



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 12/16/2024
Monday, December 16, 2024 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, December 16, 2024 at 7:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

Online at <https://www.youtube.com/user/CityofWestfieldIN>

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)*
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.*

****A quorum of the Common Council may be present****

OPENING OF THE MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - December 2, 2024

Review Rules of Procedure

CONSENT AGENDA

2411-DDP-36 [CONSENT AGENDA]

Meijer Shops

225 West Spring Mill Pointe Drive.

Joseph Development requests Detailed Development Plan review for a 7,519 square foot commercial in-line tenant building on 1.24 acres +/- in the Maple Knoll PUD District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

ITEMS OF BUSINESS

No items.

WORKSHOP ITEMS

2408-PUD-19

Finley Creek Estates Planned Unit Development (PUD)

Generally, 720 ft east of Freemont Moore Road and 2,100 ft north of West 193rd Street.

Silverthorne Homes requests a change of zoning for 44.31 acres +/- from the AG-SF1:

Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2411-PUD-26

Ambrose on Main Planned Unit Development (PUD)

Northeast corner of SR 32 and North East Street

Rebar Westfield, LLC, represented by Kimley-Horn, requests a change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-28

Grand Universe Planned Unit Development (PUD) Amendment

Generally, between 186th Street and 191st Street east of the Monon Trail.

Grand Universe Development Partners, LLC by Taft Law requests a change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe Planned Unit Development District (PUD).

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2412-PUD-27

Park + Poplar Planned Unit Development (PUD)

Generally, the southeast corner of Park Street and Poplar Street (Westfield Blvd).

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 12/2/2024
Monday, December 2, 2024 at 7:00 PM

****A quorum of the Common Council may be present****

**Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>
<https://www.youtube.com/watch?v=BsEm3xfOy74>**

OPENING OF THE MEETING

YouTube Time: 0:00

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Billy Bunkowfst, Victor McCarty, Stephanie Carlson, Ryan Mooney, Mark Keen, Omar Khan.

Commissioners Present Virtually: Chris Woodard.

Commissioners Absent: None.

City Staff Present In-Person: Daine Crabtree, Current Planning Manager; Lauren Gillingham-Teague, Senior Planner; Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Kayla Moddy-Grant with Taft Stettinius & Hollister LLP.

Legal Counsel Present Virtually: None.

Announce any changes to Agenda

- None

Approval of Minutes - November 18, 2024

Motion: Approve

By: William Bunkowfst

Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

Review Rules of Procedure

Crabtree reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 4:34](#)

2408-DDP-23 Shamrock Springs Elementary School

699 West 161st Street.

Westfield Washington Schools by Schmidt Associates requests Detailed Development Plan review for a new 173,000 square foot elementary school on 37.89 acres +/- in the SF-2: Single-Family Low Density district.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Motion: Approve

By: Michael Neal

Seconded: Mark Keen

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

2409-DDP-28 LifeTime Town Run

2505 Towne Run Road.

Life Time by Terra Site Development requests Detailed Development Plan review of a 102,000 square-foot fitness resort on 9.47 acres +/- in the Towne Run PUD District

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

Motion: Approve

By: Michael Neal

Seconded: Mark Keen

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

ITEMS OF BUSINESS

2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD

Generally, North of and adjacent to 151st Street and East of Shelborne Road.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 108 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

[YouTube Time: 5:11](#)

Staff presentation / Petitioner Presentation

Motion: Approve

By: Victor MCCarty

Seconded: Stephanie Carlson

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: Chris Woodard
Abstain: None

2409-PUD-22 Woodward East

North of and adjacent to 161st Street and south of and adjacent to 166th Street.

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 136 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to Woodward East Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

[YouTube Time: 29:10](#)

Staff presentation / Petitioner Presentation

Motion: Approve

By: William Bunkowfst

Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None

PUBLIC HEARING ITEMS

2412-PUD-27 Park + Poplar Planned Unit Development (PUD) Amendment

Generally, the southeast corner of Park Street and Poplar Street. (Westfield Boulevard).

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

[YouTube Time: 43:59](#)

Staff presentation / Petitioner presentation

Public Hearing for 2412-PUD-27 opened at 7:52 p.m.

No public comments.

Public Hearing for 2412-PUD-27 closed at 7:54 p.m.

APC questions and comments / Petitioner responses

VOTE TO WAIVE WORKSHOP ONLY

Motion: Approve

By: Michael Neal

Seconded: Chris Woodard

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None
Abstain: None

**2412-PUD-28 Grand Universe Planned Unit Development (PUD) Amendment
*Generally, between 186th Street and 191st Street east of the Monon Trail.***

Grand Universe Development Partners, LLC by Taft Law requests a change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe Planned Unit Development District (PUD).

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

[YouTube Time: 1:08:19](#)

Staff presentation / Petitioner presentation

Public Hearing for 2412-PUD-28 opened at 8:28 p.m.

Two (2) public comments.

Public Hearing for 2412-PUD-28 closed at 8:35 p.m.

APC questions and comments / Petitioner responses

No motions made.

ITEMS CONTINUED TO A FUTURE MEETING

2411-PUD-26 Ambrose on Main Planned Unit Development (PUD)

Northeast corner of SR 32 and North East Street.

Rebar Westfield, LLC, represented by Kimley-Horn, requests a change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2408-PUD-19 Finley Creek Estates Planned Unit Development (PUD)

Generally, 720 feet east of Freemont Moore Road and 2,100 feet north of West 193rd Street.

Silverthorne Homes requests a change of zoning for 44.31 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

REPORTS/COMMENTS

[YouTube Time: 1:56:19](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Michael Neal

Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, William Bunkowfst, Ryan Mooney, Chris Woodard

No: None

Abstain: None



Petition Number: 2411-DDP-36

Project Name: Meijer Shops

Subject Site Address: Southeast corner of State Road 32 and Spring Mill Road

Petitioner: Joseph Development by Woolpert

Request: Detailed Development Plan review of a 7,519 square foot +/- in-line commercial tenant building on 1.24 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

Current Zoning: Maple Knoll PUD

Current Land Use: Vacant

Approximate Acreage: 2.97 acres +/-

Property History: Maple Knoll PUD District (Ord. 04-02, March 2004)
Maple Knoll PUD Amendment (Ord. 19-50, November 25, 2019)
Maple Knoll PUD Amendment (Ord. 21-03, February 8, 2021)
Overall Development Plan & Primary Plat (1910-ODP-14 & 1910-SPP-14, September 16, 2019)
Secondary Plat (2411-SFP-38, *pending*)

Staff Reviewer: Daine Crabtree, Current Planning Manager

PROCEDURAL

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

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

The plans comply.

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

- 13) Names of legal ditches and streams on or adjacent to the site.
 - 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 15) Identify buildings proposed for demolition.
 - 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
 - 18) Misc.
-

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

The plans comply.

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

- 19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - a) State Highway 32 Overlay District (Article 5.3)
 - i) Setback Requirements:
 - (1) Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of

pavement, whichever results in a greater distance from the State Highway 32 centerline.

- (2) Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

ii) Building Height Requirements:

- (1) Minimum Building Height: Eighteen (18) feet

- iii) Building Size Requirements: The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.

- (1) Minimum Gross Floor Area: Five Thousand (5,000) square feet

- (2) Maximum Gross Floor Area: No maximum

iv) Architectural Design Requirements:

- (1) Building Elevations:

- (a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- (b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.

The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

(c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).

(d) Openings:

(i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

(ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

(iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

(e) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

(f) Roofs:

(i) Flat Roofs:

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
- (ii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- (iii) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.
- (g) Main Entrances:
 - (i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
 - (ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

(iii) The location, orientation, proportion and style of doors shall complement the style of the building.

(h) Windows:

(i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

(ii) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

(i) Awnings:

(i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

(ii) Awnings shall be made of a non-reflective material.

(iii) All awnings shall be kept in good repair.

(iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.

(j) Building Materials:

(i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(ii) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.

- (iii) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (iv) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.
 - (k) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.
- v) Trail Corridor Requirement:
- (1) Trail Corridor Design Standards:
 - (a) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - (b) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).
 - (2) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

- (a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.
 - (b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
 - (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
- 21) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Ordinance 04-02: Maple Knoll PUD.

23) **SECTION 10 – Size and Dimensions of Districts:** The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

- a) Within the Mixed Use Districts, the total number of residences may not exceed 733.



- b) The total number of residences within all of the Real Estate shall not exceed 1,800.

24) SECTION 11 – PERMITTED USES

- 25) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS: The development and architectural standards applicable to each of the Districts are as follows:

a) Employment District:

i) Lots:

- (1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- (2) Minimum Lot Width at building line: 20 Feet
- (3) Minimum Lot Width at Street: 20 Feet
- (4) Minimum Lot Depth: 100 Feet
- (5) Minimum Lot Area: 2,000 Square Feet
- (6) Front Setback: 0-80 Feet
- (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- (8) Minimum Rear Setback: 0 Feet
- (9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way.

- 26) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the “Landscape Standards”) included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

- a) Shrubs are not required to be planted within woodlands located within buffer yards.

- b) Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.
 - c) At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).
 - d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.
- 27) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 28) SECTION 15 – LIGHTING: Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 29) SECTION 16 – PARKING: Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 30) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.
- 31) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District.
- a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the

Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersection with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

32) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

- iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- iv) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

- v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vi) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

33) Architectural Standards (Exhibit 13 of Ord. 04-02)

- a) Maximum Building Height: Thirty-five (35) feet
- b) Minimum Building Separation: 0 Feet (attached) and 12 (detached)
- c) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:
 - i) The exterior of all Buildings shall consist of a combination of masonry (e.g., brick, stone, cut-faced block, stucco), glass, composite (e.g., fiber cement, cultured stone, trim PVC), and wood products.
 - ii) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - iii) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.
- d) Facades:
 - i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.
 - iii) Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the

- length of the Façade and extending at least 20% of the length of the Façade. No uninterrupted length of any Façade shall exceed seventy-five (75) horizontal feet.
- iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projectiles, etc.).
 - e) Roofs:
 - i) Roof profiles shall be gabled, hip, or parapet.
 - ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
 - f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.
 - g) General:
 - i) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
 - ii) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

34) Building Standards (Article 6.4)

35) Fence Standards (Article 6.5)

36) Height Standards (Article 6.6)

37) Home Business Standards (Article 6.7)

38) Landscaping Standards (Article 6.8)

- a) General Landscape Design Standards:
 - i) Placement: installed plantings shall comply with the following:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
- b) On-Site and Street Frontage Landscaping Requirements:

On-Site Landscaping (1.24 acres)				
Plant Materials	Standard	Required	Provided	Remaining
Shade Tree	10 per acre	12	19	X
Ornamental or Evergreen Tree	10 per acre	12	20	X
Shrubs	25 per acre	35	159	X

Comment: Trees already planted in the Trail Corridor adjacent to property may count towards on-site landscaping.

- c) Buffer Yard Requirements:
- d) Parking Area Landscaping:
- i) Interior Parking Area Landscaping:
- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

(2) Interior Parking Area Islands:

- (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands 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.
- (b) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

- (1) 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.
- (2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

- (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

39) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

40) Lot Standards (Article 6.10)

41) Outside Storage and Display (Article 6.12)

42) Outdoor Café and Eating Areas (Article 6.13)

43) Parking and Loading Standards (Article 6.14)

- a) Retail Shops:
 - i) One (1) space for each 250 SF of gross retail space; or
 - ii) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g., eatery, theater).
- b) Handicapped Spaces: shall comply with State standards.

44) Performance Standards (Article 6.15)

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

47) Vision Clearance Standards (Article 6.19)

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

i) Forty (40) feet from intersections of Collectors, Private or Local Street.

ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

48) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

49) Easement Standards (Article 8.3)

50) Monument and Marker Standards (Article 8.5)

51) Open Space and Amenity Standards (Article 8.6)

52) Pedestrian Network Standards (Article 8.7)

53) Storm Water Standards (Article 8.8)

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

55) Surety Standards (Article 8.12)

56) Utility Standards (Article 8.13)

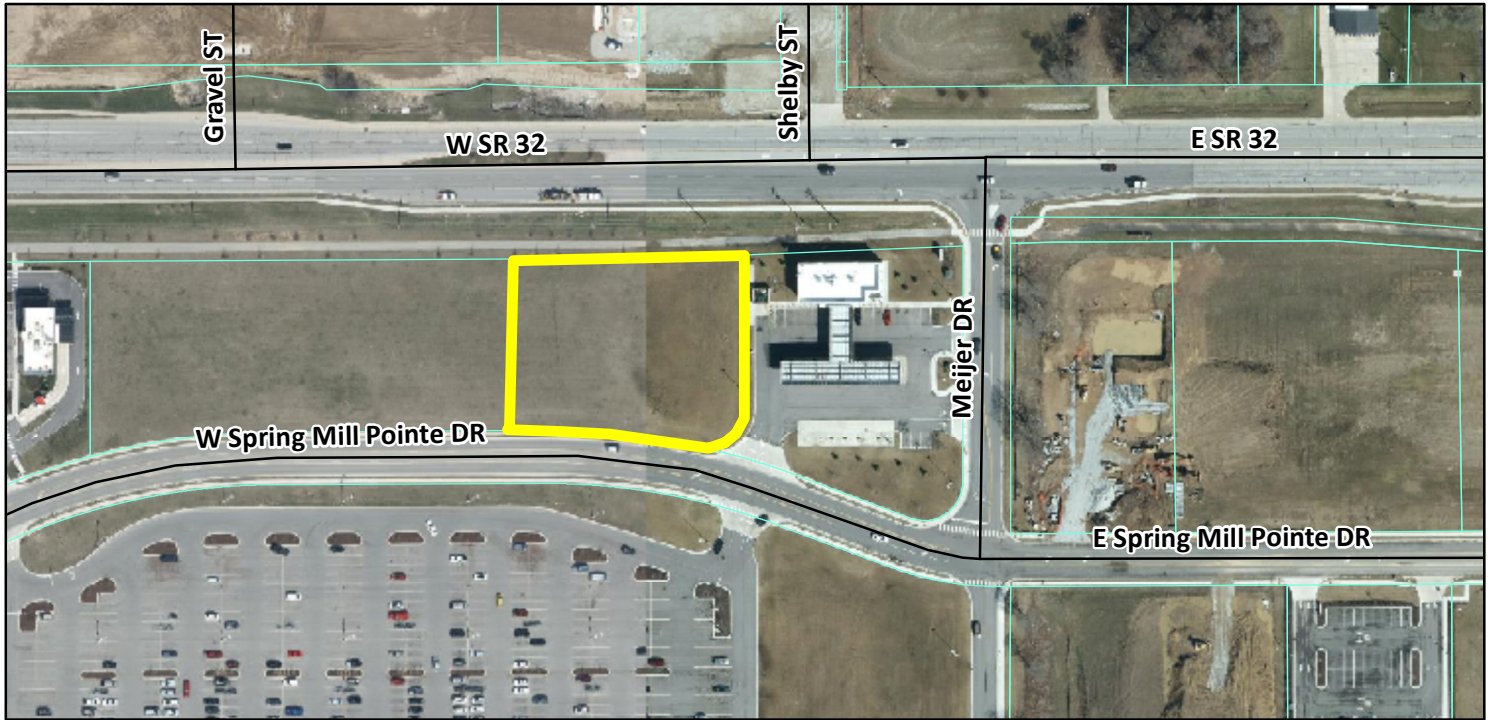
Requested Action: Approve 2411-DDP-36 with the following conditions:

- That associated Secondary Plat, docket 2411-SFP-38, is recorded prior to the issuance of an Improvement Location permit; and
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

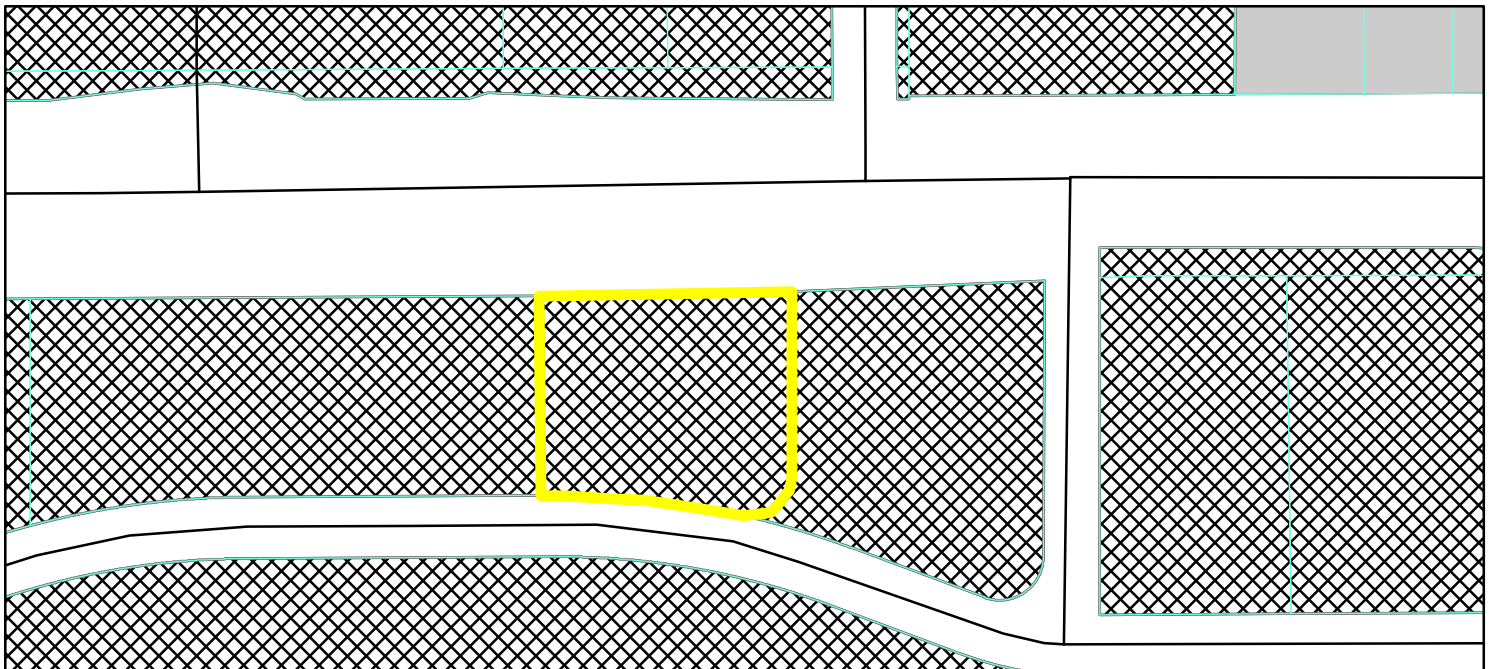
If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov

Aerial Location Map

 Site



Zoning Map

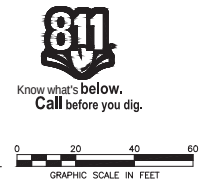


— GIS.DBO.PW_Streets
 Parcel
Zoning - All

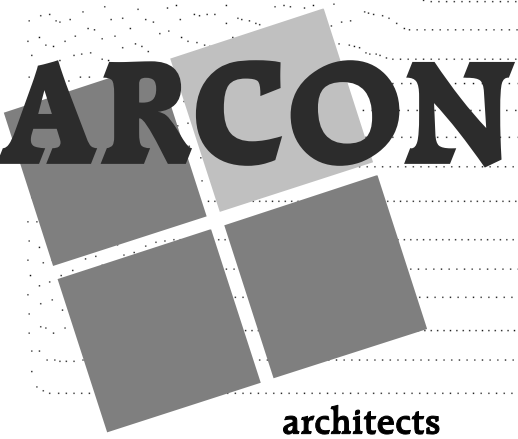
 PUD (Planned Unit Development)

0 0.025 0.05
 Miles





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www.arconassoc.com

WESTFIELD, INDIANA - OUTLOT E

at

225 W. SPRING MILL
POINTE DRIVE
WESTFIELD, IN. 46074

for

GLAZIER PROJECT LLC
at
1406 W FULTON ST.
CHICAGO, IL. 60607

VILLAGE SUBMITTAL

REVISIONS

No.	Date	By
-----	------	----

Project Number:
21185

Issue Date:
11/25/2024

Drawn by:

Author

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number

PR.01

1 NORTH ELEVATION

1/4" = 1'-0"

NOTE: ALL LIGHTING TO BE FULLY SHIELDED
AND DIRECT LIGHT DOWNWARD TOWARDS
EARTH SURFACE

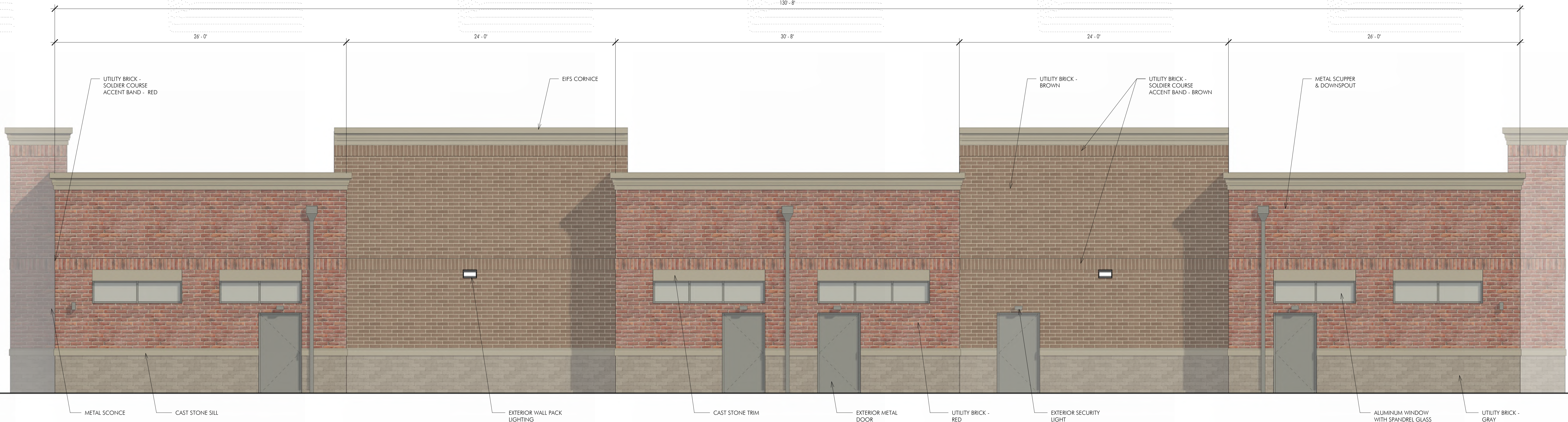
NOTE: FINAL MATERIAL COLORS/FINISHES TBD.

2 SOUTH ELEVATION

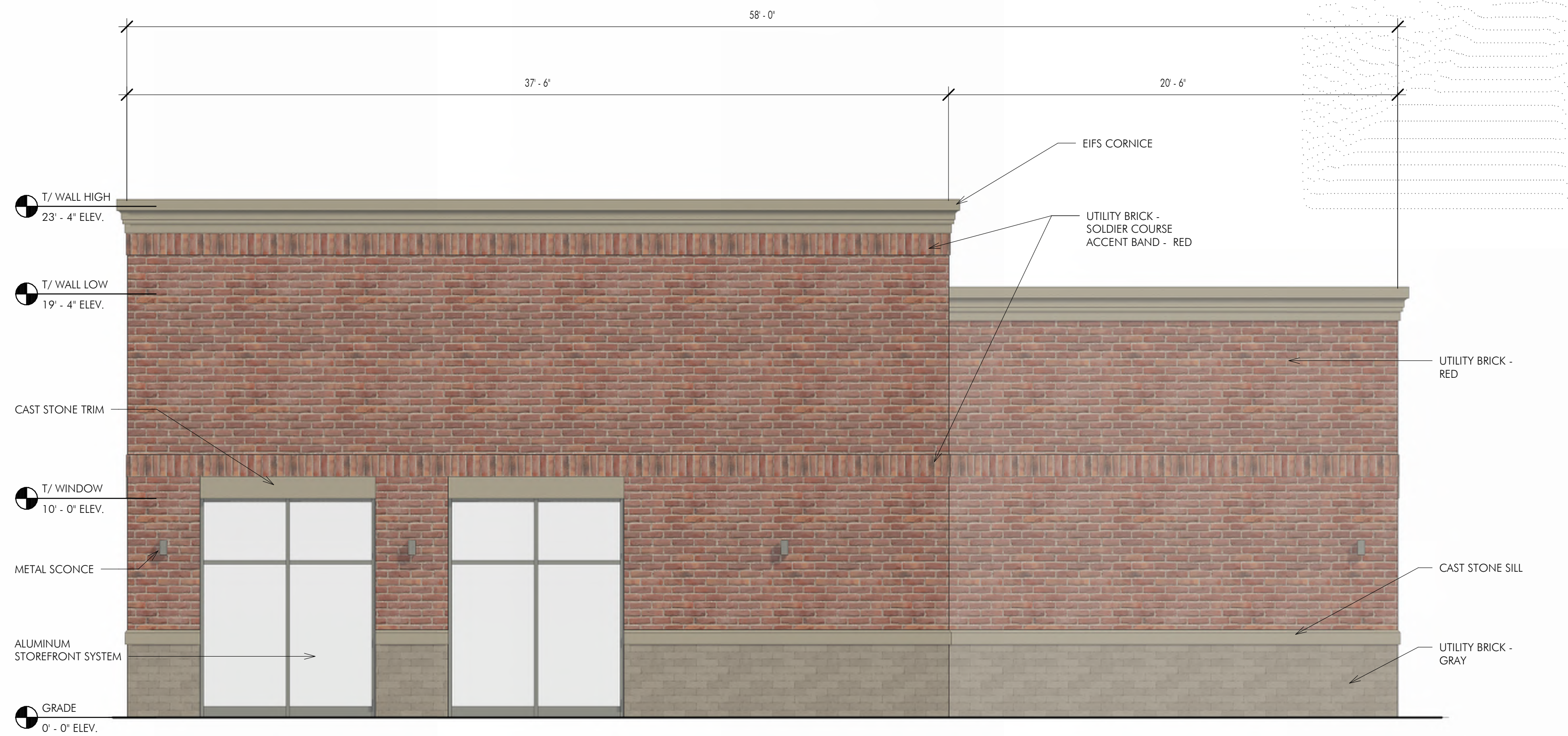
1/4" = 1'-0"

NOTE: ALL LIGHTING TO BE FULLY SHIELDED
AND DIRECT LIGHT DOWNWARD TOWARDS
EARTH SURFACE

NOTE: FINAL MATERIAL COLORS/FINISHES TBD.



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1 WEST ELEVATION
1/4" = 1'-0"

NOTE: ALL LIGHTING TO BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARD TOWARDS EARTH SURFACE

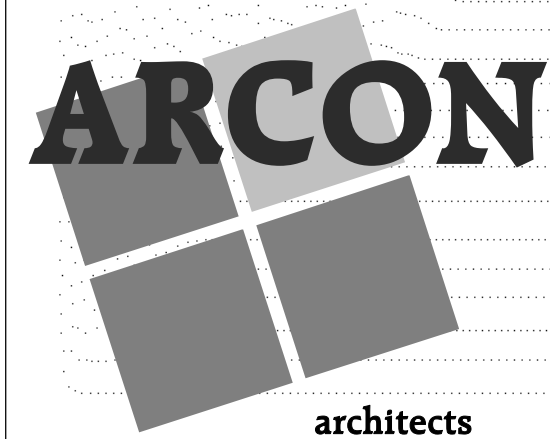
NOTE: FINAL MATERIAL COLORS/FINISHES TBD.



2 EAST ELEVATION
1/4" = 1'-0"

NOTE: ALL LIGHTING TO BE FULLY SHIELDED AND DIRECT LIGHT DOWNWARD TOWARDS EARTH SURFACE

NOTE: FINAL MATERIAL COLORS/FINISHES TBD.



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VILLAGE SUBMITTAL

REVISIONS

No.	Date	By
-----	------	----

Project Number:
21185

Issue Date:
11/25/2024

Drawn by:

Author

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number

PR.02

Layout Title Name: C-001 LANDSCAPE PLAN
Last Saved By: 03/20/2024 11:59:20 AM
C:\Users\jordan\Documents\032024_001 LANDSCAPE PLAN.dwg Project By: Schneider, Laura Printed November 18, 2024, 10:53:17 AM

STATE ROAD 32

TRAIL CORRIDOR

SPRING MILL POINTE DRIVE

LANDSCAPE SCHEDULE

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
CANOPY TREES						
AF	9	<i>Acer freemanii</i> 'Jeffersii'	Autumn Blaze Maple	B&B	2.5' caliper	Full, well shaped
GT	8	<i>Gleditsia triacanthos</i> 'Skyline'	Thornless Honey Locust	B&B	2.5' caliper	Full, well shaped
CC	2	<i>Gymnocladia dioica</i> 'Stately Manor'	Purple KY Cofeetree	B&B	2.5' caliper	Full, well shaped
UNDERSTORY TREES						
AP	1	<i>Aspidodaphne</i>	Dwarf Red Dogwood	B&B	1.5' caliper	Full, well shaped
CC	10	<i>Carpinus caroliniana</i>	American Hornbeam	B&B	1.5' caliper	Full, well shaped
CV	1	<i>Crataegus villosa</i> 'Winter King'	Winter King Hawthorn	B&B	1.5' caliper	Full, well shaped
MB	3	<i>Magnolia wilsonii</i> 'Royal Star'	Royal Star Magnolia	B&B	1.5' caliper	Full, well shaped
EVERGREEN SHRUBS						
BO	62	<i>Buxus x 'Glenn'</i>	Chicagoland Green Boxwood	#5 cont.	12"t x 12"wd.	Full, well shaped
IG	13	<i>Ilex glabra</i> 'Shamrock'	Shamrock Viburnum Holly	#5 cont.	12"t x 12"wd.	Full, well shaped
JB	8	<i>Juniperus chinensis</i> 'Sargentii'	Green Sargent Juniper	#5 cont.	6"t x 12"wd.	Full, well shaped
TM	9	<i>Taxus x media</i> 'Danaeformis'	Dense View	#5 cont.	24"t x 24"wd.	Full, well shaped
DECIDUOUS SHRUBS						
HA	11	<i>Hydrangea macrophylla</i>	Big Leaf Hydrangea	#5 cont.	24"t x 24"wd.	Full, well shaped
IV	9	<i>Ilex virginica</i> 'Little Snowdome'	Little Henry Snowdome	#5 cont.	12"t x 12"wd.	Full, well shaped
SJ	27	<i>Spirea japonica</i> 'Little Princess'	Little Princess Spirea	#5 cont.	12"t x 12"wd.	Full, well shaped
SB	11	<i>Spirea betulifolia</i> 'Tor'	Tor Bechtel Spirea	#5 cont.	12"t x 12"wd.	Full, well shaped
VD	16	<i>Viburnum dentatum</i> 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	#5 cont.	12"t x 12"wd.	Full, well shaped
SM	3	<i>Syringa meyeri</i> 'Palibin'	Dwarf Korean Lilac	#5 cont.	24"t x 24"wd.	Full, well shaped
PERENNIALS/GRASSES						
PV	90	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Switchgrass 'Hot Rod'			

* QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES OF PLANTS ON LANDSCAPE PLAN.

LANDSCAPE NOTES

- COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS AND SIGHT LINES TO BUILDING. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES AND/OR WITHIN SIGHT LINES TO ALL MEJOR BUILDING SIGNAGE.
- THE CENTER OF LARGE ISLANDS IS TO BE SIX INCHES HIGHER THAN TOP OF CURB. ENSURE ALL ISLANDS ARE SLOPED FOR POSITIVE DRAINAGE.
- ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4" MINIMUM TOPSOIL, UNLESS NOTED OTHERWISE.
- SEED ALL AREAS INDICATED ON THE LANDSCAPE PLAN. THE SOIL EROSION CONTROL PLAN AND ALL DISTURBED AREA. REVIEW AREAS OF SEEDING WITH CONSTRUCTION MANAGER PRIOR TO ANY SEEDING. ANY AREAS DISTURBED BY THE CONTRACTOR WHICH ARE BEYOND THE LIMITS OF GRADING AND EARTHWORK SHALL BE SEED AT NO ADDITIONAL COST TO THE OWNER.
- TOPSOIL SHALL BE TESTED AND AMENDED AS NECESSARY DURING FINAL GRADING AND PREPARATION FOR SEEDING.
- APPLY STARTER FERTILIZER (16-32-4) AT 250 POUNDS/ACRE TO SEEDING AREAS.
- ALL LANDSCAPE ISLANDS SHALL BE 4" DEEP SHREDED HARDWOOD MULCH EXCEPT AS NOTED. PLACE MULCH OVER WEED BARRIER FABRIC AND TREAT WITH PRE-EMERGENT HERBICIDE.

LANDSCAPE CODE SUMMARY

STREET TREES
STREET TREES SHALL BE REQUIRED AN AVERAGE OF EVERY FIFTY (50) FEET. HOWEVER, THE STREET TREES MAY BE SPACED AT A MAXIMUM SPACING OF SIXTY (60) FEET BUT AT A MINIMUM SPACING OF TWENTY-FIVE (25) FEET.

SPRING MILL POINT DRIVE
3 STREET TREES REQUIRED - 3 STREET TREES PROVIDED

ON SITE AND STREET FRONTAGE
THERE SHOULD BE 10 SHADE TREES AND 10 ORNAMENTAL TREES, AND 25 SHRUBS PLANTED FOR EVERY ACRE.
SITE = 1.2 ACRES

SHADE TREES REQUIRED = 10 - SHADE TREES PROVIDED 17
ORNAMENTAL TREES REQUIRED = 10 - ORNAMENTAL TREES PROVIDED = 12
SHRUBS REQUIRED = 25 - SHRUBS PROVIDED = 25

INTERIOR PARKING ISLANDS
PARKING ISLANDS HAVE, AT MINIMUM, 1 TREE AND 4 SHRUBS IN ORDER TO BE CONSIDERED A PARKING ISLAND
7 PARKING ISLANDS = 7 TREES AND 28 SHRUBS REQUIRED
8 TREES PROVIDED
51 SHRUBS PROVIDED

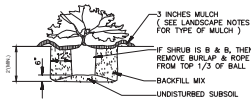
PERIMETER PARKING AREA LANDSCAPING
1 SHRUB PER 3 FEET OF PERIMETER PARKING AREA LENGTH
435' IN PARKING LOT PERIMETER DISTANCE = 145 SHRUBS REQUIRED
153 SHRUBS PROVIDED

1 TREE PER 30 LINEAR FEET OF PARKING LOT PERIMETER
WEET = 4 TREES REQUIRED

5 TREES PROVIDED
EAST DOES NOT ALLOW TREES DUE TO THE FORCICAN
NORTH = 7 TREES REQUIRED
NORTH EXCEEDS THIS REQUIREMENT WITH TRAIL CORRIDOR PLANTINGS

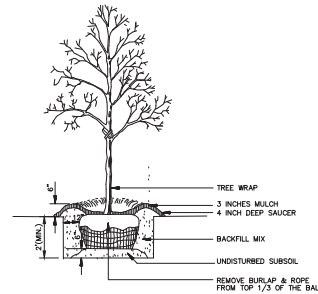
LANDSCAPING LEGEND

- SEED MIXTURE TYPE A (14,072 SF)
- SHREDED HARDWOOD MULCH TO 2" DEPTH, UNLESS NOTED OTHERWISE. SEE SPECIFICATIONS



SHRUB PLANTING

N.T.S.



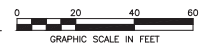
TREE PLANTING

N.T.S.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORS) NETWORK. IRON ROD SET - SEE THE VICINITY MAP FOR LOCATION. ELEVATION = 927.32'

Know what's below.
Call before you dig.



333 North Alabama Street, Suite 200
Indianapolis, IN 46204
317.299.7500

ISSUANCE SCHEDULE
DATE: 11/04/24
REVISIONS PER SET COMMENTS

JOSEPH DEVELOPMENT
SITE IMPROVEMENT PLANS
MEYER SHOPS - WESTFIELD

STATE ROAD 32 AND SPRING MILL POINTE DRIVE
WESTFIELD, HAMILTON COUNTY, INDIANA 46074

PROJECT NO: 10022361
DATE ISSUED: 10/04/24
DESIGNED BY: CM
DRAWN BY: CM
CHECKED BY: JM

SHEET NAME:
LANDSCAPE PLAN

SHEET NO.

L-100

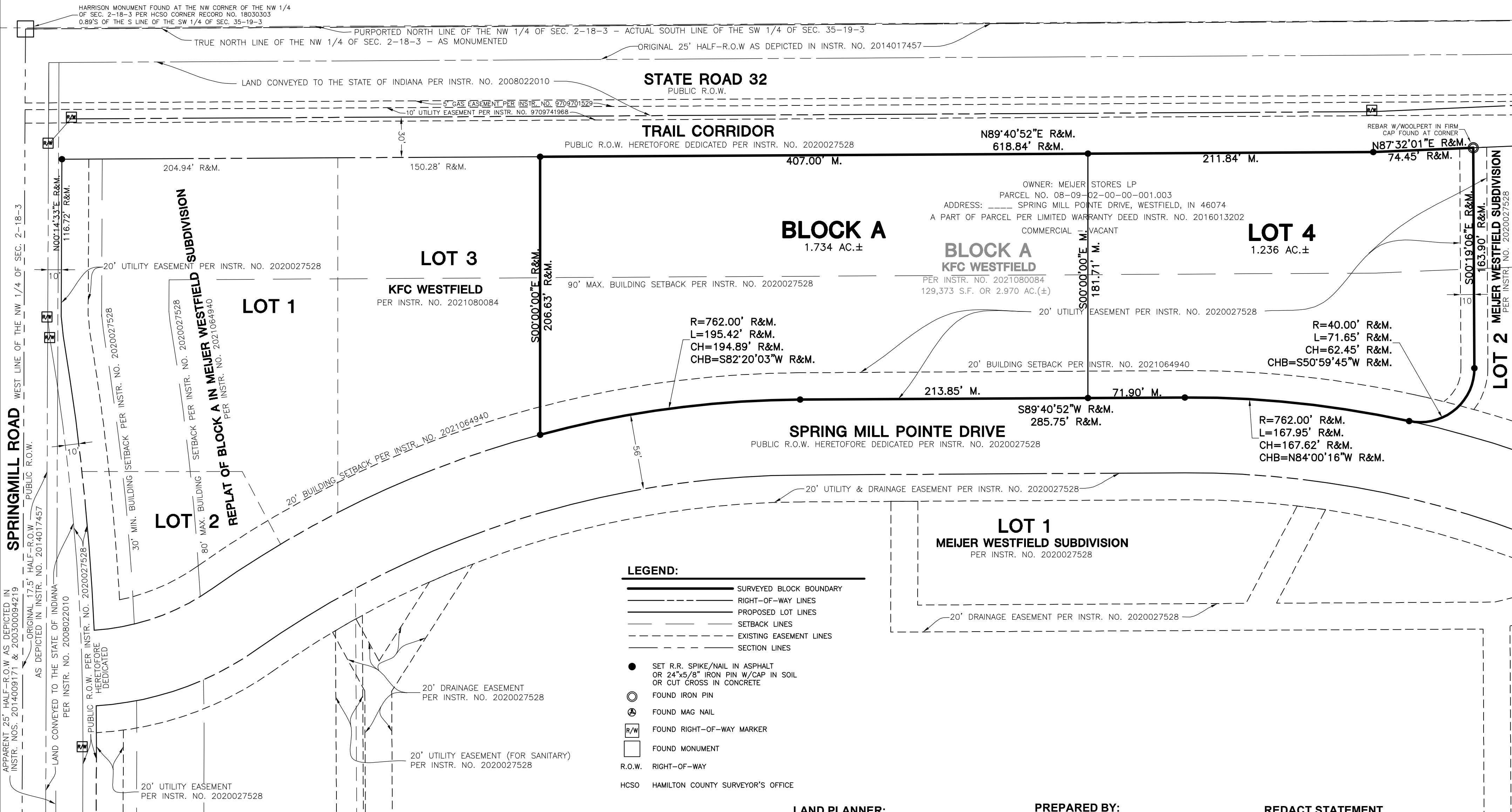
C:\CS Projects\10022361 - Westfield Retail Outlot E\Drawings\10022361 - Replat.dwg, Plotted By: Kaczmarzyk, Plotted: Sep 17, 2024 - 2:39pm



GRAPHIC SCALE IN FEET
SCALE: 1"=50'

REPLAT OF BLOCK A IN KFC WESTFIELD

PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA



LAND PLANNER:

Woolpert, Inc.
333 North Alabama Street, Suite 200
Indianapolis, IN 46204
317.299.7500

PREPARED BY:



William L. Dougherty, P.S.
IN Registration No. LS80880038
Bill.Dougherty@Woolpert.com
333 North Alabama Street, Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

REDACT STATEMENT

I, WILLIAM L. DOUGHERTY, PS, 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.

SHT. 1 of 2

DATE: 09/17/24
PROJECT NO. 10022361

REPLAT OF BLOCK A IN KFC WESTFIELD
PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST
OF THE SECOND PRINCIPAL MERIDIAN, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA.

PLAN COMMISSION CERTIFICATE:

UNDER AUTHORITY PROVIDED BY I.C. 36-7, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA, AND ALL ACTS AMENDATORY THERETO, AND AN ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, THIS PLAT WAS GIVEN APPROVAL BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, AS FOLLOWS:
APPROVED BY THE DIRECTOR OF THE ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT OF THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, PURSUANT TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE, ON
THE ____ DAY OF _____, _____.
WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION
BY: _____
KEVIN M. TODD, DIRECTOR
ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE:

THIS PLAT AND THE ACCEPTANCE OF ANY PUBLIC RIGHTS-OF-WAY DEDICATED HEREIN IS HEREBY APPROVED ON
THE ____ DAY OF _____, 20____, BY THE DIRECTOR OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF WESTFIELD, INDIANA, ON BEHALF OF THE BOARD OF PUBLIC WORKS AND SAFETY, PURSUANT TO RESOLUTION 15-120 ENACTED BY THE BOARD OF PUBLIC WORKS AND SAFETY ON AUGUST 26, 2015, AND ARTICLE 7.4(B) OF THE UNIFIED DEVELOPMENT ORDINANCE.
JOHNATHON NAIL, DIRECTOR
PUBLIC WORKS DEPARTMENT

PROPERTY DESCRIPTION:

BLOCK A IN KFC WESTFIELD, A REPLAT OF THE REPLAT OF BLOCK A OF MEIJER WESTFIELD SUBDIVISION SECONDARY PLAT, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 04, 2021 AS DOCUMENT NO. 2021080084 IN PLAT CABINET 6, SLIDE 186, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.
THIS PLAT CONSISTS OF 1 LOT, LABELED "LOT 4" AND BLOCK A LABELED "BLOCK A". THE SIZE OF LOTS AND WIDTHS OF STREETS AND EASEMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SOURCE OF TITLE

MEIJER STORES LP LIMITED WARRANTY DEED INSTRUMENT NUMBER 2016013202

DEED OF DEDICATION:

THE UNDERSIGNED OWNER OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN, DOES HEREBY CERTIFY THAT IT HAS LAID OFF, PLATTED AND SUBDIVIDED, AND DOES HEREBY LAY OFF, PLAT AND SUBDIVIDE, SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT.
THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS REPLAT OF BLOCK A IN KFC WESTFIELD, AN ADDITION TO WESTFIELD, INDIANA. ALL RIGHTS-OF-WAY SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC.
BUILDING SETBACK LINES ARE SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREET, THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE.
THERE ARE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT", RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES.
THE RIGHT TO ENFORCE THESE PROVISIONS BY INJUNCTION, TOGETHER WITH THE RIGHT TO CAUSE THE REMOVAL, BY DUE PROCESS OF LAW, OF ANY STRUCTURE OR PART THEREOF ERECTED, OR MAINTAINED IN VIOLATION HEREOF, IS HEREBY DEDICATED TO THE PUBLIC, AND RESERVED TO THE SEVERAL OWNERS OF THE SEVERAL LOTS IN THIS SUBDIVISION AND TO THEIR HEIRS AND ASSIGNS.
WITNESSED OUR HANDS AND SEALS THIS _____ DAY OF _____, _____.
MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP
BY: MEIJER GROUP, INC.,
ITS: GENERAL PARTNER
BY: _____
NAME: MICHAEL FLICKINGER
ITS: VICE PRESIDENT - REAL ESTATE

REGISTERED LAND SURVEYOR'S CERTIFICATE:

I, WILLIAM L. DOUGHERTY, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA;
THAT THIS PLAT CORRECTLY REPRESENTS A SURVEY PREPARED BY WOOLPERT, INC., PROJECT NUMBER 10022361, DATED SEPTEMBER ____, 2024 AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AS INSTRUMENT NO. _____. THAT ALL THE MONUMENTS SHOWN THEREON ACTUALLY EXIST OR BOND HAS BEEN POSTED TO COVER THE LATER INSTALLATION OF THESE MONUMENTS, AND THAT ALL OTHER REQUIREMENTS SPECIFIED HEREIN, DONE BY ME, HAVE BEEN MET.
THIS PLAT WAS PREPARED UNDER THE DIRECTION AND SUPERVISION OF WILLIAM L. DOUGHERTY, PS.
WILLIAM L. DOUGHERTY, PS
INDIANA REGISTERED LAND SURVEYOR NO. LS80880038
LICENSE EXPIRES 7/31/26
DATE: _____
WOOLPERT, INC.



STATE OF MICHIGAN)
COUNTY OF KENT) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MICHAEL FLICKINGER, THE VICE PRESIDENT - REAL ESTATE OF MEIJER GROUP, INC., A MICHIGAN CORPORATION, FOR AND AS THE ACT OF THE GENERAL PARTNER OF MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, WHO ACKNOWLEDGED THE SIGNING AND EXECUTION OF THE WITHIN PLAT TO BE THE VOLUNTARY ACT AND DEED OF SAID MEIJER GROUP, INC., ON BEHALF OF SAID CORPORATION FOR AND AS THE ACT OF THE GENERAL PARTNER OF MEIJER STORES LIMITED PARTNERSHIP, FOR THE PURPOSE THEREIN EXPRESSED.
NOTARY PUBLIC
STATE OF MICHIGAN, COUNTY OF _____
MY COMMISSION EXPIRES: _____
ACTING IN THE COUNTY OF KENT

REDACT STATEMENT

I, WILLIAM L. DOUGHERTY, PS, 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.
WILLIAM L. DOUGHERTY, PS
INDIANA REGISTERED LAND SURVEYOR NO. LS80880038

LAND PLANNER

Woolpert, Inc.
333 North Alabama Street, Suite 200
Indianapolis, IN 46204
317.299.7500

DEVELOPER/OWNER:

Meijer Stores Limited Partnership
2929 Walker Avenue NW
Grand Rapids, MI 49544

PREPARED BY:

WOOLPERT
DESIGN | GEOSPATIAL | INFRASTRUCTURE
William L. Dougherty, P.S.
IN Registration No. LS80880038
Bill.Dougherty@Woolpert.com
333 North Alabama Street, Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805



Petition Number: 2408-PUD-19

Project Name: Finley Creek Estates PUD

Subject Site Address: Generally, 720 ft east and 2,100 ft north of the intersection at Freemont Moore Rd W 193rd St (the "Property")

Petitioner: Silverthorne Homes

Representative: Silverthorne Homes / Pulte Group

Request: Change of zoning from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District

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

Current Land Use: Agriculture / Vacant

Approximate Acreage: 44.31 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Context Map
4. Project Narrative
5. Issue List
6. Red-line Ordinance 24-42
7. Draft Proposed Ordinance 24-42
8. Concept Plan
9. Home Character Imagery
10. Community Amenities

Staff Reviewer: Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 24-42) received its first reading at the July 22, 2024 City Council meeting. Discussion regarding this petition can be viewed [here](#).

The petitioner held a neighborhood meeting on August 31, 2024 at the Westfield City Services Building. A summary from this meeting can found [here](#).

A public hearing was held at the August 5, 2024 Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. Discussion regarding his petition can be found [here](#).

The first Workshop Meeting for this item was held at the September 16, 2024, Advisory Plan Commission meeting at Westfield City Services Center. Discussion regarding this petition can be found [here](#).



The second Workshop Meeting for this item was held at the November 18, 2024, Advisory Plan Commission meeting at Westfield City Services Center. Discussion regarding this petition can be found [here](#).

A third Workshop Meeting is scheduled to be held at the December 16, 2024, Advisory Plan Commission meeting at Westfield City Services Center.

PROJECT OVERVIEW

Location:

The 44.31 acre +/- Property is generally located 720 ft east and 2,100 ft north of the intersection at Freemont Moore Rd W 193rd St, see [Exhibit 2, Location Map](#).

Property Description:

The Property is currently zoned AG-SF1: Agriculture / Single-family Rural District. The Property is currently used primarily for agricultural purposes.

Project Description:

The petitioner is requesting to re-zone the 44.31-acre Property to the Finley Creek Estates Planned Unit Development (PUD) District. As described in [Exhibit 4, Narrative Statement](#) supplied by the applicant, the proposed ordinance would allow for the development of up to eighty (80) single-family residential lots, dedicate approximately 17 acres of the Property to be Open Space, require the Property to be developed in general conformance with [Exhibit 8, Concept Plan](#), require specific architectural standards as noted in the ordinance and [Exhibit 10](#) Home Character Imagery, and require the development of specific on-site amenities as noted in [Exhibit 11, Community Amenities](#). Ordinance details area outlined below.

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance would require the Property to be developed in substantial compliance with [Exhibit 8, Concept Plan](#) as determined by the Director of Community Development.

Underlying Zoning Districts:

- The proposed Ordinance would assign the SF4: Single-Family High-Density District as the underlying Zoning District to the Property.

Permitted Uses:

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- A link to the UDO land use table can be found [here](#) (page 330) of the UDO.



Maximum Dwellings:

- The proposed Ordinance would permit a maximum of eighty (80) single-family residential lots to be developed on the Property.

General Regulations:

The proposed ordinance defaults to the standards of the Underlying Zoning District (SF:4) except as modified below:

Standard	Proposed PUD Standard	Default UDO Standard
Minimum Lot Area	9,450 SF	9,000 SF
Minimum Lot Frontage	40	40
Minimum Building Setback Lines (70' width lots)		
Front Yard	25'	25'
Side Yard	8'	8'
Min. Bldg. Separation	16'*	x
Rear Yard	25'	25'
* Side Yard Setback may be reduced to 5' on either side of the structure if an additional garage bay is added to the home.		
Minimum Building Setback Lines (80' width lots)		
Front Yard	25'	25'
Side Yard	3'	8'
Min. Bldg. Separation	10'	x
Rear Yard	25'	25'
Minimum Lot Width	70'**	50'
** Minimum Lot Width for the transitional cud-de-sac lots will be 80'		
Maximum Bldg. Height	35'	25'
Minimum Living Area (Total)		
One Story Dwellings	2,300 SF total	1,000 SF
Two Story Dwellings	2,600 SF total (900 SF min. ground floor)	750 SF ground floor

Development Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Article 6.3 – Architectural Standards

- The proposed ordinance would modify the following UDO Architectural Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - Architectural Standards:
 - Article 6.3 of the UDO requires specific architectural design standards (façade orientation, façade enhancements, and features) for the development of perimeter lots within Single-family Districts.
 - This includes a “point system” for measuring compliance (i.e. a minimum cumulative point value required when totaling all architectural features included as part of a single-family architectural design).
 - The proposed ordinance would incorporate specific architectural standards to be applicable to the entirety of the Property that address permitted and prohibited building materials, roof design, garage design, and window treatments.
 - The proposed ordinance specifies design standards for “high visibility lots” and “corner lots” within the development. Both “high visibility lots” and “corner lots” are noted on the Concept Site Plan for clarity.
 - Additionally, the proposed ordinance also specifies that 80’ width lots shall have specific garage orientation standards (side-loaded garages).
 - The proposed ordinance would also incorporate **Exhibit 10; Home Character Imagery**, as a compilation of images designed to capture the intended quality and architectural styles of structures to be constructed within the district.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - External Street Frontage Landscaping
 - Article 6.8(M) of UDO requires a landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development along with four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 lineal feet.
 - The proposed ordinance would modify this standard by requiring the following:
 - The open space abutting Freemont Moore Road shall be subject to a thirty (30’) foot width Type A buffer yard. (see below for details)
 - The open space abutting 193rd Street shall be subject to a forty (40’) foot Type B buffer. (see below for details)

External Street Frontage Landscaping

Standard	Default UDO Standard	Proposed PUD Standard (193 rd St.)	Proposed PUD Standard (Freemont Moore Rd.)
Buffer Yard Type	External Street Frontage Landscape	Type B Buffer	Type A Buffer
Minimum Width	30'	40'	30'
Shade Trees / 100 LF	3	4	3
Evergreen Trees / 100 LF	4	4	3
Ornamental Trees / 100 LF	3	0	0
Shrubs / 100 LF	25	10	10
Mound / Fence	3' tall undulating mound	4' tall undulating mound for at least 60% of the length of perimeter	None

○ Buffer Yards

- Article 6.8(N) of the UDO would require the landscape buffer yards noted in the tables below "Default UDO Standard".
- The proposed ordinance would modify the default UDO requirements of Article 6.8(N) as noted in the tables below "Proposed PUD Standard".

SF4 adjacent to AG-SF1 Buffering

Standard	Default UDO Standard	Proposed PUD Standard
Buffer Yard Type	"Type B"	"Type A"
Minimum Width	40'	20'
Shade Trees / 100 LF	4	3 (or tree preservation easement where applicable on the site plan)
Evergreen Trees / 100 LF	4	3 (or tree preservation easement where applicable on the site plan)
Shrubs	10	10 (or tree preservation easement where applicable on the site plan)
Mound / Fence	4' mound for 60% of lot line	None required

Infrastructure Standards:

The proposed ordinance defaults to the UDO's Infrastructure Standards except as modified below.

- Street Signage: The developer will be responsible for the cost of and the placement of all street signage as required by the City.
- On-Street Parking: On street parking shall be limited to one side of the street.
- Utilities: All utilities within the District will be trenched and located behind the curb.

Design Standards:

The proposed ordinance defaults to the UDO's Design Standards except as modified below.

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
 - o Minimum Open Space
 - The UDO requires 15% open space by default.
 - Proposed ordinance would require over 30% of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial compliance at time of development plan review.
 - o Amenities
 - The UDO does not currently require specific amenities to be installed as part of a single-family development.
 - Proposed ordinance would require the following amenities – open space as generally shown on the Concept Plan, community gardens, active play area, and a playground, gazebo/ gathering area feature as generally depicted on **Exhibit 8**, *Concept Plan*, and **Exhibit 11**, *Community Amenities*.

CHANGES SINCE LAST MEETING

The petitioner has completed the following revisions to the proposal since the last meeting:

General Regulations:

- Minimum Building Setback Standards
 - o 70' width Lots – Side Yard 8' / Minimum Building Separation 16'*
 - o 80' width Lots – Side Yard 3' / Minimum Building Separation 10'
- Minimum Living Area
 - o Single Story – 2,300 SF
 - o Two Story – 2,600 SF; 900 SF minimum ground floor



Development Standards:

- Architecture
 - Front Building Façade masonry requirements
 - All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Façade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Façade includes a front porch a minimum of forty (40) sq ft or six feet (6') deep at any point, the home shall have a minimum masonry wainscot a minimum of at least thirty (30") inches in height.
 - Garage Orientation
 - All Dwellings on lots a min. of 80' wide shall have a minimum two-car garage that is side loaded. A third or fourth-car garage bay may be front loaded, or side loaded.

Exhibits:

- Exhibit 9: Home Character Imagery was updated and revised to include new architectural elevations for proposed single family homes within the proposed development.
- Exhibit 10: Community Amenities was updated to include revised imagery for the amenities located within the proposed development.

COMPREHENSIVE PLAN

The majority of the Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing was held for this petition at the August 5, 2024, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop: A third workshop discussion meeting for this item is scheduled to be held at the December 16, 2024, Advisory Plan Commission Meeting.



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

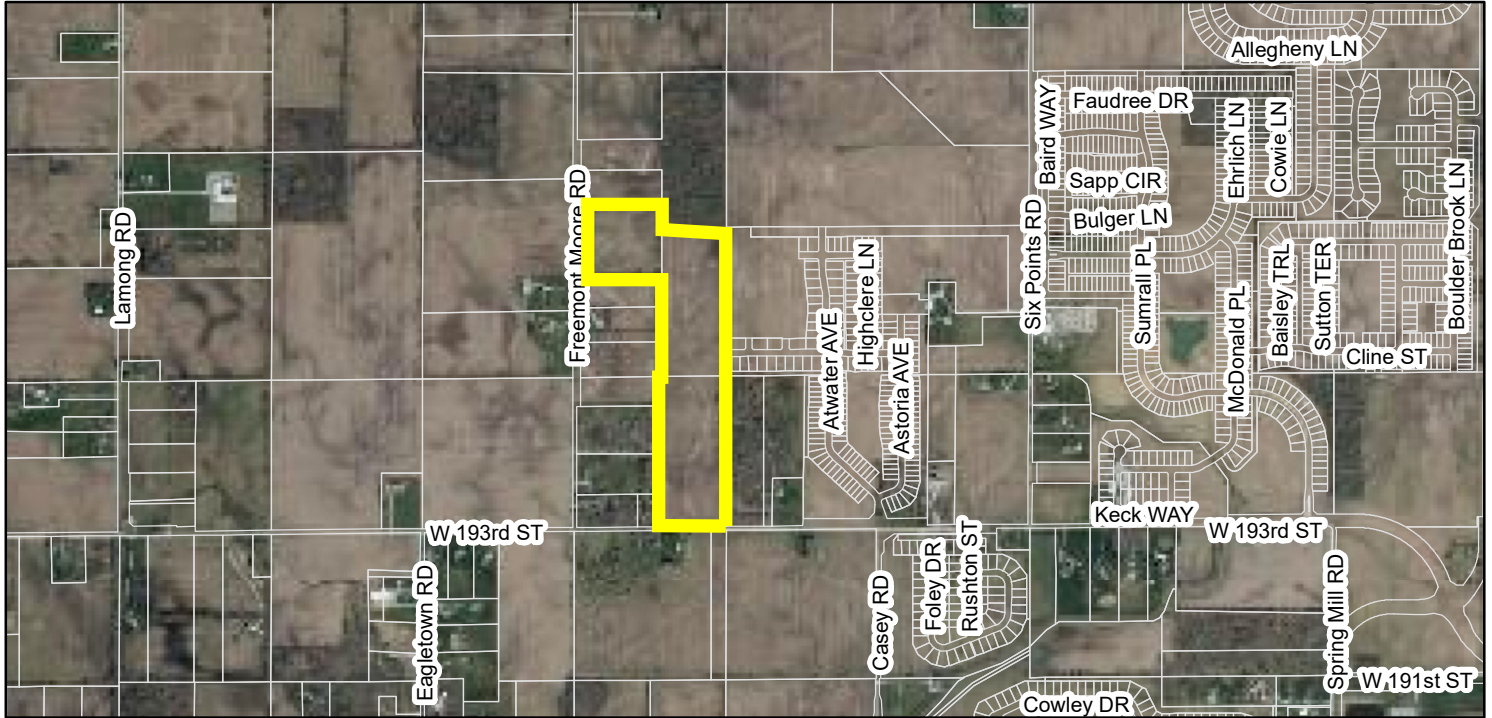
1. **Action: Hold a workshop discussion at the December 16, 2024, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.



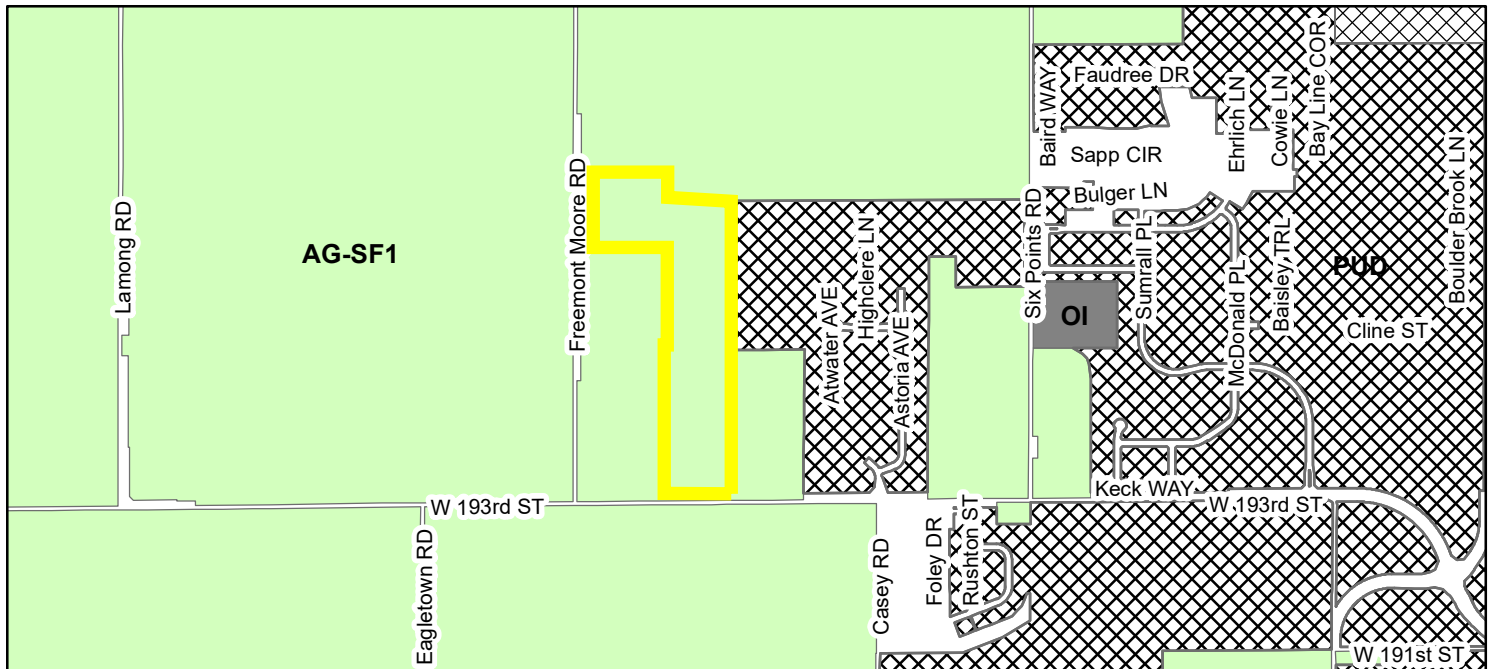
Property Location Map
Generally northeast of the intersection
at Freemont Moore Rd W 193rd St
2408-PUD-19



Aerial Location Map

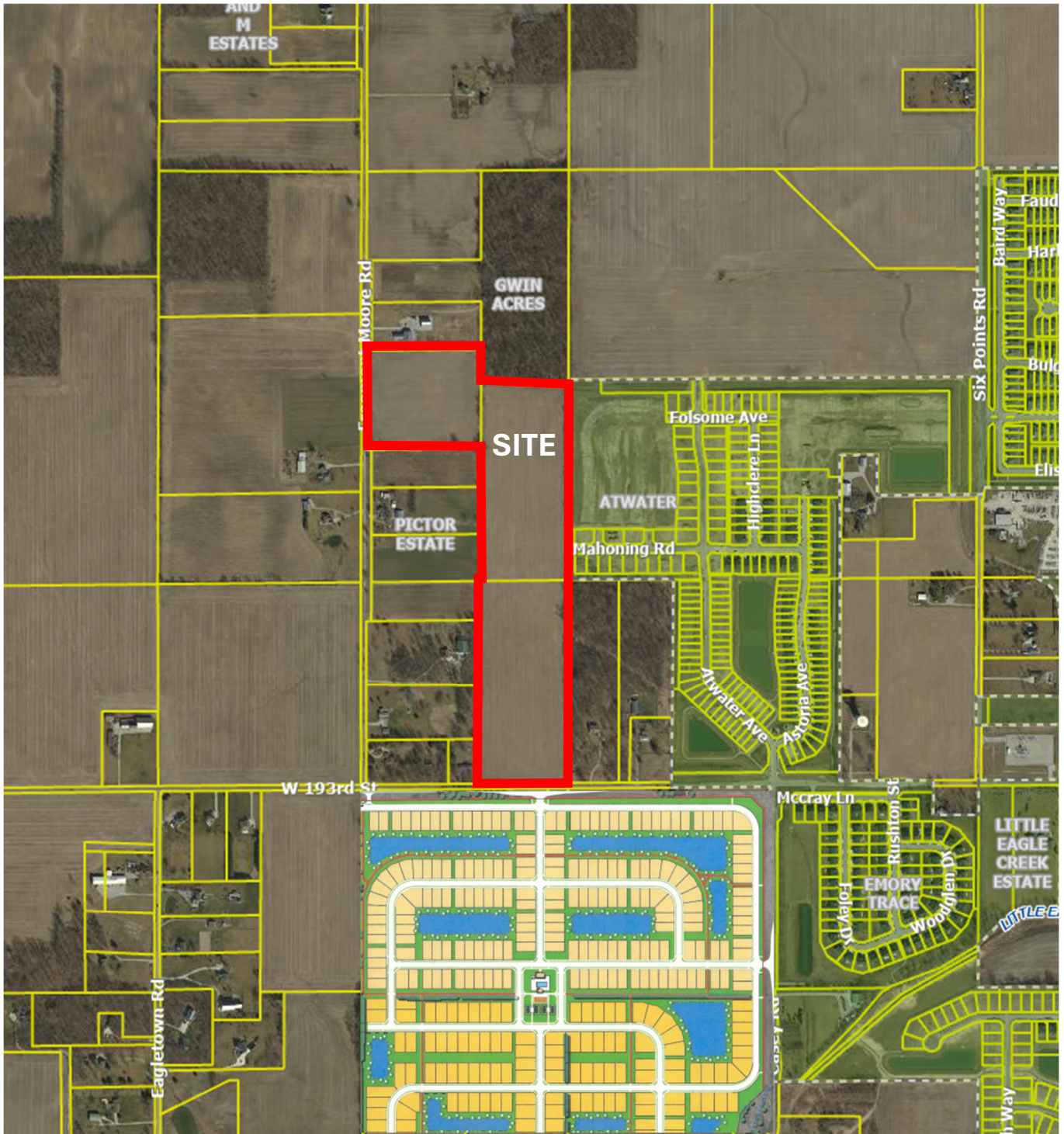


Zoning Map



- Zoning**
- AG-SF1 (Agriculture - Single Family - 1)
 - OI (Open Industrial)
 - PUD (Planned Unit Development)

Exhibit A
Real Estate



Statement of Intent:

Silverthorne Homes and Pulte Homes are pleased to present the Finley Creek Estates residential community, its newest Westfield residential project. This community will offer approximately 80 new homes on 44 acres located between Freemont Moore Rd and the existing Atwater community.

The Finley Creek Estates will feature the following:

- 80 single-family detached homes with sales prices averaging in the mid \$500,000's.
 - Illustrative elevations have been provided in Exhibit C of the proposed PUD ordinance.
- There will be a mixture of front load (70' lots) and side load garage (80' lots) home designs within the community.
- No vehicular connection exists to Freemont Road.
- The Pulte home series will complement surrounding residential development sites all the while adding to a diverse selection of housing types and styles in this area of Westfield. In addition, the side load homes on the 80' wide lots allow for a "step up" in housing offering as the development transitions to the west (request by an APC member at the November 2024 workshop meeting).
- This community was designed with open space as a central theme and proudly features over 17 acres, approximately 39% of the total site, being dedicated to common areas, ponds, and passive recreation areas that will be accessed through internal trails.
- Overall connectivity improvements include internal sidewalks throughout the community and a natural street and sidewalk connections to the bordering Atwater development. Further, 8-foot walking paths along the frontage of the subject real estate of site's perimeter roads, 193rd and Freemont Moore Rd, will be installed to encourage future pedestrian connection.
- Enhanced landscape buffers will be incorporated along the streetscapes of 193rd St and Freemont Moore Rd.
- Additional buffers along the perimeter of the site have been planned to preserve existing vegetation.
- Residential development of this site is natural and contiguous to the area already being developed and does not leapfrog over dissimilar zoning districts. As mentioned, to the east, Atwater is currently being developed into a mix of residential housing options, and to the south, the Winterburg PUD across 193rd Street is approved for residential development.

Finley Creek Estates will embody many of the themes, trends, and goals detailed in the current Comprehensive Plan and presumably any future land use plan. This community will provide a very desirable housing option for current and future residents of Westfield, improve local connectivity for residents and the public at large, promote responsible and diverse residential growth, and incorporate significant open space that will enhance the vitality and character of the community.

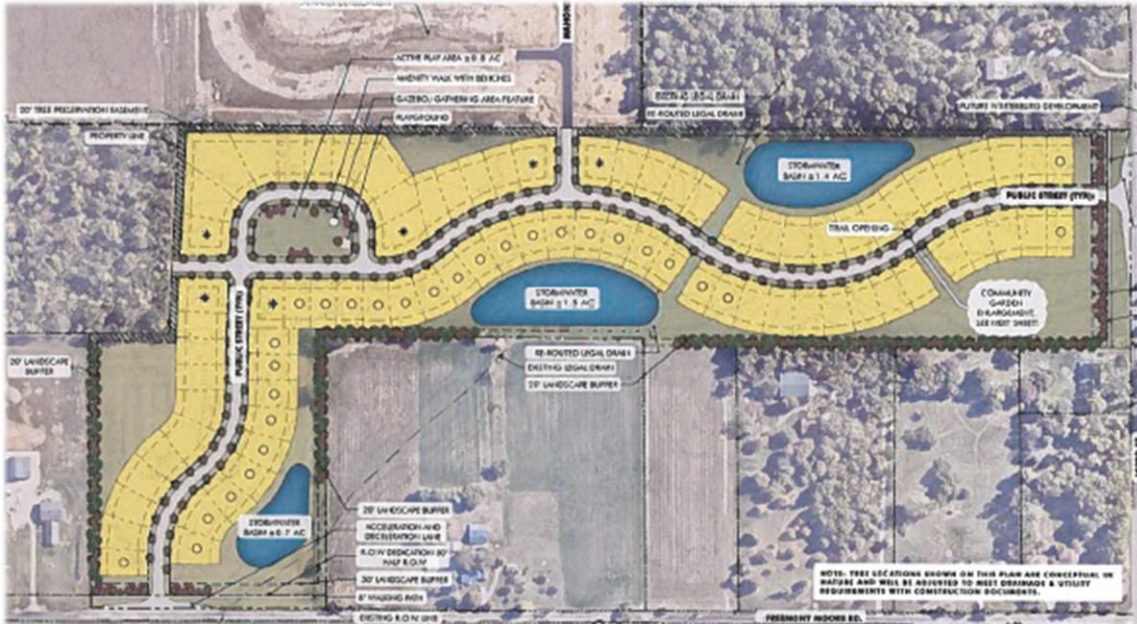
Finley Creek Estates

“Top Issues & Modifications” List

1. Density & Access

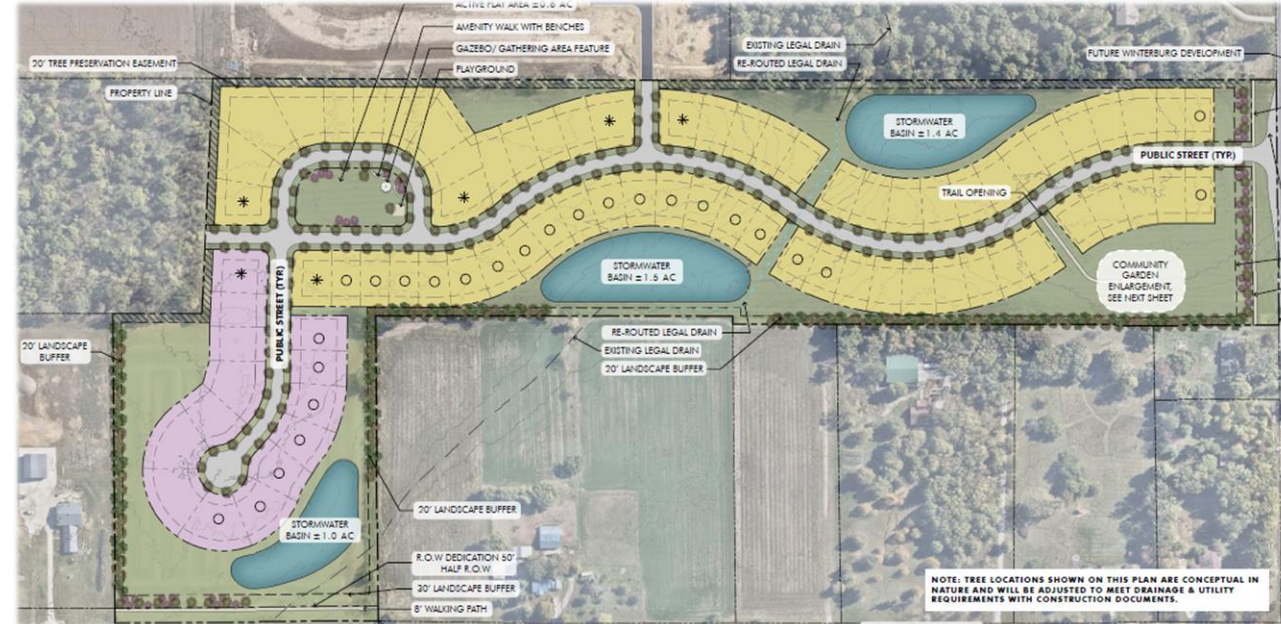
Original Proposal: 86 Lots

- All 70' wide lots
- Full access off 193rd & Freemont Road



Revised Proposal: 80 Lots

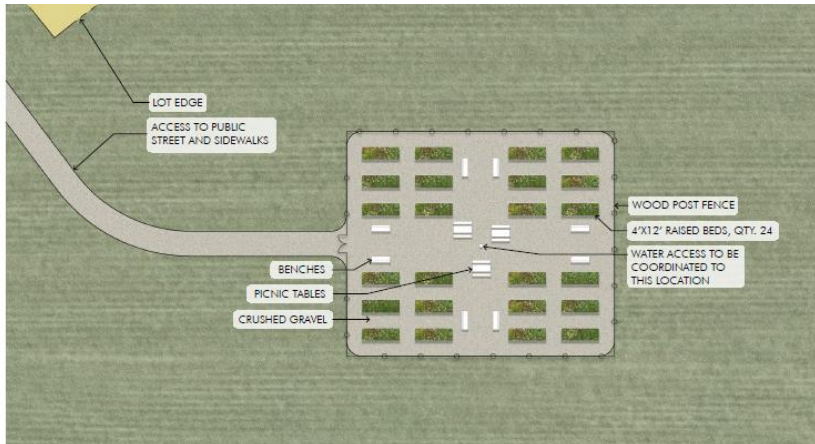
- Mix of 70' and 80' wide lots
- **No** access off Freemont Road



2. Amenities

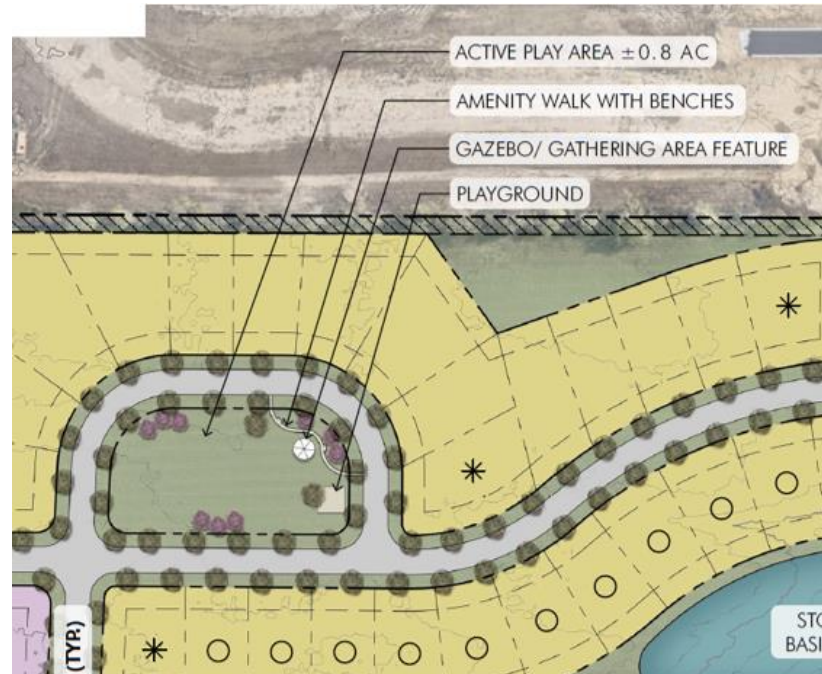
Original Proposal:

- Community garden plots
- Open Play area



Revised Proposal:

- Community garden plots
- Playground
- Gazebo/Seating area
- Open Space: ~19.7 Acres or 43% of site



3. Side Yard Setbacks / 3rd Car Garages

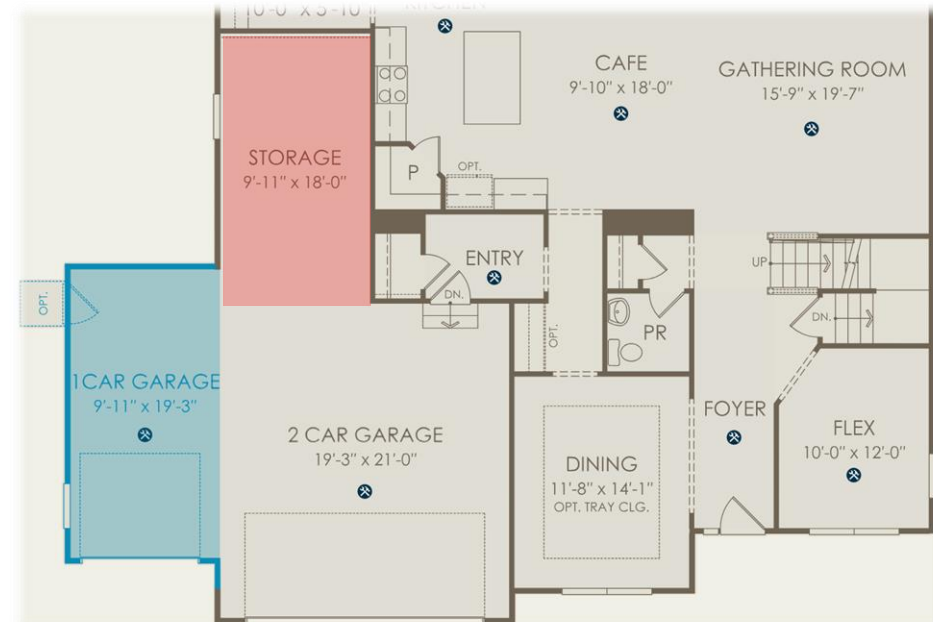
Original Proposal:

- 8' side yard setbacks (most homes cannot offer 3rd car optional garage)

Revised Proposal:

- **70' wide lots**
 - May encroach into side yard setbacks if 3rd car optional garage is selected
 - Homes are 48' wide + 10' optional 3rd car garage = 58'
 - Theoretical setback would be 6' both sides (2' reduction in setback)

3. Side Yard Setbacks / 3rd Car Garages



4. Architectural Enhancements

Original Proposal:

- Corner Lots
- Minimal High-Visibility

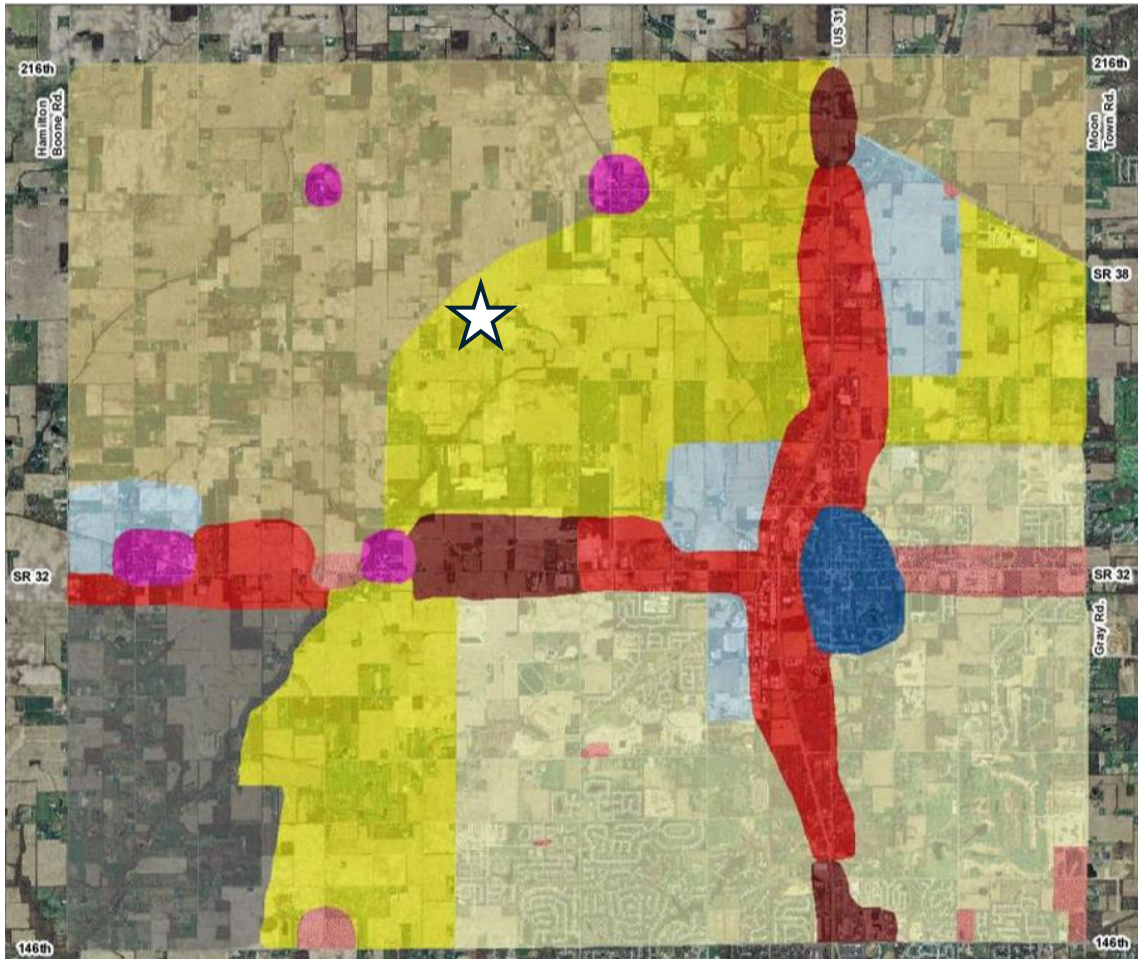
Revised Proposal:

- Side and rear requirements for masonry, articulation, multiple materials/patterns/colors

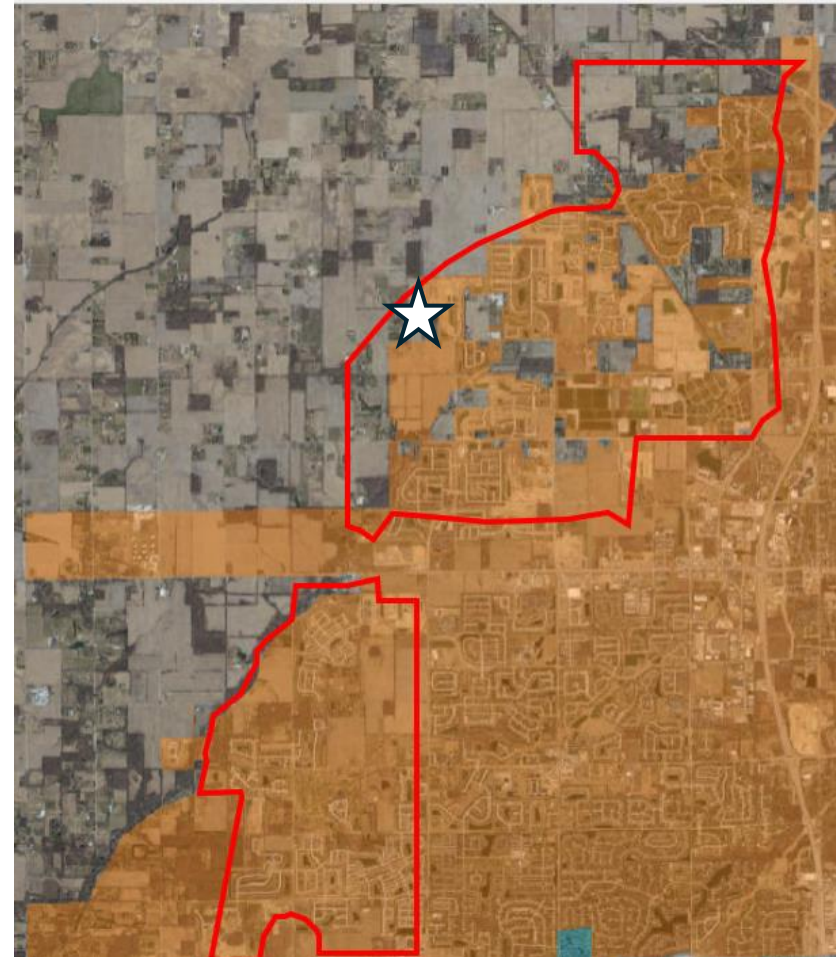


5. Comp Plan/Future Land Use Map

New Suburban: “..Predominantly residential, variety of housing types..”



✓ Compliant



ORDINANCE NUMBER 24-42

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

This is a Planned Unit Development District Ordinance (to be known as the “**Finley Creek Estates 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 "Plan Commission") considered a petition (**Petition No. 2408-PUD-19**), 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 Plan Commission forwarded **Petition No. 2408-PUD-19** to the City Council of the City of Westfield, Hamilton County, Indiana (the "City 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 Plan Commission certified the action of the Plan Commission to the City Council on ____, 2024;

WHEREAS, the City 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 City 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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Finley Creek Estates 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 City of Westfield 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 UDO that conflict with the provisions of this Ordinance is hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. 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.

- 2.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 Following detailed site engineering the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial compliance with the Concept Plan as determined and approved by the Director.

Section 3. Underlying Zoning District(s). The underlying Zoning District shall be SF4: Single-family High-Density District (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 4. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:
- 4.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed eighty (80).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified

or enhanced by this Ordinance.

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

5.2 The following standards shall be applied to the Areas as depicted on the Concept Plan.

Standard	
Minimum Lot Area	9,450 sq. ft.
Minimum Lot Frontage	40'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation_ (70' wide lots)	8' / 16'*
Side Yard / Minimum Separation (80' wide lots)	3' / 10'
Rear Yard	25'
* Side Yard Setback may be reduced to 5' on either side of the structure if an additional garage bay is added to the home	
Minimum Lot Width	70'***
** Minimum Lot Width for the transitional cul-de-sac lots will be 80'	
Maximum Building Height	35'
Minimum Living Area (Total)	***900 sq. ft. Min. Ground Floor Area
Single Story	1,800 2,300 sq. ft.
Two Story***	2,200 2,600 sq. ft.

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Section 6. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

6.1 Article 6.3 Architectural Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. High-Visibility Lots. Dwellings on lots located immediately at the District's entrance off of 193rd Street and lots that have been identified as adjacent to the Pictor Estates Subdivision Parcels, indicated in Exhibit B by the (o), shall replace Article 6.3(C)(1)(b) standards with the following:
 - i. Rear/Side Building Facade. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, a four (4') feet deep offset on the rear, or a masonry wainscot a min. of 24" in height on all four (4) sides of the home.

- b. Corner Lots. All Dwellings, indicated in **Exhibit B** by the (*), shall replace Article 6.3(C)(1)(b) standards with the following:
 - i. Side Building Facade. Those Lots indicated with (*) shall meet the following requirements:
 - 1. Homes with a gable on the side elevation shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A twenty-four (24") inch brick or stone wainscot is required as one of the finished façade styles. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.
 - 2. Homes without a gable on the side elevation shall require two (2) different finished façade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24") inch brick or stone wainscot is required as one of the finished façade styles.
- c. Additional Architectural Standards: The following shall apply to all Dwellings:
 - i. Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch a minimum of forty (40) sq ft or six feet (6') deep at any point, the home shall have a ~~minimum~~ masonry wainscot a minimum of at least thirty ~~(30"30%) percent~~inches in height.
 - ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - iii. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
 - iv. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
 - v. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
- d. Windows. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1") inch x four (4") inch.
- e. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the

garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

e.f. Garage Orientation: All Dwellings on lots a min. of 80' wide shall have a minimum two-car garage that is side loaded. A third or fourth-car garage bay may be front loaded or side loaded.

f.g. Character Exhibits. Character exhibits, attached hereto as **Exhibit C**, are 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 final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required 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 **Exhibit C**, but to encourage diversity in architectural styles of Dwellings within the District.

6.2 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. Dwelling Height. As modified above in Section 5.1 and Section 5.2.

6.3 Article 6.8 Landscaping Standards. Shall apply, except as otherwise modified or enhanced by this ordinance. Landscaping and Buffering shall be installed in substantial compliance with **Exhibit B**.

- a. Sod and Seedings. All Dwellings shall have sod installed in the front yard.
- b. Common Area. A twenty (20') foot wide Common Area shall be provided around the perimeter of the project.
- c. External Street Frontage Landscaping Requirements.
 - a. The open space abutting 193rd Street shall be subject to a forty (40') foot width Type B buffer yard.
 - b. The open space abutting Freemont Moore Road shall be subject to a thirty (30') foot width Type A buffer yard.
 - c. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.
- d. Buffer Yard Requirements.
 - a. A twenty (20) foot width buffer yard consistent with the Type A buffer yard plant material requirements shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' LANDSCAPE BUFFER TYPE A". No mounding shall be required.
 - b. A twenty (20) foot width tree preservation easement shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' TREE PRESERVATION EASEMENT". No additional landscape buffer plant material or mounding shall be required.

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- c. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.

Section 7. 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 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.

- a. **Street Signage.** The developer will be responsible for the cost of and the placement of all street signage as required by the City.
- b. **On-Street Parking.** On-street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- c. **Utilities.** All utilities within the District will be trenching and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

Section 8. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District.

8.1 Article 8.6 Open Space and Amenity Standards. Shall Apply. Amenities shall include open space, active play area, community garden, playground, and gazebo/gathering area feature including the elements detailed on the enlargement in **Exhibit D.**

Section 9. Duration. Unless otherwise amended, this Ordinance shall remain in full force and effect so long as a primary plat application is filed and vested rights in this zoning classification as permitted by Indiana Code are maintained. However, should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to City Council five (5) years after the effective date to either be rezoned to another zoning classification or to be maintained under this ordinance.

Section 10. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 11. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

PASSED AND ADOPTED THIS_____day of_____, 20__.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Patrick Tamm	_____ Patrick Tamm	_____ Patrick Tamm
_____ Jon Dartt	_____ John Dartt	_____ John Dartt
_____ Victor McCarty	_____ Victor McCarty	_____ Victor McCarty
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Kurt Wanninger	_____ Kurt Wanninger	_____ Kurt Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that **ORDINANCE #__-__** was delivered to the Mayor of Westfield on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE #__-__**
This _____ day of _____, 2024.

Scott Willis, Mayor

I hereby VETO **ORDINANCE #__-__**
This _____ day of _____, 2024.

Scott Willis, Mayor

This document was prepared by: Domonic Dreyer
9225 Harrison Park Court
Indianapolis, IN 46216

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: */s/ Domonic S. Dreyer*

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

Wilfong Overall Parcel

A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East and a part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 28, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 39 seconds East (assumed bearing), 1325.70 feet to a Harrison marker at the Southeast corner of the Northeast Quarter of said Northeast Quarter (said Harrison marker being North 89 degrees 30 minutes 09 seconds East, 1325.33 feet, more or less, from the Harrison marker at the Southwest corner of the Northeast Quarter of said Northeast Quarter); thence South 89 degrees 30 minutes 09 seconds West, 587.33 feet along the South line of said Northeast Quarter of the Northeast Quarter and along the approximate centerline of 193rd Street to a mag nail (said mag nail being North 89 degrees 30 minutes 09 seconds East 736 feet from the centerline of Freemont Moore Road); thence North 00 degrees 01 minutes 43 seconds East, 1325.08 feet parallel with the centerline of said Freemont Moore Road to 5/8 inch iron rod with yellow cap stamped Miller Surveying on the North line of said Northeast Quarter; thence North 89 degrees 26 minutes 29 seconds East, 19.55 feet, more or less, along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being South 89 degrees 26 minutes 29 seconds West, 566.87 feet from the Southeast corner of the Southeast Quarter of Section 21, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 20 seconds East, 1279.08 feet parallel with the East line of said Southeast Quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 22 minutes 11 seconds East, 567.42 feet to a 5/8 inch iron rod with yellow cap stamped Miller surveying on the East line of said Southeast Quarter; thence South 00 degrees 02 minutes 20 seconds West, 1248.11 feet to the point of beginning, containing 17.865 acres, more or less, in the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East and 16.447 acres, more or less in the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East for a total of 34.303 acres, more or less.

Nigh Overall Parcel

Begin 53 1/3 rods North of the Southwest corner of the East Half of the Southeast Quarter of Section twenty-one (21), Township nineteen (19) North, Range three (3) East and run thence East 45 105/163 rods, thence North 38 52/93 rods, thence West 45 105/163 rods, thence 38 52/93 rods to the place of the beginning.

EXHIBIT B CONCEPT PLAN

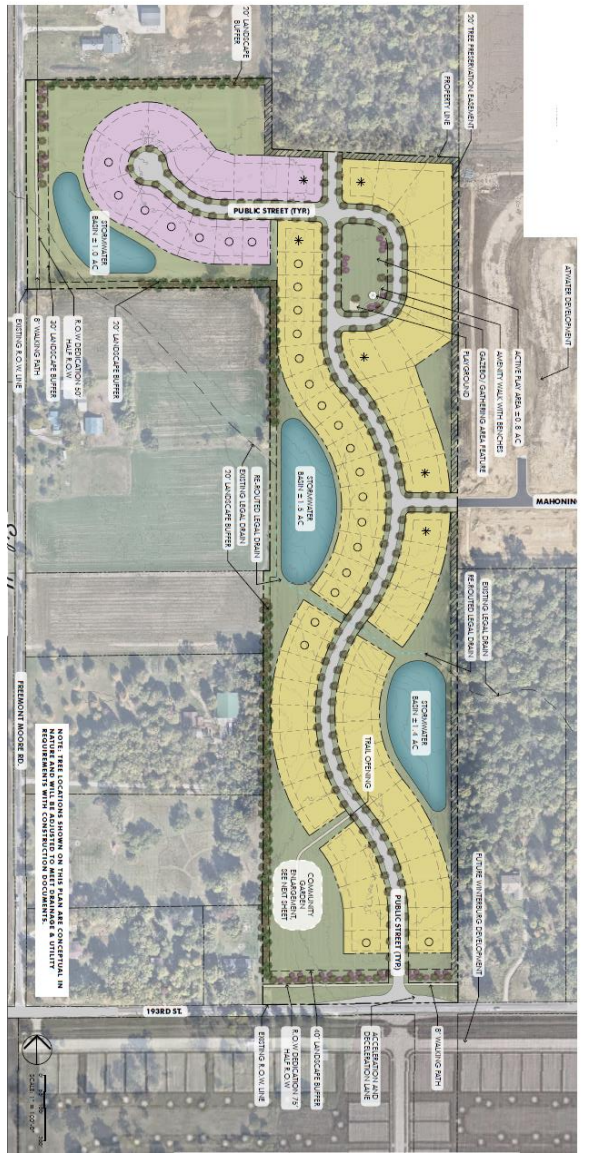


EXHIBIT C
CHARACTER EXHIBITS





Finley Creek Estates PUD





Finley Creek Estates PUD







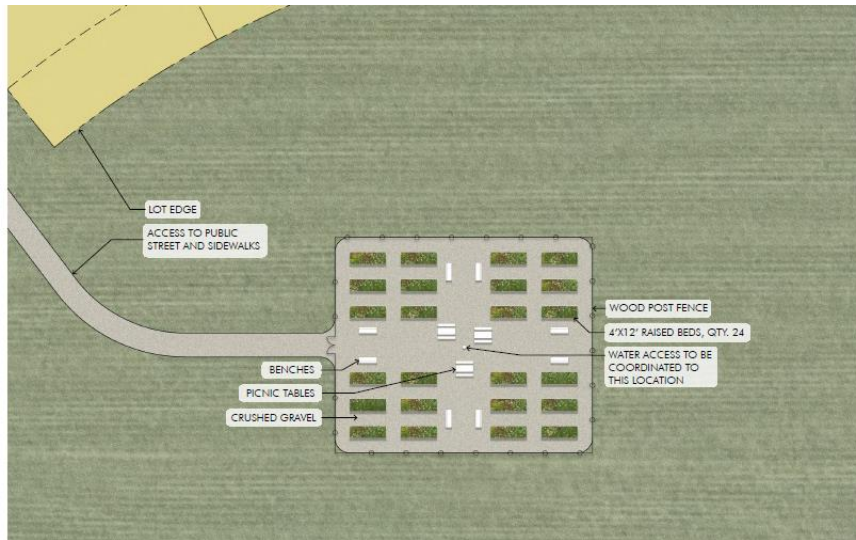


Finley Creek Estates PUD



EXHIBIT D AMENITY EXHIBITS

Community Garden:



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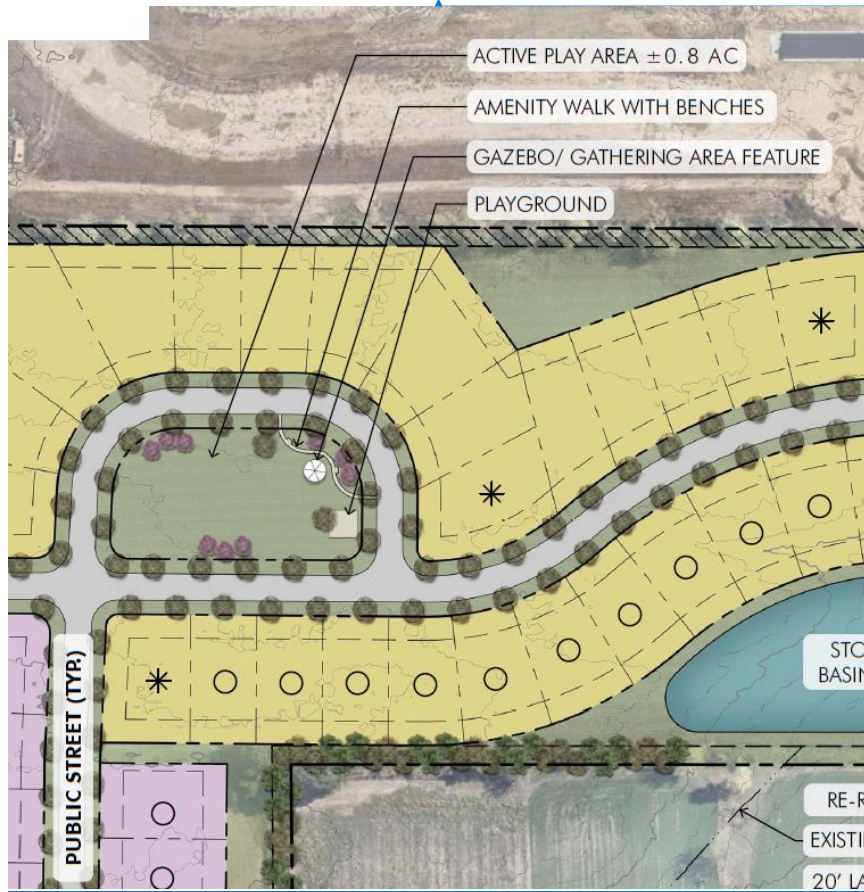
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**EXHIBIT D
AMENITY EXHIBIT**

REFERENCE IMAGERY





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ORDINANCE NUMBER 24-42

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

This is a Planned Unit Development District Ordinance (to be known as the “**Finley Creek Estates 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 "Plan Commission") considered a petition (**Petition No. 2408-PUD-19**), 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 Plan Commission forwarded **Petition No. 2408-PUD-19** to the City Council of the City of Westfield, Hamilton County, Indiana (the "City 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 Plan Commission certified the action of the Plan Commission to the City Council on ____, 2024;

WHEREAS, the City 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 City 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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Finley Creek Estates 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 City of Westfield 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 UDO that conflict with the provisions of this Ordinance is hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. 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.

- 2.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 Following detailed site engineering the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial compliance with the Concept Plan as determined and approved by the Director.

Section 3. Underlying Zoning District(s). The underlying Zoning District shall be SF4: Single-family High-Density District (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 4. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:
- 4.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed eighty (80).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified

or enhanced by this Ordinance.

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

5.2 The following standards shall be applied to the Areas as depicted on the Concept Plan.

Standard	
Minimum Lot Area	9,450 sq. ft.
Minimum Lot Frontage	40'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation (70' wide lots)	8' / 16'*
Side Yard / Minimum Separation (80' wide lots)	3' / 10'
Rear Yard	25'
* Side Yard Setback may be reduced to 5' on either side of the structure if an additional garage bay is added to the home	
Minimum Lot Width	70'***
** Minimum Lot Width for the transitional cul-de-sac lots will be 80'	
Maximum Building Height	35'
Minimum Living Area (Total)	***900 sq. ft. Min. Ground Floor Area
Single Story	2,300 sq. ft.
Two Story***	2,600 sq. ft.

Section 6. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

6.1 Article 6.3 Architectural Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. High-Visibility Lots. Dwellings on lots located immediately at the District's entrance off of 193rd Street and lots that have been identified as adjacent to the Pictor Estates Subdivision Parcels, indicated in **Exhibit B** by the (o), shall replace Article 6.3(C)(1)(b) standards with the following:
 - i. Rear/Side Building Facade. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, a four (4') feet deep offset on the rear, or a masonry wainscot a min. of 24" in height on all four (4) sides of the home.

- b. Corner Lots. All Dwellings, indicated in Exhibit B by the (*), shall replace Article 6.3(C.)1(b) standards with the following:
- i. Side Building Facade. Those Lots indicated with (*) shall meet the following requirements:
 - 1. Homes with a gable on the side elevation shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.
 - 2. Homes without a gable on the side elevation shall require two (2) different finished façade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles.
- c. Additional Architectural Standards: The following shall apply to all Dwellings:
- i. Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch a minimum of forty (40) sq ft or six feet (6’) deep at any point, the home shall have a masonry wainscot a minimum of at least thirty (30”) inches in height.
 - ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - iii. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
 - iv. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
 - v. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
- d. Windows. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1”) inch x four (4”) inch.
- e. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the

garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

- f. **Garage Orientation:** All Dwellings on lots a min. of 80' wide shall have a minimum two-car garage that is side loaded. A third or fourth-car garage bay may be front loaded or side loaded.
- g. **Character Exhibits.** Character exhibits, attached hereto as **Exhibit C**, are 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 final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required 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 **Exhibit C**, but to encourage diversity in architectural styles of Dwellings within the District.

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- a. **Dwelling Height.** As modified above in Section 5.1 and Section 5.2.

6.3 Article 6.8 Landscaping Standards. Shall apply, except as otherwise modified or enhanced by this ordinance. Landscaping and Buffering shall be installed in substantial compliance with **Exhibit B**.

- a. **Sod and Seedings.** All Dwellings shall have sod installed in the front yard.
- b. **Common Area.** A twenty (20') foot wide Common Area shall be provided around the perimeter of the project.
- c. **External Street Frontage Landscaping Requirements.**
 - a. The open space abutting 193rd Street shall be subject to a forty (40') foot width Type B buffer yard.
 - b. The open space abutting Freemont Moore Road shall be subject to a thirty (30') foot width Type A buffer yard.
 - c. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.
- d. **Buffer Yard Requirements.**
 - a. A twenty (20) foot width buffer yard consistent with the Type A buffer yard plant material requirements shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' LANDSCAPE BUFFER TYPE A". No mounding shall be required.
 - b. A twenty (20) foot width tree preservation easement shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' TREE PRESERVATION EASEMENT". No additional landscape buffer plant material or mounding shall be required.

- c. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.

Section 7. 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 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.

- a. **Street Signage.** The developer will be responsible for the cost of and the placement of all street signage as required by the City.
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- c. **Utilities.** All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

Section 8. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District.

8.1 Article 8.6 Open Space and Amenity Standards. Shall Apply. Amenities shall include open space, active play area, community garden, playground, and gazebo/gathering area feature including the elements detailed on the enlargement in **Exhibit D.**

Section 9. Duration. Unless otherwise amended, this Ordinance shall remain in full force and effect so long as a primary plat application is filed and vested rights in this zoning classification as permitted by Indiana Code are maintained. However, should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to City Council five (5) years after the effective date to either be rezoned to another zoning classification or to be maintained under this ordinance.

Section 10. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 11. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

PASSED AND ADOPTED THIS _____ day of _____, 20__.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Patrick Tamm

Patrick Tamm

Patrick Tamm

Jon Dartt

John Dartt

John Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that **ORDINANCE** #__-__ was delivered to the Mayor of Westfield on the
____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE** #__-__
This _____ day of _____, 2024.

Scott Willis, Mayor

I hereby VETO **ORDINANCE** #__-__
This _____ day of _____, 2024.

Scott Willis, Mayor

This document was prepared by: Domonic Dreyer
9225 Harrison Park Court
Indianapolis, IN 46216

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: /s/ Domonic S. Dreyer

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

Wilfong Overall Parcel

A part of the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East and a part of the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows: Beginning at the Northeast corner of the Northeast Quarter of Section 28, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 39 seconds East (assumed bearing), 1325.70 feet to a Harrison marker at the Southeast corner of the Northeast Quarter of said Northeast Quarter (said Harrison marker being North 89 degrees 30 minutes 09 seconds East, 1325.33 feet, more or less, from the Harrison marker at the Southwest corner of the Northeast Quarter of said Northeast Quarter); thence South 89 degrees 30 minutes 09 seconds West, 587.33 feet along the South line of said Northeast Quarter of the Northeast Quarter and along the approximate centerline of 193rd Street to a mag nail (said mag nail being North 89 degrees 30 minutes 09 seconds East 736 feet from the centerline of Freemont Moore Road); thence North 00 degrees 01 minutes 43 seconds East, 1325.08 feet parallel with the centerline of said Freemont Moore Road to 5/8 inch iron rod with yellow cap stamped Miller Surveying on the North line of said Northeast Quarter; thence North 89 degrees 26 minutes 29 seconds East, 19.55 feet, more or less, along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being South 89 degrees 26 minutes 29 seconds West, 566.87 feet from the Southeast corner of the Southeast Quarter of Section 21, Township 19 North, Range 3 East; thence North 00 degrees 02 minutes 20 seconds East, 1279.08 feet parallel with the East line of said Southeast Quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying; thence South 87 degrees 22 minutes 11 seconds East, 567.42 feet to a 5/8 inch iron rod with yellow cap stamped Miller surveying on the East line of said Southeast Quarter; thence South 00 degrees 02 minutes 20 seconds West, 1248.11 feet to the point of beginning, containing 17.865 acres, more or less, in the Northeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East and 16.447 acres, more or less in the Southeast Quarter of the Southeast Quarter of Section 21, Township 19 North, Range 3 East for a total of 34.303 acres, more or less.

Nigh Overall Parcel

Begin 53 1/3 rods North of the Southwest corner of the East Half of the Southeast Quarter of Section twenty-one (21), Township nineteen (19) North, Range three (3) East and run thence East 45 105/163 rods, thence North 38 52/93 rods, thence West 45 105/163 rods, thence 38 52/93 rods to the place of the beginning.

EXHIBIT B CONCEPT PLAN

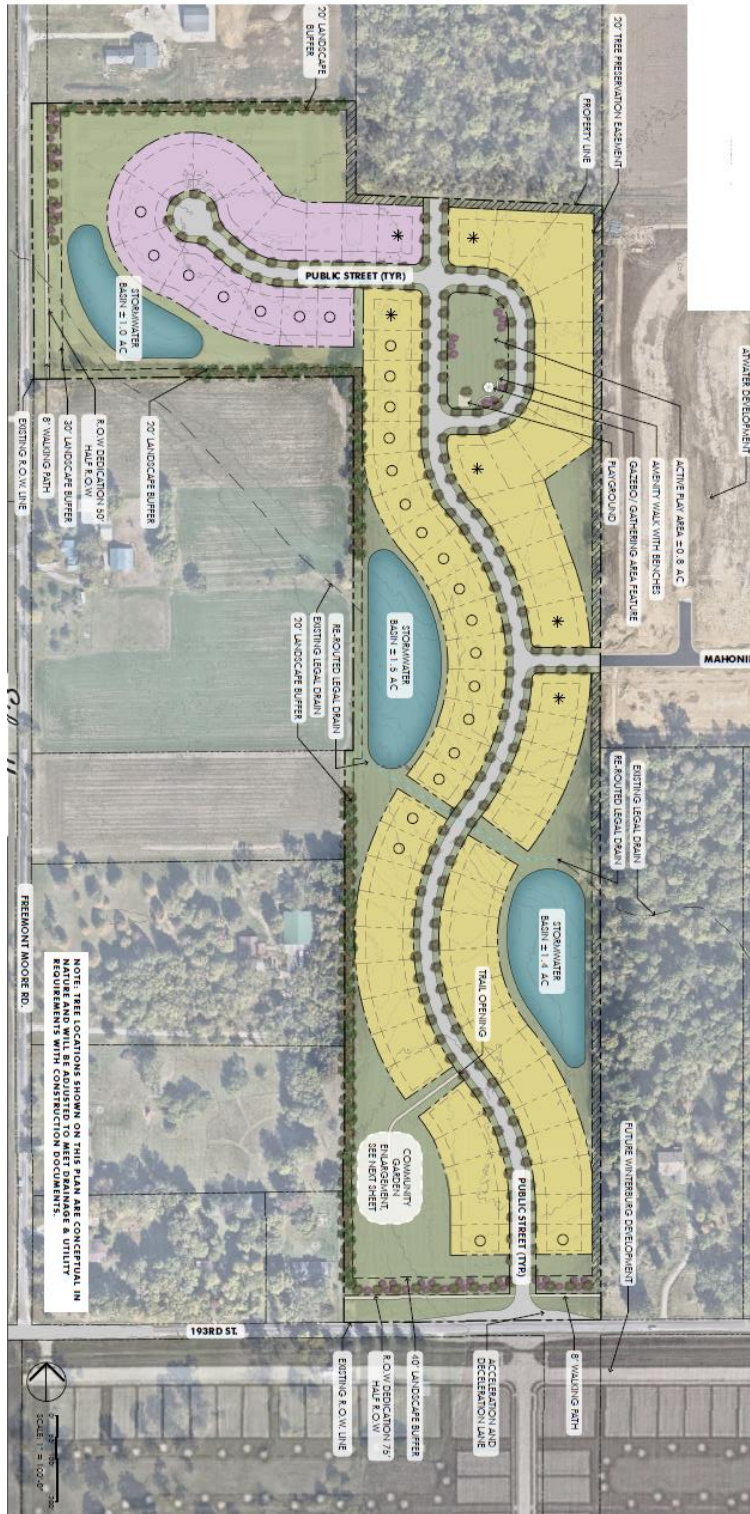


EXHIBIT C
CHARACTER EXHIBITS





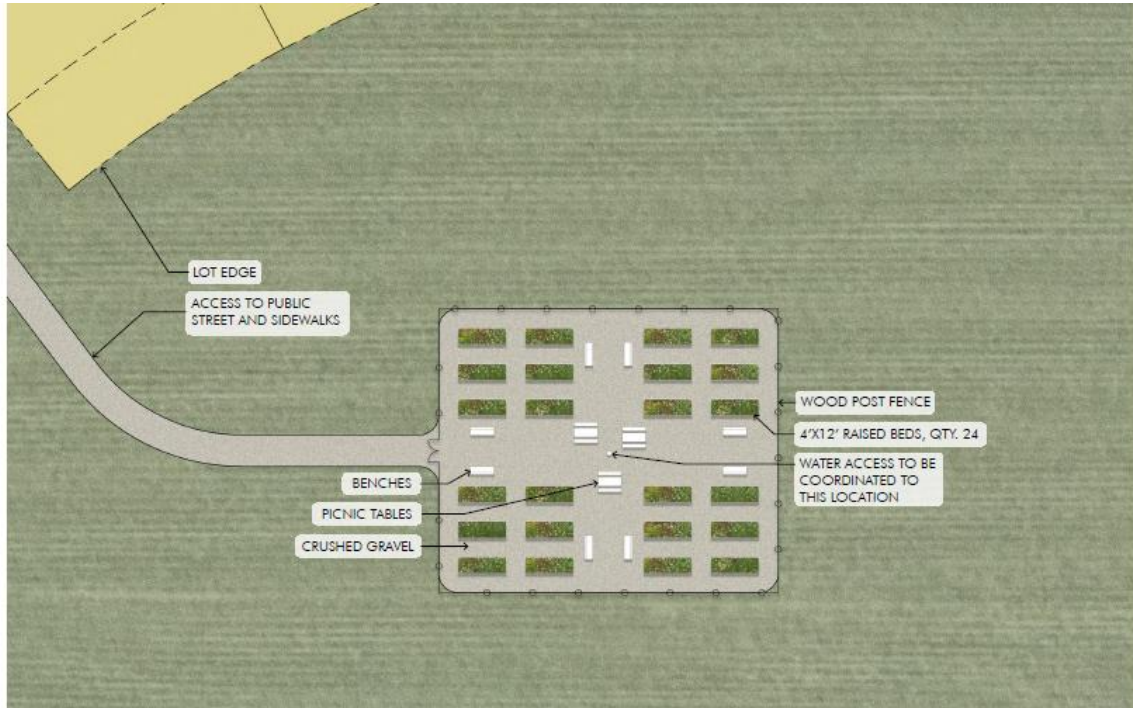




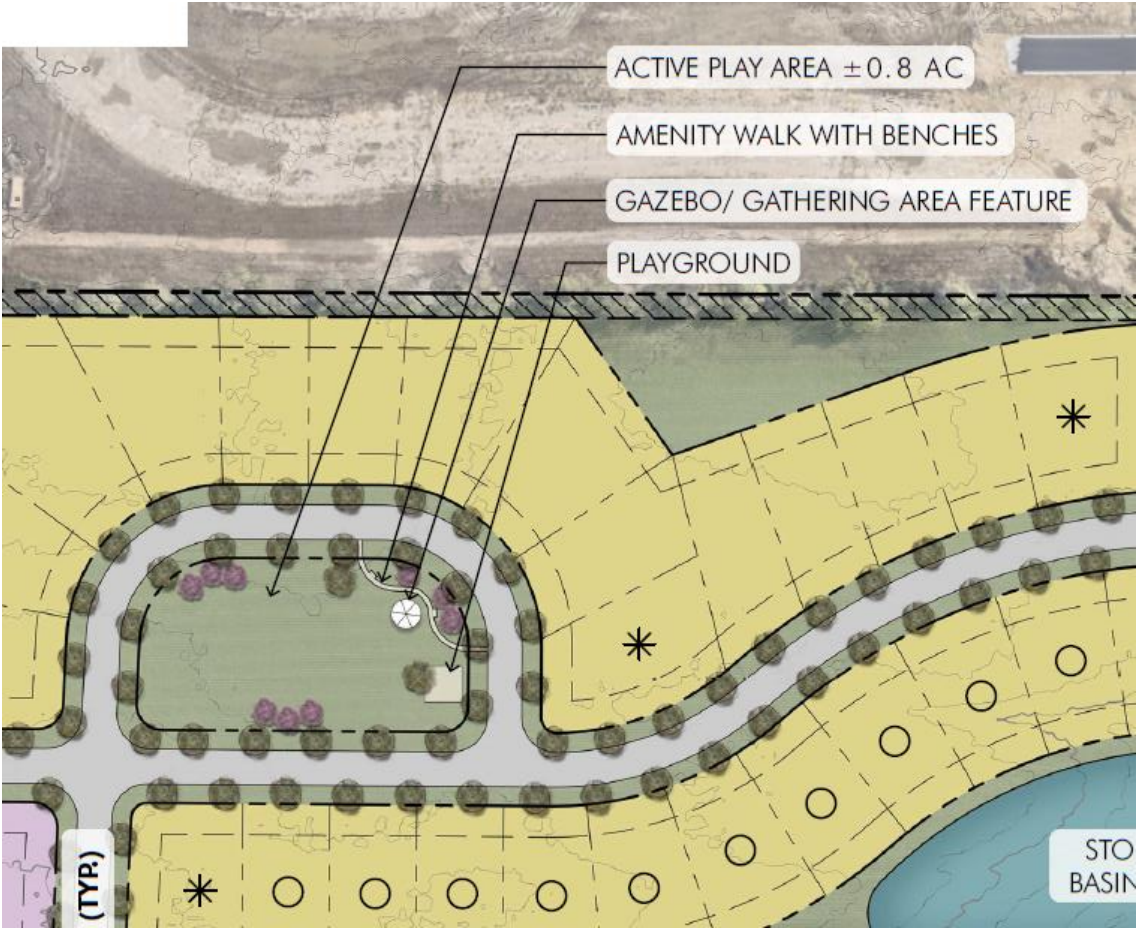
EXHIBIT D

AMENITY EXHIBITS

Community Garden:



Central Greenspace:



SITE DATA -
GROSS SITE ACREAGE: ±45.30 AC
CURRENT ZONING: AG-SF1 (AGRICULTURAL / SINGLE FAMILY RURAL DISTRICT)
FUTURE ZONING: PUD (SF4 UNDERLYING ZONING) TBD.

TOTAL LOTS: 77
GROSS DENSITY: ±1.70 DU/A

TOTAL OPEN SPACE: ±19.7 AC (43%) (15% REQUIRED)
OPEN SPACE TREES: 213 (10 PER AC REQUIRED)
STORMWATER: ±3.9 AC (15%)
TOTAL STREET LINEAR FOOTAGE: ±4,148 LF

- PULTE PRODUCT**
- 70' X 135' LOTS (63 LOTS)
 - 25' FRONT AND REAR SETBACKS
 - 8' SIDE YARD SETBACK
- 80' X 135' LOTS (14 LOTS)
- 25' FRONT AND REAR SETBACKS
 - 3' SIDE YARD SETBACK (10' SEPARATION)
- * - CORNER LOT COMMITMENT
- - HIGH VISIBILITY COMMITMENT

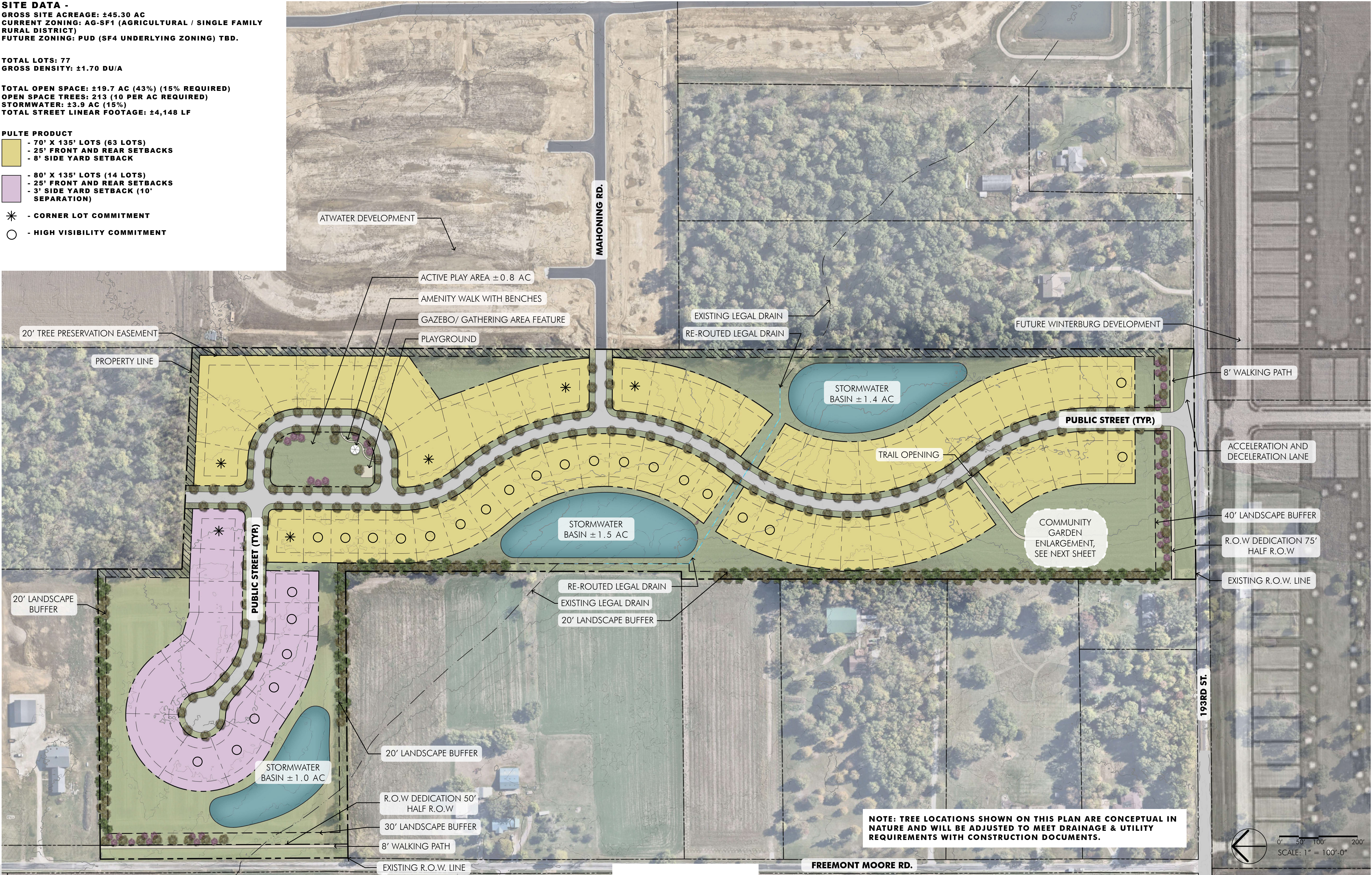


EXHIBIT C
CHARACTER EXHIBITS



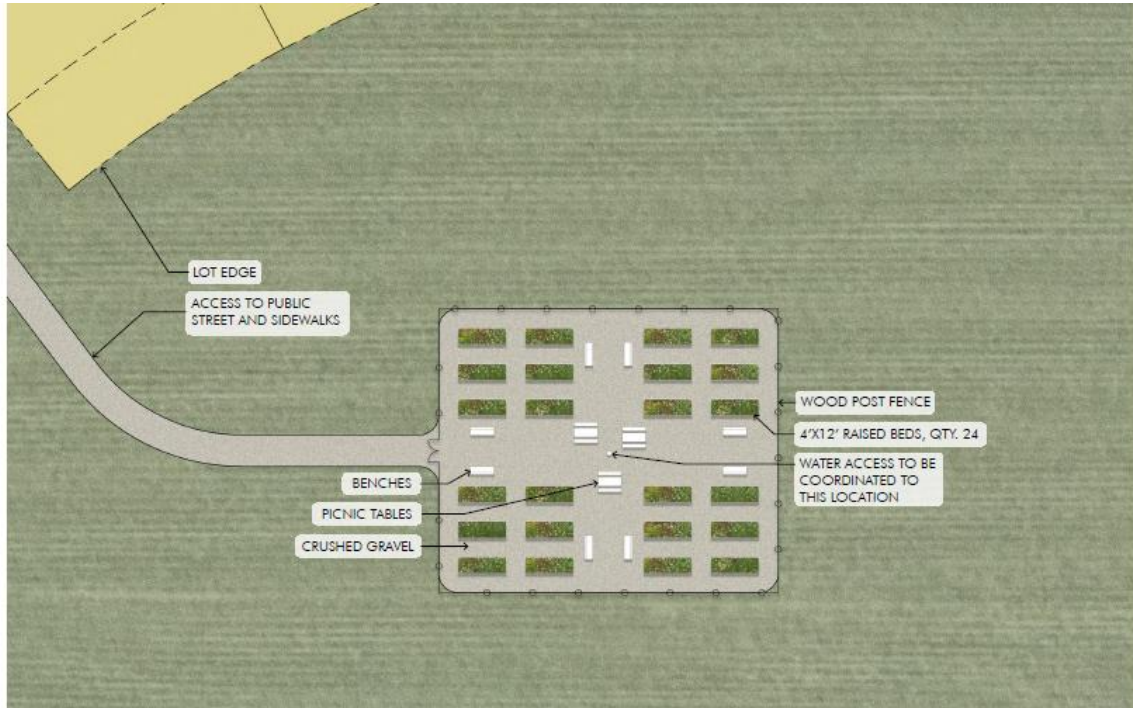




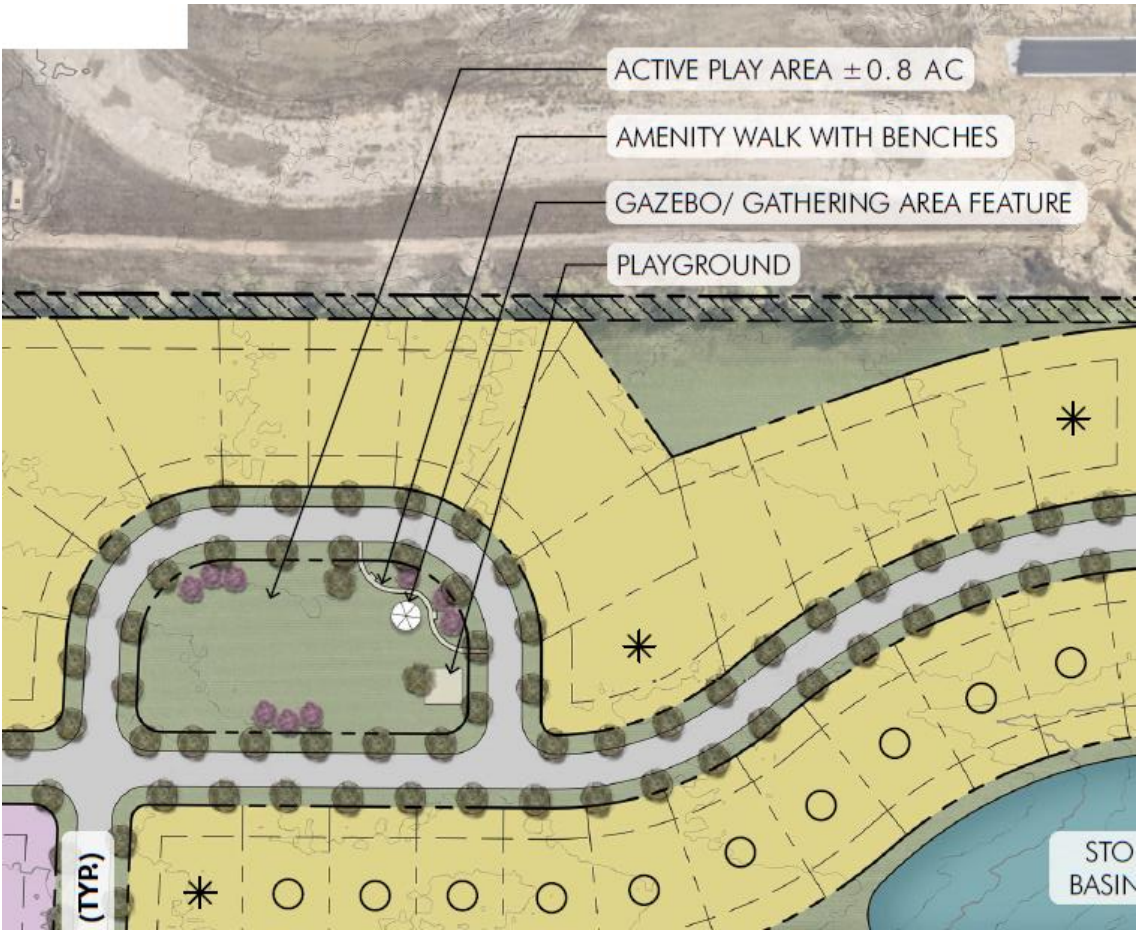


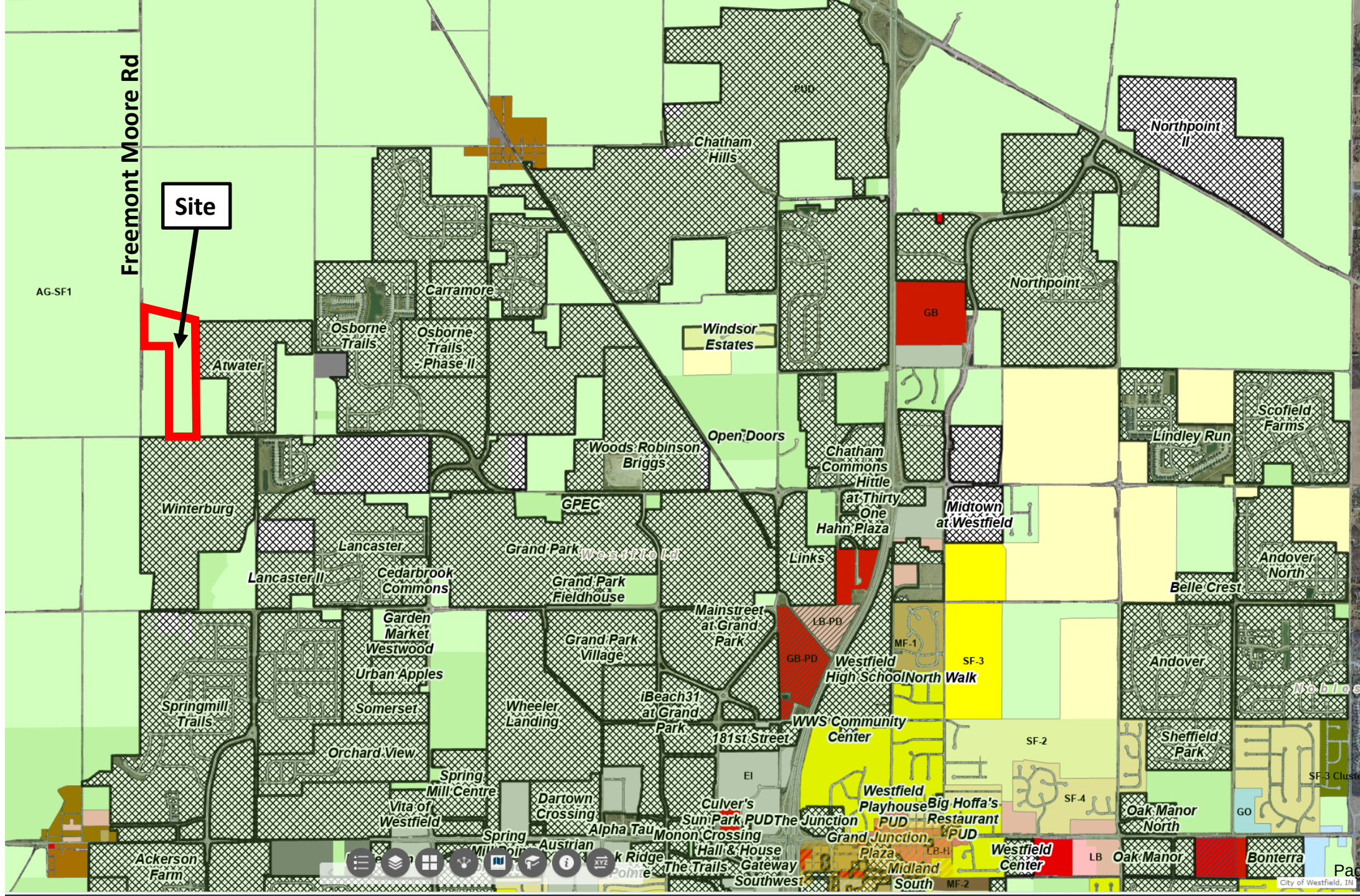
EXHIBIT D **AMENITY EXHIBITS**

Community Garden:



Central Greenspace:

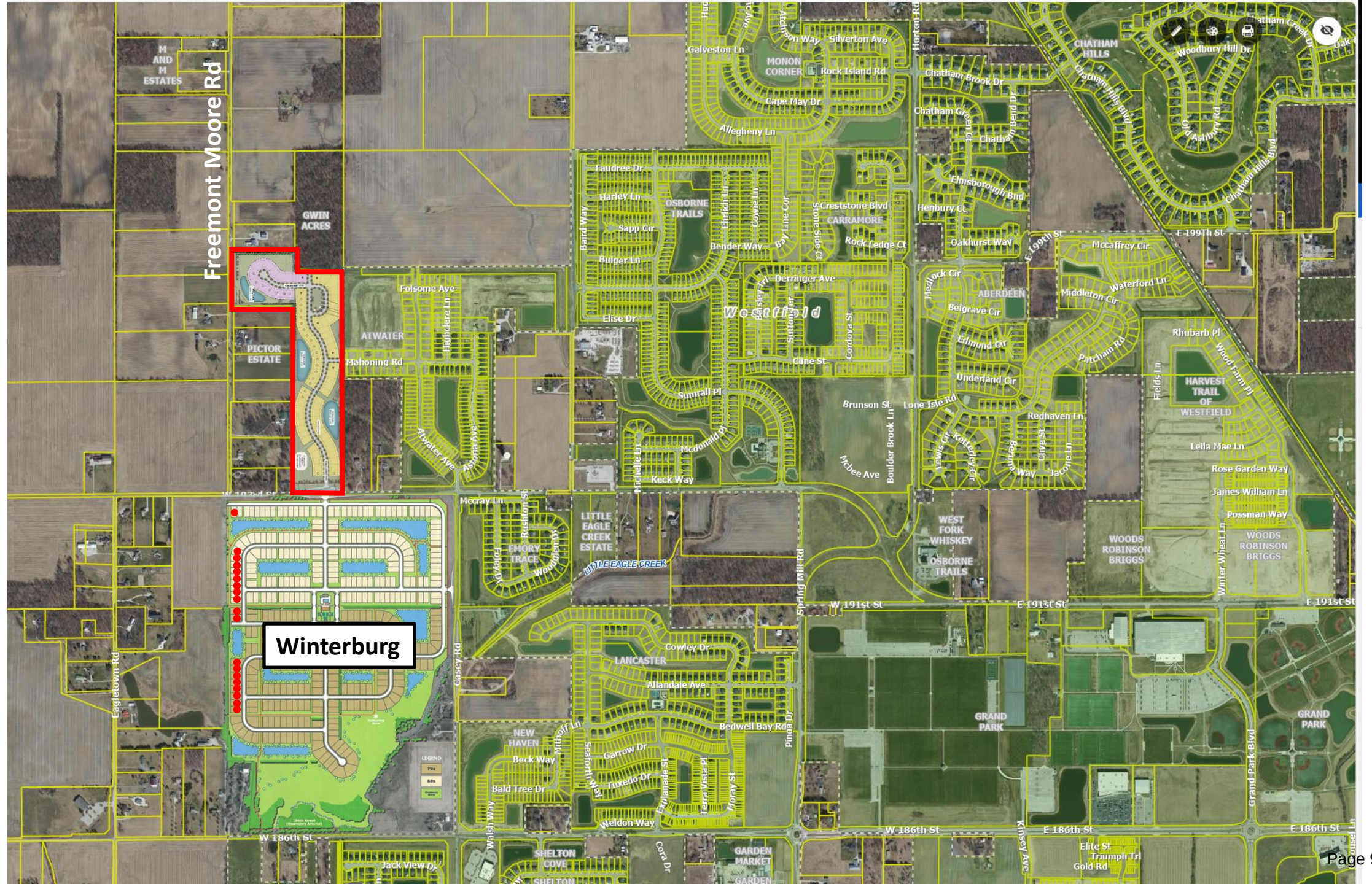




Freemont Moore Rd

Site

AG-SF1





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 6, 2024

Revised 12/9/2024

2411-PUD-26

Exhibit 1

Docket Number: 2411-PUD-26 (Ord. 24-64)

Petitioner: Rebar Westfield, LLC, represented by Kimley-Horn

Request: A change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

Current Zoning: [SF3: Single-family Medium Density District](#) and Big Hoffa's Restaurant Planned Unit Development (PUD) District ([Ord. 16-19](#))

Current Land Use: Vacant/Residential

Acreage: 3.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 24-64
4. Concept Site Plan
5. Building Elevations and Renderings
6. Landscape Plan
7. Neighbor Meeting Summary
8. **Parking Calculations**
9. **Public Comments**

Staff Reviewer: Lauren Gillingham-Teague, AICP, Senior Planner

***Red text denotes additions to this staff report**

PETITION HISTORY

This petition was introduced for first reading at the October 28, 2024 City Council meeting. The petition is scheduled to have a public hearing at the November 6, 2024 Advisory Plan Commission Meeting. A neighbor meeting was held on October 29, 2024 and had fourteen attendees. **In the time since the public hearing, Staff has received several public comments (see [Exhibit 9](#)).**

PROJECT OVERVIEW

Location: This subject real estate is approximately 3.5 acres in size and is located at the northeast corner of SR 32 and N East St (see [Exhibit 2](#)). The Property is currently zoned SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District. Adjacent land uses are [SF3](#) to the north and east, [SF4](#) and [LB-H](#) to the west, and [LB-H](#) to the south, across SR 32.

Project Description: The petitioner is requesting a change in zoning to develop a four-story, mixed-use residential building and associated improvements.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not propose any new definitions. Capitalized terms shall have the meaning ascribe to them in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate size, location, and proportion of uses and structures. The PUD requires substantial conformance with this Concept Plan as determined by the Director of Community Development.

Underlying Zoning: As proposed, the PUD Ordinance assigns the **LB-H**: Local Business-Historical District as the underlying zoning district for the entire site.

Permitted Uses: The proposed ordinance permits all uses permitted by the underlying zoning district with the exception of “Childcare/Daycare Center”, “Religious Institution”, “Civic Club”, “Private Club”, and Special Exception uses. **“Restaurant, Fast Food” is also prohibited due to the prohibition on drive-through facilities found in Section 8 of the PUD.**

“Multi-family Dwelling” is added as a permitted use, but only as part of a mixed-use building substantially similar to that shown in the Concept Plan.

General Regulations: As proposed, the PUD ordinance defaults to the general regulations for the LB-H District, with some modifications. A comparison of the standards is included in the table below. It’s important to note that LB-H is intended to be a very flexible zone to accommodate preservation and restoration of historic buildings as well as the construction of new buildings that match or complement the historic style of surrounding buildings. As a result, the zone does not provide any definite lot standards.

	Proposed in PUD	UDO (LB-H)
Min. Lot Area	Not modified	Shall be compatible with surround area
Min. Lot Frontage	Not modified	
Min. Front Yard Setback	0’	
Min. Side Yard Setback	0’ 20’ abutting an SFR district	
Min. Rear Yard Setback	N/A Site does not have a rear yard	
Max. Building Height	55’; formed roof may exceed the maximum in compliance with the provided elevations	
Min. Ground Area	Not modified	
Maximum Lot Coverage	Not modified	

Development Plan Review	Not modified	Required for new buildings and substantial alterations of existing buildings
-------------------------	--------------	--

Overlay Districts: The proposed ordinance waives the State Highway 32 Overlay District with the exception of Article 5.3(K) Architectural Design Requirements. The site is just outside the Downtown exception area of the overlay district.

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

Architectural Standards: The proposed PUD Ordinance waives all applicable architectural standards. Instead, all buildings must be in substantial conformance with the architectural renderings and elevations provided (see **Exhibit 5**) and the architectural design requirements of the State Highway 32 Overlay District. Without an engineered site plan, it is difficult to determine whether the elevations exactly meet all architectural standards, however, in Staff's option, the proposed buildings meet the quality of development intended by the SR 32 Overlay standards.

Landscaping Standards: The proposed PUD Ordinance also waives all UDO landscape standards. Instead, the site must be in substantial compliance with the landscape plan provided (see **Exhibit 6**). Typically, this section would include tables comparing the applicable UDO plantings with those provided, however, the downtown-style development pattern, and the fact that the UDO does not detail how to classify a building with both residential and nonresidential uses makes it very difficult to make those comparisons. Disregarding the UDO standards, the provided landscape plantings appear to be well spaced and evenly distributed across the site, however, attention should be paid to perimeter parking landscaping. **The applicant has added perimeter parking plants to the angled parking spaces on the north side of the Penn St extension.**

Parking Standards: As is typical for downtown and multifamily developments, the PUD modifies some UDO landscape standards. The minimum parking aisle width for 45-degree angled parking is reduced from 14 ft to 12 ft, drive-through facilities are prohibited, and the parking ratio for multi-family dwellings is reduced from 2 spaces per dwelling unit to 1.5 spaces per dwelling unit. A table showing the number of each type of unit and the estimated number of spaces required per dwelling unit is shown below. 1.5 spaces per dwelling unit should be sufficient given the mix of unit types. A more detailed comparison including commercial uses is attached as **Exhibit 8**. Although the exhibit designates some of the commercial as office space, the 1 space per 300 sq ft ratio is a standard benchmark and could also apply to retail uses, as shown below. The difference between the number of spaces required and the number of spaces provided is within the range permitted by the UDO, which allows up to 20% of required spaces to be shared.

Residential				
Type of Unit	Number of Units	Parking per DU	Required	Total
Multifamily	88	1.5	132	
				132
Studio	15	1	15	

1 Bedroom	52	1.5	78	
2 Bedroom	21	1.75	37	
				130

Residential				
Type of Unit	Number of Units	Parking per DU	Required	Total
Multifamily	88	1.5	132	
				132
Commercial				
Type of Use	Sq ft or # of seats	Parking Ratio	Required	Total
Restaurant	179 seats	1 per 3 seats	72	
	12 employees	1 per employee		
Office or Retail	8,170 sq ft	1 per 300 sq ft	27	
				99
			Total Spaces Required:	231
			Total Spaces Provided:	222

COMPREHENSIVE PLAN

The [2013 Grand Junction Implementation Plan](#) identifies the majority of the site as within the “Grand Junction Sub-district”, split between the Main Street Corridor (parcels adjacent to 32) and Penn St Corridor (remaining parcels) sub-areas ([2016 Grand Junction Sub-Districts Addendum](#)).

Junction Sub-district:

The 2016 Grand Junction Sub-district Addendum contemplates the Junction sub-district as a focal point for the community by providing a complete range of goods, services, and entertainment. The district should accommodate mixed-use development and redevelopment while balancing Westfield’s historic charm and character.

Main Street Corridor Sub-area:

This sub-area is to serve as the backbone through downtown and focus on form over function. New buildings shall have minimal setbacks, at least 2-3 stories, and first floor facades shall be intentionally pedestrian-oriented. A mix of central business and entertainment uses are encouraged; residential uses should generally be restricted from the first-floor.

Penn Street Corridor Sub-area:

This area is to serve as a transition area between the Main Street Corridor and the residential neighborhoods to the north (Hillcrest Dr, Sycamore St, Birch St, etc.). Development should follow

a traditional small-town development pattern, including small lots, detached or rear load garages, alley access, front porches, and reduced front setbacks. Appropriate land uses are primarily residential and low-intensity neighborhood commercial (small specialty retail, professional services, small restaurants, etc.) in a converted home or in a newly built building mimicking the surrounding homes.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing was held for this petition at the November 6, 2024 Plan Commission meeting. The notice of public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

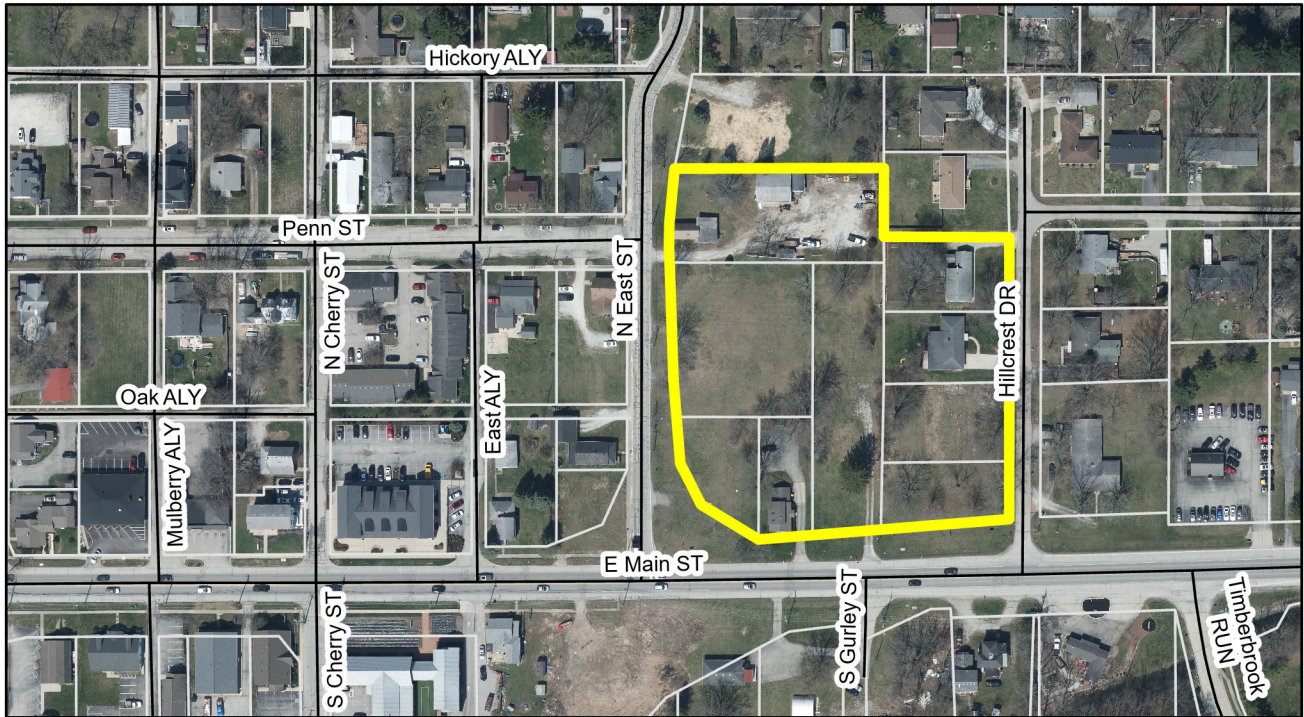
Council Introduction: This petition was introduced for first reading at the October 28, 2024 City Council meeting.

DEPARTMENT COMMENTS

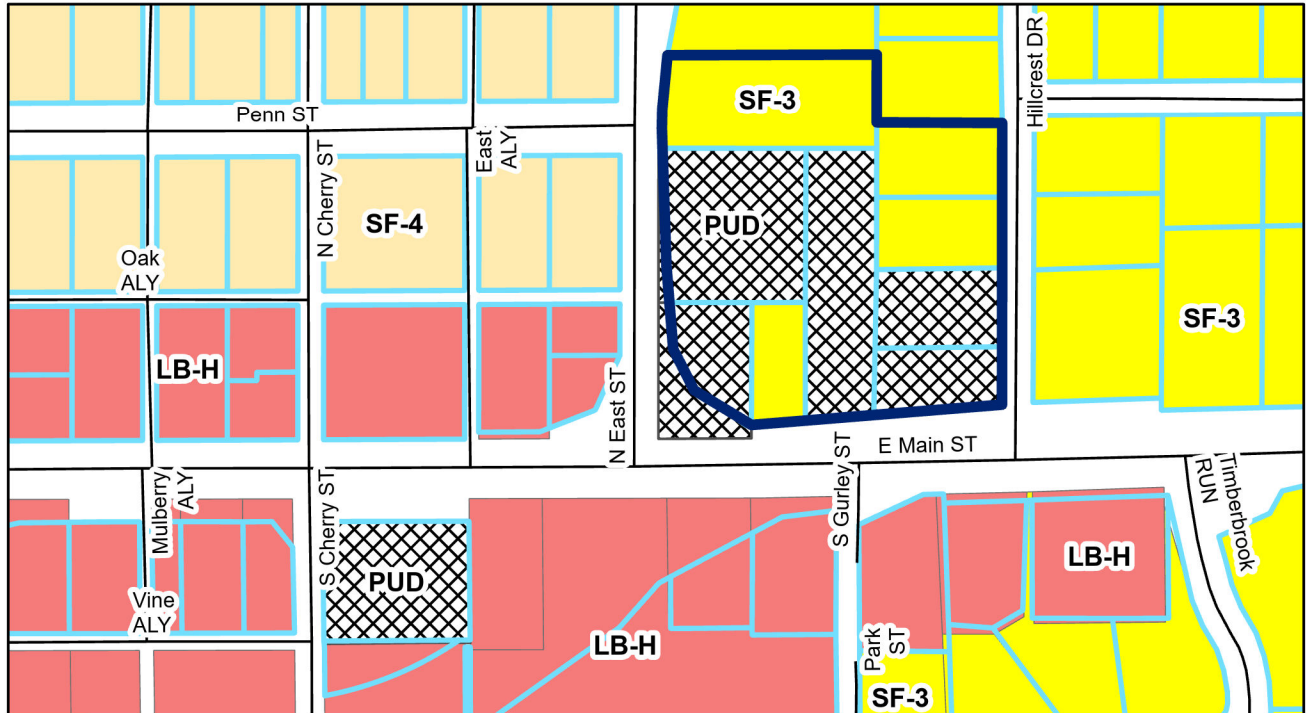
1. **Action:**
 - a. Hold a workshop discussion at the December 16, 2024 Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.



Aerial Location Map



Zoning Map



Legend

 Subject Parcel

0 0.02 0.04 0.07 Miles

N



ORDINANCE NUMBER 24-64

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

This is a Planned Unit Development District Ordinance (to be known as the “**Ambrose 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 Applicant filed an application to repeal the existing approval, **Ordinance 16-19**, also known as “Big Hoffa’s Restaurant in the Junction PUD District”, providing for the approval of **Petition No. 2411-PUD-26**;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2411-PUD-26**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2411-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2024;

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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ambrose PUD District**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the Local Business District (LB) (the “Underlying Zoning District”).

Section 5. Permitted Uses.

- 5.1 All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except for the following uses, which shall be prohibited:
 - Childcare/Daycare Center
 - Religious Institution
 - Civic Club
 - Private Club
 - Uses permitted by Special Exception

5.2 The following additional use shall be permitted on the Real Estate:

- Multi-family Dwelling, only if part of a mixed-use building substantially similar to that shown in **Exhibit C**.

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 Setback Lines

- Front Yard: 0 feet
- Side Yard: 0 feet unless abutting a Single-Family Residential District, then 20 feet

6.2 Maximum Building Setback Lines:

- Front Yards abutting N East St or SR 32: 25 feet
- All others: No maximum

6.3 Maximum Building Height. Fifty-five (55) feet, except that a formed roof with tapered soffit, as shown in **Exhibit C**, may exceed the Maximum Building Height to a degree that is in substantial compliance with **Exhibit C**.

6.4 Project Perimeter Setback: Shall not apply.

6.5 Building Size Requirements: Shall not apply.

Section 7. **Overlay Districts.** The standards of Chapter 5.3, State Highway 32 Overlay District shall not apply, with the exception of Article 5.3(K) Architectural Design Requirements.

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

8.1 Article 6.3 Architectural Standards: Shall not apply; rather, the Character Exhibits attached hereto as **Exhibit C** shall apply. Substantial compliance with **Exhibit C** shall be required as determined by the Director of Community Development.

8.2 Article 6.8 Landscaping Standards: Shall not apply; rather, the Landscape Plan attached hereto as **Exhibit D** shall apply. Substantial compliance with **Exhibit D** shall be required as determined by the Director of Community Development. Unless the Director Public Works determines that the final landscape plan cannot

be completed as shown because plantings are not permitted by the City along or within Easements, utility service line routes, or building expansion areas. In those cases, required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, the Director of Public Works may approve a landscape plan with fewer plantings than shown on **Exhibit D**.

8.3 Article 6.14 Parking and Loading Standards shall apply, except as otherwise modified below.

- Access. The minimum aisle width for 45-degree angled parking shall be twelve (12) feet. Where a twelve (12) foot drive aisle is provided, off-street parking spaces shall be at least nine (9) feet in width and twenty (20) feet in length.
- Required spaces for Multi-family Dwellings. One and a half (1.5) spaces per Dwelling Unit.
- Drive-through facilities shall be prohibited.

8.4 Article 6.17 Sign Standards shall apply, except as otherwise modified below.

- One (1) projecting sign shall be permitted on the Real Estate if developed in substantial compliance in terms of scale and aesthetics with what is shown in **Exhibit C** as determined by the Director of Community Development.

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 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.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2024.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 24-64** was delivered to the Mayor of Westfield

on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 24-64**

this _____ day of _____, 2024.

Scott Willis, Mayor

I hereby VETO **ORDINANCE 24-64**

this _____ day of _____, 2024.

Scott Willis, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Landscape Plan

EXHIBIT A
REAL ESTATE

EXHIBIT B
CONCEPT PLAN

EXHIBIT C
CHARACTER EXHIBIT

EXHIBIT D
LANDSCAPE PLAN





MATERIAL PERCENTAGES	
BRICK -	43.5%
STONE -	20.5%
SIDING -	26.5%
STOREFRONT -	9.5%

01 SOUTH ELEVATION

SCALE: 1" = 10'-0"



MATERIAL PERCENTAGES	
BRICK -	51.2%
STONE -	7.5%
SIDING -	37.5%
STOREFRONT -	3.8%

02 WEST ELEVATION

SCALE: 1" = 10'-0"

AMBROSE ON MAIN PROPOSED BUILDING ELEVATIONS



MATERIAL PERCENTAGES	
BRICK -	50.0%
STONE -	19.2%
SIDING -	23.6%
STOREFRONT -	7.2%

01 NORTH ELEVATION

SCALE: 1" = 10'-0"



MATERIAL PERCENTAGES	
BRICK -	58.5%
STONE -	7.7%
SIDING -	27.8%
STOREFRONT -	6.0%

02 EAST ELEVATION

SCALE: 1" = 10'-0"

AMBROSE ON MAIN PROPOSED BUILDING ELEVATIONS



MATERIAL PERCENTAGES	
BRICK	- 52.8 %
STONE	- 13.8 %
SIDING	- 26 %
STOREFRONT	- 7.4 %

02 NORTHEAST CORNER ELEVATION
SCALE: 3/32" = 1'-0"



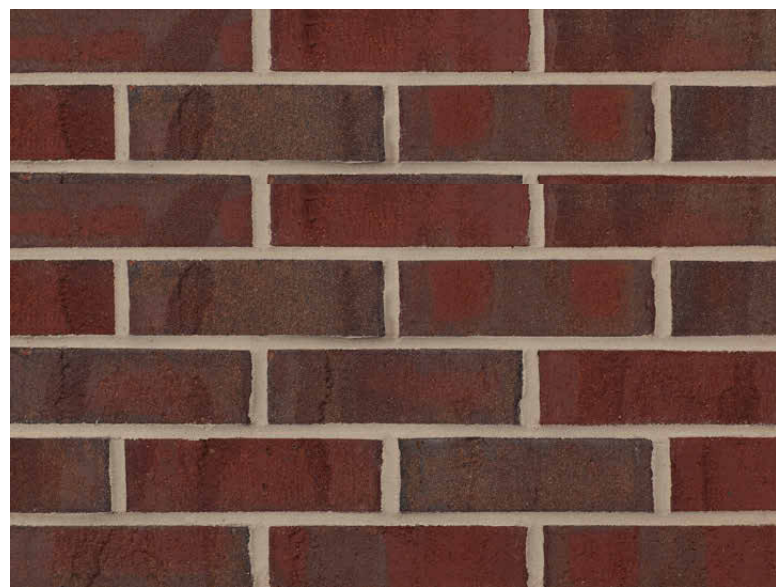
MATERIAL PERCENTAGES	
BRICK	- 48.9 %
STONE	- 12.1 %
SIDING	- 32 %
STOREFRONT	- 7 %

01 SOUTHWEST CORNER ELEVATION
SCALE: 3/32" = 1'-0"

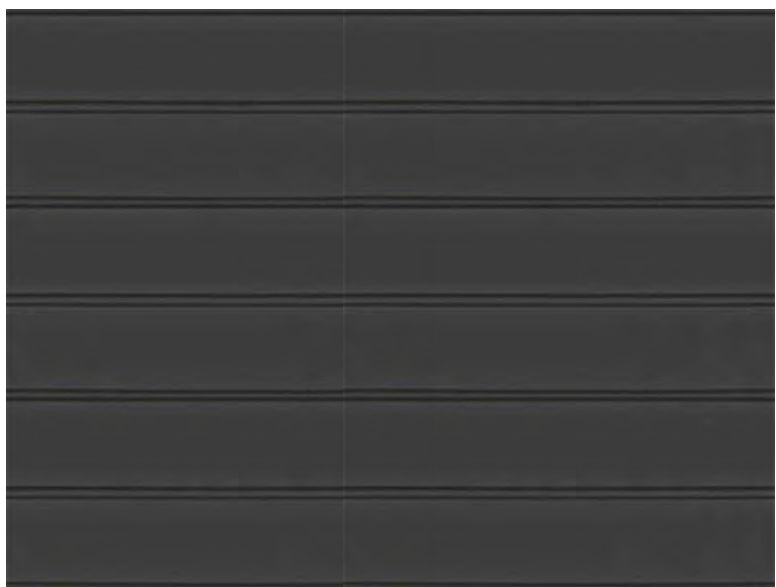
AMBROSE ON MAIN
PROPOSED BUILDING ELEVATIONS



CAST STONE (CS1)
SIZE: VARIES, REF. CAST
STONE SHAPES
COLOR: LIGHT BUFF



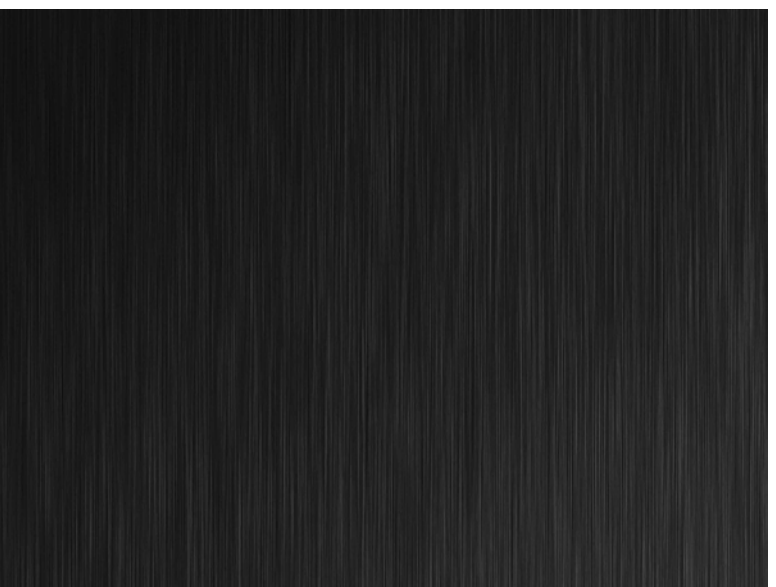
BRICK (B1)
SIZE: MODULAR
COLOR: GLEN GERY-
CRIMSON POINTE



CEMENT BOARD (PT1)
SIZE: 6" LAP SIDING AND
FLAT PANEL
COLOR: SW 7069-
IRON ORE



**COPING & MISC.
METALS (MT1)**
COLOR: SW7069
IRON ORE



ALUMINUM (AL1)
BLACK ANODIZED
STOREFRONT

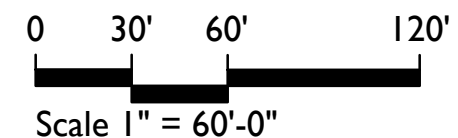
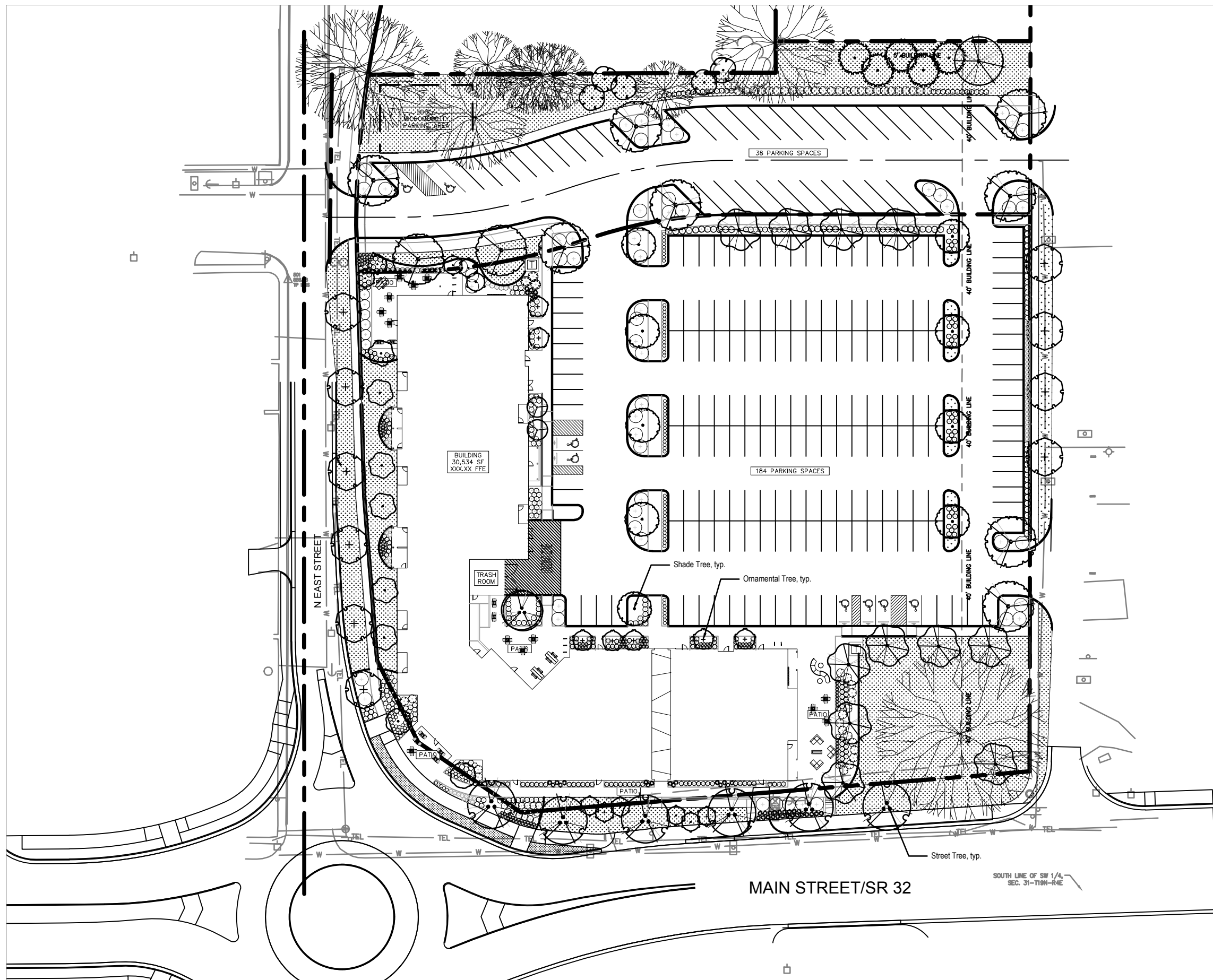


UNIT WINDOWS (UW1)
COLOR: BLACK









Memorandum

Date: October 30, 2024

To: Westfield Washington Advisory Plan Commission

From: Lauren Gillingham-Teague, AICP
Senior Planner
Westfield Community Development

Re: Ambrose on Main PUD (2411-PUD-26)
Neighbor Meeting Summary

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Rebar Development hosted a meeting for neighboring property owners on Tuesday, Oct. 29, 2024, at the Westfield Washington Public Library, (17400 Westfield Blvd).

The meeting began at 6:00 p.m. The Petitioner, Shelby Bowen of Rebar Development, was present. Attendees included Lauren Gillingham-Teague (Westfield planning staff), Victor McCarty (Westfield City Council) and approximately 14 members of the community.

Shelby Bowen made a brief presentation, showing exhibits from the PUD ordinance and provided details related to parking, site circulation, desired commercial users, and future resident amenities. The meeting then transitioned into a question and answer discussion period. Much of the discussion was related to the condition of Hillcrest Dr, the extension of Penn St, and how the construction would affect surrounding residents, especially if construction of the building coincides with INDOT's construction of the East St-32 roundabout.

Specific questions and responses are provided below.

- Has the City studied how the new development would affect surrounding property values?
Westfield has not studied this specific development, but studies show that redevelopment increases surrounding land values.
- How will the construction site be secured?
The site will be secured with perimeter fencing, nighttime lighting, and surveillance cameras.
- How much parking is provided? Will a certain number of spaces be reserved for residents?
222 spaces are provided, including the angled parking on both sides of the Penn St extension. The applicant does not plan to reserve spaces for residents initially, but could implement a parking system if it becomes an issue in the future.

- How will the site handle drainage?
There will be an underground detention system.
- What are the projected rental rates?
Studios & 1 bedrooms: \$1,500-\$1,700 per month; 2 bedrooms: \$1,900 - \$2,200 per month
- How will construction traffic enter the site if 32 is closed?
The applicant will need to further coordinate with INDOT and Westfield Public Works, but will do what they can to keep construction traffic away from Hillcrest Dr. A temporary cross-access connection between Penn St and Hillcrest Dr will be considered.
- What will be done to protect the homes facing the parking lot from car headlights?
The landscape plan proposes shrubs and other parking lot perimeter landscaping to help block the light.

The applicant invited guests to contact him if they were interested in touring other Rebar developments. The meeting concluded at 7:00 p.m.

Parking Count Calculation
Ambrose on Main
12/9/2024

Use	Units	SFT / Seats	Required Parking	Required	Provided
1 Bed	67		1.5 per unit	101	101
2 Bed	21		1.5 per unit	32	32
Commercial (Restaurant)		4880 (179 seats)	1/3 seats + 1/employee	72	72
Commercial (office)		8170	1/300 sft	27	17
				231	222

Note: Office and residential parking do not overlap. The residents are at work when the workers and customers are at the office. This overlap easily accounts for the +/-10 space difference.

WRITTEN PUBLIC COMMENTS

Docket Number: 2411-PUD-26 – Ambrose on Main PUD (Ord. 24-64)
Petitioner: Rebar Westfield, LLC, represented by Kimley-Horn
Request: A change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

Enclosed Attachments (as of 4:00 pm, Wednesday, December 11)

December 16, 2024 - Advisory Plan Commission Meeting

- | | |
|-----------------------|------------|
| 1. Diana Svaldi Otero | 11/6/2024 |
| 2. Cindy Sunshines | 11/7/2024 |
| 3. Lisa Ponchak | 11/8/2024 |
| 4. Herb Gaunt | 11/19/2024 |

From: [Diana Svaldi](#)
To: [planners](#)
Cc: [jgonicor](#)
Subject: Ambrose on Main
Date: Wednesday, November 6, 2024 11:46:54 PM

WARNING: This external email is from
dianaotero7@gmail.com.

Hi city of Westfield,

This is Diana Otero Svaldi a resident who lives on the intersection of East and North Street. My husband Joaquin Goni Cortes (copied here) attended today's meeting at city hall and I watched the parts pertaining to Ambrose on main on YouTube.

Like many of Hillcrest neighbors, I am not excited about this project and I am of the opinion that it needs to be done more responsibly especially in regards to parking and noise. Many residents of North, East, penn, and Sycamore are in communication regarding this development and we share similar opinions.

I see the PUD asked for exceptions on parking. Where Westfield usually recommends for 2 spaces per dwelling in multi family housing, in this PUD there are 1.5. I addition to 88 swellings , there are to be multiple businesses, including a restaurant. I understand that for restaurants, Westfield recommends 1 space per 3 seats. Thus, It is not unreasonable to think the parking is insufficient and to worry about where overflow parking will go. North, Penn, and Hillcrest residents seem like the logical streets to be affected by the overflow going into our streets. Can parking permits or regulations be created to protect us? Or can the number of dwellings be reduced to meet the 2 spots per dwelling?

In addition to that, I see the PUD requested to expand the max height and the developer has plans to put a rooftop patio in. I foresee that leading to noise and a lack of privacy for those who live around the development. Additionally, our children attend the Montessori school of Westfield. This could disrupt the privacy of that school and of our children. I am not in favor of this patio or t least think it should be walled in a sound proof manner and the view should be responsibly done to protect privacy of residents of the streets below. Additionally, perhaps the max height should be reduced by removing the 4th story which would reduce dwellings and improve the dwellings: parking ratio.

I saw from the YouTube video that email is a preferred method of communication and the means by which we are allowed to express our righteous anger. I hope you take these comments seriously.

nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of [Article 6.9 Lighting Standards](#).

11. Required Spaces: Off-street Parking Spaces shall be provided as follows:

a. Single-family Dwellings:

1. 655. One (1) space per Dwelling Unit.

Enforcement and I
Definitio
Use Tab

- i. SF5: One (1) space per Dwelling Unit.
- ii. All other Zoning Districts: Two (2) spaces per Dwelling Unit.
- b. Duplex Dwelling: Two (2) spaces per Dwelling Unit.
- c. Multi-family Dwellings: Two (2) spaces per Dwelling Unit.
- d. Hotels (or Motels): One (1) space for each room, plus one (1) space for each two (2) employees on day shift.
- e. Religious Institution:
 - i. SF4 and SF5 Districts: One (1) space per five (5) seats.
 - ii. All other Zoning Districts: One (1) space per three (3) seats.
- f. Assembly Halls, auditoriums, theaters, and other similar Uses: One (1) space for each five (5) seats.
- g. Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.
- h. Restaurants: One (1) space for each three (3) seats of serving area,

Adopted PUD

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

CHAPTER 6

plus one (1) space for each employee on primary shift.

- i. Banks, savings and loans, and financial institutions: One (1) space per each three hundred (300) square feet of Gross Floor Area.
 - j. Professional and General Service Offices: One (1) space per each three hundred (300) square feet of assignable office area.
 - k. Gasoline Service Station: One (1) space for each employee, plus two (2) for each service stall.
 - l. Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to working period when the largest number of employees are employed on the premises.
 - m. Downtown Zoning Districts: Parking Space requirements for Uses in the following Zoning Districts may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in the City's downtown: *LB-H: Local Business / Historical District, [reserved for future use], and [reserved for future use]*.
 - n. Other Uses: Parking Space requirements for other Uses shall 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.
- H. **Bicycle Parking**: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new

Table of Cor

Basic Provi

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Overlay Dis

Development St

Subdivision St

General Regulations: As proposed, the PUD ordinance defaults to the general regulations for the LB-H District, with some modifications. A comparison of the standards is included in the table below. It's important to note that LB-H is intended to be a very flexible zone to accommodate preservation and restoration of historic buildings as well as the construction of new buildings that match or complement the historic style of surrounding buildings. As a result, the zone does not provide any definite lot standards.

	Proposed in PUD	UDO (LB-H)
Min. Lot Area	Not modified	Shall be compatible with surround area
Min. Lot Frontage	Not modified	
Min. Front Yard Setback	0'	
Min. Side Yard Setback	0' 20' abutting an SFR district	
Min. Rear Yard Setback	N/A Site does not have a rear yard	
Max. Building Height	55'; formed roof may exceed the maximum in compliance with the provided elevations	
Min. Ground Area	Not modified	
Maximum Lot Coverage	Not modified	Required for new buildings and substantial alterations of existing buildings
Development Plan Review	Not modified	

Diana Otero Svaldi

From: [Cindy Sunshine](#)
To: mayor@westfield.in.gov; [planners](#)
Subject: Ambrose
Date: Thursday, November 7, 2024 5:24:54 PM

WARNING: This external email is from
cindym119@aol.com.

Hello Mayor,

I watched the advisory plan commission meeting from this week. I was saddened to hear that so many people that live close to the proposed AMBROSE PROJECT were blindsided by this project. I understand the leaders of the town have a grand vision of our future and wanted to proceed and share it. And maybe “the letter of the law” was followed for notifications. But a lot of the general public don’t generally understand how the process works. I’m just starting to understand myself. And they don’t scan agendas, know the comprehensive plan, or even know that the “what’s happening here” signs are notifications. The public relations issues with the local people could have been handled a lot better. Hindsight can be helpful with future issues. I hope you will keep this whole situation in mind and attempt to be a little more sensitive to local people on future issues.

Regarding the “look” of the Ambrose project, I cannot tell from the presentation what it will really look like. I hope it isn’t a duplication of the “look” in Fishers, Carmel, and Noblesville. They are nice builds but overall have become very homogeneous. I would like our city to be unique from them and have some charm, instead of sleek and trendy. Just my opinion.

Sincerely,

Cindy Sunshines

From: [Lisa Ponchak](#)
To: [Lauren Gillingham-Teague, AICP](#)
Subject: Ambrose on Main
Date: Friday, November 8, 2024 7:10:41 AM

**WARNING: This external email is from
lpponchak@gmail.com.**

To whom it may concern:

I was at the Advisory Plan Commission meeting last Wednesday, 11/6. It got rather heated with neighbors that live on Hillcrest opposing the project. In case you were only receiving negative feedback, I wanted to let you know that our family is actually excited about it (I have teens), if there are going to be retail stores and restaurants that we can walk to. We live at 433 Sycamore St., so it will practically be in our back yard. My belief and hope is that it will only increase the value of our home. I have talked to other neighbors on Sycamore and they feel the same way.

Thank you for letting me voice my opinion.

Blessings,
Lisa Ponchak

From: [Herb Gaunt](#)
To: [Lauren Gillingham-Teague, AICP](#)
Subject: What's Happening Here?-APC
Date: Tuesday, November 19, 2024 10:28:53 AM

WARNING: This external email is from
hjgaunt@comcast.net

Lauren,

I have just sent the following email to all the City Council Members regarding this project. I saw your contact name under the What's Happening Here site and thought I would send it to you also.

Thanks
Herb Gaunt

To All Westfield Council Members,

I have read the article in the Westfield Current and on Nextdoor about the negative feedback the Planning Advisory Committee received on this project. I strongly disagree with the way the residents conducted themselves at that meeting.

I live off of East Street and would be impacted like all the other residents on East Street. However, I also support progress in Westfield and I would ask that you all vote YES on the project.

Please pass this along to all council members and members of the Advisory Planning Committee.

Thank You

Herb Gaunt
532 Wind Skip Circle
Westfield IN 46074