



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 1/14/2025
Tuesday, January 14, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Tuesday, January 14, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

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 REGULAR MEETING

Note the presence of a quorum

Election of Officers - Advisory Planning Commission

APC Appointment - Plat Committee

APC Appointment - Board of Zoning Appeals

Announce any changes to Agenda

Approval of Minutes - December 16, 2024

CONSENT AGENDA

2412-DDP-38 [CONSENT AGENDA]

Vita of Westfield

17748 Spring Mill Road

Zeke Turner by Kimley Horn and Associates, Inc. requests Detailed Development Plan review for a 108,900 square foot Assisted Living facility on 13.34 acres +/- in the Vita of Westfield Planned Unit Development (PUD) Zoning District.

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

ITEMS OF BUSINESS

2411-PUD-26 [ITEM OF BUSINESS]

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)

PUBLIC HEARING ITEMS

2501-PUD-01 [PUBLIC HEARING]

Grand Millennium Center, Planned Unit Development (PUD) Amendment IV (Ord. 24-71)
Generally located on the West-side of Westfield Boulevard., about 1/4 of a mile South of the Poplar & Park intersection; Grand Millennium Development, LLC by CRG Residential requests an amendment to the Grand Millennium Center PUD to modify Maximum Density standards and to implement an updated Concept Plan and Character Exhibits on 17.1 acres +/- within the Grand Millennium Center PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

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)

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)

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)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn