. Address the policies included in the Comprehensive Plan specific to the neighborhood in which the PUD is to be located so as to encourage consistency with the community development vision as presented in the Comprehensive Plan;
 - b. Use design to provide compatibility between areas of different land uses and development intensities within the PUD;
 - c. Buffer different types of land uses and development intensities outside of the PUD from those within the PUD so as to minimize any adverse impact which new

- development may have on existing or zoned development;
- d. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces;
 - e. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area;
 - f. Promote architecture that complements the surroundings; and
 - g. Counteract urban monotony and congestion on streets.
2. The area designated in the PUD map must be a tract of land under single ownership or control. Single control of property under multiple ownerships may be accomplished through the use of enforceable commitments.
 3. The concept plan shall indicate the land uses, development standards, and other applicable specifications which shall govern the development of the PUD site in lieu of the regulations for the non-planned unit development-district. If the concept plan is silent on a particular land use, development standard, or other applicable specification, then the standards of the non-planned unit development district or the applicable regulations shall apply.
 4. The PUD concept plan map shall show the general location of all improvements.
 5. The PUD must comply with all required improvements, construction standards, design standards, and all other engineering standards contained within the Zoning Ordinance, other pertinent regulations, and

adopted standards and policies, except where modification is specifically authorized through the provisions of this Section of the Ordinance.
 6. The PUD must include a statement of recreational amenities and how they benefit the PUD residents. The PUD must also designate and convey active and/or passive recreational areas in accordance with the following:
 - a. In the case of mixed uses, recreational amenities shall be allocated to the property in proportion to the uses assigned to the PUD and shall be located within reasonable walking distance to those uses. Provided, however, the recreational amenities need not be located in proximity to the use in the case of preservation of existing features.
 - b. If the Concept Plan provides for the PUD to be constructed in stages, recreational amenities must be provided for each stage of the PUD in proportion to that stage, unless otherwise indicated and approved through concept plan approval.
 - c. Conveyance. Recreational amenities shall be conveyed in one of the following forms:
 - i. To a municipal or public corporation; or
 - ii. To a not-for-profit corporation or entity established for the purpose of benefiting the owners and tenants of the PUD. All conveyances hereunder shall be structured to insure that the grantee has the obligation and the right to effect maintenance and improvement of the recreational amenities and that such duty of maintenance and improvement is enforced by the owners and tenants of the PUD; or
 - iii. To owners other than those specified in Subsections (a) and (b) above, and subject to restrictive covenants describing and guaranteeing the recreational amenities and its maintenance and improvement, running with the land for the benefit of residents of the PUD or adjoining property owners or the general community, or

any combination of these.

D. Procedure for Approval of Planned Unit Development.

1. Introduction. Applications shall be accompanied by all plans and documents required by Section E. A two (2) step application process shall be used, as follows:

- a. Pre-Filing Conference; and
- b. Concept Plan Approval.

- 2. Pre-Filing Conference.** Prior to filing a formal application for approval of a PUD, the applicant shall schedule a pre-filing conference with the Community Development Department staff. The purpose of the pre-filing conference shall be to:
- a. Allow the applicant to present a general concept and to discuss characteristics of the development concept in relation to adopted Town policies; and
 - b. Allow the Community Development Department staff to inform the applicant of applicable policies, standards and procedures for the PUD.

The pre-filing conference is intended only for the above purposes. Neither the developer nor the jurisdiction is bound by any suggestion or recommendation or statement made during a pre-filing conference.

3. Procedure for PUD District Ordinance and Concept Plan Approval:

- a. A PUD District Ordinance application shall include a Concept Plan and shall be submitted to the Community Development Department Staff. The Concept Plan shall specify all land uses and applicable development regulations of the PUD in general terms. After determining the application to be complete, Staff shall undertake a review of the submitted information.
- b. The initial staff review and the application shall be submitted for Land Use Committee consideration in advance of the Plan Commission consideration of the application.
- c. The application and such other documents as may be pertinent to the PUD along with a staff report (including comments from the Land Use Committee) shall then be forwarded to the Plan Commission for its consideration.
- d. The Plan Commission shall hold a public hearing in accordance with IC 5-3-1.
- e. Upon completion of its review, the Plan Commission shall certify the application to the Westfield Town Council with a recommendation for approval, or a recommendation for approval with conditions or commitments, or a recommendation for disapproval, or no recommendation. The Council may then exercise all the authority provided by IC 36-7-4-1512.
- f. The Westfield Town Council shall vote on the proposal within 90 days after the Plan Commission certifies the proposal. The Council may adopt or reject the proposal. If the Plan Commission has given the proposal a favorable recommendation and the Council fails to act on the proposal within 90 days, the Ordinance takes effect as if it had been adopted as certified 90 days after certification. If the Plan Commission has failed to make a recommendation or has given the proposal an unfavorable recommendation and the Council fails to act on the proposal within 90 days, the proposal is defeated.

4. Effect of Approvals of PUD District Ordinance and Concept Plan:

- a. When a PUD District Ordinance and Concept Plan for a PUD have been approved by the Westfield Town Council, the Concept Plan shall become effective, shall be

- recorded in the Hamilton County Recorder's Office and the Zoning Map shall be amended to designate the site as a PUD.
- b. Upon such amendment of the zoning map, the use and development of the site shall be governed by the PUD District Ordinance and Concept Plan, subject to a secondary review conducted in accordance with the requirements of the Development Plan approval process and any other regulatory processes which may be required.
 - c. No permit of any kind shall be issued until the secondary review by Development Plan has been approved and any other regulatory processes which may be required have been completed.
5. Secondary Review by Development Plan:
- a. Development Plan Review, as provided for in WC 16.04.165, shall be required as the secondary review for all PUDs. In addition to those requirements, the Development Plan shall include a designation of the specific internal use or range of uses to which each building shall be put.
 - b. Where a Development Plan covers an entire PUD site, the Development Plan shall be submitted for approval not more than 18 months following Westfield Town Council's approval of the Concept Plan. The Plan Commission may extend the time for application for approval of Development Plan for good cause, consistent with the purposes of this Ordinance.
 - c. Development Plans may be submitted and approved in phases, with each phase representing a portion of the Concept Plan, if phasing and the time limit for submitting each phase for approval was approved as a part of the Concept Plan approval. The timing for submitting phases shall be as set forth in the Concept Plan rather than the established time period for single-phase Development Plans mentioned in the above paragraph. The Plan Commission may extend the time for application for approval of Development Plan for good cause, consistent with the purposes of this Ordinance.
 - d. Periodically, the Community Development Department staff shall report to the Plan Commission on PUDs whose time limits have expired. The applicants shall also be notified. The Plan Commission shall determine whether to consider extending the time or to initiate action to amend the Zoning Map so as to rescind the PUD designation and Concept Plan approval and return the property to the previous zoning district or another zoning district that is consistent with Comprehensive Plan policies.
 - e. The Development Plan shall conform to the approved Concept Plan which has been presented in accordance with the requirements listed below and approved by the Westfield Town Council.
 - f. No permit of any kind shall be issued for any purpose within a PUD except in accordance with the approved Development Plan, and after acceptance by the Town of Westfield of all required guarantees for improvements pursuant to Section E., 3.
- E. Specific Development Requirements for all Planned Unit Developments PUD plans and supporting data shall include all documentation listed in this section of the Zoning Ordinance unless certain documentation is deemed superfluous by the Community Development Department staff due to the specific circumstances of the particular request.
1. Concept Plan Pre-Filing Conference Requirements
 - a. A written letter of intent describing the development intentions for the site
 - b. A scaled drawing of the site and its environs, in simple concept form, showing the proposed location and extent of land uses, major streets, and the approximate location of existing easements, natural features, and topographic or geologic constraints.

2. Concept Plan Requirements

- a. A drawing of the PUD shall be prepared at a scale not less 1"=100', or as considered appropriated by Community Development Department staff, and shall show, in general terms, the concept proposed for: major circulation; generalized location and dimensions of buildings, structures, and parking areas; open space areas; recreation facilities; and other details to indicate the character of the proposed development. The submitted drawing(s) shall include:
- b. A site location map showing the project location and other development projects in the vicinity.
- c. The name of the development, with the words "Concept Plan".
- d. Boundary lines and acreage of each land use component.
- e. Existing easements, including location, width and purpose.
- f. Existing land use on abutting properties.
- g. Other conditions on the site and adjoining land: topography (at 10foot contours) including any embankments or retaining walls; use and location of major buildings, railroads, power lines, towers and other influences; name of any adjoining subdivision.
- h. Existing streets on and adjacent to the tract, including street name, right-of-way width, walks, pathways and bridges and other drainage structures.
- i. Proposed public improvements: collector and arterial streets and other major improvements planned by the public for future construction on or adjacent to the tract.
- j. Existing utilities on the tract.
- k. Any land on the tract within the floodplain as depicted on the Flood Insurance Rate Maps dated March 11, 1983, and as subsequently amended.
- l. Other conditions on the tract, including water courses, wetlands, sinkholes, wooded areas, existing structures and other significant features such as significant isolated trees.
- m. Existing vegetation to be preserved and the locations, nature, and purpose of proposed landscaping.
- n. Map data such as north point, graphic scale and date of preparation.

3. The Community Development Department staff shall inform the applicant of any additional documents or data requirements after the pre-filing conference.
4. A Written Statement of Character of the PUD shall provide an explanation of the character of the PUD and the reasons why it has been planned to take advantage of the flexibility of these regulations. The written statement shall include:
 - a. A specific explanation of how the proposed PUD meets the objectives of all adopted land use policies which affect the land in question.
 - b. A statement of present and proposed ownership of all land within the project including the beneficial owners of a land trust.

5. Development scheduling indicating:

- a. Phases in which the project will be built, including the area, density, use, public facilities, and open space to be developed with each phase. Each phase shall be described and mapped.
- b. Projected dates for beginning and completion of each phase.

6. General details of the proposed uses:

- a. Residential Uses: gross area, architectural concepts (narrative, sketch, or

- representative photo), number of units for each residential component;
- b. Nonresidential Uses: specific nonresidential uses, including gross areas, architectural concepts (narrative, sketch, or representative photo), and building heights.
7. Preliminary concepts and reports for the following facilities:
 - a. Streets
 - b. Street lighting
 - c. Sidewalks and pathways
 - d. Sanitary sewers
 - e. Water supply system
 - f. Other utilities
 - g. Storm water management
 - h. Schools
 8. A Traffic Impact Study (when a proposed development meets or exceeds the warrants of the INDOT Traffic Impact Study Guidelines (i.e., (i) 150 or more dwelling units; (ii) 15,000 square feet or more of retail space; (iii) 35,000 or more square feet of office space; (iv) 70,000 square feet or more square feet of industrial space; (v) 30,000 square feet or more of educational space; (vi) 120 or more occupied rooms; (vii) 46,000 or more square feet of medical space; or, (viii) any mixed use development which generates 100 or more peak hour trips in the peak direction).
 9. A brief report of a neighborhood meeting to which the petitioner invited owners of property within 500 feet of the boundaries of the development to discuss the proposal. The report shall summarize the results of the meeting.

F. Review Considerations.

1. In their consideration of a PUD District Ordinance and Concept Plan, the Community Development Department staff in its report to the Plan Commission, the Plan Commission in its recommendation, and the Westfield Town Council in its decision, shall consider as many of the following as may be relevant to the specific proposal:
 - a. The extent to which the PUD District Ordinance and Concept Plan meets the purposes of this Planned Unit Development District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.
 - b. The extent to which the proposed PUD District Ordinance and Concept Plan meets the requirements, standards, and stated purpose of this Planned Unit Development District.
 - c. The extent to which the proposed PUD District Ordinance and Concept Plan departs from the zoning and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.
 - d. The proposal will not be injurious to the public health, safety, and general welfare.
 - e. The physical design proposed by the PUD District Ordinance and Concept Plan and the extent to which it makes adequate provision for:
 - i. public services;
 - ii. adequate control over vehicular traffic;
 - iii. protection of designated permanent open space; and
 - iv. furthering the amenities of light, air, recreation and visual appeal.
 - f. The relationship and compatibility of the proposed PUD District Ordinance and Concept Plan to the adjacent properties and neighborhood.

- g. The desirability of the proposed PUD District Ordinance and Concept Plan in relation to the Town's physical development, tax base and economic well-being.
- h. The development proposed by the PUD District Ordinance and Concept Plan will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.
- i. The development proposed by the PUD District Ordinance and Concept Plan preserves significant ecological, natural, historical, and architectural resources to the extent possible.

G. Guarantee of Performance for Completion of Improvements.

A bond or other guarantee acceptable to the Town of Westfield shall be provided for all required public improvements and shall be executed prior to the time of improvement location permit issuance for single site developments or prior to subdivision plat recording, whichever applies. Improvements that shall be guaranteed include facilities which shall become public, and may include other facilities or improvements as may be specified in the Concept or Development Plan approval. If the project is to be built in phases, the guarantee shall be posted prior to the commencement of work on each phase. The guarantee shall specify the time for completion of improvements, and shall be in an amount of 110 percent of the estimated cost of the improvements.

H. Changes in the Planned Unit Development

- 1. Changes that shall require a new Concept Plan approval include changes which alter the concept or intent of the PUD including but not limited to:
 - a. Increases in density or intensity;
 - b. Changes in the proportion or allocation of land uses;
 - c. Changes in the list of approved uses;
 - d. Changes in the locations of uses;
 - e. Changes in functional uses of open space, where such change constitutes an intensification of use of the open space; and/or
 - f. Changes in the final governing agreements where such changes conflict with the Concept Plan approval.

- I. Procedure for Making Changes to an Approved Planned Unit Development The procedure for making changes to an approved PUD shall be the same as the procedure for an initial PUD approval as outlined in WC 16.04.190 D, E and F

J. Sunset.

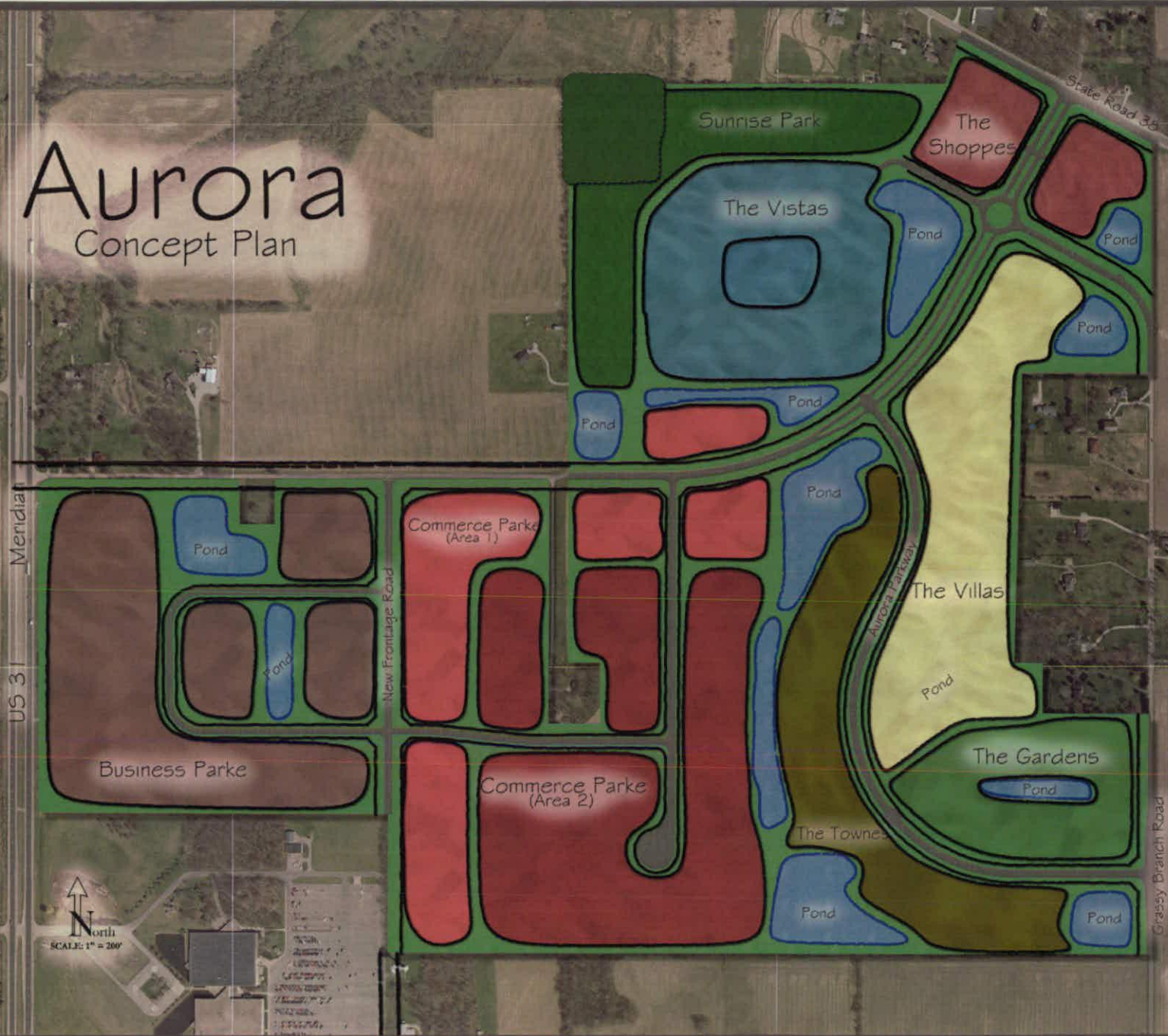
- 1. Timeline for Obtaining Approvals: Within 18 months from the date of the approval of the PUD District Ordinance and Concept Plan by the Council, application for Development Plan approval, in total or in phases, shall be submitted for review. The Plan Commission or Director, as provided by WC 16.04.165 B, shall review the Development Plan for consistency with the approved PUD District Ordinance and Concept Plan. If a Development Plan is filed for in phases, each subsequent phase shall be filed for within 18 months of the approval of the prior phase.
- 2. Expiration of PUD District Ordinance and Concept Plan. In the event that Development Plan approval is not obtained for all or a portion of the PUD within the time frames outlined in 1. above, the PUD District Ordinance and Concept Plan shall be deemed to have expired for that portion of the PUD that has not received Development Plan

approval, except for the location and density of the proposed land uses depicted on such PUD District Ordinance and Concept Plan. Once a PUD District Ordinance and Concept Plan have expired for any portion of the PUD, no development shall occur within the expired portions of the PUD until:

- a. a new PUD District Ordinance and Concept Plan are approved as set forth in WC 16.04.165 D, E and F; and
 - b. a Development Plan approval as required by this section has been obtained.
3. Extensions of Time. Extensions of time, in six (6) month increments not to exceed a total of 18 months, for obtaining Development Plan approval may be granted by the Director if requested in writing on or before the 18 month anniversary of approval of the PUD District Ordinance and Concept Plan and for good cause shown. In the event that the Director disallows a requested extension, the developer may appeal said determination regarding an extension of time to the Board of Zoning Appeals (as per IC 36-7-4-918.1) within 30 days of being notified of such determination.

Aurora

Concept Plan



Correct Concept Plan
as per 12/11/06 TC comments

Aurora

Buffer Plan

Buffer Areas

30' Heitman Buffer
50' Heitman Buffer

40' Commerce Parke Buffer

30' Ranch Buffer

30' Commercial Buffer

Tree Preservation
(No Mounding to be Installed)

50' Villas & Gardens Buffer

North
SCALE: N.T.S.

Aurora

Pedestrian Network

8' Pedestrian Path

US 31
Mendham

New Frontage Road

Park

Wooded Preserve

Pond

Pond

Pond

Pond

Pond

Pond



Grassy Branch Road

Westland
CONCEPTS
1111 2nd Ave. N.W. Canton, OH 44705
Phone: 330.955.1111 Fax: 330.955.1112
www.westlandconcepts.com

Exhibit G



**Four Family Attached
Illustrative Elevations**

Exhibit G



**Four Family Attached
Illustrative Elevations**

Exhibit G



**Four Family Attached
Illustrative Elevations**

Exhibit G



**Four Family Attached
Illustrative Elevations**

Exhibit G



**Four Family Attached
Illustrative Elevations**

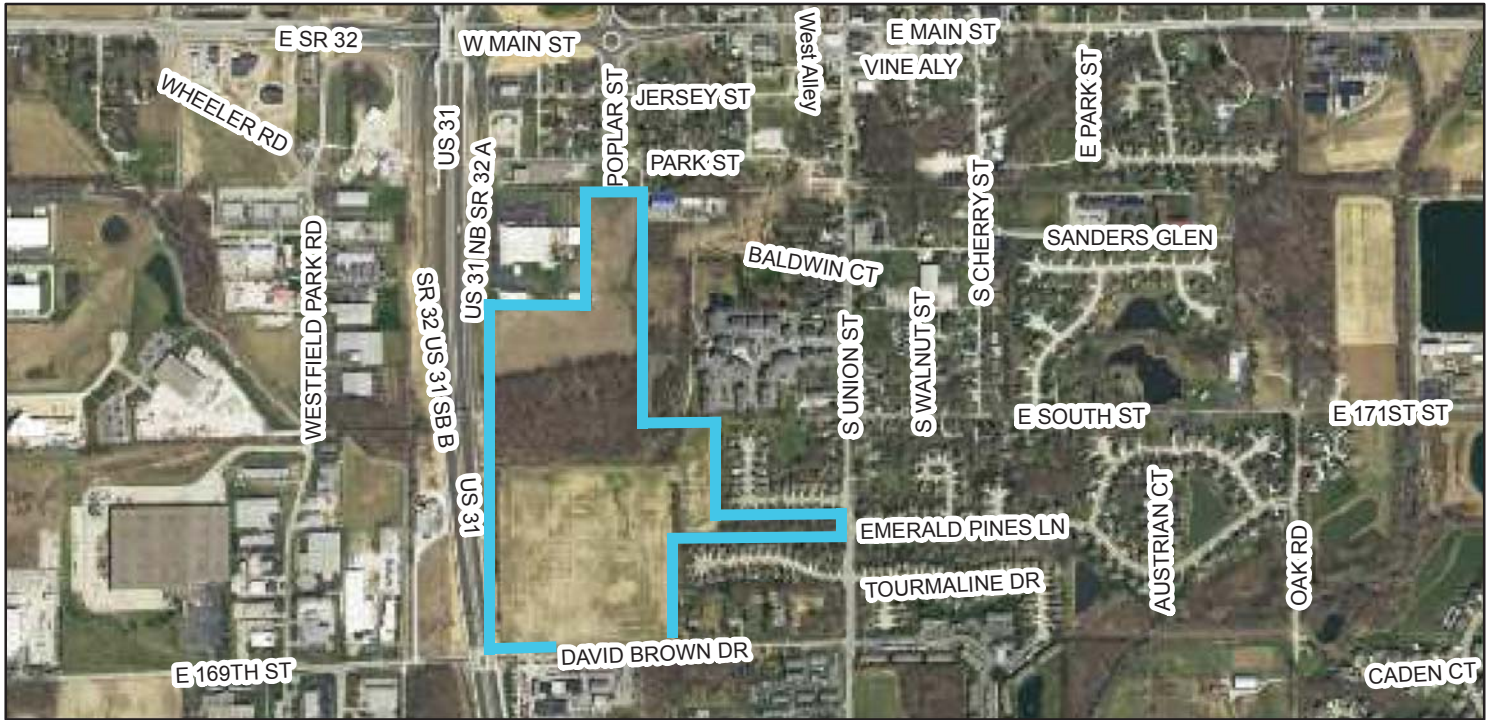
Property Location Map

Grand Millennium Center PUD

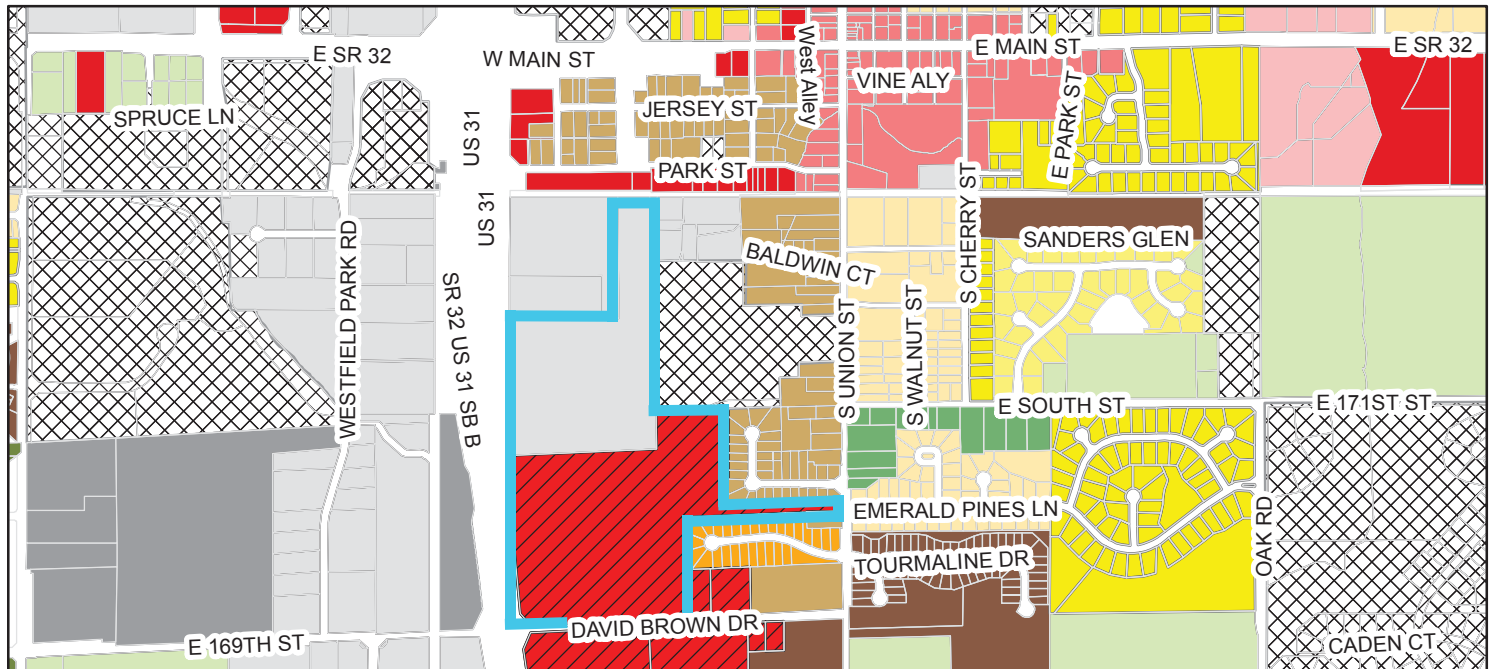
1701-PUD-02



Aerial Location Map



Zoning Map



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

ORDINANCE NUMBER 16-35

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT 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 of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the “Original PUD Ordinance”);

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 1609-PUD-19**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Original PUD 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. 1609-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___ in favor ___ against) 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 This Ordinance hereby repeals and supersedes in its entirety the Original PUD Ordinance.
- 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. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
- 2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
- 2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or

- retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 Facade, Secondary. Any building elevation not having commercial or retail public entrances and does not contain tenant signs. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.14 Gable. That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.
- 2.16 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 Natural Materials. Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 Real Estate. The real estate, as described in **Exhibit A** to the 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.

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 The approximate size of each District is as follows. The size of the Commerce Parke or The Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below sixty (61) acres total. The total acreage comprising The Townes and the Villas may increase, so long as the number of residences or density of Single-family Dwellings does not exceed the provisions of Section 3.3 hereof.

<u>District</u>	<u>Area</u>
Business Parke	20 Acres
Commerce Parke	216 Acres
The Shoppes	17 Acres
The Townes	38 Acres
<u>The Villas</u>	<u>23 Acres</u>
Total acreage	314 Acres

3.3 The total of residential units on the Real Estate shall not exceed two hundred fifty (250).

The actual overall density of detached Single-family Dwellings on the Real Estate shall not exceed

2.96 units/acre.

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

Section 4. Underlying Zoning District(s).

4.1 The Underlying Zoning District of each District shall be:

Business Parke	GB;
Commerce Parke	EI
The Shoppes	LB;
The Townes	SF-4 (as to Single-family Dwellings) and MF2 (for attached multifamily); and
The Villas	SF-4 (as to Single-family Dwellings) and SFA (for Duplex or Quadraplex Dwellings)

(the “Underlying Zoning District”).

4.2 Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

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

5.1 Only the uses identified below shall be permitted in the various Districts. Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Permitted Uses for Business Parke.

1. Offices
2. Hotels
3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:
 - i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
 - ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the

GFA of all buildings combined; or,

- Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones; laundry and dry cleaning plants; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
4. Accessory buildings and uses customarily incidental to any of the permitted uses.

C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.

- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
1. Townhomes.
 2. Multi-story condominium;
 3. Public Parks.
 4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
 6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
 2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

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.

- A. Lot Standards for Business Parke:
1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
 2. Build-To Lines.
 - a. Lots abutting U.S. Highway 31 - 90 feet
 - b. All other lots - None
 - c. All principal buildings on lots with Meridian Corridor frontage shall be located on the Build-To Line.
 - d. Dimensional requirements for the Build-To Line shall be measured from the road right-of-way line.
 3. Minimum Front Yard - 60 feet
 4. Minimum Side Yard.
 - a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
 5. Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet

6. Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
8. Minimum Gross Floor Area.
 - a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum gross square feet per a single building in District 3:	65,000 gross square feet

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet.. .
2. Bulk and Density Standards.
 - a. Setbacks.
 - i. Front - 50 feet
 - ii. Side - 10 feet
 - iii. Rear - 20 feet
 - b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None

2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet.
9. Minimum lot frontage on road for permitted Single-family dwellings – 40’.
10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20’
 - b. Side Yard – 5’
 - c. Rear Yard – 20’
11. Minimum Lot Width for permitted Single-family dwellings – 50’
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.
 - a. Two-unit single family attached - 15'
 - b. Four-unit single family attached - 25'
5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet

- b. Two story - 1,600 square feet
- 6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
- 7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
- 8. Minimum lot frontage on road for permitted Single-family Dwellings – 40’.
- 9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20’
 - b. Side Yard – 5’
 - c. Rear Yard – 20’
- 10. Minimum Lot Width for permitted Single-family Dwellings – 60’
- 11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet

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:

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke), **Exhibit I** (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.
- B. Architectural Standards for Business Parke.
 - 1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.
 - 2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone or brick.
 - 3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.
 - 4. The building shall not be constructed entirely of a metal and glass curtain wall.
 - 5. Concrete block is not allowed as an exterior finish material.
 - 6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to

the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road or East Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary.

Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on primary facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Facades Materials.

i. In addition to those materials permitted for the Primary Facade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front facade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.

ii. A building shall have two (2) windows on each of the two (2) side facades.

- iii. Building shall have three (3) windows per unit on the rear facade of the structure.
- iv. A double window will count as two (2) windows.
- v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, 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-brick facade, 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 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
- d. Garages shall be attached to the primary structure.
- e. Garage doors shall not be oriented towards East Street.
- f. Carports shall be prohibited.
- g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
- h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
- i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

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

installation of Masonry Materials.

b. Garage Composition and Orientation:

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

ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.

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

i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

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

iii. 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.

e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.

ii. 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 and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half (½) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest

the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

i. Each unit shall have a minimum of three (3) windows on each facade.

ii. A double window will count as two (2) windows.

iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, 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-brick facade, 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 one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

c. Garage doors shall not be oriented towards East Street

d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.

i. The Director has the authority to determine if a specific

house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as Exhibit G, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.
3. Additional Architectural Standards for permitted Single-family Dwellings
 - a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - c. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
 - d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
 - e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. 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.

f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. 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 and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31 - Thirty-eight (38) feet and three (3) occupiable floors
- b. All other lots - Fourteen (14) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1 and 2: Forty five (45) feet.
- b. District 3: Thirty five (35) feet.

2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.

3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

- C. The Shoppes:
 - 1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories
- D. The Townes:
 - 1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
 - 2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.
- E. The Villas:
 - 1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

- A. Article 6.8 N of the UDO shall be replaced by this section.
- B. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 - 1. No buffer yards shall be required:
 - a. internal to the Aurora PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
 - 2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (in addition to the mounding, the median of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings shall be required in this median). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.
 - c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a

- residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:
- d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**).
 - ii. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.
 - e. The buffer yard shall be landscaped per this Ordinance.
- 3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:
 - 4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. A forty foot (40') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') mound.
 - c. Shall be landscaped per this Ordinance.
 - d. Evergreen trees shall be planted on or near the top of the mound.
 - e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
 - 5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements and not per this Ordinance's Road Frontage landscaping requirements.
- D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
- E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
- F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

- G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

- 1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- 2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
- 3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension or US 31 within District 2.
- 4. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

- 1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

- 1. Loading and Unloading Areas.
 - a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.
 - b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.
- 2. For buildings fronting on US Highway 31, no more than one (1) row of parking shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

- 1. Loading Docks. Any loading dock shall be designed to be visually

obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

So long as the uses abutting State Road 38 immediately north of the Shoppes remain residentially utilized, the following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

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 in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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 8.7, Pedestrian Network Standards, shall apply except as follows:

A. The Shoppes:

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

d. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

e. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.

B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and the Villas.

C. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-35** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-35**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-35**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER

OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT "C" AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS

WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED “WEIHE ENGR 0012” AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES,

MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF ($5\frac{1}{2}$) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH $9\frac{3}{4}$ RODS; EAST 10 RODS; NORTH $9\frac{3}{4}$ RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF ($81\frac{1}{2}$) ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

EXHIBIT B-1
ZONING BUBBLE PLAN

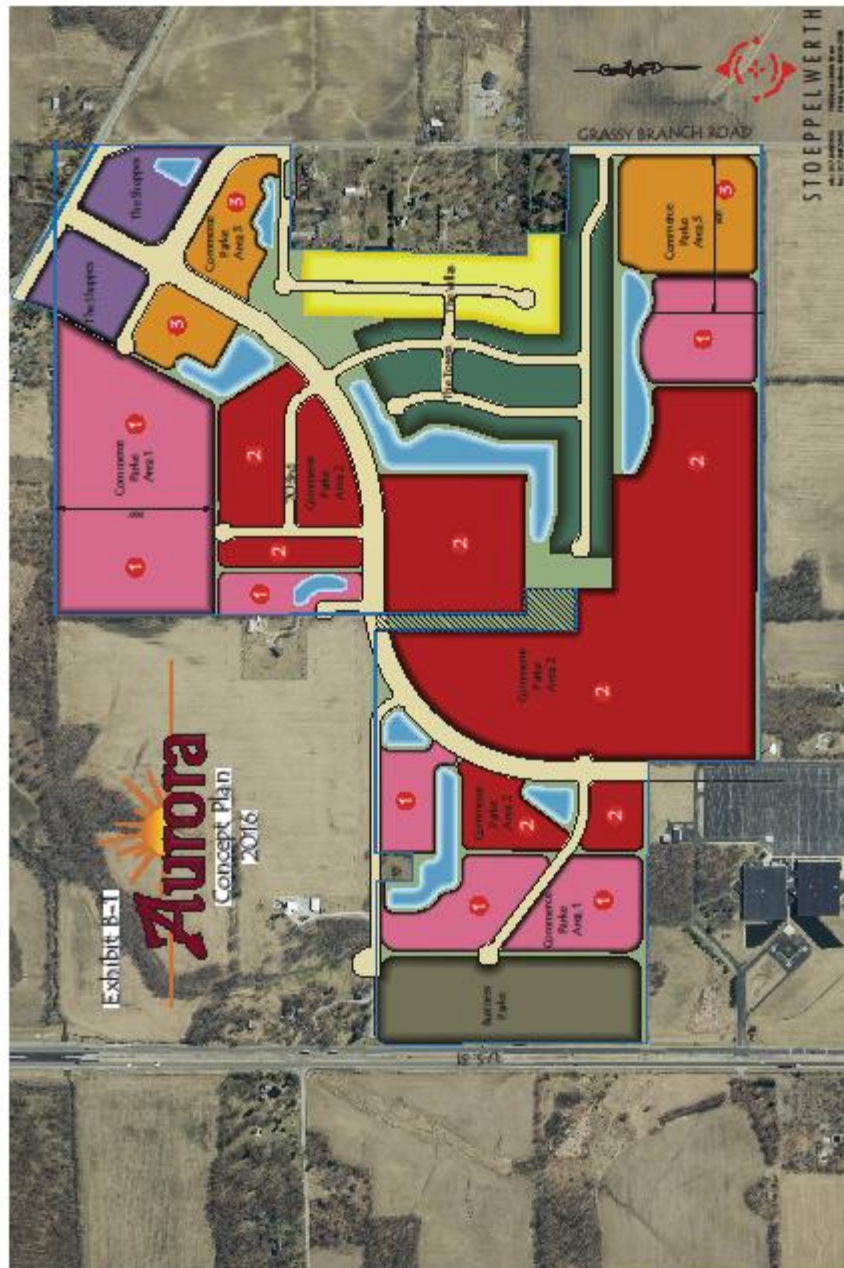


EXHIBIT B-2 CONCEPT PLAN



EXHIBIT C PEDESTRIAN NETWORK



EXHIBIT D
BUFFER PLAN

EXHIBIT D
BUFFER PLAN



EXHIBIT E
TOWNES CHARACTER EXHIBIT



EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



**Four Family Attached
Illustrative Elevations**

Aurora PUD District – Replacement Ordinance



**Four Family Attached
Illustrative Elevations**

Aurora PUD District – Replacement Ordinance



Four Family Attached
Illustrative Elevations



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

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Elevations

Chesapeake



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Elevations

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"American Collection"



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Aurora PUD District – Replacement Ordinance

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Elevations

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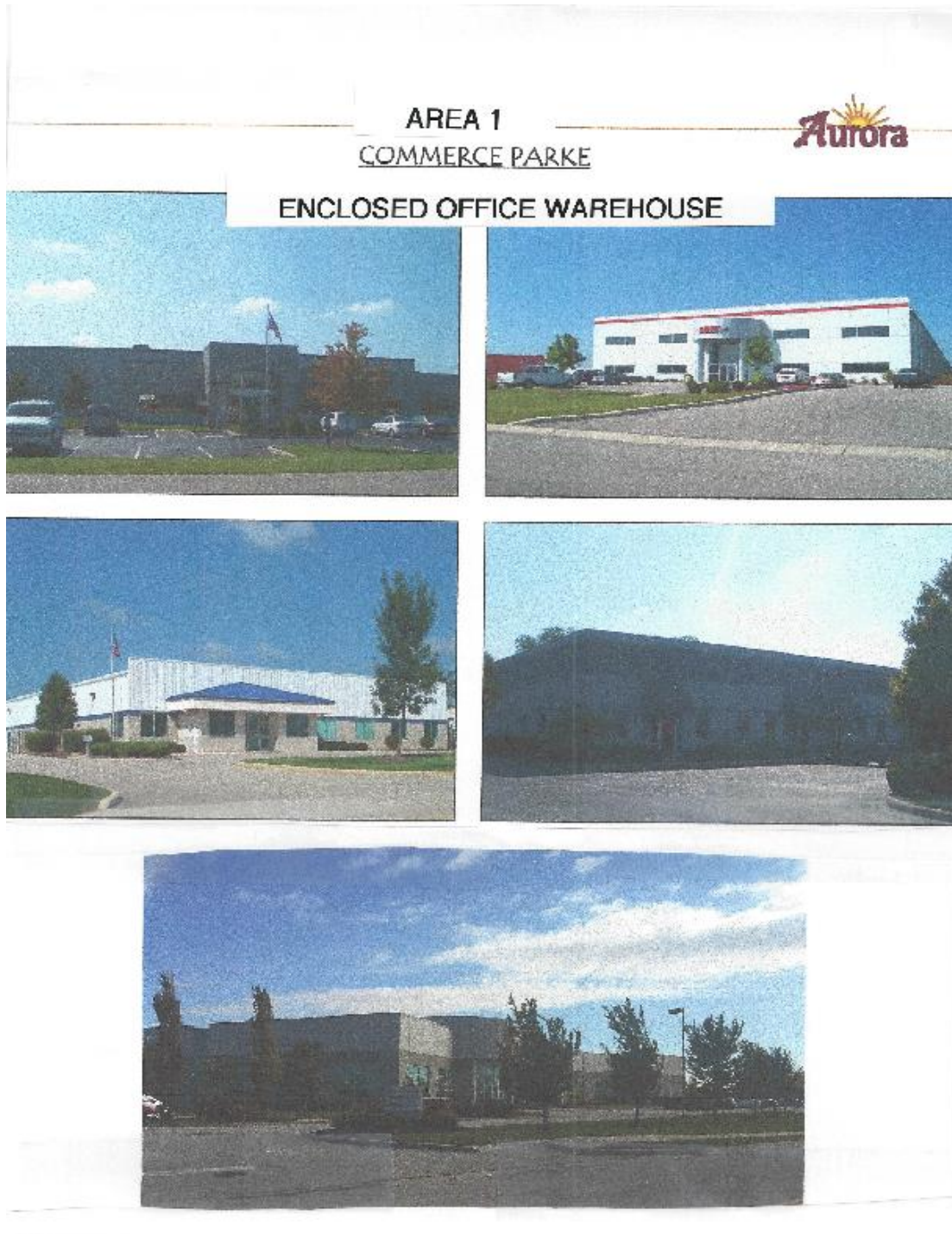
EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT



EXHIBIT I

COMMERCE PARKE CHARACTER EXHIBIT





DESIGN



COMMERCE PARKE

AREA 2



GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND



COMMERCE PARKE



AREA 2



FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

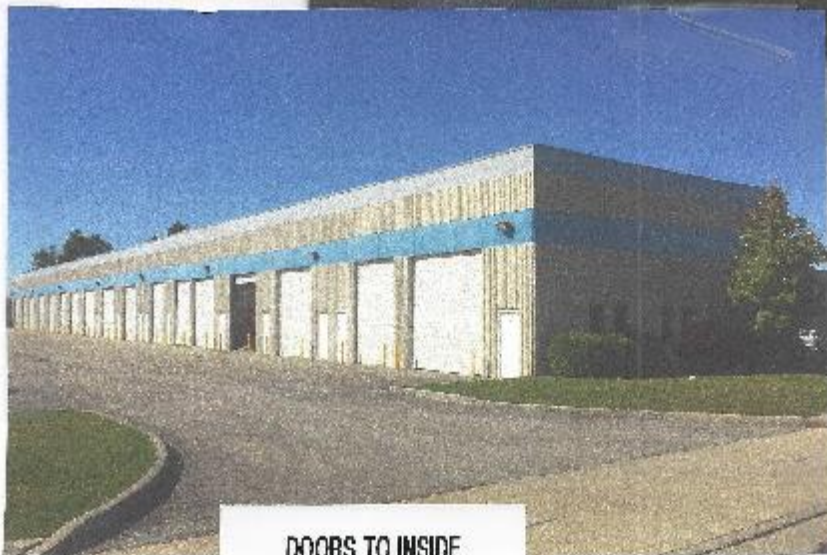
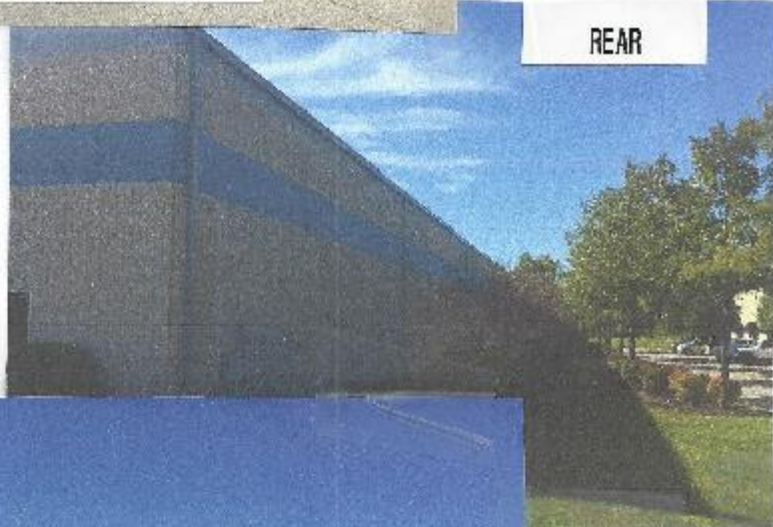


AREA 3



MULTIPLE USER OFFICE FRONT

REAR



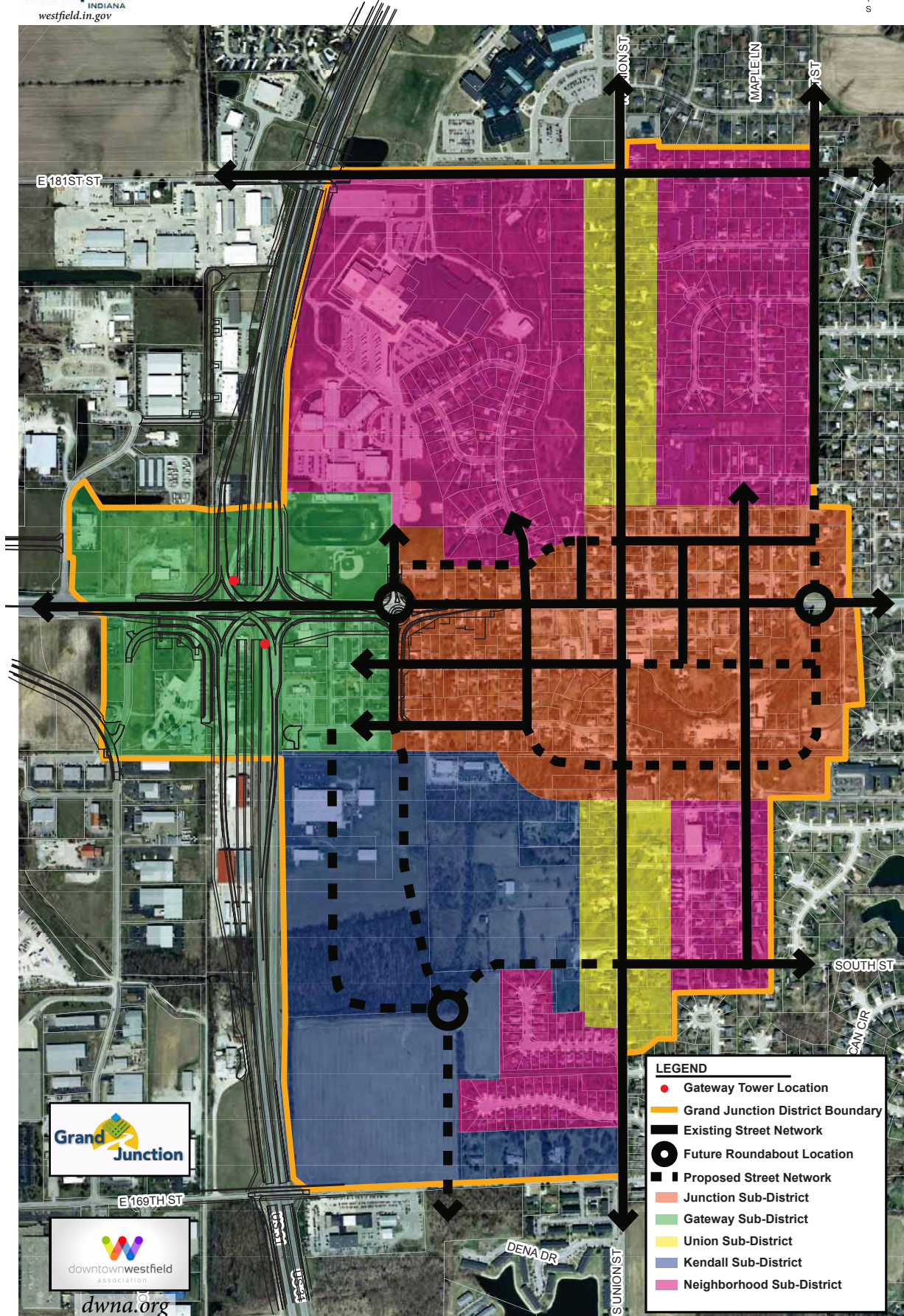
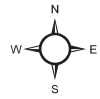
DOORS TO INSIDE

EXHIBIT J

THE SHOPPES CHARACTER EXHIBIT



Grand Junction Sub-Districts



GRAND JUNCTION

IMPLEMENTATION PLAN

2013



an Addendum to the
Westfield-Washington Township Comprehensive Plan



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Adopted on August 12, 2013 by Resolution 13-112

Prepared by the City of Westfield, Economic and Community Development Department



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EXECUTIVE SUMMARY

This Grand Junction Implementation Plan 2013 (the “Implementation Plan”) is an addendum to the Westfield-Washington Township Comprehensive Plan. The Implementation Plan: (1) provides a summary of past planning activities related to what is now known as The Grand Junction, Westfield’s historic downtown area; (2) organizes and clarifies the various objectives identified in these planning exercises; (3) identifies the geographic area of the Grand Junction District; and (4) sets forth and prioritizes specific action items or projects necessary to accomplish the Grand Junction vision.

After reviewing and analyzing the twelve +/- planning documents (authored from 1993 to present) related to the Grand Junction and the meeting summaries from the Implementation Plan Charrettes, fifty-two (52) distinct planning objectives were identified. The Implementation Plan process included prioritizing these planning objectives. The top ten of the fifty-two objectives are set forth below (not in any particular order). This list comes forward as a recommended work strategy for 2013.

1. **BRANDING.** Create a brand for the Grand Junction area.
2. **GATEWAY SUB-DISTRICT STANDARDS.** Develop zoning standards (and possibly other standards) for the Gateway Sub-district of Grand Junction (the area immediately surrounding the interchange to be constructed at State Highway 32 and U.S. Highway 31).
3. **JUNCTION SUB-DISTRICT STANDARDS.** Develop zoning standards (and possibly other standards) for the Junction Sub-district of Grand Junction (the area constituting the Westfield downtown mixed-use urban core).
4. **TRANSIT.** Develop a transit circulation plan to accommodate movement of residents, employees and visitors among destinations in the Westfield community (e.g., Grand Park and Grand Junction), which may ultimately connect to a larger transit system between the Westfield community and Indianapolis.
5. **REGIONAL DETENTION.** Develop the Grand Junction regional detention facilities designed to enhance the amount of useable land in Grand Junction as publicly accessible amenities and greenways.
6. **STREETSCAPE.** Develop plans for and install streetscape amenities within Grand Junction (e.g., benches, trash cans, planters, hanging baskets, bike racks and ornamental street lights).
7. **THE PLAZA.** Develop and construct the public park facility that has come to be known as Grand Junction Plaza.
8. **HOUSEHOLD ATTRACTION.** Develop plans to attract as many households within walking distance of Grand Junction as possible, as soon as possible. This plan would likely involve taking an inventory of developable property within Grand Junction and crafting policies to encourage or at least accommodate the building of new households in this area.
9. **LAND ASSEMBLY.** Develop strategies and policies to assemble land for development or redevelopment within the Grand Junction District. The development community has identified the uncertainties and expenses associated with land assembly as the biggest obstacles to development/redevelopment within Grand Junction.
10. **PARKING.** Develop strategies and policies to ensure adequate parking within the Grand Junction area. This plan would likely involve taking an inventory of parking spaces within Grand Junction and developing policies for providing or enhancing parking facilities in this area.

The Implementation Plan recommends that this planning process be revisited every year toward the end of the year: (1) to measure progress toward accomplishing the top ten planning objectives included in the plan; (2) to determine if some items have been completed so that others may be added to the list; (3) to determine whether the items that have not been completed are still top priorities; and (4) to aid in work planning for the following year which should assist in annual budgeting processes.

CHAPTER 1: OVERVIEW

This document, the Grand Junction Implementation Plan 2013 (the “Implementation Plan”), is intended to update, supplement and refine the work completed in preparing the February 2008 Grand Junction Master Plan (the “Grand Junction Master Plan”) to the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). This Implementation Plan is intended to be reviewed and adopted as an addendum to the Comprehensive Plan under the IC 36-7-4-500 Series. The intent of the Implementation Plan is to facilitate and encourage coordination and cooperation among the various groups and organizations working diligently to achieve the Grand Junction vision.

The Implementation Plan: (1) highlights and recapitulates the major objectives recommended in the Grand Junction Master Plan; (2) inventories the numerous planning activities, initiatives, development projects and other notable events that have occurred since adoption of the Grand Junction Master Plan Addendum; (3) takes note of the progress that has been made toward the Grand Junction Master Plan objectives; (4) identifies the geographic boundaries of the area to which the recommendations contained in the Implementation Plan apply; (5) identifies additional objectives and refines and/or re-emphasizes other previously-identified Grand Junction Master Plan objectives necessary to accomplish the community’s vision for Grand Junction; (6) sets forth recommended action items to accomplish those objectives; and (7) prioritizes the recommended action items.

The process of preparing this Implementation Plan involved a series of planning charrettes hosted by the Westfield City Council’s Committee on Ordinance Revision (“CCOR”) and the Downtown Westfield Association (“DWA”), which now includes the Grand Junction Task Group within its organization. Charrette participants include:

- Jim Ake CCOR (City Council)
- Steve Hoover CCOR (City Council), DWA (Member)
- Mic Mead CCOR (Citizen Member), DWA (Member)
- Ken Kingshill CCOR (Citizen Member), DWA (President)
- Chuck Watson DWA (Member)
- Anne Poynter DWA (Executive Director)
- Cindy Spoljaric CCOR (City Council)
- Matthew Skelton Economic and Community Development (Director)
- Kevin Todd Economic and Community Development (Senior Planner)

The work product of the planning charrettes is included in this Implementation Plan. Each of the planning charrettes is described in much more detail within the appendices to this Implementation Plan. Copies of materials discussed in the planning charrettes are also included or at least described within the appendices.



“The intent of the Implementation Plan is to facilitate and encourage coordination and cooperation among the various groups and organizations working diligently to achieve the Grand Junction vision”

CHAPTER 2: COMPREHENSIVE PLAN SUMMARY

This Chapter summarizes the planning objectives most directly related to what is now known as “Grand Junction” contained in the 2007 Westfield-Washington Township Comprehensive Plan, the 2008-2009 Grand Junction Master Plan and Addendum and the 2009 Grand Junction Conceptual Design Charrette.

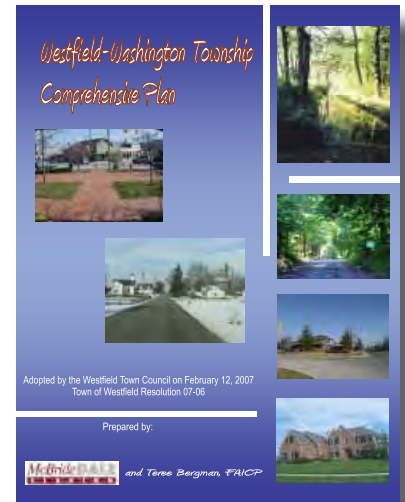
The Westfield-Washington Township Comprehensive Plan

The Westfield-Washington Township Comprehensive Plan was adopted in February of 2007. The Comprehensive Plan includes several recommendations related to Westfield’s historic downtown area (now referred to as “The Grand Junction”) summarized here:

1. Appropriately plan for and provide adequate parking in the downtown area (for customers, clients and employees).
2. Encourage new development to be constructed in a way that resembles and complements the building aesthetics existing in the downtown area (e.g., require buildings to be constructed close to the street).
3. Promote downtown as a growth center and a destination place.
4. Develop a unique image for the downtown area.
5. Encourage landscaped open spaces in the downtown area.
6. Encourage the development of pedestrian trails within and connecting to the downtown area.
7. Encourage the following general types of land uses: commercial, offices, retail, residential (especially new homes that resemble existing older home styles), high density residential, cottage industries, institutional, entertainment, parks, plazas and other open spaces.
8. Prepare and adopt detailed plans for downtown development and redevelopment. Plans should include an urban design component, market study and Implementation Plan.
9. Implement appropriate regulatory changes to address: parking, building setbacks, landscaping, lighting, building scale and mass, design standards, signage, reuse of existing structures, traffic management, pedestrian trails, branding of the downtown, storm water detention, land use, infrastructure improvements, streetscape improvements (e.g., trees, street furniture, flowers and lighting) and maintenance standards.
10. Develop partnerships and encourage formation/enhancement of appropriate organizations to support the downtown development and redevelopment initiative.
11. Develop a capital improvement program for the downtown area.

The Grand Junction Master Plan and Addendum

The Grand Junction Master Plan work was completed in February 2008. An addendum to the Westfield-Washington Township Comprehensive Plan, The Grand Junction Master Plan Addendum, was later adopted by the City Council in February of 2009, which summarizes and highlights the work completed during the Grand Junction Master Plan process.



The plan describes the Westfield community's vision for the future of its historic downtown area, identifies policy objectives to guide public decisions related to the historic downtown area, and identifies opportunities for investment (mostly public projects) that provide the greatest opportunity for reaching those objectives.

The plan describes the community's vision for Grand Junction as an integrated combination of uses and outdoor public spaces...where many kinds of connections are made: connections with family and friends, the larger community, nature, great places to dine, distinctive places to shop, important regional trails and roadways, and Westfield's historic legacy.

“an integrated combination of uses and outdoor public spaces... where many kinds of connections are made.”

OBJECTIVES: The broader policy objectives identified in the plan include:

1. Establishing a “Grand Junction” brand;
2. Showcasing the natural environment within Grand Junction;
3. Creating a comfortable downtown for people;
4. Creating a unique mix of destinations for people;
5. Multi-modal accessibility; and
6. Financial stability.

OPPORTUNITIES: The public investment opportunities identified in the plan include:

1. Grand Junction Plaza: The Grand Junction Plaza is designed to be public gathering place in the heart of downtown Westfield. Key features of the Grand Junction Plaza include: new connections to the Monon Trail and Midland Trace Trail; a signature water element as a focal point; a Great Lawn gathering space; highly visible gateway areas; a family-friendly playground; and a realigned, specially paved Jersey Street.
2. City Hall/Library Project: A new City Hall and a new Westfield Washington Library would strengthen downtown's image and identity as the community center place.
3. Extended Trail System: Extending the downtown trail system would create exceptional connectivity between the Monon Trail, Midland Trace Trail, other local trails, businesses, civic institutions and residential neighborhoods.
4. Extended Street Network: Key features of the extended street network would include: a Poplar Street extension south to the proposed Lantern Commons project (to be located on the northeast corner of U.S. Highway 31 and 161st Street); a realigned and extended Jersey Street between Union Street and Cherry Street; and an extension of Mill Street that connects Main Street and Union Street.
5. Regional Storm Water Detention: Regional storm water facilities would help enable desired patterns of development, serve as attractive water features and provide convenient recreational space for nearby residents.
6. Gateway Development: A signature downtown development including a hotel, conference center and premium office buildings would create a high quality downtown gateway at the U.S. Highway 31 interchange to be constructed at State Highway 32 (Main Street).



Grand Junction Conceptual Design Charrette

In the last half of 2009, the City and the Grand Junction Task Group engaged in the Grand Junction Conceptual Design Charrette exercise in order to help inform its decisions about how and where to invest its available resources to advance the community's vision for the Grand Junction. Specifically, the group identified the following priorities: (1) enhance the South Union Street streetscape; (2) complete a portion of the Grand Junction Plaza; (3) improve and enhance Jersey Street between Mill Street and South Union Street; and (4) provide trail head and parking lot improvements for Asa Bales Park. As part of this exercise, members of the development community participated in planning sessions where they were asked to identify the City's greatest challenges to reaching the Grand Junction vision. Although never formally memorialized in a comprehensive plan amendment, the following three challenges have been important in shaping the City's investment strategies since the exercise and they continue to influence the community's thought processes today:

1. Rooftops: In order for the downtown area to become the destination place envisioned in the Grand Junction Master Plan, the City should work to attract as many new households within walking distance of the downtown area as possible, as soon as possible.
2. Land Assembly: The risks and uncertainties associated with land assembly represents a significant obstacle for developers desiring to develop or redevelop land in Grand Junction. Anything the City is able to do to facilitate or simplify this activity would likely expedite redevelopment.
3. Access to Capital: It is difficult for developers to obtain capital for redevelopment projects like the ones desired within Grand Junction. Part of this has to do with the current lending environment and part of this has to do with the many additional contingencies associated with redevelopment projects (contingencies that are not as prevalent in greenfield development projects).

Grand Junction Plaza Map



CHAPTER 3: SUMMARY OF ACCOMPLISHMENTS

1993 - Ball State University Study

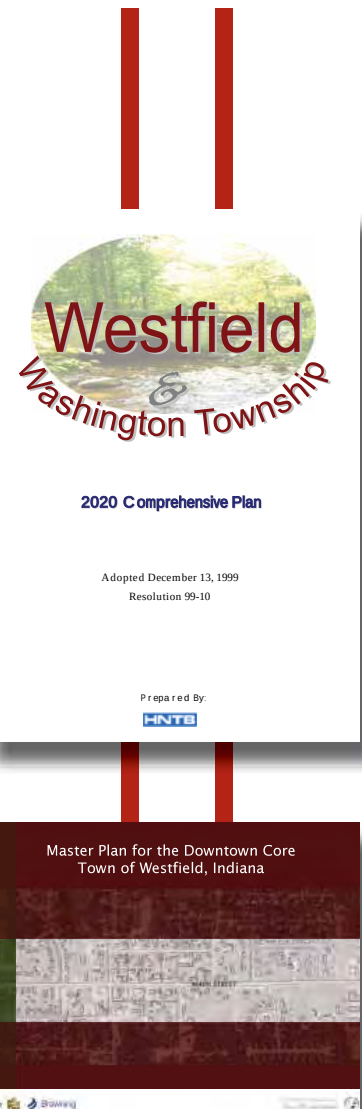
- Document – Westfield and Washington Township Planning and Design Studies
- Developed in conjunction with Ball State University's Community Based Projects Program, this study covers a wide range of topics for the Westfield community. It is one of the first documents to identify the town unification with the township and subsequent conversion to a city as a means of managing growth, maintaining Westfield's small town identity and enhancing economic development and public services. As specifically related to the downtown area of Westfield, the plan identifies a need to create a park-like community gathering space and a new government center. Concerns were also raised in the plan related to traffic, overhead power lines as well as a need for enhanced design guidelines and a historic preservation plan.

1999 - Comprehensive Plan

- Document – Westfield and Washington Township 2020 Comprehensive Plan (the "1999 Comprehensive Plan"). This document represents the first comprehensive plan completed for Westfield as contemplated in IC 36-7-4.
- This plan was assembled to provide a strategy for the management of growth and represented the community's interest in how Westfield would develop. The plan addresses five key issues: 1) preservation of community character; 2) desire for more parks and other recreational facilities; 3) developing strategies for growth management; 4) revitalization of downtown; and 5) creating solutions for east-west traffic flow within the community. This plan notes a need for a special study of the downtown area that would focus on economic development, residential development, historic preservation and parking needs.

2006 - Cripe Plan

- Document – Master Plan for the Downtown Core
- The purpose of this initiative was use to provide policy direction regarding development in downtown Westfield. The boundaries identifying downtown Westfield were borrowed from the not-yet-completed 2007 Westfield-Washington Township Comprehensive Plan. Ultimately three future land use maps were proposed as well as architectural objectives and economic analyses. The plan recommends using development incentives and marketing downtown amenities in an effort to encourage more development in the area.



2007 - Comprehensive Plan

- Document – Westfield-Washington Township Comprehensive Plan created to update and replace the 1999 Comprehensive Plan.
- In ten years' time, the City of Westfield saw its population double and with it a need to revise its Comprehensive Plan. With extensive community input, the City prepared and adopted the Westfield-Washington Township Comprehensive Plan in early 2007. This plan identified the downtown area as a special study area. It noted many assets within the downtown area, including: Midland Trace Trail, Natalie Wheeler Trail, Asa Bales Park and a collection of historic buildings. The plan also identified challenges for the downtown area: truck traffic on State Highway 32, perceived lack of parking, aging infrastructure and an unattractive streetscape. Recommendations of the plan include improving the appearance of downtown, traffic flow, parking, and way-finding; as well as promoting pedestrian friendliness and activity.

April 2009 – Grand Junction Master Plan and Addendum

- Document – Grand Junction Master Plan and Addendum
- A special study of downtown Westfield was conducted in 2008 after the formation of the Grand Junction Task Group. The plan identifies a long term vision as well as land use and financial investment goals for the intermediate and short terms. The centerpiece of the plan includes creating a public gathering space in the form of Grand Junction Plaza, west of Union Street between Mill Street, Park Street and Jersey Street (see *Grand Junction Plaza Map on Page 9*). Key public investment opportunities are also identified including: Grand Junction Plaza, new civic facilities, extended trail system and street network, enhanced stormwater management, and signature gateway developments. A summary of this plan was adopted in the form of an addendum to the City's 2007 Westfield-Washington Township Comprehensive Plan in April of 2009.

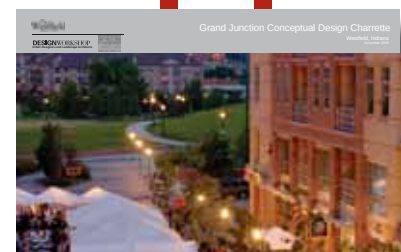
December 2009 – Grand Junction Conceptual Design Charrette

- Document – Browning Day Mullins Dierdorf/Design Workshop Grand Junction Conceptual Design Charrette Report
- The Grand Junction Conceptual Design Charrette Report (the "Charrette Report") was undertaken to refine the recommendations for the Grand Junction Plaza design as well as the adjacent city streets and development areas. City consultants Design Workshop and Brown Day Mullins Dierdorf hosted a three-day charrette, inviting stakeholders from the community to provide input. Once completed, the City consultants validated the designs with local developers and assembled the Charrette Report to document the completed work.



**Grand Junction
Addendum**
to the Westfield Washington
Township Comprehensive Plan

April 2009



June 2010 – Grand Junction Master Plan Review

- Document – Grand Junction Master Plan Review
- The Grand Junction Master Plan Review (the “Review”) was an audit of the City’s progress since the Grand Junction Master Plan was created. Interviews were completed with various stakeholders, including Mayor Andy Cook, Deputy Mayor Bruce Hauk, City Councilor Ken Kingshill, Executive Director of the Downtown Westfield Association Poynter, and members of the Grand Junction Task Group. The Review examined physical improvements and land development, finances, as well as public policy and outreach. Overall, the Review was complimentary of the City’s progress and included some minor recommendations for moving forward.

Summer 2010 – Westfield Thoroughfare Plan Addendum

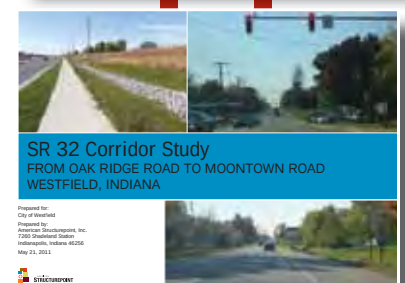
- Document – Westfield Thoroughfare Plan Addendum – Appendix A
- There are three goals identified in the Westfield Thoroughfare Plan Addendum (the “Thoroughfare Addendum”): improve connectivity in Grand Junction; provide solutions for navigating around the U.S. Highway 31 improvements; and to enhance the City’s alternative transportation network. These goals are identified to improve the pedestrian and road networks in downtown Westfield. In the downtown area, the plan recommends that T-intersections be removed and dead end streets be connected to the greater road network. The Alternative Transportation Plan map is updated to include trail crossings of U.S. Highway 31, State Highway 32 and identifies new trails, including Little Eagle Creek Trail, Cool Creek Trail and the Anna Kendall Trail.

Summer/Fall 2010 – South Union Street and Grand Junction Trail Project

Per the newly adopted addendum to the Thoroughfare Addendum, funds were allocated for the construction of the trail connection between the Natalie Wheeler Trail and the planned Grand Junction Plaza. The project includes trails, benches and rain gardens as a means of also improving the southern gateway to downtown Westfield. This streetscape enhancement work was completed in the fall of 2010.

October 2010 – Main Street Corridor Study

- Document – State Road 32 Corridor Study: From Oak Ridge Road to Moontown Road
- Completed by American Structurepoint, the State Road 32 Corridor Study examined Main Street (State Highway 32) from Oak Ridge Road to Moontown/Gray Road. Rapid growth and U. S. Highway 31 improvements have created a considerable strain on the State Highway 32 corridor. The purpose of this plan is to identify and evaluate State Highway 32 transportation improvement alternatives while keeping in mind downtown Westfield redevelopment opportunities. A recommendation for a four lane divided roadway is made based on an evaluation of traffic operations, safety, community impact, right-of-way acquisition and construction costs. This proposal also includes roundabouts at Shamrock Drive/Poplar Street and East Street.



February 2011 –facade Improvement Program

The Facade Improvement Program was established by the City Council in February of 2011. Ordinance 10-22 created the program which offers downtown business owners and residents a matching reimbursement grant of up to \$5,000 on projects that improve the facades of buildings. The City Council allocated \$50,000 to initially fund the grant program. Two years into the program, six grants were awarded totaling a \$25,000 investment from the City which generated over \$58,000 in new private investment in aesthetic improvements downtown.

Spring 2011 – Midland Trace Trail paved between Union Street and Carey Road

This section of the Midland Trace Trail connects downtown Westfield to the Westfield Marketplace retail center, Simon Moon Park and the Westfield City Services Building. In order to make the crossing at Cool Creek, the Bridgewater Club donated a damaged golf cart bridge that was restored, installed and painted according to the colors of the Midland Trace.

April 2011 – Old Friends Cemetery Park rededicated

Formally known as the Martha Doan Memorial Garden, the rededication of Old Friends Cemetery Park followed an extensive renovation of the historic cemetery grounds. Serving as the final resting place for many founders of the City, Old Friends Cemetery Park was in the care of the Westfield Woman's Club (the "Woman's Club") during its time as the Martha Doan Memorial Garden. Plans from the 1965 Woman's Club renovation inspired City Consultants Browning Day Mullins Dierdorf to design a park setting that honored the rich history of the City and to create a trail head for the Midland Trace Trail.

June 2011 – Grand Junction Plaza Schematic Design

- Document – Grand Junction Plaza Schematic Design
- A draft set of plans were developed for the Grand Junction Plaza. Areas within the Plaza are designed to accommodate a variety of activities including a farmer's market, community festivals, amphitheater, ice skating/water fountain, and play ground as well as open areas for more passive park uses. Plans include integrating Grand Junction Plaza with Asa Bales Park by way of a pedestrian crossing along the Thompson Canal under State Highway 32. Five residential structures along South Union Street are identified for preservation.



July 2011 – Westfield Blossoms

In early 2010 downtown business owners Dave and Becky Weiss advised the City of Westfield that they were interested in installing a mural on their building at 101 South Union Street. Knowing the impact it would have on the downtown landscape, they engaged the City in discussions regarding a public art piece that would highlight the history of the community. Both parties agreed to install a removable sculptural mural so that the pieces can be removed when State Highway 32 is expanded. Blice Edwards of Indianapolis was contracted to complete the unique project after being selected through a design competition judged by the Grand Junction Task Group. The mural was unveiled during Westfield Rocks the 4th in July of 2011.

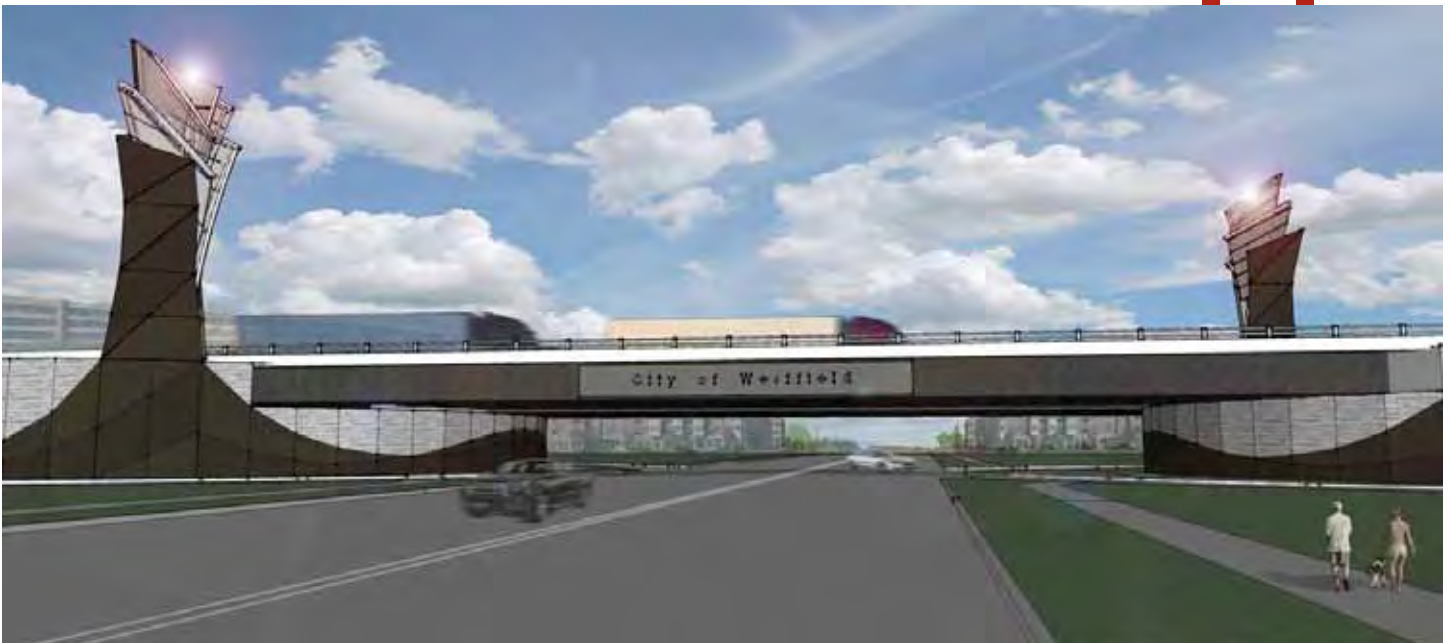


Spring 2012 – Property acquisition begins for Grand Junction Plaza

- Document – Grand Junction Plaza Affected Parcels Map
- Property acquisition began in the spring of 2012. By the close of the year five properties had been purchased and two others had closings scheduled in 2013. The City continues to reach out to property owners interested in selling their homes in the area identified for Grand Junction Plaza development.

March 2012 – The Towers at U.S. Highway 31/State Highway 32

- Document – US 31/SR 32 bridge design plans
- Recognizing the importance of the State Highway 32 and U.S. Highway 31 interchange to the community, the Grand Junction Task Group met with representatives from RQAW to assist in the design of a signature bridge structure. The interchange itself will serve as a gateway to the Westfield community and downtown Westfield, specifically. Since the bridge will span State Highway 32 it is important that bridge enhancements be visible from U.S. Highway 31. It is contemplated that large towers, resembling torches, will anchor at least two of the corners of the bridge (see below and the *Grand Junction District Map on Page 24 for Gateway Tower Locations*). It is contemplated that each tower will be lit internally and externally to give the design depth at night. Construction on the interchange is expected to begin in 2014 with completion in 2015. The towers will each be completed as funds allow.



Summer 2012 – Grand Junction Properties

Grand Junction Properties was created as a real estate resource for businesses looking to relocate to Grand Junction. With a strong focus on downtown Westfield, the organization provides free marketing for those interested in selling or leasing their properties. Market data and demographic information are available through this organization. Grand Junction Properties also serves as an information resource for downtown developments including the Grand Junction Plaza.



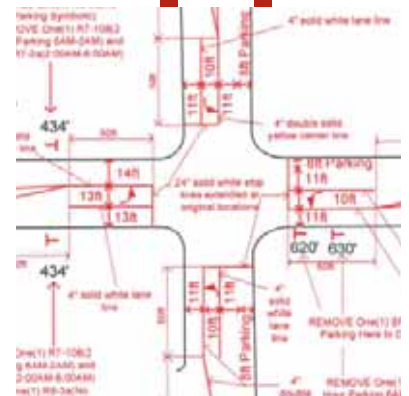
July 2012 – Asa Bales Park East Entrance Enhancements

Becoming something of a tradition, the 2012 Westfield Rocks the 4th festival brought about another unveiling of public art. Working with the Herron School of Art and Design, and artist Katey Bonar, "Passaggio" (pictured right) was presented to the City of Westfield and a special "Meet the Artist" event was held later in the month. Three thirteen-foot columns comprise the main sculpture with a set of concentric steel rings suspended inside the columns at the top. The sculpture is completed with two other sets of rings grouped in the adjacent sidewalk. The name "Passaggio" means passageway or turning point in a journey. While Passaggio functions much like an entry way into Asa Bales Park, the artist hopes people see the symbolic meaning. "I feel like opening an art piece like this in Westfield gives an opportunity for residents to reflect on the past, as well as to examine where they are now and where they want to be in the future, both collectively and personally." –Katey Bonar



October 2012 – Main Street and Union Street Reconfiguration

In an effort to improve traffic flow in downtown Westfield, the City worked with INDOT to restripe the Main Street and Union Street intersection. The project included the removal of twenty (20) on-street parking spaces which allowed for the addition of dedicated left turn lanes on both Main Street and Union Street.



Regional Detention Design and Planning

- Document – Regional Detention PowerPoint
- A significant amount of land in the downtown area of Westfield falls within the floodplain of the Anna Kendall and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land like many of those located in Grand Junction. In an effort to free up more land for development in the downtown area, the City has started work on a regional detention system.



CHAPTER 4: RECENT EVENTS AFFECTING GRAND JUNCTION INITIATIVES

The Economy

The recession of the mid-2000's is attributable to a sharp increase in sub-prime mortgages, a decline of securities backed by said mortgages and the collapse of several major financial institutions which led to a disruption of the flow of credit to businesses and consumers on a global level. Between 2004 and 2006, the use of sub-prime mortgages increased from approximately 8 percent of the market to 20 percent (and higher in some parts of the U.S.), most of which were adjustable rate mortgages. Additionally, American households saw significant increases in the debt to disposable income ratio: 77 percent in 1990 to 127 percent in 2007. The increase is attributed to higher mortgage levels. As homeowners saw sharp declines in home prices, refinancing became difficult. Global investors cut back on purchases of mortgage-backed debt and other securities.

As a result of the recession, the U.S. lost nearly 9 million jobs (6 percent of the workforce), and housing prices fell 30 percent on average. The U.S. stock market fell approximately 50 percent by 2009. While the stock market has recovered, housing prices are still recovering and unemployment is still high.

There were two federal acts that were aimed at improving the economy. In 2008 President Bush signed into law a \$168 Billion stimulus package that took the form of income tax rebate checks mailed to tax payers. In 2009, President Obama signed the American Resource and Recovery Act (\$ 787 Billion) another stimulus package this time taking the form of both spending programs and tax cuts. Approximately \$75 Billion was specifically set aside to assist struggling homeowners and is referred to as the Homeowner Affordability and Stability Plan. Post crisis, the national debt has risen from approximately \$10 Trillion in 2008 to over \$16 Trillion in 2012.

In looking at the condition of the economy in 2013, unemployment is down and locally we see increases in the number of building permits and the value of the real estate. According to the Bureau of Labor Statistics, the National Unemployment Rate was 7.6 percent in March of 2013. The State of Indiana was over 8.7 percent in the same month, a .5 percent increase over March of 2012. However, Hamilton County has experienced a much lower unemployment rate at 6.4 percent (March of 2013) according to Stats Indiana. The City of Westfield saw even lower unemployment rates of 5.7 percent in March of 2013, up from 5.1 percent in March of 2012.



The first quarter of 2013 showed an 88 percent increase in overall building permits over the same quarter in 2012. Single-family housing starts were up 85 percent over 2012 numbers for this same period. Most notable is the \$31 Million in overall improvements (land values not included) receiving permits in the first quarter of 2013 which is one-third of the total of all improvements from 2012. Directly impacting Grand Junction, Union Street Flats was issued six permits in the first quarter of 2013 with an estimated \$6.9 Million in improvements. The total value of this project is expected to be between \$18 million and \$23 million.

Grand Park (<http://www.grandpark.org/>)

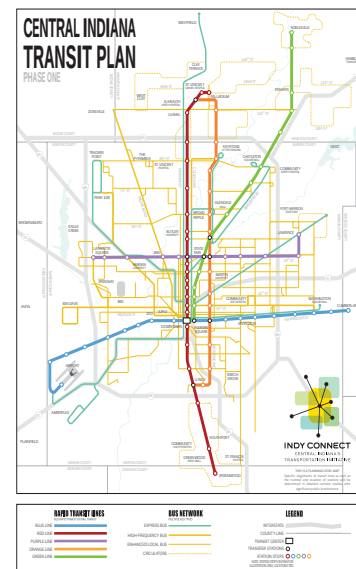
Located in the northwest quadrant of U.S. Highway 31 and State Highway 32, Grand Park is the economic development area surrounding the Grand Park Sports Campus. With a development focus on tourism, hospitality, life science, research and development, and distribution, there is expected to be a significant amount of growth in this area over the next five years. It is anticipated that the majority of the tourism and hospitality businesses will be national or regional chains, easily recognizable for the estimated 1.5 million visitors per year at the Grand Park Sports Campus.

With such a significant number of visitors expected at the Grand Park Sports Campus, plans include developing the Grand Junction area and Grand Junction Plaza of downtown Westfield in a way that provides non-sports themed entertainment; thus, giving guests to the City an opportunity to escape the sports environment to Hoosier hospitality. Grand Park Sports Campus visitors, City residents, and the City's business community will be able to enjoy outdoor concerts, farmer's markets, and other unique opportunities to meet and gather. Guests will be able to enjoy local restaurants and boutique shopping in the heart of downtown Westfield.

Mass Transit

Mass transit has been an increasingly discussed topic in the Central Indiana Region. House Bill 1011 (the "Bill"), which sought legislation allowing a public referendum to permit local governments to decide how to fund mass transit in Central Indiana, was hotly debated during the 2013 legislative session. The Bill was passed by the House, but sent to summer study committee in the Senate. The next legislative session should give rise to additional discussion.

As proposed by Indy Connect (<http://www.indyconnect.org>), a bus rapid transit system would serve from Carmel, extending south to Greenwood through Indianapolis. Preliminary maps indicate the route would terminate at the Palladium in Carmel's City Center. Representatives from Westfield have indicated a desire to work with Indy Connect to revise the initial plan and extend the bus route to downtown Westfield or Grand Park.



US 31 Major Moves (<http://us31hamiltoncounty.in.gov/>)

The U.S. Highway 31 Major Moves project will upgrade U.S. Highway 31 through Hamilton County to freeway standards from I-465 to State Highway 38. Once complete, access to the new highway within Westfield will be via interchanges located at 146th/151st Streets, 161st Street, State Highway 32, 191st Street and at State Highway 38. The intent of the project is to reduce congestion, improve safety and provide continuity for commerce and travels on U.S. Highway 31 which extends from Michigan to Alabama.

Construction of the project began in 2011 and immediately impacted downtown Westfield. To provide immediate safety improvements, cross access at Park Street south of U.S. Highway 31 was eliminated, a traffic signal was added at 169th Street, and turning options were limited on State Highway 32 immediately west of U.S. Highway 31. In late 2012, offline construction started for the State Highway 32 interchange leading to the relocation of several businesses and demolition of several structures has occurred in 2013.

Utility Transfer

A combination of property tax caps, high growth projections and the possibility of increased debt associated with the City's water and sanitary sewer utilities led to the decision to leverage these assets. The City examined two options: 1) liquidation, and 2) an outright sale. Ultimately deciding on an outright sale, eight (8) firms considered this opportunity, but ultimately, three (3) submitted bids in May of 2012.

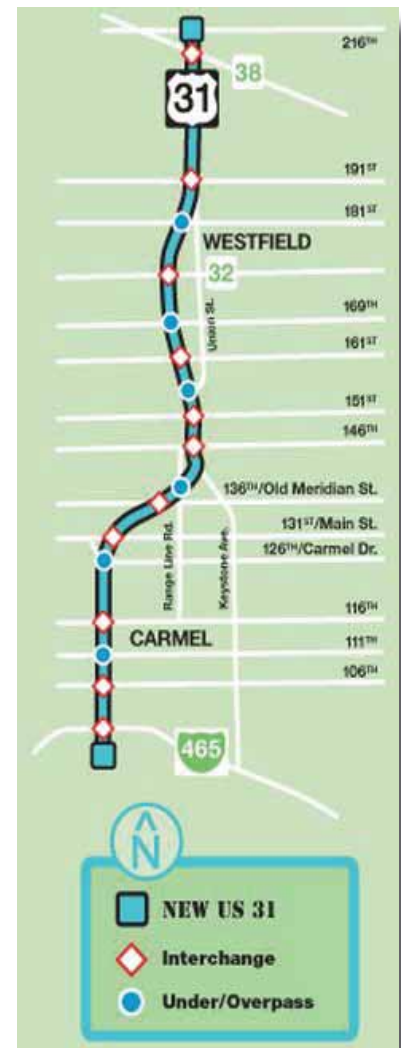
Once all the bids were reviewed, the winning bid by Citizens Energy was accepted. A public information campaign began in October of 2012 and in the following November an application was made to the Indiana Utility Regulatory Commission (the "IURC") to permit this transaction. The City and Citizens Energy entered the discovery and testimony phase of the transfer in January of 2013. This will be followed by hearings with the IURC in June, 2013.

Upon completion of the utility transfer, the City would be able to retire approximately \$45 Million in utility debt. This will cut the City's overall debt in half and provide funds for other public projects focused on economic growth and development.

Grand Junction EDA

The Grand Junction Economic Development Area (the "TIF District") was established in August of 2009. In 2011 the TIF District was expanded to include the Grand Park area. In February of 2013, the TIF District was amended to remove parcels that were included in the U.S. Highway 31 Major Moves project.

The TIF District has been targeted for economic development. Presently two major projects are underway: Wellbrooke (a.k.a., Mainstreet Property Group, LLC, a 24-hour skilled nursing facility) and Union Street Flats (a high-end 237-unit apartment community being constructed by J. C. Hart Company, Inc.). These two projects are expected to start generating significant tax increment by 2014.



CHAPTER 5: GRAND JUNCTION DISTRICT

Grand Junction District Boundaries

The Grand Junction District (the “District”) is generally bound by Hoover Street to the north, East Street to the east, and U.S. Highway 31 to the west (the exception being that the immediate parcels on the west side of the U.S. Highway 31 and State Highway 32 interchange are also included in the District). The southern boundary varies on each side of Union Street. On the west side of Union Street, the District’s boundary follows 169th Street (David Brown Drive); on the east side of Union Street, the District is generally bound by the edges of the Coverdale, Emerald Place, and Pheasant Run subdivisions (see *Grand Junction District Map on Page 24, the “District Map”*). This geographic area represents the land area to which the recommendations of this Implementation Plan apply.

The District is divided into five (5) Sub-districts: the Junction Sub-district (indicated in orange on the District Map); the Gateway Sub-district (indicated in green on the District Map); the Union Sub-district (indicated in yellow on the District Map); the Kendall Sub-district (indicated in blue on the District Map); and the Neighborhood Sub-district (indicated in pink on the Grand Junction District Map). Each of these Sub-districts is discussed in more detail in the paragraphs that follow.

Junction Sub-district (orange)

The Junction Sub-district includes the core of Westfield’s downtown area. It is the central business district of Westfield. The Junction Sub-district centers on Union Street and Main Street. It extends to properties just north of Penn Street, to the north; properties just east of East Street, to the east; properties just south of the future Mill Street/East Street extension, to the south; and Poplar Street, to the west.

The area included in the Junction Sub-district contains the basic grid street network that is part of a typical, traditional downtown. The street network is planned to be extended in strategic locations to enhance circulation. This Sub-district is anticipated to redevelop in a form that is compatible with traditional downtown development.

Preserving Westfield’s heritage is important, and a list of downtown buildings that need to be preserved should be developed and maintained. As the rest of the Sub-district redevelops, it is anticipated that buildings will be positioned near the street and they will be designed using timeless and eclectic architecture. Quality materials and design should be used. Faux facade treatment is not desirable in this area. The Sub-district should maintain a distinct character that is unique to Westfield, and it should be welcoming and safe for pedestrians and first-time visitors. Public art should be integrated into the area, and public/semi-public spaces should be incorporated into the Sub-district’s design and enhanced as the area develops and redevelops. Uses and events that create activity and interest in the downtown should be encouraged.

Gateway Sub-district (green)

The Gateway Sub-district is the area immediately surrounding the interchange to be constructed at U.S. Highway 31 and State Highway 32. It is bound by Sun Park Drive on the west; Poplar Street on the east; the former Central Indiana railroad right-of-way to the south, the north side of the school's existing football stadium to the north.

This area is an important gateway area for the City of Westfield's economic development strategy. Visitors traveling on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Highway 32 interchange (see *the Grand Junction District Map on Page 24 for the Gateway Tower Locations*). High-quality architecture on all sides of the structures at this location is critical to the success of this area. Business signage should not be identical in appearance, but should consist of a common pallet of materials. Buildings should be designed so that the tops of roofs cannot be seen from the elevated U.S. Highway 31. Hotels, hotel/conference centers, apartments, and office buildings are uses that should be encouraged within the Gateway Sub-district.

Union Sub-district (yellow)

The Union Sub-district includes portions of the Union Street corridor within Grand Junction located outside of the Junction Sub-district. The Sub-district extends approximately 300 feet on either side of Union Street.

The Union Sub-district possesses distinctive characteristics that are desired to be preserved and enhanced. The Sub-district contains: mature trees; residential character; older homes with distinctive, historical architecture; and an "old town feel." The policy objectives of the Union Sub-district are to preserve the residential character; limit commercial uses and signage; preserve the existing density along the street; preserve the existing structures (when appropriate); preserve the existing mature trees; and encourage the enhancement of existing structures and properties.

As areas along Union Street redevelop, special attention should be given to the architectural, landscaping, lighting, fencing, and building setback standards so that the existing character of the street is preserved. Also, policies should be developed for addressing the renovation, alteration, addition, reconstruction, demolition, or redevelopment of existing structures.

Kendall Sub-district (blue)

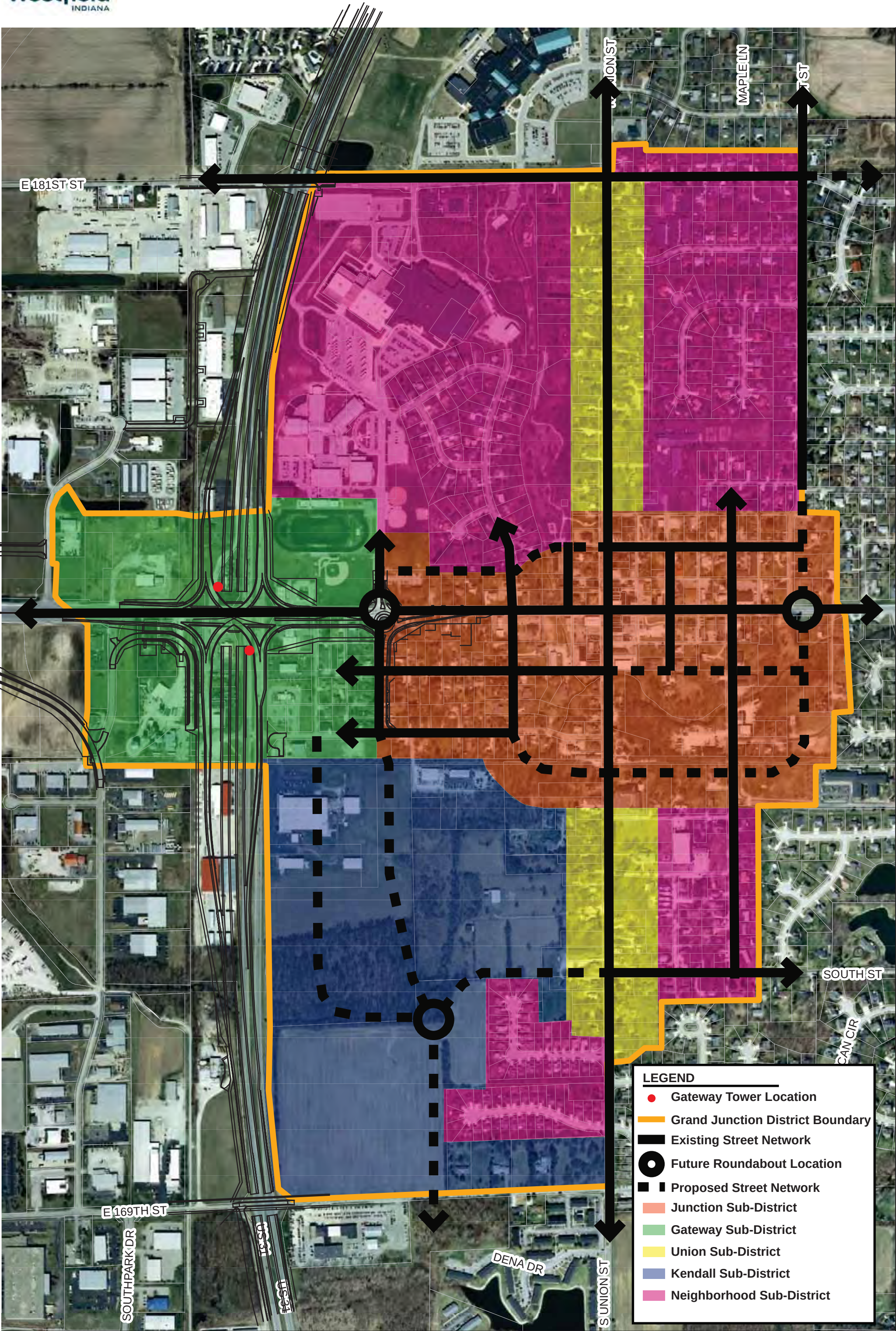
The Kendall Sub-district is largely undeveloped property. Its boundaries are the former Midland Trace railroad right-of-way to the north; U.S. Highway 31 to the west; Union Street to the east; and 169th Street (David Brown Drive) to the south. The Sub-district is named for the Anna Kendall Legal Drain, which bisects the Sub-district. Property near the Anna Kendall Drain has been identified as a potential location for a regional detention basin that will serve much of the Grand Junction District. When developing the detention system, designing the area as a park-like amenity should be encouraged.

The Sub-district has U.S. Highway 31 frontage and is expected to attract prominent buildings in the Westfield skyline. Taller buildings and attractive landscaping between the buildings and U.S. Highway 31 should be encouraged. Medical/office uses with ancillary retail should be encouraged. Single-family housing and independent retail uses should be discouraged.

Neighborhood Sub-district (pink)

The Neighborhood Sub-district includes several existing neighborhoods and residential subdivisions that are near to the downtown core (e.g., Newby's Westfield Heights; North Union Heights; Sleepy Hollow; Pine Hollow; John Kerr Subdivision; Kenyon Subdivision; Southridge Subdivision; and Cherry Wood Estates Subdivision). The Sub-district also includes the Westfield Intermediate School campus; the Westfield Middle School campus; the Christ United Methodist campus; and the Union Bible College campus.

These areas are included in the Neighborhood Sub-district because they are the residential and institutional properties which populate and serve the Grand Junction area. It is unlikely that these areas will redevelop in the near future; however, the potential for future redevelopment does exist, and for this reason, a clear vision for the redevelopment of the downtown neighborhoods should be developed.



CHAPTER 6: IMPLEMENTATION PLAN OBJECTIVES AND ACTION ITEMS - FULL LIST

Since 1993, there have been at least twelve planning exercises completed which are somehow related to the Grand Junction District. After reviewing and analyzing the products of these exercises, fifty-two (52) distinct planning objectives were identified. The Implementation Plan process included an evaluation and discussion of these planning objectives or “action items” (which were then prioritized as discussed in Chapter 7 of the Implementation Plan). The action items were organized into seven (7) basic categories to facilitate discussion: History and Branding; Decorations; Special Events; Zoning; Infrastructure; Public Spaces; and Economic Development. The full list of action items is included in this document on the pages that follow in order to provide context and background for future prioritization activities as the list of Top 10 Action Items in this Implementation Plan is reviewed and revised over time.

Over-arching Objectives

- ☐ Provide places for people to live within, or within walking distance of, downtown.
- ☐ Assemble land for redevelopment opportunities.
- ☐ Access the capital needed to fund projects downtown.

History and Branding

- ☐ Create/Clearly Establish the Grand Junction Brand/Design a Grand Junction logo/bug/mark/Develop a slogan for Grand Junction.

Decorations

- ☐ Create opportunities for over-street banners to promote Grand Junction events.
- ☐ Improve/enhance/expand use of hanging basket planters and the cross-arms used to hang them within Grand Junction.
- ☐ Purchase and install new and enhanced landscaping planters in Grand Junction (provide more of them and provide for public seating).
- ☐ Install new decorative light poles.
- ☐ Install attractive street furniture.
- ☐ Provide more and improved seasonal decorations within Grand Junction.

Special Events

- ☐ Recruit more involvement/volunteering from residents within Grand Junction and throughout the community.
- ☐ Recruit more organizations than just DWA and the City to host community events in Grand Junction.
- ☐ Develop better coordination with other community organizations (schools, local sports groups, etc.) regarding event scheduling/timing conflicts.
- ☐ Host at least one special event in Grand Junction every month of the year.
- ☐ Focus on improving the public events that are already hosted in Grand Junction.
- ☐ Develop a stronger partnership with the schools in hosting/promoting public events.

Zoning

- ☐ GATEWAY SUBDISTRICT (Green)
 - ☐ Develop architectural and development standards for the Gateway Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
 - ☐ Develop DWA review process for the Gateway Subdistrict.
 - ☐ Develop commercial sign standards for the Gateway Subdistrict.
- ☐ JUNCTION SUBDISTRICT (Orange)
 - ☐ Develop architectural and development standards for the Junction Subdistrict.
 - ☐ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop DWA review process for the Junction Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).
- ☐ UNION SUBDISTRICT (Yellow)
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop standards for new development (setbacks, architecture, etc.) in the Union Subdistrict.
 - ☐ Develop standards/strategy to encourage property enhancements on Union Street.
 - ☐ Develop standards for mature tree preservation on Union Street parcels.
 - ☐ Develop fence standards applicable to Union Street parcels.
 - ☐ Develop enhanced lighting standards for Union Street parcels.
 - ☐ Develop grass lawn/vegetation requirements for Union Street parcels.
 - ☐ Develop right-of-way access control standards along Union Street.
- ☐ NEIGHBORHOOD SUBDISTRICT (Pink)
 - ☐ Develop vision and standards for future redevelopment of the Neighborhood Subdistrict.
 - ☐ Develop standards for existing structures in the Neighborhood Subdistrict.
- ☐ KENDALL SUBDISTRICT (Blue)
 - ☐ Develop strategy for attracting/encouraging medical/office commercial uses in the Kendall Subdistrict.
 - ☐ Implement standards that would prevent/discourage stand-alone retail within the Kendall Subdistrict.
 - ☐ Implement standards that would prevent/discourage single-family residential uses in the Kendall Subdistrict.
 - ☐ Develop standards/policies that would encourage vertical buildings in the Kendall Subdistrict.
 - ☐ Develop architectural standards for the Kendall Subdistrict.
 - ☐ Develop landscaping standards for the area between future buildings and U.S. Highway 31.
 - ☐ Determine the extent to which the U.S. Highway 31 Overlay Zone is appropriate to apply to the Kendall Subdistrict.

Infrastructure

- ☐ Bury power lines.
- ☐ Develop policy for disposition/repurposing of existing alley property (where appropriate).
- ☐ Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond.
- ☐ Develop standards to encourage transit-oriented development.
- ☐ Continue to expand/enhance the trail network within the Grand Junction.
- ☐ Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza.
- ☐ Install same South Union streetscape treatment in future sidewalk/curb/roadside trail projects on North Union Street and other strategic places within Grand Junction.
- ☐ Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
- ☐ Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).
- ☐ Develop plan and install unique public signage/design theme for Grand Junction (as opposed to the rest of the City).
- ☐ Install planned new roads within the Junction and Kendall Subdistricts (*see Grand Junction District Map on Page 24*).

Public Spaces

- ☐ Review/revise trail names within Grand Junction to help with marketing/wayfinding (needs to be visitor-friendly).
- ☐ Develop strategy for reuse/repurposing of Hadley Park.
- ☐ Connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.
- ☐ Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
- ☐ Develop centralized municipal building near Grand Junction Plaza.
- ☐ Develop redevelopment plan for existing City Hall property and other adjacent City-owned property.
- ☐ Establish a staggered (staggered in age/maturity) tree growth/planting program within Grand Junction public places.
- ☐ Build Grand Junction Plaza.
- ☐ Develop a plan for the function (seasonal uses) of the Grand Junction Plaza.
- ☐ Formalize a plan to provide for public art improvements throughout Grand Junction.
- ☐ Develop and implement a plan to convert certain public infrastructure (manhole covers, sewer grates, fire hydrants, bridges, sidewalks, intersections, etc.) into pieces of public art.

Economic Development

- ☐ Develop strategy and policies to attract as many households to locate within walking distance of downtown.
- ☐ Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
- ☐ Develop/refine strategy for business retention, expansion and development in Grand Junction.
- ☐ Develop Grand Junction parking plan.
- ☐ Amend/Revise Grand Junction Economic Development Area (TIF District) to include some missing properties and remove land acquired by State.
- ☐ Invite developer proposals for the redevelopment of parcels north of Grand Junction Plaza.
- ☐ Develop and implement a plan for promotion/marketing of Grand Junction.
- ☐ Continue (and consider expanding) the City's Facade Improvement Program.
- ☐ Consider/explore concept of creating an Economic Improvement District.

CHAPTER 7: IDENTIFYING PRIORITIES - TOP TEN ACTION ITEMS

After reviewing and analyzing the products of the various planning exercises related to Grand Junction, fifty-two (52) distinct planning objectives were identified. The Implementation Plan process included an evaluation and discussion of these planning objectives or “action items.” After identifying these action items, they were then prioritized in order to develop a coherent and targeted strategy for accomplishing the Grand Junction vision.

The priorities identified by the Implementation Plan participants have been assembled into a recommendation to the City leadership (in the form of a comprehensive plan addendum, the “Grand Junction Implementation Plan, 2013”) for its consideration and approval. Specifically, the Top 10 Action Items list included on the following pages of this Chapter recommend the top 10 priorities identified by the group of participants as being necessary to accomplish the Grand Junction vision. The product of this work is intended to provide guidance to the various decision-makers and stakeholder organizations in their respective and combined efforts to accomplish the Grand Junction vision.

History and Branding

1. Create/clearly establish the Grand Junction brand/design a Grand Junction logo/bug/mark. Develop a slogan for Grand Junction.

Zoning

2. GATEWAY SUBDISTRICT (green)
 - ☐ Develop architectural and development standards for the Gateway Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
 - ☐ Develop DWA review process for the Gateway Subdistrict.
 - ☐ Develop commercial sign standards for the Gateway Subdistrict.
3. JUNCTION SUBDISTRICT (orange)
 - ☐ Develop architectural and development standards for the Junction Subdistrict.
 - ☐ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop DWA review process for the Junction Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).

Infrastructure

4. Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond. Continue to expand/enhance the trail network within the Grand Junction. Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza. Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
5. Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
6. Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).

Public Spaces

7. Build Grand Junction Plaza.

Economic Development

8. Develop strategy and policies to attract as many households to locate within walking distance of downtown.
9. Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
10. Develop Grand Junction parking plan.

CHAPTER 8: GOING FORWARD

The Grand Junction Implementation Plan recommends that the implementation planning process be revisited annually. Ideally this activity would occur sometime in the last quarter of each year. This annual activity is recommended to include the following:

MEASURING PROGRESS: An action-item-by action-item accounting of the progress made toward completing such action items.

IMPORTANT FACTORS: A description of events or factors which have inhibited or facilitated progress or completion of each action item.

VALIDATION OF EXISTING ITEMS: An analysis of each uninitiated or uncompleted action item to determine if such action item (a) is still a top ten priority, and (b) should remain on the top ten list.

IDENTIFYING NEW ITEMS: Identification of any new action items which were not previously identified in the Grand Junction Implementation Plan.

REVISING THE LIST: To the extent that any of the previously identified action items are completed or eliminated from the top ten list, additional action items from the previous year's list or newly identified action items should be inserted in the top ten list.

PREPARE ADDENDUM: A summary document, a Grand Junction Implementation Plan Addendum (the "Addendum"), should be prepared which explains the details outlined above. The Addendum should be adopted in accordance with the normal process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Grand Junction vision.

The Grand Junction Implementation Plan, as amended, is designed and intended to act as a living, breathing document which chronicles the Westfield community's Grand Junction accomplishments, charts a course through the often complicated process of placemaking, and acknowledges and coordinates the efforts and energies of the stakeholders actively working to make the Grand Junction vision a reality. By engaging in this implementation planning dialogue on a regular, recurring basis, the Westfield community will be well-positioned to reach its goal of creating a vibrant and attractive downtown village destination.

APPENDICES

Appendix A – Charrette 1: Orientation

Appendix B – Charrette 2: Overview and Grand Junction District

Appendix C – Charrette 3: History, Branding, Decorations and Special Events

Appendix D – Charrette 4: Zoning

Appendix E – Charrette 5: Infrastructure

Appendix F – Charrette 6: Public Spaces and Economic Development

Appendix G – Charrette 7: Review and Top Ten Priorities

Appendix H – Suggested Action Items from Advisory Plan Commission Public Hearing

Appendix A – Charrette 1: Orientation (October 9, 2012)

Meeting Summary:

Before the meeting, the participants were asked to identify the top five things related to Grand Junction they like the most and the top five things they like the least. The participants began by reviewing and discussing the lists.

The group then reviewed the basic planning objectives identified in the 2009 Grand Junction Master Plan and some of the obstacles and opportunities identified during that planning process.

The group then discussed the geographic area which should be the subject of the Grand Junction Master Implementation Plan. A preliminary version of a map identifying the proposed planning area was distributed to participants for discussion and consideration.

Participants reviewed a proposed outline of discussion topics to be covered during the Grand Junction Implementation Plan process.

Grand Junction Discussion Outline/Items:

1. Top 5 Lists
2. Recap Master Plan
 - a. Initiatives
 - i. Grand Junction Plaza
 - ii. City Hall/Library
 - iii. Trail Network
 - iv. Street Network
 - v. Regional Storm Water
 - vi. U.S. Highway 31/State Highway 32 Interchange
 - b. Objectives
 - i. GJ Brand (Wayfinding?)
 - ii. Natural Environment
 - iii. Comfortable Downtown
 - iv. Mix of Destinations
 - v. Hospitality (Wayfinding?)
 - vi. Financial Stability
3. Review Events Since Master Plan
 - a. Review List
 - b. Other Items?
4. Obstacles/Priorities (from charrette)
 - a. Rooftops
 - b. Land Assembly
 - c. Access to Capital
5. Outline of Discussion Items (Consensus on Outline)
 - a. GJ Boundary
 - i. Review Map
 - ii. Modifications?
 - b. Land Uses
 - i. Encourage
 - ii. Discourage
 - iii. Priorities
 - c. Urban Form
 - i. Public Space Development Standards
 - (a) Streetscape
 - (b) Parking
 - (c) Connectivity
 - (d) Vehicular Access
 - (e) Complete Streets
 - (f) Signage
 - (g) Lighting
 - (h) Landscaping
 - (i) Public Spaces
 - (j) Public Art
 - (k) Other
 - ii. Private Space Development Standards
 - (a) Architecture/Style
 - (b) Development Standards

- (c) Lighting
- (d) Signage
- (e) Sales Displays
- (f) Colors
- (g) Landscaping
- (h) Existing Buildings
 - (1) Reconstruction
 - (2) Renovation
 - (3) Alterations
 - (4) Additions
 - (5) Demolition
 - (6) Other?

Grand Junction Top 5 Lists:

Participants were asked to list their Top 5 FAVORITE aspects, elements, places, and/or characteristics of the existing downtown area. Below is a compilation of the lists:

- 401 and 415 Union Street brick homes are quaint and interesting.
- Insurance office facade improvement- 104 Union Street and it looks great.
- Brick and stone sidewalks on west side of S. Union are most attractive.
- Old Bank Building.
- Carnegie Library and Hadley Park.
- White Brick turn of the Century Gas Station must be re-purposed.
- The Farmers Market Grass and Tree area which are reminiscent of a New England Town Green on N. Union. Post Card scene was created at last year's Christmas In Lights area glowed with warm, welcoming fires.
- Old Friends Cemetery and interpretive signage.
- Water filtrating beds with benches on west side of S. Union are attractive now that they have matured.
- GJ Park plan.
- Trails.
- Connectivity yet separation from U.S. Highway 31/State Highway 32.
- Hometown atmosphere.
- Historic buildings.
- Small town feel.
- Old Friends Cemetery Park.
- New and renovated homes and businesses.
- Downtown events (Westfield Rocks the 4th, GJ Function, Farmers Market, etc.).
- Midland Trace Trail wooded section east of Union.
- Asa Bales Park – middle section away from playgrounds.
- Old stand of historic buildings at Main and Union.
- Variety of architecture and feel of North Union Street.
- Streetscape improvements along South Union.
- Events give me reason to go.
- A few buildings have decent architecture or historical value.
- Farmers market.
- On the Midland (but can't get to Midland).
- Location has potential.
- Downtown parks (Asa, Hadley).
- Banners/Flowers.
- Downtown Events (Westfield Rocks the 4th, Westfield in Lights, Grand Junction Derby, etc.).
- North Union Street houses/buildings.
- Bank building (architecture, style).
- Red Man sculpture.
- N. Union Street both sides; (Main to Hoover Streets, some not-so-good within).
- S. Union Street; (Park to 161st Streets, particularly west side).
- North side of Main Street (East Street east to west end of CVS strip center).
- Wall mural on Flower/Drug Store (@ Main and Union).

- Old Friends Cemetery Park.
- Potential.
- Trees.
- Diversity of architectural style/not homogenous.
- Simplicity.
- Trails and waterways.
- Unique character and history.
- Quaint, small, intimate.
- Local business owners.
- Neighborhood.
- North Union/Asa Bales – pretty.
- Creek.
- Trails.
- Parks.

Participants were asked to list their Top 5 LEAST FAVORITE aspects, elements, places, and/or characteristics of the existing downtown area. Below is a compilation of the lists:

- There is a disparity between east and west side of S. Union Street regarding landscaping. The west side with the water filtering plantings is very attractive. The east side is not.
- Above ground utilities on east side of S. Union are ugly.
- State Highway 32 through downtown, Streetscape is cluttered at intervals specifically Legacy windows, store next to Marlow's Café, and the new business across from Krohn's.
- Abandoned and empty structures like The Cottage or the Dentist's office on N. Union that is for sale.
- Very minimal landscaping in front of Westfield Friends Church parking lot on S. Union Street does not provide an attractive entrance into our downtown.
- There is no nice place in downtown that serves dinner with alcohol now that Keltie's is closed.
- Low rent business that demands parking.
- Noise in Hadley park.
- Lack of a real plan including zoning to give developers.
- Lack of Westfield's Meridian Corridor overlay.
- Poorly maintained buildings.
- Used car lots.
- Too many rental homes, rather than owner occupied.
- Businesses struggle to stay open.
- No "plan" to preserve historic buildings.
- Overhead power lines.
- Lots of junky looking poorly maintained homes.
- Unmaintained ditches/creeks running through downtown.
- Lack of a nice watering hole downtown.
- No streetscape improvements along State Highway 32 (Main Street) through downtown.
- Need more buildings that resemble the old town look/feel/charm.
- Used car lots, other business types that don't seem to fit in or look like they belong.

- Utility poles.
- No real reason to go(business types).
- Not very big(goes back to offerings).
- No unique or defining element or upscale options really-no reason to take family/friends there.
- Overhead power lines.
- Lack of traditional downtown building stock (multi-story, multi-use).
- No grocery/convenience store.
- No night life.
- Many single-tenant buildings.
- South side of Main Street (between Cherry and Timberbrook).
- Penn Street (Union to East Street except new house constructed and City Hall).
- East Street, both sides (Main Street to Hickory Alley).
- North side of Main Street (1st lot east of WWS admin bldg. to Camilla Street).
- Area within Grand Junction plan (bordered by Main/Park/Union/Mill Streets).
- Mufflers and More.
- Overhead power lines.
- Small/minimal/not much there.
- Apathetic business base.
- No “wow” factor yet.
- At least one bad looking strip mall building (one-level brick buildings east of Walnut).
- Curbs/sidewalks broken.
- Horrible signage.
- Street lights ugly.
- Power lines.
- Under utilized creek.
- Run down homes - Fish House.
- Lack of business.
- Too much City owned property.
- Red Man Park needs to be developed.
- Too many empty lots State Highway 32 = Dangerous.

Appendix B – Charrette 2: Overview and Grand Junction District (October 17, 2012)

Meeting Summary:

The meeting began with a review of the comprehensive planning process and the purpose of the Grand Junction Implementation Plan process specifically. The product of this process will result in an amendment to the City's comprehensive plan. The amendment will not be limited to just land use issues. Instead, it will likely include several other policy recommendations in addition to the normal land use items traditionally included in comprehensive plans (most of which were identified through the "top five" exercise from Charrette #1. Those items are summarized below. It is anticipated that a similar Implementation Plan update exercise will be conducted every year as the community moves toward accomplishing the Grand Junction vision.

The group reviewed a revised Grand Junction study area map distributed to participants. Revisions were made based on input received and analysis conducted since Charrette #1. The group agreed to move forward in the Implementation Plan exercise with the revised map. The revised map also includes the downtown thoroughfare plan illustrated on the exhibit.

The group then reviewed a detailed outline including the planning objectives established in previous planning exercises (the 2007 Comprehensive Plan, the 2009 Grand Junction Master Plan, and the 2009 Grand Junction Design Charrette) and the categories of items identified by participants in the "top five" exercise in Charrette #1. Participants agreed that these items fall into the following basic categories for discussion: History and Branding, Zoning, Infrastructure, Public Spaces, Decorations, Special Events and Economic Development. The group agreed that the following three over-arching principles are important throughout the Grand Junction Implementation Plan process: financial sustainability; supporting and promoting new and existing organizations involved in Grand Junction; and public involvement.

Grand Junction Discussion Outline/Items:

1. Overview (refresher)
 - a. Comp. Plan Check-up (a monitoring function)
 - i. What did we set out to accomplish?
 - ii. What have we accomplished?
 - iii. How far have we come?
 - iv. How far do we have to go?
 - b. Refinements – Are we still headed to the same place?
 - i. Confirm existing objectives
 - ii. Broader Approach
 - (a) Geography
 - (b) Subject Matter
2. Grand Junction District
 - a. Comp. Plan Boundary (see Color Aerial Handouts)
 - b. Sub-districts
3. Discussion Outline
 - a. Introduction
 - i. Top 5 Lists Outline – (see Top 5 Lists – SUMMARY, Page 40)
 - ii. Previous Comp. Plan Objectives (see Summary of Comprehensive Plan Recommendations, Page 4)
 - (a) Comp. Plan 2007
 - (b) GJ Master Plan 2009
 - (c) GJ Conceptual Design Charrette 2009
 - b. Over-arching Principles
 - i. Be Financially Smart
 - ii. Support/Promote Organizations
 - iii. Public Involvement
 - c. Discussion Subject Areas (see Detailed Discussion Outline, Page 43)
 - i. History/Branding
 - ii. Zoning
 - iii. Infrastructure
 - iv. Public Spaces
 - v. Decorations
 - vi. Special Events
 - vii. Economic Development

Grand Junction Top 5 Lists Summary:

1. Favorites
 - a. Private Space
 - i. Architectural Design – Homes, Commercial Uses
 - ii. Historic Feel/Old Town Charm/Neighborhood Feel
 - iii. New and Renovated Homes
 - iv. Variety in Architecture
 - v. Simplicity in Design

- b. Public Space
 - i. Public Open Space and Parks
 - ii. Sidewalks – Newer, Enhanced
 - iii. Signage
 - iv. Plantings
 - v. Masonry – Construction Elements, Sidewalks
 - vi. Trails
 - vii. Natural Areas
 - viii. Street Banners and Flowers
 - ix. Waterways
 - x. Public Art
- c. Other
 - i. Special Events/Festivals
 - ii. Good Location
 - iii. Mature Trees
 - iv. Existing Local Businesses (businesses, not structures)

2. Least Favorites

- a. Private Space
 - i. Aesthetically Unpleasing Outdoor Sales Displays
 - ii. Vacant Commercial Structures
 - iii. Poor Parking Lot Landscaping
 - iv. No Watering Hole/Night Life
 - v. Poorly Maintained Structures
 - vi. Not Enough Old Historic (Looking) Buildings
 - vii. Not Enough Destinations
 - viii. Not Enough Multi-Story Mixed-Use Buildings
 - ix. No Grocery/Convenience Store
 - x. Aesthetically Unpleasing Signage
 - xi. Incompatible Land Uses
- b. Public Space
 - i. Above Ground Utility Lines and Poles
 - ii. Traffic Noise
 - iii. Unmaintained Ditches and Creeks
 - iv. Poor State Highway 32 Corridor Streetscape
 - v. Older Curbs and Sidewalks
 - vi. Aesthetically Unpleasing Signage
 - vii. Aesthetically Unpleasing Street Lights
 - viii. Vacant Lots
- c. Other
 - i. Not Enough Consumers
 - ii. Business Community Not Enough Engaged
 - iii. No “Wow” Factor – Need to Build Destination
 - iv. Aesthetically Unpleasing Strip Center on State Highway 32 (Donut Shop)

Summary of Comprehensive Plan Recommendations:

Comprehensive Plan (February 2007)

1. Parking Plan
2. Architectural Standards
3. Promote Downtown as Destination
4. Create Image/Branding
5. Develop Open Spaces
6. Trails/Connections
7. Land Use Plan
8. Development Standards
9. Traffic Management
10. Storm Water Plan
11. Infrastructure Plan

Grand Junction Master Plan (February 2008)

1. Branding
2. Natural Environment
3. Create Comfortable Downtown
4. Create Mix of Destinations
5. Multi-modal Accessibility
6. Financial Stability
7. Grand Junction Plaza
8. City Hall/Library
9. Extended Trail System
10. Extended Street Network
11. Regional Storm Water Detention
12. Gateway Development

Grand Junction Conceptual Design Charrette (December 2009)

1. Schematic Design of Plaza
2. Design Standards (Architecture, Development Standards)
3. Approval Processes
4. Marketing Campaign
5. Management/Maintenance Plan
6. Financial Plan
7. Land Use Plan
8. Public Involvement

Meeting Summary:

The first three subject areas to be discussed by the group include: History and Branding, Decorations and Special Events. A summary of these discussions and associated recommendations are included below:

1. History and Branding:
 - a. General Comments:
 - i. It is important to the participants that a coherent brand be developed Grand Junction.
 - ii. The group supports the incorporation of Westfield history into the development of a brand for Grand Junction.
 - iii. The group was very supportive of DWA (with the Grand Junction Task Group now fully incorporated into the organization) taking the lead on selecting the brand for Grand Junction.
 - b. The Brand: The participants had the following suggestions/comments for DWA as it engages in the development of the Grand Junction brand:
 - i. The brand should create an image of Grand Junction as a central gathering place.
 - ii. The group suggests that a slogan be developed (e.g., Downtown should be everybody's backyard).
 - iii. The group suggests that DWA develop a bug/mark/logo for Grand Junction.
 - iv. The group suggests that the brand should project an organic, natural image. This may be accomplished by using earthy, subtle colors, natural colors, natural shapes. The group suggests using the seven Quaker colors (see Old Friends cemetery Park sign). The Quaker colors incorporate Westfield history. The colors are associated with words used to communicate Quaker beliefs.
 - v. The group suggests that the Quaker color palette may be appropriate for dressing up important street intersections within Grand Junction. Maybe a different color scheme for each intersection.
 - vi. The group recommends that the Grand Junction brand not create a "Disney-like" image. The projected image should not be "flashy."
 - vii. Recommended key words for consideration in Grand Junction brand development: connections, central gathering place, fun, destination.
 - viii. The convergence of many pedestrian trails is very important to the Grand Junction image.
 - ix. The brand should project an atmosphere of unique local flavor, local feel, local businesses (but not exclusively), local customers, hopefully attracting Grand Park visitor traffic.
 - c. Grand Junction Image: Descriptions of the Grand Junction image for use in the branding exercise:
 - i. A place with a sense of community, a sense of place;
 - ii. A concentration of privately owned restaurants;
 - iii. An emphasis on hospitality, welcoming visitors, promoting community identity;
 - iv. An eclectic blend of old and new (downtown Bloomington, Indiana was offered as an example);
 - v. Use strategic, organized approach to Grand Junction business recruitment and attraction;
 - vi. A mix of uses/businesses;
 - vii. The old bank building image is important to the Grand Junction image;
 - viii. An emphasis on economic sustainability (the group wishes to avoid the bad press Carmel has been receiving in relation to its downtown redevelopment efforts);

- ix. The “ideal customer” of Grand Junction is the trail user demographic, the young at heart;
- x. A hangout spot with fun restaurants and meeting places; and
- xi. A place with unique public signage.
- d. Not the Grand Junction Image: The following are images that do not accurately represent the Grand Junction image:
 - i. Where only visitors/outsideers congregate to the exclusion of local residents;
 - ii. A place where national/regional franchises dominate (although the group agreed that such franchises could be incorporated at a certain level and with a “local” feel so as to avoid the national chain appearance and proliferation in Grand Junction);
 - iii. “Big box” stores; and
 - iv. A tourist trap (Nashville, Indiana was offered as an example).

2. Decorations

- a. Likes: The participants identified the types of decorations that they like as identified below.
 - i. Over-Street Banners: The group was supportive of the use of over-street banners, if done well, if maintained well, if installed well so as not to allow tearing and sagging. The group expressed that it believes such signs are a very effective means of communicating to a wide audience about Grand Junction events.
 - ii. Hanging Baskets: The group likes the efforts the City has made at decorating the utility poles nearest to the old downtown core with hanging baskets. However, the group recommends expanding and enhancing the use of such baskets. The group also suggests that the City consider installing some form of more ornamental cross-arms on the utility poles from which to hang the baskets.
 - iii. Planters: The group suggests that enhanced street planters be used to replace the existing planters. The existing planters were characterized as being “tired.” The group suggests installing street planters near public seating areas or that include ledges that can be used for public seating.
 - iv. Light Poles/Utility Poles: The group suggests replacing or improving the appearance of existing light and utility poles. New poles, if designed properly, would allow additional opportunities for decorations in Grand Junction. The group prefers a consistent treatment for these poles throughout Grand Junction to provide a sense of branding for the area.
 - v. Street Furniture: The group prefers a uniform approach for providing street furniture (e.g., benches, trash receptacles, etc.) throughout Grand Junction at appropriate locations. The group acknowledged that it likes the green metal benches that have been installed in some of the City’s parks.
 - vi. Seasonal Decorations: The group is very supportive of using seasonal street decorations within Grand Junction to brand the area and to create visual excitement and interest. The group recommends extensive use of Fourth of July flags and red-white-and-blue decorations during appropriate times of the year. The group is interested in “going all out” with Christmas/Holiday decorations to create a significant visual impact in Grand Junction. The group suggests making enhancements to the annual tree lighting presentation/event. The group recommends frequent seasonal and holiday changes to maintain a vibrant, changing and exciting visual effect in Grand Junction. The group recommended that the Downtown Westfield Association play a much greater role in choosing seasonal decorations installed in Grand Junction.
- b. Recommended Locations for Decorations:
 - i. The group recommends that the community focus on doing what it does in the way of providing street decorations very well. The group suggests focusing on quality first, then

quantity. The group suggests that the community keep doing what it is doing now, but enhance it and expand it.

- ii. Initially, the group prefers to see street decorations prominently displayed at least two blocks on each side of the streets radiating out from the intersection of Main Street (State Highway 32) and Union Street. It is recommended that this enhanced “treatment” include all of the types of “decorations” listed above.
- iii. The group also recommends that Grand Junction Plaza incorporate this same decoration treatment.
- c. Possible Community Projects: During the discussion of street decorations, group members also identified a couple possible community projects that might create some visual interest in Grand Junction without requiring the use of significant resources.
 - i. Paint Bridge: The group suggested allowing the Downtown Westfield Association or other members of the community to paint the South Union Street Bridge in vibrant colors.
 - ii. Paint Concrete Blocks: The group also suggested allowing the Downtown Westfield Association or other members of the community to paint the large concrete blocks and pieces strewn along the Kendall Creek with vibrant colors.
 - iii. The group suggested that Quaker words could be written on these items and the associated Quaker colors could be used.

3. Special Events:

- a. The group began its discussion of this item by identifying the most noteworthy community events occurring in or near Grand Junction.
 - i. Westfield in Bloom - (City)
 - ii. Westfield Rocks the Fourth - (City/DWA)
 - iii. Grand Junction Funktion - (DWA)
 - iv. Westfield Farmers Market - (City/DWA)
 - v. Westfield Tree Lighting - (DWA)
 - vi. Underground Railroad Run
 - vii. Old Fashioned Days
 - viii. Voices of the Past - (City)
 - ix. Lions Club Fish Fry - (Lions Club)
 - x. Homecoming - (WWS)
- b. The group identified what the community does well:
 - i. Westfield Rocks the Fourth is probably the City’s strongest event.
 - (a) The proximity to Grand Junction and the location of the event are good.
 - (b) This is a free event – no entrance fee.
 - (c) Access to adequate parking is good.
 - (d) The event caters to a diverse audience.
 - (e) The fireworks are good.
 - (f) The quality of the musical acts could be better.
 - ii. The holiday Tree Lighting event is family friendly. We do family-friendly events well.
 - iii. The level of community participation from certain organizations in hosting these events is strong (e.g., boy scouts, girl scouts).
- c. The group identified what the community could improve upon:
 - i. The community could benefit greatly by fostering additional volunteerism from other groups and financial support from non-public sources.
 - ii. It has been a challenge to engage individual residents living within Grand Junction.
 - iii. The Grand Junction business community continues to get more and more involved.

- iv. Grand Junction special events would likely be significantly enhanced by fostering better coordination and cooperation with the schools.
 - v. None of the Grand Junction events are what the group would characterize as “stellar.” The group agreed that all current events are “good,” but getting better.
 - vi. The group suggested that the community to greatly benefit by attracting more organizations (besides just the City and the Downtown Westfield Association) to host events.
 - vii. The group suggested that the community should do a better job at coordinating events with other community organizations (e.g., Westfield Washington Schools, local sports organizations. Often these organizations host events that draw families away from other community events.
 - viii. The group suggested that at least one event per month should be hosted in the Grand Junction area. This is a recommended goal.
4. The group agreed to discuss the Grand Junction Sub-district map at the next meeting.

Grand Junction Discussion Outline/Items:

1. History and Branding

- a. Confirm that group agrees a brand needs to be developed/established.
- b. What does having a brand mean to GJ (i.e., how will the brand be used)?
 - i. logo? (trademark)
 - ii. architectural theme/shape?
 - iii. color(s)? (good/bad)
 - iv. signs?
 - v. infrastructure?
 - vi. website?
 - vii. landscaping treatment?
 - viii. decorations?
 - ix. lights?
 - x. other?
- c. Basic brand-related questions:
 - i. What is GJ? (connections, destination, history, etc.)
 - ii. What isn't GJ? (fast food, strip centers, etc.)
 - iii. Why is GJ different from other places?
 - iv. What is the competition?
 - v. How do we want GJ to be perceived?
 - vi. Who are ideal customers? (what kind of visitors, businesses, residents)
 - vii. What do they want? Why would they come to GJ?
 - viii. Is there a unique story to tell?
 - ix. Are there any inspiring visuals that tell the GJ story?
 - x. How can brand display the goals/initiatives of the GJ Plan?
- d. Recommendation that DWA be deeply involved in determining the brand.
- e. Recommendation that the GJ "logo" found on Page 27 of the GJ Master Plan be considered as a starting point for a logo/mark

2. Decorations

- a. Confirm: Use the brand/colors in decorations?
- b. Existing Program:
 - i. Likes?
 - ii. Dislikes?
 - iii. Quantity? Adequate?
 - iv. Quality? Adequate?
 - v. Locations? What kind and where?
- c. What are the opportunities for decorative elements:
 - i. Hanging baskets
 - ii. Light poles banners
 - iii. Street furniture (benches, trash cans, bike racks, other?)
 - iv. Christmas/Festival/Seasonal lighting
 - v. Planters
 - vi. Art?
- d. Who participates in decoration decisions? Parks, WPWD, DWA?
- e. Who should be participating?

3. Special Events

- a. Confirm: Use the brand/colors in special events?
- b. Existing Program:

- i. Likes? What do we do well?
 - ii. Dislikes? What could we do better? What should we stop doing?
 - iii. Quantity? Adequate?
 - iv. Quality? Adequate?
 - v. Locations/timing (what kind, when, where?)
 - c. Anything missing?
 - d. Support organizations (and creation of organizations)
4. Grand Junction District – Sub-district Discussion (if time allows)

Appendix D – Charrette 4: Zoning (November 1, 2012 and November 15, 2012)

Meeting Summary:

1. Grand Junction Sub-district Map: The group began by reviewing and discussing the details of the proposed Grand Junction Sub-district Map. The discussion associated with each Sub-district is summarized below:
 - a. GATEWAY Sub-district:
 - i. McClure Oil Site: The group discussed the current status of the property owned by McClure Oil (the old truck stop located on the northwest corner of the State Highway 32 and U.S. Highway 31 intersection).
 - (a) The old oil tanks have been removed and it is believed any contamination has been remediated.
 - (b) The group expressed concern about the site being redeveloped as a gas station. It was suggested that a gas station would not possess the desired mass and scale of the types of structures envisioned at this intersection. Some of these massing and scale issues are addressed in the State Highway 32 Overlay Zone.
 - (c) The group suggested that convenient stores encourage people get off of interstates. This effect was acknowledged as a good thing.
 - (d) The group acknowledged that the primary focus within this Sub-district should be on urban form, not so much on land use. However, some requirement pertaining to urban form may have the effect of excluding certain land uses (e.g., it is difficult to imagine a 5-story gas station).
 - ii. General Zoning/Architectural Considerations: The group then expanded its discussion to zoning consideration more broadly associated with all four corners of the intersection of State Highway 32 and U.S. Highway 31:
 - (a) Ideally this interchange would include high quality and quantity of landscaping, trail connections, possibly water fountains, and “magnificent” buildings.
 - (b) The group agreed that all building in this area should include four-sided architecture.
 - (c) Buildings in this Sub-district (especially those in closest proximity to and most visible from the new interchange being constructed at State Highway 32 and U.S. Highway 31 should have massing that appropriately addresses the new freeway.
 - (d) The group expressed an interest in not wanting to see the roofs of buildings from the newly elevated highway.
 - (e) The group wants to see high quality building architecture. The architectural standards developed for this Sub-district should be of an even higher quality than those contained in the State Highway 32 Overlay Zone.
 - iii. Land Uses: The group was interested in encouraging the following land uses within this Sub-district:
 - (a) Hotels
 - (b) Hotel/Conference Center(s):
 - (1) The group would prefer that this use be located on east side of U.S. Highway 31, but would not rule out the idea of one being constructed on the west side of U.S. Highway 31.
 - (2) (In a perfect world, this facility (or at least the first of such facilities) would be constructed on the southeast corner of the new interchange.
 - (c) Apartments: Apartments would be welcome in this Sub-district as well.
 - (1) Part of the mixed use objectives of Grand Junction.
 - (2) Also acts to attract households (consumers) to support downtown businesses.
 - (3) Needs to include high-quality architecture and massing of buildings.
 - (d) Offices: Office uses were identified as being desirable within this Sub-district; however, the group acknowledged that there is already a large amount of available

office space within the U.S. Highway 31 corridor located between Westfield and the north side of Indianapolis and that general real estate trends in our local economy may not support the construction of an office building in this area for many years.

- iv. Zoning Approval Process:
 - (a) The group recommended that the Downtown Westfield Association (most likely represented by the Grand Junction Task Group) should ultimately function as the land use committee of the Association (organized much like the Land use Committee of the Broad Ripple neighborhood Association).
 - (b) The Association could serve as an architectural review committee and provide recommendations on zoning and development petitions to the Advisory Plan Commission and the City Council.
- v. Branding/Signage (commercial/business signage):
 - (a) The group expressed an interest in requiring some level of “uniformity” and “consistency” for commercial signage through the use of materials and architectural elements.
 - (b) The use of electronic message boards should be considered:
 - (1) If used in appropriate locations;
 - (2) In an appropriate manner; and
 - (3) For appropriate purposes (e.g., to functionally weave downtown activities and events into the activities and events at Grand Park).
 - (4) Such message boards, if used, should be pedestrian oriented, not automobile oriented.
- vi. Monument Signs:
 - (a) The group suggested that when developing standards for monument signs in this Sub-district that the City study other communities to see what they have implemented. This work might provide a workable example for monument sign standards.
 - (b) The group suggested avoiding the phenomenon where the community ends up with lots of very similar monument signs, just differentiated by different words appearing on the signs.
 - (c) The group expressed a preference for having buildings include wall signs, not individual monument signs or tower signs.
 - (d) The group suggested that the current zoning restrictions on monument sign height do not appear to work too well. Shrubs planted in front of and around monument signs tend to grow up and obscure the sign faces.
- b. JUNCTION Sub-district:
 - i. State Highway 32 (Main Street) Expansion: The group began this discussion item talking about INDOT’s eventual expansion (widening and reconfiguration) of State Highway 32 (Main Street) through Grand Junction.
 - (a) The group suggested that the City (working in cooperation with other stakeholders) should to take a more formal position with INDOT to implement the preferences on the Westfield community.
 - (b) The group explained that the Grand Junction Task Group has discussed this matter at length and has, for the most part, identified its Main Street design preferences.
 - (1) The group supports the idea of formalizing the community’s design preferences through a Council resolution.
 - (2) The group identified that if State Highway 32 is narrowed, the corridor may not be able to easily accommodate the inclusion of the community’s Complete Streets program (designed to appropriately accommodate all modes of transportation, including cycle tracks and transit vehicles).

- (3) The group suggested that refining the community's design preferences may be something that the Metropolitan Planning Organization may be able to help fund, to the extent there are any drawings or engineering needed.
- ii. Existing Buildings:
 - (a) The group suggested that a list of specific buildings or building façades be developed for saving or preservation. The group was open to the idea of simply saving façades instead of entire building and noted that some of the most attractive older structures in Grand Junction are probably not internally designed in a manner that allows them to be easily used for modern commercial activities.
 - (b) The group explained that although important to the community, history is not the only important thing in Grand Junction.
- iii. Downtown Vision: The group was asked to respond to the following question: When you walk through Grand Junction, what do you want to see?
 - (a) A homey feeling.
 - (b) Building and streets with character. This is an important item that requires additional discussion. This concept came up several times during the group's discussion.
 - (c) Structures that are unique, modern, eclectic, lots of variety in architecture.
 - (d) Not all brick, but brick is certainly an acceptable building material to use, among other things. The group desires to preserve history while encouraging modern architecture.
 - (e) A pedestrian friendly environment.
 - (f) A safe, welcoming environment, easy to get around for a first-time visitor; no (or minimal) one-way streets.
 - (g) Timeless architecture.
 - (h) Buildings constructed with quality materials and quality design. This is an important item that requires additional discussion. This concept came up several times during the group's discussion.
 - (i) Good wayfinding signs (to accommodate visitors and trail users).
 - (j) The group expressed a preference for construction of real storefronts (as distinguished from the faux storefront look of Pebble Brook Village, the in-line commercial building located near the northwest corner of State Highway 32 and Little Chicago Road).
 - (k) The group agreed that the recently completed facade replacement on the Hobson Insurance Building (104 N. Union Street) in Grand Junction was a good example of the high quality of architecture and materials the groups would like to encourage.
 - (l) A place that includes visually stimulating public art.
 - (m) A place where people can and do stop, sit, talk, people watch. A place where there is a "buzz" like you feel at Bub's, located in Carmel, Indiana at 210 West Main Street.
 - (n) A place containing land uses that create the appearance of activity downtown ("stuff going on").
 - (o) Buildings that touch each other or located very close to each other. Where buildings are pulled up close to the street, like a traditional downtown street.
- iv. Land Uses: The following list of land uses are those identified by the group as desirable for downtown. They are uses that are either not yet present that the group desires to attract or uses that exist but should be expanded or increased.
 - (a) Trail-oriented businesses (e.g., bike shops, coffee shops)
 - (b) Dry cleaners
 - (c) Market
 - (d) Coffee shop

- (e) Specialty shops
- (f) "Watering holes"/gathering places
- (g) Restaurants
- (h) Office Uses (encouraged to be on upper stories)
- c. UNION Sub-district:
 - i. Residential Character:
 - (a) The group expressed an interest in preserving the residential character in this Sub-district.
 - (b) The group was open to the idea of permitting limited commercial or business uses in this area, as long as such uses would not have a detrimental impact on the residential character the group desires to preserve.
 - (c) The group was not interested in seeing significant redevelopment for commercial purposes in this Sub-district.
 - ii. Special Characteristics of Union Street:
 - (a) Older homes (19th century/early 20th century)
 - (b) Mature trees, tree-lined street
 - (c) Consistent variety in architecture
 - (d) Quality, timeless architecture
 - (e) Historic, old-town feel
 - (f) Residential character
 - (g) Use of brick and fieldstone
 - iii. Policy Objectives:
 - (a) Preserve Residential Character:
 - (1) Preserve residential character, especially on North Union Street, north of Penn Street.
 - (2) Allow limited commercial and business uses, if done in a manner so as not to detract from residential character.
 - (i) The group recommends that standards be developed to provide guidance.
 - (ii) Limited or no signage should be permitted for such commercial or business uses. Those signs that are permitted should be non-uniform in nature.
 - (b) Preservation and Enhancement of Existing Conditions:
 - (1) Encourage preservation when and where appropriate.
 - (i) More discussion is needed on this item when developing a more detailed preservation and enhancement plan/strategy.
 - (ii) These standards would apply to existing structures. Different standards would likely apply to the following activities:
 - 1. Reconstruction
 - 2. Renovation
 - 3. Alteration
 - 4. Addition
 - 5. Demolition
 - 6. Redevelopment
 - (iii) Need to determine standards, when they should apply, where they should apply and to what extent they should apply.
 - (2) The group suggests that enhancement of existing structures should be encouraged when appropriate.
 - (3) Preserve mature trees when and where appropriate.

- (4) Encourage preservation of existing setbacks when and where appropriate.
 - (5) Develop architectural standards for this Sub-district.
 - (6) Develop standards for fences within Grand Junction, generally, and especially within this Sub-district.
 - (i) The group suggests that the use of fences to delineate property lines and to create outdoor spaces should be permitted.
 - (ii) Standards for such fences to require ornamental fences to be used.
 - (iii) Chain link and wire fencing should be discouraged or prohibited.
- iv. Lighting Standards:
 - (a) The group suggested that this Sub-district include special lighting standards?
 - (b) The lantern concept was suggested as an option or example for lighting fixture type. This would be consistent with some of the early lighting design discussions of the Grand Junction Task Group.
- v. Front Yards: The group suggests that parcels fronting Union Street should be required to maintain grass lawns or some other form(s) of vegetation. There was a desire to avoid the use of concrete or stone as a permitted ground cover in these areas.
- vi. Other Discussion Topics:
 - (a) Access Control: The group expressed a desire to control additional direct access points along Union Street. This item will be discussed under the “Infrastructure” discussion session.
 - (b) Economic Improvement District: The group suggested that some research be completed to determine the propriety of using an Economic Development District (see IC 36-7-22). As discussed by the group, this statute permits the establishment of, for lack of a better description, an after-the-fact property owners association of already existing areas and neighborhoods.
 - (c) Demographic Trends in Our Economy: A significant number of people who are members of the “creative class” (the youngest and the brightest, and the oldest and the wisest) are renters by choice. They tend to have a preference for lifestyle and mobility over ownership and investment. They demand high services and quality of life amenities. These groups are contributing to the expected significant decline in the proportion of buyers emerging in the marketplace. By creating a vibrant downtown district, Westfield will be well positioned to attract the creative class which should bolster the local economy and help protect property values against the decrease in demand for owner-occupied housing. The group recommended creating more opportunities for multi-family rental communities within Grand Junction to provide living opportunities for the creative class.
- d. NEIGHBORHOOD Sub-district:
 - i. General Characteristics: The group identified the following general characteristics of this Sub-district:
 - (a) Newer buildings constructed in the late 20th century.
 - (b) Several existing platted residential subdivisions.
 - ii. Policy Objectives: The group identified the following policy objectives for this Sub-district:
 - (a) Existing developments within this Sub-district should be permitted to remain.
 - (b) If the areas within this Sub-district are ever redeveloped, the City should have in place standards that would apply to such redevelopment that would be consistent with the Grand Junction vision.
 - (c) If redeveloped, such areas should be encouraged for higher density housing?
 - (1) Multi-family uses should be encouraged where appropriate.
 - (2) Multi-family should be consistent with the quality and contextual sensitivity used

in J.C. Hart's Union Street Flats project located at 441 S. Union Street, Westfield, Indiana.

- (d) There was some discussion about whether access to the Neighborhood Sub-district should be permitted from Union Street. The group explained that such access does not seem desirable in the abstract, but that there may be situation where this makes sense. This item may require additional discussion going forward.
- iii. Existing Structures: The group suggested that standards be developed pertaining to the following items.
 - (a) Reconstruction: When can/should structures in this Sub-district be permitted to be reconstructed.
 - (b) Additions: When can/should additions to structures in this Sub-district be permitted to be constructed. The group identified the example of a significant addition made to the home located at 120 Mill Street, Westfield, Indiana. Although this home is located in a different Sub-district, the group expressed an interest in making sure the City takes appropriate measures to avoid increasing land assembly costs for areas where it wishes to encourage redevelopment.
 - (c) Redevelopment: When can/should areas in this Sub-district be permitted to or encouraged to redevelop.
- e. KENDALL Sub-district:
 - i. General Characteristics:
 - (a) This area will ultimately include a significant portion of the City's regional storm water detention system (designed to more efficiently detain storm water in a manner that will reduce the amount of land areas in Grand Junction consumed by numerous individual on-site storm water detention facilities).
 - (b) This Sub-district is largely undeveloped.
 - (c) Much of the developable area within this Sub-district possesses U.S. Highway 31 frontage.
 - (d) Portions of this Sub-district are located with the City's East Side TIF district. This TIF district is currently generating a significant amount of increment.
 - ii. Policy Objectives:
 - (a) The group acknowledged that there is a general expectation that with Sub-district will develop with commercial uses.
 - (1) The group would like to see medical/office uses, including ancillary retail uses.
 - (2) The group would like to discourage stand-alone retail uses.
 - (b) The group suggests that this is not an appropriate location for single-family housing, but there be some limited exceptions.
 - (c) The group expects that this Sub-district will contain more vertical buildings, with massing that addresses the U.S. Highway 31 corridor.
 - (d) The recommends high quality architecture and development standards be enacted for this area.
 - (e) The group desires to see the regional detention area developed as a publicly accessible amenity.
 - (f) The group recommend the installation of attractive landscaping between future buildings and the U.S. Highway 31 right-of-way.
 - (g) The group discussed whether this Sub-district should be governed by the U.S. Highway 31 Overlay Zone. The group recommended that this issue be thoroughly vetted at the time zoning regulations for this area are generated.

Grand Junction Discussion Outline/Items:

1. Quick review of Grand Junction Sub-district Map (see *Grand Junction District Map on Page 24*)
2. Sub-district Policy Objectives
 - a. GATEWAY SUBDISTRICT (GREEN)
 - i. U.S. Highway 31/Timing update
 - ii. Interchange Design --> most-recent info re: tower at U.S. Highway 31/State Highway 32
 - iii. McClure Oil update
 - iv. School property update
 - v. Hotel/Conference (update?) --> which corner(s)?
 - vi. Uses (types, examples) --> encouraged/discouraged?
 - vii. Massing (stories, size)
 - viii. Architecture
 - ix. Mass transit
 - x. Visitor Center
 - xi. Branding/Signage --> compliment to intersection design? infrastructure?
 - xii. Approval processes?
 - b. JUNCTION SUBDISTRICT (ORANGE)
 - i. Existing structures (reconstruction/renovation/alterations/additions/demolition/redevelopment)
 - ii. Preservation?
 - iii. Architecture
 - iv. Land Use/Mix
 - v. T-fare planned roads
 - vi. Trails?
 - vii. Downtown expansion
 - viii. Flood plain
 - ix. Development Standard
 - (a) Height
 - (b) Setbacks
 - x. Parking?
 - xi. State Highway 32 expansion
 - xii. Approval process?
 - xiii. Branding/signage
 - xiv. New build/re-build to bury power lines
 - c. UNION SUBDISTRICT (YELLOW)
 - i. Existing structures --> (reconstruction / renovation / alterations / additions / demolition / redevelopment)
 - ii. Preservation?
 - iii. Land Use
 - iv. Downtown expansion
 - v. Architecture

- vi. Development Standards
 - (a) Height
 - (b) Setbacks
- vii. Branding/Signage
- viii. History/Visceral appeal
- ix. Preserve mature trees
- x. New build/re-build to bury power lines
- xi. Distinct from Junction District?
- d. KENDALL SUBDISTRICT (BLUE)
 - i. Some existing development
 - ii. Commercial opportunity? Employment Area?
 - iii. How to deal with existing development?
 - iv. How does this area relate to GJ?
 - v. Are architectural standards and development standards important here?
 - vi. Existing Zoning
 - vii. U.S. Highway 31 Overlay Zone
- e. NEIGHBORHOOD SUBDISTRICT (PINK)
 - i. Existing Development
 - ii. Cause redevelopment?
 - iii. Or just provide a backup in case redevelopment occurs?
 - iv. Are existing land uses OK?
 - (a) Schools
 - (b) Churches
 - (c) Single-family
 - (d) Multi-family??
 - (e) Library
 - v. Are architectural standards and development standards important here?
 - vi. Existing Zoning
 - vii. U.S. Highway 31 Overlay Zone

Appendix E – Charrette 5: Infrastructure (November 20, 2012)

Meeting Summary:

1. General Comment: The group agreed that the design elements of the South Union Street streetscape project was supposed to set the tone for all of the infrastructure improvements within Grand Junction.
2. Power Lines:
 - a. The group suggests that all existing overhead power lines within Grand Junction need to be buried or go away somehow.
 - b. The group agreed that all new installations should be required to be buried.
 - c. The group suggests that this matter be studied carefully:
 - i. What would be the cost of such a venture?
 - ii. How much time will it take to make this happen?
 - iii. Who has the power to force this/make this happen?
 - d. The group believes that there is a lot of existing old junk/dead lines in the air on existing poles that should be removed.
 - e. The group identified the Sub-districts, in order of priority, in which power lines should be buried:
 - i. Junction Sub-district (orange);
 - ii. Union Sub-district (yellow);
 - iii. Gateway Sub-district (green, likely inevitable with redevelopment);
 - iv. Neighborhood Sub-district (pink); and
 - v. Kendall Sub-district (blue, likely inevitable with new development).
3. Streets:
 - a. Alleys:
 - i. The group suggests maintaining existing alleys until there is a good reason to vacate them for redevelopment (public or private) or other appropriate purpose, as long as they are not needed for access or traffic circulation.
 - ii. The group suggests that these areas could also be converted to public spaces for pedestrians or gathering places.
 - b. Transit: Transit in the City of Westfield will likely serve to basic purposes.
 - i. Local Circulation:
 - (a) The group suggests locating a bus stop (or stops) in Grand Junction (or maybe a transit hub facility in the future).
 - (b) Such a system would provide transportation opportunities for employers and employees.
 - (c) This could help the community greatly from an economic development standpoint.
 - ii. Inter-community Circulation:
 - (a) The group agreed that it may make more sense to locate the transit hub outside of Grand Junction where there is more developable land area, like in the Grand Park area or near the Indianapolis Executive Airport (near the western boundary of the City of Westfield on State Highway 32).
 - (b) This item should be studied in much greater detail:
 - (1) What effects would result from a transit hub being constructed near the Grand Park economic development area?
 - (2) What is the best strategy for stops and routes?
 - (3) There may be opportunities for transit oriented development.
 - (4) The community should plan for a transit hub. Adequate parking will be needed. This could be a land intensive venture.

4. Trails, Sidewalks and Amenities:

- a. The group agreed that the City has a pretty good trail plan. The group just desires this effort to continue full speed ahead.
- b. Grand Junction trail priorities should include:
 - i. Make improvements consistent with the South Union streetscape project within the Junction Sub-district (orange) and the Union Sub-district (yellow).
 - ii. Make improvements consistent with the South Union streetscape project to connect the Gateway Sub-district (green) to the Grand Junction Plaza.
- c. Sidewalks and curbs within the Grand Junction District should be replaced to eliminate cracked and crumbling sections.
- d. A systematic plan should be implemented to re-design all of the streetscapes in Grand Junction to be consistent with the improvements made with the South Union streetscape project.
- e. The group agreed that it would like to see the same treatment along North Union Street that was used on the South Union Street project.
- f. The group would like to see nicer planters and seating areas installed within the Grand Junction District where appropriate.

5. Main Street (State Highway 32): The group agreed that resolution needs to be obtained regarding the ultimate design and timeline of construction for the State Highway 32 widening through Grand Junction. This matter will require further discussion with INDOT and City leadership.

6. Regional Detention Facilities: The group desires to preserve, to the extent possible, the vegetation in these areas and encourages them to be designed as natural publicly-accessible amenity areas.

7. Speakers/Music: The group encourages the City to spend the extra money within the Junction Sub-district (where appropriate) and possibly the Gateway Sub-district (where appropriate) to provide speakers for music on the light poles it purchases for future street projects in the area. The group suggests the same ornamental light poles in the Union Sub-district, but without the speakers (this area is more residential in nature).

8. Landscaping:

- a. The group explained that the South Union Street streetscape improvements are intended to serve as a guide for making additional streetscape improvements throughout Grand Junction.
- b. The group explained that it has already provided the City with recommendations regarding landscaping within medians on Main Street and landscaping within Grand Junction Plaza.

9. Streetscape: The group explained that it has already provided the City with recommendations regarding the types of benches, trash cans, planters and bike racks (can also double as art, can be unique, not necessarily a uniform bike rack throughout all of Grand Junction) to be used within Grand Junction.

10. Public Art:

- a. The group sees public art as another form of public infrastructure.
- b. The group indicated that it envisions non-governmental organization heading up the public art initiative within Grand Junction. The group's preference is for the Downtown Westfield Association to play the lead role in this initiative (e.g., by forming an arts committee) with the support of the City.

11. Signage:

- a. The group envisions some form of gateway feature, arch, or some other structure being constructed over Jersey Street at the entrance to Grand Junction Plaza.

- b. The group also desires to see gateway features or monuments installed at the entrances to the Grand Junction District on North Union Street, South Union Street, east State Highway 32 and west State Highway 32.
- c. The group would also like to see repeated elements or monuments (a common branded theme) installed throughout Grand Junction. The group desires a unique design theme for Grand Junction (as opposed to the rest of the City), but prefers a consistent design theme and elements throughout Grand Junction (the South Union Street streetscape improvements should be used as the model for these improvements).
- d. The group suggested the possibility of mimicking the architectural lines of the Grand Junction Plaza stage somehow in the architectural themes, monuments and branding elements used in the Grand Junction District.

12. Traffic Management:

- a. The group agreed that traffic management within Grand Junction is worthy of further study and research.
- b. The group prioritized certain new road construction/reconstruction projects within Grand Junction:
 - i. Mill Street along Grand Junction Plaza;
 - ii. Poplar Street extension, south of Park Street;
 - iii. Jersey Street, adjacent to Grand Junction Plaza; and
 - iv. Mill Street connection to East Street, east of South Union Street.

Grand Junction Discussion Outline/Items:

1. INFRASTRUCTURE

- a. Power Lines
- b. Streets
 - i. Alleys?
 - ii. Complete Streets?
 - iii. Transit
- c. Trails
- d. Water Detention/Drainage
- e. Sidewalks
- f. Speakers (music)
- g. Lighting
- h. Irrigation
- i. Landscaping
- j. Art
 - i. Intersections
 - ii. Hydrants
 - iii. Drains
 - iv. Other?
- k. Streetscape
 - i. Benches
 - ii. Trash Cans
 - iii. Planters
 - iv. Other?
- l. Signs
 - i. Street Signs
 - ii. Thematic Monuments
 - iii. Wayfinding
 - iv. Other?
- m. Traffic Management
- n. Fiber-optics

2. PUBLIC SPACES

- a. Parks/Park Facilities
 - i. Amount
 - ii. Proximity
 - iii. Facilities/Improvements
 - iv. Encourage/Discourage
- b. Trails/Streets
- c. Other Public Facilities (Schools, City Hall, Library)
- d. Trees
 - i. Preserve

- ii. Plant New
- e. Flood Plain/Regional Detention
- f. Grand Junction Plaza
- g. Natural areas
- h. Public Art

Appendix F – Charrette 6: Public Spaces and Economic Development (November 27, 2012)

Meeting Summary:

1. PUBLIC SPACES:

- a. Parks/Public Facilities: The group began by briefly identifying and discussing the various public spaces located within Grand Junction for orientation purposes.
 - i. Old Friends Cemetery;
 - ii. Asa Bales Park;
 - iii. Natalie Wheeler/Grand Junction Trail (part of the “Midland-Monon Loop”);
 - iv. Freedom Trail Park;
 - v. Midland Trace Trail (Noblesville is starting to pave from Gray eastward);
 - vi. School Properties (several school facilities);
 - vii. Grand Junction Plaza (not yet developed);
 - viii. Hadley Park; and
 - ix. Simon Moon Park/Sledding Hill (in close proximity to Grand Junction).
- b. Policy Objectives:
 - i. Some members of the group suggested that the City consider promoting and/or re-naming trails to “Monon Loop” or similar. There is a perception among some of the group members that there are too many trail names, which might be confusing to visitors.
 - ii. The group recommends using the planned regional detention basin (natural areas that aren’t developable) as public park space. It is recommended that the City acquire title to as much of the detention facility land as possible for this use.
 - iii. The group is supportive of moving Hadley Park to another location so that the land can be creatively re-purposed for some productive development purpose.
 - iv. The group re-confirmed its interest in connecting the south and north sides of the Grand Junction Trail via a tunnel under State Highway 32.
 - v. The group believes that the amount of parks and public spaces we have/we have planned within the Grand Junction District is enough.
 - vi. The group believes that the location and proximity of parks and public spaces within the Grand Junction District are good.
- c. Function
 - i. Grand Junction Plaza function: There has already been a bit of work done by the Downtown Westfield Association in cooperation with the City to outline potential seasonal uses in the Plaza.
 - ii. The group recommends that the floodplain within the regional detention facility area be preserved or maintained as natural publicly accessible open space.
- d. Trails/Streets: The group recommends an additional dedicated trail connection from Grand Junction to Grand Park (for motorized vehicles, but not cars, desire some kind of transit connecting Grand Junction to Grand Park).
- e. Other Public Facilities:
 - i. The group expressed a desire to eventually construct a signature Municipal Building (City Hall/Library/Post Office/School Offices/Other?) near Grand Junction Plaza.
 - ii. The group identified that the existing City Hall property would be a valuable option to attract new development to downtown.
- f. Trees:
 - i. The group expressed that it believes the City’s existing tree planting and preservation efforts are good.

- ii. The group supports a policy of staggered tree growth/planting so that public trees are not all planted at the same time.
- g. Public Art:
 - i. The group suggests that public art is important in Grand Junction. It creates visual interest, which is good for economic development and placemaking.
 - ii. The group recommends that an arts committee (ideally within the Downtown Westfield Association) be established to guide the City's public art initiatives. It is recommended that this committee include a broad spectrum of people, including artists, historians and others).
 - iii. The group suggests that public art should be funded by both public and private sources of capital.
 - iv. The group suggests that public art should:
 - (a) Reflect Westfield history (but maybe not always);
 - (b) Support local artists;
 - (c) Show that Grand Junction is "alive;" and
 - (d) Be ever-changing.
 - v. The group briefly identified examples of existing art located in Grand Junction at the time of this plan:
 - (a) Red Man (paid for by DWA);
 - (b) Asa Bales entrance sculpture (paid for by City);
 - (c) Pharmacy mural (paid for by City); and
 - (d) Anderson Corporation sculpture (paid for by the Anderson Corporation).

2. ECONOMIC DEVELOPMENT:

- a. Overarching Priorities: The group identified the three overarching priorities/obstacles related to Grand Junction as identified in a previous developer input charrette:
 - i. Attract as many new households within walking distance of downtown as soon as possible.
 - ii. Land assembly represents a significant obstacle, unknown, risk for developers desiring to develop or redevelop land in Grand Junction.
 - iii. It is difficult to developers to obtain capital for redevelopment project like the ones desired within Grand Junction. Part of this has to do with the current lending environment and part of it has to do with the many additional contingencies associated with redevelopment project that are often not as pronounce in greenfield development projects.
- b. Economic Development Functions: The group briefly reviewed the primary economic development functions for orientation purposes.
 - i. Business Retention:
 - (a) As related to Grand Junction, this would involve efforts to retain existing commercial enterprises in Grand Junction.
 - (b) This would also likely involve working with existing building owners and business owners to make sure Grand Junction remains an attractive destination for downtown businesses to thrive.
 - (c) For instance, the adequate availability of parking was identified by the group as an issue that should be studied in more detail to ensure that downtown customers have good parking opportunities (especially in the northeast quadrant of State Highway 32 and Union Street). There is at least a perception that there is not adequate parking available. The group suggested that a parking study should be completed.

- ii. New Development Attraction: As related Grand Junction, new development attraction would likely take the form of developing strategies and implementing plans for attraction of:
 - (a) New single-family residential developments/lots;
 - (b) New multi-family developments/units; and
 - (c) New commercial/office/business/retail uses/structures.
- iii. Business Expansion: This concept involves working with existing local businesses to determine ways to encourage or incentivize business development and expansion. Generally speaking, most new jobs are generated from these efforts in a growing local economy. This activity is sometime referred to as economic gardening.
- c. Incentives:
 - i. TIF District: Much of the Grand Junction district is located within the Grand Junction TIF District. The City is in the process of re-evaluating its TIF districts to ensure that they appropriately include parcels that will ultimately be developed for non-residential or multi-family purposes. There are numerous downtown public infrastructure projects and land acquisitions needed for which TIF revenues can be used. As more development occurs within the Grand Junction TIF District, there will be greater opportunities for public improvements.
 - ii. Tax Abatements: Abatements should be used sparingly within TIF districts, because every dollar abated is a dollar that will not be captured as increment. This undermines the purpose of establishing a TIF district. However, in certain instances, it may sense to provide abatements within a TIF district, especially if by doing so, an element of the Grand Junction vision is substantially advanced.
 - iii. Impact Fees: The group discussed the possibility of reducing impact fees within the Grand Junction District as an incentive to encourage development and redevelopment in downtown. As discussed this could include road impact fees, park impact fees, water and sanitary sewer connection and availability fees (technically, these water and sewer fees are not impact fees, but they are similar and for that reason they were included for the purpose of this discussion).
 - (a) Water and Sewer Fees: The group noted that, provided the City's water and sewer utilities are successfully transferred to Citizens Energy Group (in process at the time of this plan preparation), water and sewer development fees will likely be greatly reduced or eliminated by the end of 2013.
 - (b) Road and Park Impact Fees: The group suggested that additional impact fees might not be needed as much in the Grand Junction area because most of the parks in the area have already been developed and so has most of the road infrastructure. However, the group noted that in response to the growth the Grand Junction initiative is designed to create, it is expected that additional park and road improvements will be needed. These fees are an essential component of how the City of Westfield financially responds to the impact of new development and the increased demands created by such new development.
- d. Economic Development Strategy Going Forward: The group suggests that the following items should be the top economic development priorities in Grand Junction:
 - i. Attract New Households: Identify development/redevelopment opportunities that will provide additional households within walking distance of downtown. This was identified as one of the top priorities in an earlier planning exercise and continues to be very important and desirable for the success of the Grand Junction vision.
 - ii. Build Grand Junction Plaza. The group feels that this is essential for the success of the Grand Junction District. The group believes that downtown Westfield needs a central public gathering/hosting space to attract economic development in downtown

Westfield. This will be especially important for attracting visitors to Grand Junction, many of whom are expected with the opening of the Grand Park sports tournament/tourism venue.

- e. Redevelopment of Southwest Corner of State Highway 32 and Union Street:
 - i. This area has been heavily discussed over the last three or four years as the Grand Junction Task Group (now incorporated within the Downtown Westfield Association) developed schematic plans with the City's support for the Grand Junction Plaza (the "Plaza"), including certain improvements/buildings to be located along the south side of State Highway 32 and west of South Union Street (the "Plaza Buildings").
 - ii. The group believes that the businesses in the Plaza Buildings will thrive because of their proximity to the Plaza. The group also suggests that the Plaza will thrive because of its proximity to the Plaza Buildings and the businesses therein.
 - iii. Members of the group have independently explored the concept of attracting a "master developer" to construct the Plaza Buildings and possibly participate in or facilitate the construction of the Plaza.
- f. Promotion/Marketing of Grand Junction:
 - i. To date, the promotion and marketing of the Grand Junction area has been a collaborative effort between the City, the Downtown Westfield Association (and its individual members) and the Chamber of Commerce.
 - ii. The group recommends that Grand Junction branding needs to be completed and such themes/elements should be included in promotion and marketing of downtown Westfield.
 - iii. The group feels strongly that the community needs to get the word out that Grand Junction is open for business. The group noted a good example of this type of activity with the formation of Grand Junction Properties, a real estate group formed by Curt Whitesell with a focus on Grand Junction real estate and business real estate needs.
- g. Facade Improvement: The group identified the Facade Improvement Program, created by the Westfield City Council in 2010, as a useful tool to incentivize aesthetic improvement of the Grand Junction area. Essentially, the program is a 50/50 matching grant for external building and property improvement within the Grand Junction area. The maximum allowable match per year is \$5,000.
 - i. The group acknowledged that this tool has been a very effective one at improving the appearance of downtown.
 - ii. The group suggested that the program be reviewed to determine whether the award criteria provide enough opportunities to incentivize improvement and to ensure that the program is adequately funded to maximize meaningful aesthetic improvements downtown.
 - iii. The group also suggested that the boundaries establishing geographic eligibility for the facade program be reviewed to determine if it makes sense for it to relate more to the Sub-district boundaries contemplated in this plan.
 - iv. The group suggested that more can be done to promote the facade grant program.

Grand Junction Discussion Outline/Items:

1. PUBLIC SPACES

- a. Parks/Park Facilities
 - i. Existing and Planned
 - (a) Old Friends Cemetery Park
 - (b) Asa Bales Park
 - (c) Natalie Wheeler/Grand Junction Trail
 - (d) Freedom Trail Park
 - (e) Midland Trace Trail
 - (f) School Properties
 - (g) Grand Junction Plaza
 - (h) Fish Property?
 - ii. Amount
 - iii. Proximity
 - iv. Function
 - v. Facilities/Improvements
 - vi. Encourage/Discourage
- b. Trails/Streets
- c. Other Public Facilities (Schools, City Hall, Library)
- d. Trees
 - i. Preserve
 - ii. Plant New
- e. Flood Plain/Regional Detention
- f. Grand Junction Plaza
- g. Natural areas
- h. Public Art

2. ECONOMIC DEVELOPMENT

- a. Previously Identified Priorities (Developer Charrette)
 - i. New households within walking distance
 - ii. Land assembly
 - iii. Access to capital
- b. Economic Development Functions
 - i. New Development
 - (a) Residential SF (no comps)
 - (b) Residential MF
 - (c) Commercial
 - ii. Business Retention
 - iii. Business Expansion (Economic Gardening)
- c. Discussion Topics
 - i. DWA/City Roles
 - ii. Incentives
 - iii. Strategy
 - iv. RFP
 - v. Promotion/Marketing
 - vi. Facade Improvement Program
 - vii. Leased City-Owned Properties

Appendix G – Charrette 7: Review and Top Ten Priorities (December 18, 2012)

Meeting Summary:

In preparation for this charrette the Economic and Community Development Department prepared a consolidated list of all planning objectives identified in previous planning works related to Grand Junction and throughout the six preceding Grand Junction Implementation Plan Charrettes. The primary purpose of Charrette #7 is to review the various Grand Junction planning objectives and to prioritize them in order to develop a coherent and targeted strategy for accomplishing the Grand Junction vision.

The priorities identified by the group will be assembled into a recommendation to the City leadership (in the form of a comprehensive plan amendment, the “Grand Junction Implementation Plan, 2013”) for its consideration and approval. The product of this work is intended to provide guidance to the various decision-makers and stakeholder organizations in their efforts to accomplish the Grand Junction vision.

As contemplated by the group, this planning exercise would be initiated again in the fourth quarter of 2013. During this process, this plan is intended to be reviewed, accomplishments should be measured, remaining goals/objectives should be evaluated and new goals/objectives may be identified for 2014. It is anticipated that the product of future planning activities related to updating this Implementation Plan would also take the form of comprehensive plan amendments.

Grand Junction Discussion Outline/Items:

History and Branding

- ☐ Create/Clearly Establish the Grand Junction Brand.
- ☐ Design a Grand Junction logo/bug/mark.
- ☐ Develop a slogan for Grand Junction.

Decorations

- ☐ Create opportunities for over-street banners to promote Grand Junction events.
- ☐ Improve/enhance/expand use of hanging basket planters and the cross-arms used to hang them within Grand Junction.
- ☐ Purchase and install new and enhanced landscaping planters in Grand Junction (provide more of them and provide for public seating).
- ☐ Install new decorative light poles.
- ☐ Install attractive street furniture.
- ☐ Provide more and improved seasonal decorations within Grand Junction.

Special Events

- ☐ Recruit more involvement/volunteering from residents within Grand Junction and throughout the community.
- ☐ Recruit more organizations than just DWA and the City to host community events in Grand Junction.
- ☐ Develop better coordination with other community organizations (Schools, local sports groups, etc.) regarding event scheduling/timing conflicts.
- ☐ Host at least one special event in Grand Junction every month of the year.
- ☐ Focus on improving the public events that are already hosted in Grand Junction.
- ☐ Develop a stronger partnership with the schools in hosting/promoting public events.

Zoning

- ☐ GATEWAY SUBDISTRICT (Green)
 - ☐ Develop architectural and development standards for the Gateway Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
 - ☐ Develop DWA review process for the Gateway Subdistrict.
 - ☐ Develop commercial sign standards for the Gateway Subdistrict.
- ☐ JUNCTION SUBDISTRICT (Orange)
 - ☐ Develop architectural and development standards for the Junction Subdistrict.
 - ☐ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop DWA review process for the Junction Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).
- ☐ UNION SUBDISTRICT (Yellow)
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop standards for new development (setbacks, architecture, etc.) in the Union Subdistrict.
 - ☐ Develop standards/strategy to encourage property enhancements on Union Street.
 - ☐ Develop standards for mature tree preservation on Union Street parcels.
 - ☐ Develop fence standards applicable to Union Street parcels.
 - ☐ Develop enhanced lighting standards for Union Street parcels.
 - ☐ Develop grass lawn/vegetation requirements for Union Street parcels.
 - ☐ Develop right-of-way access control standards along Union Street.
- ☐ NEIGHBORHOOD SUBDISTRICT (Pink)
 - ☐ Develop vision and standards for future redevelopment of the Neighborhood Subdistrict.
 - ☐ Develop standards for existing structures in the Neighborhood Subdistrict.
- ☐ KENDALL SUBDISTRICT (Blue)
 - ☐ Develop strategy for attracting/encouraging medical/office commercial uses in the Kendall Subdistrict.
 - ☐ Implement standards that would prevent/discourage stand-alone retail within the Kendall Subdistrict.
 - ☐ Implement standards that would prevent/discourage single-family residential uses in the Kendall Subdistrict.
 - ☐ Develop standards/policies that would encourage vertical buildings in the Kendall Subdistrict.
 - ☐ Develop architectural standards for the Kendall Subdistrict.
 - ☐ Develop landscaping standards for the area between future buildings and U.S. Highway 31.
 - ☐ Determine the extent to which the U.S. Highway 31 Overlay Zone is appropriate to apply to the Kendall Subdistrict.

Infrastructure

- ☐ Bury power lines.
- ☐ Develop policy for disposition/repurposing of existing alley property (where appropriate).
- ☐ Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond.
- ☐ Develop standards to encourage transit-oriented development.
- ☐ Continue to expand/enhance the trail network within the Grand Junction.
- ☐ Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza.
- ☐ Install same South Union streetscape treatment in future sidewalk/curb/roadside trail projects on North Union Street and other strategic places within Grand Junction.
- ☐ Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
- ☐ Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).
- ☐ Develop plan and install unique public signage/design theme for Grand Junction (as opposed to the rest of the City).
- ☐ Install planned new roads within the Junction and Kendall Subdistricts (*see Grand Junction District Map on Page 24*).

Public Spaces

- ☐ Review/revise trail names within Grand Junction to help with marketing/wayfinding (needs to be visitor-friendly).
- ☐ Develop strategy for reuse/repurposing of Hadley Park.
- ☐ Connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.
- ☐ Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
- ☐ Develop centralized municipal building near Grand Junction Plaza.
- ☐ Develop redevelopment plan for existing City Hall property and other adjacent City-owned property.
- ☐ Establish a staggered (staggered in age/maturity) tree growth/planting program within Grand Junction public places.
- ☐ Build Grand Junction Plaza.
- ☐ Develop a plan for the function (seasonal uses) of the Grand Junction Plaza.
- ☐ Formalize strategy, plan and organization to provide for public art improvements throughout Grand Junction.
- ☐ Develop and implement a plan to convert certain public infrastructure (manhole covers, sewer grates, fire hydrants, bridges, sidewalks, intersections, etc.) into pieces of public art.

Economic Development

- ☐ Develop strategy and policies to attract as many households to locate within walking distance of downtown.
- ☐ Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
- ☐ Develop/refine strategy for business retention, expansion and development in Grand Junction.
- ☐ Develop Grand Junction parking plan.
- ☐ Amend/Revise Grand Junction Economic Development Area (TIF District) to include some missing properties and remove land acquired by State.
- ☐ Invite developer proposals for the redevelopment of parcels north of Grand Junction Plaza.
- ☐ Develop and implement a plan for promotion/marketing of Grand Junction.
- ☐ Continue (and consider expanding) the City's Facade Improvement Program.
- ☐ Consider/explore concept of creating an Economic Improvement District.

Grand Junction Implementation Plan - Top 10 Priorities:

History and Branding

1. Create/Clearly Establish the Grand Junction Brand. Design a Grand Junction logo/bug/mark. Develop a slogan for Grand Junction.

Zoning

2. Gateway Sub-district (green)
 - ☐ Develop architectural and development standards for the Gateway Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Gateway Subdistrict: hotel; hotel/conference center; apartments; and offices.
 - ☐ Develop DWA review process for the Gateway Subdistrict.
 - ☐ Develop commercial sign standards for the Gateway Subdistrict.
3. Junction Sub-district (orange)
 - ☐ Develop architectural and development standards for the Junction Subdistrict.
 - ☐ Formalize a position with INDOT regarding State Highway 32 expansion through Grand Junction
 - ☐ Develop standards to address modifications to existing structures.
 - ☐ Develop DWA review process for the Junction Subdistrict.
 - ☐ Develop strategy for attracting/encouraging the following land uses within the Junction Subdistrict: trail-oriented businesses (i.e., bike shop, coffee shop); dry cleaner; market; coffee shop; specialty shops; night-time gathering places; restaurants; offices (not at street level).

Infrastructure

4. Develop transit circulation plan as related to Grand Junction and how it connects to the system beyond. Continue to expand/enhance the trail network within the Grand Junction. Create pedestrian connections between the Gateway Subdistrict and the Grand Junction Plaza. Develop and implement a plan for a dedicated trail connection between Grand Junction and Grand Park for motorized (non-car) vehicles.
5. Design drainage/floodplain areas as amenities and natural areas. Develop the regional detention area south of the Midland Trace Trail corridor as a downtown amenity.
6. Develop plan and install new streetscape amenities including but not limited to benches, trash cans, planters, hanging baskets, bike racks, street lights (including irrigation and speakers where appropriate).

Public Spaces

7. Build Grand Junction Plaza.

Economic Development

8. Develop strategy and policies to attract as many households to locate within walking distance of downtown.
9. Continue City land assembly activities to facilitate development and redevelopment in Grand Junction.
10. Develop Grand Junction parking plan.

Appendix H – Suggested Action Items from Advisory Plan Commission Public Hearing

The following action items were suggested during the Advisory Plan Commission public hearing for the Grand Junction Implementation Plan 2013 on July 1, 2013. These additional comments have been incorporated as an appendix to the Implementation Plan so that they may be considered as work begins on the Grand Junction Implementation Plan 2014 in the fall of 2013.

Summary of Comments:

1. Consider creating an advisory group or commission made up of people from the community to provide oversight on historic and cultural preservation.
2. As work continues on the Grand Junction initiative, continue treating citizens and history with respect. Consider better methods of communication among the different groups involved in and affected by the initiative.
3. Consider incorporating (or clarifying) the following themes in Grand Junction initiatives going forward: pride, charm and respect for our history.

WRITTEN PUBLIC COMMENTS

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

Enclosed Attachments:

- | | | |
|----|-------------------------------------|------------|
| 1. | Grand Junction Task Group | (12/15/16) |
| 2. | Mira Pike 1541 Cherrywood Ct | (01/03/17) |
| 3. | Jason Terrie 224 David Brown Drive | (01/03/17) |
| 4. | Tyler Sutton 1502 Cherrywood Ct | (01/04/17) |
| 5. | Peg Kriese 1512 Cherrywood Ct | (01/04/17) |
| 6. | Madonna Gumm 1533 Cherrywood Ct | (01/04/17) |
| 7. | Michelle Helvaty 1618 Cherrywood Ct | (01/04/17) |

DOWNTOWN WESTFIELD ASSOCIATION WITH GRAND JUNCTION TASK GROUP

TUESDAY December 13, 2016

9:00 A.M.

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

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

The meeting began with introductions before hearing the presentation.

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

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

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

Thank you,

Teresa Otis Skelton, Executive Director
Downtown Westfield Association

(317) 508-3392

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

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

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

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

Sincerely,

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

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

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

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

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

Hotel:

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

Additional Road:

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

Traffic:

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

Trail:

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

I hope the various councils in Westfield will listen to our concerns.

Thank You,
Tyler Sutton

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

To all whom this concerns,

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

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

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

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

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

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

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

Thank you for your consideration.

Sincerely,
Margaret J (Peg) Kriese

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

1701-PUD-02

The Grand Millennium Center Planned Unit Development (PUD)

I am writing as a local resident to voice my objection to adding a trail between Southridge and Cherry Wood Estates as well as the plans to construct hotels next to a residential area. I am greatly concerned that the proposal, if it goes ahead, will have significant detrimental effects on the environment and the local community. As a local resident this is a matter of concern which affects not only myself but all other local residents as well.

The hotels would bring increased traffic, noise and disruption to an established area of primarily single family homes. It would be unconscionable to approve such a project allowing such a disruption to a quiet neighborhood as the hotels which would operate 24 hours per day creating both noise and light pollution. It's not a high-end house, but it's my home and I love it dearly, as well as the neighborhood it is nestled in. Construction of the proposed hotels would destroy wooded areas and fields surrounding the neighborhood. This will infringe on my view of the sunset and destroy homes of all the animals that currently live in these areas. I have personally seen deer, wild geese and too many kinds of birds to name living peacefully in this area.

Residents adjacent to this project said the matter comes down to protecting existing property owners, some of which have been in their homes for over 20 years.

I hope that the matters I have raised will help you to understand that this proposal is not a good thing for this area but rather a very detrimental idea.

Sincerely,



Madonna Gumm
Cherry Wood Estates

From: [rob.h](#)
To: [APC](#)
Subject: jan 4 planning meeting
Date: Wednesday, January 4, 2017 4:00:27 PM

To whom it may concern:

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

Notes:

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

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

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

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

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

Concerns are as follows:

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

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

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

Financial- There are numerous homes along the proposed trail route that have no fence. Due to privacy and potential liability, a proposed trail would force these individuals to purchase costly fences.

- There is potential that a new trail here would reduce the value of homes for decades along the trail, ultimately lowering the value of all homes in both neighborhoods.

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

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

Michelle Helvaty

1618 cherrywood court

westfield in

WRITTEN PUBLIC COMMENTS

Docket Number: 1610-PUD-19
Petitioner: CR White Aurora, LLC
Request: Petitioner requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 317 acres +/-.

Enclosed Attachments:

- | | | |
|----|---|------------|
| 1. | McCullough, Dale | (10/06/16) |
| 2. | Hinshaw, Seth & Melissa 20737 Anthony Road | (10/12/16) |
| 3. | Hirschfeld, Will 5376 Sheridan Road | (10/18/16) |
| 4. | Hall, Grace 3101 E. 203 rd Street | (11/02/16) |
| 5. | Hinshaw, Melissa 20737 Anthony Road | (11/10/16) |
| 6. | O'Bryan, Rory (on behalf of The Responsible Growth Alliance of Westfield) | (11/30/16) |

Received during or since the December 5, 2016 APC Meeting:

- | | | |
|-----|--|------------|
| 7. | Naas, Linda (public comment notes) 1122 E. 161 st Street | (12/05/16) |
| 8. | Hinshaw, Seth (public comment notes) 20737 Anthony Road | (12/05/16) |
| 9. | The Responsible Growth Alliance of Westfield | (12/15/16) |
| 10. | The Responsible Growth Alliance of Westfield | (01/03/17) |

Kevin M. Todd, AICP

From: Dale McCullough <daleretta@yahoo.com>
Sent: Thursday, October 6, 2016 10:14 AM
To: APC
Subject: Aurora

I witnessed the Apc (I believe you were on it) turn down Aurora unanimously when it was originally proposed, only to have it passed by theTown Council. Vested rights? How about the rights of residents who have forty years of history at or near this site?
Current usage is up-scale single family homes. No manufacturing, commercial or retail. None of this is needed.

Seth & Melissa Hinshaw
20737 Anthony Road
Noblesville, IN 46062

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

Dear Kevin Todd and Westfield -Washington Township Advisory Plan Commission,

We received a certified letter today informing us of the amendments to the existing Aurora PUD passed by the City of Westfield in late 2006. It's disheartening that our letter arrived so delayed that we were unable to attend the two meetings that occurred on September 29th and October 3rd, 2016. We would have like to express our concerns in person. I reached out to you on Monday and left a voicemail. Is there a good time for us to discuss my concerns over the phone?

Your decision to amend the original proposal that to include 218 acres of Warehouse space, over 2 ½ times the original proposal is a great concern to our family and our neighbors. We purchased our home nearly a decade ago. We chose this street for its privacy and security. Our decision to live on Anthony Road was a purposeful selection of a rural setting. This development will take that away from my family and everyone who lives in this area.

A warehouse district across US 38 from us will gravely depreciate the value of our home. We are raising our children here and believe the additional traffic, construction, noise and pollution will change the currently quiet and peaceful back yard that we spend a large amount of time enjoying. In addition, the traffic that results from a commercially zoned area of this size will cause additional stress for the multiple Westfield School busses who transport ours and many other children daily.

We plead that you take our sentiments into consideration when making your decision.

Sincerely,

Seth & Melissa Hinshaw

Kevin M. Todd, AICP

From: Will Hirschfeld <will.hirschfeld@gmail.com>
Sent: Tuesday, October 18, 2016 4:17 PM
To: APC; Kevin M. Todd, AICP
Cc: Hirschfeld, Ann
Subject: AURORA PLANNED UNIT DEVELOPMENT

My name is Will Hirschfeld, I live on SR 38 (5376 Sheridan rd.) with my wife 2 kids, 2 cats and dog. I am writing to voice my concerns related to the AURORA PLANNED UNIT DEVELOPMENT. I am specifically concerned with the already heavy traffic on SR 38 and the implications of commercial/ industrial traffic. I am also unhappy with the current PUD having very little limitations on how the land can be utilized.... 150' buildings, gas station (unacceptable), concrete, scrap, compost and so on? I also want buffering for the residents to the north on SR38, mounding to block sounds and lights from traffic. The approval of the original PUD was a mistake and this modification is only making it worse. There are a lot of estates in my area, with large lots and beautiful homes, this is not the ideal setting for industrial activity... This development seems like a half-baked plan to me, how do we know this development will be a success, has Mr. White completed an industrial project before? There are a lot of questions to be asked and it seems like no one representing Westfield or the Townships had many concerns.

I plan to attend all relevant APC meetings, and I hope my concerns are also the concerns of my community leaders...

Thank you,

-Will Hirschfeld

5376 Sheridan rd.
Cell: (317) 771-4480

Kevin M. Todd, AICP

From: Hall Family <hallfamily0@gmail.com>
Sent: Wednesday, November 2, 2016 2:58 PM
To: Kevin M. Todd, AICP
Subject: Aurora PUD Concerns

Hi Kevin,

My name is Grace Hall, I attended the Aurora PUD meeting at the Bridgewater last night but was unable to speak with you as I had to rush home to relieve our babysitter. I live at 3101 E 203rd Street, which is located just west of the intersection of 203rd and Grassy Branch rd., right behind Kevin Huff's property. I would like to apologize in advance if I get wordy, but please bear with me. I have stayed fairly quiet about this project so far, the home I live in now belongs to my Parents, Dale and Beth Redwine, who still live here as well. I grew up in this home and can remember my dad telling me at a young age that eventually there will be no more fields, only homes and developments. So going into this I assumed that there would be no stopping this project and it was pointless to speak up. However, the meeting last night raised some concerns and I feel like I need to speak for my family. If what Mr. White wants to do is allowed to happen, we will have roughly 10 homes spanning the length of our property. I have four children and have one on the way due in February, my oldest are 4 year old twins so you can probably imagine that we spend a large portion of our time outside in the yard. I'm not as concerned about the fact that there are homes going in, as I am about the quality of the homes combined with the industrial space. I was up in Alsip, Illinois a couple weeks ago, which if you don't know is a suburb of Chicago. The main living conditions that I saw in that area were cheap homes and industrial space. And it was a mess. It was dirty, low class and felt extremely unsafe just driving through there. When you put homes near industrial space you are asking for crime, you end up with homes that people who should be buying homes in Westfield will not touch because of the location, the prices will be lowered until you get a questionable group of people moving in. I'm concerned about what will be right next to the space where my children spend their days, what they will see and what they will hear. Westfield is a beautiful town, I loved growing up here and was always hoping to be able to call this area my permanent home. I said earlier that my parents and my family share this home, this was the home that my parents bought when they got married in 1988, this is where my siblings and I were raised and where up to now I had been proud to raise my children. My mom is now questioning whether or not we should sell this home and their nearly 7 acres and move north, unfortunately the truth of the matter is at this point is; we would be unable to sell for anywhere near what this home and plot of land are worth.

I suppose my main question is why is Westfield allowing this to happen? Why are they allowing a beautiful rural, residential area to be turned into a cheap industrial park with low quality homes? Does Westfield not have higher standards for what they allow to be built? And where? I know there are many other locations within Westfield where there is already industrial built that could easily handle what Mr. White is trying to build. At a meeting we had with some of the neighbors, Cindy Spoljaric attended. She told us that Westfield is in a position where they can not tell him that he can not build here because it was passed 10 years ago. Why not? It has been 10 years, there is a new council and honestly a new Westfield. I understand that at this point if you were to tell him that he can not build in this location, even if you offered other locations such as the area of 32 and Springmill rd. where industrial is already prevalent, that he could sue the City. What if he does? I would personally hope that any judge could look at these plans see that this is a down right terrible idea for this location and should never have been allowed in the first place. Shouldn't the council be willing to stand up for their citizens and for the City? Shouldn't you want to protect the quality of life in Westfield and the direction that it is headed. I implore you to speak with the council and encourage them to stand up for the residents and

the City. I don't want to leave beautiful Westfield, but more than that I don't want to see Westfield turn into a gross suburb of Indianapolis where people no longer want to visit or live.

You do not have to respond to this letter, I just want you to think about what is happening here. If you lived here, if you had young children who were about to be exposed to all that this project will be bringing, would you allow it to happen?

Thank you for your time,
Grace Hall

Kevin M. Todd, AICP

From: Melissa Hinshaw <melissa.hinshaw@cumberlandcg.com>
Sent: Thursday, November 10, 2016 10:22 AM
To: Kevin M. Todd, AICP
Cc: Seth Hinshaw
Subject: Aurora Traffic Impact Study

Importance: High

Dear Kevin,

I'd like to follow up to the Aurora Development meeting on Tuesday of last week.

I'm curious as to why Mr. White is trying to make Grassy Branch head straight North to Anthony Road. My concern is surrounding the types of vehicles he will be attracting to this area (semi's and tractor trailers). Anthony Road is not equipped for large vehicles. Not only is the road narrow, it also contains steep hills and sharp turns.

Was there a traffic impact study completed? If so, may I see the results?

It is unsafe and unreasonable to bring commercial vehicles on my solely residential street. This is a Westfield Washington Schools bus route that brings 3 bus loads of kids to and from school.

I appreciate some answers.

Kind Regards,
Melissa Hinshaw



Melissa Hinshaw

Recruiter

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**Presentation
by
The Responsible Growth Alliance of Westfield
IN OPPOSITION TO
Aurora PUD Change of Zoning Application
Docket #1610-PUD-19, Filed September 2, 2016**

- TAB 1:** Letter from Counsel, Harrison & Moberly, LLP, examining the 2016 Aurora PUD under the applicable standards, requirements and criteria of the Unified Development Ordinance
- TAB 2:** Color Illustrations Comparing the 2006 and 2016 Aurora PUD Concept Plans as filed by the Applicant
- TAB 3:** Letters from experienced residential brokers in the area regarding adverse impact on market values of existing homes
- TAB 4:** Letter explaining the important role of the Providence Wildlife Rehabilitation Center and destructive impacts of the 2016 Aurora PUD
- TAB 5:** Professional Opinion of Robert W. Hanley, PhD., TRC Environmental Corporation regarding adverse impacts and need for investigations regarding likely destruction of threatened and endangered species, wetlands, and significant cultural and historic resources resulting from the 2016 Aurora PUD
- TAB 6:** A&F Engineering's "traffic study" (one paragraph letter unsupported by any research or projected traffic data)
- TAB 7:** Transcript of remarks of Citizens Westfield spokesman (General Manager Randy Edgemon, GM of water, wastewater and gas) at Westfield Budget meeting on October 18, 2016, regarding potential high costs and rate increases that result from projects like the 2016 Aurora PUD, which require distant extensions of utility facilities
- TAB 8:** Letters of Opposition from Westfield Residents
- TAB 9:** Transcript of remarks of Greg Guerrettaz, CPA adviser to municipalities throughout Indiana, at Westfield Budget meeting on October 18, 2016, regarding adverse effects of warehouse/distribution and other typically low wage industrial/warehouse developments
- TAB 10:** Petition opposing the 2016 Aurora PUD signed by over 400 Westfield and other interested persons in less than one week of circulation time
- TAB 11:** Map of Aurora PUD Immediate Negative Impact Zones



TAB 1

**Letter from Counsel, Harrison & Moberly, LLP, examining the 2016 Aurora PUD
under the applicable standards, requirements and criteria of the Unified
Development Ordinance**

HARRISON MOBERLY, L.L.P.

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November 30, 2016

DELIVERED VIA EMAIL WITH HAND DELIVERY TO FOLLOW

Westfield Advisory Plan Commission
c/o Kevin Todd, Senior Planner
130 Penn Street
Westfield, IN 46074-9544

Re: Aurora PUD Change of Zoning Application
Docket #1610-PUD-19, Filed September 2, 2016

Ladies and Gentlemen:

A. INTRODUCTION

This law firm recently was retained by The Responsible Growth Alliance of Westfield (the "RGAW") to oppose the above-referenced application filed by CR White Aurora, LLC (the "Applicant"), on September 2, 2016 (the "2016 Application") to amend, restate and replace Aurora PUD Ordinance No. 06-55, adopted by the Westfield Town Council on December 11, 2006, recorded in the Office of the Hamilton County Recorder on January 1, 2007, as Instrument No. 2007002778 (the "2006 Aurora PUD") with an entirely different proposed PUD Ordinance (as filed and pending as of November 28, the "2016 Aurora PUD"). When we contacted the Department of Planning and Zoning Staff, we learned that a formal public hearing was held on the 2016 Application on October 3, 2016, and that the Westfield Advisory Plan Commission (the "APC") may elect not to open the floor to additional comments or testimony in opposition to the 2016 Application when it continues consideration of the 2016 Application (including significant revisions to the 2016 Aurora PUD) at the APC meeting on December 5, 2016.

The RGAW was formed by current residents and property owners of the City of Westfield directly impacted by the 2016 Aurora PUD. Members include not only property owners abutting or in the immediate vicinity of the subject property, but also Westfield residents who feel strongly about the negative impacts the 2016 Aurora PUD would have on the surrounding areas and on utility rates for all Westfield ratepayers, as well as what its adoption would signal to area citizens and developers alike about the City's commitment to responsible planning and economic growth in the future.

While we are submitting these materials in writing in advance of the December 5 APC meeting, **we strongly urge the Commissioners to allow further public comments at that meeting.** Not only did the October 3 hearing escape the notice of many interested residents, but the fact is the Applicant filed a revised 2016 Aurora PUD on November 28, 2016 (the "**Modified Aurora PUD**"). We did not receive a copy of the Modified Aurora PUD until less than 24 hours before this letter is going to Senior Planner responsible for this Application, and it will not be posted and available to the public until December 1, 2016, just four days prior to the hearing.

Nonetheless, we have reviewed the Modified Aurora PUD to the extent possible in the short time available and attempted to address in this letter some of the revisions made therein from the 2016 Aurora PUD examined in detail herein. However, finding the changes (including those specific to subdividing the "Commerce Parke" designated area into 3 sub-areas) was made more difficult because the organization of the Modified PUD is completely different from the 2016 Aurora PUD, and no redline or detailed reconciliation or explanation of the differences between the two were provided by the Applicant. **For purposes of this letter, therefore, all references to the 2016 Aurora PUD are intended and will be deemed to refer and apply to the Modified Aurora PUD, unless otherwise specifically stated.**

B. APC PROCESS, CRITERIA AND REQUIREMENTS FOR 2016 AURORA PUD

Consideration and approval of the Application is governed by Section 10.9.G, of the Westfield-Washington Township Unified Development Ordinance (the "UDO"), which states: "The **procedure for amending an approved PUD District Ordinance ('text amendment')** shall be the same as the procedure for the adoption of the initial PUD District Ordinance as set forth therein." Accordingly, the roles of the Advisory Plan Commission and the City Council in relation to the 2016 Application are the same as those applicable to "new Planned Unit Development (PUD) District proposals" (UDO Section 10.9.A). In particular, the 2016 Aurora PUD Ordinance must not only follow the same process as for a new application, but also must satisfy the intent, criteria and substantive requirements for approvals of a new PUD District Ordinance under UDO Section 5.6 and UDO Section 10.9.F. In addition, the Department in its report to the APC, the APC in its recommendation to the Council, and the Council in its decision, are required to examine each of the "Review Considerations" factors listed under UDO Section 5.6.J that are relevant to the proposed 2016 Aurora PUD. **IN SHORT, THE 2006 AURORA PUD IS IRRELEVANT. THIS APPLICATION MUST BE EVALUATED AND CONSIDERED AS IF NO PRIOR AURORA PUD ORDINANCE EXISTED.**

For all of the reasons explained below, the RGAW believes and urges the APC to conclude that:

- The 2016 Aurora PUD clearly does not meet several of the intent, criteria and substantive requirements under UDO Section 5.6 and UDO Section 10.9.F.

- The Review Considerations set forth in UDO Section 5.6.J weigh heavily against the APC 2016 Aurora PUD.
- The APC should make a recommendation to the Council that it not approve the 2016 Aurora PUD.

C. THE 2016 AURORA PUD FAILS TO SATISFY UDO SECTION 5.6

1. **UDO Section 5.6.C: Purpose and Intent.** The 2016 Aurora PUD violates several fundamental concepts of a PUD. Although the Applicant has included a number of pictures called “Character Exhibits” to *suggest* the types of buildings that might be built, nothing in the 2016 Aurora PUD *assures* that what is built will include flexibility, innovation, quality design and character, or a harmonious and appropriate mix of uses, all of which are required by UDO Section 5.6.C.1 through 3.¹

The attached color illustrations of the 2006 Aurora PUD Concept Plan and the 2016 Aurora PUD Concept Plan (**TAB 2 - Concept Plan Comparison**) show the stark contrast between the two plans. The 2006 Plan includes an array of colors representing significant areas of the PUD devoted to each of 8 different commercial, residential and business uses. No single use represents more than 85 acres (about 27%) of the 314 total acres in the 2006 Aurora PUD. By contrast, the “**Commerce Parke**” designation dominates the 2016 Aurora PUD, covering 218 acres (69%)² of the 317 total acres, leaving small areas designated for General Business, Local Business, and residential uses.

To make matters worse, the 2016 Aurora PUD permits virtually any commercial and industrial use throughout the 238 acres designated as Commerce Parke and Business Parke areas. At Page 2, the Applicant states that the underlying classification for the Commerce Parke areas is “OI” under the UDO. That, of course, is “Open Industrial” – which allows heavy industrial uses of all types. Then, in Exhibit B, Article III (Commerce Parke), of the 2016 Aurora PUD, the Applicant states that any and all of the following zoning classifications are permitted anywhere in the areas designated for Commerce Parke:

All uses permitted in the Commercial Business and Industrial Businesses sections of the Commerce Parke Permitted Uses (See Article XIV)(sic)[The cross-referenced section is actually Article XI]. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director.

The section cross-referenced in this passage – “Commerce Parke Permitted Uses” (Article XI) (Page 33) states: “All uses provided as a permitted use in the Use Table Chapter 13 of the UDO in the LB or GB category shall also be a permitted in Commerce Parke.” Finally, in Article II.A of Exhibit B of the 2016 Aurora PUD, which lists permitted uses on the 20 acres of “Business Parke” area, the Applicant states: “Uses permitted in the Commerce Parke shall be permitted in the Business

¹ The Modified Aurora PUD includes language incorporating certain Character Exhibits by reference as “a compilation of images designed to capture the intended quality of structures to be constructed.” However, the actual architectural standards of the ordinance place very few limitations and allow a wide variety of building materials and almost unlimited design options.

² The Modified Aurora PUD shifts a mere 5 acres from Commerce Parke to the Villas, which is insignificant to the overall PUD.

Parke so long as all architectural requirements provided in Article II are met and no outdoor storage is visible from the Meridian Corridor.

In this roundabout way, the **2016 Aurora PUD permits anywhere on 75% of its land area all uses permitted in the OI, LB, and GB classifications under the UDO.** That combination under the UDO permits everything from industrial uses, warehousing and distribution centers, motor truck terminals, and heliports, to Childcare/daycare and Health, to fitness and exercise centers, to Garden and Lawn Centers, to Hotels and Motels, Fast Food, and Sit Down and Takeout Restaurants, Taverns (including Nightclubs), to Office Buildings, to High Intensity and other Retail categories, Amphitheaters, Indoor and Outdoor Theaters, Mortuaries, Assembly Halls and Auditoriums, to Hospitals, Religious Institutions, among other uses.³ Still more uses, including heavy industrial uses, amusement parks and race tracks, stockyards and salvage yards, Multi-family apartments and Manufactured home parks, and gas stations, are permitted with a special exception in the OI and/or GB categories.

Although the Modified Aurora Plan reduces the Commerce Parke designation to 213 acres and subdivides it into 3 sub-areas (disallowing OI and allowing EI instead in 2 of them), it does little to change the dominant industrial zoning character of the 2016 Aurora PUD. Indeed, the EI designation permits at least one use (Commercial Recreational Facility) not permitted in OI or GB, thereby increasing the number of potential uses from that in the original 2016 Aurora PUD. In addition, the Modified Aurora Plan does not provide acreage for its Commerce Parke 1 and 3 designations, leaving us to guess based on the Zoning Bubble Plan filed as a revised Exhibit B-1. More important, the Modified Aurora Plan carries forward the provision allowing any District to be increased or decreased by up to 15% (so long as there is no increase in the total permitted number of residences). This would allow the Commerce Parke area to be increased by up to 33 acres, with no apparent limit on how much of that would be Commerce Parke 2 (which as noted above allows the widest variety and greatest intensity of uses). Ironically, despite the carryover of the language limiting increases in the number of residences, the Modified Aurora Plan increases the number of residences in The Townes from 130 to 180 (on the same 40 acres) and increased the number of residences in The Villas from 64 to 70 (while increasing the area from 22 to 27 acres).

Thus, nearly 75% of the 2016 Aurora PUD land area is **LITERALLY UNPLANNED DEVELOPMENT**: All or any part of the 238 (now 233 plus up to 15% more) acres designated Commerce Parke or Business Parke is permitted to be used for any of the 40+ uses allowed under the LB, GB, and OI (or EI as to CP 1 and 3) Districts as listed in the Chapter 13 Use Table. **Simply put, the 2016 Aurora PUD is the antithesis of a PUD – an “open door plan” to allow the Applicant to develop whatever it can attract anywhere in the 75% of the PUD designated Commerce Parke or Business Parke.**⁴ It emphatically does nothing to “Encourage a harmonious and appropriate mix of uses” (UDO 5.6.C.3), nor does it assure that what is built will include flexibility, innovation, or quality design and character (UDO 5.6.C.1 and 2).

³ Notably, only in OI districts are Adult Entertainment Establishments are permitted. (UDO Section 6.2.B.2: “Permitted Zoning Districts: Adult Entertainment Establishments shall only be permitted in the OI: *Open Industrial District*.”)

⁴ The Modified Aurora PUD places some limits on Commerce Parke Areas 1 and 3, but not would still permit, for example, a 35 foot high (3-story), 65,000 square foot hotel, motel or industrial/warehouse building fronting on Grassy Branch Road less than a stone’s throw from the front yards of the \$500,000+ homes now existing on that street.

2. **UDO Section 5.6.D: Standard Criteria.** The 2016 Aurora PUD also fails to meet several of the Standard Criteria under UDO Section 5.6.D. Those criteria include the following:

- **Use design to provide compatibility between areas of different land uses and development intensities within the PUD District.** Contrary to this Standard Criterion, the 2016 Aurora PUD permits:

- office or hotel buildings up to 150 feet and industrial buildings up to 60 feet in height (or higher for steeples, chimneys, antennas and other appurtenances)(limited to 45 feet in CP 1 and 35 feet in CP 3 under Modified Aurora Plan)
- no maximum building floor area or lot area in the Commerce Parke or Business Parke areas (except a 65,000 SF limitation only in CP Area 3 under the Modified Aurora Plan)
- pre-cast concrete, metal panels, up to 70% glass commercial building exteriors
- industrial buildings with primary facades entirely of architectural concrete block or up to 50% EFIS (Dryvit) wall systems or steel or architecturally insulated metal panel systems, and secondary facades of up to 100% of any of the above or of architectural wall panels
- Side and rear yard setbacks as little as 10 feet between business uses and 45 feet from any residential use

The 2016 Aurora PUD does have a secondary height limit stating that a building's height may not exceed 40% of "the distance from any residential use or structure." In other words, a 15-story hotel could be as close as 375 feet – barely more than the 360 feet of a football field including the two end zones – to the back yard of an existing single family home on Grassy Branch Road (or the residences shown in the 2016 Aurora PUD, if those ever are built). With the lack of any maximum building floor area and the breadth of uses permitted by the OI and GB zoning classifications the door is open in the entire Commerce Parke and General Business areas to one or more mammoth manufacturing, warehousing and distribution, or retail shopping center and/or entertainment facilities, any of which could be alongside any other of the 40+ permitted uses in the OI and GB areas and as little as 45 feet from the areas designated for residential use.

CONCLUSION: The wide range of permitted uses combined with the absence of any significant limits on building heights and sizes, relatively low architectural standards and minimal setback requirements in 75% of the area of the Aurora PUD clearly violates the Standard Criterion under UDO 5.6.D to use design to provide compatibility between areas of different land uses and development intensities.

- **Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.** The 2016 Aurora PUD does little or nothing to satisfy this Standard Criterion. The 2006 Aurora PUD included a 20 acre park amenity as a part of a substantial buffer between the residential and commercial/industrial uses and substantial buffer yard to protect the existing single-family homes along Grassy Branch Road. Nothing comparable is in the 2016 Aurora PUD. If anything, with

the greater density and higher intensity of industrial uses allowed in the 2016 Aurora PUD, even more land should be devoted to a park or nature preserve to buffer the existing homes (as well as any residential areas in the PUD) from the Commerce Parke areas. Instead, by eliminating the 20-acre park, the Applicant virtually thumbs his nose in the faces of the homeowners. It is inconceivable that the *even the specter* of what is permitted by the 2016 Aurora PUD (whether or not ever built) – a 238+ acre expanse of industrial and commercial buildings and all the truck and automobile traffic, noise, lighting and other associated impacts, all visible and some within a stone's throw of the back yards – will not have a substantial adverse impact on the existing homes on Grassy Branch Road, as well as the potential viability, much less potential market values, of the Applicant's residential development proposed for the area between those homes and the Commerce Parke area. **(See TAB 3 – Letters from brokers regarding adverse impact on market values of existing homes.)**

In addition, the 2016 Aurora PUD surrounds and fails to provide protection for an important existing facility – the Providence Wildlife Rehabilitation Center. As described in their website, Providence rescues and rehabilitates injured animals of all species, including but not limited to birds, ducks, geese, squirrels, hawks and owls, as well as larger wild and domestic animals (See <http://www.providencewildlife.org/>). As explained in the attached letter from Kristen Heitman, a Certified Wildlife Rehabilitator who is the Executive Director of Providence **(TAB 4 – Letters in Support of Providence Wildlife Rehabilitation Center)**, the 2016 Aurora PUD presents a grave threat to this one-of-a-kind Central Indiana resource:

To provide optimal rehabilitative care for wildlife, they need quiet, serene settings, fresh air, and sunshine. What would be very detrimental would be artificial outdoor lighting at night, loud noises day and night, excess dust and air pollution, noxious odors, nearby traffic, et cetera...all components of the commerce/industry that is slated to surround us on all sides. This will impair patients' ability to recover successfully and be a constant stress to our education birds housed outdoors.

It is difficult to imagine that wildlife can be rehabilitated in the midst of the noise, lighting, and other side effects of the intensive industrial and commercial development contemplated by the 2016 Aurora PUD. It appears that the Applicant cares little about Providence. The Concept Plan illustration doesn't even acknowledge its existence or actual use (despite showing the smaller cemetery parcel to the northeast). Instead, it refers to it as "the Heitman Property" and ignores the Providence Wildlife Rehabilitation Center name, calling it an "agricultural and residential use" and expressly and insensitively contemplating its demise in Section 7.3: "If the Heitman Property is sold for a Commerce Parke use and is no longer utilized as a residential use, the requirements of this section 7.3(C)(2)(c) shall no longer apply to the Heitman Property."

CONCLUSION: The failure of the 2016 Aurora PUD to provide appropriate buffers for existing uses, including but not limited to the elimination of a 20 acre park buffer that is in the 2006 Aurora PUD, decreases the compatibility of uses permitted in the 2016 Aurora PUD with abutting existing uses and creates serious adverse impacts on existing homes as well as the Providence Wildlife Rehabilitation Center. This failure and resulting impacts violate the Standard Criterion under UDO 5.6.D requiring buffering of different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.

- **Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide [or] enhance amenities and open space.** The 2016 Aurora PUD fails miserably to adhere to this Standard Criterion. A wooded area in the northeast corner of the northernmost part of the PUD (approximately 4.25 acres) would be lost to the Commerce Parke under the 2016 Aurora PUD Concept Plan. Another wooded area (approximately 6 acres) bordering on the west and south of a cemetery would be destroyed and incorporated into a detention pond under the 2016 Plan. At the same time, as noted above, the 2016 Aurora PUD does almost nothing to enhance amenities and open space. It provides for two small parks and a 3,000 square foot playground to be installed in the Townes and Villas residential areas, less than 3/10ths of 1% of the park provided in the 2006 Aurora PUD. Meanwhile, the lot coverage is allowed to be as high as 65% in the Business Parke area, 75% in the Shoppes Area, and even higher in the Commerce Parke Area (with parking lots allowed to extend to 20 feet from property lines of the developed lots). All that will be left of the existing woodlands and farms will be narrow strips of grass or ground cover and maybe some newly planted trees or shrubs incapable of sustaining any kind of wildlife or providing any respite from the monotony of asphalt and concrete.

CONCLUSION: The 2016 Aurora PUD will destroy areas of natural beauty and green spaces and does almost nothing to enhance amenities or open space, in violation of the Standard Criterion under UDO 5.6.D requiring PUDs to enhance the appearance of neighborhoods by conserving areas of natural beauty and natural green spaces and provide or enhance amenities and open space.

- **Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.** As noted above, the 2016 Aurora PUD will eliminate two wooded areas aggregating approximately 10 acres. These areas create a habitat and ecosystems for a wide variety of wildlife and plant life. As an example, without adequate environmental impact studies, we have no way of knowing if either or both of the wooded areas destined for elimination may be a wetlands or a habitat for a threatened or endangered species, such as the Indiana Bat (*Myotis sodalis*). As stated in the attached affidavit of Robert W. Hanley, PhD (TAB 5), the 2016 Aurora PUD risks harm to threatened and endangered species (such as the Indiana bat), wetlands and significant cultural and historic resources, including MacGregor Park. In the opinion of Dr. Hanley, the site contains evidence of the likelihood of all of the above, there is no evidence of any studies having been done, and “the project proponent should undertake such studies necessary to document that the project will not adversely affect protected species, sensitive biological habitats, and significant cultural resources before proceeding with the proposed development.” (See Affidavit, TAB 5).

In addition, as noted above, the 2016 Aurora PUD threatens the viability of the Providence Wildlife Rehabilitation Center, which contributes to the preservation of all species of animals in Central Indiana.

CONCLUSION: The 2016 Aurora PUD fails to protect the environmental integrity of the site and its surroundings or to provide suitable design responses to the specific environmental constraints of the site and surrounding area, in violation of the applicable Standard Criterion under UDO 5.6.D.

- **Counteract urban monotony and congestion on streets.** The Applicant's Project Summary claims that the 2016 Aurora PUD "has frontage on both US 31 and SR 38 creating easy access to the site from all directions." This is an overstatement if not extremely misleading. The PUD frontage on US 31 has no access to US 31. In fact, it in order for anyone driving past the PUD frontage on US 31 to get to any future building located there, they must drive about 3/4ths of a mile to the exit at SR 38, about a mile southeast from the exit along SR 38 to the proposed Aurora PUD entrance, then just over a mile back in a southwesterly direction to get to the building. This circuitous route of nearly 3 miles, assuming adequate signage to avoid confusion and wrong turns, as well as no stoplights or traffic, would add at least 5 or 6 minutes to the 12 minutes the Applicant touts as the easy drive from I-465 to the site. (Actually, Mapquest computes the distance and travel time from I-465 to the US 31/SR 38 exit as approximately 12.5 miles and 14 minutes, so the Applicant's 12 minute estimate must be to the US 31 frontage with no access.)

Moreover, the 2016 Aurora PUD, despite its 300+ acre size, contemplates just one highway access to and from the site – at SR 38 across from Anthony Road. The only other ways to enter or leave the site will be along streets through suburban residential areas (per the Comprehensive Plan) including the East Street extension (if and when completed) and Grassy Branch Road. Because heavy trucks of the type that would be ubiquitous in the Commerce Parke and General Business zoning categories proposed in the 2016 Aurora PUD would not be allowed on those streets, they would have only one way in and out of the PUD. Truck backups at the SR 38 access point would cause the automobile traffic from the office, industrial, warehouse, retail and residential buildings to flow into and cause congestion on the neighborhood streets. The current road systems and traffic management systems are already stressed. Adding more traffic, particularly trucks, will cause extensive congestion and wear and tear to roads that are already under-maintained. In addition, traffic entering and exiting from SR 38 onto East street and Anthony Road will make an already dangerous intersection even more dangerous. For this PUD to make any sense, it needs to have an access point into SR 38 much closer to US 31, instead of or in addition to the one near Anthony and Grassy Branch Roads. If the developer cannot acquire land to create that route, the project should not be approved.

Of course, the foregoing analysis is somewhat hypothetical, but it is no less scientific than the one paragraph "traffic study" letter submitted by A&F Engineering in support of the Application. (TAB 6 – A&F Engineering Letter.) That letter fails to address the 140+ acre increase in the Commerce Parke area of from the 2006 to the proposed 2016 Aurora PUD, or the increase in intensity from the EI to the OI zoning category permitted in that area. Indeed, the 2016 "traffic study" letter not only fails to address the potential threefold increase in truck traffic from the 2006 to the 2016 Aurora PUD, it includes no data or actual analysis at all of the projected number of automobile or truck trips to support its conclusory statements regarding the capability of the existing or proposed improved road system to handle the likely monumental increase in traffic generated by the 2016 Aurora PUD. As a result, the APC and the Council have no hard data on which to assess the actual extent of road improvements on SR 38, East Street or Grassy Branch Road that will be needed to handle the traffic or to charge any impact fees to the Applicant to offset those costs.

CONCLUSION: The Applicant fails to make any assessment of, much less counteract, the increase in truck traffic and overall traffic congestion on streets from development contemplated by the 2016 Aurora PUD, which violates the applicable Standard Criterion under UDO 5.6.D.

**D. The 2016 Aurora PUD Fails to Satisfy
Various Requirements of UDO Section 10.9.F**

UDO Section 10.9.F.2 contains general and specific concepts required to be shown by the Concept Plan filed with all PUD applications and UDO Section 10.9.F.3 requires certain matters to be addressed in a Written Statement of Character of the PUD. The 2016 Aurora PUD Concept Plan fails to include or address several of the concepts matters required by these sections, including but not limited to the following:

- **Generalized location and dimensions of buildings, structures and Parking Areas.** The 2016 Aurora PUD Concept Plan does not include any indication of the locations and dimensions of buildings, structures or Parking Areas in the 239 acres designated as Commerce Parke and Business Parke. Of course, that follows from the fact that those designations under the proposed PUD ordinance permit virtually unlimited options that could include a few gigantic buildings or many large or small buildings associated with the 40+ different uses permitted in those areas.
- **Boundary lines and acreage of each land use component.** The 2016 Aurora PUD Concept Plan does not show the boundary lines and acreage of *each land use component*. The Plan roughly outlines the boundaries and provides the acreage of areas designated as Commerce Parke and Business Parke. As explained above, however, those designated areas, comprising 75% of the total PUD area, permit a hodgepodge of the *more than 40 land uses* allowed in the OI, GB and LB classifications under the UDO. Clearly, that does not comply with this requirement under UDO Section 10.9.F.2.
- **Other conditions on the site and adjoining land: topography (at 10-foot contours) including any embankments or retaining walls; use and location of buildings, railroads, power lines, towers and other influences; name of any adjoining subdivision.** The 2016 Aurora PUD Concept Plan fails to show the topography of the site or any adjoining land. Nor, except for the locations of roads and outlines of possible buildings and parking areas in the areas designated for residential and local business uses (comprising only 25% of the site), does the Plan show the use and location of buildings and other existing or contemplated structures on the site or adjoining land.
- **Existing utilities on the tract and preliminary feasibility reports for the infrastructure and facilities, including sanitary sewers, water supply system, and other utilities.** The Applicant claims in its Project Summary that most utilities exist at the site, including drainage, water, telephone and power, that an on-site sanitary lift station is planned to provide sewer service to the site, and that Citizens Utility is expanding their sewer lines and has capacity for water and sewer at this site. This appears to be a gross overstatement and fails to address the economic feasibility of constructing the infrastructure and utility facilities. At a recent meeting, Citizens Westfield General Manager Randy Edgemon indicated that bringing utilities to a site like the Aurora PUD will be costly increases in utility rates to current ratepayers would have to cover that cost, unless Westfield is willing to take action to impose impact fees on

developers (an idea that is not “off the table” (See TAB 7). The Applicant clearly is glossing over this issue in order to avoid disclosing the substantial utility infrastructure cost issues to the many Westfield citizens who already oppose the project or might do so if they knew they will end up paying those costs through increased water and sewer rates.

E. The Review Considerations in UDO Section 5.6.J
Weigh Heavily Against the APC 2016 Aurora PUD

UDO Section 5.6.J states: “In their consideration of a PUD District, the Department in its report to the Plan Commission, the Plan Commission in its recommendation, and the Council in its decision, shall consider as many of the following as may be relevant to the specific proposal.” That Section then lists 8 factors, all of which weigh heavily against the 2016 Aurora PUD.

- 1. The extent to which the proposed PUD District meets this Ordinance’s purposes and intent of a PUD District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.** For all of the reasons set forth in Part C above, the 2016 Aurora PUD fails to meet the PUD Ordinance’s purpose and intent. It is actually a 75% UNPLANNED multi-category zoning district (OI, GB, and LB) attempting to masquerade as a PUD.
- 2. The extent to which the proposed PUD District departs from underlying Zoning District(s) and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.** The proposed Aurora PUD departs from the underlying zoning district regulations by permitting multiple categories in 75% of its land area, thereby rendering the differences between those uses meaningless.
- 3. The proposal will not be injurious to the public health, safety, and general welfare.** For all of the reasons set forth in Parts C and D above, it is impossible to conclude that the introduction of 238 acres of virtually unrestricted heavy industrial, retail and commercial uses to this quiet single-family suburban area, so near to MacGregor Park and surrounding the Providence Wildlife Rehabilitation center, will not be injurious to the public health, safety and general welfare. As just one example, the OI zoning category permits noise levels as high as 81 decibels as close as 125 feet from an adjoining business district and 75 decibels at 125 feet from an adjoining residential boundary. According to the website of IAC Acoustics sound engineers at <http://www.industrialnoisecontrol.com/comparative-noise-examples.htm>, 80 decibels of sound is equivalent to that of a freight train at 15 meters away or a diesel truck going 40 mph just 50 feet away, and may result in damaged hearing with an 8 hour exposure. The same website points out that 70 decibels of sound is comparable to a passenger car going 65 mph just 25 feet away or a vacuum cleaner nearby. How many people want to live near that kind of noise pollution? What will it do to wildlife in at Providence or elsewhere in the vicinity?
- 4. The physical design proposed by the PUD District and the extent to which it makes adequate provision for:**

- a. Public services;
- b. Adequate control over vehicular traffic;
- c. Protection of designated permanent Open Space; and
- d. Furthering the amenities of light, air, recreation and visual appeal.

As noted in Parts C and D above, the 2016 Aurora PUD is looking to existing Westfield ratepayers to underwrite the cost of extending public services; it is unsupported by any meaningful input regarding control over the drastic increase in truck and automobile traffic it would bring. And it eliminates rather than protecting or providing any significant open spaces or amenities.

5. **The relationship and compatibility of the proposed PUD District to the adjacent properties and neighborhood.** The area affected is made up of single family large lot residences. Industrial and commercial applications will have a catastrophic effect on property values as well as the current quality of life for those living in the area. Single family home developments are much better suited for this area as evidenced by the Chatham Hills development immediately across US 31 from the site. The residents living in the impact area have chosen this area for its natural beauty and rural setting, as well as nearby access to US 31, downtown Westfield and the surrounding communities, and they are adamantly opposed to the Aurora project (TAB 8 – **Opposition Letters from Westfield Residents**). The 2016 Aurora PUD is highly incompatible with the adjacent neighborhood and does almost nothing to minimize the adverse effects that it would visit on the residents who have chosen to invest in Westfield by owning property, raising families, participating culturally and paying taxes.
6. **The desirability of the proposed PUD District in relation to the community's physical development, tax base and economic well-being.** As stated by Greg Guerrettaz, a CPA adviser to Westfield and many other Indiana cities, industrial/warehouse and other minimum or low wage paying industrial uses pose risks of increased crime and have not worked out too well economically for some of the communities that have gone that route (See TAB 9). Aside from these potential adverse effects of the 2016 Aurora PUD proposal, the US 31/SR 38 interchange will be a front entry into Westfield, especially for southbound traffic on US 31. Do the citizens and leaders of Westfield really want to say "welcome to Westfield" with industrial and warehouse/distribution buildings as far as the eye can see?
7. **The development proposed by the PUD District will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.** As explained in Part C above, the 2016 Aurora PUD will cause undue truck and automobile traffic congestion and there is no assurance that any "programmed public facilities" or "improvements proposed by the developer" will alleviate the problems. The East Street extension is critical to the Aurora project and there is no plan in place to pay for that that extension.
8. **The development proposed by the PUD District preserves significant ecological, natural, historical, and architectural resources to the extent possible.** As set forth

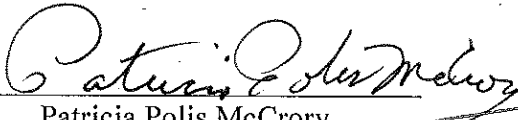
in Part C above, the 2016 Aurora PUD will destroy over 10 acres of woodland and eliminates a 20 acre park included in the 2006 Aurora PUD. There is no evidence that the Applicant has even investigated any ecological or environmental conditions, such as wetlands or endangered species, which may be adversely impacted.

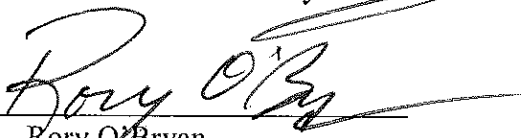
CONCLUSION

The 2016 Aurora PUD proposal is fatally flawed under the UDO standards and as a matter of good planning and public policy for the City of Westfield. It has extensive opposition (See **TAB 10** - Petition signed by over 400 people in less than one week after posting) and will have many negative impacts as detailed above and summarized and illustrated on the map of Aurora PUD Immediate Negative Impact Zones attached as **TAB 11**. It is the wrong project for the site. Wrong for the neighborhoods and land uses in the vicinity. Wrong for the taxpayers and ratepayers of the City of Westfield. And wrong in light of the sound planning and economic growth principles embodied in the UDO and evidenced by what has worked well for the City in other areas. Properly constrained by these principles, the Department should report the many flaws in this PUD, the Advisory Planning Commission ought to emphatically recommend against it, and the City Council must unequivocally decide against it.

Respectfully submitted,

HARRISON & MOBERLY, LLP

By: 
Patricia Polis McCrory

By: 
Rory O'Bryan

Enclosures: TABS 2 – 11
cc: All APC and City Council Members



TAB 2

**Color Illustrations Comparing the 2006 and 2016
Aurora PUD Concept Plans as filed by the Applicant**

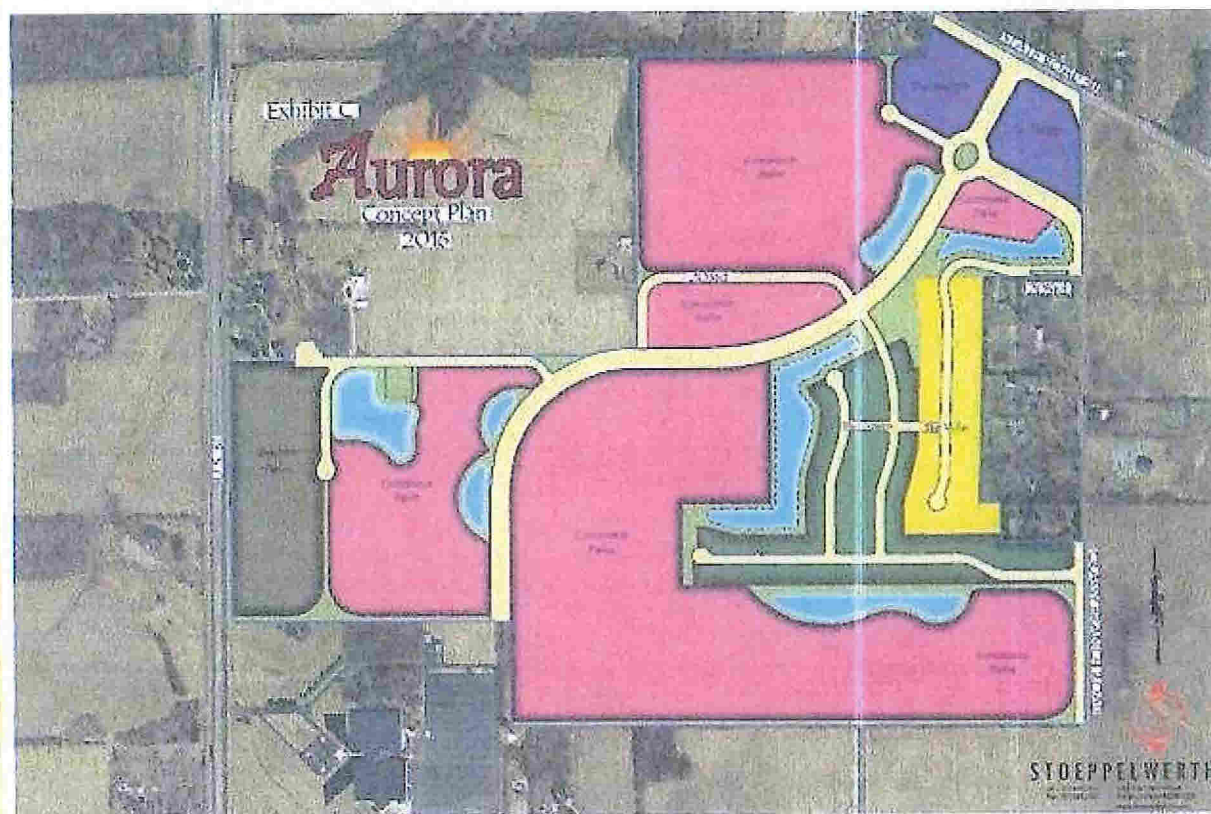


EXHIBIT B-1 ZONING BUBBLE PLAN





TAB 3

**Letters from experienced residential brokers in the area regarding adverse impact
on market values of existing homes**



November 29, 2016

To Whom It May Concern:

I have been approached by several residents along State Road 38 and Anthony Road asking what impact the commercial development will bring to their home values.

Commercial development can provide a negative impact on home values for residents in this area. The commercial buildings/signage, natural or artificial barriers to protect nearby residents from the noise, traffic, excessive night lighting, and aesthetic deterioration all take away from the main reason why home owners want to move to this area. Residents buy and build in this area to be in the country. They want to get away from the hustle and bustle that city life brings.

It would be unfortunate to see parking lots and commercial buildings take away from the ambiance that is provided in this beautiful area.

Respectfully,

Karey J. Bredemeyer

Karey J. Bredemeyer
100 Lakeview Drive, Noblesville, IN 46060
Phone: (317) 776-0200 Cell: (317) 514-3158 Fax: (317) 493-2554
www.kareyb.com

Impact of Commercial Real Estate on Residential Property Values

NAR Library Research Request

November 29, 2016

Research Request Details

Requestor: Karey Bredemeyer, kareyb@talktotucker.com

Librarian: Abby Creitz, acreitz@realtors.org, x8830

Request date: November 29, 2016

Due date: November 29, 2016

Request: Do home values decrease when commercial/industrial real estate is developed nearby?

Impact of Commercial Real Estate Development on Residential Property Values

The Impact of Commercial Development on Surrounding Residential Property Values, (Journal of the Center for Real Estate Studies, April 2015).

Excerpt from Summary: Proximity to retail development is the most likely to be considered a neighborhood amenity and an important aspect to community revitalization—although it can take a few years for the submarket to fully incorporate positive price effects...lack of evidence for negative and significant impacts of commercial developments on housing values.

Commercial Development Spillover Effects Upon Residential Values, (Southwestern Economic Review, 2011).

Excerpt from Abstract: Commercial developments produce both positive and negative effects on residential areas which on net produce a rough quadratic relation between home values and proximity. The analysis finds that the net impact on all properties in the impact area is positive, but the positive impact is observed to fall with accessibility from its highest level at around a half mile from the district's boundaries.

The Impact of Industrial Sites on Residential Property Values: A Hedonic Pricing Analysis for The Netherlands, (Discussion Paper, Tinbergen Institute, 2009)

In order to quantify the negative effects stemming from industrial sites, we estimate – using a hedonic pricing model – the impact of distance to industrial sites on residential property values... The results reveal that the distance to an industrial site has a statistically significant negative effect on the value of residential properties. However, the effect is largely localized within a relatively short distance from the nearest industrial site.

The Effect of Proximity to Commercial Uses on Residential Prices, (Dissertation, Georgia State University and Georgia Institute of Technology, May 2006).

Excerpt from Results: In the older gridiron area in the Seattle portion of the study area, proximity to retail creates both a positive, or convenience, effect and negative, or spillover, price effect for residences; the effects play against one another. On the whole, the positive

effect outweighs the negative effect, but up to about 250 feet, the negative effect of disamenities results in a net loss. Beyond a distance of around 250 feet, the effect is positive for almost another 1,000 feet. Neighborhood layout and density have a significant effect on the magnitude and reach of the travel and straight-line effects on price. As neighborhood layout becomes more integrated, the positive price effect of proximity increases.

Economic Impacts of Commercial Real Estate, 2016 Edition (NAIOP)

eBooks from the NAR Library:

We offer a few eBooks on this topic, too (download the free Adobe Digital Editions software first, then checkout and download eBooks):

- Community by Design: New Urbanism for Suburbs and Small Communities
- Sustainable Urban Planning: Tipping the Balance
- Neighbors & Neighborhoods: Elements of Successful Community Design

To: Responsible Growth Alliance

I remember the days when Westfield, Carmel, Noblesville and Fishers were considered bedroom communities. These city leaders now have a huge responsibility to the residents who have lived here all their lives and to the new residents as well. This is a critical time for Westfield as they grow. We all understand that the city needs dollars to support their myriad of financial commitments. This should not be at the current resident's expense.

In my opinion, the areas around the proposed Aurora Development are estate lots and have met the zoning requirements established by the previous Town of Westfield and now the City of Westfield. All of these owners have met the cities requirements over the years for lots sizes, conforming uses and more. There have been occasional variances as allowed by the ordinances.

What Aurora is asking to be changed is significant and will forever change all of Westfield. This is even more significant for the homeowners you represent in this immediate area because it affects their finances too.

The "Responsible Growth Alliance" has brought many concerns to the table. There are still many other concerns that still need to be addressed. One concern that I would like to address the valuation of the existing homes in the area and what Aurora will mean to their bottom line. I am sure you will agree that these few examples would have significant impact on property values. Just some possible issues listed as follows:

Traffic noise, traffic signals, 24 hour trash pick-up, High volume traffic generated by retail outlets, Gas stations and convenience stores, outside storage of equipment, commercial vehicle parking, semi parking, back-up beepers on lift trucks, loading equipment, High tension power lines, 24 hour business activity, mining or crushing equipment and processing conveyors, commercial dust and debris, possible contamination from these businesses to the surrounding environment, just to name a few. If you think it cannot happen then remind yourselves of the Guide fish kill on the White River or the "pcb" plume from Firestone.

These are all very possible issues for all of Westfield if Aurora is approved. I would ask all of you to just imagine a few of these above noted concerns in your backyard!

Besides the above mentioned annoyances is the cost to the area homeowners. It is impossible to put an exact value on the cost in general terms. Every property will be affected differently, but they will be affected negatively. If you think the properties may have future commercial potential then you are mistaken. The majority of the surrounding homes have a higher current values than their land would have at a commercial price per acre if you tore down the improvements.

Having sold real estate in Hamilton County for over 30 years I have seen a lot of development in our communities. I have actually been involved as a partner in small residential and commercial developments in the past. In the past I have not seen:

1.) Two major thru streets combined into one right at the exit to the project. This will cause a bottleneck and an incredible traffic flow on SR38.

2.) Major thru street to the project routed more than a mile away from the US31 corridor. An exit much further to the west seems appropriate. This appears to be a convenience to the developer because it is the only access he has to SR38.

3.) Much more detail on parcel sizes and exact uses are needed. This plan is currently a blank slate to the developer's advantage only.

4.) This proposal only has one or two layers of buffer zones. I commonly see commercial buffered by another level of commercial (maybe Office) then Apartments (Multi Family), then buffered by condominiums or paired patio homes (medium density), then one or two price ranges of residential.

Ultimately the areas along US31 will be commercial. Maybe office in nature as it is a much less intrusive as a neighbor and seems to match the Carrington property.

These are my opinions and my opinions only. I wish you the best of luck in formulation a plan that will work for all involved. I have also attached some statistics that represent the current average home price for all of Westfield. This may be helpful in getting more price support for the proposed residences in Aurora. The currently proposed homes have a much lower selling price than the area averages.

Respectfully,

Jon Hirschfeld, Broker

Facts and TrendsTM - Published November 2016*

Location: Washington Township (2913)

Property Types: Residential(SFH&CND) - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

Half Baths: 0 - No Limit

Year Built: 0 - No Limit



Date	8/15	9/15	10/15	11/15	12/15	1/16	2/16	3/16	4/16	5/16	6/16	7/16	8/16	9/16	10/16
For Sale	240	244	258	247	211	219	220	235	260	267	278	261	254	244	236
New Listing	94	91	99	60	48	80	72	117	147	147	136	104	89	99	89
Sold	101	92	60	64	76	45	52	82	76	96	134	128	98	90	68
Pended	99	63	63	58	57	63	65	97	108	118	114	89	80	86	65
Months of Inventory (Closed Sales)	2.4	2.7	4.3	3.9	2.8	4.9	4.2	2.9	3.4	2.8	2.1	2	2.6	2.7	3.5
Months of Inventory (Pended Sales)	2.4	3.9	4.1	4.3	3.7	3.5	3.4	2.4	2.4	2.3	2.4	2.9	3.2	2.8	3.6
Absorption Rate (Closed Sales) %	42.1	37.7	23.3	25.9	36	20.5	23.6	34.9	29.2	36	48.2	49	38.6	36.9	28.8
Absorption Rate (Pended Sales) %	41.3	25.8	24.4	23.5	27	28.8	29.5	41.3	41.5	44.2	41	34.1	31.5	35.2	27.5
Avg. Active Price	413	414	424	442	451	483	475	481	473	460	462	470	471	486	487
Avg. Sold Price	280	282	273	304	335	332	289	314	281	312	302	280	340	312	292
Avg. Sq. Ft. Price (Sold)	92	96	97	100	95	110	96	102	103	100	100	96	102	101	99
Sold/List Diff. %	97	97	98	98	97	98	97	98	99	98	98	98	97	97	98
Sold/Orig LP Diff. %	96	96	95	97	96	96	94	96	96	97	97	97	95	96	96
Days on Market	40	45	59	52	67	62	77	71	61	43	44	44	46	50	67
Median	245	254	284	285	300	270	240	255	218	286	252	237	282	255	255

All reports are published November 2016, based on data available at the end of October 2016, except for the today stats. This representation is based in whole or in part on data supplied by the Metropolitan Indianapolis Board of REALTORS® or its Multiple Listing Service. Neither the Board nor its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market. This statistical information is produced by and for the exclusive use of the F.C. Tucker Company. Report reflects activity by all brokers participated in the MLS.

Facts and TrendsTM - Published November 2016*

Location: Washington Township (2913)

Property Types: Residential(SFH&CND) - All Properties - All Properties

Price Range: \$0 - No Limit

SQFT Range: 0 - No Limit

Bedrooms: 0 - No Limit

Full Baths: 0 - No Limit

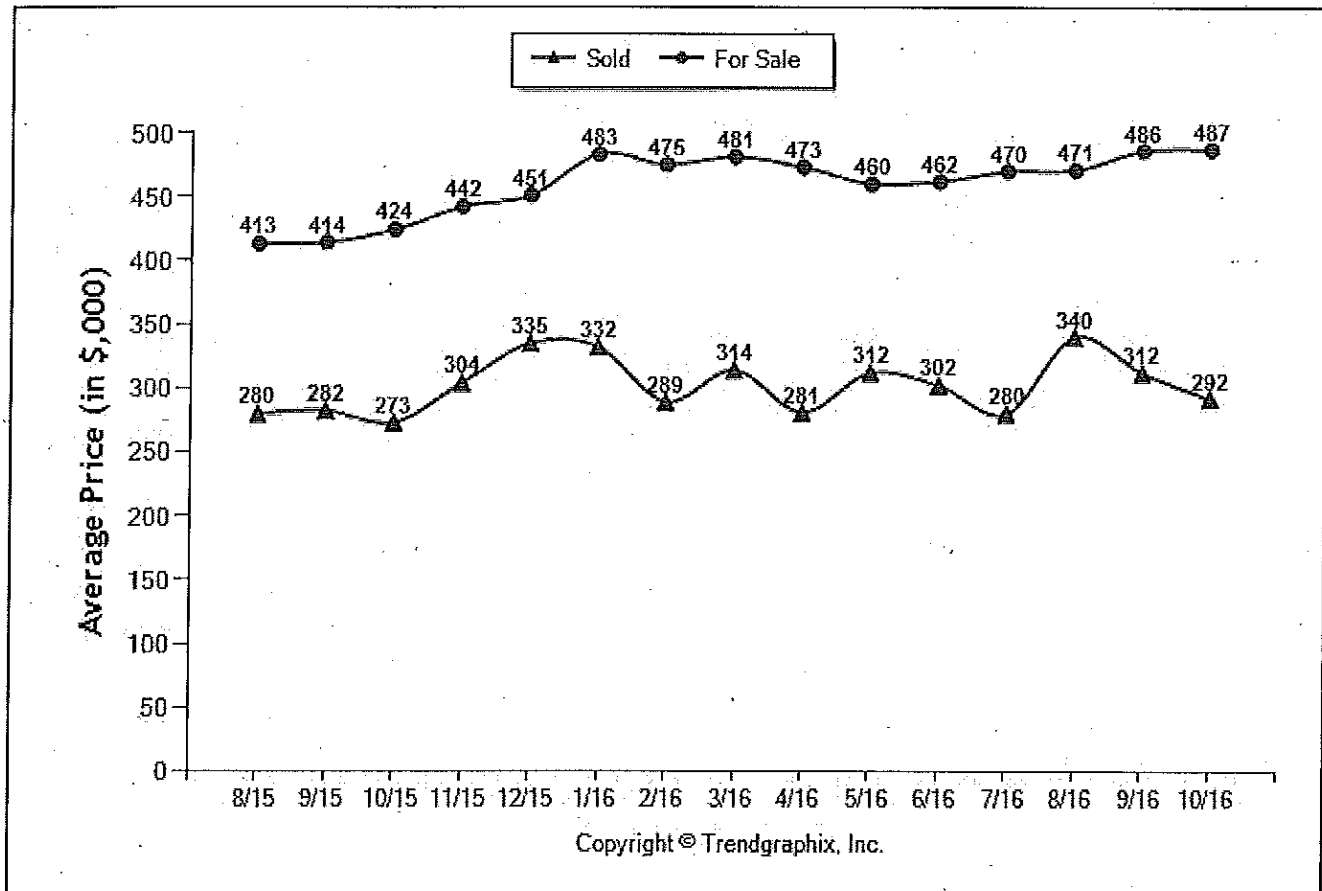
Half Baths: 0 - No Limit

Year Built: 0 - No Limit



Average Price of For Sale and Sold (Aug. 2015 - Oct. 2016)

Prepared for you by: Jon Hirschfeld



	Curt vs. Prev Month			Curt vs. Same Month 1 Yr Ago			Curt vs. Same Qtr 1 Yr Ago			TODAY STATS		
	Oct. 16	Sep. 16	% Change	Oct. 16	Oct. 15	% Change	Aug. 16 to Oct. 16	Aug. 15 to Oct. 15	% Change	11/1/2016 - 11/28/2016	10/1/2016 - 10/28/2016	% Change
Avg. Active Price	487	486	0.2% ▲	487	424	14.9% ▲	481	417	15.3% ▲	494	487	1.4% ▲
Avg. Sold Price	292	312	-6.4% ▼	292	273	7% ▲	317	279	13.6% ▲	303	300	1% ▲

October 2016 Average For Sale Price is Depreciating**

Average For Sale Price (in thousand) in October 2016 is \$442. It is down 1.8% compared to the last month and up 8.1% compared to the last year.

October 2016 Average Sold Price is Neutral**

Average Sold Price (in thousand) in October 2016 is \$281. It is down 3.4% compared to the last month and up 3.3% compared to the last year.

**Based on 6 month trend - Appreciating/Depreciating/Neutral.

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November 28, 2016

Hello, my name is Sarah Starost and I am a Realtor with the F.C. Tucker Company. It was recently brought to my attention that the farm land that surrounds a number of properties in the Grassy Branch and SR 32 corridor is soon to undergo development but not just any development; commercial and industrial development. I attended the City Council meeting where a number of property owners voiced their concerns as we as myself and another Realtor. While the development of farm land and corn fields is a common occurrence in Indiana and with the amount of growth Hamilton County and Westfield in particular is experiencing, the obvious choice for the farm land would be quality built, single family homes which would go along with the already occurring trend in the area. However in this case that is not what the plans are.

As a Realtor it is my job to represent my clients and ensure that the biggest investment they are going to make is a good one. As it stands with the proposed plans there will be ranch style homes as well as townhomes in the \$200,000-\$300,000 that will be used as a "buffer" into this commercial/industrial park. Now, if I am to ensure my clients spend their hard earned money to achieve the American Dream, would I be fulfilling my role as their agent and allow them to purchase a "buffer home" knowing that one day when they go to sell their "buffer home" that it may sit on the market for much longer vs. another similar type home that is nestled in one of Westfield's more appealing neighborhoods or that they will be under water and forced to sell for much less because the value will not be there? Not only am I concerned for these potential homebuyers but I am more worried for the home owners that have already put their precious time and hard earned money into their home not knowing that this is what is in store for their future and property values. In my professional opinion the Aurora project will have a significant impact on their property values as well as their home life with increased traffic with most likely large box trucks and semis coming in and out from these large, unsightly buildings as well as the construction that will be taking place.

It would be my recommendation that this project be reconsidered for this particular area. With this area being mainly used for residential area, bringing in large commercial and industrial buildings would have a significant impact on the homeowners.

Thank you for your time and consideration.

Sarah Starost, REALTOR®
317.332.7891

homesforheroes.com/affiliate/sarah-starost

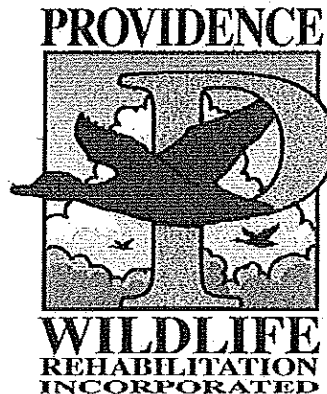
The F.C. Tucker Company

3405 E 86th Street 46240
317-259-6000



TAB 4

**Letters explaining the important role of the Providence Wildlife Rehabilitation Center and
destructive impacts of the 2016 Aurora PUD**



To Whom It May Concern:

I am the Executive Director of Providence Wildlife Rehabilitation, Inc., a 501 (c) (3) non/profit organization, located at 2425 E. 202nd Street, Westfield, IN 46074.

We are a wildlife center licensed by the Indiana DNR and the U.S. Fish & Wildlife Service, Dept't of the Interior, to provide wildlife rehabilitation and education/conservation programs.

Annually, we admit 1,100 - 1,500 patients, with the goal of releasing back to the wild in species-appropriate habitat. We also provide permanent housing for a dozen education birds. We will soon be entering our fourth year providing live bird programs for MacGregor Park in our township.

Compassionate citizens call us for rescues or bring orphaned/injured wildlife to us, even the Hamilton County Humane Society, Hamilton County Dispatch, Fishers Police, and Westfield Police.

To provide optimal rehabilitative care for wildlife, they need quiet, serene settings, fresh air, and sunshine. What would be very detrimental would be artificial outdoor lighting at night, loud noises day and night, excess dust and air pollution, noxious odors, nearby traffic, et cetera...all components of the commerce/industry that is slated to surround us on all sides. This will impair patients' ability to recover successfully and be a constant stress to our education birds housed outdoors.

I am trying to keep this brief. If you have questions or would like further information, please feel free to contact me.

Thank you,

Kristen Heitman, CWR



United States Department of the Interior



FISH AND WILDLIFE SERVICE

5600 American Boulevard West, Suite 990
Bloomington, Minnesota 55437-1458

IN REPLY REFER TO:

FWS/R3/MBSP/MB

MAY 26 2016

Providence Wildlife Rehabilitation, Inc.
Kristen E. M. Heitman
2425 202nd Street East
Westfield, Indiana 46074

Dear Ms. Heitman,

On behalf of the U.S. Fish and Wildlife Service, I would like to express our gratitude for the dedication to migratory birds that you and your staff exemplify every day.

We applaud your passion and we value you as both a leader and trusted partner for fish and wildlife conservation.

Please accept this plaque as a small testament to our sincere appreciation for your efforts.

Sincerely,

Charles M. Wooley
Acting Regional Director

To whom it may concern:

Over six years ago I brought first one, then two, orphaned ducklings to PWR. Having volunteered for another wildlife rehab center while in undergrad, I was missing that type of volunteer experience and asked Kristen if she needed volunteers. Luckily for me, she accepted me on the spot!

I have grown in my role with PWP during this time, and PWR has grown too. From husbandry and cleaning I have moved into providing veterinary care and am the Director of Education. Our Educational Outreach provides programs year round to community groups of children and adults year round. These programs increase our exposure to the public and have grown our patient load by over two fold over the last 4 years. We have admitted nearly 2000 patients in both 2015 and 2016.

The location of PWR is essential to the wellbeing of our patients. Many of them are prey species with strong fight-or-flight instincts. Many are secretive species only found in rural areas away from urbanization. We are able to keep our patients away from the sounds and smells of urban life. Away from the sounds and smells of predators such as humans, dogs and traffic.

Once our patients have been stabilized from their injuries, they need to be readied for life in the wild again. This often means moving them out of our triage/nursing care building and into an outdoor enclosure. While outside these native species acclimate to the current weather, gain flight endurance, forage for food, and mentally prepare for release.

The importance of this critical time cannot be emphasized enough. Commercial property surrounding PWR will perhaps most deeply impact this phase of rehabilitation of our patients. For adult patients, time in outside enclosures conditions them. For juvenile patients, it separates them from humans; they become increasingly wild; they stop seeing humans as a source of food and acclimate to the rural, quiet, wild outdoors. Surrounded by human sounds, cars, light pollution, run off from pavement and petroleum-based chemicals as well as deicing chemicals in the winter our very special patients will suffer emotionally and perhaps physically.

We know the role stress plays on many of these species. Being in captivity at PWR is already difficult enough for most of the native species we rehabilitate. With the proposed development I would expect to see decreased patient survival of high stress species such as wood ducks, grebes, loons, chimney swifts and countless others.

PWR is not able to pick up and move. Much of the facilities have been constructed with donated time and materials. Additionally, finding a suitable location that is easily accessible to the public is a challenge. Our patients arrive at the center from private citizens over their lunch breaks, after work or soccer practice, and while running weekend errands. Accessibility is paramount to providing this service to the communities of central Indiana.

I hope the plan to commercialize the land surrounding PWR will be reconsidered.

Regards,
Dr. Andrea Quigley, DVM

To whom it may concern:

I would like to voice my opinion regarding the commercial development surrounding Providence Wildlife. It seems that in this day and age no one cares what happens to our wildlife anymore. We keep taking their way of survival away from them due to over development of land. Providence Wildlife is the only place injured wildlife can be taken care of for rehabilitation and if this is developed for commercial/industrial the noise and traffic alone would be such a stress on these animals they would not have a chance to recover or a second chance in life. I am highly apposed of this development. Please give wildlife a chance.

Sincerely,
Becky Riskin

To Whom It May Concern:

The City of Westfield is a wonderful place to visit because of the welcoming small town feel. It's also home to a gem, Providence Wildlife Rehabilitation, which is now threatened by a plan to turn that area into an industrial, commercial and retail development. Licensed wildlife rehabilitation centers are few and far between. Providence is one of the best. Their contributions to the health and well-being of our native wildlife, and the educational programs this organization provides, should be of the utmost importance. The farmland and green spaces surrounding Providence Wildlife Rehabilitation are vital to their success. Replacing that valuable resource with strip malls, and/or commercial and industrial complexes would be a detriment.

Providence Wildlife Rehabilitation is something Westfield should be proud of. Please reconsider your plans to develop that area. I'm sure your consideration would be greatly appreciated by Providence, and by other property owners there who would see their property values decline as a result of the development.

Respectfully,

Jan Luckett
1150 East 54th Street
Indianapolis, IN 46220
janluckett@att.net

To whom it may concern,

Providence Wildlife needs to be protected from the negative impact development would bring. They are essential to the protection of countless animals in need which are important to the environment as well as providing countless hours of pleasure to the people of Central Indiana.

Sincerely,
Robert & Peggy Bolles

Providence Wildlife Rehabilitation is one of far too few organizations who take care of the animals we humans interfere with and cause injury to, all too often. These animals are forced to bend to our will, constantly. They aren't given proper options for survivability. They just keep living and surviving, until they can't any longer. We, humans, have options. We have the option of not taking up all of the land on this earth for building. I was going to say, "for our own use" but in truth, land as land is "for our own use" too – though not enough people understand this.

Development almost never plans for the loss of the natural environment which causes inevitably, the loss of animals. All of this creates loss, for every living being on this planet. We owe it to the planet, the animals, and to the people who started Providence, to ensure the safe environment that exists for them around the Providence property and adjacent areas.

The Aurora PUD does not allow for sufficient safety and safeguarding of the animals and the organization. It therefore is imperative, that the owners of Providence are carefully listened to, and their requests and suggestions are heeded. This isn't Billy-saving-a-cat-in-his-garage. These are professional wildlife rehabilitators and there aren't enough of them around. Their work and information should not only be safeguarded, but it should be valued and used in any development consideration.

Listen to the people. We are the City and the Township.

-jodi

Jodi Becker
18524 Harvest Meadows Dr E
Westfield, IN 46074
Jodi27@aol.com



TAB 5

**Professional Opinion of Robert W. Hanley, PhD., TRC Environmental Corporation
regarding adverse impacts and need for investigations regarding likely destruction of
threatened and endangered species, wetlands, and significant cultural and historic
resources resulting from the 2016 Aurora PUD**

AFFIDAVIT OF ROBERT W. HANLEY, Ph.D.

I, Robert W. Hanley, Ph.D., offer the following affidavit. I am a Senior Consultant employed by TRC Environmental Corporation (TRC) with more than 30 years of environmental consulting experience, during which I have performed wetland delineations, endangered species surveys, habitat assessments and ecological evaluations of sites in several states, including Indiana. I earned a Bachelor of Science degree, *cum laude* with honors from the Florida State University, where I majored in Biological Sciences with an emphasis on physiology and ecology. I earned a Master of Science degree from Duke University, with a major in Zoology and a minor in Botany. I earned a Doctor of Philosophy degree from the University of Alabama, with a major in Biological Sciences and minors in Computer Science and Environmental Engineering. My specialization was in physiological ecology and my dissertation research focused on responses of freshwater gastropods to changes in oxygen availability. I have provided ecological assessment services for proposed developments in Franklin, Hendricks and Ripley Counties in Indiana. I also am serving as a Senior Consultant to a site investigation and ecological evaluation of a site adjacent to the Wabash River. A copy of my resume is attached.

TRC was retained to provide an opinion whether or not adequate environmental studies have been conducted in support of a proposed planned unit development (PUD) site located south and east of the intersection of US Highway 31 and Indiana State Highway 38. The PUD site is bordered by Grassy Branch Road to the east and US Highway 31 to the west.

Information Review

In preparing this opinion, the following publicly available sources were accessed and reviewed:

- United States Fish and Wildlife Service (USFWS) Information for Planning and Conservation (IPaC) internet application, which identifies federally protected species that could be adversely impacted by proposed development activities.
- Indiana Department of Natural Resources (IN DNR) online List of Endangered, Threatened and Rare Species.
- United States Department of Agriculture (USDA) Web Soil Survey, which allows a user to prepare site specific soil maps and investigate properties of mapped soils.
- United States Army Corps of Engineers, Louisville District (USACE) online documentation of Waters of the United States (WOTUS) jurisdictional determinations.
- Indiana State Historic Architectural and Archaeological Research Database (IN SHAARD).
- Historic aerial imagery available on-line (Google Earth and Hamilton County GIS)

Findings – Threatened and Endangered Species

TRC could not locate documentation that the PUD site has been surveyed for the presence of federally or state protected species.

The USFWS IPaC report lists the Indiana bat, a federally and state protected endangered species, as potentially being adversely affected by the proposed activity. Indiana bat roost in trees with loose bark, and the PUD site has a number of wooded areas that may provide suitable Indiana bat nesting and roosting habitat. A copy of the IPaC report is attached to this affidavit.

The USFWS IPaC report lists nineteen migratory bird species protected by the federal Migratory Bird Treaty Act (MBTA) as potentially being adversely affected by the proposed development activity. The MBTA prohibits "taking" of MBTA protected birds without prior USFWS authorization.

The IDNR lists the eastern prairie fringed orchid as inhabiting Hamilton County. This federally and state protected vascular plant is typically found in moist, tallgrass prairie habitat, but may also occur in roadside ditches. Aerial photographs reviewed by TRC show a number of ditches on the PUD site and semi-open wooded area adjacent to the cemetery on 202nd Street East, all of which may provide suitable habitat for this species.

The IDNR lists the cerulean warbler as inhabiting Hamilton County. This state listed endangered species, which is also protected by the federal MBTA, inhabits deciduous forested. Two forested areas on the PUD site likely provide suitable nesting habitat for this species.

The IDNR lists the loggerhead shrike as inhabiting Hamilton County. This state listed endangered species, which is also protected by the federal MBTA, inhabits open to semi-open areas. The semi-open area adjacent to the cemetery on the PUD site provides suitable nesting and foraging habitat for this species.

Findings – Wetlands and Waters of the United States

The USACE Louisville District on-line jurisdictional determination database does not list any WOTUS jurisdictional determinations of the PUD site.

The USDA web soil survey maps two soil types on the site as having hydric soil characteristics, Brookston silty clay and Patton silty clay loam. Almost half of the site is mapped as these two soil types. Hydric soils are one characteristic of wetlands. The semi-open area adjacent to the cemetery on the PUD site is mapped as having Brookston soils. A copy of the Web Soil Survey map is attached to this affidavit.

Aerial images indicate that an area south of 202nd Street East and adjacent to a cemetery on the development site may exhibit wetland characteristics. This area is mapped as having Brookston soils, a hydric soil, and several of the aerial images TRC reviewed show an apparent drainage feature crossing this area.

Findings – Significant Cultural and Historic Resources

TRC could not locate publicly available documentation demonstrating that the PUD site and activity have been evaluated with respect to adverse effects to significant cultural and historic resources on or proximate to the PUD site.

The IN SHAARD database lists ten properties that contribute to cultural and historical resources that are located in that portion of Washington Township that is mapped on the United States Geological Survey 7.5' Noblesville Quadrangle Map. Of these, one, the Pleasant View Cemetery, is located on the proposed development site, and three, a house on US Highway 31, a farm on Indiana State Highway 38, and a farm on Grassy Branch Road, are either adjacent to or proximate to the PUD site. Development activities could adversely affect these resources by altering the 'viewshed', by increased traffic, and by construction related activities. A copy of the IN SHARD database print out is attached to this affidavit.

MacGregor Park is a 99-acre parkland situated northeast of the intersection of US Highway 31 and Indiana State Highway 38. One of the IN SHAARD listed structures is located in this park.

Opinions

It is my opinion that the PUD site has suitable habitat for federally and state protected species.

It is my opinion that the project proponent has not conducted appropriate environmental surveys to confirm that the proposed development will not adversely affect federally and state protected plant and animal species that may inhabit the site.

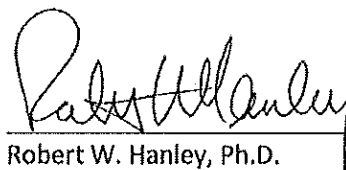
It is my opinion that the PUD site has areas that likely exhibit wetland characteristics.

It is my opinion that the project proponent has not conducted a delineation of features potentially exhibiting wetland characteristics and that may be WOTUS.

It is my opinion that the project proponent has not conducted studies to document that the proposed development will not adversely affect significant cultural resources located on adjoining or nearby properties.

It is my opinion that the PUD proponent should undertake such studies necessary to document that the project will not adversely affect protected species, sensitive biological habitats, and significant cultural resources before proceeding with the proposed development.

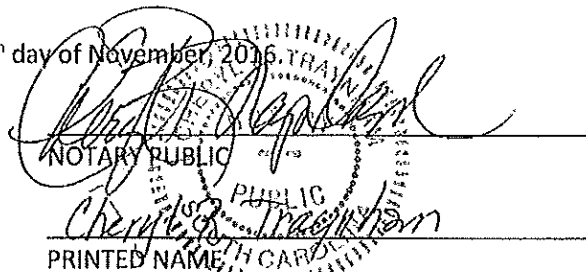
FURTHER AFFIANT SAITH NOT.


Robert W. Hanley, Ph.D.

STATE OF SOUTH CAROLINA)
) SS:
COUNTY OF GREENVILLE)

Before me, a Notary Public in and for said county and state, personally appeared Robert W. Hanley, Ph.D., who acknowledged the execution of the foregoing Affidavit, and who, having been duly sworn, stated that any representations therein contained are true.

WITNESS my hand and Notarial Seal this 30th day of November, 2016.


NOTARY PUBLIC
Cheryl S. Traub
PRINTED NAME

My Commission Expires: 4/14/2025
County of Residence: Greenville

ROBERT W. HANLEY, Ph.D.

EDUCATION

Ph.D., major - Zoology, minors - Computer Science and Environmental Engineering, University of Alabama, Tuscaloosa, Alabama, 1983

M.A., Zoology, Duke University, Durham, North Carolina, 1976

B.A., Biology, cum laude, Florida State University, Tallahassee, Florida, 1974

AREAS OF EXPERTISE

- Environmental and ecological assessments
- Environmental compliance auditing
- Environmental policy analysis
- Environmental systems management
- Permit preparation and negotiation

REPRESENTATIVE EXPERIENCE

Dr. Hanley has 30 years of environmental consulting experience, primarily for industrial clients. Robert has provided wetland delineation and permitting services, rare and endangered species assessments, habitat assessments, and environmental impact assessments. He is an experienced multimedia environmental compliance auditor with expertise in hazardous and solid waste management, water and wastewater treatment, and environmental management systems. His auditing experience includes specialized knowledge of RCRA and Toxic Substances and Control Act (TSCA) reporting and record keeping requirements. Robert has managed site investigation projects and has specialized knowledge regarding river and lake systems. He also provides pollution prevention consulting and has led several pollution prevention audits for forest products companies.

CWA 404 and Threatened and Endangered Species Permitting

CWA Jurisdictional Delineation, Permitting, and Restoration. Agricultural Chemical Formulating and Packaging Facility (South Carolina). Project Scientist.

Conducted a jurisdictional delineation for the owner of a closed agricultural chemical formulating and packaging facility that was under state mandate to excavate and remove soil and sediment effects by runoff from the closed facility. Examined on-site drainage ditches and waterways and an off-site stream, a portion of which is tidally influenced. Determined that an on-site cooling water pond and several drainage ditches were outside of Army Corps of Engineers (ACOE) jurisdiction. The Corps of Engineers verified the Jurisdictional Delineation without corrections.

Also prepared permit applications to the ACOE and to the state's coastal zone management agency for the excavation of impacted soil and sediment within the jurisdictional wetlands. Mitigation was accomplished by a combination of wetland restoration and enhancement and the use of a mitigation bank. Prepared the mitigation plan, including designing and implementing the restoration and enhancement of a freshwater wetland adjacent to the client's property.

CWA Jurisdictional Delineation, Permitting and Restoration. Closed Fertilizer Manufacturing Facility (South Carolina). Project Scientist.

Conducted a jurisdictional delineation on an 18-acre tract of land that was a closed fertilizer manufacturing facility. The site included streams and wetlands. Prepared a CWA 404 permit application for a corrective action that involved excavating materials from jurisdictional areas. Designed and implemented on-site mitigation of wetlands and a first order stream from which materials had been excavated. Mitigation included wetland and stream restoration.

CWA Jurisdictional Delineation, Permitting and Restoration. Closed Chemical Manufacturing Facility (Delaware). Project Scientist.

Conducted a jurisdictional delineation of a 100-acre tract of land that was a closed plastics manufacturing facility. The site includes tidally and non-tidally influenced freshwater wetlands. Prepared CWA 404 and Delaware Wetlands and Subaqueous Lands permit applications for a corrective action that involved excavating materials from jurisdictional areas. The applications included marsh restoration to return tidal influences to a portion of the marsh that had been drained and that was dominated by *Phragmites*.

CWA Jurisdictional Delineation, Permitting and Restoration. Closed Municipal Solid Waste Landfill (Georgia). Project Scientist.

Conducted a jurisdictional delineation of an area adjacent to a closed municipal solid waste landfill that is listed on the Georgia Hazardous Sites Inventory. Soil and groundwater investigations detected parameters exceeding state standards, and requiring corrective action. One action was removal and off-site disposal of sediments that had accumulated in a tributary that received surface water runoff from the site. TRC designed a sediment removal action and stream restoration. Prepared CWA 404 permit applications for the corrective action. Mitigation was accomplished by the stream restoration, which included improvements to stream channel morphology.

CWA Jurisdictional Delineation, Permitting and Restoration. Integrated Pulp and Paper Mill (North Carolina). Project Scientist.

Delineated wetlands on a 6,000-acre tract of land owned by a pulp and paper manufacturing company, and used GPS equipment to map wetlands. Prepared documentation of the assessment and mapping activities. Prepared CWA Section 404 and North Carolina Coastal Management Act permits for

constructing a new landfill haul road. Permit application included a mitigation plan.

Also conducted an ecological risk assessment of a CERCLA operable unit that involved former wastewater discharges into a tidally influenced creek and adjoining wetlands. Sampling in the wetlands demonstrated that the wetlands had not been adversely affected by wastewater discharges. The USEPA approved remedy for the stream included placement of a thin layer sand cap over portions of the stream where bottom sediments exhibited elevated concentrations of ecological constituents of potential ecological concern.

Wetlands Delineation and Discharge Permit Preparation. Inactive Disposal Site (Delaware). Project Scientist.

Delineated wetlands adjacent to two tidal marshes that had been used as industrial waste disposal sites. Prepared discharge permit applications and Delaware wetlands and subaqueous lands permit applications for proposed site restoration activities.

Wetland Delineation and CWA 404 Discharge Permit Preparation. Merchant Power Generating Facility (North Georgia). Project Scientist.

Delineated wetlands and prepared a Clean Water Act Section 404 discharge permit application for a combined-cycle, merchant power generating facility. Developed a mitigation strategy that was approved by the United States Corps of Engineers. Prepared documentation to support these delineations.

CWA Jurisdictional Delineation and CWA 404 Discharge Permit Preparation. Merchant Power Generating Facility (North Georgia). Project Scientist.

Delineated wetlands and prepared a Clean Water Act Section 404 discharge permit application for a combined-cycle, merchant power generating facility. Developed a mitigation strategy that was approved by the United States Corps of Engineers. Prepared documentation to support these delineations.

CWA Jurisdictional Delineation and CWA 404 Discharge Permit Preparation. Closed Municipal Landfill (Georgia). Project Scientist.

Delineated wetlands on a 6,000-acre tract of land owned by a pulp and paper manufacturing company, and used GPS software to map wetlands. Prepared documentation of the assessment and mapping activities. Prepared CWA Section 404 and North Carolina Coastal Management Act permits for constructing a new landfill haul road. Permit application included a mitigation plan.



Confidential Renewable Energy Project. Confidential Client (Lee and Bureau County, Illinois). Senior Consultant.

Prepared a CWA Section 404 discharge permit application for a proposed 110-turbine, wind powered, electric power generating facility.

Wetland delineation Industrial Facility (Alabama). Project Scientist.

Delineated wetlands on an 11-acre site used to manufacture hydraulic fracturing proppant.

Wetland Delineation and Discharge Permit Preparation. Mineral Mining Operation (Alabama). Project Scientist.

Delineated wetlands on a 700-acre site proposed for development as a quarry. Prepared post-Rapanos wetland delineation and jurisdictional determination forms. Demonstrated that several wetland areas and an unnamed tributary did not have a significant nexus to a traditional navigable water. Obtained USACE and USEPA concurrence with the delineation and jurisdictional determination. Prepared a discharge permit application for the proposed quarry operation.

Wetland Assessment and Mapping. BP Amoco (North Charleston, South Carolina). Project Scientist.

Assessed 6,000-acre tract of land for wetlands, identifying potential wetland areas for interpreting aerial photographs. Determined wetland boundaries by examining soils, hydrology, and vegetation. Used global positioning system (GPS) data logger to map wetlands area.

Threatened and Endangered Species Evaluations. BP Amoco (New Castle, Delaware). Project Scientist.

Researched threatened and endangered species potentially inhabiting areas slated for development or rehabilitation. Prepared site assessments documenting that proposed activities would not harm threatened or endangered species. Obtained Findings of the Significant Impact statements from state and federal agencies responsible for monitoring and protecting threatened and endangered species.

Wetland Delineation and Discharge Permit Preparation. Specialty Chemical Manufacturer (South Carolina). Project Scientist.

Delineated wetlands and prepared a discharge permit application for a proposed wastewater discharge pipeline at a specialty chemical manufacturing plant in South Carolina. Prepared documentation to support these delineations.



Wetland Delineation and Discharge Permit Preparation. Construction and Demolition Debris Landfill Siting (South Carolina). Project Scientist.

Delineated wetlands and prepared a discharge permit application for a proposed construction and demolition debris landfill in South Carolina. Prepared documentation to support these delineations.

Wetland Delineation. Residential Development (North Carolina). Project Scientist.

Delineated wetlands for two proposed apartment complexes in North Carolina, and worked with site developers to plan construction activities that avoided encroaching on jurisdictional wetlands. Prepared documentation to support these delineations.

Wetland Delineation. Proposed Natural Gas Pipeline (Texas). Project Scientist.

Delineated wetlands along a linear corridor for a proposed natural gas pipeline. Used global positioning system receiver to locate delineated upland/wetland boundary. Wetlands included palustrine emergent, palustrine scrub/shrub, palustrine forested and riverine. Prepared documentation to support these delineations.

Wetland Delineation. Proposed Electric Power Generating Facility (West Virginia). Project Scientist.

Delineated wetlands on the site of a proposed electric power generating station. Permit application will be prepared pending review of delineation report.

Environmental and Ecological Assessment

Prepared permit applications (Nationwide and Clean Water Act [CWA] Section 404) for site development activities requiring discharges of dredge or fill materials into jurisdictional wetlands. Managed RCRA facility investigations and CERCLA remedial investigation/feasibility study (RI/FS) investigations, including preparation of appropriate work plans and documents, sediment, soil and groundwater sampling and biological monitoring, and document preparation and review. Conducted endangered species assessments of sites proposed for industrial development. Designed and implemented soil and groundwater investigations at sites proposed as solid waste disposal facilities, at sites with suspected releases of toxic and/or hazardous chemicals, and at sites used for industrial waste treatment and disposal. Prepared environmental impact assessments of proposed construction and site development activities.

Some clients for which environmental and ecological assessment services have been performed are:

- Brunswick Cellulose, Inc. – GA
- Chemical Lime Company – AL
- International Paper Co. – LA
- Weyerhaeuser Company – NC
- Mueller Foundry – AL
- Clariant Corporation – SC
- Amoco Chemicals – SC
- Goodson Development Group – NC
- D. G. Griffin Construction – SC
- Inland Container – GA
- Hercules Incorporated – Brunswick, GA (Project Manager/Environmental Scientist)
- Identified habitats on and downstream from this CERCLA site. Identified flora and fauna in and downstream from the affected area. Identified potential ecological receptors.

LE Carpenter/Dayco Site – Wharton, NJ (Senior Consultant)

Designed and implemented an ecological evaluation in accordance with State of New Jersey ecological evaluation guidance of a surface water drainage system, adjoining wetlands and the Rockaway River all of which are adjacent to the LE Carpenter/Dayco CERCLA site. The evaluation included biological population studies, and surface water and sediment investigations. Based on the results, the recommendation was to engineer a corrective action for a portion of the surface water drainage adjacent to the site.

Air Products & Chemicals – Piedmont, SC (Environmental Scientist)

Conducted a wetland assessment to identify and map prospective jurisdictional wetlands on the property. Determined CWA 404 requirements related to proposed redevelopment of a closed industrial site, which resulted in a redevelopment plan that avoided disturbing wetlands and waters of the U.S.

Graniteville Company, Pond Investigation – SC (Project Manager)

Prepared and negotiated workplan to determine the nature and extent of sediment contamination in a 250-acre pond. The investigation included sediment sampling from the pond and major tributaries to the pond. Sediment samples were sectioned to enable profiling of constituents of potential ecological concern. Sediment profiling suggested that unaffected sediments would form a natural cap over affected sediments, and natural attenuation was the recommended course of action. The state and USEPA concurred with the recommendation.

Mineral Mining Operation, Wetland Delineation and Discharge Permit Preparation – AL (Project Scientist)

Delineated wetlands on a 700-acre site proposed for development as a quarry. Prepared post-Rapanos wetland delineation and jurisdictional determination forms. Demonstrated that several wetland areas and an unnamed tributary did not have a significant nexus to a traditional navigable water. Obtained USACE and USEPA concurrence with the delineation and jurisdictional determination. Prepared a discharge permit application for the proposed quarry operation.

BP Amoco, Threatened and Endangered Species Evaluations – New Castle, DE (Project Scientist)

Researched threatened and endangered species potentially inhabiting areas slated for development or rehabilitation. Prepared site assessments documenting that proposed activities would not harm threatened or endangered species. Obtained Findings of the Significant Impact statements from state and federal agencies responsible for monitoring and protecting threatened and endangered species.

Specialty Chemical Manufacturer, Wetland Delineation and Discharge Permit Preparation – SC (Project Scientist)

Delineated wetlands and prepared a discharge permit application for a proposed wastewater discharge pipeline at a specialty chemical manufacturing plant in South Carolina. Prepared documentation to support these delineations.

Construction and Demolition Debris Landfill Siting, Wetland Delineation and Discharge Permit Preparation – SC (Project Scientist)

Delineated wetlands and prepared a discharge permit application for a proposed construction and demolition debris landfill in South Carolina. Prepared documentation to support these delineations.

Residential Development, Wetland Delineation – NC (Project Scientist)

Delineated wetlands for two proposed apartment complexes in North Carolina, and worked with site developers to plan construction activities that avoided encroaching on jurisdictional wetlands. Prepared documentation to support these delineations.

Chemical Manufacturer, Wetland Assessment and Mapping – SC (Project Scientist)

Delineated wetlands on 3,500-acre tract of land owned by a forest products company, using GPS equipment to map wetland/upland boundary. Prepared documentation to support these delineations.



Robert W. Hanley, Ph.D.

Integrated Pulp and Paper Mill, Industrial Solid Waste Landfill Permitting and Construction – NC (Project Scientist)

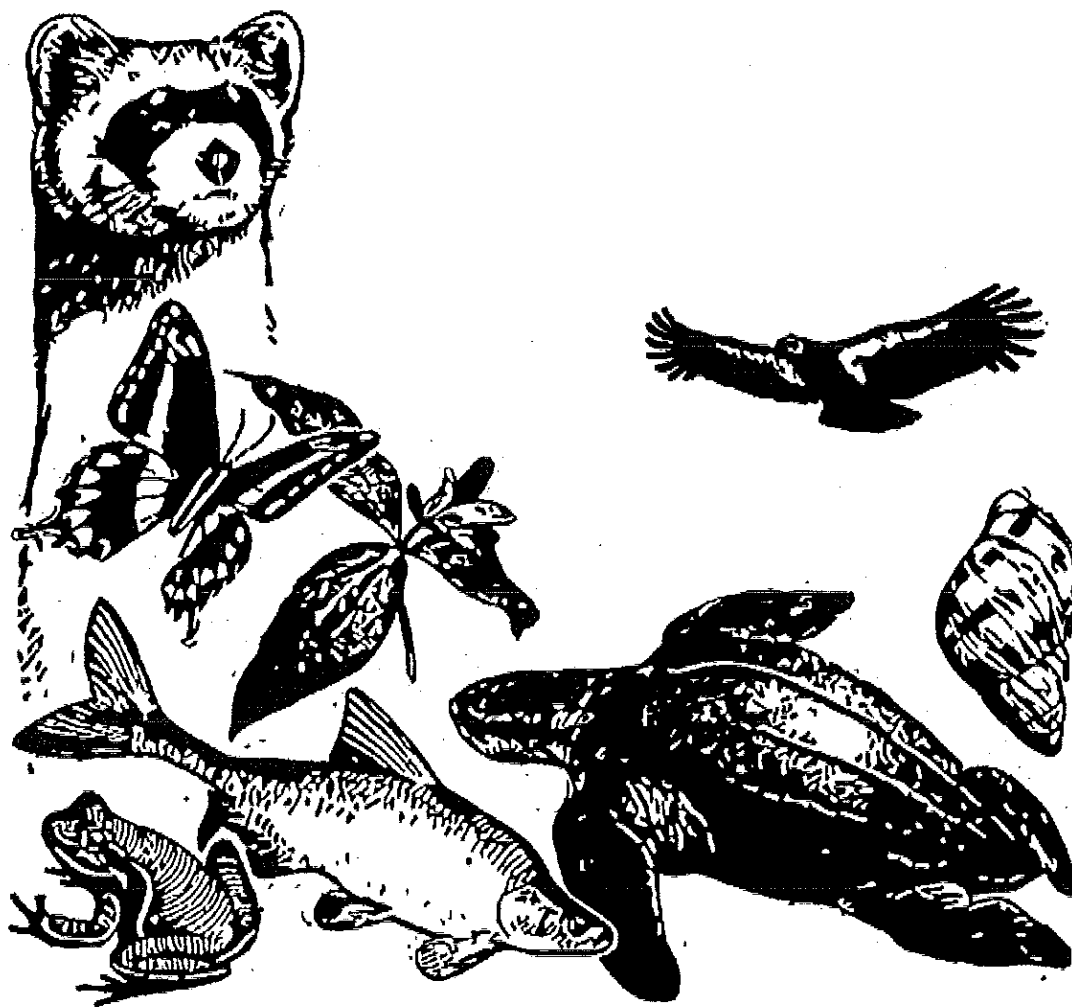
Assessed wetlands on a 6,000-acre tract of land owned by a chemical company, and used GPS software to map wetlands. Prepared documentation of these assessment and mapping activities.

Westfield PUD

IPaC Trust Resources Report

Generated November 29, 2016 07:52 AM MST, IPaC v3.0.10

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



IPaC - Information for Planning and Conservation (<https://ecos.fws.gov/ipac/>): A project planning tool to help streamline the U.S. Fish & Wildlife Service environmental review process.

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IPaC Trust Resources Report



LOCATION

DESCRIPTION

IPAC LINK

(812) 334-4261

Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the Endangered Species Program of the U.S. Fish & Wildlife Service.

This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list either from the Regulatory Documents section in IPaC or from the local field office directly.

The list of species below are those that may occur or could potentially be affected by activities in this location:

Mammals

Indiana Bat *Myotis sodalis*

Endangered

CRITICAL HABITAT

No critical habitat has been designated for this species.

http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A000

Critical Habitats

There are no critical habitats in this location

Migratory Birds

Birds are protected by the Migratory Bird Treaty Act and the Bald and Golden Eagle Protection Act.

Any activity that results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish & Wildlife Service.^[1] There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

1. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

Additional information can be found using the following links:

- Birds of Conservation Concern
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data
<http://www.birdscanada.org/birdmon/default/datasummaries.jsp>

The following species of migratory birds could potentially be affected by activities in this location:

Acadian Flycatcher <i>Empidonax virescens</i>	Bird of conservation concern
Season: Breeding	
Bald Eagle <i>Haliaeetus leucocephalus</i>	Bird of conservation concern
Season: Year-round	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B008	
Bell's Vireo <i>Vireo bellii</i>	Bird of conservation concern
Season: Breeding	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0JX	
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i>	Bird of conservation concern
Season: Breeding	
http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HI	
Blue-winged Warbler <i>Vermivora pinus</i>	Bird of conservation concern
Season: Breeding	

Dickcissel <i>Spiza americana</i> Season: Breeding	Bird of conservation concern
Field Sparrow <i>Spizella pusilla</i> Season: Year-round	Bird of conservation concern
Henslow's Sparrow <i>Ammodramus henslowii</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B09D	Bird of conservation concern
Kentucky Warbler <i>Oporornis formosus</i> Season: Breeding	Bird of conservation concern
Least Bittern <i>Ixobrychus exilis</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B092	
Loggerhead Shrike <i>Lanius ludovicianus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FY	Bird of conservation concern
Northern Flicker <i>Colaptes auratus</i> Season: Year-round	Bird of conservation concern
Peregrine Falcon <i>Falco peregrinus</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0FU	Bird of conservation concern
Pied-billed Grebe <i>Podilymbus podiceps</i> Season: Breeding	Bird of conservation concern
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> Season: Year-round	Bird of conservation concern
Rusty Blackbird <i>Euphagus carolinus</i> Season: Wintering	Bird of conservation concern
Short-eared Owl <i>Asio flammeus</i> Season: Wintering http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0HD	Bird of conservation concern
Willow Flycatcher <i>Empidonax traillii</i> Season: Breeding http://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=B0F6	Bird of conservation concern
Wood Thrush <i>Hylocichla mustelina</i> Season: Breeding	Bird of conservation concern

Wildlife refuges and fish hatcheries

There are no refuges or fish hatcheries in this location

Wetlands in the National Wetlands Inventory

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this Inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

This location overlaps all or part of the following wetlands:

Freshwater Emergent Wetland

PEM1C

Freshwater Forested/shrub Wetland

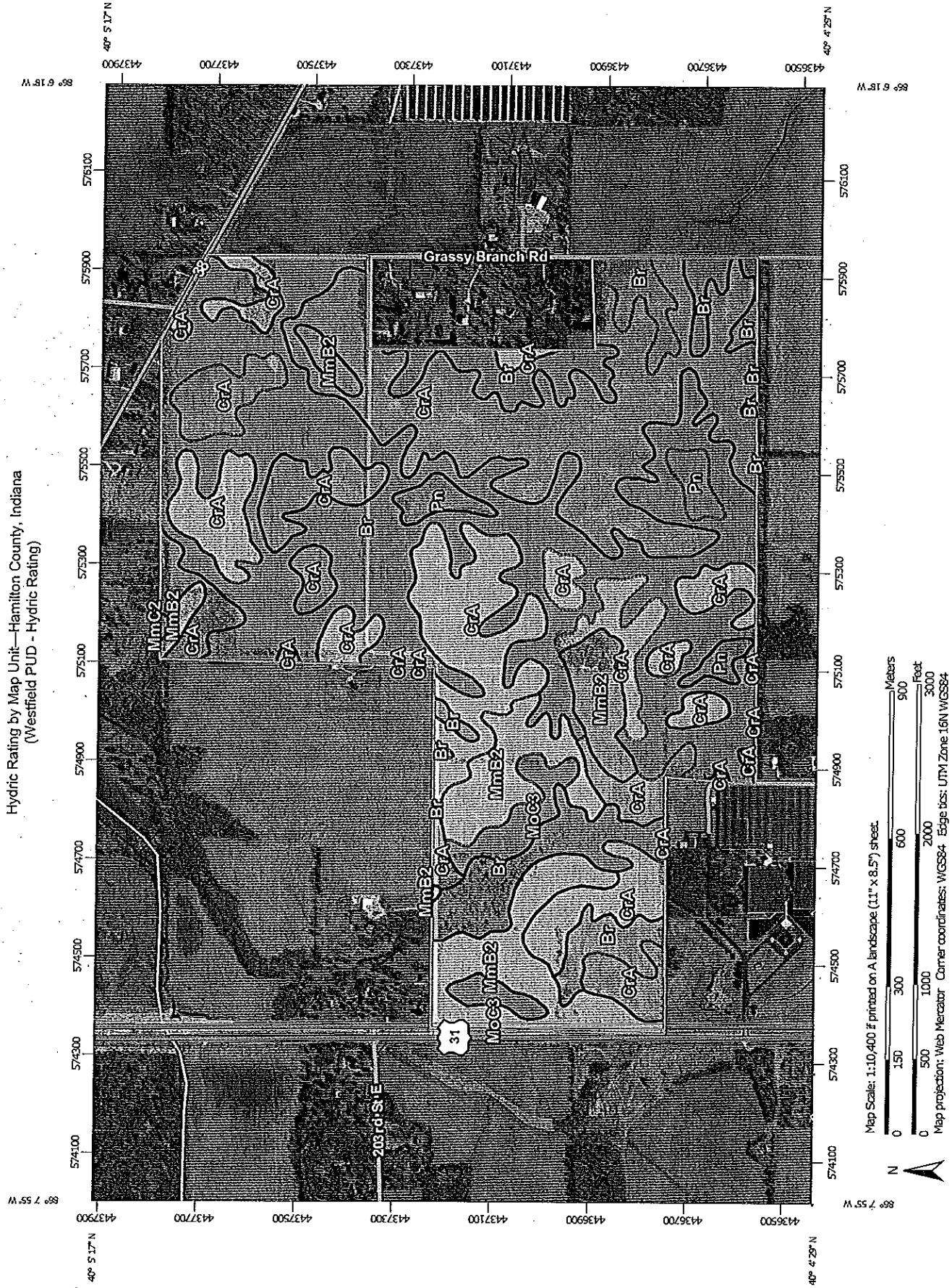
PFO1A

Freshwater Pond

PUBGx

A full description for each wetland code can be found at the National Wetlands Inventory website: <http://107.20.228.18/decoders/wetlands.aspx>

Hydric Rating by Map Unit—Hamilton County, Indiana (Westfield PUD - Hydric Rating)



MAP LEGEND

	Area of Interest (AOI)		Transportation
	Area of Interest (AOI)		Rails
	Soils		Interstate Highways
	Soil Rating Polygons		US Routes
	Hydric (100%)		Major Roads
	Hydric (66 to 99%)		Local Roads
	Hydric (33 to 65%)		Background
	Hydric (1 to 32%)		Aerial Photography
	Not Hydric (0%)		
	Not rated or not available		
	Soil Rating Lines		
	Hydric (100%)		
	Hydric (66 to 99%)		
	Hydric (33 to 65%)		
	Hydric (1 to 32%)		
	Not Hydric (0%)		
	Not rated or not available		
	Soil Rating Points		
	Hydric (100%)		
	Hydric (66 to 99%)		
	Hydric (33 to 65%)		
	Hydric (1 to 32%)		
	Not Hydric (0%)		
	Not rated or not available		
	Water Features		Streams and Canals

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800. Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hamilton County, Indiana
Survey Area Data: Version 17, Sep 14, 2016

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 17, 2011—Mar 10, 2012

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Hydric Rating by Map Unit— Summary by Map Unit — Hamilton County, Indiana (IN057)				
Map unit symbol	Map unit name	Rating	Acres In AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	95	135.3	41.4%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	2	140.0	42.8%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	5	37.1	11.4%
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	3	0.2	0.1%
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	0	7.4	2.3%
Pn	Patton silty clay loam, 0 to 2 percent slopes	90	6.9	2.1%
Totals for Area of Interest			326.9	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower



TAB 6

A&F Engineering's "traffic study" (one paragraph letter unsupported by any research or projected traffic data)

A&F ENGINEERING Transportation & Site Engineering

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REGISTRATION
INDIANA
ILLINOIS
KENTUCKY
KANSAS
OHIO
MISSOURI
TEXAS

October 19, 2016

Mr. Chris White
Site Solutions Group, LLC
15658 Bridgewater Club Blvd.
Carmel, Indiana 46033

Re: Aurora Site
SR 38

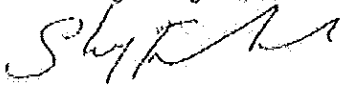
Dear Mr. White,

Based on your request, I have reviewed the concept plan with respect to the land uses and proposed roadway configurations. As presently planned, there will be one access point located along SR 38 at East Street. The proposed roadway is planned to be four lanes (two in each direction) with auxiliary lanes, left and right turn lanes at the major internal intersections. The old plan was to have land uses such as office parks, industrial parks, retail, apartments, and single family residences. The current plan is similar in nature, however, no apartments will be built on the site. Based on the review of the land uses and their locations, the proposed four lane facility will adequately serve the development. The proposed intersection at SR 38 will most likely require a signal in the future. However, at this time one will not be warranted. The need for the signal will come once the retail is developed. This intersection should be monitored and a signal installed when warranted.

If you have any questions, please contact our office.

Sincerely,

A&F Engineering Co., LLC



Steven J. Fehrbach, P.E.
President



TAB 7

Transcript of remarks of Citizens Westfield spokesman (General Manager Randy Edgemon, GM of water, wastewater and gas) at Westfield Budget meeting on October 18, 2016, regarding potential high costs and rate increases that result from projects like the 2016 Aurora PUD, which require distant extensions of utility facilities

TRANSCRIPT OF RECORDING AT WESTFIELD BUDGET WORKSHOP 10/18/16

Speaker is Citizens Westfield Spokesman Randy Edgemon

Well, I mean quite honestly Chuck I think that the way we are going about it today we work together pretty well. We work closely with folks on the City Staff and we work closely with developers to try to understand where... what direction the growth is going in and also what the City needs to do in terms of growth infrastructure construction or if they are going to develop Aurora for example. We are constantly discussing ways to get service up there in a reasonable manner and I don't know that, I don't know that from our standpoint it makes a lot of difference. And as I said earlier, we have an obligation to serve and, I mean, I don't know if there's a lot of ways to minimize infrastructure costs. I don't think there are a lot of ways we can minimize the impact on the utility investment other than things that we anticipate in the next couple of years that we will reduce the overall cost of capital and make effective use other than the tax relief bill on the infrastructure and the lessen impact it has on ratepayers.

That discussion is going to center around we're trying to understand the impact of impact fees and from what we have heard to this point from BAGI is they pretty much aren't opposed to it but they also don't want to get priced out of the surrounding market.... Like I say it is not our role in the community to dictate how it grows or force it one way or the other. Our role is strictly to be there when the customer needs service.

... so we are trying to understand from their perspective .. and we've got to figure out if the market is there because we need to do something a little different because we are requesting an awful lot of money here.

.. so we are trying to program that in and what we are trying to do is program to the point where rate increases, future rate increases won't be double digits percentages...



TAB 8

Letters of Opposition from Westfield Residents

Keith Heitman
2429 East 202nd
Westfield Indiana 46074
kkheitman@aol.com

To Whom It May Concern:

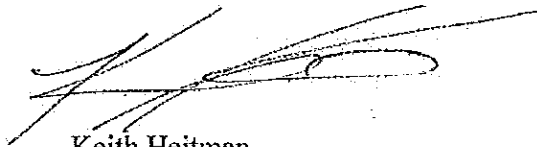
I am gravely concerned by the Aurora PUD, as it is a very poorly thought-out development.

I relocated to this area of rural Westfield for the land and pastoral setting with a multitude of trees, the quiet, and the lack of hustle and bustle. My privacy and tranquility will be eradicated if my property is left as an island amid an industrial park. The lack of adequate buffering between a residential property and heavy industrial use properties is a direct violation of the UDO and could become a serious legal issue.

As the PUD stands, I will no longer be able to enjoy my property as it is currently zoned. This is a very opened-ended PUD with no real direction of development, leaving us very uncertain of what to expect in our future. The one thing we can be certain of is new elements, such as substantial increase of truck traffic at all hours, continual night time lighting, unbearable noise levels, and health risk due to air-borne pollutants.

We pray that you would reject this PUD as currently presented because it is in direct violation of various sections of the UDO, strays far from the Comprehensive Plan, and ignores the US 31 Overlay.

Respectfully,

A handwritten signature in black ink, appearing to read 'Keith Heitman', with a long horizontal flourish extending to the right.

Keith Heitman

November 28, 20016

Kevin Huff
20244 Grassy Branch Rd
Westfield, IN 46074
317.797.7049
kevin@loghomecenter.com

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

To Whom It May Concern,

My wife and I both grew up in Hamilton County. I spent my youth riding bikes along the brick streets in the historic district of Noblesville while my wife played kick the can in the cool de sacs of her subdivision in Carmel. We have both watched towns grow into cities. We have watch them build identities and lose their identities. When we first arrived in Westfield is was to live in a small english cottage surrounded by grand trees on the Sheila Beals property. This property today is better know as Macgregor Park. It was a magical place to live and even throw an amazing wedding but it was not a forever home. When we decided to set out and purchase a home we looked all throughout Hamilton County but were pulled back to Westfield by a old white farmhouse sitting on the perfect three acre plot. This home had grand potential and geographically put us in a great location to access our family business, downtown Indianapolis, great schools and the exciting new city of Westfield. After watching the growing pains of the the other Hamilton County cities we felt that Westfield was in a perfect position to learn from the surrounding cities mistakes and capitalize on their strengths. This seemed to be the perfect foundation for building a family friendly, culturally diverse and resident focused city. Since purchasing our home on Grassy Branch Rd we have invested endless hours of time and large amounts of money to start slowly molding our house into the grand home we envisioned. We have added two little boys the equation that love spending their time playing outside and chasing our mastiff Tank around the property. Some may argue, but in my opinion the Grassy Branch/Anthony Rd corridor is one of the most beautiful rural areas in Westfield and maybe all of Hamilton County. I have spent a large part of my life climbing and trekking through the backcountry. I have been fortunate to take in some breathtaking vistas. Saying this, standing on my front porch looking across our rural landscape on sunny blue sky day is still in my top five.

Ten years ago, a day after closing on our Westfield home we were greeted in the mail by a certified letter from Chris White concerning the original Aurora PUD. Being on the tail end of the process and trying to settle into a new home it did not demand our full attention. We did attend a few meetings and even though not thrilled with the project, we understood this area was going to be highly desirable area for people to live. We understood the universal symbol for future progress in the area was empty farm land. As long as the future development stayed true to the existing homestead/estate style homes we could not complain. The original Aurora PUD was not ideal with it containing higher density housing but it was residential focused and had an elevated aesthetic. Ten years later Chris White wants to amend his original PUD and has shifted the focus to commercial / open industrial and a unrealistic residential buffer that is set up for failure from the start. Mr White has stated his reasoning for the amendment is to accommodate the changes that have taken place over the last ten years in Westfeild. On the other side the city states that they must honor an agreement that was made ten years ago when Westfield was a town and a completely different animal to today. Most people moving throughout Westfield would agree that the epicenter of commercial and industrial uses are concentrated to the West along the Highway Thirty Two. This area would be a much better fit for the Aurora PUD. With the Aurora project being slated for a TIF area with the idea of long term and potentially renewed tax and utility abatements, this project could be a long term drain on the city as well an additionally tax burden on residents. I agree that Westfield must diversify its tax base through commercial and industrial development but placing this island of use amongst a beautiful

residential area is not the answer. It is also confusing to me why most of the new construction in our neighborhood area over the last ten years has a higher end residential focus and Chris White seems to think this is the perfect place for an industrial/commercial park. I am pretty sure living next to an industrial park is not high on the wish list of potential new home buyers. In the years of my family owning businesses we have learned that it is always good to let the market show you the demand. If this is the case, it proves our area is an area that families want to move and live in high quality homes in a perfectly located rural setting. Nothing about the Aurora PUD speaks to this. The East Street extension would create an amazing residential artery for families to access downtown, Grand Junction, Grand Park as well as the schools and library. These are community amenities that do fall high on potential homebuyers lists. It seems like such a shame to waste such a beautiful area on commercial / industrial use.

I have many hesitations and concerns with the new PUD. I have great concerns of property value loss as well as impact on the quality of life for my wife and sons. The increase in industrial / commercial traffic as well as residential to a road system that is already stressed would create a safety and traffic flow nightmare. The addition of light, noise and visual pollution to our currently beautiful rural area is upsetting. It is crucial that there are restrictions put on the uses in this PUD. In the original PUD the Town of Westfield put very few restrictions on use. Outside of the points above, lack of restriction could create multiple hazards including air pollution, water contamination, hazardous material containment and a overall safety hazard for adjacent properties. After addressing developer with these concerns, I was a bit taken aback when his solution to the problem is wrap everyones house with a six foot privacy fence. Through meeting after meeting it has become very clear Chris White is putting very little priority on the concerns of the existing residents of Westfield. I continually get the impression that he is going through the motions to appease the APC and city council. I understand as a developer it is not his job to protect us. I also understand that as an appointed member of the APC or an elected member of city council it is your job to protect the quality of life of your residents. I ask you to vote down the current amendment or ask for a continuation for further review. I believe that we need to form a comprehensive committee made up of the APC members, city council members and residents to go through the Aurora PUD line by line and make sure this is a good fit for the city and the people of Westfield. As members of the APC or city council your job is to make tough decisions. I am sure it is easy to become numb to the process. I ask that you please remember that a vote or decision that takes you a few seconds to make can impact the lives of your residents twenty four hours a day three hundred sixty five days of the year. You must remember your vote is not just a vote it is directional arrow guiding the city of Westfield into the future.

In closing everyone knows the feeling you get when you see great potential in something. I saw it in our home and I saw it in the new City of Westfield. By moving to Westfield I have invested in both and I am working towards bringing out the full potential of our home. I now ask of you to invest in your residents and help us work to bring out the full potential of our City of Westfield. A response to this email via phone or would be much appreciated.

Thank you for your time,
Kevin Huff

Planning Commission

When my husband and I got married, we decided it was time to buy a house and start some roots. Both of us being from Hamilton County and having fond memories of our childhoods here, we knew we wanted to stay in this area. We wanted access to Indianapolis but with quality public schools, family friendly activities and a safe environment. We already lived in Westfield (in the middle of MacGregor Park before it was MacGregor Park, actually) but we weren't set on staying here and looked in Carmel and Noblesville as well. We spent our Sundays driving around looking at houses and envisioning our life in them. We drove down Grassy Branch and spotted a farmhouse in the country. It was close to the house we already lived in, but it had calmness and quiet of living in the middle of a park without the isolation of only the woods as our neighbors. It wasn't for sale but we agreed that was the exact type of place we wanted to live. As fate would have it, the very next day we drove past the farmhouse again and there was a for sale sign in the yard. Call it divine intervention or perhaps merely coincidental, but we felt the house was meant for us. We made an offer and were outbid. We lost the house, the dream we had started to chase. We were so disappointed and really didn't know what to do because nowhere else seemed to fit us. Again, fate stepped in and within a couple weeks, we learned that the people who had outbid us didn't work out and we were encouraged to put in our offer again. This time we became proud homeowners of 20244 Grassy Branch Road. I apologize for the long back story but I feel it is important to explain how we ended up here because it did feel like it was "supposed" to happen. That something, bigger than us, was leading us here. My husband grew up in Noblesville in an old, historic home in downtown and I lived in a subdivision in Carmel and had watched its rapid growth from the early eighties. But Westfield, to us, seemed different. It had all of the benefits of Hamilton County but still seemed to be maintaining some of the small town and rural charm that we had come to enjoy. Westfield had just become a city and we were going to start a family. It seemed like a perfect match, we would be establishing roots in a city strengthening its own. We were going to become a family unique of our own by giving our children a more rural environment and some acreage to roam, and Westfield was going to create its own identity unique as a standout city in a county where it is sometimes indistinguishable between them.

After we moved in and learned of the plans for Grand Park and Grand Junction, we were even more pleased with our decision. These seemed like great additions to our newly established hometown. We knew they were planning on developing around us and while we weren't thrilled with the plans, they seemed to fit in with the direction of the city and would hopefully have minimal effect on our lives. That was until we heard of the changes that Chris White wanted to make. We feel the addition of more industrial development will not only harden the beautiful landscape of our neighborhood but will also impact the peacefulness and safety of our area. The new plan of eliminating the apartment and condos and instead trying to squeeze single family homes next to industrial development will be an eyesore to our neighbors and us. If the houses really are to be 3 houses to 1 acre, that is the equivalent of me adding two more houses to my front yard alone! That is not at all in sync with the already established homesteads here. I am concerned that no one will buy those homes next to an industrial park and the builder will lower his prices, even further tanking our property value and attracting the wrong type of homeowners. We are very concerned with losing money on our homes as this area will no longer be seen as a desirable place to live. The new plans no longer have a tree line buffer and green space next to our home but instead want to take the entrance of the subdivision down our property line, which makes me concerned for the safety of my children and dog and will completely ruin the country feel of our property.

I believe that this area is better suited for more residents. The quick access to downtown from the new

East street addition will be very appealing to people looking to relocate to Westfield. It will grant very easy access to Grand Junction, Grand Park, the high school, library, parks, etc. I don't know of any other available land that has the same equal access to all of those amenities. I won't even pretend to act like I know what goes into planning a city or creating a tax base or any of the like. Up until a couple months ago, it wasn't even on my radar. But I do believe that making this area have more of a residential feel will attract others, that like me, want a safe place to raise their families.

It struck me at the last planning committee meeting when Chris White's attorney kept mentioning how these changes would benefit "our community". He is right about something...this is "our community". Not his, not Mr. White's. Yours and mine. I would like to think that we don't need outsiders telling us what is best for our community but rather we can work together to make a place we all can be proud to call home. Make Westfield that place. Please, deny approval to the changes to the Aurora PUD. Thank you for your time.

Kylene Huff
Homeowner

Melissa Hinshaw
20737 Anthony Road
Noblesville, IN 46062

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

To Whom It May Concern:

Your decision to amend the original proposal that to include 218 acres of Warehouse space, over 2 ½ times the original proposal is a great concern to our family and our neighbors. We purchased our home nearly a decade ago. We chose this street for its privacy and security. Our decision to live on Anthony Road was a purposeful selection of a rural setting. This development will take that away from my family and everyone who lives in this area, causing depreciated value to our homes.

I'm not anti-development. I agree high tax yielding projects are excellent for Westfield. My plea is that you keep like-minded businesses in the same area. Westfield has an Industrial Park. Please develop an industrial park in that area and maintain the charm of this area of the city. The PUD was for homes, I do not agree with amending it to include majority of industrial/warehouse buildings. This area is strictly residential and farming. Let's keep industrial businesses in appropriate places.

A warehouse district across US 38 from us will gravely depreciate the value of our home. We are raising our children here and believe the additional traffic, construction, noise and pollution will change the currently quiet and peaceful back yard that we spend a large amount of time enjoying. In addition, the traffic that results from a commercially zoned area of this size will cause additional stress for the multiple Westfield School busses who transport ours and many other children daily.

I'm also concerned about vagrancy at McGregor Park. This Park was donated to the City and drawing industrial traffic to this area will most certainly result in loitering and misuse of a private park. The trustee's office stated they will put up surveillance cameras; I'm concerned that will not stop the park from falling victim to non-residents unhealthy habits.

I plead that you take our sentiments into consideration when making your decision.

Sincerely,

Melissa Hinshaw

Seth Hinshaw
20737 Anthony Road
Noblesville, IN 46062

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

To Whom It May Concern:-

I have deep roots in the City of Westfield. I am the 5th generation of my family to be born and raised here. For the last century, my family has contributed to the responsible growth of Westfield.

In the early 1900's, my great-great grandfather was on the board of trustees who built the first public high school in Westfield, IN. In 1995, my grandmother was on the board who built the new library. My grandmother, Betty Edwards, spent many years serving the library. Betty was in the last class at Westfield High School to travel to school by horse & buggy.

My father and I incubated and grew our healthcare company, maxIT Healthcare, right here in Westfield. At its maximum, this firm employed nearly 2000 people nationwide. The purchaser of this company, Leidos/SAIC still operates in Westfield today.

My point is that I realize growth is important. I also believe in responsible growth. That being said, I suggest you keep industrial parks with similar businesses.

Thank you in advance for your consideration,

Seth Parker Hinshaw

November 29, 2016

Elaine Hinshaw
1510 Woodside Drive
Westfield, IN 46074

City of Westfield
Economic and Community Development Department
Planning & Zoning District
Kevin Todd, Senior Planner
2728 East 171st Street
Westfield, IN 46074

Cc: RGA Westfield

I am concerned and opposed to the Aurora development based on the following points:

- A. Ability of the developer to "bait and switch". While that may be a bit of a misnomer, it is incredulous to have a statute on the books that allows a developer to obtain approval for one project and because they could not proceed at the original time come back ten years later with a significantly changed and totally less desirable project. This loophole is weighted too heavily in favor of the developer.
- B. Exposing nearby residential homeowners to the high probability of lowering their property values due to the type of newly proposed project. Additionally homeowners have the added issue of having purchased a home in a certain setting for specific reasons then faced with the uncertainty of not knowing what might be built right next door to them. Why do developers deserve more consideration than the homeowners?
- C. This development is completely the wrong aesthetic in this semi-rural area. Why isn't the commercial and light industrial being steered to be built in the industrial parks that are already zoned as such? Westfield deserves a better "face" than this on its perimeter.

Respectfully submitted,
Elaine Hinshaw

November 22, 2016

Dear Gentlemen and Lady of the Advisory Plan Commission and City Council of the City of Westfield,

My name is Marla Ailor and I live at: 1602 E 203rd Street, along with my husband Kurt and our son, Kohl. My grandparents, Madge and Clifford Bailey, built our home in 1965 and enjoyed their residence until their deaths in 1998 and 1999, respectively. We enjoy our home and had envisioned staying here well into retirement; however, these dreams may never come to fruition. While we grapple to imagine a new plan, we hope to protect our home and investment until we commit to a new vision.

Chatham Hills is under construction to the west of my home with plans to begin to the north in the near future. 203rd Street (on the West side of US 31) endured several closures and was officially closed by INDOT approximately one year ago. To the east of my home, within a quarter mile, the Aurora PUD was approved 10 years ago.

I write to you today, asking you to carefully consider the ramifications of the approval you may make regarding the proposed amendment to Aurora PUD. The more than 300 acres of commercial, industrial and retail parcels, in my opinion, will negatively impact the surrounding homeowners of Washington Township.

Westfield has seen exponential growth in the seventeen years during my residency, and it is not growth that I oppose. However, I vehemently oppose any plan that might be approved that does not accurately detail the type of industry built within it. I oppose a PUD that, at best, resigns itself to meeting only the minimum requirements of the City's Unified Development Ordinance. I resent the developer who has attempted to impress Township residents with pictures of metal and cinderblock buildings and promises of six-foot fences.

I attended the most recent APC meeting and the entire public hearing on Wood Wind PUD. While I did not speak, I echo the concerns presented by those residents who voiced opinions about it. It is not enough to accept a developer's word about aesthetics. Residents of this area, and any affected area in Westfield, deserve more than empty promises from developers of reforestation, buffer areas and green space. We live right here...right where Aurora is happening. I do not live in Wood Wind, I do not live in Bridgewater or Chatham Hills, I live in the Township, an area of rural and scenic landscapes with large lots, mature trees and privacy.

I am asking you to either oppose the amendment to Chris R. White's Aurora PUD or grant a continuance so the same due diligence and consideration can be applied to the affected residents as was done concerning Wood Wind. I also ask that the public hearing on the amendment be reopened for public comment on December 5th. The Aurora PUD, which has lay dormant for a decade, deserves the understanding and detailed attention of the citizens of Westfield. I look forward to any response you might offer addressing my concerns.

With great regard for your time and consideration,

Marla Ailor

Lucy and David Beck
20821 Anthony Road
Westfield, Indiana 46062

Dear Planning Committee,

I am writing this letter to you to let you know how much we have enjoyed our country living location for the past 15 years. It has been a perfect area for us to be out in the country in a quiet location for this much time. We are very concerned about the questions that have arisen regarding the Aurora PUD. Most importantly we are concerned about the heavy traffic on Highway 38 which is very busy already. The safety is a bit scary too to say the least. We need another study and/or time to continue the study the negative impact of a commercial complex at the end of Anthony Road. Would you consider giving us a continuation for more study by the Planning Committee. We also need a clarification of any and all building limitations in Aurora. Please respond to my email address as to what you can do to help our situation. Thank you so much in advance for any help you can give us and our neighbors around us.

Regards,
Lucy and David Beck

Nancy Austin
5143 Sheridan Road
Westfield, IN 46062

Dear Planning Committee

I live in the second house east of Grassy Branch Road and have lived here thirty-two (32) years. Moved here to be away the all the commercial and city congestion and have enjoyed it. I have always felt safe here but am very concerned on how Aurora will change this.

Certain concerns I have with Aurora are the following:

How will the industrial affect our wells and water supply?

Will there be a control on pollution and noise form from the businesses?

How much will the industrial portion affect the traffic on Sheridan Rd (38)?
Traffic is already heavy and hard to safely get out of drive during the day.

Will Sheridan Rd (38) have to be widened and therefore cause the loose of my front trees? These are important to the environment and my privacy.

What are the limitations in the PUD on the above concerns. Also what are the industrial building limitations in regards stories/height? Would hate to loose the country look by tall buildings.

I also ask for a review committee and/or analysis as was preformed with Wood Wind with a continuation in time so this may be obtained and reviewed.

Please respond to these concerns via email in regards to what can be done to help in this matter. Thank you in advance for your assistance.

Nancy Austin
jaus1950@aol.com

To Whom it May Concern -

We are opposed to the proposed Aurora project and specifically it's proposed heavy industrial and commercial uses. As a 20 year resident of Westfield, we moved to this particular area of Westfield 3 years ago specifically to enjoy the rural setting and lack of commercial development. Aurora's proposed industrial and commercial uses would adversely and severely affect character of the area surrounding the project. There are other areas in Westfield which already host these types of uses and consequently are much better suited for this type of development. Grouping these types of uses together in areas with existing infrastructure seems to us to be the proper and most appropriate city planning strategy.

Patrick & Wendy Boyle
21312 Anthony Rd.
Westfield, IN 46062

To Whom It May Concern:

My name is Tori Grafe. In the summer of 2014, I had the opportunity to intern at Providence Wildlife Rehabilitation, learning all there is to know about Indiana wildlife and the means to heal, raise, care for, and release patients brought in for a plethora of reasons. During that time, I assisted in numerous educational programs designed to reach the public in order to enlighten the masses on different species and what they can do to help. Since then, I have been a volunteer for Providence, and plan to continue to offer my services until I am physically unable to any longer.

All too often, industrial operations jeopardize the livelihood of native species of wildlife, disrupting the delicate balance needed to sustain these individuals and their fragile populations. With the over urbanization of Westfield, Indiana, more and more sick, injured, orphaned, or otherwise displaced wildlife are having to recuperate at Providence Wildlife Rehabilitation. Providence Wildlife Rehabilitation is a rehabilitation center focused on aiding in the care and wellbeing of native species in order to get them back out into the wilderness where they belong. 24 hours a day, 365 days a year, one woman, Kristen Heitman, works tirelessly to ensure the patients brought in receive the upmost care and sets them on a path to growth and recovery. It is essential for these animals to have a quite place to heal, a dark night to rest, and a breath of fresh air to breathe as they progress. As of right now, the location and setting that encompasses the center allows for these wild animals to recover peacefully. With more aggressive plans for development of the properties surrounding Providence Wildlife Rehabilitation, the purpose of this center will fall to pieces. It is essential for these animals to have a quite place to heal, a dark night to rest, and a breath of fresh air to breathe as they progress. The plans that are in place are a blatant attack on Indiana wildlife and this rehabilitation center, which works so hard to restore balance and maintain order for Indiana wildlife.

My name is Will Hirschfeld, I live on SR 38 (5376 Sheridan rd.) with my wife 2 kids, 2 cats and dog. I am writing to voice my concerns related to the AURORA PLANNED UNIT DEVELOPMENT. I am specifically concerned with the already heavy traffic on SR 38 and the implications of commercial/ industrial traffic. I am also unhappy with the current PUD having very little limitations on how the land can be utilized.... 150' buildings, gas station (unacceptable), concrete, scrap, compost and so on? I also want buffering for the residents to the north on SR38, mounding to block sounds and lights from traffic. The approval of the original PUD was a mistake and this modification is only making it worse. There are a lot of estates in my area, with large lots and beautiful homes, this is not the ideal setting for industrial activity... This development seems like a half-baked plan to me, how do we know this development will be a success, has Mr. White completed an industrial project of this size before? There are a lot of questions to be asked and it seems like no one representing Westfield or the Townships had many concerns.

I plan to attend all relevant APC meetings, and I hope my concerns are also the concerns of my community leaders...

Thank you,

-Will Hirschfeld

5376 Sheridan rd.
Cell: (317) 771-4480

An eye to the future will see that housing additions in Westfield will very likely expand just a few blocks north and west, and an industrial area will be sure to discourage homeowners from moving in, which will be shown in a reduction in the value of the homes. Please also consider the view from US 31, as farmland or housing is considered by most to be more pleasant than a small commercial district. Thank you.

- David Birks

November 28, 2016

Sheryl Eickman

21551 Anthony Road

Westfield IN 46062

sheryleickman@yahoo.com

317-714-4931

I have lived in Westfield for 22 years and have raised all of my children in the Westfield school system. My family and I have enjoyed our lives here in the Westfield area. Westfield offers great schools, a low crime rate and very friendly families.

My husband and I moved from south Westfield to the very north end of Westfield eight years ago. We wanted to own some property and have a very quiet, country surrounding.

I have great concerns about the Aurora project. I would like to request another public hearing. The residents of this town deserve to be heard by our city leaders.

I do also believe that there should be a review committee and formal analysis performed to ensure that Aurora is the best situation for our community. I am not opposed to growth – I just do not believe that Aurora is the best fit.

I do also believe that there should be specific limitations in the PUD. The residents in our community do not want to have a project that spoils everything that Westfield represents.

Please respond to my concerns via email.

Kindest regards,



Sheryl Eickman

Dave Eickman

November 28, 2016

21551 Anthony Rd.

Westfield, IN 46062

Deickman21551@yahoo.com

317-908-9875

My wife and I have lived on Anthony Road for 8.5 years and moved here from south Westfield. We enjoy the lifestyle the area affords us and look forward to retiring here in the future.

Like our neighbors my wife and I have serious concerns about the Aurora project and the impact it will have on the area. The original plan presented and accepted 10+ years ago can't be seen on the revised plans now presented. We all understand the PUD allows for changes. But I believe what is being presented now is not in the spirit of what was originally approved. In addition, the revised plans seem to be out of line with the direction the current planning commission and the City of Westfield has outlined for the community.

We are not opposed to growth. It is necessary to maintain the lifestyle we want. However, planned responsible growth seems reasonable to expect. Therefore, a review of the revised plans for this project seem appropriate at this time. A new public hearing seems in order as well so the current planning commission can hear the residents' concerns.

For the future of Westfield it seems prudent to add specific limitations (time as well as amount of accepted changes) to PUD's.

We have a beautiful community and we are proud to live here. Let's take care of it together...responsibly.

Please respond to my concerns and suggestions via email.

Regards,

Dave Eickman

My husband Will and I moved to 5376 Sheridan rd 3 years ago where we remodeled our perfect little farmhouse to raise our daughters. When choosing this house we were not blind to the fact that one day the farm fields around us would one day be developed. We had hoped that they would become mid to high end residential homes to compliment the beautiful houses on Anthony road and allow our girls close by friends. When we found out the property across the street was slated for massive industrial complex and potentially a gas station on the corner we were hugely disappointed, not only by the fact of the amount of money we will instantly lose that has been, put into making our house perfect, but by the thought of having semi-trucks in and out of a gas station at all hours. I know the gas station is not currently in the plan, but Chris White has been quoted as seeking out that opportunity.

I personally would love to see a frontage road along 31 to keep the additional traffic from coming up 38. I know there may be very little that can be done to control this project from continuing, but please keep in mind the local residents to this area and the beauty that is currently the Anthony road corridor when making your recommendation for this project. Keep in mind controlling the uses of this commercial/industrial park. No open industrial, no gas station, no amazon distribution center (have you seen shift change traffic in Whitestown?).

Thank you very much for time and our neighborhood will be well represented at APC meetings.

Ann Hirschfeld
317-694-9329
Annhirsch13@gmail.com

November 28, 2016
Aaron Rice and Megan Brown
20002 Grassy Branch Road, Westfield Indiana

Dear APC Member,

Meg and I purchased our home at 20002 Grassy Branch Road in April of this year after getting married in October 2015. We both owned homes in nearby Fishers and Carmel but decided to start our new lives together in our dream home out in the country. We chose our beautiful Georgian Colonial home after months of searching because of its unique character and peaceful setting. The previous owners did not disclose any information about the Aurora Project during the purchasing process so as you can imagine we were quite surprised and disheartened. Since purchasing our home this spring we have spent countless hours and approximately \$30,000 in updating and in renovations.

From the moment we learned about the Aurora project, by a sign placed in our front yard, the information has been sparse and very vague. Our home on Grassy Branch is one of the main properties affected by this project. The proposed amendment has 8-10 two story homes that border the south side of our property. Directly next to the homes land will be available for industrial use. The guidelines for use of this land is very vague therefore worrisome to Megan and I. Will the industrial facility be open 24/7? Will there be restrictions on traffic, lighting and environmental concerns? My wife and I both work in the medical industry and are concerned about our quality of life, and ability for restful sleep with an industrial facility in very close proximity to our home. We feel an industrial facility will negatively impact residents and potential buyers for the homes that are planned to be built next to the facility. Will these homes sit vacant or turn into rental property? This again will greatly affect our property value.

We kindly ask for the city to consider the home owners in this area and reconsider the use of this land and perform an updated analysis. We would like to see single family homes, in the same price point as the existing homes. The land and the nature of this beauty could become an asset to Westfield.

Sincerely,
Aaron and Megan
Residents of 20002 Grassy Branch Rd.

These folks are the most unselfish volunteers I have ever met. Everyday there are injured animals around this area. Without these people these animals would just suffer until they just die. This could hours or even days. They do this for no profit or fame. This area would be at a great loss if they were forced to close their facility. I hope I can do anything to help these people to stay open and continue to save our wild friends.

Mike Goetz Brownsburg IN



TAB 9

**Transcript of remarks of Greg Guerrettaz, CPA adviser to municipalities
throughout Indiana, at Westfield Budget meeting on October 18, 2016, regarding adverse
effects of warehouse/distribution and other typically low wage industrial/warehouse
developments**

TRANSCRIPT OF RECORDING AT WESTFIELD BUDGET WORKSHOP 10/18/16

Speaker is Greg Guerrettaz, CPA

I am seeing communities that are growing warehouse, after warehouse, after warehouse, all we see is \$13 an hour jobs fighting for \$14 an hour jobs fighting for \$15 an hour jobs and the workforce just does this – they jump from that warehouse to that warehouse to that warehouse. That is what I am constantly seeing now. Okay. Are those workers better off? Hell no. They are getting are getting another quarter but they are fighting themselves trying to go farther out of Indianapolis and get jobs and things like that. Do we see a tremendous amount of employees coming in from different locals in the warehouse area? Yes. Is that necessarily good? I don't think so. You know my biggest challenge this year when I have been doing budgets is having enough police officers to counter the drug addictions that are increasing and I am trying to fund a County Sheriff's Department after Count Sheriff's Department to put on more because people are coming out and shooting people up and then going back into different places. I am not going to name the places but the answer is I can't fund enough police officers because of all that movement going around. So I don't necessarily believe that is a good matrix for the next 20 years. I believe a good matrix is you have very good amenities, you have good quality homes being built and you don't hand out to everybody because you don't need to and you shouldn't because it just doesn't benefit the overall worker or the taxpayer that I see and so if you've got a good formula like you've got and I think the overall matrix is going to be working for you...



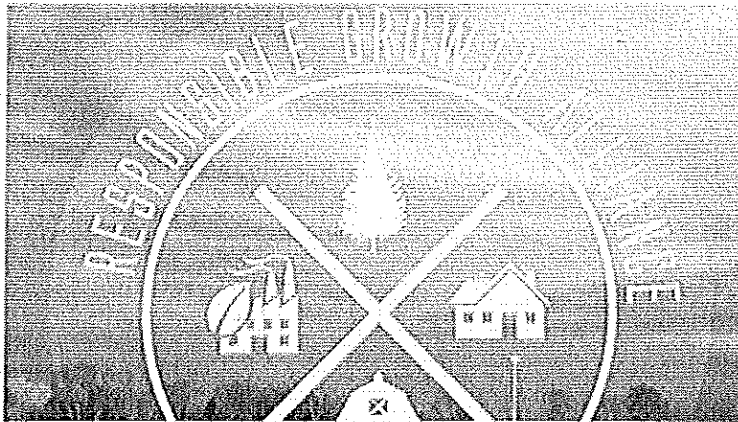
TAB 10

**Petition opposing the 2016 Aurora PUD signed by over 400 Westfield and other
interested persons in less than one week of circulation time**

Protect Township Residents by Setting Limitations on Commercial Growth in Aurora PUD



Responsible Growth Alliance of Westfield



Originally approved in 2006 with 30 acres of commercial property, Aurora Planned Unit Development has proposed an amendment to include 317 acres of commercial, industrial and retail development. Currently, there are no restrictions on the type or size of businesses that may be built within it. It has been suggested that the US 31 Overlay will not apply to this project, which is important in establishing the type and quality of buildings. We believe Aurora PUD will negatively impact all surrounding homeowners and property including damage to property values, heavier traffic, light and noise pollution as well as being a potential eyesore along the highway. This PUD is in the Northeast area of Westfield, adjacent to US 31 continuing east to Grassy Branch, extending north from 196th Street to State Road 38 also impacting homeowners on Anthony Road. It is visible from US 31 and the entrance of Chatham Hills. We believe this real estate would be better suited for single family residential neighborhoods that complement the existing residential properties, including MacGregor Park and the rural and scenic landscape in the northeastern boundaries of Westfield. We ask that the APC Commission and City Council of Westfield restrict industrial development in our already growing area and ask that they reject any plan that does not accurately detail businesses built in an Open Industrial Area.

Sign this petition

398 supporters

102 needed to reach 500

First name

Last name

Email

United States

Street address

Zip code

I'm signing because... (optional)

Signatures

Sign

☒ Keep me updated on this campaign and others from Responsible Growth Alliance of Westfield

☒ Display my name and comment on this petition

By signing, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#), and agree to receive occasional emails about campaigns on Change.org. You can unsubscribe at any time.

Sheet1

Name	City	State	Postal	Code	Country	Signed	On
Marla	Ailor	Westfield	Indiana		United	States	2016-11-21
Bethe	Burton	Westfield	Indiana	46074	United	States	2016-11-23
Heather	Humphrey	North	Manchester	Indiana	46962	United	States
Mark	Humphrey	Noblesville	Indiana	46062	United	States	2016-11-23
Kylene	Huff	Westfield	Indiana	46074	United	States	2016-11-24
Andrea	Carroll	Noblesville	Indiana	46060	United	States	2016-11-24
Courtney	Weintraut	Fishers	Indiana	46038	United	States	2016-11-24
Spencer	Fields	Indianapolis	Indiana	46220	United	States	2016-11-24
Melissa	Held	Carmel	Indiana	46033	United	States	2016-11-24
Abby	McKean	Noblesville	Indiana	46060	United	States	2016-11-24
Anika	Colvin	Port	Townsend	Washington	98368	United	States
Andrea	Gollnick	Indianapolis	Indiana	46228	United	States	2016-11-24
Paula	Wanner	Carmel	Indiana	46032	United	States	2016-11-24
Sara	Byerline	Albion	Indiana	46701	United	States	2016-11-24
Josh	Buck	Indianapolis	Indiana	46205	United	States	2016-11-24
Shannon	Loomis	Noblesville	Indiana	46062	United	States	2016-11-24
Jennifer	Williams	Carmel	Indiana	46032	United	States	2016-11-24
William	Huff	Noblesville	Indiana	46060	United	States	2016-11-24
Carol	Analco	Noblesville	Indiana	46062	United	States	2016-11-24
Rachel	Yocum	Fishers	Indiana	46038	United	States	2016-11-24
Ryan	Roberts	Greenwood	Indiana	46142	United	States	2016-11-24
Susie	Pettijohn	Westfield	Indiana	46074	United	States	2016-11-24
Bethany	Lambert	Westfield	Indiana	46074	United	States	2016-11-24
Ed	Moore	Westfield	Indiana	46074	United	States	2016-11-24
Courtney	Ullman	Carmel	Indiana	46032	United	States	2016-11-24
Bhavna	Thapqr	Noblesville	Indiana	46062	United	States	2016-11-24
Sara	Harris	Indianapolis	Indiana	46280	United	States	2016-11-24
Ryan	Potter	Fishers	Indiana	46038	United	States	2016-11-24
Janet	Needham	Noblesville	Indiana	46062	United	States	2016-11-24
Dan	Montgomery	Westfield	Indiana	46074	United	States	2016-11-24
Jane	Montgomery	Westfield	Indiana	46074	United	States	2016-11-24
Linda	Naas	Westfield	Indiana	46074	United	States	2016-11-24
Melanie	Fleenor	Noblesville	Indiana	46062	United	States	2016-11-24
Amanda	Kilander	Indianapolis	Indiana	46220	United	States	2016-11-24
Jerry	Bouschard	Noblesville	Indiana	46062	United	States	2016-11-24
Tim	Armstrong	Noblesville	Indiana	46062	United	States	2016-11-24
Jason	Hoffman	Westfield	Indiana	46074	United	States	2016-11-24
Rick	McKinney	Westfield	Indiana	46074	United	States	2016-11-24
Suzy	DuBois	Westfield	Indiana	46074	United	States	2016-11-24
Ron	Brumbarger	Westfield	Indiana	46074	United	States	2016-11-24
Debra	Snyder	Noblesville	Indiana	46062	United	States	2016-11-24
David	Wieting	Westfield	Indiana	46074	United	States	2016-11-24
Nick	Wieting	Westfield	Indiana	46074	United	States	2016-11-24
Carolyn	Scott	Indianapolis	Indiana	46220	United	States	2016-11-24
Melissa	O'Brien	Noblesville	Indiana	46062	United	States	2016-11-24
Terry	O'Brien	Noblesville	Indiana	46062	United	States	2016-11-24
Steve	Pavelka	Noblesville	Indiana	46062	United	States	2016-11-24
Robert	Kwasniewski	Noblesville	Indiana	46060	United	States	2016-11-24
Bob	Ramspacher	Westfield	Indiana	46074	United	States	2016-11-24
amy	bang	fishers	Indiana	46037	United	States	2016-11-24
Ilana	Porzecanski	Indianapolis	Indiana	46074	United	States	2016-11-24
Carolyn	Derbas	Cicero	Indiana	46034	United	States	2016-11-24
JoAnn	chase	Springville	Indiana	47462	United	States	2016-11-25
Keith	Heitman	Westfield	Indiana	46074	United	States	2016-11-25

Sheet1

Don	Hahn	Carmel	Indiana	46033 United	States	2016-11-25
Alyssa	Wieting	Westfield	Indiana	46074 United	States	2016-11-25
Melissa	Hinshaw	Noblesville	Indiana	46062 United	States	2016-11-25
Brittany	Smith	Westfield	Indiana	46074 United	States	2016-11-25
Betsy	Humrichouser	Indianapolis	Indiana	46220 United	States	2016-11-25
Elizabeth	Searle	Noblesville	Indiana	46062 United	States	2016-11-25
Courtney	Tague	La	Porte Indiana	46350 United	States	
Jennifer	Siebe	Westfield	Indiana	46074 United	States	2016-11-25
Jean	Balgrosky	Hinshaw	Noblesville Indiana	46062 United	States	
Scotty	Winkler	Noblesville	Indiana	46062 United	States	2016-11-25
Zach	Arthur	Westfield	Indiana	46074 United	States	2016-11-25
Ted	Sommer	Noblesville	Indiana	46062 United	States	2016-11-25
Jon	Hirschfeld	Livonia	Michigan	48150 United	States	2016-11-25
Robert	Shuck	Westfield	Indiana	46074 United	States	2016-11-25
Jenny	West	Cicero	Indiana	46034 United	States	2016-11-25
Kathy	Niemann	Noblesville	Indiana	46062 United	States	2016-11-25
Jennifer	Barrows	Indianapolis	Indiana	46202 United	States	2016-11-25
Julia	Lowder	Noblesville	Indiana	46062 United	States	2016-11-25
Sheryl	Eickman	Noblesville	Indiana	46062 United	States	2016-11-25
William	Workman	Westfield	Indiana	46074 United	States	2016-11-26
David	Eickman	Noblesville	Indiana	46062 United	States	2016-11-26
Jill	Ryan	Noblesville	Indiana	46062 United	States	2016-11-26
Daniel	Miller	Indianapolis	Indiana	46203 United	States	2016-11-26
Nicholas	Doerfler	Westfield	Indiana	46074 United	States	2016-11-26
Ellen	Williams	Westfield	Indiana	46074 United	States	2016-11-26
Will	Hirschfeld	Noblesville	Indiana	46062 United	States	2016-11-26
Whitni	Harris	Noblesville	Indiana	46062 United	States	2016-11-26
Joey	Woodruff	Atlanta	Indiana	46031 United	States	2016-11-26
Colleen	Woodruff	Atlanta	Indiana	46031 United	States	2016-11-26
Kevin	Entwistle	Westfield	Indiana	46074 United	States	2016-11-26
Shelby	Miller	Birmingham	Alabama	35242 United	States	2016-11-26
Angela	Gascho	McCordsville	Indiana	46055 United	States	2016-11-26
TJ	GASCHO	McCordsville	Indiana	46055 United	States	2016-11-26
Elaine	Bishop	Noblesville	Indiana	46062 United	States	2016-11-26
Julie	McCord	Fishers	Indiana	46038 United	States	2016-11-26
Kim	Hirschfeld	Noblesville	Indiana	46062 United	States	2016-11-26
Anne	Fox	St.	Petersburg Florida	33701 United	States	
Brian	Bauer	Fishers	Indiana	46038 United	States	2016-11-26
Rhonda	Day	Westfield	Indiana	46074 United	States	2016-11-26
Jodi	Becker	Westfield	Indiana	46074 United	States	2016-11-26
James	Becker	Westfield	Indiana	46074 United	States	2016-11-26
Grace	Hall	Westfield	Indiana	46074 United	States	2016-11-26
Schneider	Ray	Noblesville	Indiana	46062 United	States	2016-11-26
Stanley	Hirschfeld	Noblesville	Indiana	46062 United	States	2016-11-26
Debbie	Hatfield	Noblesville	Indiana	46062 United	States	2016-11-26
Norman	Springer	Westfield	Indiana	46074 United	States	2016-11-27
Shelly	Justen	Noblesville	Indiana	46062 United	States	2016-11-27
Alan	Ferrara	Westfield	Indiana	46074 United	States	2016-11-27
Cheryl	McKinney	Westfield	Indiana	47074 United	States	2016-11-27
Jake	Vieke	Noblesville	Indiana	46060 United	States	2016-11-28
Lee	abernathy	Noblesville	Indiana	46062 United	States	2016-11-28
Stephanie	Baker	Indianapolis	Indiana	46250 United	States	2016-11-28
Jahana	Miller	Indianapolis	Indiana	46254 United	States	2016-11-28
Pam	Hume-Engle	Indianapolis	Indiana	46227 United	States	2016-11-28
Lauren	Sharp	Carmel	Indiana	46032 United	States	2016-11-28

Sheet1

Gary	Jackson	Cicero	Indiana	46034 United States	2016-11-28
Kiley	Quinn	Greenwood	Indiana	46143 United States	2016-11-28
Karen	Sauer	Noblesville	Indiana	46060 United States	2016-11-28
cathy	wilson	Indianapolis	Indiana	46221 United States	2016-11-28
Daniel	Phenicie	Tipton	Indiana	46072 United States	2016-11-28
Elizabeth	Needler	Avon	Indiana	46123 United States	2016-11-28
Ashley	Stewart	Indianapolis	Indiana	46239 United States	2016-11-28
Brittany	Walston	New Castle	Indiana	47362 United States	
Tamara	Hoffbauer	Indianapolis	Indiana	46256 United States	2016-11-28
Jackie	Bade	Indianapolis	Indiana	46241 United States	2016-11-28
Caroline	Deyo	Clayton	Indiana	46118 United States	2016-11-28
Laura	Lines	Fishers	Indiana	46037 United States	2016-11-28
Andrea	McNeely	Greenwood	Indiana	46142 United States	2016-11-28
Amanda	Roche	Indianapolis	Indiana	46220 United States	2016-11-28
Shari	Roseboom	Avon	Indiana	46123 United States	2016-11-28
Lesley	Ballard	Greenwood	Indiana	46142 United States	2016-11-28
Kathy	Ogawa	Avon	Indiana	46123 United States	2016-11-28
Janie	Pemberton	Indianapolis	Indiana	46234 United States	2016-11-28
Danielle	Landfald	Indianapolis	Indiana	46260 United States	2016-11-28
Allyson	Hawkins	Danville	Indiana	46122 United States	2016-11-28
Becky	Riskin	Indianapolis	Indiana	46280 United States	2016-11-28
Mary	Harshey	Indianapolis	Indiana	46222 United States	2016-11-28
Linda	Landwerlen	Plainfield	Indiana	46168 United States	2016-11-28
Mollie	Beaumont	Greencastle	Indiana	46135 United States	2016-11-28
Erica	McCalley	Indianapolis	Indiana	46236 United States	2016-11-28
Samantha	Douglass	Fishers	Indiana	46038 United States	2016-11-28
Tori	Grafe	Indianapolis	Indiana	46239 United States	2016-11-28
Cailyn	Journey	Bloomington	Indiana	47408 United States	2016-11-28
Tammi	Peters	Fishers	Indiana	46038 United States	2016-11-28
Susan	Kingery	Indianapolis	Indiana	46234 United States	2016-11-28
Betty	Campbell	Sheridan	Indiana	46069 United States	2016-11-28
Jon	Hirschfeld	Noblesville	Indiana	46062 United States	2016-11-28
Deborah	Sauer	Indianapolis	Indiana	46229 United States	2016-11-28
Amanda	Bauman	Indianapolis	Indiana	46237 United States	2016-11-28
Kirby	Jewett	Westfield	Indiana	46074 United States	2016-11-28
Tiffany	Magid	Fishers	Indiana	46038 United States	2016-11-28
Gail	Heflin	Indianapolis	Indiana	46220 United States	2016-11-28
Laurie	Hamilton	Knightstown	Indiana	46148 United States	2016-11-28
Pamela	Ward	Bainbridge	Indiana	46105 United States	2016-11-28
Don	Maicher	Westfield	Indiana	46074 United States	2016-11-28
Mary	Morris	Carmel	Indiana	46032 United States	2016-11-28
Allison	Creekmore	Greencastle	Indiana	46135 United States	2016-11-28
Bryan	Hunt	Westfield	Indiana	46074 United States	2016-11-28
Cindy	Bush	Anderson	Indiana	46017 United States	2016-11-28
Sarah	Queck	Greenwood	Indiana	46143 United States	2016-11-28
Laura	White	Indianapolis	Indiana	46219 United States	2016-11-28
Jackie	Nowinski	Beech Grove	Indiana	46107 United States	
Kim	Hajduk	Westfield	Indiana	46074 United States	2016-11-28
Joy	K	Williamson	Indianapolis	Indiana	46201 United States
Luwanda	Hall-Lykens	Greenfield	Indiana	46140 United States	2016-11-28
Chris	Chung	Franklin	Indiana	46131 United States	2016-11-28
Dottie	Gullion	Indianapolis	Indiana	46268 United States	2016-11-28
Kathy	Dawson	Indianapolis	Indiana	46229 United States	2016-11-28
Erin	Cooper	Franklin	Indiana	46131 United States	2016-11-28
Julie	Mason	Fishers	Indiana	46037 United States	2016-11-28

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Ashlee	Locke	Westfield	Indiana	46074 United	States	2016-11-28
Morris	Gieselmann	Fishers	Indiana	46037 United	States	2016-11-28
Stephanie	Galt	Cicero	Indiana	46034 United	States	2016-11-28
Amy	Herrin	Indianapolis	Indiana	46219 United	States	2016-11-28
Dorinda	Workman	Westfield	Indiana	46074 United	States	2016-11-28
Tracy	Chandler	Indianapolis	Indiana	46240 United	States	2016-11-28
Denise	Luttrell	Noblesville	Indiana	46062 United	States	2016-11-28
Tammy	Lanum	Indianapolis	Indiana	46239 United	States	2016-11-28
Mirantha	Wilson	Indianapolis	Indiana	46256 United	States	2016-11-28
Erin	Barley	Fishers	Indiana	46038 United	States	2016-11-28
Anton	Ringer	Greenwood	Indiana	46143 United	States	2016-11-28
kristin	hackman	Indianapolis	Indiana	46240 United	States	2016-11-28
Lyndsey	Lindsay	Noblesville	Indiana	46062 United	States	2016-11-28
Courtney	Paulshock	Sheridan	Indiana	46069 United	States	2016-11-28
Maria	Ancich	Noblesville	Indiana	46062 United	States	2016-11-28
Susann	Estle	Danville	Indiana	46122 United	States	2016-11-28
Rebecca	Higgins	Fishers	Indiana	46038 United	States	2016-11-28
Jennifer	Schmidt	Noblesville	Indiana	46062 United	States	2016-11-28
Peggy	Bolles	Pendleton	Indiana	46064 United	States	2016-11-28
Alissa	Madden	Indianapolis	Indiana	46220 United	States	2016-11-28
Katie	Harrington	Indianapolis	Indiana	46217 United	States	2016-11-28
Kristina	Knapp	Indianapolis	Indiana	46254 United	States	2016-11-28
Jeffrey	Wetzel	Avon	Indiana	46123 United	States	2016-11-28
Dana	Thomas	Indianapolis	Indiana	46220 United	States	2016-11-28
Heather	Liston	Westfield	Indiana	46074 United	States	2016-11-28
Leo	Angulo	Indianapolis	Indiana	46208-5087 United	States	2016-11-28
Susan	Peterson	Noblesville	Indiana	46062-7164 United	States	2016-11-28
Brandy	Akin	Fishers	Indiana	46037 United	States	2016-11-28
Lynne	Woehlke	Franklin	Wisconsin	53132 United	States	2016-11-28
Sueanne	Esposito	Noblesville	Indiana	46062 United	States	2016-11-28
Michael	Leigh	Fishers	Indiana	46037 United	States	2016-11-28
zack	mckelvey	Whitestown	Indiana	46075 United	States	2016-11-28
Sharon	Clifton	Seymour	Indiana	47274 United	States	2016-11-28
Jennifer	Enriquez	Foothill	Ranch	California 92610 United	States	
Andy	Partida	Indianapolis	Indiana	46241 United	States	2016-11-28
Beth	Bray	Indianapolis	Indiana	46260 United	States	2016-11-28
Angie	Lundy	Indianapolis	Indiana	46237 United	States	2016-11-28
Char	Walker	Beech	Grove	Indiana 46107 United	States	
Jennifer	Krueger	Martinsville	Indiana	46151 United	States	2016-11-28
Daniel	Sturm	Westfield	Indiana	46074 United	States	2016-11-28
Leigha	Rutan	Plainfield	Indiana	46168 United	States	2016-11-28
Marcia	Conover	Pendleton	Indiana	46064 United	States	2016-11-28
Leah	Derrick	Fishers	Indiana	46038 United	States	2016-11-28
Richard	Berry	Noblesville	Indiana	46062 United	States	2016-11-28
Sabrina	clark	Noblesville	Indiana	46062 United	States	2016-11-28
Tracey	Davis	Noblesville	Indiana	46062 United	States	2016-11-28
Debbie	Taylor	Indianapolis	Indiana	46256 United	States	2016-11-28
Elanor	Bolles	Pendleton	Indiana	46064 United	States	2016-11-28
Cheryl	Wright	Westfield	Indiana	46074 United	States	2016-11-28
Sarah	Matthews	Indianapolis	Indiana	46219 United	States	2016-11-28
Jennifer	Sumner	Indianapolis	Indiana	46280 United	States	2016-11-28
Marsha	Alexander	Westfield	Indiana	46074 United	States	2016-11-28
Cheryl	Bender	Westfield	Indiana	46074 United	States	2016-11-28
Jerilyn	Dausch	Martinsville	Indiana	46151 United	States	2016-11-28
Jackie	Tiede	Checkley	Westfield	Indiana 46074 United	States	

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Kelly	Reyes	Kyle	Texas	78640 United	States	2016-11-28
James	Ellison	Noblesville	Indiana	46062 United	States	2016-11-28
Elizabeth	Hahn	Carmel	Indiana	46033 United	States	2016-11-28
Breann	Mundy	Indianapolis	Indiana	46236 United	States	2016-11-28
Rhiannon	Friddle	Westfield	Indiana	46074 United	States	2016-11-28
Peggy	Friddle	Westfield	Indiana	46074 United	States	2016-11-28
Cheryl	Yoder	Noblesville	Indiana	46062 United	States	2016-11-28
Dorothy	Christoff	Noblesville	Indiana	46062 United	States	2016-11-28
Megan	Brown	Westfield	in Indiana	46074 United	States	
Lindy	shuler	Camby	Indiana	46113 United	States	2016-11-28
Lori	Ryan	Carmel	Indiana	46033 United	States	2016-11-28
Brittany	Kilborn	Whiteland	Indiana	46184 United	States	2016-11-28
Teresa	Conley	Carmel	Indiana	46032 United	States	2016-11-28
Hindenburg	Hindenburg	Westfield	Indiana	46074 United	States	2016-11-28
Kindra	Lang	Cicero	Indiana	46034 United	States	2016-11-28
Jamie	Fink	Noblesville	Indiana	46062 United	States	2016-11-28
Sarah	Starost	Noblesville	Indiana	46060 United	States	2016-11-28
William	Lyons	Clearwater	Florida	33755 United	States	2016-11-28
Tina	Risley	Noblesville	Indiana	46062 United	States	2016-11-28
Sandra	Garvin	Westfield	Indiana	46074 United	States	2016-11-28
Marie	Siroky	Indianapolis	Indiana	46220 United	States	2016-11-28
Susan	Knose	Noblesville	Indiana	46062 United	States	2016-11-28
Lisa	Barth	Carmel	Indiana	46033 United	States	2016-11-28
Atif	Zafar	Carmel	Indiana	46033 United	States	2016-11-28
Kimberly	Hall	Westfield	Indiana	46074 United	States	2016-11-28
Lucy	Beck	Noblesville	Indiana	46062 United	States	2016-11-28
Jen	Moss	Carmel	Indiana	46033 United	States	2016-11-28
David	Birks	McCordsville	Indiana	46055 United	States	2016-11-29
Tracy	Davis	Greenfield	Indiana	46140 United	States	2016-11-29
Tamara	Lynch	Noblesville	Indiana	46060 United	States	2016-11-29
Tina	Blackwell	Noblesville	Indiana	46062 United	States	2016-11-29
Kelly	Thompson	Indianapolis	Indiana	46227 United	States	2016-11-29
Krysten	Bayha	Carmel	Indiana	46032 United	States	2016-11-29
Jeff	Burkett	Westfield	Indiana	46074 United	States	2016-11-29
Wendy	Britton	Indianapolis	Indiana	46280 United	States	2016-11-29
Alfred	South	Noblesville	Indiana	46062 United	States	2016-11-29
SUSAN	PETERS	Noblesville	Indiana	46062 United	States	2016-11-29
Dale	McCullough	Noblesville	Indiana	46062 United	States	2016-11-29
Sherri	Effinger	Noblesville	Indiana	46062 United	States	2016-11-29
Elaine	HINSHAW	Westfield	Indiana	46074 United	States	2016-11-29
James	Burge	Noblesville	Indiana	46062 United	States	2016-11-29
Emily	Hummel	Indianapolis	Indiana	46280 United	States	2016-11-29
Nicole	Bosler	Noblesville	Indiana	46062 United	States	2016-11-29
Stacy	Walker	Muncie	Indiana	47303 United	States	2016-11-29
Jenni	Swinney	Greenwood	Indiana	46142 United	States	2016-11-29
Mark	Easley	Noblesville	Indiana	46062 United	States	2016-11-29
Sarah	Souriyasong	Fishers	Indiana	46037 United	States	2016-11-29
David	Molloy	Brownsburg	Indiana	46112 United	States	2016-11-29
Kay	Zimmerman	Noblesville	Indiana	46062 United	States	2016-11-29
joan	popp	Westfield	Indiana	46074 United	States	2016-11-29
Kaycee	Hinshaw	Sheridan	Indiana	46069 United	States	2016-11-29
Adam	Weber	Hood	River Oregon	97031 United	States	
Ann	T	Indianapolis	Indiana	46234 United	States	2016-11-29
Anna	Skinner	Westfield	Indiana	46074 United	States	2016-11-29
William	Clayton	Westfield	Indiana	46074 United	States	2016-11-29

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Shonda	Cheever	Westfield	Indiana	46074 United	States	2016-11-29
Wanda	Moran	Westfield	Indiana	46074 United	States	2016-11-29
Dawn	Hagen	Plainfield	Indiana	46168 United	States	2016-11-29
Julie	Beckett	Westfield	Indiana	46074 United	States	2016-11-29
Kimberly	Armstrong	Noblesville	Indiana	46062 United	States	2016-11-29
Shannon	McGirr	Westfield	Indiana	46074 United	States	2016-11-29
Amy	Armstrong	Indianapolis	Indiana	46240 United	States	2016-11-29
Sora	Webb	Westfield	Indiana	46062 United	States	2016-11-29
Brit	Riggins	Westfield	Indiana	46074 United	States	2016-11-29
Jason	Eisberg	Carmel	Indiana	46032 United	States	2016-11-29
Jack	Simmons	Indianapolis	Indiana	46240 United	States	2016-11-29
Patrick	Boyle	Noblesville	Indiana	46062 United	States	2016-11-29
Greg	Hindenburg	Westfield	Indiana	46074 United	States	2016-11-29
Robyn	Roberts	Westfield	Indiana	46074 United	States	2016-11-29
Thomas	Vieck	Westfield	Indiana	46074 United	States	2016-11-29
Brian	Benak	Westfield	Indiana	46074 United	States	2016-11-29
Lori	Munoz	Westfield	Indiana	46074 United	States	2016-11-29
Yan	Guenette	Westfield	Indiana	46074 United	States	2016-11-29
Kevin	Huff	Westfield	Indiana	46074 United	States	2016-11-29
Nancy	Walker	Belleair	Florida	33756 United	States	2016-11-29
Alex	LaRoche	Rahway	New Jersey	7065 United	States	
Carole	Boleman	Carmel	Indiana	46032 United	States	2016-11-29
Susan	Norton	Carmel	Indiana	46033 United	States	2016-11-29
Courtney	Brown	Indianapolis	Indiana	46280 United	States	2016-11-29
Phil	Havlik	Westfield	Indiana	46062-1105 United	States	2016-11-29
Nicholas	Crutchfield	Indianapolis	Indiana	46250 United	States	2016-11-29
Martha	Strong	Muncie	Indiana	47303 United	States	2016-11-29
Julie	Lusher	Marion	Indiana	46952 United	States	2016-11-29
Sarah	Rohrman	Noblesville	Indiana	46062 United	States	2016-11-29
Kay	Delullo	Westfield	Indiana	46074 United	States	2016-11-29
Jill	Swartz	Westfield	Indiana	46074 United	States	2016-11-29
Jerry	Kousen	Noblesville	Indiana	46062 United	States	2016-11-29
Michael	Bailey	Westfield	Indiana	46074 United	States	2016-11-29
Brandy	Profancik	Greenfield	Indiana	46140 United	States	2016-11-29
Sarah	Megel	Carmel	Indiana	46032 United	States	2016-11-29
Mary	Barclay	Carmel	Indiana	46033 United	States	2016-11-29
Tricia	Dickson	Fishers	Indiana	46038 United	States	2016-11-29
Heather	Banks	Indianapolis	Indiana	46250 United	States	2016-11-29
Jan	Powers	Whitestown	Indiana	46075 United	States	2016-11-29
Ann	Catron	Westfield	Indiana	46074 United	States	2016-11-29
Amanda	Suiter	Indianapolis	Indiana	46205 United	States	2016-11-29
Robert	Eggleston	Carmel	Indiana	46032 United	States	2016-11-29
Julia	Mattern	Westfield	Indiana	46074 United	States	2016-11-29
Jill	Graber	Noblesville	Indiana	46062 United	States	2016-11-29
Keith	Kimbrell	Westfield	Indiana	46074 United	States	2016-11-29
Michelle	Winkler	Noblesville	Indiana	46062 United	States	2016-11-29
Brandy	Dravet	Westfield	Indiana	46074 United	States	2016-11-29
Susie	and	Randy	Tatum	Westfield Indiana	46074 United	
Richard	Levins	Westfield	Indiana	46074 United	States	2016-11-29
Cherie	Cook	Westfield	Indiana	46074 United	States	2016-11-29
Karie	Gauen	Noblesville	Indiana	46062 United	States	2016-11-29
Stacy	Hall	Westfield	Indiana	46074 United	States	2016-11-29
David	Sochar	Westfield	Indiana	46074 United	States	2016-11-29
Bruce	Van	Natta	Westfield Indiana	46074 United	States	
Lisabeth	Armstrong	Westfield	Indiana	46074 United	States	2016-11-29

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Diane	Atkinson	Noblesville	Indiana	46060 United	States	2016-11-29
Molly	Rodenbarger	Westfield	Indiana	46074 United	States	2016-11-30
Richard	Parker	Westfield	Indiana	46074 United	States	2016-11-30
Catherine	Parker	Westfield	Indiana	46074 United	States	2016-11-30
Brenna	Denhardt	Westfield	Indiana	46074 United	States	2016-11-30
Michael	Ondrusek	Westfield	Indiana	46074 United	States	2016-11-30
wade	hall	Westfield	Indiana	46074 United	States	2016-11-30
Sarah	Bast	Lebanon	Indiana	46052 United	States	2016-11-30
JoAnne	Davis	Franklin	Indiana	46131 United	States	2016-11-30
Jan	Lockett	Indianapolis	Indiana	46220 United	States	2016-11-30
Jeff	Tzucker	Carmel	Indiana	46033 United	States	2016-11-30
Debbie	Bell	Westfield	Indiana	46074 United	States	2016-11-30
Kate	Rosebrough	Carmel	Indiana	46033 United	States	2016-11-30
Jennifer	Cummings	Westfield	Indiana	46074 United	States	2016-11-30
Susan	Koehn	Westfield	Indiana	46074 United	States	2016-11-30
Jeanne	Milus	Whitestown	Indiana	46075 United	States	2016-11-30
Karen	Shatley	Westfield	Indiana	46074 United	States	2016-11-30
Kelly	Hamilton	Sheridan	Indiana	46069 United	States	2016-11-30
Melissa	Hoffman	Westfield	Indiana	46074 United	States	2016-11-30
Brian	Ferguson	Westfield	Indiana	46074 United	States	2016-11-30
Shannon	Meyer	Carmel	Indiana	46032 United	States	2016-11-30
Amanda	Cassada	Greenfield	Indiana	46140 United	States	2016-11-30
William	Hodges	Westfield	Indiana	46074 United	States	2016-11-30
Heather	Martin	Indianapolis	Indiana	46220 United	States	2016-11-30
Cameron	Fields	Westfield	Indiana	46074 United	States	2016-11-30
Rebecca	Pritchard	Chesterton	Indiana	46304 United	States	2016-11-30
Eric	Robe	Westfield	Indiana	46074 United	States	2016-11-30
Rebecca	Trock	Noblesville	Indiana	46062 United	States	2016-11-30
Shirley	Deloh	Arcadia	Indiana	46030 United	States	2016-11-30
Tessa	Phillips	Fishers	Indiana	46038 United	States	2016-11-30
Erica	Strahm	Carmel	Indiana	46032 United	States	2016-11-30
John	Christianson	Westfield	Indiana	46074 United	States	2016-11-30
Abby	Cannon	Noblesville	Indiana	46062 United	States	2016-11-30
Greg	Cruse	Westfield	Indiana	46074 United	States	2016-11-30
Tamrynne	Eblen	Westfield	Indiana	46074 United	States	2016-11-30

Comments

Name	Location	Date	Comment
Heather Humphrey	North Manchester, IN	2016-11-23	I live here because there is privacy and beauty
Anika Colvin	Port Townsend, WA	2016-11-24	I'm signing because my sister and her family have a beautiful home in this area and truly appreciate their rural location.
Carol Analco	Noblesville, IN	2016-11-24	The planning for homes and businesses has not been planned accordingly. Our roads (SR 32 and 38) cannot handle the traffic now. By adding more homes, businesses, etc. is adding a nightmare to our community. Go by SR 32 in front of the high school in the morning and it is absolutely ridiculous. Planning never happened just build, build build without any thought to our roads and schools.
Susie Pettijohn	Westfield, IN	2016-11-24	We need responsible planning in Westfield, not this hodgepodge of anything goes.
Ed Moore	Westfield, IN	2016-11-24	We have lived here 28 years and enjoyed our words and our land we hate to see Westfield grow like Carmel and be nothing but a traffic jam and it will destroy two or three wetlands also please let how are land stay beautiful without light pollution and noise pollution and traffic jams there needs to be more nature instead of big business
Courtney Ullman	Carmel, IN	2016-11-24	I'm singing because, the area is too beautiful to delevolp. There are so many houses for sale, apartments to rent and unleased business spaces. Please think before you build.
Sara Harris	Indianapolis, IN	2016-11-24	It is just not right. I understand that population increases, but that doesn't mean come into a area where people have bought homes to get away from exactly what you are trying to do. There is plenty of land for strip plazas, chain restaurants, and cookie cutter homes to be build. If somebody wants solidarity within their neighborhood community, then the zoning personael should respect the decision from the resident living within their city limits.
Ryan Potter	Fishers, IN	2016-11-24	signing this is the right thing to do
Dan Montgomery	Westfield, IN	2016-11-24	Don't want all the truck traffic this will mean to Grassy Branch
Jane Montgomery	Westfield, IN	2016-11-24	We need to have responsible development that serves the community, not just the developers.
Chris Kilander	Indianapolis, IN	2016-11-24	I'm supporting super awesome friends.
Rick McKinney	Westfield, IN	2016-11-24	Too much undefined wording in a PUD allows for variances that are not always positive for the public.
Suzy DuBois	Westfield, IN	2016-11-24	I strongly believe it is time for our city government to start listening to the people who live in this community and pay the taxes that support our community efforts!
Debra Snyder	Noblesville, IN	2016-11-24	Residential area only please
Carolyn Scott	Indianapolis, IN	2016-11-24	Farmland & trees are too precious to tear up. There is plenty of other space not being farmed & not in the country.
Missy O'Brien	Noblesville, IN	2016-11-24	It is the right thing to do!!
Ilana Porzecanski	Indianapolis, IN	2016-11-24	I don't want this industrial park and gas station next door.
Keith Heitman	Westfield, IN	2016-11-25	I live in the center of this mess, I will be surrounded by industrial buildings all because the developer doesn't have the funds to pay fair market value for my property.

Name	Location	Date	Comment
Scotty Winkler	Noblesville, IN	2016-11-25	This development is certainly going to have negative implications to families who have established homes in some of the most beautifully preserved country-areas still left in the city of Westfield.
Ted Sommer	Noblesville, IN	2016-11-25	potential traffic ramifications and future growth on the east side of grassy branch and Anthony. We moved here for the peace it provides.
Jenny West	Cicero, IN	2016-11-25	I am signing because I have several friends who's homes are in the middle of this project and they are in need of support. I would be absolutely devastated if this was taking place near my home.
Sheryl Eickman	Noblesville, IN	2016-11-25	I am very concerned about the lack of direction.
William Workman	Westfield, IN	2016-11-26	This will be an eyesore and also add mass traffic to the already overloaded streets. Extremely poor planning
David Eickman	Noblesville, IN	2016-11-26	I'm signing because what is now proposed does not remotely resemble what was originally approved.
Daniel Miller	Indianapolis, IN	2016-11-26	I grew up in Westfield. That area is beautiful, and do not want to see the abundant wildlife get dispersed.
Ellen Williams	Westfield, IN	2016-11-26	We need pull the wheels off this train. Stop.. Look at what we have and how to take care of it first..!
Jodi Becker	Westfield, IN	2016-11-26	I support responsible growth and, I support the residents directly and indirectly affected by this PUD.
Stanley Hirschfeld	Noblesville, IN	2016-11-26	Traffic problems should be resolved before building starts. Second, we do not need any more vinyl villages.
Karen Sauer	Indianapolis, IN	2016-11-28	GWe need this land for the animals!!! There are plenty of other places to build
Daniel Phenicle	Tipton, IN	2016-11-28	God's little creatures need our protection against greed.
Ashley Stewart	Indianapolis, IN	2016-11-28	Preserve the wonderful work that Providence does, along with the physical setting for them to do so!
Shari Roseboom	Avon, IN	2016-11-28	I have been working with the Providence Wildlife for years on the rescue and rehabilitation of all animals. This is a total injustice to Providence and the volunteers who have worked tirelessly to make Providence happen. Please consider building elsewhere.
Fred Cowan	Indianapolis, IN	2016-11-28	Time to save our towns and environment! So many more places to build IF this even necessary!
Danielle Landfald	Indianapolis, IN	2016-11-28	No further development is needed or wanted in this area.
Becky Riskin	Indianapolis, IN	2016-11-28	Our wildlife's safety.
Mary Harshey	Indianapolis, IN	2016-11-28	I CARE
Tori Grafe	Indianapolis, IN	2016-11-28	I am signing this petition because I fully support the rehabilitative care provided to hundreds of injured, orphaned, or otherwise displaced wildlife that Providence Wildlife Rehabilitation provides each year. More industry right outside of the parameters of Providence Wildlife Rehabilitation, which currently is very rural and very peaceful, will be devastating to the special care needed to get these animals healed, raised, and out on their own in the wild again.
Jon Hirschfeld	Noblesville, IN	2016-11-28	Think this land use is detrimental to the existing homeowners.
Deborah Sauer	Indianapolis, IN	2016-11-28	For the protection of Wild Life in need of rehabilitation
Gail Hefflin	Indianapolis, IN	2016-11-28	Providence Wildlife does amazing things for our community and the creatures big and small that live here!

Name	Location	Date	Comment
Don Maicher	Westfield, IN	2016-11-28	Please do something responsible for a change with regard to the expansion of Westfield I understand the council is only concerned with showing everyone how much they can expand Westfield. However, for once so the right thing to prevent this from affecting Providence.
Mary Morris	Carmel, IN	2016-11-28	We need to preserve this area to help our wild life. I have taken injured animals to this organization and we need their services.
Cindy Bush	Anderson, IN	2016-11-28	I'm signing because I support Providence Wildlife Rehabilitation and I feel it needs to keep it rural setting for optimal rehab of wildlife.
Luwanda Hall-Lykins	Greenfield, IN	2016-11-28	I'm concerned about industrial development and the effect it will have on Providence Wildlife Rehabilitation. The work they do impacts wildlife throughout all of Indiana.
Dottie Gullion	Indianapolis, IN	2016-11-28	Providence Wildlife Rehabilitation provides a much needed service. Please preserve this land and the habitat-appropriate setting.
Kathy Dawson	Indianapolis, IN	2016-11-28	Wild life need a place to live.
Ashlee Locke	Westfield, IN	2016-11-28	Providence is a wonderful organization and it would be a shame to interfere with that in any way..
Tracy Chandler	Indianapolis, IN	2016-11-28	I care about the environment and greenspace.
Mirantha Wilson	Brownsburg, IN	2016-11-28	Providence is a wonderful organization and I think it and the area around it should be preserved.
Anton Ringer	Indianapolis, IN	2016-11-28	I'm signing because I support providence rehabilitation center.
kristin hackman	Indianapolis, IN	2016-11-28	We need Beauty In our community, not more greed!!
Lyndsey Lindsay	Noblesville, IN	2016-11-28	Providence
Courtney Paulshock	Sheridan, IN	2016-11-28	The land around Providence and MacGregor park is beautiful and should be preserved.
Maria Ancich	Noblesville, IN	2016-11-28	To save the rural landscape.
Rebecca Higgins	Fishers, IN	2016-11-28	Providence wildlife serves a much needed rescue and rehab effort and must not be swallowed up by development. Please respect their important role and protect their environment
Susan Peterson	Noblesville, IN	2016-11-28	This area needs to be preserved! Westfield is not being responsible stewards of the environment with their zeal to overbuild their town. Where are the plans to retain some green spaces? Let this area be one of them!
Jane Montgomery	Westfield, IN	2016-11-28	We are building for humans and ignoring the wild life habitat that is being destroyed. This is one organization that is attempting to slow that.
Sueanne Esposito	Noblesville, IN	2016-11-28	I am concerned with the property value of my home, heavier traffic, noise pollution and the damage to full grown trees.
Michael Leigh	Fishers, IN	2016-11-28	We need to preserve the wildlife areas in our county . Between Fishers,Carmel,and Westfield we are destroying our land
zack mckelvey	Whitestown, IN	2016-11-28	I moved north of indianapolis, so that I could get away from traffic and the glow of the city lights. I like trees and open spaces and we have enough shopping in carmel and westfield as it is. The city continues to sprawl outwards, while existing areas fall apart.
Jennifer Krueger	Indianapolis, IN	2016-11-28	I grew up in Village Farms. It's tragic what has become of the once peaceful, naturally beautiful Westfield community. The expansion of this project will bring further damage to the area and degrade the quality of life of its residents.

Name	Location	Date	Comment
Daniel Sturm	Westfield, IN	2016-11-28	We moved to Westfield because it was a quiet residential community with great schools. This development will add noise and more traffic as well as stretch our police and fire departments. The roadways are only 2 lanes as it is and Westfield never upgrades the roads or infrastructure for these massive projects just look at the tiny roads they have leading into Grand park.
Leigha Rutan	Indianapolis, IN	2016-11-28	Providence does wonderful work and this is an area that does not need its natural beauty disturbed by commercialism.
Marcia Conover	Pendleton, IN	2016-11-28	This is important
Leah Derrick	Fishers, IN	2016-11-28	Providence Wildlife Refuge is a necessary part of the community.
Richard Berry	Noblesville, IN	2016-11-28	We have to preserve habitat for wild animals
Debbie Taylor	Indianapolis, IN	2016-11-28	When I moved to Indiana a few years ago, Westfield was a beautiful place to drive to. Then they started construction all around 31, and started tearing away at Mother Nature. It's no longer a beautiful drive. Now they want to take away what beauty is left for the homeowners to live in. All to toss in a few more shops, and more apartments. There are so many empty buildings already that are just collecting dust. The Aurora project is a means to destroy people's homes, where families have grown up and loved. It also threatens the local wildlife rehab, Providence Wildlife. The wildlife also needs a chance to survive and heal. Taking away their tree covered solitude and tossing in commercial industries threatens their chance to persevere. Please click sign this petition to help keep Westfield beautiful and keep Providence Wildlife a safe place for wildlife.
Cheryl Wright	Westfield, IN	2016-11-28	I want to protect our natural landscape.
Marsha Alexander	Carmel, IN	2016-11-28	We must protect our green spaces and wildlife before it's all gone.
Cheryl Bender	Westfield, IN	2016-11-28	We MUST preserve some of our natural habitation and this rehab center is an important service that is provided in this community.
Kelly Reyes	Kyle, TX	2016-11-28	The mission of this organization creates a balance for their negative impact community growth has on their transitioning wildlife. I have personal experience with them good works of this organization
Peggy Friddle	Westfield, IN	2016-11-28	This developing is getting out of control. Please take in consideration the feelings of the property owners in the area
Megan Brown	Westfield in, IN	2016-11-28	I am a home owner on Grassy Branch road in Westfield. This will negatively affect our day to day life and property value.
Lori Ryan	Carmel, IN	2016-11-28	Lori Ryan
Brittany Kilborn	Whiteland, IN	2016-11-28	They do amazing work for animals in Indiana, please reconsider
Hindenburg Hindenburg	Westfield, IN	2016-11-28	We need to be KIND not just to each other but to our animal friends. Animals have no voice, no way of getting themselves help. They depend on us to 'help them' in their hour of need. We actually need more places like this. AND places like this educate our children and grandchildren and teach them to respect the animals. Animals are vital to humans in so many ways. To have a place that protects and shelters them and turns them back into the wild where they came from is incredible to be able to do. These people are wonderful people that start places like these, they make no money off what they do. They just have a love for nature and the animals that God has so graciously blessed us with. They want to help, and that says a lot in today's world..... We NEED to protect this area!!
Kindra Lang	Cicero, IN	2016-11-28	We moved to get away from the busy industrial world. Out to the country.
Jamie Fink	Noblesville, IN	2016-11-28	Traffic and noise from the highways are already out of control.

Name	Location	Date	Comment
Marie Siroky	Indianapolis, IN	2016-11-28	Im signing because Providence was the ONLY rescue to take in a Pileated woodpecker .. They have provided care to falcons and many many species. They provide education.
Susan Knose	Indianapolis, IN	2016-11-28	Citizens should be in control of their communities as part of the democratic process. I want to help save the Providence Wildlife center.
Atif Zafar	Carmel, IN	2016-11-28	I don't want to see a residential area disturbed by commercial real-estate
Lucy Beck	Noblesville, IN	2016-11-28	My greatest concern is the increased traffic on highway 38. I feel like the safety would be greatly jeopardized. Thank you in advance for considering this is issue.
Lucy Beck	Noblesville, IN	2016-11-29	My concern is the safety of increased traffic on Highway 38. It is known that the traffic is a great cause for concern. This area is a lovely area and should be preserved as such. Thank you
Tina Blackwell	Noblesville, IN	2016-11-29	I am signing this because I have found animals in need of care and dropped them off here! This place is a safe haven for animals in need!!
Wendy Britton	Indianapolis, IN	2016-11-29	I'm signing this petition because I'm concerned for the future of the providence wildlife rehabilitation center.
Susan Peters	Noblesville, IN	2016-11-29	All of the land is being developed. We moved here to get away from development.
Dale McCullough	Noblesville, IN	2016-11-29	Plans for the Aurora development
Elaine HINSHAW	Westfield, IN	2016-11-29	There should be a time limitation on for a proposed development if the developer does not go through with the originally approved development. The current proposal does not fit in this semi-rural area; it creates an extremely negative aesthetic for surrounding homeowners with the very real potential of lowering their property values.
Nicole Bosler	Noblesville, IN	2016-11-29	We have a duty to preserve the beauty and authenticity of Westfield and Noblesville. Can't we find a way to preserve downtown Westfield, Providence, the rural communities that never intended to be urban? Growth is inevitable, but this is overkill. The road infrastructure can hardly handle the current traffic. Are our schools prepared to handle the growth? Do we really want to be Fishers? So incredibly disheartening.
Mark Easley	Noblesville, IN	2016-11-29	Stop the over development of Hamilton county!!
David Molloy	Brownsburg, IN	2016-11-29	Development should not overwhelm existing facilities, especially ones doing important rescue work
Joan popp	Westfield, IN	2016-11-29	I don't agree with this and also it will affect the wildlife refuge that sits in that area.
Kimberly Armstrong	Newport, MI	2016-11-29	Stop building in Westfield. Keep open land for all of us to enjoy the beauty of wildlife and nature.
Patrick Boyle	Noblesville, IN	2016-11-29	Aurora's proposed industrial and commercial uses would adversely and severely affect character of the area surrounding the project. There are other areas in Westfield which already host these uses and consequently are much better suited for this type of development.
Thomas Vieck	Westfield, IN	2016-11-29	I don't believe Westfield needs low income housing and the original proposal is nothing like the amended one.

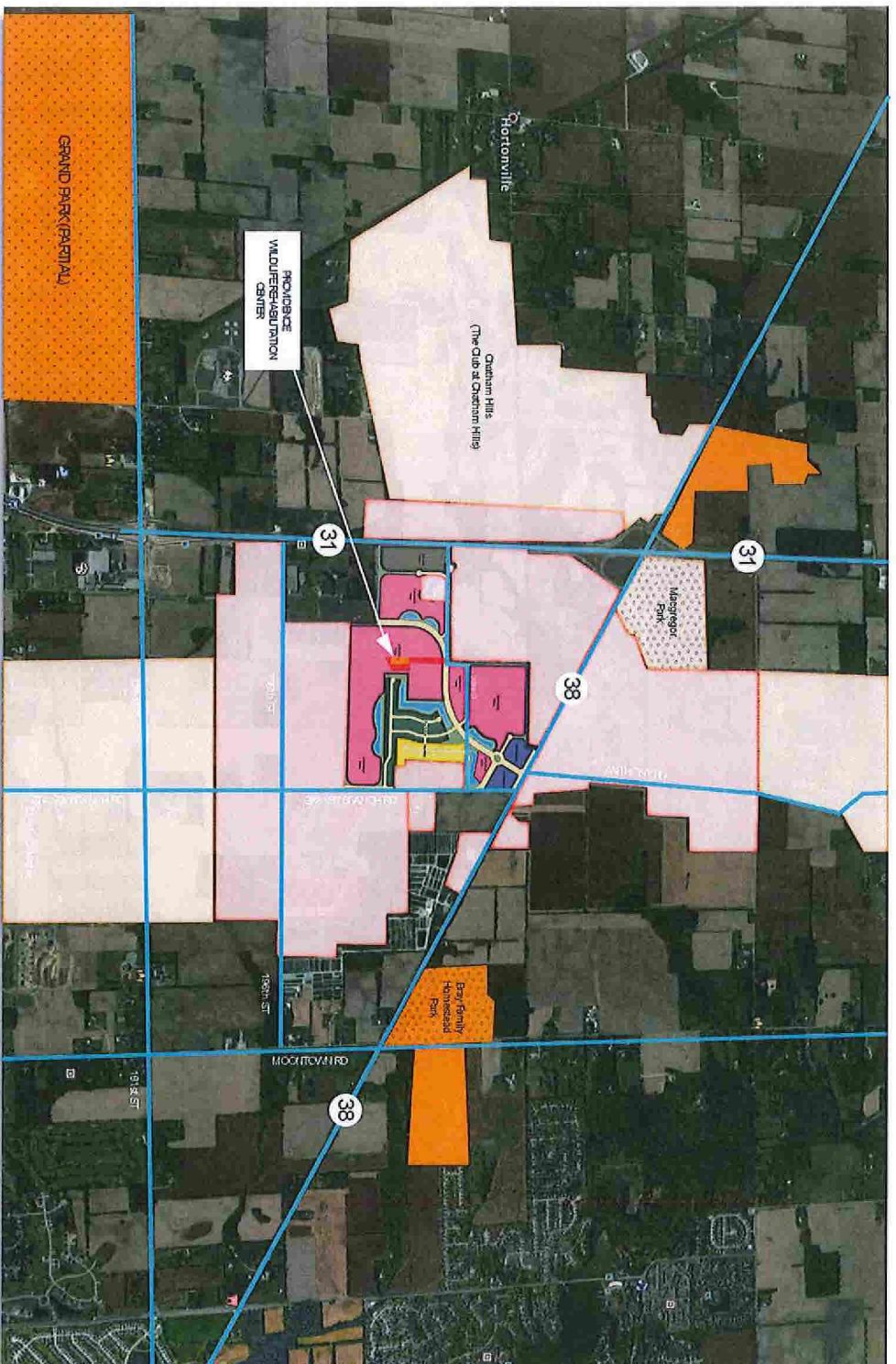
Name	Location	Date	Comment
Yan Guenette	Westfield, IN	2016-11-29	Westfield doesn't plan zoning very well at all , a well designed city has a very clear and clean transition between industrial, commercial and residential, the whole south west corner area of 31 and 32 is horrible, it has all 3 , and one of the transition is oak trace with heavy commercial/ industrial on one side of the road and residential right across
Kevin Huff	Westfield, IN	2016-11-29	I can only imagine the mess they would make up in a beautiful rural area I am signing this petition due to concerns I have regarding the impact of the Aurora PUD in my neighborhood. The Aurora PUD will have a potentially devastating impact on our property values and quality of life. This project is not cohesive or complimentary to the existing area. The area impacted is currently made up of nice single family larger lot homes. A commercial/industrial park would create an island of use that is not in balance with the current area use.
Susan Norton	Carmel, IN	2016-11-29	I feel this will cause property values to go down in areas close to where I live.
Nicholas Crutchfield	Indianapolis, IN	2016-11-29	Conservation is the key.
Martha Strong	Muncie, IN	2016-11-29	The animals have to have a place to live.
Sarah Rohrman	Noblesville, IN	2016-11-29	As a nature and wildlife enthusiast, I became concerned about the negative ramifications of the proposed and future plans for development around Providence Wildlife. This healing refuge is a gem for our community and surrounding area - something to be proud of. Please do not make decisions that will adversely impact this important facility for the sake of the animals in need and as a statement of your compassion for those creatures who can't fend for themselves. There are too few of these places to begin with and we certainly don't want to eliminate one.
Tricia Dickson	Fishers, IN	2016-11-29	We need to control pollution and industrialization. We should learn to co-exist.
Keith Kimbrell	Noblesville, IN	2016-11-29	Negative impact on surrounding property
Susie and Randy Tatum	Westfield, IN	2016-11-29	I believe in responsible developement.
Karie Gauen	Noblesville, IN	2016-11-29	Protect homeowners and green spaces.
David Sochar	Westfield, IN	2016-11-29	Enough is enough. All new development must stop while we all get a chance to see the effects of what has already been approved.
Lisabeth Armstrong	Westfield, IN	2016-11-29	I too, am trying to stop irresponsible development with the Wood Wind Pulte proposal. Like the Aurora PUD, negative impact to existing landowners, destruction of natural habitat and unmitigated density is why we are opposed to such outrageous and destructive development.
Diane Atkinson	Noblesville, IN	2016-11-29	I think it is important to keep from over building and removing our natural habitat. Also to keep a wildlife rehabilitation place open.
Sarah Bast	Lebanon, IN	2016-11-30	I strongly suport keeping a rural area as rural as it can be.
JoAnne Davis	Franklin, IN	2016-11-30	I am signing because I am a wildlife rehab volunteer, a biologist, and a conservationist. This expansion into still rural areas is completely unnecessary. There are plenty of spaces in already industrialized areas of the city, so why not utilize it?
Kate Rosebrough	Carmel, IN	2016-11-30	Providence Wildlife fills a crucial environmental need in our community. Endangering this facility would be tragic on many levels--not just for the humans who devote time, money, and energy to it, but for injured wildlife with nowhere else to go.
Susan Koehn	Westfield, IN	2016-11-30	Our health, safety and property need to be protected, as do our property values. We have a right to know specifically what is planned and participate in approval.

Name	Location	Date	Comment
Kim Hajduk	Westfield, IN	2016-11-30	Balance is necessary as well as vital in preserving and enhancing the quality of life in any community. If we err on the side of over development at the expense of a necessary and much used refuge we limit the quality of our present life in addition to those who will come after us. What seems to some secondary I can assure you that a child would much rather play in paradise as opposed to that parking lot that Joni Mitchell alluded to in song.
Shannon Meyer	Carmel, IN	2016-11-30	Providence Wildlife Rescue needs to be saved!
William Hodges	Westfield, IN	2016-11-30	I believe in the rights and preservations of animals
Shirley Deloh	Arcadia, IN	2016-11-30	I lived and went through school in Westfield. One of my sons currently lives there with his family and I am concerned by this type of growth.
Laura Lambert	Zionsville, IN	2016-11-30	My daughter lives in Westfield and I care about the quality of living in her town as well as keeping taxes lowered
Shawn Mather	Westfield, IN	2016-11-30	Controls should be put in place regarding the size and type of buildings allowed in this and all PUDs.
Luke Santangini	Indianapolis, IN	2016-11-30	I'm signing for my family who live nearby who do NOT want this to be built.



TAB 11

Map of Aurora PUD Immediate Negative Impact Zones



AURORA PUD IMMEDIATE NEGATIVE IMPACT ZONES

IMPACT ZONE TABLE

EXTREME

- Quality of life reduction
- Property and home value loss
- Noise pollution
- Light pollution
- Visual pollution
- High commercial traffic
- Higher residential traffic
- Water table impact
- Wildlife and environmental and wetlands impact
- Air quality impact
- Hazardous material safety
- Bevalued crime

HIGH

- Quality of life reduction
- Property and home value loss
- Light pollution
- Visual pollution
- High commercial traffic
- Wildlife and environmental and wetlands impact
- Air quality impact
- Hazardous material safety
- Bevalued crime

EXTREME PUBLIC

- Quality of life reduction
- Noise pollution
- Light pollution
- Visual pollution
- High commercial traffic
- Higher residential traffic
- Water table impact
- Wildlife and environmental and wetlands impact
- Air quality impact
- Hazardous material safety
- Bevalued crime

1610-PUD-19 Aurora PUD Public Comment 12/05/16

Some of the concerns about this PUD I'm addressing are:

- Fiscal considerations
- Risk of negative financial impact on City – the wrong commercial/industrial could cost the City
- Utilities impact
- Road impacts

IACT - INDIANA ASSOCIATION OF CITIES AND TOWNS

2016 OCTOBER ANNUAL CONFERENCE

Topic - Examining the Fiscal Analysis of Land Use Decisions

Even though a fresh green field looks like the perfect spot for some new buildings, city and town development of green spaces can be a financial burden on citizens. It can be more affordable to focus on redevelopment of older areas rather than to allow urban sprawl because existing municipal services and infrastructure can be reused and the service territory is kept compact. <http://www.citiesandtowns.org/ac-workshops>

Tabs 7 and 9 in the Presentation from Responsible Growth Alliance sent to you earlier give transcripts of parts of the Financial Advisor and Citizens Westfield presentation to the Council on 10/18/16.

Greg Guerrattaz spoke about the budget including warnings about risks of industrial growth and the requirement to manage it very carefully. He said we need good economic growth. That will be determined by what types of business are approved and what types of jobs will be coming in PUDs. \$13/hr jobs will end up costing the City. The City will also require many other revenue sources not currently available to us to manage commercial growth.

To quote him:

“So yes we are managing growth, growth has its positives has its negatives . . . as long as it's good economic smart growth, . . .

I'm seeing communities that are growing warehouse, after warehouse, after warehouse, they are abating it for ten years. Now all we see is \$13 an hour jobs now fighting for \$14 an hour jobs fighting for \$15 an hour jobs and the workforce just does this – they jump from that warehouse to that warehouse to that warehouse to that warehouse to that warehouse. That is what I am constantly seeing now. Okay. **Are those workers better off? Hell no.** They are getting another quarter but they are fighting themselves trying to go farther out of Indianapolis and get jobs and things like that. **Do we see a tremendous amount of employees coming in from different locales in the warehouse area? Yes. Is that necessarily good? I don't think so. You know my biggest challenge this year** when I have been doing budgets is having enough police

officers to counter the drug addictions that are increasing and I am trying to fund a County Sheriff's Department after County Sheriff's Department to put on more (police officers) because people are coming out and shooting people up and then going back into different places. I am not going to name the places but the answer **is I can't fund enough police officers because of all that movement going around. So I don't necessarily believe that is a good matrix for the next 20 years. I believe a good matrix is you have very good amenities, you have good quality homes being built and you don't hand out to everybody because you don't need to and you shouldn't because it just doesn't benefit the overall worker or the taxpayer that I see.** And so if we've got a good formula like you've got then I think the overall matrix is it's going to be working for you, and I believe it already is, okay, and so I think that's the important point to keep in mind and I keep telling everybody I'll get in the car today and we'll go through 15 counties just today, but before I am done today I will be through that and I can tell you, you know not everybody is faring well. And you know if you mention, if I mention I work for Westfield it's kind of interesting they're like "oh they've got everything", well you know that's interesting you know because the concept is you have to be careful there, you have to manage through growth, that's what we've been trying to do."

Manage growth and not give away things.

Other challenges

Cost of roads

Fire Fund – need to be cautious of new station

TIF – Green Light/Yellow Light/Red Light

Easy answer STOP, that is the bad answer

Balance

future investments are coming up

takes TIF awhile to come absolutely

Be very very cautious about saying STOP, gotta go with a yellow light, not green light on and go like hell

Take each turn methodically and get the right apex

"Councilors listen loud and clear . . . (talks about municipalities south of Atlanta, GA, that have tripled) . . . You can't put a brick wall up and say we're done, we're closed for business, we're not taking anybody else in. But if those (growth) rates continue on their own, we've got a lot of challenges still and that's gonna put a lot of pressure on the roads, public safety and everything."

23:52 Lehman: Looking now at our commercial & industrial sector that's an area that obviously we can have and I think those opportunities are here but the bad news is that has upfront costs that are going to be really significant and the rewards are down the road. How do we manage that?

Guerrataz: “Well that’s not an easy course (what are we paying you for). . . **Let’s go into hypothetical from the industrial standpoint, you have not told me a thing about what the value of the jobs is. If the value of the jobs is substantially above minimum wage then we can manage that cause there’ll be income taxes that everyone will enjoy more . . . but you also have to tell me where the workforce will come from. So on the industrial side again the question is am I giving 10 year tax abatement on warehouses providing for \$13/hr jobs, are you going to manage through that, hell no. But if you’re going to get something like medical, industrial building something, and warehousing something like VJohnson off of I-70, then yeah cause then you’re getting the good mix of AV and you’re getting the good mix of jobs.** Commercial is inevitable, there’s no doubt about it, you have the number of rooftops and that kind of manages itself . . . Now would I like some new food & beverage tax just specific to Westfield, hotel/motel taxes, sure there’s some things that in the future may have to come for this growing community to manage your hypothetical of new commercial. How will we manage it? It will depend on what it is and how we will manage it is with whatever tools we can come up with as it develops. And it depends on what it is.”

Lehman: “That commercial sector, we have some opportunities right now (Aurora) and we have to sit down in the next few weeks and months and talk pretty intensely . . . “

Guerrataz: “It’s very critical and very good.”

Lehman: “If we can manage it.”

Guerrataz & Sustainability Report does not consider Grand Park and we now know that it is operating at multi-million dollar losses each year - \$5.9 Million to \$3.2 Million and negative millions projected into the future: <http://www.ibj.com/articles/61125-westfields-grand-park-far-from-break-even>

11. This analysis does not include the impact of any changes in future revenue or expense from Grand Park, including possible debt service payments, operating revenue and expense or cost to maintain or repair Grand Park. In addition, no impact has been included for the proposed indoor portion of Grand Park that is currently under construction.

At the recent 10/18/16 Council Budget Workshop, a meeting with Randy Edgemon, Citizens Westfield General Manager followed and he explained his concerns of developing the northern regions of Westfield-Washington Township. Poor planning and PUD will bring cost to existing ratepayers:

Paraphrase of Randy Edgemon: Cost of adding water and sewer to the north is very costly and hard for Citizens to accomplish. Their preference is development in areas to the south where infrastructure exists. With the additions of Grand Park area, Chatham Hills and Aurora (by name), their resources are taxed and strained. Therefore, they are asking for a wastewater increase of approximately 25% from current ratepayers (outside new development areas) to pay to expand services to new development. Reluctantly he

admitted that charging developers fees to cover expansion is not off the table but there is no commitment to start charging those fees as an alternative to raising rates on current ratepayers.

All of these issues need considerable thought, discussion and planning before this PUD amendment is approved or we will be trying to fix something that should not have been approved in the first place. 2 wrongs don't make a right.

Where is the detail and fiscal plan showing that this PUD will bring what Westfield needs? More studies needed.

The presentation of this amendment has brought to light many issues the City must consider before we approve more commercial/industrial growth. It is time to apply due diligence and build the foundation for responsible and successful growth. Citizens Westfield and our financial advisor already recognize some of the issues and are just beginning to warn the Council. The APC and Planning Department probably have not been brought up to speed yet.

Industrial is mentioned 33 times in the Comprehensive Plan where citizens spent a great deal of time framing future industrial development. 66 times Industrial is mentioned in the UDO. However, there are other considerations like cost of water, sewers and roads to develop in outlying areas and possible negative financial impact on the City with the wrong type of commercial/industrial that should be studied with each PUD presented.

I am not opposed to development but I am opposed to this development for many reasons above.

Note: I have audios available of the 10/18/16, please request through Kevin Todd. Unfortunately, the City did not record this meeting that was open to the public.

Thank you.

*Linda Naas
317-867-0584*

Hello,

My name is Seth Hinshaw and I am a lifelong resident of Westfield. I grew up on Woodside Drive and have lived as an adult on and just off Union Street and now currently live on Anthony Road. I attended Westfield Washington Schools for all 12 years of my elementary education, earning my diploma from Westfield High School in 1995. The majority of my family has been in Westfield for 5 generations. My Great Grandfather was instrumental in creation of the first public high school in Westfield, while my grandmother was instrumental in the creation of the new public library, back in the 80s. My family business grew from its infancy here, creating over a 100 jobs in Westfield and roughly another 1,000 jobs across the country.

I have seen Westfield grow in front my eyes. I remember the small of town of under 10K people in the Nineties, and I have seen the explosion in population to over 36K today. A level of population growth over 300% in roughly 20 years is stunning, and now I worry the growth is so explosive that it could very possibly be detrimental to the city. I voted to make Westfield a city from a town about a decade ago. In doing so, I put my trust in the leaders of the city, elected and non-elected, to maintain and handle the growth in a **disciplined manner**. I now feel pretty strongly that that the growth **has not** happened in a diligent and disciplined manner. Rather, it feels like Westfield is for sale to the highest bidder and it been allowed to grow in a shocking and frustratingly undisciplined manner.

Now that lack of discipline is being brought to my front door step, especially if the amendments to the Aurora PUD are approved. The lack of detail within the Aurora PUD, especially in terms that PUD bringing the possibility of "open industrial" near family homes, including my own is frustrating. We purposefully selected the Northern reaches of Westfield on Anthony Road for its space and privacy. We would never select to live near 'open industrial" and strongly oppose the possibility that approval of the Aurora PUD amendments could bring that within 2/10 of mile from my home. Many home owners near us are expecting the worse from this. I can see why, with such amendments. I am respectfully asking the Planning Committee to not approve any Amendment to the Aurora PUD. My family and I are counting on you to make smart and beneficial decisions for the health of this City. Thank you, I appreciate your time. Be good to yourselves.



The Goal: Responsible Growth Alliance of Westfield (RGAW) requests a meeting to discuss revisions and set objectives with measurable outcomes for what is currently known as the proposed Aurora PUD 2016 Amendment, Ordinance Number 16-35.

The Participants: The Developer, Chris R. White, the RGAW (a citizens action committee made up of affected homeowners and interested parties,) its attorney, Kevin Todd, City Senior Staff, representatives of the City of Westfield Council and APC members.

Recommendations:

As Aurora has been a seemingly dormant project for the last ten years and faced with great opposition, we propose changing the name of the PUD to The Preserve at Westfield an Eco-Industrial Park, using the following definition as a guide to an eco-industrial park:

Our definition: Eco-Industrial refers to an industrial park where a "green" approach has been taken towards the infrastructure and development of the site. This can include green infrastructure related to renewable energy systems; storm water, groundwater and wastewater management and road surfaces. Green building practices can also be encouraged or mandated.

Note: The idea of an Eco-Industrial Park is not inherent to the requests and suggestions that follow, but rather a vision for a well-planned and cohesive Industrial Park within the City of Westfield.

Our vision: RGAW has created a digital map, as a visual aide, illustrating our design requests highlighted in this document. While it may be imperfect, it should be considered a tool to explain our interests and concerns, over which we continue to collectively labor.

Please see attached map.

This large Parke is a new type of development for Westfield and should garner scrutiny and great planning. We suggest requesting from Mr. Guerrattaz, a list of most probable types of business in this type of Park to positively impact the City with the least risk. Enlist the help of Joe Plankis and the Redevelopment Commission to offer to search and research best uses.

Maintain the US 31 Overlay District and its guidelines. Use the setbacks already established by Carrington Mortgage along US31 to be harmonious with that existing neighboring property. Ensure that facades facing US31 or (secondary facades visible within the US31 Overlay District) appear as primary facades (see definition later in this document).

Offer a side by side comparison of PUD amendment compared to US 31 Overlay District.

Responsible Growth Alliance of Westfield (RGAW) suggests that this Aurora Commercial/Industrial Park (Park) be designed as (1) a park representative of and consistent with the quality of life existing and growing in Westfield-Washington Township and (2) a park that can be built along the US31 northern gateway into the City traveled by so many of our visitors and residents. As the largest commercial/industrial park in Westfield-Washington Township, more attention and time should be given to developing a successful park that best serves the City and many of our businesses.

RGAW would offer the developer and the City the opportunity to expand the commercial/industrial park and make it a premier location as long as (1) appropriate, adequate and desirable buffers can be agreed upon and (2) that uses within the park can be harmonious with the existing surrounding residential uses. Since the commercial/industrial park wants to expand and locate next to existing residential, the park must properly buffer that residential. RGAW believes residential uses have no place within this PUD and the PUD does not offer acceptable transitions to their existing homes and properties as proposed. RGAW suggests 100' reforestation buffers with larger more mature trees and plantings as outlined within the Comprehensive Plan and in keeping with best practices in industrial design. The strategic location of ponds would also add to buffering existing properties that will be impacted by this park. The limit on size and heights of buildings bordering existing residential properties as has been implemented in other commercial/industrial areas of Westfield is being suggested as a transition.

RGAW suggests that overarching all uses is the need for a fiscal plan for the entire Park showing a net positive benefit to the City and then individual fiscal plans for each business asking to locate within the Park showing a net positive benefit to the City. This is in keeping with the warning of risk and possible negative costs to the City from Greg Guerrattaz (City financial advisor with 28 years of experience in more than one locale).

TRAFFIC PATTERNS: Access to the park is via 191st Street from US31 to East Street since the upgrades to US31 and the elimination of the 203/202nd Street access.

Adhere to the current 2011 Thoroughfare Plan that is part of the UDO. The Aurora Parkway or internal streets to the PUD would be the responsibility of the developer. The PUD Amendment should not be allowed to alter the Thoroughfare Plan as it affects existing roadways and neighborhood use.

Truck Route: RGAW is suggesting a designated truck route within the Aurora PUD limiting ingress and egress from East Street via 191st Street exit from US31. Many other industrial parks limit ingress and egress as to not disrupt surrounding properties. (US31 is the Truck Route through Carmel as opposed to Keystone.) This would not allow truck access from Grassy Branch Road, 196th Street, 202/203rd Street or SR38. Trucks into the Shoppes area would be limited to delivery trucks only. There are no current plans to improve these roadways where trucks would not be allowed.

Use roundabouts within the Park to alleviate traffic concerns.

General Requests of the Amended PUD:

Removal of new housing, of any type, within the PUD.

Realigning the Parkway and renaming it. Suggestion include: East Street Parkway, Industrial Parkway, Northeast Parkway, etc.

Request from the Economic Development Commission, Advisory Planning Commission and the Developer, to produce an extensive “master action plan” including guidelines of design, alternative energy sources including geo-thermal and solar options, and economic impacts, etc. Leaving 203rd/202nd Street and Grassy Branch intact (and open to St Rd 38.) No additional access from Grassy Branch should be granted.

Creating three roundabouts within the park to alleviate traffic concerns.

Fashioning a dedicated truck route from East Street that does not affect residents; limiting access north of 203rd Street.

Update the outdated 2006 traffic study for all roadways surrounding the PUD and present for review to ascertain the impact of this proposed PUD amendment.

Limiting trucks in The Shoppes district to local deliveries only.

Use the setbacks already established by Carrington Mortgage along US 31.

Ensuring that façades facing US 31 or (secondary facades visible within 1320') appear as secondary façades by our definition.

Establishing a pattern of buffers that include a minimum of 100' of reforestation whenever and wherever buffers are needed and completely eliminating mounding as primary buffers.

RGAW is requesting that all uses in any district require fiscal scrutiny both overall and individually within the PUD and must stand alone in fiscal viability per the City Financial Advisor, Greg Guerrettaz.

General Requests of the PUD-Continued

The US 31 Overlay Plan, as outlined in the Unified Development Ordinance, should absolutely be applicable to Aurora PUD.

Address the policies included in the Comprehensive Plan specific to the neighborhood so as to encourage consistency with the community's vision in the Comprehensive Plan. *

Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.*

Promote and protect the environmental integrity of the site and its surrounding and provide suitable design responses to the specific environmental constraints of the site and surrounding area.*

(*From Chapter 5.6, page 5-44, of the Westfield-Washington Township Comprehensive Plan.)

If this amendment is to continue to the APC, please accept the assistance and input of the RGAW to work with developer and staff to craft a successful PUD.

Land Use Discussion:

First and foremost: The Preserve at Westfield Eco-Industrial Park shall not permit any OI (Open Industrial Zoning.) Also, any businesses relocating to The Preserve from within the City of Westfield must be removed from the TIF in order to keep taxes in the school district. These permitted uses are contingent on implementation of a large portion of the new RGAW redesign (see map).

From page 97 of the Comprehensive Plan of the City of Westfield: Reforestation Buffer: A buffer, typically 100 feet or more in width, that is planted in native trees, shrubs, and grasses that provide privacy and serve as animal habitats. Reforestation buffers typically are low- or no-maintenance areas containing a mix of species providing a natural look to the landscape. A "Recommended Plant List" and suggested heights are included at the end of this document.

In addition to reforestation buffers and ponding, businesses abutting homeowners cannot exceed a maximum height of 35'.

No building shall exceed 60' maximum height within the PUD.

Any one building in the Commerce Parke may not exceed 100,000 square feet.

Great attention should be paid to exteriors that include a combination of building materials and no building should be made exclusively of metal or concrete block. More

research should be done as to acceptable building materials in the UDO and exclusions should be made concerning this project.

Land Use Discussion-Continued

Creating only three exclusives districts (removing the subcategories of the Commerce Parke in other districts):

- The Shoppes, zoned LB
- Business Parke, zoned GB
- Commerce Parke, removal of all OI, zoned EI (with the request for specificity and design)

Use Tables: *Denotes a special exception by RGAW or UDO
The Shoppes: (Zoned LB)

Permitted	Not Permitted
Childcare/daycare center	Convent, monastery
Health, fitness and exercise center	Gasoline Service Station
Office, General Services	School, Professional Trade or Business
Office, Medical	Amphitheater
Office, Professional	Civic Center
Restaurant, sit down	Club, civic
Restaurant, specialty	Club, private
Restaurant, takeout and deli-style	Recycling Collector System
Retail, low intensity	Temporary use and event
Retail, medium intensity	Utilities-not regulated
School, Fine Arts or Commercial	Utilities-regulated
Museum Exhibition Hall	
Public Safety and service use*	
Tavern or nightclub*	

Business Parke: (Zoned GB)

Permitted	Not Permitted
Convent, monastery	Commissary, food catering service (E)
Childcare/daycare center*	Dwelling, multi-family
Nursing Home	Garden and lawn center (E)
Hotel* (E)	Motel*
Mortuaries (E)	Gasoline service station
Health, fitness and exercise center	Restaurant, fast food (E)

Office, General
Office, Medical
Office, Professional

Veterinary hospital, large animal (E)
Assembly halls/auditoriums
Amusement Parks (E)

Business Parke: (Zoned GB)-Continued

Permitted

Restaurant, sit down
Restaurant, specialty
Restaurant, takeout and deli-style (E)
Retail, low intensity
Retail, medium intensity
Retail, special handling*(E)
Retail, very high intensity*(E)
Amphitheater/outdoor theater* (E)
Civic center
Educational institution, without dorms
Hospital (major)
Museum
Public safety and service use
Religious institutions
Club, civic
Development amenities
Theater, indoor (E)
Data processing, call center
Office construction trade*
Temporary use and event*

Not Permitted

Club, private
Recreational facility, commercial (E)
Tavern, nightclub (E)
Material Recycling Facility (MRF)(E)
Nursery (E)
Farm stand (E)
Model home
Bus stations/transit stops
Commercial parking lots and structures
Heliports (E)
Utilities-not regulated (E)
Utilities-regulated
Auction Rooms (E)
Manufactured Home Park (E)

Commerce Parke: (Zoned LB, LB-H and GB)

Permitted

Childcare/day care centers
Commissary, food catering service
Garden and lawn center
Health, fitness and exercise center
Mortuaries
Office, General
Office, Medical
Office, Professional
Restaurant, sit down
Restaurant, specialty
Restaurant, takeout and deli-style

Not permitted

Dwelling, single family
Dwelling, duplex
Dwelling, multi-family
Dwelling, triplex
Dwelling, quadraplex
Manufactured Home Park
Nursing Home
Auction rooms
Bed and breakfasts
Hotel (or motel)
Restaurant, fast food

School, fine arts or commercial	Retail, high intensity
School, professional trade or business	Retail, low intensity
Veterinary hospital, large animal	Retail, medium intensity

Commerce Parke: (Zoned LB, LB-H and GB)-Continued

Permitted	Not permitted
Assembly halls/auditoriums	Retail, special handling
Civic center	Retail, very high intensity
Educational institutions without dorms	Amusement Park
Hospital (major)	Club, civic
Museum/exhibition hall	Club, private
Public safety and service use	Tavern or nightclub
Religious Institutions	Composting facility, commercial
Development amenities	Material recycling
Development amenities	Material recycling
Recreational facility, commercial	Recycling collector system
Data processing/call centers	Model home
Office, construction trade	Bus station/transit stops
Farm stands	
Temporary use and event	
Commercial parking lots and structures	

Detailed Requests from RGAW of the PUD (Red line requests):

In this section, black indicates what is written in Ordinance 16-35 (Aurora PUD Amendment 2016, Redline version.) For the purposes of easier reading, RGAW responses and concerns are now written in red and that which had been red-lined in the PUD (that is of concern) has been changed to blue. The occasional highlighted passage denotes a concern or section requiring research.

Section 2. Definitions

2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various districts as established by the Declaration.

*Establish an Industrial Business Center Association which will serve as a small business incubator and a growth stage business accelerator. A home owners association will not be necessary as we would chose to remove any and all single-family and multi-family residential development.

2.10 Exterior Material. The separate architectural siding materials and patterns on a Building Façade such as Masonry materials, horizontal siding, shake siding, vertical siding,

and board & batten siding (each of the foregoing are examples of separate Exterior Materials.)

*Questioning why this has been specified, we prefer that rather than defining exterior materials as separate, demand a combination of exterior materials including but not limited to concrete and glass, brick & mortar and shake siding, etc.

2.11 External Streets. Grassy Branch, U.S. 31 and State Highway 38.

*Should be redefined to include 196th Street.

2.12 Façade. Primary. The primary architectural façade which contains commercial or retail public entrances, tenant signs or the façade facing a dedicated street.

*Primary façade shall mean any and all sides of a building which; 1) face an adjacent public right-of-way; or 2) has a primary entrance. NOTE: Many building have multiple Primary Façades.

2.13 Façade. Secondary. Any building elevation not having commercial or retail public entrances and does not contain tenant signs. Secondary facades include building with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.

*Secondary façade shall mean any and all sides of a building that, while not fulfilling the definition of a Primary Façade, is either visible from a public right-of-way or roadway or has a secondary or tertiary customer entrance. NOTE: Many buildings have multiple Secondary Façades.

2.15 Internal Street. Any public street, private street, or shared drive other than an External Street.

*Please list the Internal Streets as it was necessary to list the External Streets. They are: 202nd and 203rd Streets and will include the East Street extension.

2.17 Meridian Corridor. The right-of-way for United States Highway 31.

*Should define and follow the US 31 Overlay Plan from Chapter 5 of the UDO.

Section 3. Concept Plan

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;

- The Shoppes;
- The Townes; and
- The Villas.

***Remove The Townes and The Villas from the PUD entirely.**

3.2 The approximate size of each District....

***Adjust accordingly.**

3.3 The individual districts shall not exceed...

***Remove entirely.**

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

***Great attention should be paid to the existence of 202nd Street. With the removal of the residential portion of the PUD, 202nd and 203rd Streets and Grassy Branch should remain open as whole, operational and functional roadways to the homeowners residing on the internal and external streets.**

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be:

Business Parke	GB;
Commerce Parke	EI as to District 1 and 3
	OI as to District 2;
The Shoppes	LB

***RGAW has removed Districts 1, 2 and 3 from the three General Districts.**

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

5.1 All uses permitted in the Underlying Zoning District shall be permitted unless otherwise identified below.

A. **Permitted Uses for Business Parke.**

***Please see RGAW Use table beginning on Page 3 of this document. Businesses visible from US 31 shall have no outdoor storage.**

5. Uses permitted in the District 1 and District 2 of the Commerce Parke shall be permitted in the Business Parke so long as all architectural requirements provided in Section 7.1(B) are met and no outdoor storage is visible from the Meridian Corridor.

*Permitted Uses in the Business Parke are exclusive of the uses in the Business Parke and do not lend themselves to the Permitted Uses in the Commerce Parke. All buildings within 1,320' feet of US 31 within the Business Parke are subject to the US 31 Overlay Plan as established in the Unified Development Ordinance, Chapter 5 and shall have no outdoor storage.

B. **Permitted Uses for Commerce Parke.**

1. **Commercial Businesses:** All uses provided as permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category shall be permitted in District 2 of Commerce Parke. All uses provided as category shall be permitted in Districts 1 and 3 of Commerce Parke. The use of a Hotel (or Motel) shall also be permitted in District 3.
2. **Industrial Businesses:** All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI or OI category shall also be a permitted use in District 2 of the Commerce Parke, excluding the manufacturing of cement, lime, or gypsum; concrete mixing, batch plant. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.

*With the removal of the subdistricts, only permitted uses in the Commerce Parke shall be permitted according to the RGAW Use Tables established in this document, beginning on page 4. Open Industrial will not be permitted. EI zoning should be further discussed with specificity regarding orientation and accessory buildings. Additional exclusions are products manufactured or fabricated exclusively for commercial use made of cement, lime, gypsum and concrete.

- C. **Permitted Uses for The Shoppes:** All uses provided as permitted use in the Use Table of Chapter 13 of the UDO in the LB or the uses of Hotel (or Motel) Restaurant, Fast Food, shall be permitted in The Shoppes. A Restaurant, Fast Food, shall not be located immediately adjacent to State Road 38.

*Please see RGAW Use Table beginning on page 3 of this document.

D and E. **Permitted Uses for The Townes and The Villas:**

*Complete removal of these sections.

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.

*RGAW requests this entire section A and its subsections, numbers 1-11, pertaining specifically to the Business Parke, are subject to the constraints and requirements of the US 31 Overlay Plan in Chapter 5 of the UDO.

Section 7. Development Standards.

B. Architectural Standards for Business Parke.

1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.

*Lots abutting the Business Parke include Carrington Mortgage. The setback of this building should be given due consideration.

All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31. buildings fronting on U.S. Highway 31 shall be designed with a minimum of eight (8) external corners.

*Buildings within the US 31 Overlay are subject to the rules of the US 31 Overlay, Chapter 5 of the UDO. The State Road 32 architecture requirements do not apply.

8. Building penthouses must be incorporated into the building facade design, including Exterior Materials specifications.

*Are penthouses defined as living spaces or corporate/business offices? Please define the intended purpose.

*Development Standards do not include the following considerations in their high-visibility location within the US 31 Corridor: Massing, building orientation, signage or lighting.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

*Review the definitions of Primary and Secondary Façades set forth in this document. Consideration should be given to any building facing a road, a residence or another business visible from its Primary or Secondary Façade.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

*Please consult Cindy Spoljaric on the importance of this issue.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road or East Street shall meet the Primary Façade requirements contained herein.

*Primary façades that have overhead doors in the Commerce Parke should not be oriented toward Grassy Branch, East Street or 196th Street.

4. Facade Materials.

a. Primary Façade Materials.

vi. On Primary Facades which do not face a primary arterial, overhead doors may be are permitted on the Primary Facade elevations., but shall not be orientated towards any public right of way which serves as a primary arterial.

*Primary façades that do not face a primary arterial should not have overhead doors oriented toward a public right-of-way, an external street or a private residence.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 32 for this Ordinance.

*The State Road 32 standards were developed for regional employment areas and bigger buildings than what have been suggested in this area. Will the buildings in The Shoppes area correspond to this State Road 32 designation? What type and size of employers might we expect in The Shoppes District?

Section 7 Development Standards-Continued

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31 - Thirty-eight (38) feet and three (3) occupiable floors
- b. All other lots - Fourteen (14) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1: Forty five (45) feet.
- b. District 2: Sixty (60) feet
- c. District 3: Thirty five (35) feet.
- d. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.

C. The Shoppes:

1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories

*The district heights should not exceed the maximums set forth earlier (35' and 60') in this document. Please note that the heights also pertain to their position on the map designed by RGAW. Agreement of these heights is contingent on the continued negotiation of this PUD and is relative to the RGAW master plan for "The Preserve at Westfield." The limitations should absolutely include appurtenances which are located on the structures and considered integral to building design and/or aesthetics.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

- A. Article 6.8 N of the UDO shall be replaced by this section.

*Rather than following section 6.8 N of the UDO, Buffer Yard Requirements; we request that the Developer refer to Chapter 2, page 12 of the Westfield-Washington Township Comprehensive Plan, "Implementation Tools-Buffers and Transitions."

Utilize natural open space for buffering in industrial area.

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. (Refer to the definition of "reforestation buffers.")

Discourage the use of berms (aka mounding) for buffering.

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height

of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

*Plantings used in buffer yards and used as visual screens must be a minimum height of:

Trees must be six to eight (6-8) feet tall or two and half to three inches in diameter(2 ½-3”), depending on their species, at the time of installation.

Plants must be eighteen (18) to twenty-four (24) inches tall or taller, depending on their species, at the time of installation.

Plantings in buffer yard shall consist of four (4) or more species of both trees and shrubs.

A list of recommended native tree, shrubs and plantings is provided.

*Homes along St Rd 38 (including the Hirschfeld property) should be buffered by reforestation from The Shoppes district, as well.

A. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:

1. No buffer yards shall be required:
 - a. internal to the Aurora PUD, except as provided in Sub-sections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (in addition to the mounding, the median of 203rd street shall maintain fifty percent (50%) of the existing tree line, and no additional plantings shall be required in this median). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.

*RGAW requests one hundred (100') feet of reforestation and ponding (to the west/back of homes) along the existing home sites on Grassy Branch Road. The southeastern border (at the corner of Grassy Branch and 196th) should receive the same reforestation and ponding protection for the McKinnon property.

c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**), as follows: if the property described as the Heitman Property in **Exhibit A** (hereinafter the "Heitman Property") continues to utilize property agriculturally and residentially, and the property adjoining property is purchased and developed the buffer yards included herein shall apply. If the Heitman Property is sold for a Commerce Park use and is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman Property:

d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). ii. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.

e. The buffer yard shall be landscaped per this Ordinance.

*One hundred (100') feet of reforestation and ponding should surround the Heitman property, along with fifty (50') feet of reforestation along the eastern border and one hundred (100') feet along the western border of the driveway. No mounding or buffer plantings will be considered as acceptable buffering.

3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)

a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:

*One hundred (100') feet of reforestation and ponding shall be required to protect the Huff, Redwine and Bauer properties from the Shoppes area. Please refer to RGAW map.

4. Buffer along the northern, western southern and eastern borders of the Commerce Parke

- a. A forty foot (40') buffer yard shall be required and shall be improved as follows:
- b. The buffer yard shall have a six foot (6') mound.
- c. Shall be landscaped per this Ordinance.
- d. Evergreen trees shall be planted on or near the top of the mound.
- e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

*One hundred feet (100') feet of reforestation and ponding along the northern border of the Commerce Parke shall be required to protect the Wilkins', and Pleasant View Cemetery properties. No mounding or buffer plantings will be considered as acceptable buffering.

5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements and not per this Ordinance's Road Frontage landscaping requirements.

D. Within buffer yards at least seven (7) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

*A minimum height requirement of the evergreen trees shall be six to eight (6-8') feet at the time of installation. A minimum height requirement of the shrubs shall be eighteen (18") to twenty-four (24") or more inches at the time of installation. Please see the "Recommended Plant List" at the end of this document.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

- A. Commerce Parke:

1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
2. No outside storage shall be permitted within District 1, or within one hundred feet (100') of the right-of-way of the new East Street extension or US 31.
3. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows: i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

*What might the expected outdoor storage contain? Is it temporary or permanent? Are their alternatives to screening aside from wood fencing? Please consult Cindy Spoljaric on this issue, additionally.

4. Display Areas. Are permitted in the front yard areas of buildings subject to the following:
 - a. Such display areas are not located within the required front yard setback.
 - b. Such display areas must be landscaped as provided in this Ordinance.
 - c. Such display areas may not exceed 500 square feet nor display more than three (3) products unless otherwise approved by the Director.
 - d. Display areas shall be identified on a Detailed Development Plan.

*No display areas should be permitted in the front yard areas of building.

B. The Shoppes:

1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

2. Permanent outdoor display areas are permitted provided that they are surrounded by a 2.5 foot tall masonry wall or wrought iron fencing or combination of the two.

*Please cite specific examples of permanent outdoor displays surrounded by permanent structure. A 3.5 foot tall masonry wall or wrought iron fence of combination of the two should be required.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

*Define a screening wall. What material will be used; brick or chain link fence, etc.? Will any plantings visually obscure the loading dock at the time of planting? NOTE: Orientation is critical.

Please note that no effort, at this time, has been assigned to reviewing The Townes and Villas Area of the PUD, as it is the request of RGAW to completely remove it from the PUD. Should the Developer insist on using these areas within the PUD, RGAW would ask for additional time to make requests of those areas.

(The remainder of this page left intentionally blank)

In conclusion, RGAW appreciates the Developer's desire to improve the standards of the PUD in line with the UDO passed in 2014. Many of RGAW's ideas and suggestions have been previously well-thought out and made part of the 2007 Westfield-Washington Comprehensive Plan in anticipation of just this type of development along an employment corridor and abutting existing residential. Issues encountered when developing next to existing residential affect almost every PUD and demand resolution with cooperation and discussion.

It is the hope of RGAW, that the Developer and the City of Westfield recognize the willingness and dedication of our group to reach a mutually beneficial plan regarding the proposed amendment to the Aurora PUD. As homeowners, adjoining property owners and concerned citizens, it is our duty, first and foremost, to protect our private property.

We understand the need for continued development and, feel collectively, that we have accurately expressed the needs of this community by presenting a compassionate, compelling and detailed plan.

Respectfully submitted,

Responsible Growth Alliance of Westfield

(The remainder of this page left intentionally blank)

Recommended Plant List

Shade Trees/Common Name:

Norway Maple	2 ½ -3" diameter
Red Maple	2 ½ -3" diameter
Sugar Maple	2 ½ -3" diameter
Green Ash	2 ½ -3" diameter
Hackberry	2 ½ -3" diameter
Sweet Gum	2 ½ -3" diameter
American Sycamore	2 ½ -3" diameter
White Oak	2 ½ -3" diameter
Pin Oak	2 ½ -3" diameter
Honey Locust	2 ½ -3" diameter
River Birch	2 ½ -3" diameter
"Crimson King" Maple	2 ½ -3" diameter

Ornamental Trees:

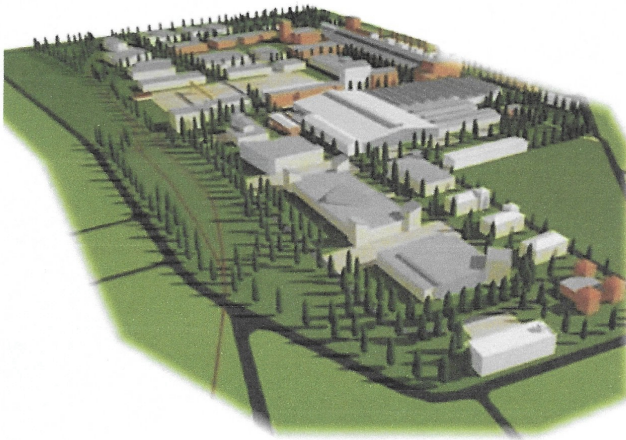
Amur Maple	8' ht.
Japanese Maple	5' ht.
Corkscrew Willow	8' ht.
Flowering Dogwood	6' ht.
Saucer Magnolia	6' ht.
Star Magnolia	6' ht.
Japanese Flowering Crabapple	6' ht.

Evergreen Trees:

Norway Spruce	6'-8' ht.
Colorado Spruce	6'-8' ht.
Japanese Red Pine	6'-8' ht.
Black Pine	6'-8' ht.
Red Pine	6'-8' ht.
Eastern White Pine	6'-8' ht.
Scots Pine	6'-8' ht.

Shrubs:

Cranberry Cotoneaster	18-24"
Spreading Cotoneaster	18-24"
Catawba Rhododendron	18-24"
Bumalda Spirea	18-24"
Densiform Yew	18-24"
Burkwood Viburnum	30"
Korean Spice Viburnum	18-24"
Arrowwood	30"
Wayfaring Tree	30"
European Cranberry Bush	30"
Japanese Snowball	36"
Redtwig Dogwood	30"
Yellowtwig Dogwood	30"
Golden Barberry	18-24"
Golden Flame Spirea	17-18"



LAYOUT





DESIGN



From the Westfield-Washington Township Comprehensive Plan, **reforestation** is used 5 times to be encouraged. **Berms** are mentioned twice to be discouraged. These would be applicable to the UDO Chapter 5.6.D. Standard Criteria and 5.6.J. Review Considerations where the Comprehensive Plan is referenced three times.

Page 12

Development Policies – Buffers and Transitions

- 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.

Page 42-43

- 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).

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Zoning Regulations

- Buffering, including **reforestation** buffers

Page 97

- **Reforestation** Buffer: A buffer, typically 100 feet or more in width, that is planted in native trees, shrubs, and grasses that provide privacy and serve as animal habitats. **Reforestation** buffers typically are low- or no-maintenance areas containing a mix of species providing a natural look to the landscape.

Page 12

- Discourage the use of **berms** for buffering.

Page 43

- Landscape standards (these should discourage **berms** and fencing in favor of more natural-appearing buffers, using native plants)

"The purpose of this element of the Comprehensive Plan is to serve as a guide for Westfield's future development. The plan is not a regulation and should not be viewed in that context. At the same time, this plan is adopted by the Plan Commission and the Town Council, and it is the official policy of the Town of Westfield and Washington Township. Decision makers should give full weight to this plan as the agreed-upon vision for the future of the community. These policies should be clear so that they can serve as the basis for the implementing regulations that will follow adoption of the plan. The policies also should assist the Advisory Plan Commission, the Town Council, and the Board of Zoning Appeals in their decision making."

RGAW has included the following pages from the Unified Development Ordinance as reference material, specific sections of which directly relate to this proposed PUD amendment that we have underlined in red.

Chapter 5.6 Planned Unit Development (PUD) District

Chapter 4.14 LB: Local and Neighborhood Business District	allowed zoning
Chapter 4.16 GB: General Business District	allowed zoning
Chapter 4.24 EI: Enclosed Industrial District	allowed zoning
Chapter 4.25 OI: Open Industrial District	not allowed zoning
Chapter 4.2 EI-PD: Enclosed/Industrial / Planned Development	allowed zoning
Chapter 4.27 OI-PD: Open Industrial / Planned Development	not allowed zoning
Chapter 10.9 Planned Unit Development Districts	



5.6 Planned Unit Development (PUD) District

- A. **Authority:** This Article shall allow all Zoning Districts to be zoned to a Planned Unit Development District ("PUD District").
- B. **Applicability:** The PUD District is an overlay district that shall default to an underlying Zoning District. The land designated in a PUD District shall be a tract of land under single ownership or control.
- C. **Purpose and Intent:** The PUD District is intended to:
1. Encourage flexibility and innovation in the development of land in order to promote its most appropriate use.
 2. Improve the design, character and quality of new developments.
 3. Encourage a harmonious and appropriate mix of uses.
 4. Facilitate the adequate and economic provision of streets, utilities and municipal services.
 5. Preserve the natural environmental and scenic features of the site.
 6. Encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features.
 7. Mitigate problems which may be presented by specific site conditions.
- D. **Standard Criteria:** A PUD District shall comply with the provision of this Ordinance. In addition, a proposed PUD District should include concepts and development and design standards that generally offer the following advantages over a standard Zoning District:
1. Address the policies included in the Comprehensive Plan specific to the neighborhood so as to encourage consistency with the community's vision as presented in the Comprehensive Plan.
 2. Use design to provide compatibility between areas of different land uses and development intensities within the PUD District.
 3. Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.
 4. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide enhance amenities and open space.
 5. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.
 6. Promote architecture that complements the surroundings.
 7. Counteract urban monotony and congestion on streets.

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- E. **Permitted Uses:** All land uses permitted by this Ordinance may be permitted by a PUD District. Permitted uses shall be specified and set forth in the adopted PUD District Ordinance.
- F. **Standards:** Unless alternative development, design or construction standards are proposed as part of the PUD District Ordinance, then the standards applicable to the PUD District shall be those applicable to the underlying Zoning District. If the PUD District Ordinance is silent on a particular land use, development or design standard, or other applicable specification, then the standards of the underlying Zoning District, as amended, shall apply.
- G. **Amendments to Unified Development Ordinance:** Unless the PUD District Ordinance has specified alternative development, design or construction standards, an amendment to the text of this Unified Development Ordinance shall apply equally to PUD Districts.
- H. **PUD District Format:** A PUD District shall include a PUD District Ordinance and Concept Plan (see also [Article 10.9 Planned Unit Development Districts](#)). The PUD District Ordinance shall follow a standard format adopted by the City for PUD District Ordinance. The PUD Ordinance shall incorporate the Concept Plan and establish an underlying Zoning District, permitted land uses, development and design standards, and other applicable specifications which shall govern the development of the PUD District.
- I. **Procedures:** The procedures for the establishment and administration of a PUD District are set forth in [Article 10.9 Planned Unit Development Districts](#).
- J. **Review Considerations:** In their consideration of a PUD District, the Department in its report to the Plan Commission, the Plan Commission in its recommendation, and the Council in its decision, shall consider as many of the following as may be relevant to the specific proposal:
1. The extent to which the proposed PUD District meets this Ordinance's purposes and intent of a PUD District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.
 2. The extent to which the proposed PUD District departs from the underlying Zoning District(s) and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.
 3. The proposal will not be injurious to the public health, safety, and general welfare.
 4. The physical design proposed by the PUD District and the extent to which it makes adequate provision for:
 - a. Public services;
 - b. Adequate control over vehicular traffic;
 - c. Protection of designated permanent Open Space; and
 - d. Furthering the amenities of light, air, recreation and visual appeal.

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5. The relationship and compatibility of the proposed PUD District to the adjacent properties and neighborhood.
6. The desirability of the proposed PUD District in relation to the community's physical development, tax base and economic well-being.
7. The development proposed by the PUD District will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.
8. The development proposed by the PUD District preserves significant ecological, natural, historical, and architectural resources to the extent possible.



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CHAPTER 4



4.14 LB: Local and Neighborhood Business District

- A. **Purpose and Intent:** The purpose of this district is to accommodate local and neighborhood-oriented developments that provide retail services, convenience shopping, and professional services to meet the daily needs of the community and where all uses are conducted within buildings.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** 50 feet
- E. **Minimum Building Setback Lines:**
1. Front Yard: 60 feet; however, the Front Yard may be reduced to the average setback of legally established buildings where an existing Front Yard setback is already established by two or more existing, legally established buildings within the same Block and within three-hundred (300) feet in either direction of the proposed building.
 2. Side Yard: 15 feet
 - a. Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.
 3. Rear Yard: 20 feet
 - a. Adjacent to Residential District: 60 feet; however, if the Rear Yard abuts an Alley, then the Rear Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.
- F. **Maximum Building Height:** 45 feet (see also [Article 6.6 Height Standards](#))
- G. **Project Perimeter Setback:** No structure shall be erected above the projected 1:3 Proximity Slope line.
- H. **Building Size Requirements:**
1. Minimum Business Size: 800 square feet
 2. Maximum Business Size: 30,000 square feet
 3. Maximum Aggregate of all Buildings (within a single development): 90,000 square feet
- I. **Development Pattern:** Developments may be either: (i) a freestanding individual building; or (ii) an integrated development without outlots and containing more than one (1) business in one (1) or more buildings.
- J. **Development Plan Review:** Required.

Quick Cross-References:

Article 6.3 Architectural Standards	Article 8.6 Open Space and Amenity Standards
Article 6.8 Landscaping Standards	Article 6.14 Parking and Loading Standards
Article 6.9 Lighting Standards	Article 10.7 Development Plan Review
Article 6.14 Parking and Loading Standards	Article 10.8 Improvement Location Permit
Article 6.17 Sign Standards	Article 10.12 Subdivision

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4.24 EI: Enclosed Industrial District

- A. **Purpose and Intent:** The purpose of this district is to accommodate industrial uses that conduct their operations entirely within enclosed buildings.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Tract Requirement:** 3 acres
- D. **Minimum Lot Frontage:** 70 feet
- E. **Minimum Building Setback Lines:**
 - 1. Front Yard:
 - a. Expressways or Arterials: 100 feet
 - b. All other: 40 feet
 - 2. Side Yard: 20 feet
 - 3. Rear Yard: 20 feet
- F. **Minimum Lot Width:** No minimum
- G. **Maximum Building Height:** 60 feet (see also [Article 6.6 Height Standards](#))
- H. **Minimum Building Size:** No minimum
- I. **Performance Standards:** Shall comply with [Article 6.15 Performance Standards](#).
- J. **Development Plan Review:** Required.

35' abutting Residential

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Quick Cross-References:

Article 6.3 Architectural Standards	Article 8.6 Open Space and Amenity Standards
Article 6.8 Landscaping Standards	Article 6.14 Parking and Loading Standards
Article 6.9 Lighting Standards	Article 10.7 Development Plan Review
Article 6.14 Parking and Loading Standards	Article 10.8 Improvement Location Permit
Article 6.17 Sign Standards	Article 10.12 Subdivision

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4.25 OI: Open Industrial District

- A. **Purpose and Intent:** The purpose of this district is to accommodate industrial uses that require both indoor and outdoor areas for manufacturing, fabricating, processing, extraction, heavy repairing, dismantling, storage or disposal of equipment, raw materials, manufactured products or wastes.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Tract Requirement:** 3 Acres
- D. **Minimum Lot Frontage:** 70 feet
- E. **Minimum Building Setback Lines:**
1. Front Yard:
 - a. Expressways or Arterials: 100 feet
 - b. All others: 40 feet
 2. Side Yard: 20 feet
 3. Rear Yard: 40 feet
- F. **Minimum Lot Width:** No minimum
- G. **Maximum Building Height:** 60 feet (see also [Article 6.6 Height Standards](#))
- H. **Minimum Building Size:** No minimum
- I. **Performance Standards:** Shall comply with [Article 6.15 Performance Standards](#).
- J. **Development Plan Review:** Required.

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Quick Cross-References:

Article 6.3 Architectural Standards	Article 8.6 Open Space and Amenity Standards
Article 6.8 Landscaping Standards	Article 6.14 Parking and Loading Standards
Article 6.9 Lighting Standards	Article 10.7 Development Plan Review
Article 6.14 Parking and Loading Standards	Article 10.8 Improvement Location Permit
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4.26 EI-PD: Enclosed Industrial / Planned Development

- A. **Purpose and Intent:** The purpose of this district is to accommodate enclosed industrial uses developed in a coordinated and comprehensive manner (e.g., industrial parks).
- B. **Permitted Uses:** All uses permitted in the *EI: Enclosed Industrial District* shall be permitted. See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Tract Requirement:** 20 acres
- D. **Minimum Lot Frontage:** 200 feet
- E. **Minimum Building Setback Lines:**
 - 1. Expressways or Arterials: 100 feet
 - 2. All other setbacks: 40 feet
- F. **Maximum Building Height:** 60 feet (see also [Article 6.6 Height Standards](#))
- G. **Minimum Building Size:** No minimum
- H. **Maximum Lot Coverage:** Eighty percent (80%)
- I. **Performance Standards:** Shall comply with [Article 6.15 Performance Standards](#).
- J. **Development Plan Review:** Required.

35' abutting Residential

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Quick Cross-References:

Article 6.3 Architectural Standards	Article 8.6 Open Space and Amenity Standards
Article 6.8 Landscaping Standards	Article 6.14 Parking and Loading Standards
Article 6.9 Lighting Standards	Article 10.7 Development Plan Review
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4.27 OI-PD: Open Industrial / Planned Development

- A. **Purpose and Intent:** The purpose of this district is accommodate open industrial uses developed in a coordinated and comprehensive manner (e.g., industrial parks).
- B. **Permitted Uses:** All uses permitted in the *OI: Open Industrial District* shall be permitted. See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Tract Requirement:** 20 acres
- D. **Minimum Lot Size:** No minimum
- E. **Minimum Lot Frontage:** 200 feet
- F. **Minimum Building Setback Lines:**
1. Expressways or Arterials: 100 feet
 2. All other setbacks: 40 feet
- G. **Maximum Building Height:** 60 feet (see also [Article 6.6 Height Standards](#))
- H. **Minimum Building Size:** No minimum
- I. **Maximum Lot Coverage:** Eighty percent (80%)
- J. **Performance Standards:** Shall comply with [Article 6.15 Performance Standards](#).
- K. **Development Plan Review:** Required.

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Quick Cross-References:

Article 6.3 Architectural Standards	Article 8.6 Open Space and Amenity Standards
Article 6.8 Landscaping Standards	Article 6.14 Parking and Loading Standards
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Article 6.14 Parking and Loading Standards	Article 10.8 Improvement Location Permit
Article 6.17 Sign Standards	Article 10.12 Subdivision

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10.9 Planned Unit Development Districts

- A. **Applicability:** This Article is applicable to new Planned Unit Development (PUD) District proposals and to any proposed amendment to an existing Planned Unit Development that would affect either the text of the PUD District Ordinance or the Ordinance's referenced exhibits.
- B. **Required Approvals:** A Planned Unit Development District requires the following approvals:
 1. Ordinance and Concept Plan (collectively, "PUD District Ordinance") (see also [Article 5.6 Planned Unit Development \(PUD\) District](#))
 2. Development Plan (see also [Article 10.7 Development Plan Review](#)) / Subdivision Approval (see also [Article 10.12 Subdivision](#))
 - a. Overall Development Plan / Primary Plat
 - b. Detailed Development Plan / Secondary Plat
- C. **PUD District Ordinance:**
 1. **Application Procedures:**
 - a. **Pre-Filing Conference:** A pre-filing conference with the Department is required prior to the filing of any PUD District application. A draft of the proposed PUD District Ordinance is required for the pre-filing conference and the Applicant is encouraged to incorporate the Department's comments into the proposal prior to filing the application.
 - b. **Who May File:** Applications may be filed by a petition signed by the Property Owners of the real estate involved in the petition, or the Property Owner's authorized agent. If an authorized agent, then a consent form signed by the Property Owner and notarized shall accompany the application.
 - c. **Filing Deadline:** Applications shall be filed in accordance with the Schedule of Meeting and Filing Deadlines. The Applicant shall be responsible for distributing a copy of the application and related materials to members of the Technical Advisory Committee.
 - d. **Forms of Filing:** An Applicant shall submit a completed application to the Department on forms provided by the Department with documentation and supporting information as set forth in this Article and [Article 5.6 Planned Unit Development \(PUD\) District](#). The number of copies of all petitions and supporting documentation required to be filed shall be as established by the Department.
 - e. **Docketing by Department:** Each filed application shall be reviewed for completeness. Applications which are determined to be in proper form pursuant to the guidelines established by the Department shall be numbered and docketed by the Department.
 - f. **Neighbor Meeting:** Applicants requesting approval of a PUD District Ordinance, and any amendments thereto, shall host a neighbors' meeting and submit a written report to the Department summarizing the meeting, prior to the Plan Commission public hearing. This

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requirement may be waived by the Director. Applicants shall, at a minimum, invite to the neighbors' meeting those Interested Parties required to receive mailed notice of the Plan Commission public hearing.

- g. **Review and Approval:** After docketing, an application shall be reviewed and considered by the Plan Commission and Council in accordance with [Article 10.15 Zoning Map Changes \(Rezoning\)](#).
2. **Effect of Approvals of PUD District Ordinance:** A PUD District Ordinance shall become effective after its approval by the Council and shall be recorded by the City in the Office of the Recorder of Hamilton County, Indiana. The Zoning Map shall be amended accordingly. The use and development of the property shall thereafter be governed by the PUD District Ordinance, subject to review and approval of subsequent permits and approvals as required by this Article and Ordinance, and any other regulatory processes which may be required prior to commencement of construction within the PUD District.
- D. **Development Plan Approval:** Overall Development Plan and Detailed Development Plan Review approval, as set forth in [Article 10.7 Development Plan Review](#), shall be required for all PUD Districts. Development Plans shall conform to the approved PUD District Ordinance and this Ordinance.
- E. **Permits:** No permit of any kind shall be issued for any purpose within a PUD District except in accordance with the approved Detailed Development Plan, and after acceptance by the City of all required guarantees for improvements pursuant to this Ordinance.
- F. **PUD District Ordinance Requirements:** PUD District Ordinances and supporting data shall include the following documentation. The Director, in its sole discretion, may, in writing, waive or relax any of the requirements listed which are not relevant or deemed unnecessary for a thorough review of the development.
 1. **PUD Ordinance:** The PUD District Ordinance shall follow a standard format adopted by the City for PUD District Ordinances. See also [Article 5.6 Planned Unit Development \(PUD\) District](#).
 2. **Concept Plan:** A drawing of the PUD District ("Concept Plan") shall be included at a scale not less 1"=100', or at a scale as otherwise deemed appropriate by the Director.
 - a. **General Concepts:** The Concept Plan shall show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; recreation facilities; and other details to indicate the character of the proposed development.
 - b. **Detailed Concepts:** The Concept Plan shall include in detailed terms the following:
 - i. A site location map showing the project location and other development projects in the vicinity.
 - ii. The name of the development, with the words "Concept Plan".

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- iii. Boundary lines and acreage of each land use component.
 - iv. Existing easements, including location, width and purpose.
 - v. Existing land use on abutting properties.
 - vi. Other conditions on the site and adjoining land: topography (at 10-foot contours) including any embankments or retaining walls; use and location of buildings, railroads, power lines, towers and other influences; name of any adjoining subdivision.
 - vii. Existing Streets on and adjacent to the tract, including Street name, Right-of-way width, walks, pathways and bridges and other drainage structures.
 - viii. Proposed public improvements: collector and arterial Streets and other major improvements planned by the public for future construction on or adjacent to the tract.
 - ix. Existing utilities on the tract.
 - x. Any land on the tract within the floodplain as depicted on the Flood Insurance Rate Maps dated March 11, 1983, and as subsequently amended.
 - xi. Other conditions on the tract, including water courses, wetlands, sinkholes, wooded areas, existing structures and other significant features such as significant isolated trees.
 - xii. Existing vegetation to be preserved and the locations, nature, and purpose of proposed landscaping.
 - xiii. Map data such as north point, graphic scale and date of preparation.
3. **Written Statement of Character:** A written statement of character of the PUD District shall provide an explanation of the character of the PUD District and the reasons why it has been planned to take advantage of the flexibility of these regulations. The written statement shall include:
- a. A specific explanation of how the proposed PUD District meets the objectives of all adopted land use policies which affect the land in question.
 - b. Development phasing indicating:
 - i. Phases in which the project will be built, including the area, density, use, public facilities, and Open Space to be developed with each phase. Each phase shall be described and mapped.
 - ii. Projected dates for beginning and completion of each phase.
 - c. General details of the proposed uses:
 - i. Residential Uses: gross area, architectural concepts (narrative, sketch, or representative photo), number of units for each residential component;
 - ii. Nonresidential Uses: specific nonresidential uses, including gross areas, architectural concepts (narrative, sketch, or representative photo), and Building Heights.
 - d. Preliminary feasibility reports for the infrastructure and facilities, including:
 - i. Streets

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- ii. Street lighting
 - iii. Sidewalks and pathways
 - iv. Sanitary sewers
 - v. Water supply system
 - vi. Other utilities
 - vii. Storm water management
 - viii. Schools
4. Development Amenities and Open Space: The PUD District Ordinance must include a statement of recreational amenities and open space. Such statements shall designate and convey active and/or passive recreational areas in accordance with the following:
- a. Recreational amenities and open space shall be allocated to the property in proportion to the uses assigned in the PUD District and shall be located within reasonable walking distance to those uses; however, the recreational amenities need not be located in proximity to the use in the case of preservation of existing features.
 - b. If the PUD District Ordinance provides for development in stages, then amenities and open space shall be provided in each stage of the PUD District in proportion to that stage, unless otherwise indicated and approved in the PUD District Ordinance.
 - c. Amenities shall be conveyed in one of the following forms:
 - i. To a municipal or public corporation;
 - ii. To a not-for-profit corporation or entity established for the purpose of benefiting the owners and tenants of the PUD District. All conveyances hereunder shall be structured to insure that the grantee has the obligation and the right to effect maintenance and improvement of the amenities and that such duty of maintenance and improvement is enforced by the owners and tenants of the PUD District; or
 - iii. To owners other than those specified in subsections (i) and (ii) above, and subject to restrictive covenants describing and guaranteeing the amenities and its maintenance and improvement, running with the land for the benefit of residents of the PUD District or adjoining property owners or the community, or any combination of these.
5. Traffic Impact Study: A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, or the Plan Commission. If a Traffic Impact Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope for the study.
6. Additional Materials: The Department shall inform the Applicant in writing of any additional information, documents or data deemed necessary to support a thorough review of the proposed development.

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From: [Responsible Growth Alliance Westfield](#)
To: [APC](#)
Subject: Dear Members of the Advisory Plan Commission of Westfield
Date: Tuesday, January 3, 2017 10:01:34 AM

January 3rd, 2017

Dear Gentlemen of the Advisory Plan Commission of Westfield,

We are writing to you today to implore you to study more passionately, hear more clearly and take action by making an adverse decision or negative recommendation to the Aurora PUD, which is back on your January 4th, 2017 agenda.

It is our most sincere plea that you read the documentation provided by the Responsible Growth Alliance of Westfield (RGAW) and understand each and every concern from the group. We believe we have collectively brought to light many points that have yet to be mitigated by anyone. Great effort has been made to meet with all parties including the Developer, APC members, City Councilors and neighbors regarding Aurora PUD.

The petitioner, Mr. Chris R. White and his representative, Mr. Russell Brown, publicly failed to submit the final Aurora PUD documentation needed for the December 5th public hearing on a deadline provided by the Community Development Department.

Article VII: Hearings & Conduct of Hearings, Section 1-Hearings, Number 4:

"Administrative rules and deadlines are established by the Secretary (Director of Community Development) for procedures such as filing petitions and are available in the Community Development Department."

Article VII: Hearings & Conduct of Hearings, Section 2-Conduct of Hearings, Number 2, subsection a):

"The burden shall be upon the Petition Representative to supply all information, including charts, diagrams and other exhibits necessary for a clear understanding of the case."

Though the Commission allowed Mr. Brown's presentation, without the proper and final documentation, it was the Commission's burden to ask and receive a majority vote to grant a continuance to the petitioner.

Article IV: Meetings, Section 5-Quorums & Decisions, Number 7, subsection c):

"The Commission at its discretion and on an affirmative vote of a majority of the Commission, may continue or postpone a public meeting or hearing of any case where, in its judgment, the petitioner has not provided sufficient evidence on which to make a final determination."

Also, during this same public hearing, Rory O'Bryan, the legal representative of Responsible Growth Alliance of Westfield, was limited to 3 minutes to speak, rather than the 5 maximum minutes permitted to him.

Article VII: Hearings & Conduct of Hearings, Section 2-Conduct of Hearings, Number 1, subsection e):

"The official public hearing shall then be opened. Comments from organized groups, committees (5 minutes maximum), and individuals, other than the petitioner, shall then follow (3 minutes maximum per speaker). Speakers should present new points and not repeat comments from previous speakers. The public hearing shall then be closed."

As we approach the January 4th, 2017 meeting of the APC, Mr. White's deadline for filing was understood to be

December 16th, 2016. Again, the burden is placed on the petitioner for a comprehensive submission. However, as the agenda was released by the Planning Department on December 30th, 2016, we discover that page 4 of the amendment to the Aurora PUD is missing in its entirety and therefore the submission must be deemed as incomplete, yet again. Ordinance 16-35 also fails on several other levels, including but not limited to:

- Neglects to recognize 196th Street as an “External Street,” yet clearly includes it in the PUD. Based on the footnotes in the Staff Report prepared by Kevin Todd, one can determine that the Aurora PUD Commerce Parke abuts 196th Street and the zoning does not follow the Comprehensive Plan.

Cited in the footnotes of page 12 of the Staff Report,

1) “Westfield’s 2020 Comprehensive Plan; Comprehensive Plan Map (Figure 40 on page 47) shows the area east of U.S. 31, south of State Road 38, west of Grassy Branch Road, and north of 196th Street as appropriate for low and medium intensity commercial/industrial. The area immediately adjacent to Grassy Road was identified as medium density, varied residential. The 2020 Comprehensive Plan was adopted in December 1999 (Res. 99-10)

2) Westfield-Washington Comprehensive Plan: Future Land Use Map (Page 24). The Comprehensive Plan identifies that area east of U.S. 31, south of State Road 38, west of Grassy Branch Road and north of 196th Street as appropriate for business park development. The current Comprehensive Plan was adopted in February 2007 (Res. 07-06).

- Ordinance 16-35 does not remove Open Industrial Zoning, and cites the Unified Development Ordinance for outside storage, though largely relying on Enclosed Industrial Uses (UDO, Article 6.12 (D), further citing ten (10) added uses that do not fall in to the EI use table.
- Fails to meet the requirements for buffering neighbors per the Westfield-Washington Township Comprehensive Plan.
- Continues to purport that the Business Parke abutting US 31 does not need to comply with the US 31 Overlay, as noted in the Planning Staff Report. Written commentary states that the Aurora standards have “more enhanced architectural and development standards,” yet the Business Parke and PUD location is undeniable. Unable to confirm or deny if INDOT was notified of the two public hearings on October 3rd, 2016 and December 5th, 2016, as required by the Rules of Procedure of the APC.

Article VIII: Notices, Number 7

“In accordance with City of Westfield Ordinance 07-09, all development proposals which are located within the area designated as the U.S. Highway 31 Overlay Zone, as defined in the Westfield-Washington Township Zoning Ordinance, that require a public hearing or action by the Commission shall provide notice to the Indiana Department of Transportation in accordance with the requirements established on the INDOT Notice Form.”

We ask that you require the petitioner to adhere to one of the following applicable rules of procedures regarding Ordinance 16-35, the amendment to Aurora PUD:

Article VII: Hearings & Conduct of Hearings, Section2-Conduct of Hearings, Numbers 4 – 6:

4) “Applicants shall be entitled to the meeting advertised by public notice. Such postponement/continuance must be requested in one postponement/continuance to another scheduled Commission meeting following writing by the petitioner / applicant, or their representative, at the scheduled meeting.”

5) “Subsequent postponements, continuances or requests for such action to a meeting beyond the meeting referred to in paragraph “4” above shall be made to the Commission in person by the petitioner / applicant, or by their

representative.”

6)” Failure of the applicant, or Petition Representative, to appear in order to make the request referred to in paragraph “5” above shall result in the dismissal of the petition. If the applicant chooses to proceed with the petition, it will be treated as a new petition and shall be re-filed in proper form with the required data, numbered serially and placed on the docket of the Commission by City staff. Should the above occur the petitioner / applicant shall be responsible for paying all associated fees with the new petition / application.”

In conclusion, we respectfully ask that the Advisory Plan Commission admonish the Petitioner and the Petitioner Representative by assigning Ordinance 16-35 an adverse decision based upon the aforementioned and supporting evidence, as is allowed.

Article IX: Final Disposition of Cases, Section 7-Cases Decided Upon, subsections a) and b):

a) “A case which has been decided adversely to the petitioner shall not be placed on the docket again for consideration until the legality of the Commission’s decision is finally determined pursuant to IC 36-7-4-1000 et seq., or for a period of twelve (12) months following the date of the adverse decision previously rendered, whichever is later.”

b) “A new case involving the same property that was the subject of a case which has been decided adversely to any petitioner shall not be placed on the docket for consideration until the legality of the Commission’s decision is finally determined pursuant to IC 36-7-4-1000 et seq., or for a period of six (6) months following the date of adverse decision previously rendered, whichever is later.”

Responsible Growth Alliance of Westfield asks that this Commission demand Ordinance 16-35, the amendment to Aurora PUD, be sent to committee as authorized by **Indiana Code Title 36 (Local Government Code Section) 36-7-7-407**, before it is presented again:

“Each plan commission may establish advisory committees of citizens interested in problems of planning and zoning. In its resolution establishing such a committee, the Commission shall specify the terms of its members and its purposes. Each advisory committee shall:

- 1) study the subject and problems specified by the commission and recommend to the commission additional problems in need of study;
- 2) advise the commission concerning how the subject and problems relate particularly to different areas and groups in the community; and
- 3) if invited by the commission to do so, sit with and participate, without the right to vote, in the deliberations of the commission, when subjects of mutual concern are discussed.

A committee shall report only to the commission and shall make inquiries and reports only on the subject and problems specified by the commission’s resolution establishing the committee.”

It is our most sincere hope that this Commission amends its Rules of Procedure forthwith, clarifying and strengthening its adherence.

Article X: Amendments

“Amendments to these rules of procedure may be made by the Commission at a First Meeting, Second Meeting, or

Special Meeting. With and upon the affirmative vote of a majority of the members of the Commission it shall be effective.

Having completed a diligent review of the Rules and Procedures of the Advisory Plan Commission (http://www.westfield.in.gov/egov/documents/1396840086_83286.pdf), we conclude and believe you would agree that the actions of this Commission to date as they pertain to Ordinance 16-35 Aurora PUD do not align with your own rules and procedures. It is the responsibility of the APC alone to protect and defend this document and execute your duties in line with this document and state codes. We have discovered that many rules seem to have been dismissed or changed of late. We are concerned that the integrity of the Commission's purpose and authority is under threat of being usurped or negated within the City. We also believe that the residents whom you serve will be encumbered and all, including the City and developers, will be hindered from bringing forth development plans that bring the most benefit to all in harmony with existing development. Therefore, we are compelled to implore you to refresh yourselves by reviewing and upholding the following to the benefit of the Commission, our community, our neighborhood and prospective developers.

Indiana Code 36-7-4-400 Series, 500 Series, 600 Series,

<http://iga.in.gov/legislative/laws/2016/ic/titles/036/>

and, the Indiana Citizen Planner's Guide

http://www.indianaplanning.org/wp-content/uploads/2012/Files/5.3c_Plan_Commission_Basics.pdf

With Regard for your appointments and the protection you provide to the Citizens of this Community,

Responsible Growth Alliance of Westfield

3.2 The approximate size of each District is as follows. The size of the Commerce Parke or The Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below sixty (61) acres total. The total acreage comprising The Townes and the Villas may increase, so long as the number of residences or ~~density of the ratio of~~ Single-family Dwellings to acres does not exceed the provisions of Section 3.3 hereof.

<u>District</u>	<u>Area</u>
Business Parke	20 Acres
Commerce Parke	216 Acres
The Shoppes	17 Acres
The Townes	38 Acres
<u>The Villas</u>	<u>23 Acres</u>
Total acreage	314 Acres

3.3 The total of residential units on the Real Estate shall not exceed two hundred fifty (250).

The actual number of detached Single-family Dwellings shall be governed by the number of acres dedicated to detached Single-family Dwellings as governed by the following charts:

<u>Minimum Acreage</u>	<u>Maximum Units</u>
<u>61 Acres</u>	<u>180 units</u>
<u>71 Acres</u>	<u>205 units</u>
<u>81 Acres</u>	<u>225 units</u>
<u>91 Acres</u>	<u>250 units</u>

~~The actual overall density of detached Single-family Dwellings on the Real Estate shall not exceed 2.96 units/acre.~~