



Westfield City Council Report

Ordinance Number:	11-19
APC Petition Number:	1101-PUD-02
Address:	Northeast corner of State Road 32 & Casey Road
Petitioner:	Wilfong Land Companies LLC
Requested Action:	A change in zoning from the Eagletown PUD to the Springmill Trails PUD.
Current Zoning District:	Eagletown PUD
Requested Zoning District:	Springmill Trails PUD
Referral Date to APC:	December 13, 2010
APC Public Hearing:	January 4, 2011
APC Recommendation:	August 15, 2011
Adoption Consideration:	September 12, 2011
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Aerial Location Map3. Benefits Analysis of the Springmill Trails PUD Proposal4. Summary of Ordinance Amendments, 08/24/11
Prepared By:	Kevin M. Todd, AICP

Petition History

This petition was introduced at the December 13, 2010 City Council meeting and received a public hearing at the January 4, 2011 Advisory Plan Commission (the "APC") meeting. At the June 20, 2011 APC meeting, the APC voted to suspend the rule that requires petitions to be finished with the APC process within six (6) months of receiving a public hearing. The APC gave the petitioner until October 3, 2011 to be through the APC review process. The item was reviewed and discussed at the July 18, 2011 APC meeting and received a favorable recommendation for approval at the August 15, 2011 APC meeting.

Procedural

- Requests for a change in zoning are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-608.

- The Advisory Plan Commission (the “APC”) held a public hearing on January 4, 2011 and issued a favorable recommendation (7-1) to the City Council in support of the proposed rezone request at its August 15, 2011 meeting.
 - Notification of the January 4, 2011 public hearing was provided in accordance with the APC Rules of Procedure.
 - The Westfield City Council may take action on this item at its September 12, 2011 meeting.
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Project Overview

Project Location

The subject property is located within an approximately 1.5 mile square block that is bound by State Road 32 to the south, Eagletown Road to the west, 193rd Street to the north, and Springmill Road to the east. The subject property is approximately 901 acres in size, and is the existing Eagletown PUD property, with the exception of the property south of State Road 32 and the property east of Springmill Road (the “Property”).

Project Description

The proposal seeks to change the zoning of the majority of the existing Eagletown PUD by modifying the districts and standards within the Property (which excludes the areas east of Springmill Road and south of State Road 32 (the “Excluded Property”). In addition to modifying the districts and standards, the proposal calls for renaming the Property to the “Springmill Trails PUD” (the “Proposal”). The Proposal does not modify the Eagletown PUD standards which govern the Excluded Property. The name change is intended to create a distinction of this PUD.

The Proposal combines Residential Districts 1, 2 and 3 from the original Eagletown PUD into a new, single district, called “Residential District 1”. In order to combine the three residential districts into a single district, new development standards have been proposed.

The Proposal combines Residential District 4 and the Single-Family Attached District from the original Eagletown PUD and created a new, single district, called “Residential District 2”. The standards from the original Residential 4 and Single-Family Attached districts have been combined and modified to create a single set of development standards for the new Residential District 2.

The Proposal combines the Multi-Family District, the Village Marketplace District, and the Garden Office District of the original Eagletown PUD and creates a new “Mixed-Use District”. The standards from the original Multi-Family, Village Marketplace, and Garden Office districts have been combined and modified to create a single set of development standards for the new Mixed-Use District.

The Proposal adds a new “Commercial District”. The Commercial District is located on the western portion of the existing Village Marketplace District. New standards were created for the new Commercial District.

The Proposal does not modify the standards for the Market Center District, with the exception that the Proposal calls for no rear yard setback requirements from interior lot lines.

Staff Comments

Staff's analysis of the Springmill Trails PUD has been to compare the proposal against the existing Eagletown PUD (Ord. 07-07). As demonstrated in the analysis in Exhibit 3 (the "Benefits Analysis"), staff believes that the Springmill Trails PUD Ordinance represents an improvement over the existing Eagletown PUD Ordinance and offers many benefits to the City of Westfield.

The Benefits Analysis exhibit summarizes the differences between the proposed Springmill Trails PUD and the existing Eagletown PUD. The items are grouped into two categories: Benefits to the City; and Benefits to the Developer.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the northern portion of the Property as "New Suburban Residential". Residential Districts 1 and 2 fall within this area. The Future Land Use Map identifies the southern portion of the Property, along State Road 32, as "Regional Commercial". The Mixed-Use District, the Commercial District and the Market Center District fall within this area. The proposed uses are consistent with the recommendations found in the Comprehensive Plan for the Suburban Residential and Regional Commercial land uses.

Water & Sewer System

City water and sewer facilities are nearby and would need to be extended to serve parts of the Property. With the addition of the interceptor sewer, there are no concerns regarding having the capacity necessary to serve the Project.

Annexation

Over half of the Property is adjacent to, but not currently within the corporate boundaries of the City of Westfield. It is anticipated that a condition of any PUD approval would require the Property be annexed into the City. The remainder of the Property is within the corporate boundaries of the City of Westfield.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

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

1. The Comprehensive Plan.

The Future Land Use Map of the Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies the northern portion of the Property as "New Suburban Residential". Residential Districts 1 and 2 fall within this area. The Future Land Use Map identifies the southern portion of the Property, along State Road 32, as "Regional Commercial". The Mixed-Use District, the Commercial District and the Market Center District fall within this area. The proposed uses are consistent with the recommendations found in the Comprehensive Plan for the Suburban Residential and Regional Commercial land uses.

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

The Property is primarily agricultural in use, with some single-family residential throughout.

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

The Comprehensive Plan establishes that commercial along the State Road 32 corridor and suburban residential development north of that are desirable and appropriate development in this area. The Proposal is consistent with the recommendations found in the Comprehensive Plan for this part of the community.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the Proposal will have neutral or positive impacts on property values within the vicinity and jurisdiction.

5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City water and sewer are nearby and would be able to serve the Property.

Recommendations/Actions

- Community Development Department [August 15, 2011]
The Westfield Community Development Staff, in its report to the APC, made a recommendation that the APC forward a favorable recommendation to the City Council if the APC members were satisfied with the proposal.

- Advisory Plan Commission [August 15, 2011]
The Westfield-Washington Advisory Plan Commission has forwarded a favorable recommendation to the City Council, with a condition that “Sporting Good Stores” be added to the list of businesses limited to a maximum of 25,000 square feet in the Mixed Use District, prior to consideration of the proposal by the Westfield City Council (Vote of: 7-1).

- City Council
 - Introduction: [December 13, 2010]
 - Eligible for Adoption: [September 12, 2011]

Submitted by: Kevin M. Todd, AICP, *Senior Planner*

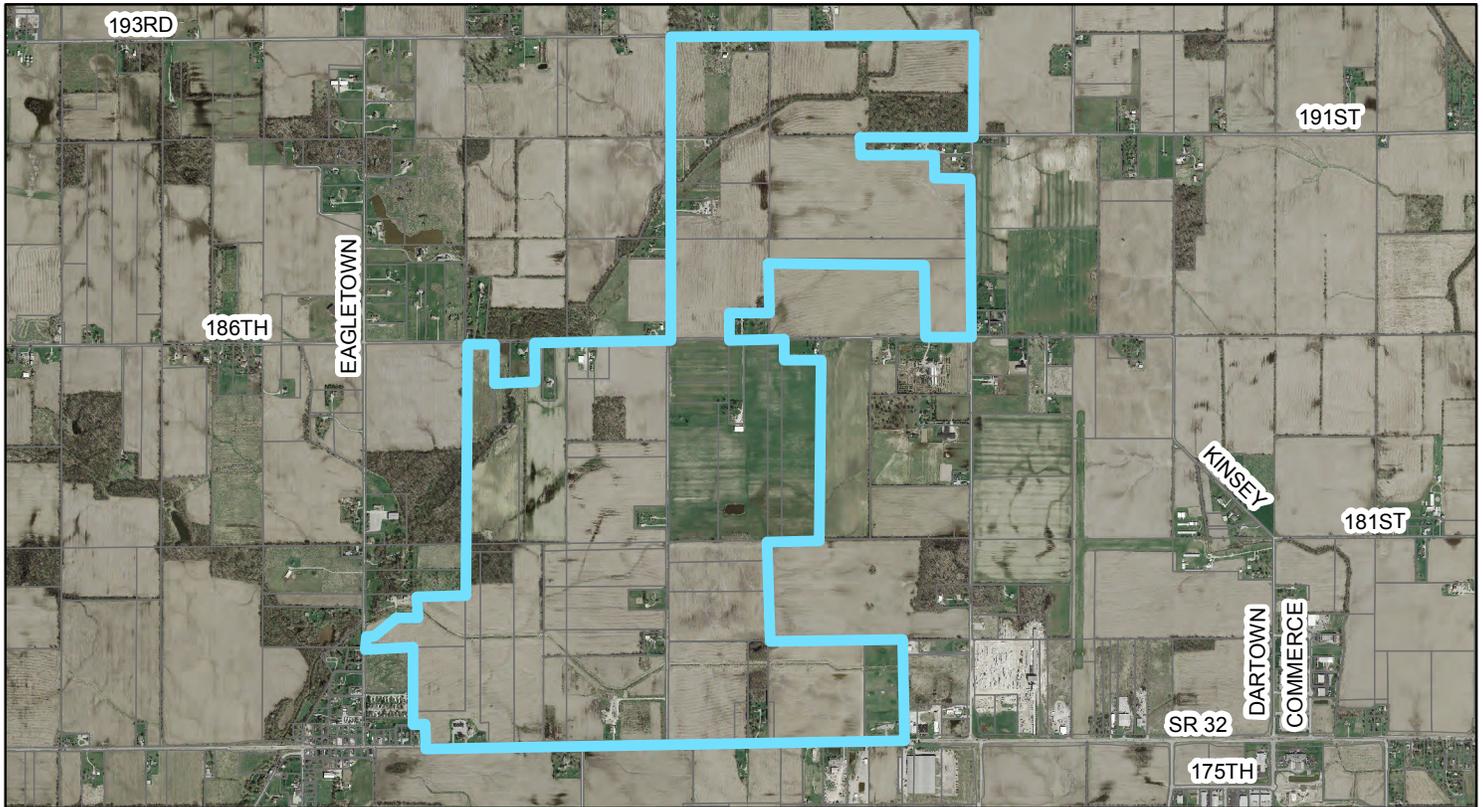


1101-PUD-02 Springmill Trails PUD Exhibit 2

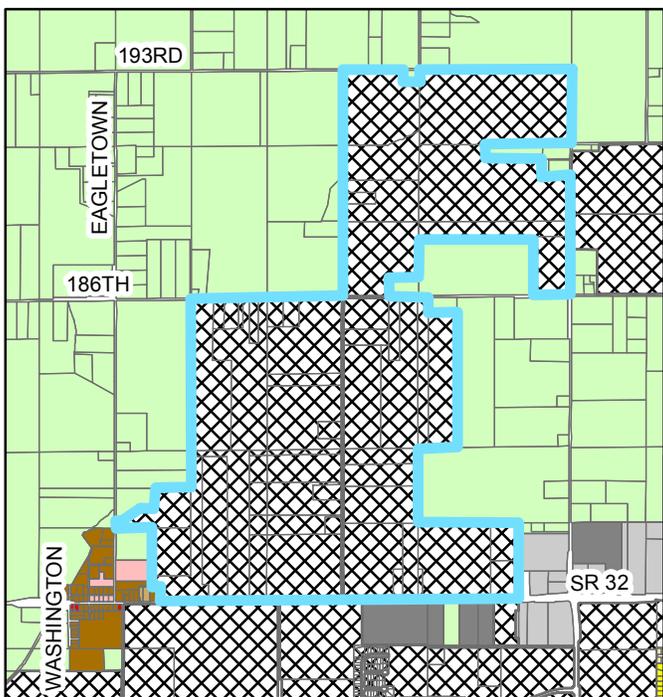


Aerial Location Map (2008)

Site

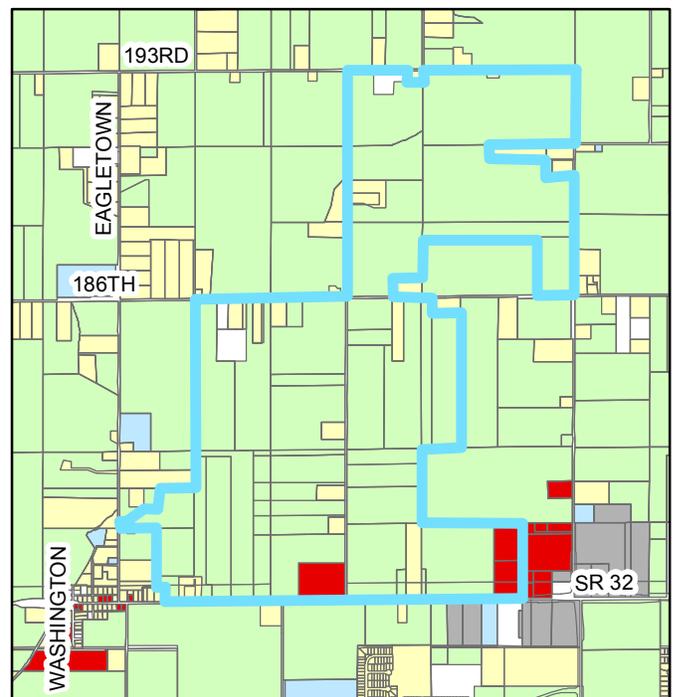


Zoning Map (2008)



PUD	SF-4	LB	OI
AG-SF1	SF-5	GB	
SF-3	MF-1	EI	

Existing Land Use Map (2008)



Agricultural	Commercial
Residential	Industrial
Institutional	Vacant

**Benefits Analysis of
the Springmill Trails PUD Proposal**
September 12, 2011
Community Development Department | City of Westfield

The original Eagletown PUD Ordinance was approved in September 2006 and later amended in August 2007. In December 2010, the petitioner filed a new petition, called Springmill Trails PUD, which incorporates 901 acres of the original 998-acre Eagletown PUD. The Springmill Trails PUD modifies the Eagletown PUD by combining districts and amending development standards. The general layout of the project is the same: retail and other commercial uses along SR 32; multi-family and office uses south of where 181st Street would be if it extended that far west; attached dwellings and smaller-lot/alley-fed homes south of 186th Street; and more traditional subdivision lots north of 186th Street.

Staff's analysis of the Springmill Trails PUD has been to compare the proposal against the existing Eagletown PUD (Ord. 07-07). As demonstrated in the analysis below, staff believes that the Springmill Trails PUD proposal represents an improvement over the existing Eagletown PUD Ordinance and offers many benefits to the City of Westfield.

This report is a summary of the differences between the proposed Springmill Trails PUD and the existing Eagletown PUD. The items are grouped into two categories: Benefits to the City; and Benefits to the Developer.

BENEFITS TO THE CITY

1. **Formatting and Clarification.** Several sections of the existing Eagletown PUD Ordinance have been re-formatted in the proposed Springmill Trails PUD Ordinance so that the ordinance is easier to read and administer. Additionally, numerous terms and standards have been clarified to ease the administration of the Springmill Trails PUD Ordinance.
2. **Default to the Westfield-Washington Township Zoning Ordinance.** The Springmill Trails PUD proposal defaults to the City's Zoning Ordinance, and only includes modifications from the Zoning Ordinance. The current Eagletown PUD froze the applicable City's zoning standards to those that were in place at the time of adoption. As the City's Zoning Ordinance is amended and updated over time, this approach will ease the administration of the PUD ordinance.
3. **Residential Districts, Number of Single-Family Dwellings.** The existing Eagletown PUD establishes that the maximum number of single-family dwellings is 2,230 dwellings. The proposed Springmill Trails PUD decreases the maximum number of single-family dwellings to 1,950 dwellings. However, the available residential acreage has been reduced by approximately 93 acres because the land on the east side of Springmill Road (which was originally contemplated for residential development) was sold to the City for the Grand Park project.

4. Residential Districts, Animals. The existing Eagletown PUD Ordinance does not contemplate the keeping of large animals within any of its residential districts. The proposed Springmill Trails PUD ordinance allows the keeping of horses, ponies, and llamas on lots of three (3) acres or more in size. It establishes a maximum allowance of one (1) animal per acre and requires stables to be set back a minimum of fifty (50) feet from all property lines (the City’s setback requirement for stables is a minimum of two hundred (200) feet from all property lines).

5. Residential District 1, Building Materials. The existing Eagletown PUD Ordinance allows vinyl shake siding on up to fifty (50) percent of the front elevation of a single-family home in the Eagletown Residential Districts 1, 2 and 3. The proposed Springmill Trails PUD does not allow vinyl siding in the Springmill Trails Residential District 1 (the area north of 186th Street).

6. Residential District 1, Garage Orientation. The existing Eagletown Residential District 1 requires a minimum of forty (40) percent of the homes in the district have a side, rear, or courtyard load garage. This equals 72 homes, based on the illustrated concept plan found in the Eagletown PUD Ordinance. The proposed Springmill Trails PUD requires a minimum of 72 of the homes in Springmill Trails Residential District 1 to have either a side or courtyard load garage. The effect of the original Eagletown standard has been carried over into the proposed Springmill Trails PUD.

7. Residential District 2, Distance between SF-A Structures. The existing Eagletown PUD Ordinance establishes a minimum of fifteen (15) feet between single-family attached structures (in Eagletown Residential District 4). The proposed Springmill Trails PUD ordinance (in Springmill Trails Residential District 2) defaults to the City’s standard, which is a minimum of twenty-five (25) feet between single-family attached structures.

8. Residential District 2, Building Height. The existing Eagletown PUD Ordinance establishes a maximum building height of thirty-five (35) feet for detached dwellings and forty-five (45) for attached dwellings. The proposed Springmill Trails PUD ordinance defaults to the City’s standard, which is a maximum of twenty-five (25) feet for detached dwellings and thirty-five (35) feet for attached dwellings.

9. Residential District 2, Building Size. The proposed Springmill Trails PUD defaults to the City’s SF-5 standards for minimum building square footages, except the single-story is the same as the existing Eagletown PUD standard and the single-family attached standard is the same as the City’s SF-A standard. The table below depicts the proposed Springmill Trails PUD minimum home size standards in Residential District 2 and the existing Eagletown Residential District 4 standards:

Dev. Standard	Eagletown PUD	Springmill Trails PUD
Min. Home Size	Ground Level SF	Ground Level SF
Single-Story	1,400 SF	1,400 SF
Two-Story	600 SF	650 SF
Tri-Level	NA	650 SF (incl. basement)
Story and a half	NA	650 SF
SF-Attached	700 SF (incl. garage)	1,300 SF

10. Residential District 2, Corner Breaks for SF-A Structures. The existing Eagletown PUD Ordinance does not require any corner breaks on single-family attached structures. The proposed Springmill Trails PUD ordinance requires a minimum of four (4) corner breaks on single-family attached structures.
11. Residential District 2, Building Materials. The proposed Springmill Trails PUD does not allow vinyl siding within three hundred (300) feet of a primary road (Eagle Parkway and 186th Street) within Springmill Trails Residential District 2. The existing Eagletown PUD does not have a similar provision.
12. Residential District 2, Building Variety. The existing Eagletown PUD Ordinance states that no single dwelling type is allowed to exceed more than seventy (70) percent of the total number of dwellings in the Eagletown Residential District 4. The Springmill Trails PUD proposal reduces that ratio to sixty (60) percent, as applied to the Springmill Trails Residential District 2.
13. Residential District 2, Garage Doors. The proposed Springmill Trails PUD Ordinance requires that all garage doors in Residential District 2 have at least: 1) windows; or 2) a single-load garage door per parking bay. The existing Eagletown PUD does not have a similar requirement.
14. Residential District 2, Number of Dwellings. The proposed Springmill Trails PUD Ordinance establishes that the maximum number of dwelling units in Residential District 2 is 1,250 dwellings. The existing Eagletown PUD does not have a similar requirement.
15. Residential District 1 and 2, Stoops & Porches. The existing Eagletown PUD Ordinance requires a minimum 4'x4' stoop or porch per dwelling. The Springmill Trails PUD proposal requires the stoop or porch to be located at the front door of the dwelling.
16. Residential District 1 and 2, Lot Orientation, Architecture and Buffer Standards. The proposed Springmill Trails PUD requires lots along Springmill Road, Eagle Parkway or 186th Street to be laid out so that they are either fronting on those streets or are separated from the street by a minimum of one hundred (100) feet of landscaped open space. No rear yard of a residential lot is allowed to abut Springmill Road, Eagle Parkway or 186th Street in Springmill Trails Residential District 2. In addition to the spacing requirement, the Springmill Trails PUD requires: 1) a double-staggered row of evergreen trees in the open space area between the lot and the street; or 2) front elevation architectural treatment on the rear or side of the subject building. The existing Eagletown PUD does not have similar requirements.
17. Residential District 1 and 2, Anti-monotony Code. The existing Eagletown PUD Ordinance mandates that homes of the same elevation cannot be located next to each other or across the street from one another. The proposed Springmill Trails PUD enhances this standard by adding that houses catty-corner across the street also cannot be the same elevation as the subject home. The standard is also enhanced by stating that the next home out can be the same elevation as the subject home, but must use a different color scheme.

- 18. Residential District 1 and 2, Amenities.** The existing Eagletown PUD requires that the amenities be installed no later than the completion of fifty (50) percent of the dwellings within each district. The Springmill Trails PUD proposal reduces that ratio to forty (40) percent, and it clarifies that the forty (40) percent ratio applies to an approved primary plat.
- 19. Single-Family Attached District.** The existing Eagletown PUD includes a separate Single-Family Attached District. This Single-Family Attached District has been eliminated from the Springmill Trails PUD proposal. The Springmill Trails Residential District 2 includes standards for single-family attached dwellings (as does the Eagletown Residential District 4), so the housing type has not been eliminated from the proposal, just the separate district.
- 20. Commercial District.** The Springmill Trails PUD establishes a new district, the Commercial District. The district was created as a potential landing spot for businesses being displaced as a result of the US 31 Major Moves project. The district allows a variety of uses (listed in the “Table of Permitted Uses”), but manufacturing uses are not permitted. The proposed Commercial District would be subject to the State Highway 32 Overlay Zone standards, but the proposal does not allow the district to be located within three hundred-fifty (350) feet of State Road 32 right-of-way. Outdoor storage would be permitted within the Commercial District, but is required to be opaquely screened.
- 21. Mixed Use District, Building Materials.** The building material requirements for the Springmill Trails Mixed Use District default to the City’s Zoning Ordinance requirements for the GB District. The existing Eagletown PUD established a list of materials which *may* be used in the district. It also established a list of prohibited materials, however.
- 22. Mixed Use District, Uses.** The Springmill Trails PUD Ordinance limits “Department Stores over 10,000 sq.ft.”; “Furniture Stores”; Hardware Stores”; “Major Appliance Stores”; and “Sporting Goods Stores” to a maximum of 25,000 square feet within the Mixed Use District. The existing Eagletown PUD does not have similar limitations on those uses in any district.
- 23. Default to the State Highway 32 Overlay Zone.** The existing Eagletown PUD Ordinance would not be required to follow the new State Highway 32 Overlay Zone standards. The proposed Springmill Trails PUD defaults to this overlay (with a few modifications) on a stretch of State Road 32 that is over a mile in length.
- 24. Parking Lot Location.** The existing Eagletown PUD Ordinance establishes that parking spaces must be with six hundred (600) feet of a business’ entrance. The Springmill Trails PUD proposal defaults this standard to the City’s requirement, which reduces the distance to three hundred (300) feet.
- 25. Bicycle Parking, Single-Family Attached.** The existing Eagletown PUD Ordinance does not require any bicycle parking for single-family attached structures. The proposed Springmill Trails PUD ordinance requires a minimum of one (1) bicycle parking space for every three (3) attached single-family dwellings.

26. Bicycle Parking, Maximum Number of Spaces. The existing Eagletown PUD establishes a maximum of forty (40) bicycle spaces. This requirement has been eliminated in the proposed Springmill Trails PUD Ordinance.
27. Permitted Use Table, Market Center District. At staff and APC member's suggestion, the following uses were added to the list of permitted uses in the Market Center District: China and Glassware Shops; Coin Shops; Dentists; Electrical or non-polluting vehicle service, rental & sales; Electrical Supply Store; Furrier Shops; Galleries; Interior Decorating; and Tobacco Shops. The petitioner has also added "Theaters-Indoor" to the list of permitted uses for the Market Center District.
28. Landscaping, Low Impact Design. The proposed Springmill Trails PUD offers substitution provisions for low impact design (LID) applications. The existing Eagletown PUD does not have a similar provision.
29. Landscaping, On-Site. The proposed Springmill Trails PUD establishes specific on-site requirements for Residential District 1, Residential District 2 (detached) and Residential District 2 (attached). The existing Eagletown PUD groups all three of these classifications into a single category (Single-Family Residential Development). The proposed standards match or exceed the existing standards for on-site single-family residential planting requirements.
30. Landscaping, Interior Parking Lot Islands. The existing Eagletown PUD Ordinance establishes that interior parking islands are to be located in a manner that breaks up a maximum of three hundred (300) feet of unbroken parking spaces. The Springmill Trails PUD proposal defaults this standard to the City's requirement, which reduces the distance of unbroken parking to two hundred (200) feet.
31. Landscaping, Shrubs. The proposed Springmill Trails PUD mandates that no more than fifty (50) percent of the total number of required shrubs can be Burning Bushes. The existing Eagletown PUD does not have a similar provision.
32. Sign Standards. The window sign standards and the Mixed-Use District standards default to the City's Zoning Ordinance in the Springmill Trails PUD proposal. The existing Eagletown PUD establishes standards for these sign types that are different than the City's standards.
33. Little Eagle Creek Trail. The proposed Springmill Trails PUD includes language that would dedicate the trail to the City. The existing Eagletown PUD does not have a similar provision.
34. Chain-Link Fencing with Vinyl Slats. The proposed Springmill Trails PUD prohibits chain-link fencing with vinyl slats in all districts. The existing Eagletown PUD does not have a similar provision.

BENEFITS TO THE DEVELOPER

1. **Residential District 1, Lot Size and Building Size.** The proposed Springmill Trails PUD combines what are currently three (3) different single-family residential districts in the existing Eagletown PUD into a single residential district. The new Springmill Trails Residential District 1 uses the existing Eagletown Residential District 3 standards as a base, with some modifications. The Eagletown Residential District 3 has the smallest minimum lot size and building size requirements of the three districts. However, the proposed Springmill Trails PUD Ordinance has included standards requiring a certain number of lots and homes larger than the established minimums. The proposed Springmill Trails Residential District 1 provides flexibility to the developer in lot layout design and the overall development of the residential areas of the project. The table below depicts the three (3) Eagletown Residential Districts and the new Springmill Trails Residential District 1:

Dev. Standard	Eagletown			Springmill Trails
	Res. District 1	Res. District 2	Res. District 3	Res. District 1
Min. Lot Size	11,000 SF	10,000 SF (11,000 SF for lots within 50' of Eagle Pkwy or Springmill Road)	7,500 SF	7,500 SF (Max. number of lots < 9,000 SF = 400 lots) (Max. number of lots < 11,000 SF = 600 lots)
Min. Home Size	Ground Level SF	Ground Level SF	Ground Level SF	Total SF
Single-Story	2,200 SF	1,600 SF	1,400 SF	1,400 SF
Two-Story	1,200 SF	800 SF	800 SF	1,800 SF
Tri-Level	1,600 SF (incl. basement)	1,400 SF (incl. basement)	1,400 SF (incl. basement)	NA
Story and a half	1,400 SF	1,200 SF	1,200 SF	NA
Additional Standards	NA	NA	NA	Max. number of homes < 1,600 SF if single-story and <2,000 SF if two-story = 400 homes Max. number of homes < 2,200 SF = 600 homes

2. Residential District 2, Building Materials. The existing Eagletown PUD Ordinance allows vinyl shake siding on up to fifty (50) percent of the front elevation of a dwelling in the Eagletown Residential District 4. It does not allow any type of vinyl on any of the remaining elevations. The proposed Springmill Trails Residential District 2 standards would allow vinyl siding (in addition to masonry or natural materials) on up to fifty (50) percent of the front elevation and the remaining elevations of the building (vinyl is only allowed, however, 300 feet and beyond Eagle Parkway and 186th Street). Any vinyl siding used would have to be at least 0.48 mil thick.
3. Residential District 1 and 2, Amenities. The existing Eagletown PUD requires a minimum of a twenty-five (25) acre park or athletic fields be installed as an amenity. The Springmill Trails PUD proposal has eliminated that requirement because the City's Grand Park will be located adjacent to the Springmill Trails PUD project.
4. Mixed Use District. The existing Eagletown PUD includes a Market Village District, Garden Office District, and a Multi-Family District. These districts (including the uses found in the use table) have been combined in the Springmill Trails PUD proposal to create the Mixed Use District. The proposed Mixed Use District provides flexibility to the developer in designing and developing the project. The Eagletown Village Marketplace requirements included design standards which encouraged pedestrian-friendly design, amenities, and features. The Springmill Trails Mixed Use District does not include these standards.
5. Multi-Family District, Number of Units. The existing Eagletown PUD establishes that the maximum number of multi-family dwellings is 800 units. The proposed Springmill Trails PUD increases that limit to 900 units.
6. Multi-Family District, Building Height. The existing Eagletown PUD Ordinance establishes a maximum building height of forty-five (45) feet for multi-family structures. The proposed Springmill Trails PUD increases the standard by five (5) feet, making the proposed maximum height for multi-family structures fifty (50) feet.
7. Open Space. The existing Eagletown PUD Ordinance establishes that at least twenty-one (21) percent of the "aggregate area of all districts shall be provided as open space". The proposed Springmill Trails PUD mandates that twenty-one (21) percent of Residential District 1, twenty-one (21) percent of Residential District 2, and twenty (20) percent of the Multi-Family District be designated as open space. The difference being that the proposed Springmill Trails PUD does not require open space in the non-residential districts, when the Eagletown PUD does. However, the City's Zoning Ordinance does not require open space in non-residential districts either.

Springmill Trails - Summary of Ordinance Amendments: (Updated 8-24-11)

As requested the Springmill Trails PUD Ordinance has been reformatted into a default ordinance to the Westfield Zoning Ordinance including the new State Highway 32 Overlay Zone. In addition significant changes have been made to the Ordinance to address comments from the public, staff and Plan Commission members. This document is similar to the “Benefits Analysis” prepared by the Community Development Department.

The following points summarize the substantive changes to the PUD:

Article 1 – Definitions:

1. Removed numerous definitions as these terms appear in the Zoning Ordinance and now default to those definitions.

Article 2 –Residential Districts:

2. Added standards for keeping of horses. Horses and other animals can be kept only on parcels greater than 3 acres in area with a maximum of one animal per acre. On these properties barns would be permitted and must be located a minimum of 50’ from the property line.
3. Increased maximum building height for non-residential buildings from 45’ to 50’ in height to better accommodate church buildings.
4. Reduced the overall number of permitted homes by 280 from 2230 to 1950. This accounts for the removal of the 93 acres on the east side of Springmill sold to the City for Grand Park.
5. Maintaining a minimum of 21% open space. Open Space includes no portion of the 93 acres sold to the City for Grand Park.
6. A minimum 25 acre park was removed from the original proposal. This is a result of the 93 acre property east of Springmill Road incorporated as part of the Grand Park.
7. Placed a cap on the total number of homes in Residential District 2 at a maximum of 1,250 Dwellings.
8. The number of parks, swimming pools and playgrounds has been maintained even with the reduction in the permitted number of homes by 280.
9. In addition to maintaining the same number of amenities as noted above these will be constructed earlier in the development process than previously permitted.
10. Added anti-monotony requirements to enhance the variety of dwelling designs for homes in close proximity to one another.
11. Specified that the developer is required to build the Little Eagle Creek Trail as development occurs, per the Thoroughfare Plan as generally illustrated on the Springmill Trails Amenity Plan.

12. Residential District 1 – Residential District 1 is the area formerly made up of Residential Districts 1, 2 and 3 in the Eagletown PUD with the exception of the real estate east of Springmill Road (see attached Eagletown PUD Zoning District Map). Changes include the following:
 - A. Removed vinyl as a permitted building material. Vinyl is permitted currently on 50% of the front elevation of homes.
 - B. Maintaining variety in the minimum lot and home sizes.
 - C. Enhancing the minimum size requirements for two-story homes.
 - D. Maintaining a minimum of 72 homes requiring side load garages.
 - E. Maintaining all current architectural and lot landscaping standards including required number of windows on all elevations of the home.
 - F. Enhancing the open space depth to a minimum of 100' along Springmill, Eagle Parkway and 186th Street to 100' in areas where homes do not face those streets.
 - G. Permitting a Concession / Mobility Rental Stand, Fire Station and Day Care Center. Previously they were permitted in Residential District 2 (see attached Eagletown Zoning District Map).

13. Residential District 2 – Residential District 2 is the area formerly made up of Residential District 4 and the Single Family Attached District of the Eagletown PUD. Changes include the following:
 - A. Maintaining variety in the minimum lot and home sizes.
 - B. Removed proposed 45' wide front load lots from the PUD.
 - C. Enhanced the separation between single-family attached homes from 15' to 25'.
 - D. Requesting the use of high grade vinyl siding as a building material where masonry is not required. The use of vinyl will be prohibited within 300' of Eagle Parkway and 186th Street. Masonry and natural materials are required in that area exclusively.
 - E. Maintaining and enhancing other architectural and lot landscaping standards including the required number of windows on all elevations of the home and the use of masonry on front elevations.
 - F. Garage Door Standards – Added standards to provide for windows and or single load garage door per parking bay.
 - G. Enhancing the open space depth from 20' to a minimum of 100' along Eagle Parkway and 186th Street to 100' in areas where homes do not face those streets.
 - H. Enhanced the variety of dwelling types by reducing the maximum for any single type from 70% to 60% of the overall number.
 - I. Permitting a Concession / Mobility Rental Stand and Assisted Living Facility. Previously they were permitted in Single Family Attached District (see attached Eagletown Zoning District Map).

Article 3 – Commercial District:

14. Adding default to new SR 32 Overlay Zone standards.

15. Enhancing building materials and architecture by use of the SR 32 overlay and default to the materials standards of the Zoning Ordinance.

16. Adding uses identified in Article 7. The list of permitted uses has been reduced from 63 down to 9. The request to permit assembly and manufacturing uses (with the approval of the City Council) has been removed.
17. Reducing the size of the Commercial District and requiring a minimum set back from SR 32 of 350’.

Article 4 – Business Districts:

18. Adding default to new SR 32 Overlay Zone standards for all business districts.
19. Enhancing building materials and architecture by use of the SR 32 overlay and default to the materials standards of the Zoning Ordinance.
20. Adding Movie Theater as a permitted use in the Market Center District (see attached Zoning District Map).
21. Creating Mixed Use District as a combined Garden Office, Multi-family and part of Village marketplace District.
22. Adding standards for multi-family development to the Mixed Use District including:
 - A. An increase in the total number of permitted units from 800 to 900.
 - B. Maintaining standards for building materials through the use of masonry exceeding the Zoning Ordinance standards.
23. Adding prohibition of vinyl slats in chain-link fencing. This standard applies to all development on the Real Estate.
24. Added limitation of 25,000 square feet for the following individual uses in the Mixed-Use District: (i) Department Stores over 10,000 sq.ft., (ii) Furniture Stores, (iii) Hardware Stores, (iv) Major Appliance Store and (v) Sporting Goods Stores.
25. Enhancing bicycle parking standards.

Article 5 – State Highway 32 Overlay Zone:

26. Adding default to newly adopted overlay requirements with exceptions outlined in ordinance including; access, sign placement and minimum building size.
27. Clarified that the proposed access points do not establish an entitlement and that approval per the Overlay requirements is required.

Article 6 – Off Street Loading and Parking

28. Defaulting to the Zoning Ordinance.
29. Maintaining standards for shared parking.

30. Maintaining standards for bicycle parking not included in Zoning Ordinance.

Article 7 – Table of Permitted Uses

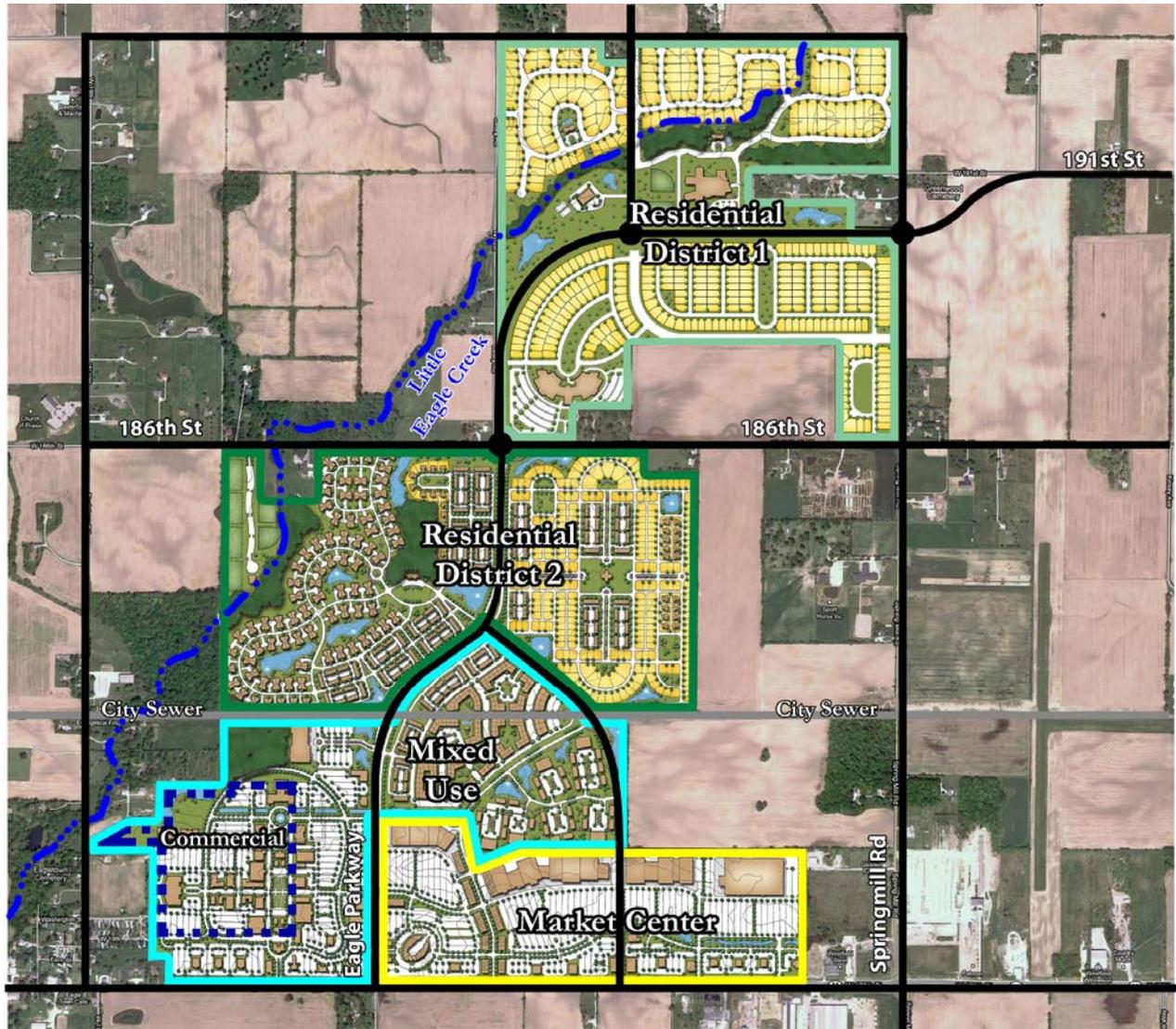
31. Note – The Mixed Use District is a combination of the former Garden Office, Multi-family and a portion of the Market Center District.
32. Removed all Assembly and manufacturing uses from the Commercial District.

Article 8 – Landscaping Standards

33. Defaulting to the Zoning Ordinance.
34. Defaulting to new SR 32 Overlay standards.
35. Enhanced interior parking lot island landscape area requirements.
36. Maintained superior on site landscaping in the residential areas due to lot landscaping requirements.
37. Enhanced landscaping and architectural standards for all homes where the side/rear of home faces Eagle parkway, 186th or Springmill Road.
 - A. Increased the buffer from 20’ to a minimum 100’ open space where homes do not front the street.
 - B. Option 1: Evergreens in double staggered row 15’ on center (doubling planting requirement from existing PUD)
 - C. Option 2: Applying front elevation architectural requirements to the rear of homes that face one of the three streets.

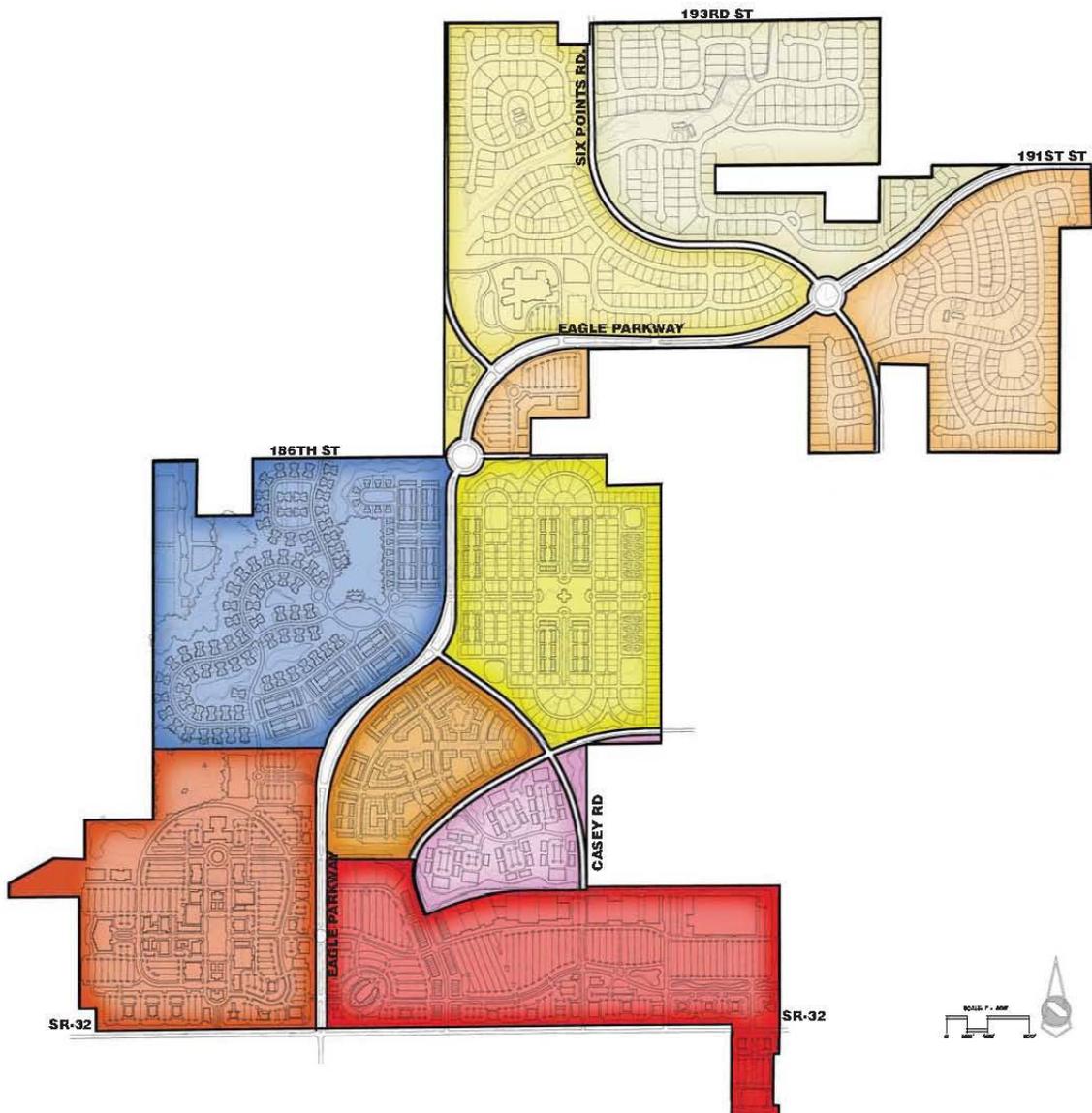
Article 9 – Sign Standards

38. Defaulting to the Zoning Ordinance including reduction in permitted window sign area.
39. Set 10 acres as the minimum for residential for sale signs that can be 20 square feet and 1 per street frontage. The text today permits this size for any residential property and it is not the intent for individual homes.
40. Maintaining provisions of the current PUD requiring uniformity in center signs along and elimination of individual ground sign along SR 32.



Springmill Trails PUD – Zoning District Map

Eagletown PUD - Exhibit B



Springmill Trails PUD Comparison to Eagletown PUD (Updated August 24, 2011)
Lot, square footage standards, architectural, and lot landscaping standards
Eagletown Residential District 1, 2 and 3 - Springmill Trails Residential District 1

Development Standard	Springmill Trails Residential District 1	Eagletown Residential District 3	Eagletown Residential District 1	Eagletown Residential District 2
Minimum Lot Area	7,500	7,500	11,000	10,000
Maximum 400 dwellings less than	9,000			
Maximum 600 dwellings less than	11,000			
Minimum Lot Frontage (feet)	50	50	50	50
Minimum Setbacks				
Front Yard	20	20	25	25
Side yard (min / aggregate)	6	6	6 / 20	5 / 15
Rear yard	20	20	20	20
Minimum Lot Width	70	70	85	75
Maximum Building Height	35	35	35	35
Minimum Home Square footage				
Single Story	1,400	1,400	2,200	1,600
Maximum 400 dwellings less than	1,600			
Two Story (ground level only)	1,800	(800)	(1,200)	(800)
Maximum 400 dwellings less than	2,000			
Maximum 600 dwellings less than	2,200			
Architectural Standards				
Minimum masonry on Front	50%	50%	50%	50%
Vinly Siding permitted	Not permitted	front only	front only	front only
Minimum ridge lines	3	3	3	3
Minimum corner breaks	3 front and side	3 front and side	3 front and side	3 front and side
Minimum front windows	3	2	2	2
Minimum side windows	2	2	2	2
Minimum rear windows	3	3	3	3
Minimum porch size (front)	16 square feet	16 square feet	16 square feet	16 square feet
Minimum roof pitch	6/12	6/12	6/12	6/12
Minimum overhangs	8"	8"	8"	8"
Roof vent standards	Yes	Yes	Yes	Yes
Side load garage standard	minimum of 72	n/a	Yes - 40% - 72	No
Lot Landscaping				
Front Yard Trees	2	2	2	2
Front Yard Shrubs	10	10	10	10
Side Yard Trees	1	1	1	1
Side Yard Shrubs	6	6	6	6
Rear Yard Trees	1	1	1	1
Density	2.8	3.0	2.0	2.0

*For reference only

Notes:

Overall number of homes in the PUD: existing 2230 - proposed 1950 (net reduction of 280)

Overall project open space: existing 21% - proposed 21% (no change - 93 acres not included)

Springmill Trails PUD Comparison to Eagletown PUD (Updated August 24, 2011)
Lot, square footage standards, architectural, and lot landscaping standards
Eagletown Residential District 4 and SFA District - Springmill Trails Residential District 2

Development Standard	Springmill Trails Residential District 2	Eagletown Residential District 4	Eagletown SFA District
Minimum Lot Area			
40' alley lot	3,200	3,200	n/a
50' alley lot	4,400	4,400	n/a
60' alley lot	5,000	5,000	n/a
45' front load lot — REMOVED	4,500	n/a	n/a
60' front load lot	5,400	5,400	n/a
Attached Dwelling	n/a	n/a	n/a
Minimum Lot Frontage, setbacks, lot width and building height	All standards remain the same for each lot type		
Minimum Home Square footage			
Single Story	1,400	1,400	1,500
SFA (ground level only) east EP	1,300	(700)	
Architectural Standards			
Minimum masonry on Front	50%	50%	30%
Vinyl Siding permitted	*allowed	front only	30%
Minimum ridge lines	3 / 5	3 / 5	n/a
Minimum corner breaks	3 front / 0	3 front / 0	n/a
Minimum front windows	3	2	2
Minimum side windows	2	2	2
Minimum rear windows	3	3	2
Minimum porch size (front)	16 square feet	16 square feet	16 square feet
Minimum roof pitch	6/12	6/12	6/12
Minimum overhangs	8"	8"	8"
Roof vent standards	Yes	Yes	n/a
Lot Landscaping			
Front Yard Trees	1 SF / 4 attached	1	4
Front Yard Shrubs	6 SF / 10 attached	6	10
Side Yard Trees	0	0	(total
Side Yard Shrubs	4	4	included
Rear Yard Trees	1	1	above)
Dwelling Distribution Maximum	60%	70%	70%
Density	6.0	6.0	6.0

SF / attached
SF / attached

Notes:

Overall number of homes in the PUD: existing 2230 - proposed 1950 (net reduction of 280)

Overall project open space: existing 21% - proposed 21% (no change - 93 acres not included)

*Only permitted on homes in excess of 300' of Egel parkway and 186th Street on elevations where masonry not required

**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Tuesday, January 4, 2011, to consider a change in zoning from the Eagletown PUD District to the Springmill Trails PUD District for property located at the Northeast corner of State Road 32 and Casey Road. Notice of the 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 proposal is as follows:

Case No.	1101-PUD-02
Petitioner	Wilfong Land Companies LLC
Description	A change in zoning from the Eagletown PUD to the Springmill Trails PUD

On August 15, 2011, a motion was made and passed to send a favorable recommendation (7-1) to the City Council to approve 1101-PUD-02, with a condition that "Sporting Good Stores" be added to the list of businesses limited to a maximum of 25,000 square feet in the Mixed Use District, prior to consideration of the proposal by the Westfield City Council (Vote of: 7-1).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Matthew S. Skelton, Secretary

August 16, 2011

Date