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April 29, 2015

TO: Board of Public Works and Safety

FROM: Jesse Pohlman, Senior Planner
Department of Economic and Community Development

RE: Grassy Branch Commercial Subdivision Secondary Plat

Attached is a copy of a secondary plat for the Grassy Branch Commercial Subdivision, which consists of two (2) commercial lots (existing Westfield Lighting lot and an outlot for the proposed First Merchant's Bank) and one (1) block (being set aside for future development), located on the northeast corner of State Highway 32 and Grassy Branch Road (please see attached location exhibit).

The Plan Commission approved the Primary Plat and Overall Development Plan on March 16, 2015. The Plan Commission also approved the Detailed Development Plan for the proposed First Merchant's Bank on Lot 1. The attached Secondary Plat was reviewed by the Technical Advisory Committee at its February 17, 2015, meeting and is now being presented to you for your acceptance of the public rights-of-way and signatures prior to being recorded.

Attachments: Secondary Plat
Location Exhibit

**Economic and
Community Development**

(317) 804-3170 office
(317) 804-3181 fax

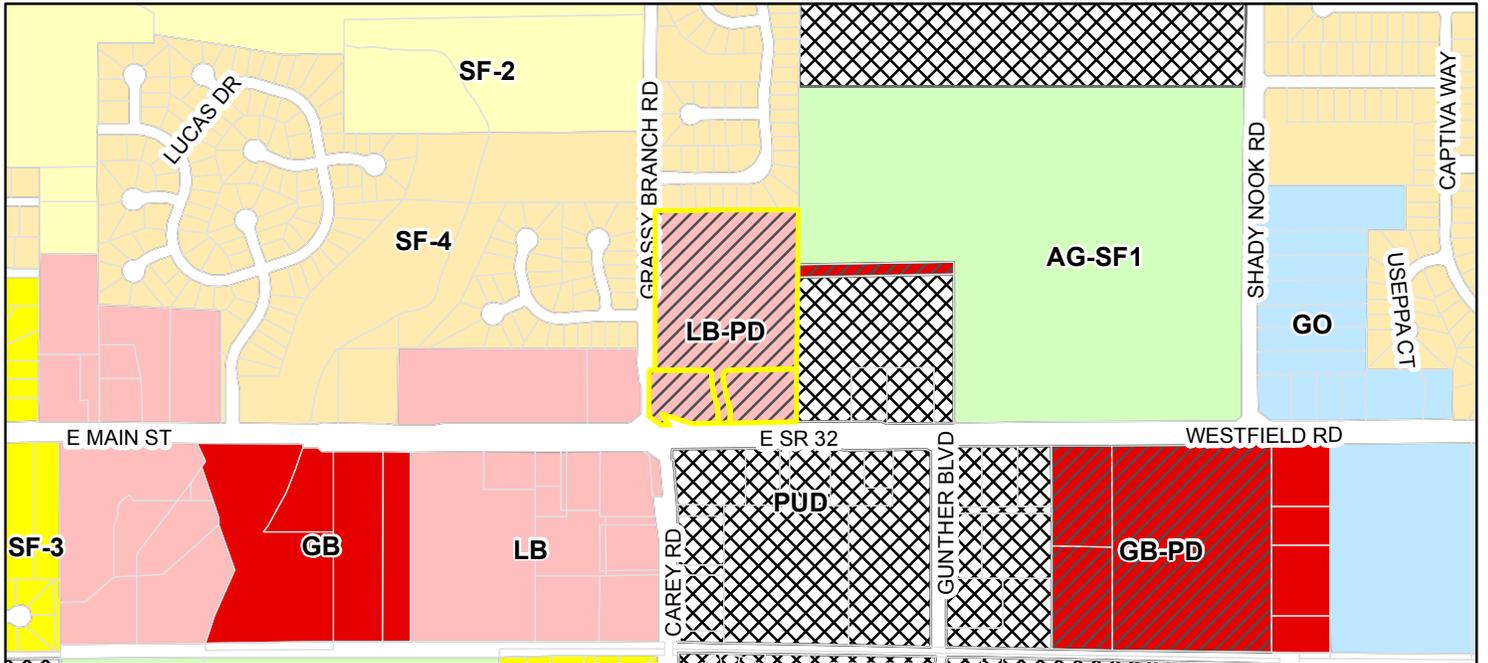
2728 East 171st Street
Westfield, IN 46074
westfield.in.gov

Aerial Location Map

 Site



Zoning Map



Zoning		
 AG-SF1 (Agriculture - Single Family - 1)	 GO (General Office)	 MF-2 (Multiple Family - 2)
 AG-SF1I (Agriculture - Single Family - 1 In-town)	 GO-PD (General Office - Planned Development)	 OI (Open Industrial)
 EI (Enclosed Industrial)	 LB (Local Business)	 OI-PD (Open Industrial - Planned Development)
 EI-PD (Enclosed Industrial - Planned Development)	 LB-H (Local Business - Historical)	 PUD (Planned Unit Development)
 GB (General Business)	 LB-PD (Local Business - Planned Development)	 SB-PD (Special Business - Planned Development)
	 MF-1 (Multiple Family - 1)	 SF-2 (Single Family - 2)
		 SF-3 (Single Family - 3)
		 SF-3 (Cluster (Single Family - 3 Cluster))
		 SF-4 (Single Family - 4)
		 SF-4 Pre-1994 (Single Family - 4 Pre-1994)
		 SF-5 (Single Family - 5)
		 SF-A (Single Family - Attached)