



Westfield City Council Report

Petition Number:	1505-PUD-07
Petitioner:	Site Solutions Property Group, LLC
Request:	A change of zoning from the AG-SF1: Agriculture / Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Agricultural/Unimproved
Approximate Acreage:	40.95 acres +/-
Exhibits:	<ol style="list-style-type: none">1. Staff Report2. Location Map3. Concept Plan Comparison4. PUD Ordinance5. Neighbor Meeting Summary6. Petitioner's Narrative7. Public Comments8. APC Certification
Staff Reviewer:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the April 13, 2015 City Council meeting. The petition received a public hearing at the May 4, 2015 Advisory Plan Commission (the "APC") meeting.

PROCEDURAL

Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held on May 4, 2015, at the APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.

The Petitioner hosted a meeting for adjoining property owners on April 1, 2015, as required by Article 10.9(C)(1)(f) of the UDO for proposed PUD Districts. The Petitioner has provided a summary of that meeting, which is included at **Exhibit 5**.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the “Property”) is approximately Forty-one (41) acres located on the northeast corner of 161st Street and Union Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District.

Project Description: The Petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Lantern Park”, that would allow for a single-family residential neighborhood, as illustrated on the Concept Plan (see **Exhibit 3**). The Petitioner’s narrative (see **Exhibit 6**) characterizes the proposed development as a high quality development which will provide continued buffering for the adjacent larger single-family properties, while providing an attractive and convenient location for new development.

Default Standards: The proposed PUD District Ordinance (the “PUD Ordinance”) (see **Exhibit 4**) defaults to the recently adopted Westfield – Washington Township Unified Development Ordinance (the “UDO”), with the **SF4: Single-Family High Density District** as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance permits those uses permitted by the Underlying Zoning District.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District (Chapter 4 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. **Minimum Building Lines:** The PUD Ordinance modifies the eight (8) foot side yard setback, and the twenty-five (25) foot front and rear yard setbacks required by the UDO to five (5) feet for the side yard, and twenty (20) feet for the front and rear yards.
2. **Minimum Lot Width:** The PUD Ordinance modifies the fifty (50) feet minimum lot width required by the UDO to sixty (60) feet.
3. **Minimum Lot Area:** The PUD Ordinance modifies the 9,000 square foot minimum lot area required by the UDO to 7,200 square feet.
4. **Maximum Building Height:** The PUD Ordinance modifies the twenty-five (25) foot maximum building height allowed by the UDO to story and one-half (1.5).
5. **Minimum Living Area:** The PUD Ordinance modifies the 1,000 square foot minimum living area for single story residences required by the UDO to 2,000 square feet. In addition, the PUD Ordinance modifies the 750 square foot minimum ground floor living area for story and one-half (1.5) residences to a minimum total size of 2,300 square feet.

Development Standards: As proposed, the PUD Ordinance establishes enhanced or alternative development standards from the Underlying Zoning District (Chapter 6 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner’s vision for the development. The development standards of note are briefly highlighted below:

1. **Architectural Standards** (Article 6.3): The PUD Ordinance incorporates enhanced architectural standards, including the incorporation of Character Exhibits to establish the benchmark for the quality and character of the development. The PUD Ordinance also replaces Article 6.3(C)(2) Streetscape Diversity with a Façade Variety Form.

In working with the department, the petition has modified the rear architectural requirements. In lieu of treating lots with rear elevations facing north and east as if they abut an external street and utilizing the point system, they will require all perimeter lots to utilize one (1) of four (4) rear enhancements from a list provided in the PUD Ordinance. Only 50% of these lots are permitted to use rear landscaping to meet this requirement. Additionally, modifications have been made to

guarantee that at least four (4) different floor plans will be offered with at least three (3) elevations each, that differing garage door designs will be offered throughout the development, and that no more than three (3) consecutive homes on the same side of the street can have identical garage doors.

2. Landscaping Standards (Article 6.8): The PUD Ordinance modifies the Minimum Lot Landscaping Requirements to specify that (a) no new landscaping shall be required within Parcel B, and (b) that all lots shall utilize the landscaping requirements for lots under 8,000sf regardless of actual lot size. The PUD Ordinance also removes the requirement for street trees, but requires that one (1) or the required lot trees be placed in the front yard as close as reasonably practical to the right-of-way line. Additionally the PUD Ordinance allows for preserved trees to be credited towards external street frontage requirements (along 161st Street) and buffer yard requirements (along the east and north perimeters).

Infrastructure Standards: As proposed, the PUD Ordinance establishes alternative Construction Standards (Article 7.3 in the UDO). These modifications are intended to accommodate the unique environmental and topographical characteristics of the Property and the Petitioner's vision for the development. The specific changes have been removed from the PUD and placed in a Developer Agreement.

Design Standards: As proposed, the PUD Ordinance establishes enhanced or alternative design standards from the Underlying Zoning District (Chapter 8 of the UDO). These modifications are intended to accommodate the unique environmental characteristics of the Property and the Petitioner's vision for the development. The design standards of note are briefly highlighted below:

1. Open Space (Article 8.6): The PUD Ordinance increases the minimum required amount of open space from 15% (for SF4 Districts) to 27% of the land in Parcel A. This does not include the area inside the floodway.
2. Amenities (Article 8.6): The PUD Ordinance requires that three (3) types of amenities be provided for the development; (a) a multi-purpose path stub between lots 13 and 14, along with a bench/sitting area overlooking the floodway to be installed with the final phase of Parcel A; (b) Fountains in the detention pond to be installed with the first phase of Parcel A; and (c) one (1) bench sitting area overlooking the detention pond located between lots 38 and 58 to be installed with the first phase of Parcel A.
3. Pedestrian Network Standards (Article 8.7): The PUD Ordinance requires that the perimeter trail along 161st Street to be installed with the first phase of Parcel A. All trails in Parcel B, including the perimeter trail along Union Street, will be installed with the final phase of Parcel A unless otherwise approved by the Director. All trails located on Parcel B will be hard surfaced and built to current city standards.

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

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize

connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

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

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

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its June 1, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 8**) with the condition that the petitioner’s proposed revisions, as noted below, be incorporated into the PUD Ordinance:

1. Section 5.2 should include the statement “No homes shall be built on Parcel B.”
2. The trails on Parcel B should be referred to as “Parcel B Trail System” as opposed to “Trail System to be constructed with Parcel B.” This should be modified on both the Concept Plan and in Section 10.2.

These revisions have been incorporated into the PUD Ordinance, as presented (see **Exhibit 4**).

City Council

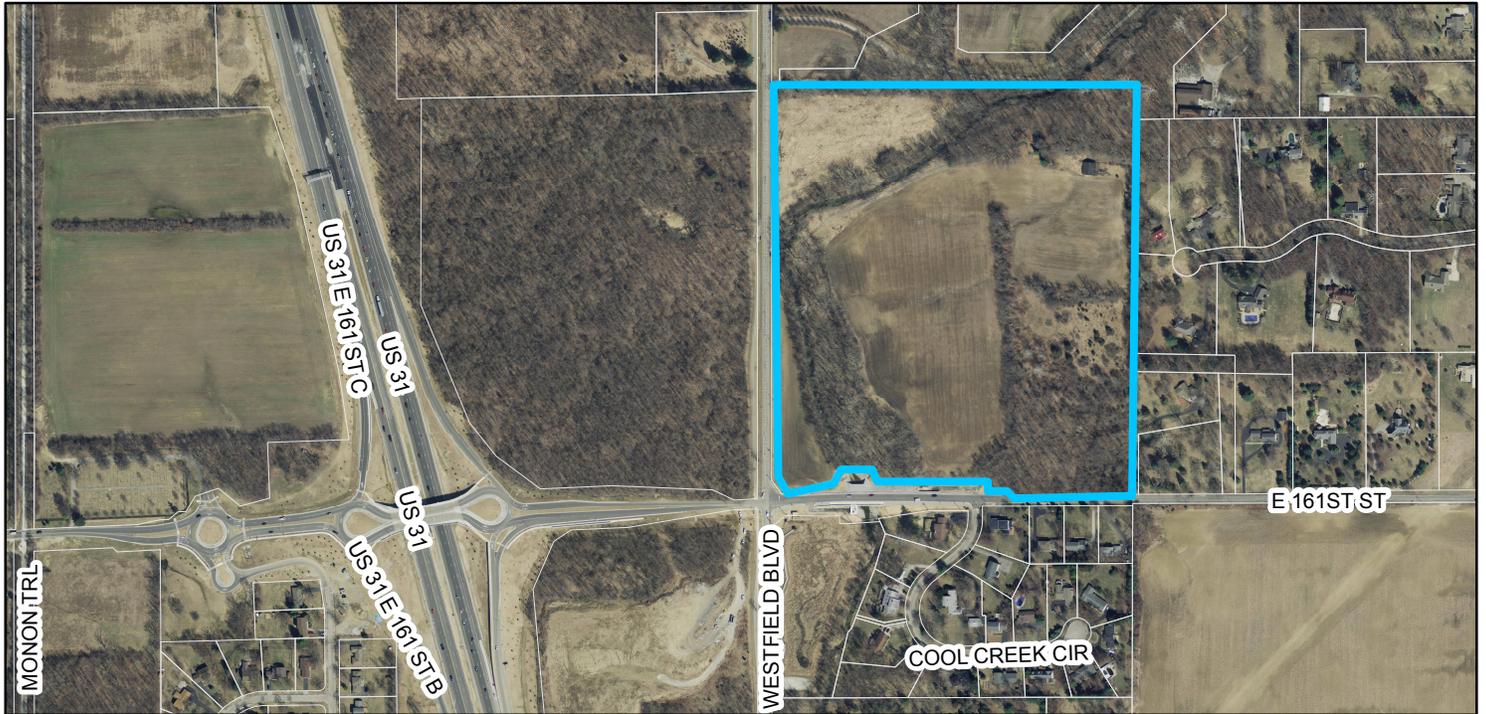
Introduction: April 13, 2015

Eligible for Adoption: June 8, 2015

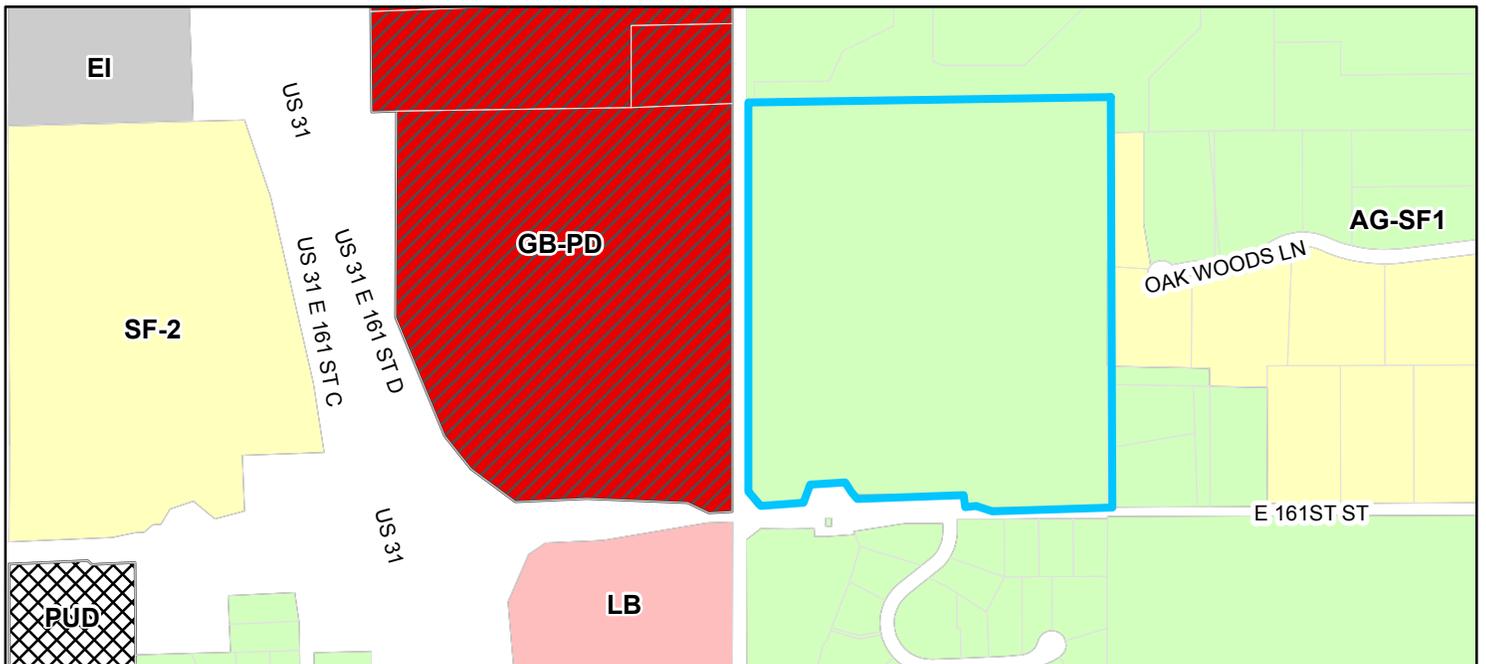
Submitted by: Pam Howard, Associate Planner
Economic and Community Development Department

Aerial Location Map

Site



Zoning Map



Parcel	Zoning	EI (Enclosed Industrial)	GB-PD (General Business - Planned Development)	LB (Local Business)
	AG-SF1 (Agriculture - Single Family - 1)		PUD (Planned Unite Development)	SF-2 (Single Family - 2)

EXHIBIT B
CONCEPT PLAN

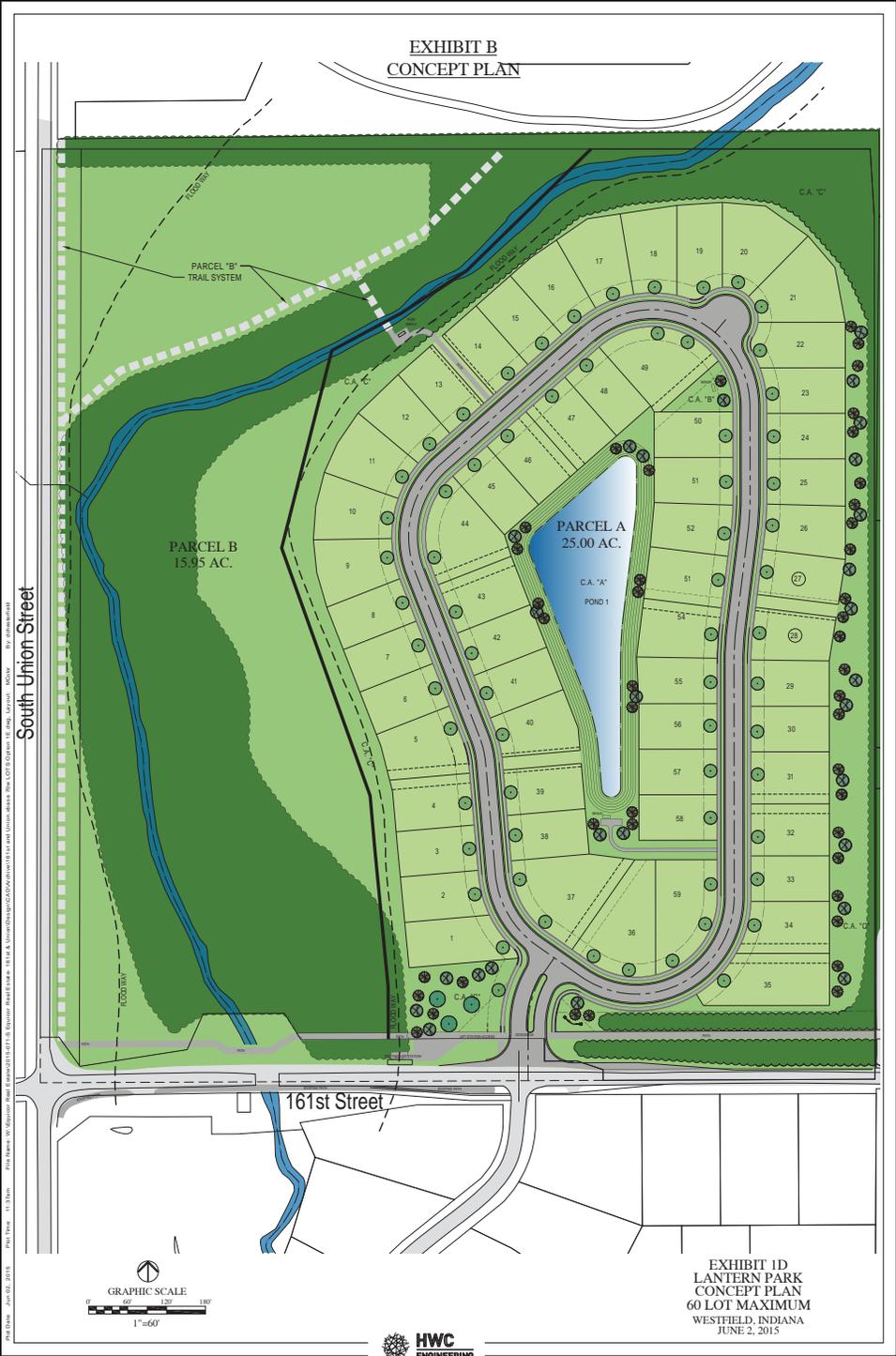


EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
JUNE 2, 2015



EXHIBIT B
CONCEPT PLAN

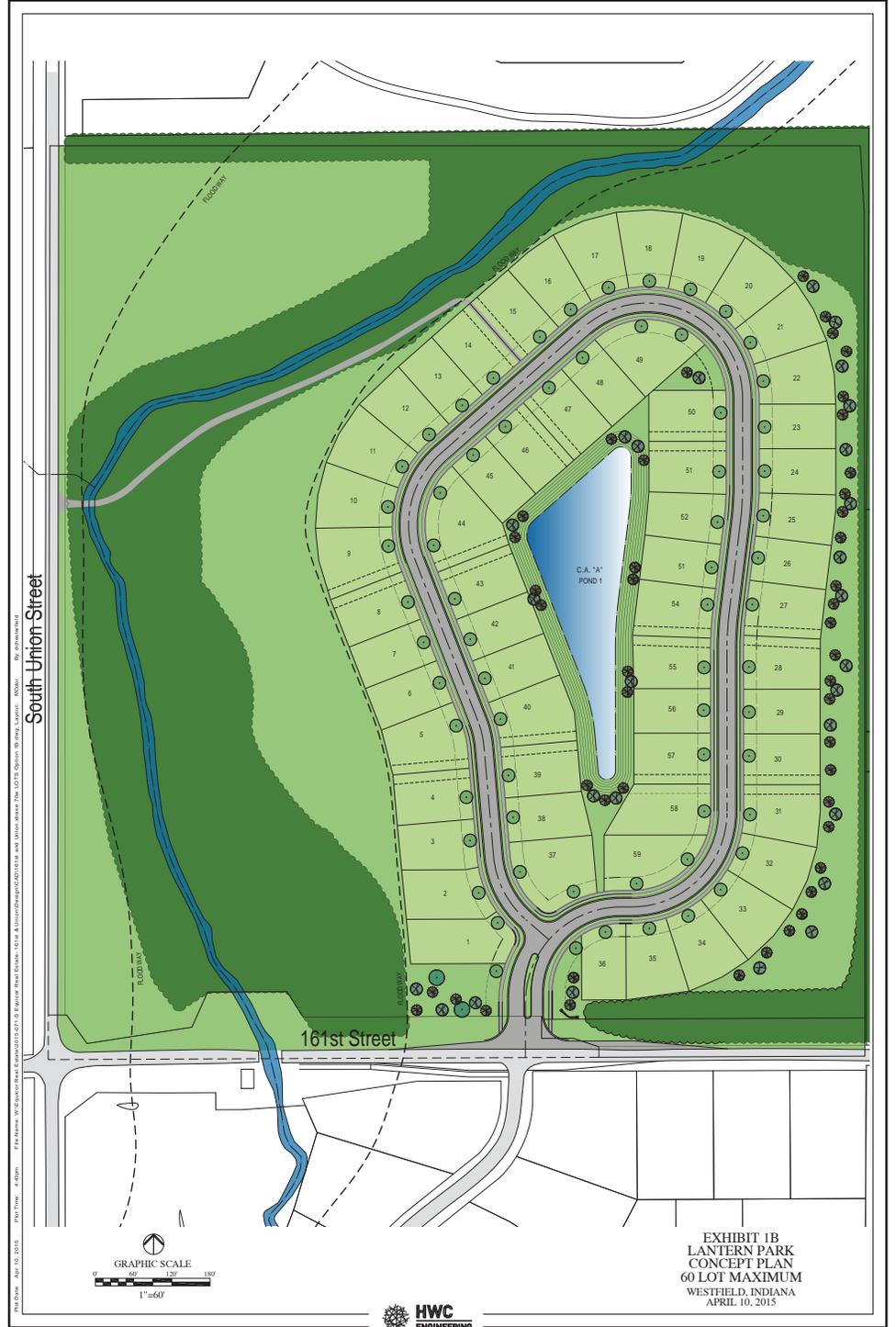


EXHIBIT 1B
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
APRIL 10, 2015



ORDINANCE 15-11

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

This is a Planned Unit Development District Ordinance (to be known as the "LANTERN PARK 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. 1505-PUD-07**), 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. 1505-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (6-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505:

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

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the 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 "**Lantern Park PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by :(i) the provisions of this Ordinance and its exhibits; and (ii) the provisions of the Unified Development

Ordinance as of the date of approval, 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. Lot ("Lot") number references of this Ordinance shall hereafter refer to the lot numbers as specified for reference purposes only on the Concept Plan.
- 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 **Different Color Package:** For the purposes of **Exhibit D**, shall be a home which has both: a different primary siding color; and has a different color of at least one (1) of the following exterior elements: Masonry Material, the trim, any accent siding (e.g., board and batten, shake).
- 2.2 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.3 **Trail:** Any pedestrian or nature trail internal to the District that is used by pedestrians, hikers, or pets. A trail may be paved or maintained in a natural state (e.g., gravel, rock, grass or mulch).

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

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SF4: Single-Family High Density District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

Section 5. **Permitted Uses.**

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

- 5.2 District Areas: The Real Estate shall be divided into two (2) areas, identified on the Concept Plan as “Parcel A” and “Parcel B”. The development of the two areas may be phased. Parcel B consists of approximately sixteen (16) acres of floodplain and shall be developed for green space uses. No homes shall be built on Parcel B. Parcel B shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners' association. Parcel B may remain in private ownership or be deeded to a private or public agency for development and maintenance. Parcel A consists of approximately twenty-five (25) acres to be developed for single-family residential uses.
- 5.3 Maximum Density: The maximum number of Dwelling Units in the District shall be sixty (60) so long as the overall aesthetics of the District do not substantially change as set forth herein.

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.

- 6.1 Minimum Building Lines:
 - A. Side Yard: 5 feet
 - B. Front Yard: 20 feet
 - C. Rear Yard: 20 feet
- 6.2 Minimum Lot Width: 60 feet
- 6.3 Minimum Lot Size: 7,200 square feet
- 6.4 Maximum Building Height: Story and one-half (1.5)
- 6.5 Minimum Living Area:
 - A. One Story: 2,000 square feet
 - B. Story and one-half: 2,300 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: Shall apply. In addition, the following shall also apply:
 - A. Character Exhibit. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do, as an average, hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. It is not

the intent to limit the architectural styles shown in the Character Exhibit, but to encourage diversity in architectural styles of Dwellings within the District. There shall be a minimum of four (4) floor plans offered within the District with each floor plan having a minimum of three (3) elevations offered. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Article 6.3(C)(1) Architectural Standards; Single-family Districts (Residential Uses); Perimeter Lots shall apply; except as modified below:

- i. Lots 1 through 17 shall not be considered Perimeter Lots in relationship to Union Street and the south Lot Line of Lot 1 and Lot 35 shall be considered side Building Facades oriented towards 161st Street.
- ii. Article 6.3(C)(1)(b)(ii) Perimeter Lots; Rear/Side Building Façade Enhancements; Qualifying Characteristics shall be expanded to include the following: Lots where entrance wall features or privacy fence/landscape features (providing a minimum of six (6) foot visual obstruction) associated with the subdivision's entrance wall extend along at least fifty (50%) percent of a Side or Rear Lot Line facing a Right-of-way (2 points).

C. Additional Standards: The rear Building Façades on all homes located on Lots 1 through Lot 35 shall have a minimum of one (1) of the following:

- i. Sunroom or screened-in porch (minimum sixty-four (64) square feet in size);
- ii. Covered patio (minimum one hundred and twenty (120) square feet in size);
- iii. A minimum of one (1) four-foot (4') deep offset, which is a minimum height equivalent to one-story;
- iv. Two (2) additional shade, ornamental or evergreen trees in the Established Rear Yard (in addition to the Minimum Lot Landscaping Requirements set forth herein); or
- v. A minimum of seventy five (75) square feet of windows on the rear Building Façade.

Notwithstanding any other provision herein, no more than fifty (50%) percent of the lots subject to rear Building Façade enhancements under 7.1(C), shall utilize only the enhancement included in 7.1(C)(iv).

- D. Building Materials: Article 6.3(C)(3) Building Materials applies, in addition, vinyl and aluminum siding shall be prohibited.
 - E. Garages: All Dwelling Units shall have a minimum of a two (2) car attached garage. Differing garage door designs will be offered throughout the District. The differing garage door designs offered shall include, but not be limited to, diversity in windows (including options with and without windows and differing window shapes/styles), hardware, panel style and raised trim options. No more than three (3) consecutive homes on the same side of the street shall have an identical garage door design.
 - F. Article 6.3(C)(2) Streetscape Diversity: Shall not apply and shall be replaced and superseded by **Exhibit D**.
- 7.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified below.
- A. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply, except as modified below:
 - i. No new landscaping shall be required within Parcel B; and
 - ii. All Lots shall be landscaped in accordance with the requirements of Single-family Residential (per Lot under 8,000 sq. ft.) regardless of the actual size of the Lot.
 - B. Article 6.8(J) Street Trees shall not apply; rather, one (1) shade tree as otherwise required by the Minimum Lot Landscaping Requirement set forth herein, shall be installed in the Front Yard. The shade tree shall be installed within ten (10) feet of the right-of-way line; however, if utility infrastructure prohibits such placement, then the shade tree shall be installed as close as reasonably practical to the right-of-way line without interference with the utility infrastructure.
 - C. Article 6.8(M) External Street Frontage Landscaping Requirements shall apply. In accordance with Article 6.8(E)(6)(b) Preservation and Replacement of Trees; Incentives to Preserve Trees, preserved tree areas a minimum of thirty (30) feet in width along the 161st Street frontage may be credited towards this requirement.
 - D. Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified below:
 - i. Parcel A: Buffer A (small) (as set forth in Article 6.8(N)(4) of the UDO) shall be required around the east and north perimeters of Parcel A.
 - a. Existing trees that are preserved in accordance with the UDO may be credited towards required landscaping within the

Buffer Yard. Tree preservation areas shall be identified on the Overall Development Plan.

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), except as otherwise modified or approved by the Plan Commission or Department of Public Works in consideration of the preservation of the natural topography and environment and in consideration to the unique design intent of the District. Any modifications shall be contained in a separate agreement with the City.

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

9.1 Article 8.6 Open Space and Amenity Standards shall apply: however, shall be enhanced as follows:

- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty seven percent (27%) Open Space for Parcel A.
- B. Development Amenities: The following shall be required within Parcel A, as generally illustrated on the Concept Plan:
 - i. Multi-purpose paths stub between Lot 13 and 14, along with a bench/sitting area overlooking floodway, which shall be installed with the final phase of Parcel A;
 - ii. Fountains in detention pond areas which shall be installed with the first phase of Parcel A; and
 - iii. One (1) bench sitting area overlooking the detention pond located between Lot 38 and 58 which shall be installed with the first phase of Parcel A.

Section 10. **Phasing.**

10.1 Parcel A: Parcel A shall be developed in no more than three (3) secondary platted sections.

- A. The Perimeter Path along 161st Street, for both Parcel A and Parcel B, shall be installed with the first phase of Parcel A.

10.2 Parcel B: All requisite public improvements on Parcel B (including but not limited to the Perimeter Path on Union Street and the path noted on the Concept Plan as “Parcel B Trail System”) shall be installed with the final phase of Parcel A, unless otherwise determined by the Director. Notwithstanding any other provision herein, any trail located on Parcel B (including the trail noted on the Concept Plan as “Parcel B Trail System”) must be hard surfaced and installed according to current City of Westfield standards for trails.

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[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Chuck Lehman

Chuck Lehman

Chuck Lehman

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. _____ was delivered to the Mayor of Westfield on the _____ day of _____ 2015 at _____ .m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE NO. 15-11

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-11

This _____ day of _____ 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: Russell L. Brown, 26781-49, Clark, Quinn, Moses, Scott & Grahn, LLP
320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204, (317) 637-1321

EXHIBIT A
REAL ESTATE

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA. ALSO: BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND RUN NORTH 6 RODS 13.38 FEET TO A STONE; THENCE EAST 77 RODS 4 FEET TO A STONE; THENCE SOUTH 6 RODS 4.7 FEET; WEST TO THE PLACE OF BEGINNING. **EXCEPTING THEREFROM** PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, BEING A PART OF A PARCEL OF LAND DESCRIBED IN INSTRUMENT NO. 9709739582, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 06 MINUTES 39SECONDS EAST (LOCATION ROUTE SURVEY BEARING, INSTRUMENT NO. 200600025208,IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA), ALONG THE WEST LINE OF SAID QUARTER QUARTER SECTION 70.10 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 55 SECONDS EAST, 16.50 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 12.25 FEET; THENCE SOUTH 35 DEGREES 39 MINUTES 46 SECONDS EAST, 55.22 FEET: THENCE NORTH 81 DEGREES 08 MINUTES 19 SECONDS EAST, 166.88 FEET; THENCE NORTH 24 DEGREES 11 MINUTES 53 SECONDS EAST, 60.42FEET; THENCE NORTH 89 DEGREES 54 MINUTES 15 SECONDS EAST, 125.00 FEET; THENCE SOUTH 32 DEGREES 15MINUTES 04 SECONDS EAST 47.17 FEET: THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST, 375.00 FEET: THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 35.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 15 SECONDS EAST 50.00 FEET; THENCE SOUTH 71 DEGREES 35 MINUTES 47 SECONDS EAST, 42.22 FEET TO THE APPARENT EXISTING RIGHT OF WAY; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS EAST, 16.50 FEET TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 45 MINUTES 15 SECONDS WEST, ALONG SAID SOUTH LINE, 866.18 FEET TO THE POINT OF BEGINNING, CONTAINING 1.233 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



Plot Date: Jun 02, 2015 Plot Time: 11:37am File Name: W:\Equicor Real Estate\2015-071-S Equicor Real Estate-161st & Union\Design\CAD\Archiv\161st and Union.xbase 70w LOTS Option 1E.dwg. Layout: MColor By: dchesterfield

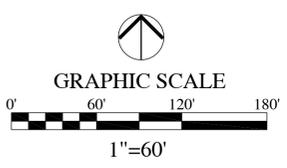


EXHIBIT 1D
LANTERN PARK
CONCEPT PLAN
60 LOT MAXIMUM
WESTFIELD, INDIANA
JUNE 2, 2015

EXHIBIT C
CHARACTER EXHIBIT





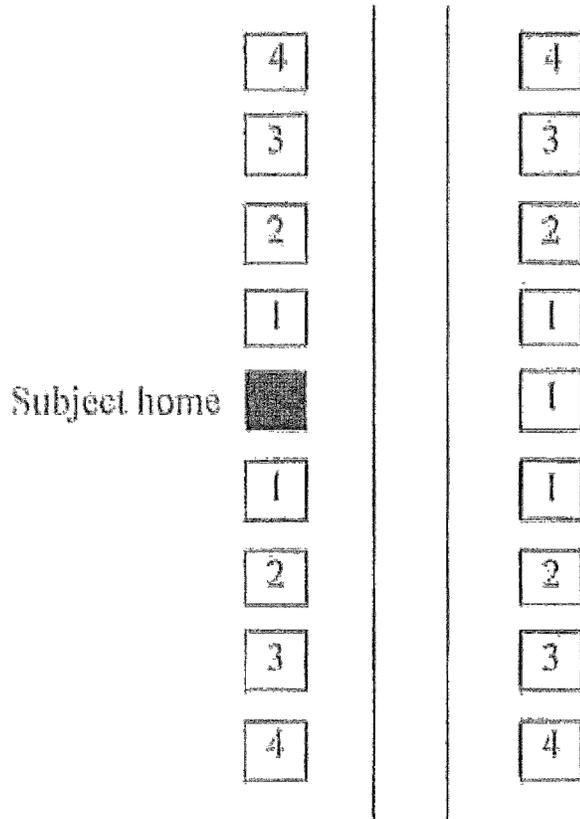








EXHIBIT D



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

Neighbor Meeting Summary

Project: Lantern Park

Date: Wednesday, April 1, 2015

Location: Bridgewater Clubhouse

Questions and Comments

- How will this affect traffic at rush hour? Has Pulte studies this?
 - A study has not been done
- Will all trees be cut or will some be preserved?
 - Most will be preserved, the entrance depicted is the existing entrance at the Haven (that is why no trees are shown)
- This area floods too much, putting a house there would be “disastrous.” Why is there no access off of Union...traffic is too bad on 161st already? Will there be a turn lane?
 - An entrance off of Union would require a bridge over the stream, that is financially unfeasible and the project would not happen if that were required
 - The road will be widened to accommodate a turn lane
- Is a new lift station required?
 - No, the current station has capacity
- Will lots be sold individually? Will there be an HOA? Who will maintain yards?
 - Lots will be priced and sold individually, price will vary based on location
 - There will be an HOA, residents can pay a fee to have HOA maintain yard
- Will there be a trail? Any possibility of future connection to Cool Creek?
 - Would like to use current driveway as trail, already has small bridge over creek
 - There will also be a trail along 161st st
- Will a tree preservation plan be put in place?
 - Not sure yet
- Will room be provided to expand 161st to 4 lanes?
 - Yes, that is required by the City
- Will a deceleration lane be provided?
 - Yes
- Very disappointed in Pulte regarding Viking Meadows along 161st. House are “all lined up like soldiers in a row.”
 - There will be a tree preservation easement blocking the view
 - Homes abutting external streets will need 7 points
 - All lots facing the exterior of the development will be treated as if they abut an external street
- If no vinyl siding is allowed, what materials will be used?
 - Combination of masonry, hardi-plank, efis

- No aluminum
- Which trees will be removed?
 - The center line of trees, along with those in the SE corner of the property
- “I don’t trust Pulte.” What you are saying doesn’t sound like them...Viking Meadows along 161st looks BAD.
 - They will have to follow whatever is written into PUD
- Concerned about headlights leaving the development, want entrance off Union on 161st.
 - Entrance off Union is not feasible
 - Streets will line up so headlights will go down other street except when turning
- The road WILL flood with heavy rain, that portion of the site floods heavily.
 - Will address drainage with Public Works and Surveyor’s Office
 - There will be a drainage pipe under the new road
- How big is the pond? The entire development?
 - Not sure of the size of the pond
 - The entire site is ~41 acres, ~26 is being developed
- What about the existing house?
 - Will be torn down.
- Do you own the property?
 - Conditional purchase upon zoning approval, as most developments are

CHANGE OF ZONING APPLICATION

(PLANNED UNIT DEVELOPMENT)

NARRATIVE STATEMENT

SITE SOLUTIONS PROPERTY GROUP, LLC

Property on 161st and Union

The proposed planned unit develop ordinance will provide the framework for residential development to occur at the northeast corner of 161st and Union. This large parcel of undeveloped property contains a significant portion of the property in the floodway, making flexible residential development opportunities important. The ordinance provides a framework within which a high quality development must be developed. The unique terrain of the property and the location near the new 161st and US 31 interchange make this property especially attractive for new, quality and desirable residential development. The proposed development, with the large undeveloped portion of the property on the west boundary, will provide continued buffering for the larger single family lots to the east and north, while providing an attractive and convenient location for new development. The amenities proposed for the development encourage walkability and access to other nearby public amenities. The overall goal of the PUD is to promote a high quality product which will serve as a buffer to existing single family development and serve as a showplace of the variety of new single family development available in Westfield for visitors to community accessing historic downtown Westfield, the future Grand Junction, and other nearby amenities along with future nearby contemplated development through the US 31 and 161st Street interchange.

Pamela Howard

From: Jesse Pohlman
Sent: Monday, May 4, 2015 9:36 AM
To: Pamela Howard
Subject: FW: Concerning the proposed "Lantern Park" residential development

From: Ed Rowland [mailto:ejrowlan@hotmail.com]
Sent: Monday, May 04, 2015 9:33 AM
To: Jennifer Miller; Jesse Pohlman; jwoerner@westfield.in.gov; Andrew Murray; Matt Skelton; Kevin M. Todd, AICP; Jim Ake; Steve Hoover; Robert Horkay; Chuck Lehman; Bob Smith; Cindy Spoljaric; Rob Stokes
Cc: cwhite@sitesolutionsgroupllc.com
Subject: Concerning the proposed "Lantern Park" residential development

We live at the southwest corner of 161st and Cool Creek Circle - immediately across from the proposed "Lantern Park" development. While we will not be at this evening's Planning Commission meeting, we wanted to appraise you of our concerns in hope that they will be addressed as this project proceeds forward.

Our concerns:

- Traffic flow at the entrance/exit - primarily during rush hour. Request that Westfield work with the developer to mitigate this issue.
 - To that end, we would be gravely concerned should the number of homes for this area increase beyond the currently proposed maximum of 60.
- Making sure that the proposed development will properly handle rain water run-off from heavy rains.
- Designing in an adequate buffer (preferably trees or very tall shrubs) between the two lots at the entrance of the development and 161st street. In particular, the development should be proactive in the design so that all would know, including the eventual owners of these two lots, that there would still be an appropriate buffer after the day comes when Westfield widens 161st to the north to make it four lanes.

Your attention to these concerns will be most appreciated.

Sincerely,

Ed & Sandy Rowland
19 Cool Creek Circle

Pamela Howard

From: Jennifer Miller
Sent: Wednesday, May 6, 2015 5:59 PM
To: Pamela Howard
Subject: Fwd: 1505-PUD-07

Sorry. I didn't realize he sent it to just me.

Jennifer M. Miller, AICP
Assistant Director

City of Westfield | Economic and Community Development

2728 E. 171st Street | Westfield IN 46074

T: 317.804.3170 | DL: 317.223.6420 | F: 317.804.3181

Sent from my iPhone.

Begin forwarded message:

From: <ronthomaswf@comcast.net>
Date: May 4, 2015 at 2:09:12 PM EDT
To: <crwhite@crwhitedevelopment.com>
Cc: <jmiller@westfield.in.gov>, Ron Thomas <ronthomaswf@comcast.net>
Subject: 1505-PUD-07

Chris,

The following are concerns from Cool Creek Circle residents that will be brought forth at tonight's Public Hearing. I want to ensure you have these so they can be addressed in a timely manner.

More may be forthcoming in the near future as this project is discussed.

I won't be available this afternoon as I have other commitments. We can talk before presentation if you'd like.

Thanks
Ron Thomas
Cool Creek Circle - HOA President
205-6061

- Significant concerns with traffic. We have difficulties existing the neighborhood in the morning between 6:45 and 8:00 due to the backup of vehicles at Union Street.

- We want to have assurances that what we've been told in the past, that any widening of 161st will occur to the north side of 161st, so that the south edge is maintained and the road doesn't encroach any further into our yards.
- That the homes that are nearest to 161st are aware of 161st moving northward due to widening. That buffering, plantings and such, mitigate the impact widening to the north will cause on these homes.
- The underlying Zoning classification is inappropriate in that SF1 and SF2 abut this on three sides. We believe that a continuation of SF2 would be appropriate since the site has a natural buffer to the west. Specifically, a reduction in the number of dwellings as well as more compatible lot size compared to existing properties in the area.
- Lot sizes are inappropriate in that for SF4 the size is 9000 Sq. Ft. and these are reduced to almost SF5 standards
- We believe the side yard distances should be maintained at 8 feet. Currently this proposal reduces it to 5 feet
- We believe the amenities suggested are inadequate in that the pond pump(s) will be a liability and additional cost for the residents and HOA.
- There are concerns with headlights shining in windows of existing homes. Is there a way to mitigate or lessen the impact of this?
- We would like signage placed at the entrance of Cool Creek Circle noting no construction traffic allowed.
- Talking points of "empty nesters" have been mentioned. How will this be upheld?
- Are the covenants written and can we have a copy?
- Is there an intent or agreement that Parcel B will be turned over to the city? Will this be in lieu of Park Impact Fees? Will Park Impact Fees be paid as a cash / check payment?
- Can the speed limit be reduced to 30 from Union Street to the east, past the entrances to allow residents to enter and exist safely? There is a downward grade the starts at the east end of the homes in Cool Creek Circle and sometimes vehicles "catch up" rather quickly when someone is turning into the neighborhood.

Pamela Howard

From: Cindy Spoljaric
Sent: Sunday, May 31, 2015 2:10 PM
To: APC; Pamela Howard; Matt Skelton
Cc: Council Members
Subject: Lantern park

Hello. I still have concerns with this project.

Construction in this sensitive area is potentially problematic for the stability of the floodway, water quality, erosion control, etc.

While overall density appears low, actual coverage in parcel A is much different.

How many trees will be taken out with this project and what does grading plan look like? I know this will be looked at later stage but should be addressed now. In our comp plan, as referenced in staff report, land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities - also, maintain and preserve stream corridors, woodlands, hedge rows, or other natural resources...building SF 4 lots up to floodway does not accomplish that recommendation.

Requests were made for side and rear elevations yet none given. The additional standards for rear elevations on lots 1-35 have a choice of just 1 standard, including 75 sq ft of windows or 1 4-foot offset or 2 additional trees. I don't know that those options are enough to meet intent. No details required on side elevations. Also, snub nose all front loading garages are still allowed-only the type of doors addressed.

Amenities include a path stub in between 2 homes, 2 benches, and a fountain in the pond. Not much offered there.

I would like to see a copy of the developer agreement specifying changes to infrastructure standards. Also, the requirement that all trails in parcel b will be completed with final phase of parcel a unless otherwise approved by the director...would like to see "unless otherwise approved by the director" removed.

Concept plan still says path on Union to be installed with parcel B but ordinance specifies to complete with final phase of A.

At this point, with the considerations given above, I could not support this project moving forward at this time. Please either give negative recommendation or continue to work with petitioner on the above issues. Thank you for your consideration.

Cindy Spoljaric
Westfield City Council
695-6673
Cspoljaric@westfield.in.gov

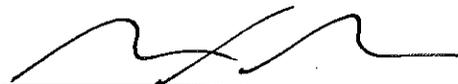
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, May 4, 2015, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1505-PUD-07
Ordinance No.	15-11
Petitioner	Site Solutions Property Group
Description	The petitioner requests a change in zoning of approximately 41 acres +/-, generally located at the northeast corner of 161 st Street and Union Street, from AG-SF1: Agriculture/Single-Family Rural District to the Lantern Park Planned Unit Development (PUD) District.

On June 1, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

June 4, 2015

Date