



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



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

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

OPENING OF THE MEETING

Active link for this meeting:

[December 16, 2024 YouTube Video](#)

Note the presence of a quorum

[YouTube Time: 0:11](#)

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

Commissioners Present Virtually: None.

Commissioners Absent: None.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham-Teague, Senior Planner; Weston Rogers, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: None.

Legal Counsel Present Virtually: Sarah Jenkins with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

None

Approval of Minutes - December 2, 2024

Motion: Approve

By: Michael Neal

Seconded: Victor McCarty

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

No: None

Abstain: None

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 2:58](#)

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)

Motion: Approve

By: Mark Keen

Seconded: Chris Woodard

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

No: None

Abstain: None

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)

[YouTube Time: 3:52](#)

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

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)

[YouTube Time: 58:16](#)

Staff presentation / Petitioner Presentation / APC Comments & Questions / Petitioner Responses / General Discussion

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

[YouTube Time: 1:34:35](#)

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

No: None

Abstain: None



Petition Number: 2412-DDP-38
Project Name: Vita of Westfield
Subject Site Address: 17748 Spring Mill Road
Petitioner: Zeke Turner
Representative: Kimley-Horn and Associated, Inc.
Request: Detailed Development Plan approval for a 108,900 SF Assisted Living Facility and related site improvements
Current Zoning: Vita of Westfield Planned Unit Development (PUD)
Current Land Use: Vacant
Approximate Acreage: +/- 13.34
Property History: Vita of Westfield Planned Unit Development (PUD) (Ord. 24-25)
Staff Reviewer: Weston Rogers, Senior Planner

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(H) of the UDO)

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) 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.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) 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.
- 7) 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.

- 8) 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.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) 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.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) 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).
- 20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

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:

- 21) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 22) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 23) 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.
- 24) 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

Article 4.12 (GO: General Office District) and Vita of Westfield PUD (Ord. 24-25)

The plans comply.

25) Concept Plan:

- a) Per Ord. 24-25 The concept plan, attached hereto as Exhibit B (the "Concept Plan"), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- b) The Real Estate shall be developed in substantial compliance with the Concept Plan.

26) Permitted Uses:

- a) Per Ord. 24-25 Assisted Living, Cottage Homes, and Multiple Unit Type Buildings shall be permitted uses within the District.

27) Minimum Lot Area: 3 acres

28) Minimum Lot Frontage: 250

29) Minimum Building Setback Lines

- a) Front Yard: 20 feet
- b) Rear Yard: 20 feet
- c) Side Yard: 20 feet

30) Maximum Building Height: 60 feet

31) Minimum Ground Area: No Minimum

32) Maximum Lot Coverage: 80%

DEVELOPMENT STANDARDS

(Chapter 6 of UDO)

The plans comply.

Accessory use and Building Standards (Article 6.1)

A. Screening of Receptacles and Loading Areas

- a. These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
 - 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.
 - iii. 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.
 - iv. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
 - v. Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal.
 - vii. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - viii. Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

33) Architectural Standards (Article 6.3 & Ord. 24-25)

a) Article 6.3 Standards

- i) Per Ord. 24-25 Article 6.3 shall not apply. Instead the Cottages and the Multiple Unit Type Building shall be constructed in substantial conformance with the architectural renderings and building elevations attached hereto as Exhibit C ("Building Details").
- ii) The standards of the State Highway 32 Overlay District, Section 5.3 of the UDO, shall not apply to the District.

34) Building Standards (Article 6.4)

35) Fence Standards (Article 6.5)

- A. Location: Fences may be built directly along Lot Lines; however, fences shall not encroach into the Right-of-way, nor into easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).
- B. Height Limitations:
 - a. Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm or masonry wall must govern its total height to the limitations herein.
 - b. Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.
 - c. Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.
 - d. Open wire mesh fences surrounding tennis courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.
 - e. Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.
 - f. Fences for Agricultural Uses shall not be subject to height limitations.
- C. Opaque Fences: Fences shall be installed so the finished side of the fence is facing outward (e.g., toward the Lot Line). Fences on a Lot Line in which two (2) or more Property Owners share in the expense of the fence shall not be subject to this provision.
- D. Outdoor Screening: Fences for screening of permitted outside storage or display areas shall also comply with Article 6.12 Outside Storage and Display.
- E. Vision Clearance: Fences shall comply with Article 6.19 Vision Clearance Standards.
- F. Declaration of Covenants: Property Owners are advised to refer to their Subdivision's Declaration of Covenants and Restrictions, if applicable, which may impose greater restrictions than are found herein.

36) Height Standards (Article 6.6)

37) Landscaping Standards (Article 6.8)

a) **Content of Landscape Plan – 6.8(C)**

- i) Landscape Plans shall comply with the following standards:
 - (1) Names and addresses of Property Owners, developers, plan preparer, plan preparation date, scale, and north arrow.
 - (2) Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways,

bicycle pathways, ground Signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.

- (3) Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.
- (4) Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.
- (5) Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers.
- (6) Planting and installation details as necessary to ensure conformance with required standards.
- (7) Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.
- (8) Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.
- (9) An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).

b) Preservation and Replacement of Trees – 6.8(E)

- i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.
- ii) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- iii) Replacement: If any tree designated for preservation dies within five (5) years of project completion, then the Property Owner shall replace such tree with a tree(s) of equal tree preservation value, as set forth herein, within one hundred and eighty (180) days.
- iv) Incentives to Preserve Trees:

- (1) Existing trees that are preserved in accordance with this Article may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved if the tree meets all of the following criteria:
 - (a) Shall be greater than four-inch (4") Caliper.
 - (b) Shall be in a good condition and have a life expectancy greater than ten (10) years.
 - (c) Shall have a trunk with no extensive decay.
 - (d) Shall have no more than one (1) major or several minor dead limbs.
 - (e) Shall have no major insect or pathological problems or otherwise be a species identified by the State, County, or City to be negatively impacted by a major insect or pathological problem.
 - (f) Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.
- v) Tree Protection:
 - (1) Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
 - (2) Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.
 - (3) Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for tree identified for preservation and that are not otherwise protected by a landscape easement.
- c) **Selection, Installation, and Maintenance of Plant Materials – 6.8(F)**
 - i) Selection: The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.
 - (1) Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
 - (2) Evergreen Trees: A minimum of six (6) feet in height.
 - (3) Ornamental Trees: A minimum of two (2) inches in Caliper.
 - (4) Shrubs: A minimum of eighteen (18) inches in height.
 - (5) Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).

d) General Landscaping Design Standards – 6.8(G)

i) Groundcover:

(1) Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for:

- (a) Decorative mulch planting beds containing stone or other inert materials, trees and/or shrubs; inert stabilization in areas subject to severe runoff or erosion; low impact development areas (e.g., rain gardens).
- (b) Areas not so designated shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.

e) General Screening Standards – 6.8(H)

i) Mechanical Screening:

(1) Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof mounted equipment.)

(2) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential Uses and Rights-of-way. Screening shall be achieved by using either:

- (a) a six-foot (6') high, completely opaque fence or wall; b) a six-foot (6') high berm; (iii) a six-foot (6') high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or c) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

f) Detention and Retention Areas – 6.8(I)

g) Street Trees – 6.8(J)

h) Minimum Lot Landscaping Requirements – 6.8(K)

i) Foundation Plantings – 6.8(L)

j) External Street Frontage Landscaping Requirements – 6.8(M)

k) Buffer Yard Requirements – 6.8(N)

l) Parking Area Landscaping – 6.8(O)

m) Per Ord. 24-25 Articles 6.8(I) through (O) shall not apply to the District

- i) Instead landscaping shall be installed in substantial compliance with the detailed landscaping plans attached hereto as Exhibit D (the "Landscaping Plans").
- ii) The Director shall have the authority to approve planting substitutions and relocations in the event needed, so long as the overall design and effect of such landscaping installations are maintained as determined by the Director.

38) Lighting Standards (Article 6.9)

a) General Lighting Standards:

- i) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- v) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

b) Business Standards:

- i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
- ii) 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.
- iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
- vii) No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

- c) Per Ord. 24-25 Articles 6.9(C)(7) and 6.9(E)(1) shall be modified, as applicable to the District, to permit the use of architectural accent up lighting fixtures.

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

a) Health Department:

- i) All outdoor cafés and eating areas shall conform to all State and County Health Department regulations and code, including but not limited to I.C. 16-42-5 and 410 IAC 7-24.

- ii) Lighting: Shall comply with Article 6.9 Lighting Standards. Festoon lighting shall not be permitted.

- (1) Per Ord. 24-25 Article 6.13(C) shall be modified to permit the use of festoon lighting in the District.

- iii) Audio: Music and other audio devices shall be maintained at a level: (i) not audible from forty (40) feet from the source; or (ii) ninety (90) decibels or less when measured six (6) feet from source on a dB(A) meter.

- iv) Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:

- (1) A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

- (2) Proposed outdoor cafés and eating areas that would occupy or extend into public Rights-of-way may not be located in such a manner that renders any Right-of-way, sidewalk, or path noncompliant with Federal, State, or City Building Code.

- (3) Shall be compliant with all Federal, State and City Building Codes and access requirements.

- (4) Required Approvals:

- (a) Permanent Areas: Outdoor cafés and eating areas that are utilized or set aside for use for a period longer than seven (7) days in a calendar year shall be deemed permanent in nature. Permanent outdoor cafés and eating areas shall require Development Plan approval, in accordance with Article 10.7 Development Plan Review, to ensure compliance with this Ordinance and that its use and design is compatible with the surrounding area and Zoning District.

- (b) Temporary Areas: Temporary outdoor cafés and eating areas shall require a Temporary Use/Event Permit annually, in accordance with Article 10.14 Temporary Use and Events Permits, and shall obtain any other necessary permits (e.g.,

encroachment permit by the Public Works Department) or approvals (e.g., Fire Marshal).

42) Parking and Loading Standards (Article 6.14)

a) Vehicular Parking:

Per Ord. 24-25; Off-Street Parking, Required Spaces – Article 6.14(G)(11) shall not apply to the District. Parking Space requirements 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 a Detailed Development Plan.

b) Bicycle Parking:

i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

43) Performance Standards (Article 6.15)

44) Setback Standards (Article 6.16)

a) Minimum Building Separation. Article 6.16(D) shall not apply to the Cottage Home Buildings. Instead, the minimum building separation requirement shall be fifteen (15) feet.

45) Sign Standards (Article 6.17)

46) 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) Seventy-five (75) feet from intersections of Arterials

47) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO

The plans comply.

48) Easement Standards (Article 8.3)

49) Monument and Marker Standards (Article 8.5)

50) Open Space and Amenity Standards (Article 8.6)

a) Per Ord. 24-25 Article 8.6 shall not apply. Instead, the following amenities shall be provided: outdoor dining terrace, cottage home patios, fire pit, benches, pergola, courtyard with water feature, pickle ball court, bocce ball court, dog walk park, community garden, and community grill area.

51) Pedestrian Network Standards (Article 8.7)

a) Applicability:

- i) All developments shall integrate an interior and exterior pedestrian network comprised of sidewalks or asphalt paths for pedestrian transportation and recreation, which shall be depicted on the Development Plan or Primary and Secondary Plats.

b) General Standards:

- i) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- ii) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- iii) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e., painted crosswalks, Signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

c) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

d) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter

- Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
- ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
- 52) Storm Water Standards (Article 8.8)
- 53) Street and Right-of-Way Standards (Article 8.9 & Article 5.3)
- a) Per Ord. 24-25 The standards of the State Highway 32 Overlay District, Section 5.3 of the UDO, shall not apply to the District. Instead,
 - i) At the City's sole option and at no cost to the City, the developer of the Real Estate shall dedicate right-of-way to the City necessary for a possible future Access Road extension as contemplated in Article 5.3(F) of the UDO; and
 - ii) Such right-of-way dedication shall extend from the southern Spring Mill Road entrance shown on the Concept Plan, extending to the southern property line of the Real Estate east of the stormwater detention basin depicted on the Concept Plan.
- 54) Surety Standards (Article 8.12)
- 55) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2412-DDP-38 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

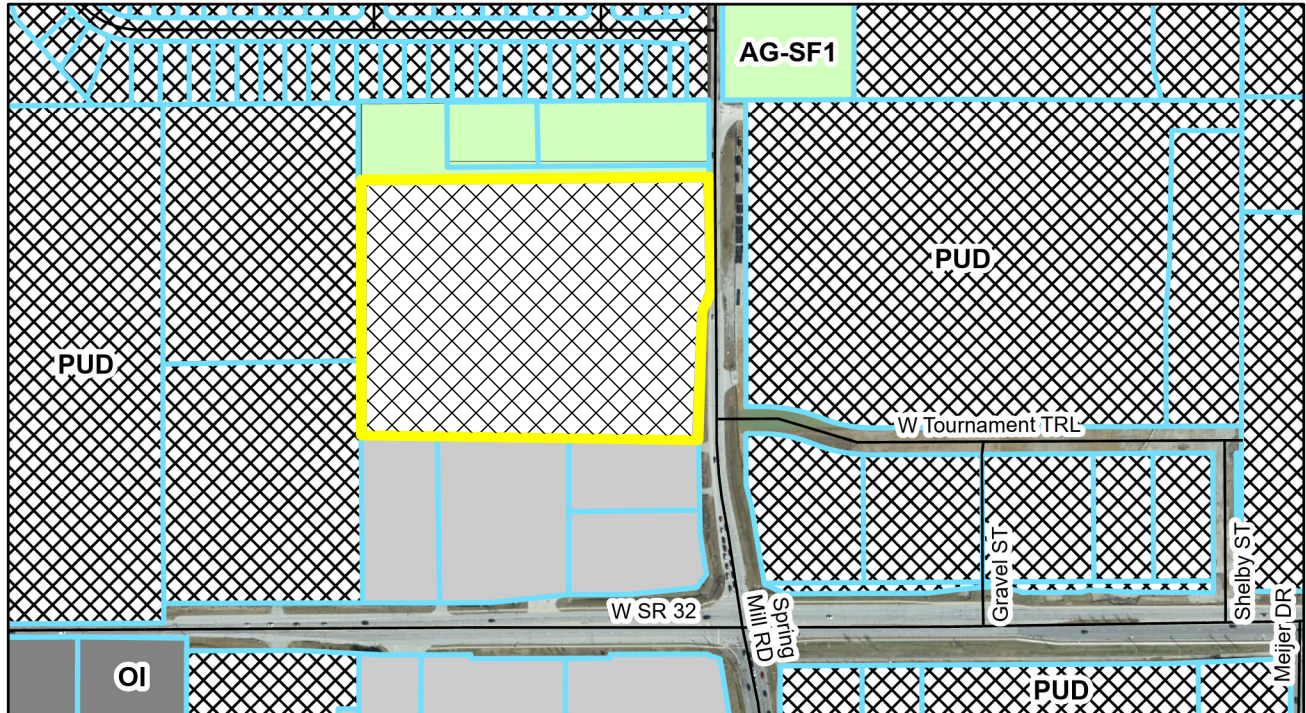
Please contact Weston Rogers, wrogers@westfield.in.gov or 317-408-9895 with questions prior to the meeting.



Aerial Location Map



Zoning Map



Legend

 Subject Parcel

0 0.04 0.07 0.15 Miles



N



BENCHMARKS

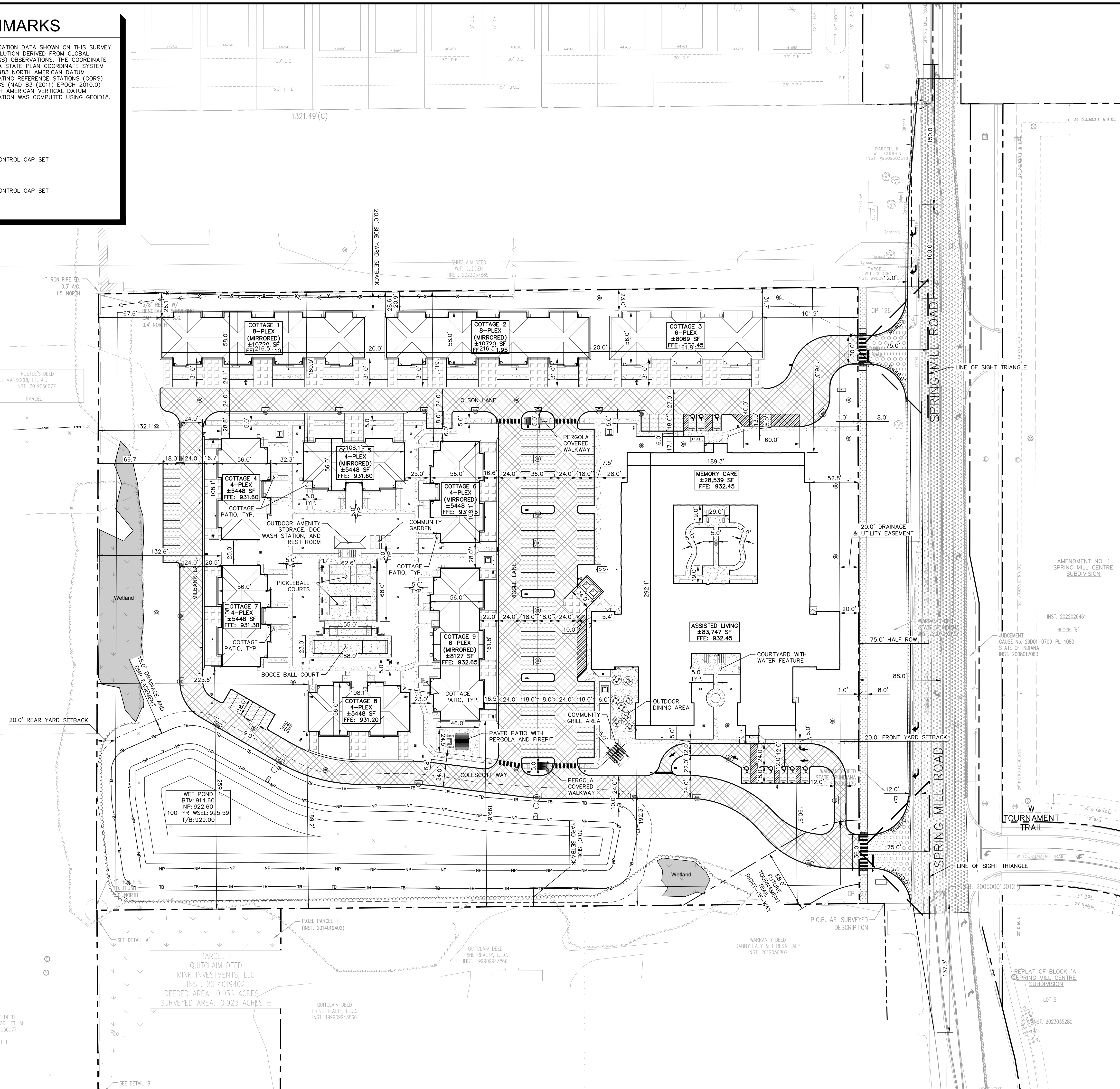
THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) OBSERVATIONS. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLAIN COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICAN DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 83 (2011) EPOCH 2010.0) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS COMPUTED USING GEOID18.

SITE BENCHMARKS (LOCATIONS SHOWN ON SURVEY)

CP 100 - REBAR WITH CAP FOUND
NORTHING: 1747734
EASTING: 188446
ELEVATION: 930.13

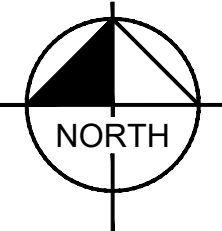
CP 126 - REBAR W/ SCHNEIDER CONTROL CAP SET
NORTHING: 1747656
EASTING: 188385
ELEVATION: 932.93

CP 127 - REBAR W/ SCHNEIDER CONTROL CAP SET
NORTHING: 1747041
EASTING: 188353
ELEVATION: 930.29



Indiana Utilities Protection Service

Call 811
before you dig



GRAPHIC SCALE IN FEET
0 25' 50' 100'

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION
	INDOT CLASS III APPROACH SEE CONSTRUCTION DETAILS FOR INDOT CLASS III APPROACH PAVEMENT SECTION
	MILL & OVERLAY 1.5" MILL AND OVERLAY

SITE SUMMARY

SITE ZONING	PUD	12.31	AC.±
SITE ACREAGE			
MAIN BUILDING GROSS FLOOR AREA		112,286	SF
MAXIMUM MAIN BUILDING HEIGHT		49'-11"	
COTTAGE 4-PLEX GROSS FLOOR AREA		5,448	SF
COTTAGE 6-PLEX GROSS FLOOR AREA		8,127	SF
COTTAGE 8-PLEX GROSS FLOOR AREA		10,720	SF
MAXIMUM COTTAGE BUILDING HEIGHT		25'-6"	
DWELLING UNIT COUNT			
ASSISTED LIVING (MAIN BUILDING)		80	UNITS
MEMORY CARE (MAIN BUILDING)		40	UNITS
COTTAGE UNITS		48	UNITS
TOTAL DWELLING UNITS		168	UNITS
COTTAGE PARKING SPACES REQUIRED		96	SPACES
COTTAGE PARKING SPACES PROVIDED		96	SPACES
1 GARAGE & 1 TANDEM PER UNIT			
MAIN BUILDING PARKING SPACES REQUIRED		60	SPACES
0.75 SPACES PER ASSISTED LIVING UNIT		30	SPACES
0.75 SPACES PER MEMORY CARE UNIT		30	SPACES
TOTAL MAIN BUILDING PARKING SPACES REQUIRED		90	SPACES
SURFACE PARKING SPACES (STANDARD) PROVIDED		122	SPACES
SURFACE PARKING SPACES (ACCESSIBLE) REQUIRED		5	SPACES
SURFACE PARKING SPACES (ACCESSIBLE) PROVIDED		5	SPACES
TOTAL PARKING SPACES PROVIDED		131	SPACES
BIKE SPACES REQUIRED		5	SPACES
1 BIKE SPACE PER 30 VEHICULAR SPACES			
BIKE SPACES PROVIDED		5	SPACES

EXISTING LEGEND

	BOLLARD		MISC. LID		YARD LIGHT
	CONTROL BENCHMARK		MONITOR WELL		SANITARY CLEANOUT
	FLAG POLE		GAS MARKER		SANITARY MANHOLE
	MAIL BOX		GAS METER		VENT PIPE
	UTILITY POLE		GAS VALVE		STORM CURB INLET
	POST		AC UNIT		STORM INLET
	SOIL BORING		AREA LIGHT		STORM ROOF DRAIN
	HANDICAP SYMBOL		ELECTRICAL BOX		STORM DRAIN MANHOLE
	CABLE MANHOLE		ELECTRICAL HAND HOLE		STORM YARD DRAIN
	SIGN		ELECTRICAL METER		FIRE DEPT CONNECTION
	CABLE PEDESTAL		ELECTRICAL MANHOLE		FIRE HYDRANT
	TELEPHONE PEDESTAL		ELECTRICAL MARKER		IRRIGATION VALVE
	TELEPHONE HAND HOLE		ELECTRICAL TRANSFORMER		POST INDICATOR VALVE
	TELEPHONE MARKER		GUY POLE/WIRE		WELL
	TELEPHONE MANHOLE		POWER POLE		WATER METER
	FIBER OPTIC MARKER		TRAFFIC SIGNAL POLE		WATER VALVE
	SWALE		TRAFFIC MANHOLE		TREE / STUMP
	FENCE LINE		TOE OF SLOPE		TOE OF BANK
	SANITARY SEWER		UNDERGROUND FIBER OPTIC		OVERHEAD ELECTRICAL
	STORM DRAIN		GAS		UNDERGROUND GAS
	WATER LINE		UNDERGROUND TELEPHONE		
	TREE LINE				

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

Kimley-Horn

AS NOTED
DESIGNED BY CMB
DRAWN BY: JC
CHECKED BY: AMS



OVERALL SITE
PLAN

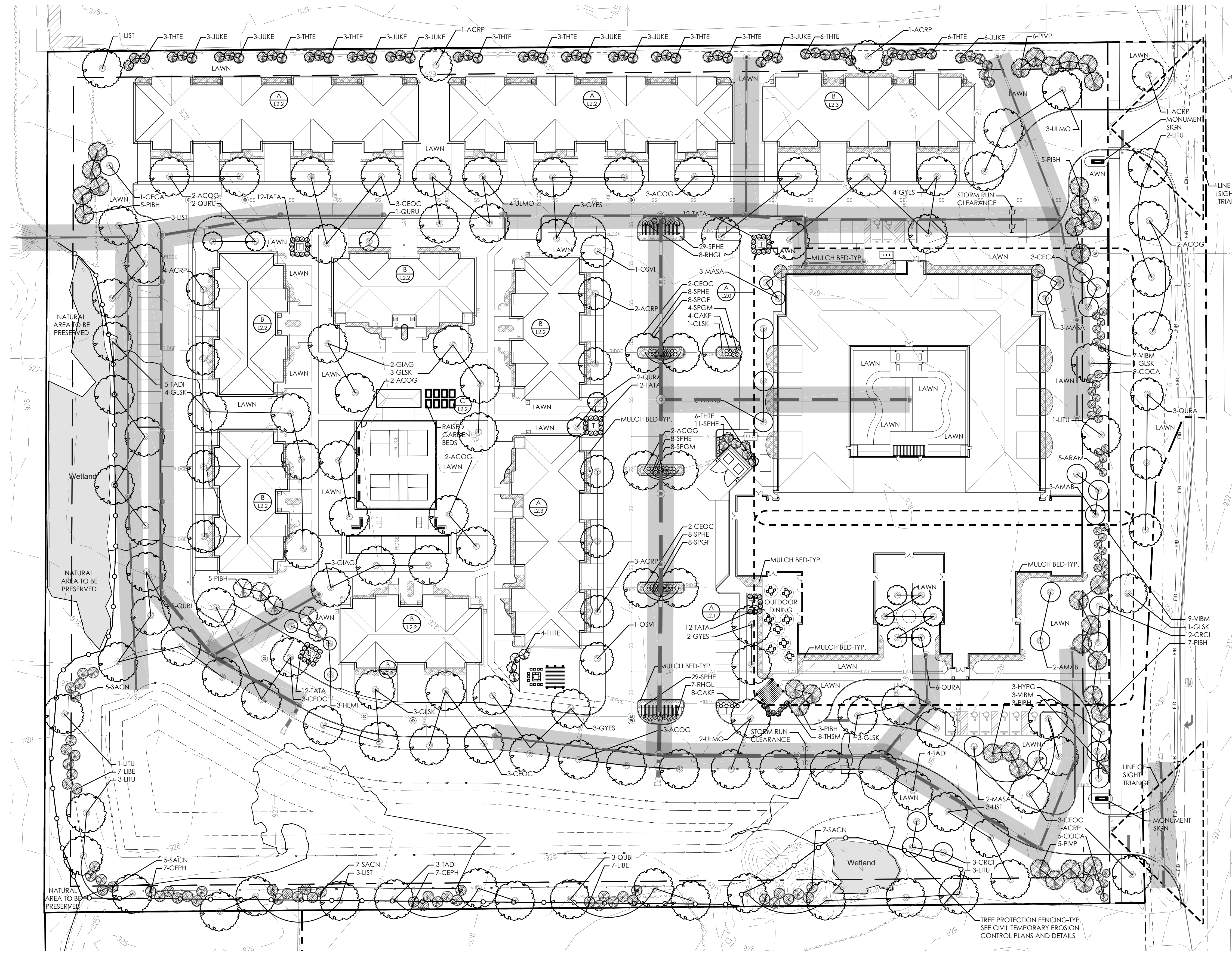
VITA AT WESTFIELD
17748 SPRING MILL RD.,
WESTFIELD, IN 46074

ORIGINAL ISSUE:
10/04/2024

KHA PROJECT NO.
170262004

SHEET NUMBER

C3.0



A OVERALL SITE PLANTING PLAN
SCALE: 1" = 40'

LANDSCAPE NOTES

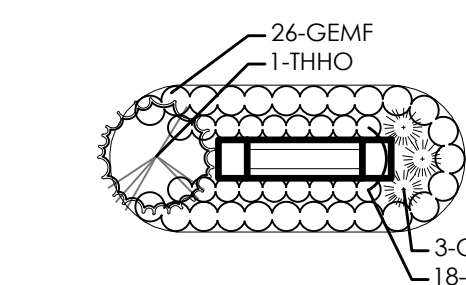
- Material quantities are shown only for the convenience of the Contractor. The Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.
- All work shall conform to American Nursery & Landscape Association 2004 edition of the American Standard for Nursery Stock, State of Indiana Horticultural Standards and local municipal requirements.
- All plant material installation shall be as detailed on these Drawings.
- All pruning work shall be performed only with hand pruners.
- All deciduous plant material shall be thin pruned to remove 1/4 interior branches, dead branches and broken branches. Pruning shall complement the plants natural form. Absolutely no tip pruning is allowed, except for hedges as noted on the Drawing. Any plant that is tip pruned is subject to rejection by the Landscape Architect and/or Owner.
- Evergreen shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect and/or Owner.
- The Landscape Architect and/or Owner reserves the right to inspect trees and shrubs either at the place of growth or at the site prior to planting for compliance with requirements of variety, size and quality.
- Provide pre-mixed planting mixture for use around the balls and roots of the plants consisting of 5 parts topsoil to 1 part leaf compost and 1/2 lb. Organic Bio-tone Starter Plus plant fertilizer as available from Espoma for each cu. yd. of mixture. If leaf compost is unavailable mushroom compost can be substituted
- Planting beds shall be prepared with a 2" depth of mushroom compost and a 1" depth of calcined clay tilled to an overall depth of 6"-9" where the roots of existing trees do not impede tillage.
- Prior to mulching, all individual trees, shrub beds and groundcover areas shall be treated with a pre-emergent herbicide, such as Snap-Shot®. All areas shall be free

from weeds prior to herbicide application.

- All shrub beds shall be mulched to a depth of 2"-3" finely shredded hardwood bark mulch.
- Individual existing trees within the scope area as noted on the plans shall be mulched to a depth of 3" with finely shredded hardwood mulch. Remove existing dyed mulch from the trees and shrub beds and dispose of off-site. Remove soil as needed to insure the root collar of each tree is exposed.
- All perennial, groundcover and annual planting beds shall be mulched to a depth of 2" with leaf compost. Mushroom compost may be substituted if leaf compost is unavailable.
- All lawn areas shall receive 4-6" approved topsoil prior to seed installation. Seed shall be INDOT Seed Mixture R of the previous year's crop with 0.5% or less weed seed and 1.75% or less crop seed, by weight. Seed shall be dry and free of mold and delivered to the site in it's original packaging.
- Water trees, shrubs and groundcover beds within the first 12 hours of initial planting. Continue watering weekly or as needed until the end of the maintenance period.
- Contractor shall maintain all planting under the contracted work for a period of no less than 90 days or through the end of the calendar year/growing season and provide a one year warranty from the date of acceptance of substantial completion.
- Maintenance operations shall include mowing, edging, pruning, cultivating, weeding, resetting settled plants, application of pesticides if required and application of fertilizer as needed to insure proper establishment of planting and lawns.
- Planting design uses plant species native to the region or regionally adapted to the climate and site conditions. All plant species are appropriate for the site soil conditions and microclimate. The planting design employs hydrozoning for like water requirements in planting groups.

OVERALL SITE PLANT LEGEND

QTY	KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
Shade Trees					
13	ACRP	Acer rubrum 'Frank Jr.'	3" cal./8'ht	40-45'	25-30'
		Redpointe Red Maple			
16	ACOG	Acer rubrum 'October Glory'	3" cal./8'ht	40-50'	30-40'
		October Glory Red Maple			
16	CEOC	Celtis occidentalis	3" cal./8'ht	40-60'	40-60'
		Hackberry			
5	GIAG	Ginkgo biloba 'Autumn Gold'	2" cal./8'ht	40-50'	25-30'
		Autumn Gold Maidenhair Tree			
16	GLSK	Gleditsia triacanthos 'Skycole'	3" cal./8'ht	45-50'	30-35'
		Skyline Honeylocust			
12	GYES	Gymnocladus dioica 'Espresso'	3" cal./8'ht	40-50'	30-35'
		Kentucky Coffee Tree			
10	LIST	Liquidambar styraciflua	3" cal./8'ht	60-80'	40-60'
		American Sweetgum			
11	LITU	Liriodendron tulipifera	3" cal./8'ht	60-90'	30-50'
		Tulip Tree			
2	OSVI	Ostrya virginiana	3" cal./8'ht	25-40'	20-30'
		Hop Hornbeam			
8	QUBI	Quercus bicolor	3" cal./8'ht	50-60'	50-60'
		Swamp White Oak			
14	QURA	Quercus robur x. Q. alba 'Climschmidt'	3" cal./8'ht	40-45'	15-20'
		Crimson Spire Oak			
12	TADI	Taxodium distichum	3" cal./8'ht	50-70'	20-45'
		Baldcypress			
7	ULMO	Ulmus x. 'Morton'	3" cal./8'ht	50-60'	25-40'
		Accolade Hybrid Elm			
Evergreen Trees					
27	JUKE	Juniperus chinensis 'Keteleeri'	6' ht	15-20'	4-6'
		Ketler Chinese Juniper			
28	PIBH	Picea glauca var. densata	6' ht	20-40'	10-15'
		Black Hills Spruce			
11	PIVP	Pinus flexilis 'Vanderwolf's Pyramid'	6' ht	20-30'	10-15'
		Limber Pine			
8	THSM	Thuja occidentalis 'Smaragd'	6' ht	8-12'	3-4'
		Emerald Green Arborvitae			
43	THEE	Thuja occidentalis 'Techny'	6' ht	10-15'	6-10'
		Mission Arborvitae			
Ornamental Trees					
8	AMAB	Amelanchier x g. 'Autumn Brilliance'	2" cal.	15-25'	15-25'
		Autumn Brilliance Serviceberry			
4	CECA	Cercis canadensis	2" cal.	20-30'	25-35'
		Redbud			
5	CRCI	Crataegus crusgalli var. inermis	2" cal.	25-35'	25-35'
		Thornless Cockspur Hawthorn			
3	HEM	Heptacodium miconioides	2" cal.	15-20'	8-10'
		Seven Son Flower			
3	HYPG	Hydrangea paniculata 'Grandiflora'	2" cal.	10-25'	8-16'
		PeeGee Hydrangea			
8	MASA	Malus sargentii	5' wd.	6-8'	9-15'
		Sargent Crabapple			
Common Area Deciduous & Evergreen Shrubs					
5	ARAM	Aronia melanocarpa 'Autumn Magic'	#5/30'ht	3-6'	4-7'
		Autumn Magic Black Chokeberry			
14	CEPH	Cephalanthus occidentalis	#5/30'ht	5-12'	4-8'
		Common Buttonbush			
14	COCA	Cornus sericea 'Cardinal'	#5/30'ht	6-9'	8-12'
		Cardinal Redtwig Dogwood			
14	LIBE	Lindera benzoin	#5/30'ht	8-12'	8-12'
		Spicebush			
15	RHGL	Rhus aromatica 'Gro-Low'	#5/24'wd	1.5-2'	6-8'
		Gro-Low Sumac			
24	SACN	Sambucus canadensis	#5/30'ht	8-12'	6-8'
		Elderberry			
16	SPGF	Spiraea X bumalda 'Goldflame'	#3/18'ht	2-3'	3-4'
		Goldflame Spirea			
12	SPGM	Spiraea japonica 'Goldmound'	#3/18'ht	2-3'	3-4'
		Goldmound Spirea			
56	TATA	Taxus x media 'Tauntonii'	#5/30'ht	3-4'	3-5'
		Tauntion Yew			
19	VIBM	Viburnum dentatum 'Christom'	#5/30'ht	4-6'	4-6'
		Blue Muffin Viburnum			
Perennials, Groundcover, Ornamental Grasses & Vines					
12	CAKF	Calamagrostis x acutiflora 'Karl Foerster'	#1/24"oc	36-48"	24-36"
		Karl Foerster Feather Reed Grass			
93	SPHE	Sporobolus heterolepis	#1/24"oc	24-36"	18-24"
		Prairie Dropseed			



PLANTING TYPICAL FOR NORTH AND SOUTH SIGNS

B MONUMENT SIGN PLANTING PLAN
SCALE: 1" = 10'

MONUMENT SIGN PLANT LEGEND

EACH SIGN	2 SIGNS TOTAL	KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
Evergreen Shrubs						
1	2	THHO	Thuja occidentalis 'Holmstrup'	#5/18'ht	4-6'	2-3'
			Holmstrup Arborvitae			
Perennials, Groundcover, Ornamental Grasses & Vines						
3	6	CAKF	Calamagrostis x acutiflora 'Karl Foerster'	#1/24"oc	36-48"	24-36"
			Karl Foerster Feather Reed Grass			
18	36	ECKH	Echinacea 'Kim's Knee High'	#1/15"oc	12-18"	12-18"
			Kim's Knee High Coneflower			
26	52	GEMF	Geranium sanguineum 'Max Frei'	#1/18"oc	8-12"	18-24"
			Max Frei Bloody Cranesbill			



8337 Nashua Drive
Indianapolis, Indiana 46260
o-630.761.8450
info@laflindesigngroup.com

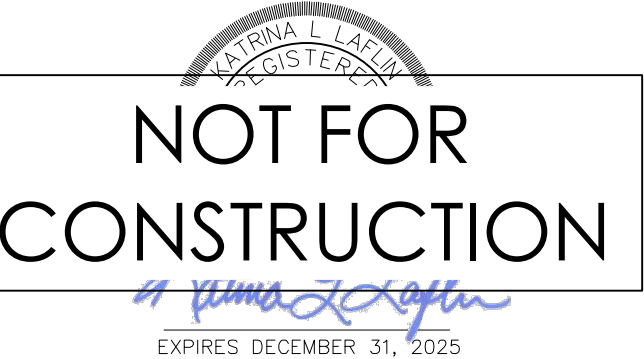
prepared for:

Vita Investment
Holdings, LLC
109 West Jackson Street
Cicero, Indiana 46034

project:

Vita Lifestyle at
of Westfield
Planned Development
17748 Spring Mill Road
Westfield, Indiana 46074

professional seal:



sheet title:

Site Common Area
Landscape Plan

project #:

2943

issue date:

12/02/24

checked by:

drafted by:

file:

2943_2024-11-01_pud

plot:

kl

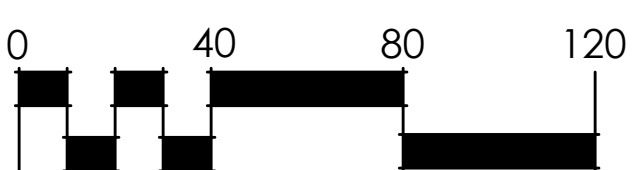
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revisions:

no.	date	description	by
	12/06/24	Per City Review	
	12/11/24	Per City Review	
	12/11/24	Per DPW Comments	

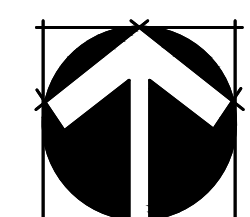
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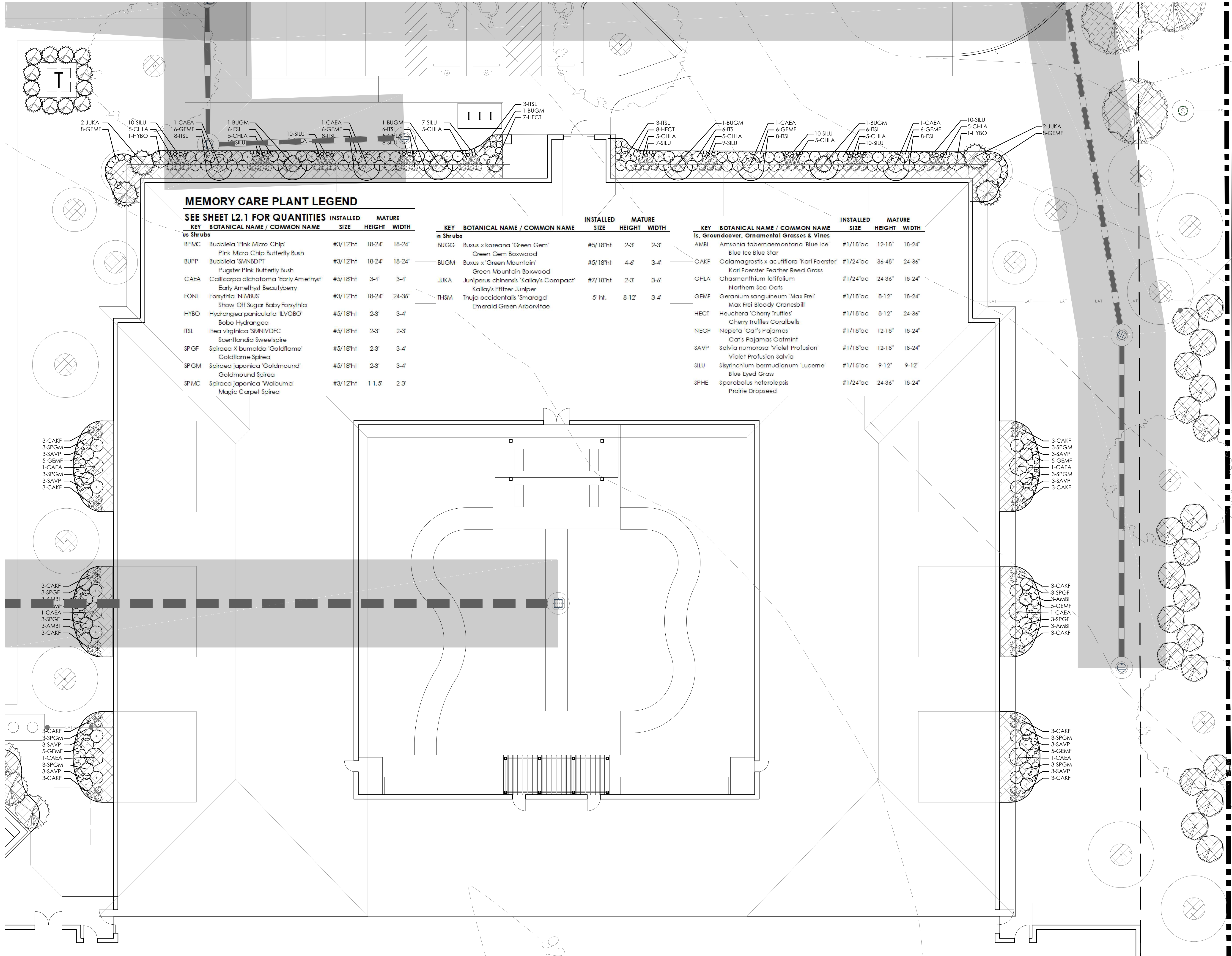


north:

sheet:



L1.0



MEMORY CARE PLANT LEGEND

SEE SHEET L2.1 FOR QUANTITIES

KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
us Shrubs				
BP/MC	Buddleia 'Pink Micro Chip'	#3/12'ht	18-24"	18-24"
	Pink Micro Chip Butterfly Bush			
BUPP	Buddleia 'SMNBDPT'	#3/12'ht	18-24"	18-24"
	Pugster Pink Butterfly Bush			
CAEA	Calliopsis dichotoma 'Early Amethyst'	#5/18'ht	3-4'	3-4'
	Early Amethyst Beautyberry			
FONI	Forsythia 'NIMBUS'	#3/12'ht	18-24"	24-36"
	Show Off Sugar Baby Forsythia			
HYBO	Hydrangea paniculata 'ILVOBO'	#5/18'ht	2-3'	3-4'
	Bobo Hydrangea			
ITSL	Itea virginica 'SMNIVDFC'	#5/18'ht	2-3'	2-3'
	Scentlandia Sweetpire			
SPGF	Spiraea X bumalda 'Goldflame'	#5/18'ht	2-3'	3-4'
	Goldflame Spirea			
SPGM	Spiraea japonica 'Goldmound'	#5/18'ht	2-3'	3-4'
	Goldmound Spirea			
SPMC	Spiraea japonica 'Walburna'	#3/12'ht	1-1.5'	2-3'
	Magic Carpet Spirea			

KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
n Shrubs				
BUGG	Buxus x koreana 'Green Gem'	#5/18'ht	2-3'	2-3'
	Green Gem Boxwood			
BUGM	Buxus x 'Green Mountain'	#5/18'ht	4-6'	3-4'
	Green Mountain Boxwood			
JUKA	Juniperus chinensis 'Kallay's Compact'	#7/18'ht	2-3'	3-6'
	Kallay's Pfitzer Juniper			
THSM	Thuja occidentalis 'Smaragd'	5' ht.	8-12'	3-4'
	Emerald Green Arborvitae			

KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
Is, Groundcover, Ornamental Grasses & Vines				
AMBI	Amsonia tabernaemontana 'Blue Ice'	#1/18'oc	12-18"	18-24"
	Blue Ice Blue Star			
CAKF	Calamagrostis x acutiflora 'Karl Foerster'	#1/24'oc	36-48"	24-36"
	Karl Foerster Feather Reed Grass			
CHLA	Chasmanthium latifolium	#1/24'oc	24-36"	18-24"
	Northern Sea Oats			
GEMF	Geranium sanguineum 'Max Frei'	#1/18'oc	8-12"	18-24"
	Max Frei Bloody Cranesbill			
HECT	Heuchera 'Cherry Truffles'	#1/18'oc	8-12"	24-36"
	Cherry Truffles Coralbells			
NECP	Nepeta 'Cat's Pajamas'	#1/18'oc	12-18"	18-24"
	Cat's Pajamas Catmint			
SAMP	Salvia nemorosa 'Violet Profusion'	#1/18'oc	12-18"	18-24"
	Violet Profusion Salvia			
SILU	Sisyrinchium bermudianum 'Lucerne'	#1/15'oc	9-12"	9-12"
	Blue Eyed Grass			
SPHE	Sporobolus heterolepis	#1/24'oc	24-36"	18-24"
	Prairie Dropseed			

Laflin Design Group
Landscape Architecture

beyond the seasons

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Indianapolis, Indiana 46260
o-630.761.8450
info@laflindesigngroup.com

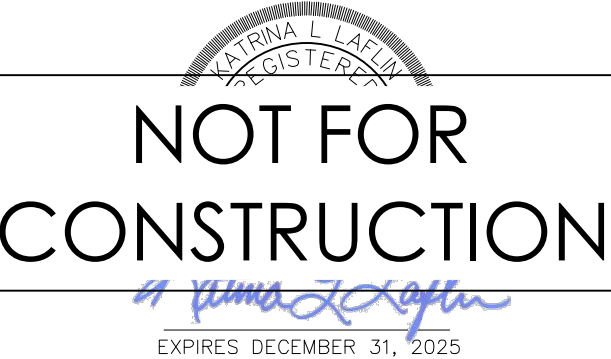
prepared for:

Vita Investment Holdings, LLC
109 West Jackson Street
Cicero, Indiana 46034

project:

Vita Lifestyle at of Westfield
Planned Development
17748 Spring Mill Road
Westfield, Indiana 46074

professional seal:



sheet title:

Memory Care Foundation
Landscape Plan
project #: 2943

issue date: 12/02/24

checked by:

drafted by:

file: 2943_2024-11-01_pud

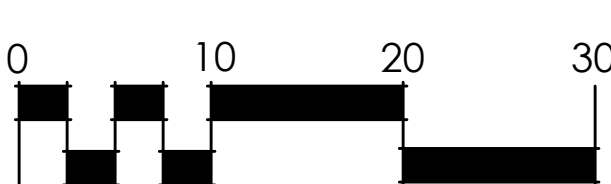
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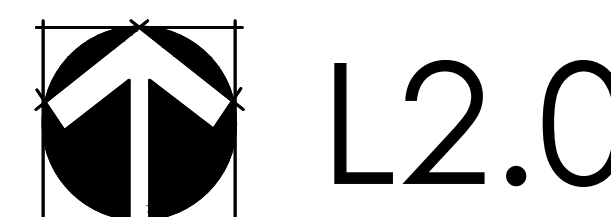
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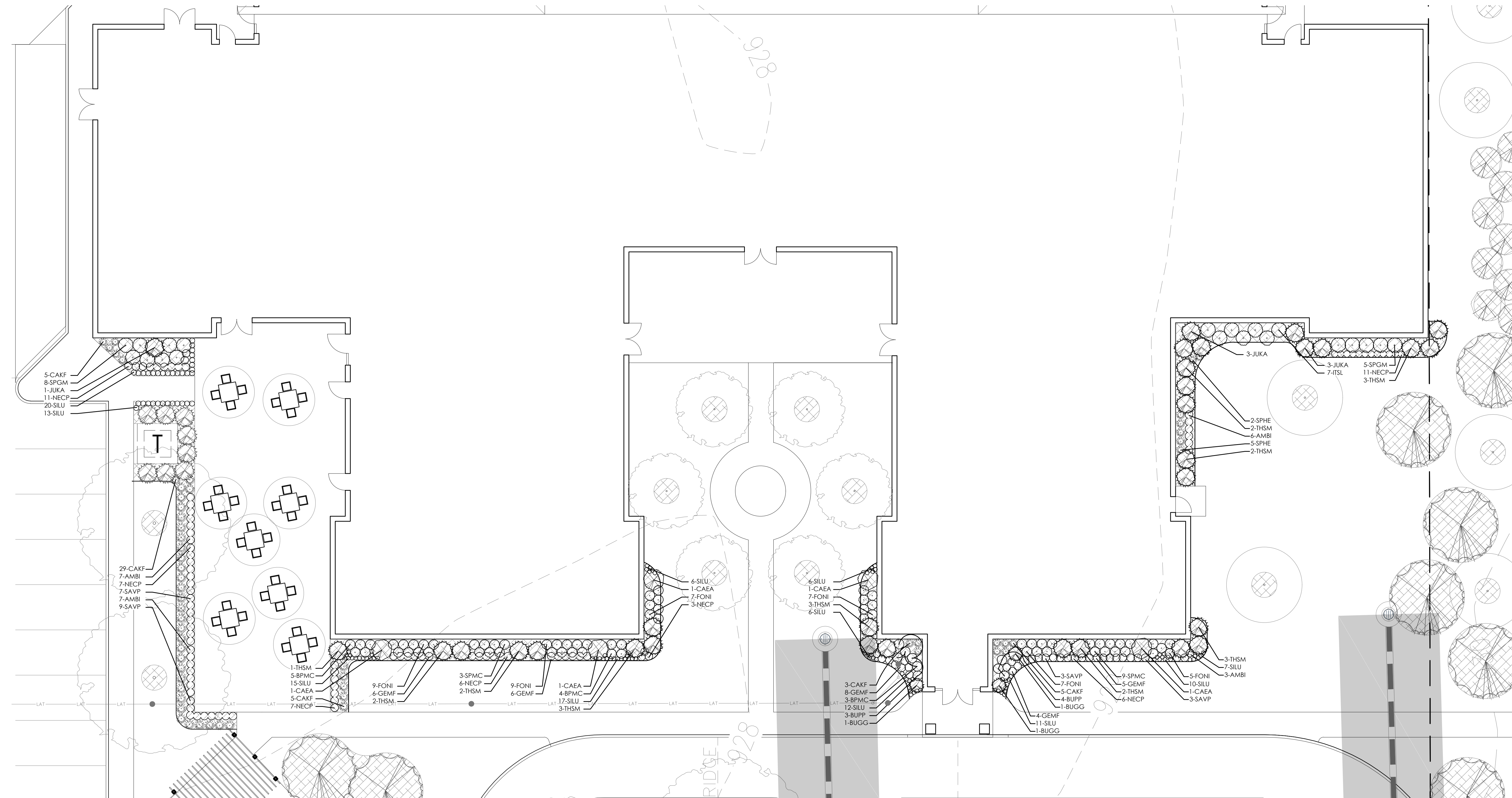
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	12/06/24	Per City Review	
	12/11/24	Per City Review	
	12/11/24	Per DPW Comments	

scale: 1" = 10'-0"



north: sheet:





A ASSISTED LIVING FOUNDATION PLANTING PLAN
SCALE: 1" = 10'

APARTMENT & MEMORY CARE PLANT LEGEND

TOTAL	KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
Deciduous Shrubs					
12	BPMC	Buddleia 'Pink Micro Chip' Pink Micro Chip Butterfly Bush	#3/12"ht	18-24"	18-24"
7	BUPP	Buddleia 'SMNIBDPT' Pugster Pink Butterfly Bush	#3/12"ht	18-24"	18-24"
15	CAEA	Callicarpa dichotoma 'Early Amethyst' Early Amethyst Beautyberry	#5/18"ht	3-4'	3-4'
44	FONI	Forsythia 'NIMBUS' Show Off Sugar Baby Forsythia	#3/12"ht	18-24"	24-36"
2	HYBO	Hydrangea paniculata 'ILVOBO' Bobo Hydrangea	#5/18"ht	2-3'	3-4'
69	ITSL	Itea virginica 'SMNIVDFC' Scentlandia Sweetspire	#5/18"ht	2-3'	2-3'
12	SPGF	Spiraea X bumalda 'Goldflame' Goldflame Spiraea	#5/18"ht	2-3'	3-4'
37	SPGM	Spiraea japonica 'Goldmound' Goldmound Spiraea	#5/18"ht	2-3'	3-4'
12	SPMC	Spiraea japonica 'Walburna' Magic Carpet Spiraea	#3/12"ht	1-1.5'	2-3'

TOTAL	KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
Evergreen Shrubs					
3	BUGG	Buxus x koreana 'Green Gem' Green Gem Boxwood	#5/18"ht	2-3'	2-3'
5	BUGM	Buxus x 'Green Mountain' Green Mountain Boxwood	#5/18"ht	4-6'	3-4'
11	JUKA	Juniperus chinensis 'Kallay's Compact' Kallay's Pfitzer Juniper	#7/18"ht	2-3'	3-6'
24	THSM	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' ht.	8-12'	3-4'

TOTAL	KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
Perennials, Groundcover, Ornamental Grasses & Vines					
35	AMBI	Amonia tabernaemontana 'Blue Ice' Blue Ice Blue Star	#1/18"oc	12-18"	18-24"
83	CAKF	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	#1/24"oc	36-48"	24-36"
50	CHLA	Chasmanthium latifolium Northern Sea Oats	#1/24"oc	24-36"	18-24"
99	GEMF	Geranium sanguineum 'Max Frei' Max Frei Bloody Cranesbill	#1/18"oc	8-12"	18-24"
15	HECT	Heuchera 'Cherry Truffles' Cherry Truffles Coralbells	#1/18"oc	8-12"	24-36"
51	NECP	Nepeta 'Cat's Pajamas' Cat's Pajamas Catmint	#1/18"oc	12-18"	18-24"
46	SAVP	Salvia nemorosa 'Violet Profusion' Violet Profusion Salvia	#1/18"oc	12-18"	18-24"
196	SILU	Sisyrinchium bermudianum 'Lucerne' Blue Eyed Grass	#1/15"oc	9-12"	9-12"
7	SPHE	Sporobolus heterolepis Prairie Dropseed	#1/24"oc	24-36"	18-24"

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Design
Group** Ltd.
Landscape Architecture

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prepared for:

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Holdings, LLC
109 West Jackson Street
Cicero, Indiana 46034

project:

Vita Lifestyle at
of Westfield
Planned Development
17748 Spring Mill Road
Westfield, Indiana 46074

professional seal:



sheet title:

Assisted Living
Foundation
Landscape Plan
project #: 2943

issue date: 12/02/24

checked by:

drafted by:

file: 2943_2024-11-01_pud

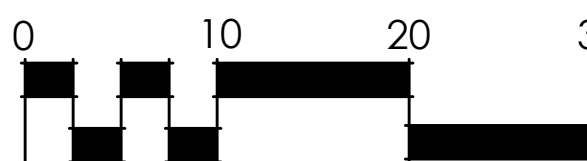
plot: kl

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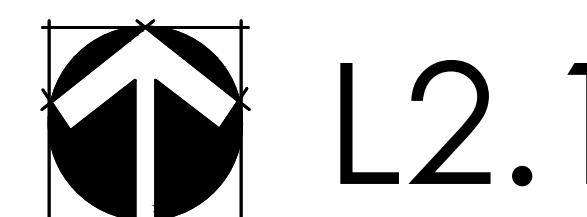
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no.	date	description	by
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	12/11/24	Per City Review	
	12/11/24	Per DPW Comments	

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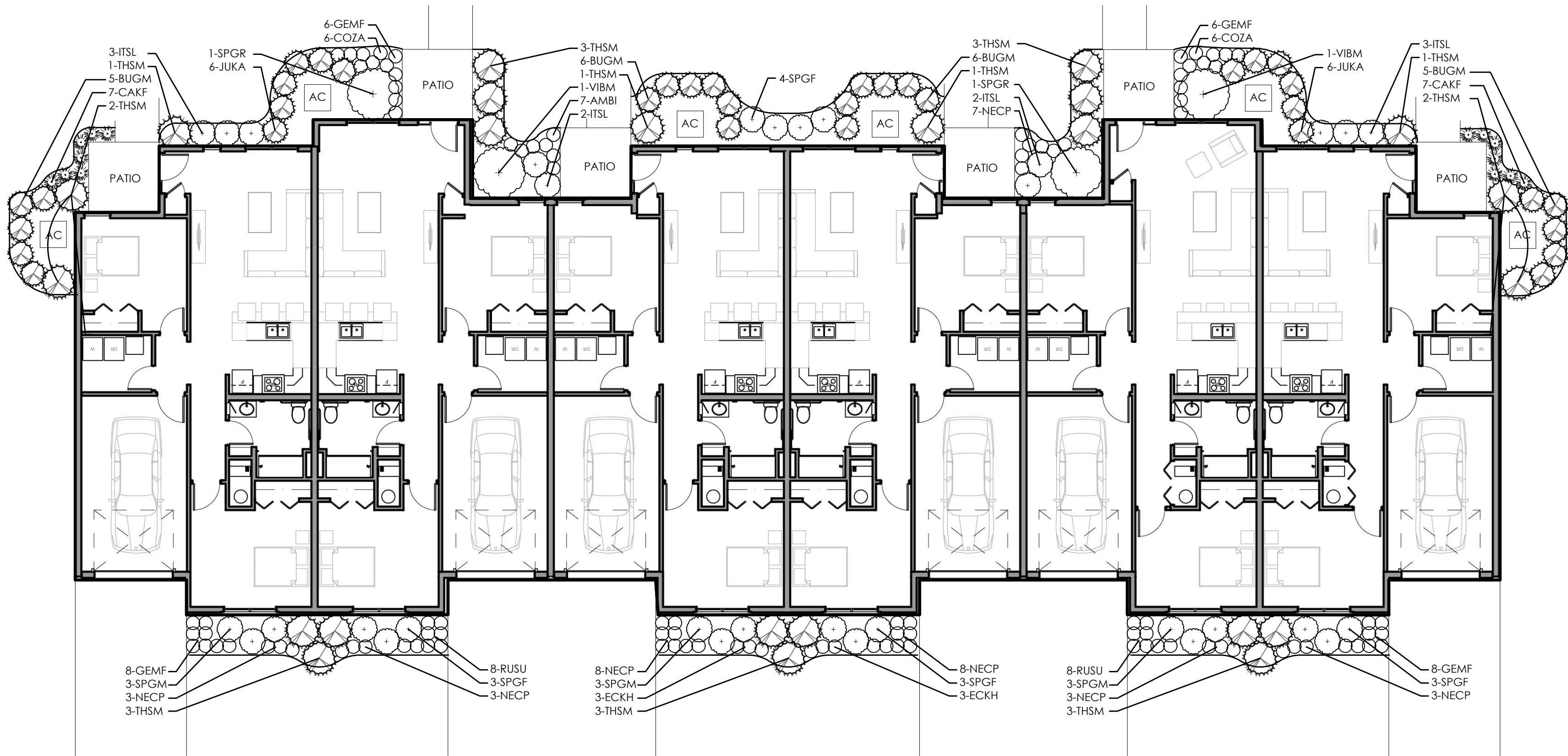
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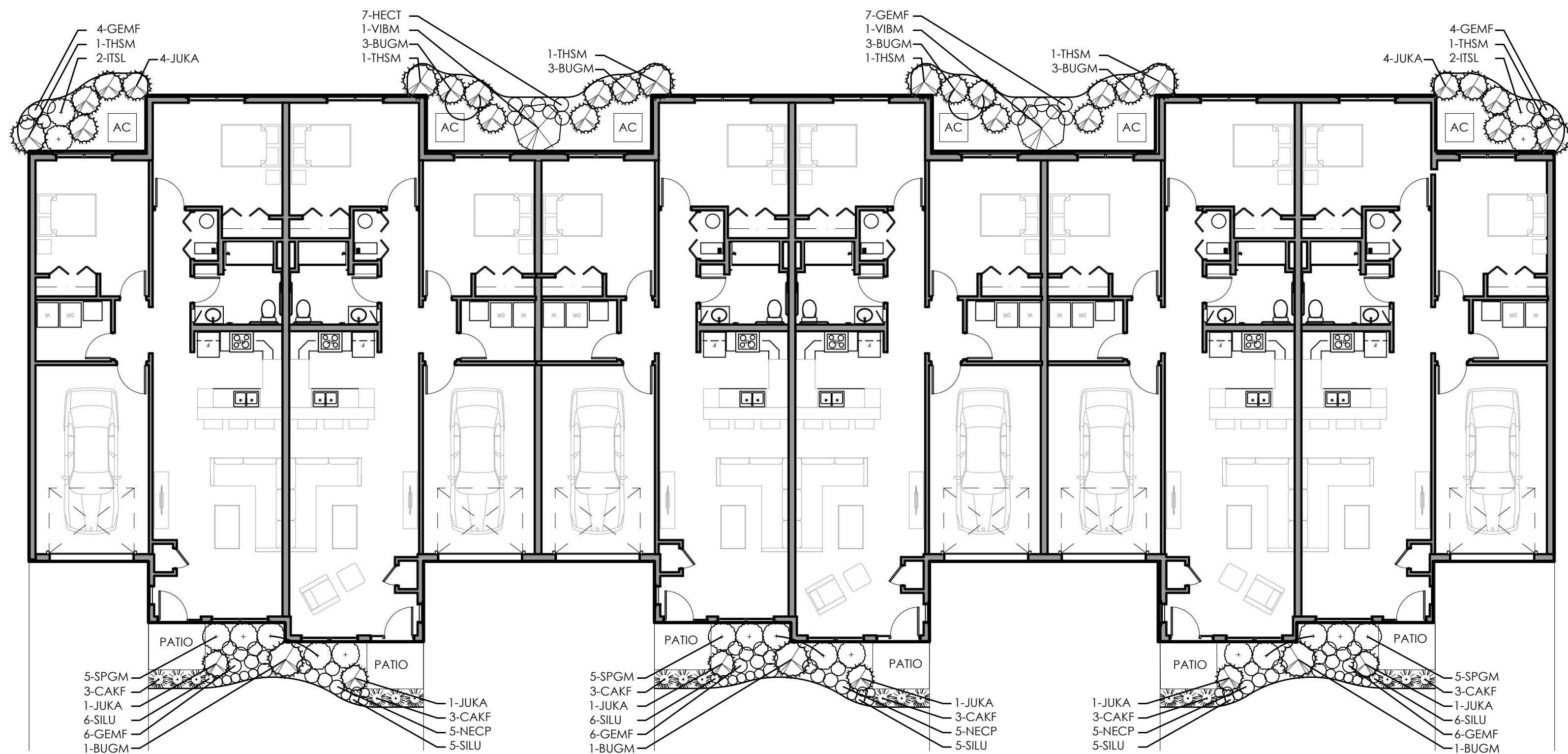


2.2

Page 25 of 95



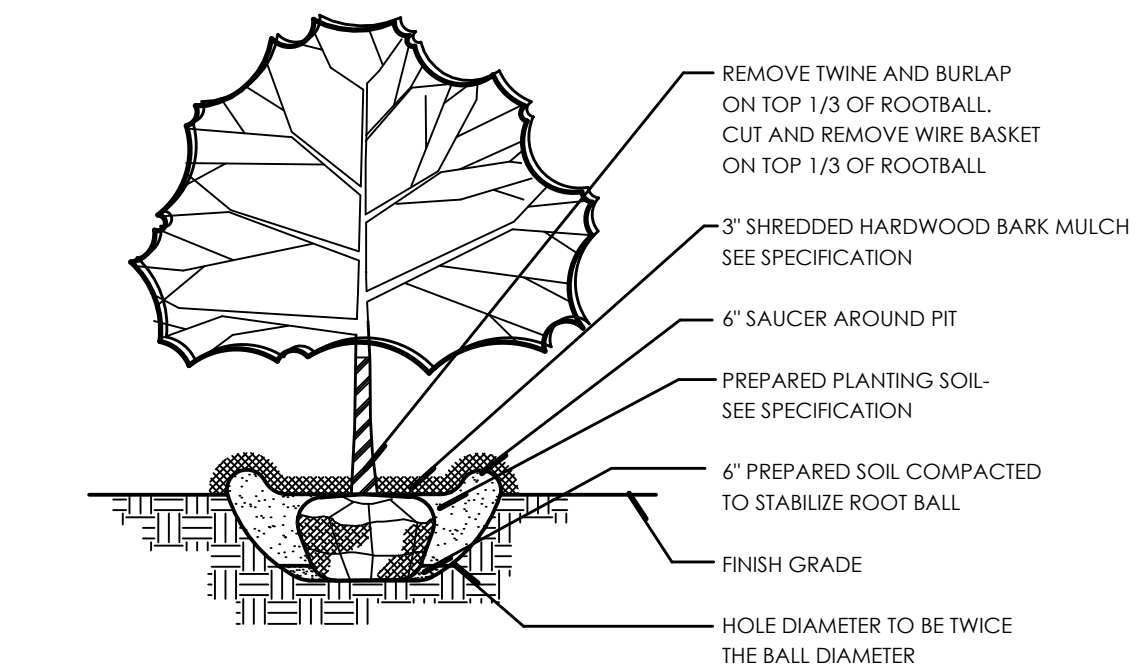
A SIX UNIT COTTAGE FOUNDATION PLANTING PLAN
SCALE: 1" = 10'



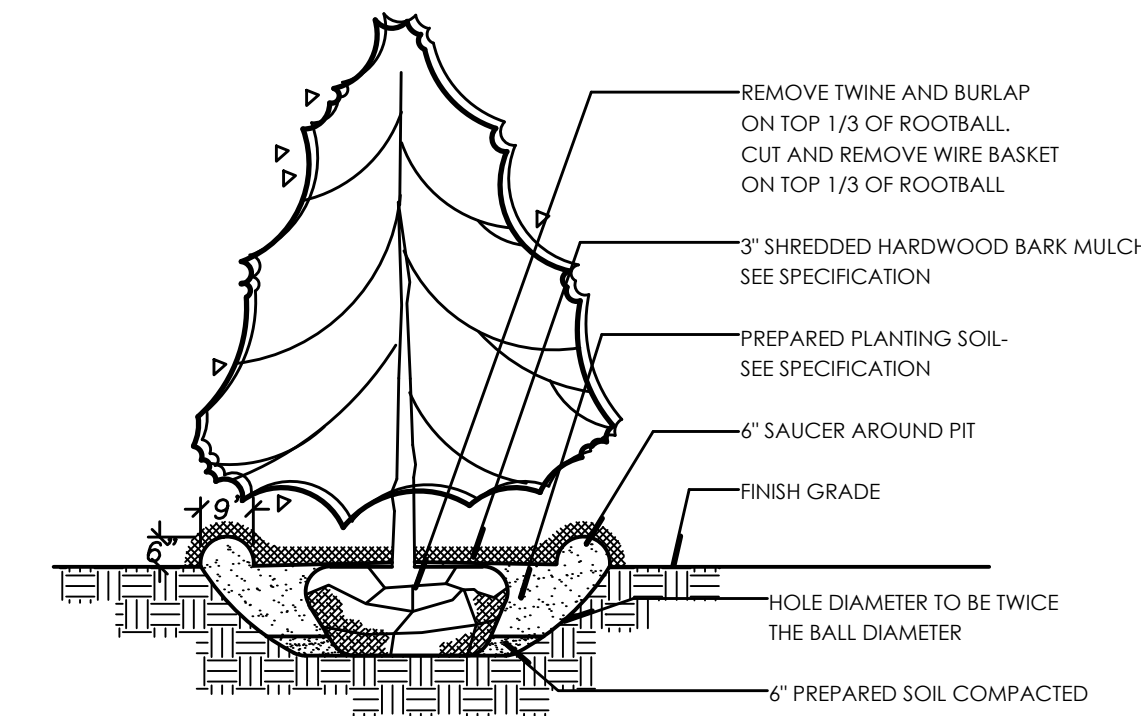
B SIX UNIT COTTAGE FOUNDATION PLANTING PLAN
SCALE: 1" = 10'

6 UNIT PLANT LEGEND

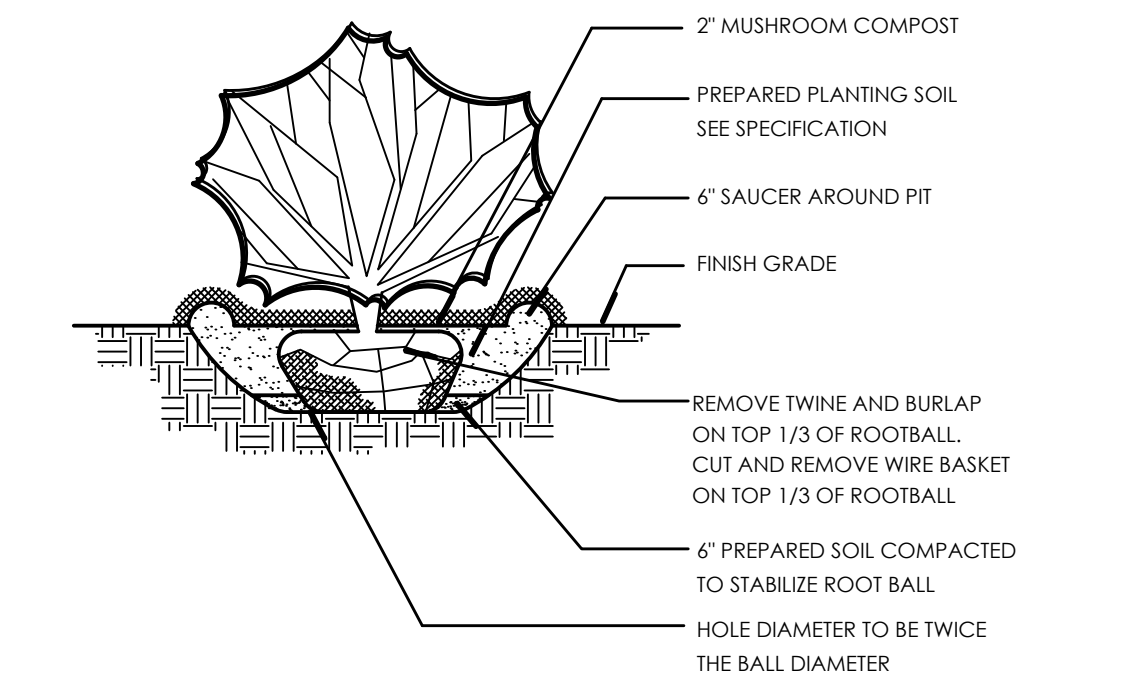
QTY.	KEY	BOTANICAL NAME / COMMON NAME	INSTALLED SIZE	MATURE HEIGHT	MATURE WIDTH
Deciduous Shrubs					
10	ITSL	Itea virginica 'SMNIVDFC'	#3/18"ht	2-3'	2-3'
2	SPGR	Scentlandia Sweetspire	#3/18"ht	4-5'	4-5'
13	SPGF	Spiraea x bumalda 'Goldflame'	#3/18"ht	2-3'	3-4'
9	SPGM	Spiraea japonica 'Goldmound'	#3/18"ht	2-3'	3-4'
2	VIBM	Viburnum dentatum 'Christom'	#5/24"ht	5-7'	4-5'
Evergreen Shrubs					
22	BUGM	Buxus x 'Green Mountain'	#5/18"ht	4-6'	3-4'
12	JUKA	Juniperus chinensis 'Kallay's Compact'	#7/18"ht	2-3'	3-6'
23	THSM	Thuja occidentalis 'Smaragd'	5' ht.	8-12'	3-4'
Perennials, Groundcover, Ornamental Grasses & Vines					
7	AMBI	Amonia tabernaemontana 'Blue Ice'	#1/18"oc	12-18"	18-24"
14	CAKF	Calamagrostis x acutiflora 'Karl Foerster'	#1/24"oc	36-48"	24-36"
12	COZA	Coreopsis verticillata 'Zagreb'	#1/18"oc	12-18"	18-24"
6	ECKH	Echinacea 'Kim's Knee High'	#1/15"oc	12-18"	12-18"
28	GEMF	Geranium sanguineum 'Max Frei'	#1/18"oc	8-12"	18-24"
35	NECP	Nepeta 'Cat's Pajamas'	#1/18"oc	12-18"	18-24"
16	RUSU	Rudbeckia fulgida var. s. Little Goldstar	#1/18"oc	12-18"	18-24"



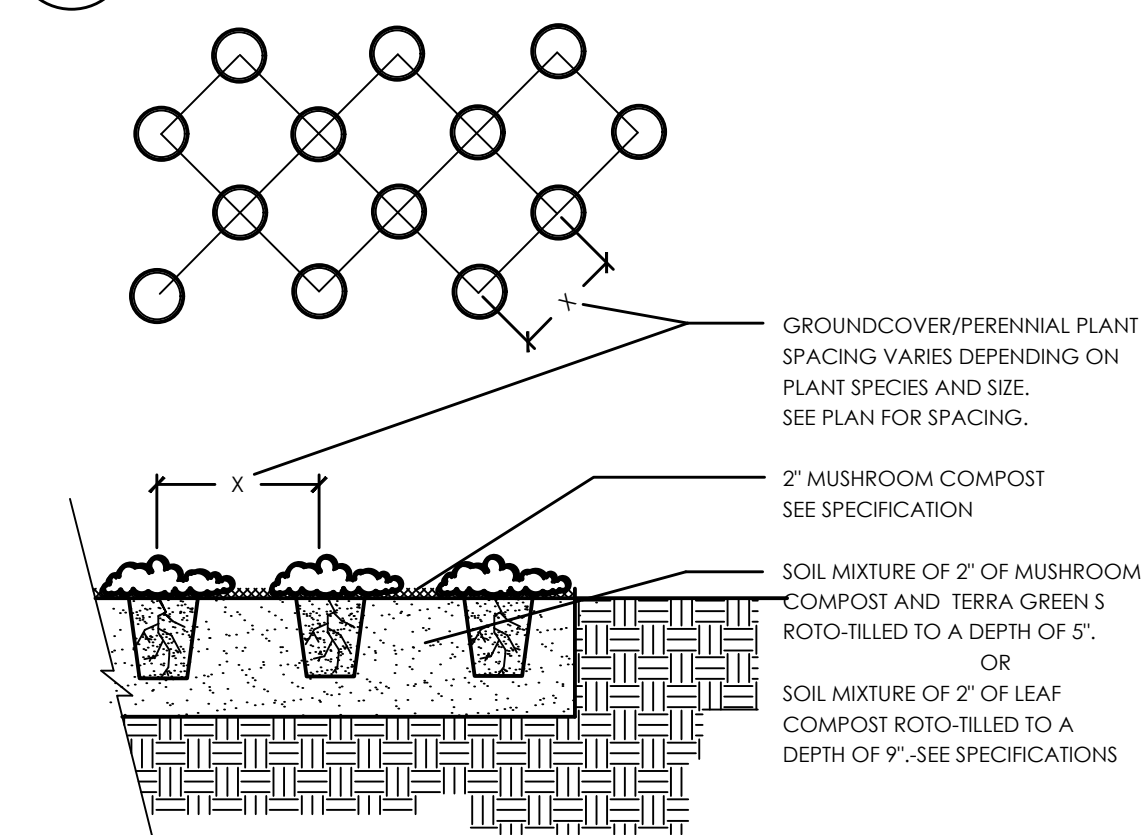
C SHADE TREE PLANTING DETAIL
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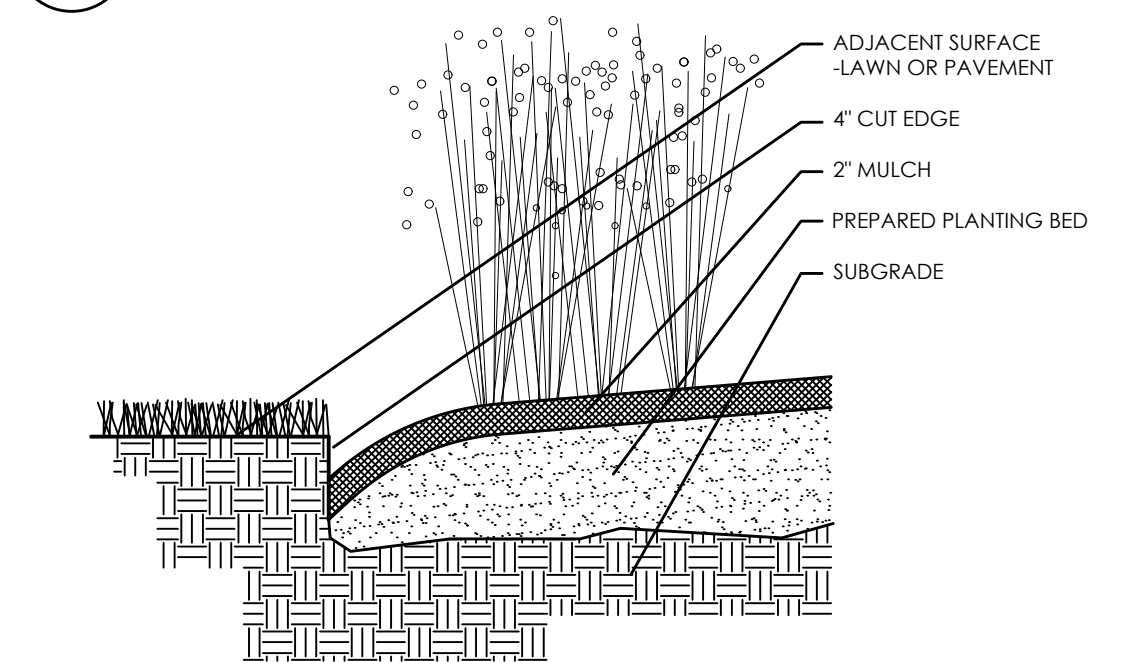
D EVERGREEN PLANTING DETAIL
N.T.S.



E SHRUB PLANTING DETAIL
N.T.S.



F PERENNIAL PLANTING DETAIL
N.T.S.



G SPADED PLANTING BED EDGE
N.T.S.



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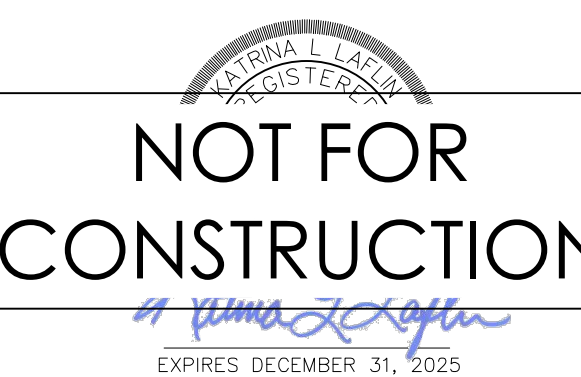
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professional seal:



sheet title:

Cottages Foundation
Landscape Plan

project #: 2943

issue date: 12/02/24

checked by:

drafted by:

file: 2943_2024-11-01_pud

plot: kll

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revisions:

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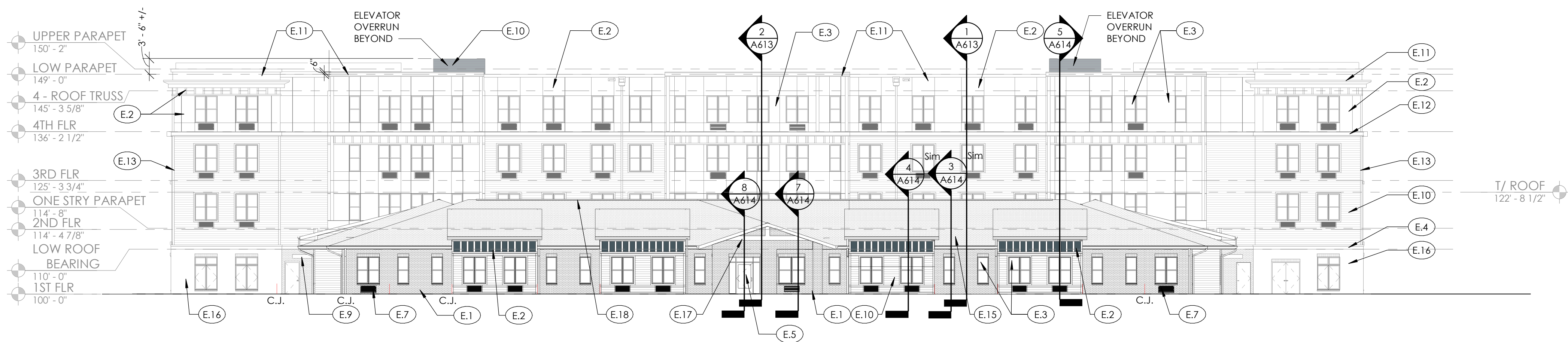
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north: sheet:

VARIES
PER
SITE
PLAN

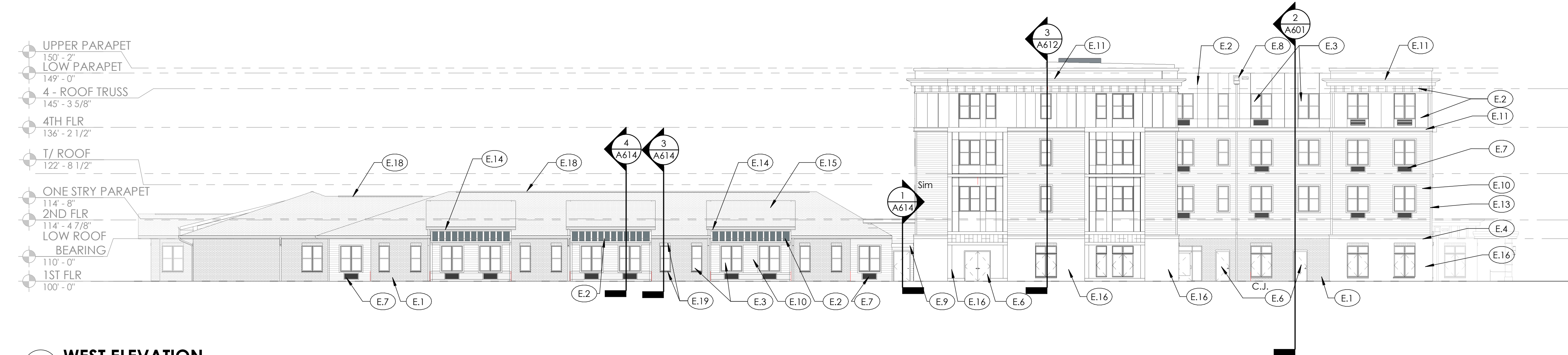
L2.3



1 NORTH ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



3 WEST ELEVATION
1/16" = 1'-0"

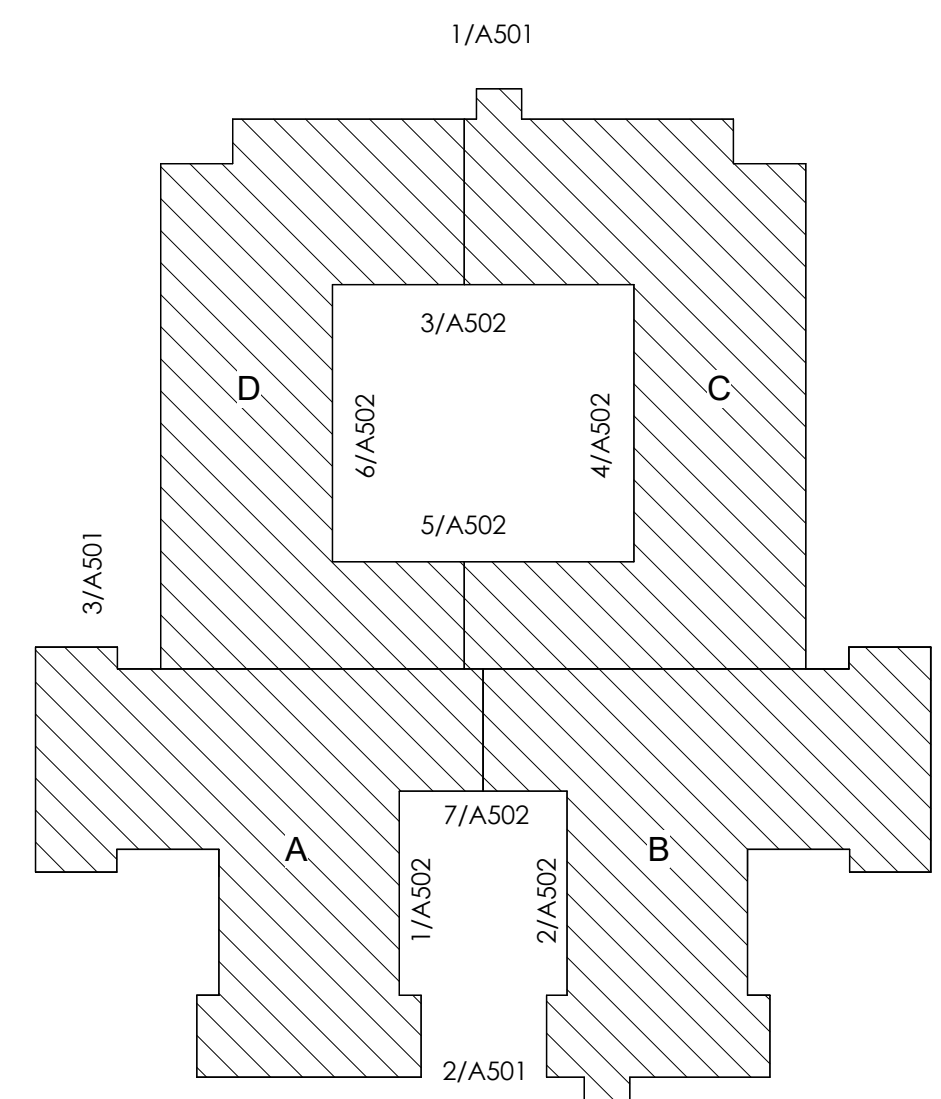


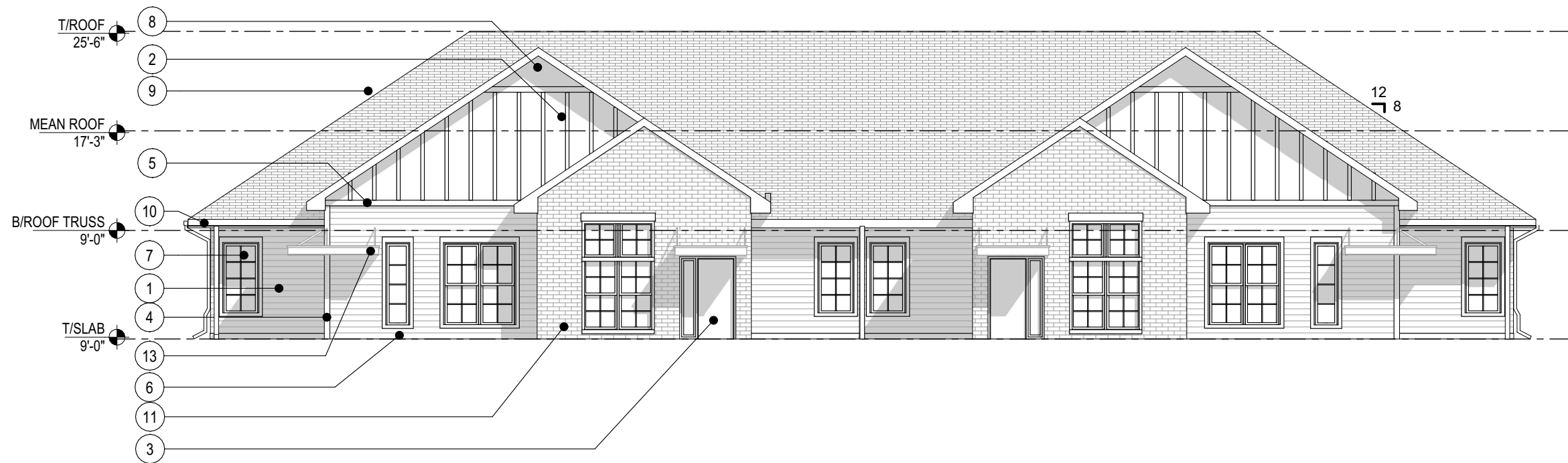
4 EAST ELEVATION
1/16" = 1'-0"

EXTERIOR ELEVATION KEYNOTES

- E.1 FACE BRICK - 3 5/8" (H) x 3 5/8" (D) x 1 1/2" (L) MANUF. COLOR & TEXTURE BY ARCHITECT. 4" CAST STONE SILL, 8" HEAD & TRIM BANDS (SMOOTH FINISH)
- E.2 JAMES HARDIE "HARDIEPANEL" FIBER CEMENT PANEL WITH BATTEN BOARDS OR ALUMINUM REVEAL TRIM WHERE SHOWN. CEDARMILL FINISH. TRIM - COLOR TO MATCH HARDIE PANEL COLOR. FIBER CEMENT TRIM BOARDS (SMOOTH FINISH)
- E.3 PRE-FINISHED WINDOW UNIT
- E.4 CAST STONE TRIM/WATERTABLE
- E.5 ALUMINUM STOREFRONT GLASS DOOR
- E.6 INSULATED STEEL ENTRY DOOR
- E.7 PRE-FINISHED METAL HVAC GRILL. COLOR TO MATCH SIDING/BRICK COLOR
- E.8 PRE-FINISHED METAL DOWNSPOUT, SCUPPER AND COLLECTION BOX, AND OVERFLOW SCUPPER.
- E.9 PRE-FINISHED METAL CANOPY ASSEMBLY. BASIS OF DESIGN MAPES
- E.10 JAMES HARDIE "HARDIEPANEL" FIBER CEMENT LAP SIDING, 6" EXPOSURE, CEDARMILL FINISH. TRIM - COLOR TO MATCH HARDIE PANEL COLOR. FIBER CEMENT TRIM BOARDS (SMOOTH FINISH)
- E.11 PRE-FINISHED ALUMINUM CLAD CORNICE, WOOD FRAMED.
- E.12 BUILT-UP CORNICE AND TRIM BAND, ALUMINUM CLAD
- E.13 5 1/2" FIBER CEMENT TRIM BOARD, PAINTED. COLOR TO MATCH HARDIE PANEL COLOR (SMOOTH FINISH)
- E.14 PRE-FINISHED ALUMINUM GUTTER AND DOWNSPOUT
- E.15 ARCHITECTURAL ASPHALT ROOF SHINGLES
- E.16 CAST STONE 12"x24" BUFF LIMESTONE FINISH
- E.17 DECORATIVE CABLE TRIM
- E.18 CONTINUOUS SHINGLED RIDGE VENT
- E.19 BRICK SOLIDER COURSE HEADER AND BRICK SILL TRIM. TO MATCH FIELD BRICK.
- E.20 PREMANUFACTURED PERGOLA LIKE CUTTING EDGE HARDSCAPES: COORDINATE WITH OWNER'S LAND ARCHITECT

ELEVATION KEY PLAN

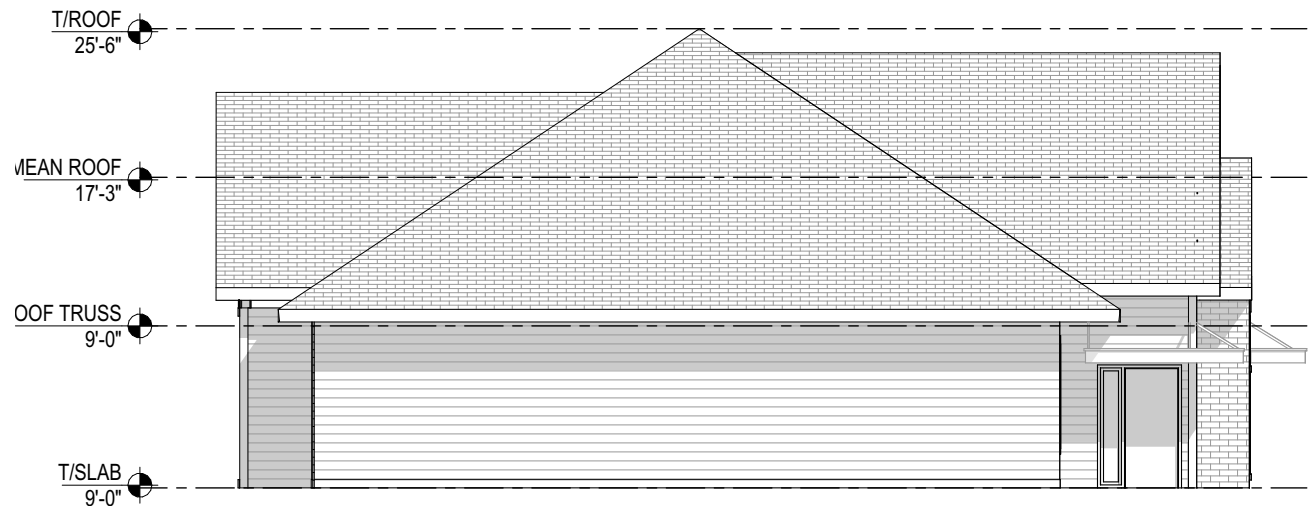




1 4 UNIT COTTAGE - FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 4 UNIT COTTAGE - REAR ELEVATION
SCALE: 3/32" = 1'-0"



3 4 UNIT COTTAGE - SIDE ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION KEYED NOTES

1. Lap Siding - Hardie Plank fiber cement siding, Cedarmill finish, 6" exposure.
2. Board and Batten Siding - Hardie fiber cement panel siding with battens, cedarmill finish
3. Face Brick
4. 5 1/2" fiber cement corner trim
5. 5 1/2" fiber cement trim board
6. PVC wall base trim board at base of all walls with fiber cement siding at grade
7. Vinyl Window - casement, single hung, or fixed
8. Decorative gable trim
9. Architectural asphalt roof shingles
10. Pre-finished aluminum gutter and downspout
11. Exterior door
12. Overhead one-car garage door
13. Entry door canopy

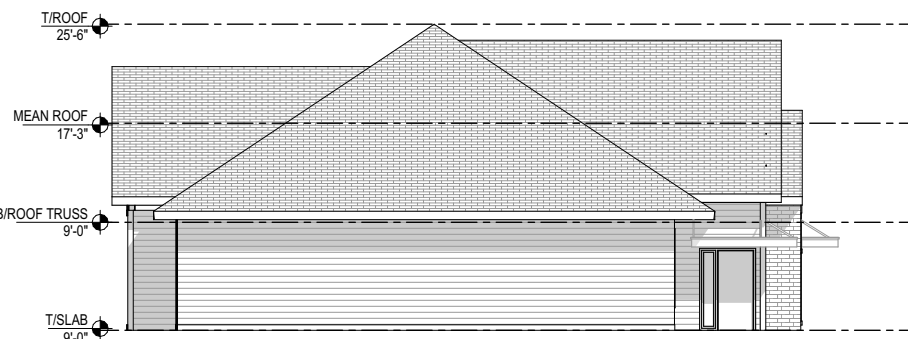
DRAFT-NOT FOR CONSTRUCTION
Vita Of Westfield
11/18/2024



1 6 UNIT COTTAGE - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



2 6 UNIT COTTAGE - REAR ELEVATION
SCALE: 1/16" = 1'-0"



3 6 UNIT COTTAGE - SIDE ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION KEYED NOTES

1. Lap Siding - Hardie Plank fiber cement siding, Cedarmill finish, 6" exposure.
2. Board and Batten Siding - Hardie fiber cement panel siding with battens, cedarmill finish
3. Face Brick
4. 5 1/2" fiber cement corner trim
5. 5 1/2" fiber cement trim board
6. PVC wall base trim board at base of all walls with fiber cement siding at grade
7. Vinyl Window - casement, single hung, or fixed
8. Decorative gable trim
9. Architectural asphalt roof shingles
10. Pre-finished aluminum gutter and downspout
11. Exterior door
12. Overhead one-car garage door
13. Entry door canopy

DRAFT-NOT FOR CONSTRUCTION
Vita Of Westfield
11/18/2024

BABA
architects

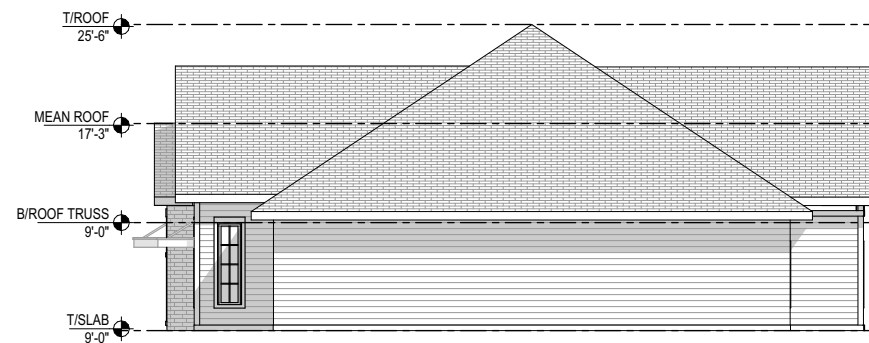
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1 6 UNIT COTTAGE (FRONT GARAGE) - REAR ELEVATION
SCALE: 1/16" = 1'-0"



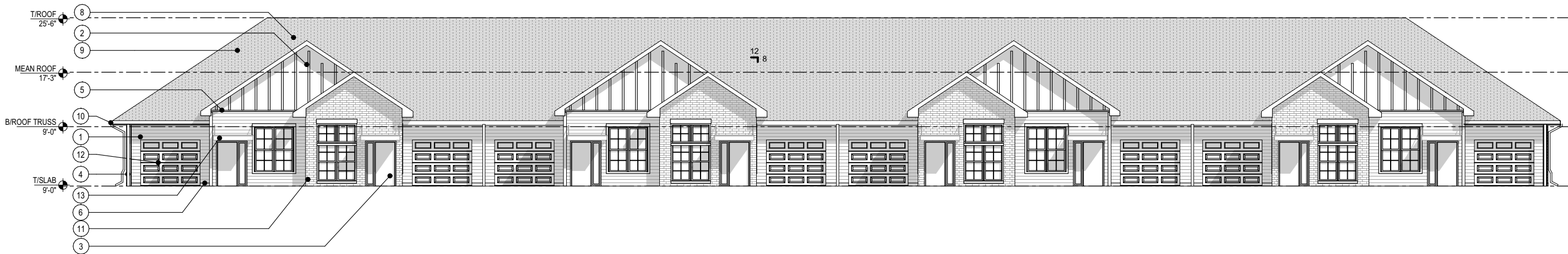
2 6 UNIT COTTAGE (FRONT GARAGE) - FRONT ELEVATION
SCALE: 1/16" = 1'-0"



3 6 UNIT COTTAGE (FRONT GARAGE) - SIDE ELEVATION
SCALE: 1/16" = 1'-0"

ELEVATION KEYED NOTES

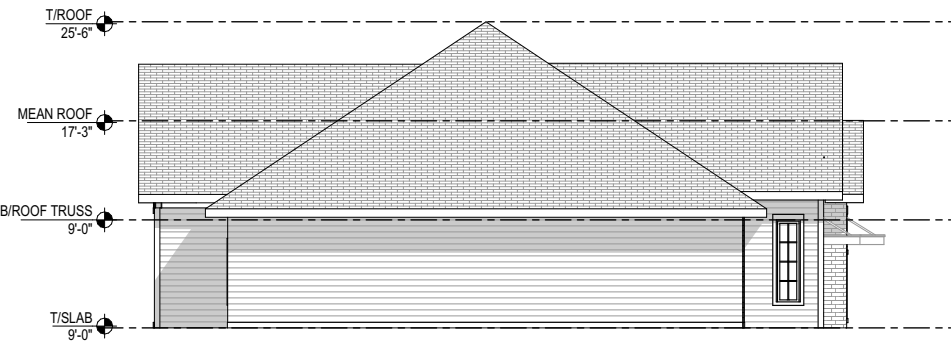
1. Lap Siding - Hardie Plank fiber cement siding, Cedarmill finish, 6" exposure.
2. Board and Batten Siding - Hardie fiber cement panel siding with battens, cedarmill finish
3. Face Brick
4. 5 1/2" fiber cement corner trim
5. 5 1/2" fiber cement trim board
6. PVC wall base trim board at base of all walls with fiber cement siding at grade
7. Vinyl Window - casement, single hung, or fixed
8. Decorative gable trim
9. Architectural asphalt roof shingles
10. Pre-finished aluminum gutter and downspout
11. Exterior door
12. Overhead one-car garage door
13. Entry door canopy



1 8 UNIT COTTAGE - FRONT ELEVATION
SCALE: 1/16" = 1'-0"

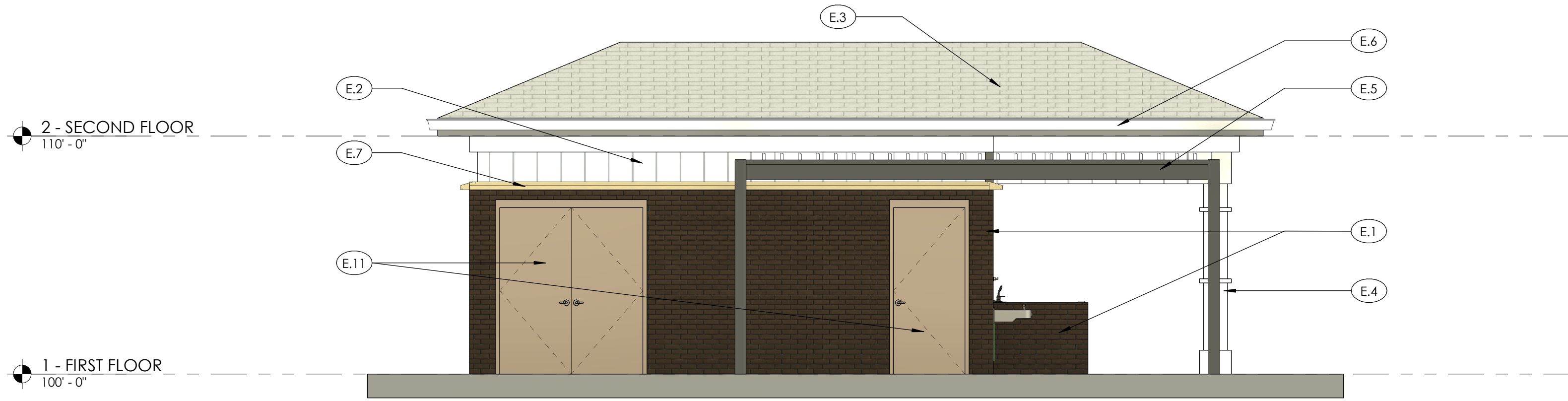


2 8 UNIT COTTAGE - REAR ELEVATION
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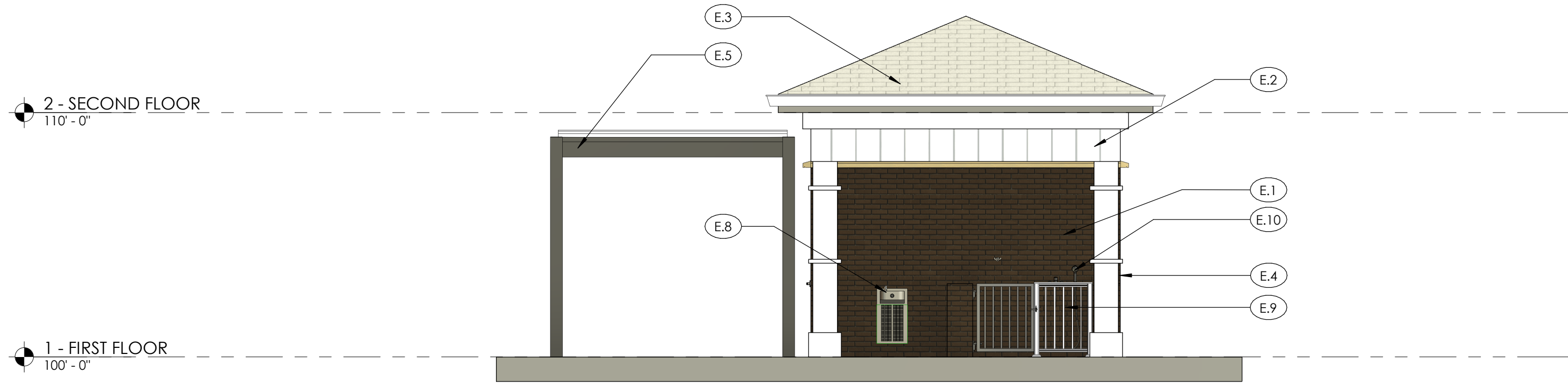


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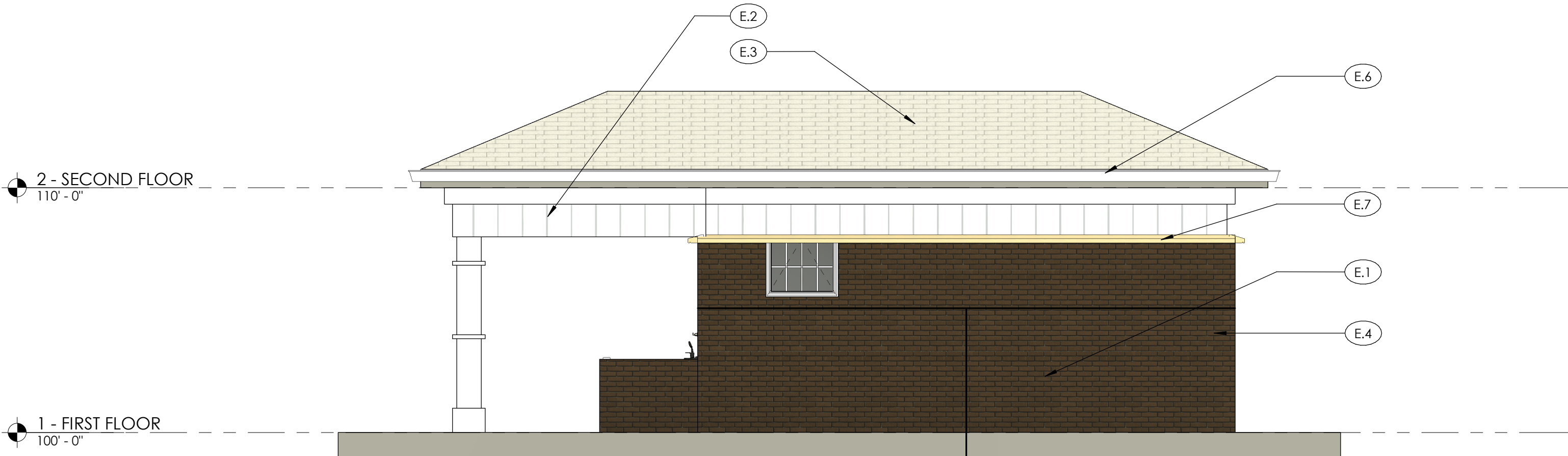
ELEVATION KEYED NOTES	
1.	Lap Siding - Hardie Plank fiber cement siding, Cedarmill finish, 6" exposure.
2.	Board and Batten Siding - Hardie fiber cement panel siding with battens, cedarmill finish
3.	Face Brick
4.	5 ½" fiber cement corner trim
5.	5 ½" fiber cement trim board
6.	PVC wall base trim board at base of all walls with fiber cement siding at grade
7.	Vinyl Window - casement, single hung, or fixed
8.	Decorative gable trim
9.	Architectural asphalt roof shingles
10.	Pre-finished aluminum gutter and downspout
11.	Exterior door
12.	Overhead one-car garage door
13.	Entry door canopy



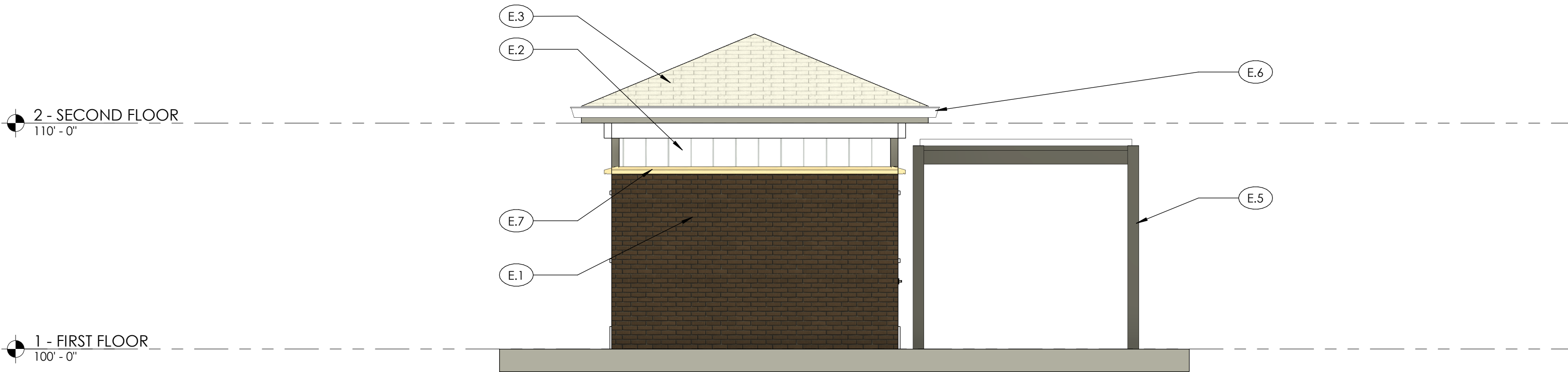
1 SOUTH
1/4" = 1'-0"



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



3 NORTH
1/4" = 1'-0"



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

EXTERIOR ELEVATION KEYNOTES

- E.1 FACE BRICK - 3 5/8" (H) x 3 5/8" (D) x 11 5/8" (L) MANUF., COLOR CHOSEN BY OWNER. (SMOOTH FINISH)
- E.2 JAMES HARDIE "HARDIE PANEL" FIBER CEMENT PANEL WITH BATTEN BOARDS OR ALUMINUM REVEAL TRIM WHERE SHOWN. CEDARMILL FINISH. TRIM - COLOR TO MATCH HARDIE PANEL COLOR. FIBER CEMENT TRIM BOARDS (SMOOTH FINISH)
- E.3 ARCHITECTURAL ASPHALT ROOF SHINGLES
- E.4 PREFINISHED SMOOTH FIBER CEMENT FIBER COLUMN WRAP.
- E.5 PRE-MANUFACTURED PERGOLA IN MANUFACTURER'S STANDARD COLOR.
- E.6 PREFINISHED ALUMINUM GUTTER.
- E.7 CAST STONE TRIM.
- E.8 DRINING FOUNTAIN: REFER TO PLUMBING.
- E.9 DOG WASH WITH BRICK MASONRY SIDE WALLS & PREFINISHED METAL GATE/FENCE 3' 4" HIGH.
- E.10 DOG WASH SHOWER: REFER TO PLUMBING.
- E.11 GALVANIZED PAINTED HOLLOW METAL DOOR & FRAME.

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION

CONSULTANTS

3939 PRIORITY WAY SOUTH DRIVE
SUITE 200
INDIANAPOLIS, IN 46240
Phone (317) 844-4777
E-Mail cripe@cripe.biz
Civil Engineering
Survey & 3D Laser Scanning
Equipment Planning
Real Estate Services

Cripe
Solutions by Design Since 1937

SITE STORAGE BUILDING - EXTERIOR ELEVATIONS
VITA INVESTMENT HOLDINGS, LLC
VITA - WESTFIELD
17748 Spring Mill Road,
Westfield, IN 46074

PRELIMINARY
NOT FOR
CONSTRUCTION

Author
Checked By
Checker
Approver
1/4" = 1'-0"
A510
Project Issue Date
Project Number
Project Number



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

November 6, 2024

Revised 1/8/2025

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 new additions to the 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](#)). [A workshop discussion was held at the December 16th, 2024 Plan Commission meeting.](#)

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
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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 (Estimate Considering Number of Bedrooms)				
Type of Unit	Number of Units	Parking per DU	Required	Total
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.

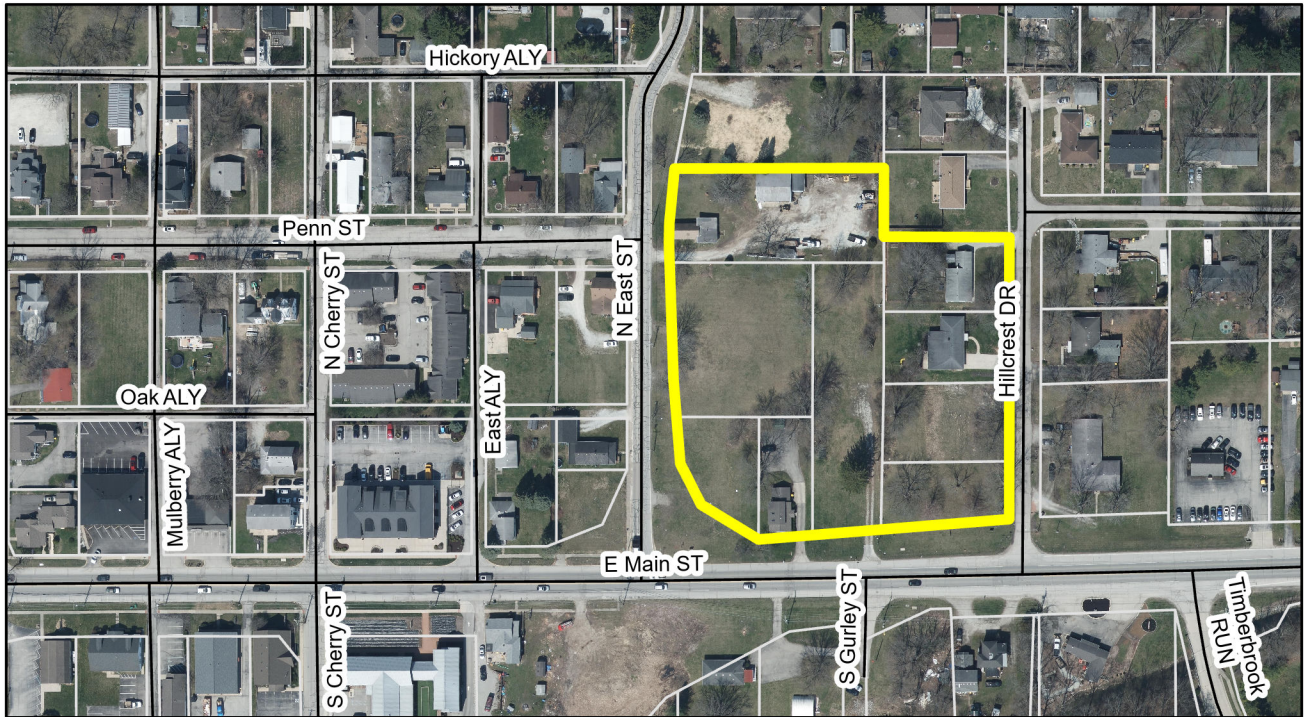
Council Introduction: This petition was introduced for first reading at the October 28, 2024 City Council meeting.

DEPARTMENT COMMENTS

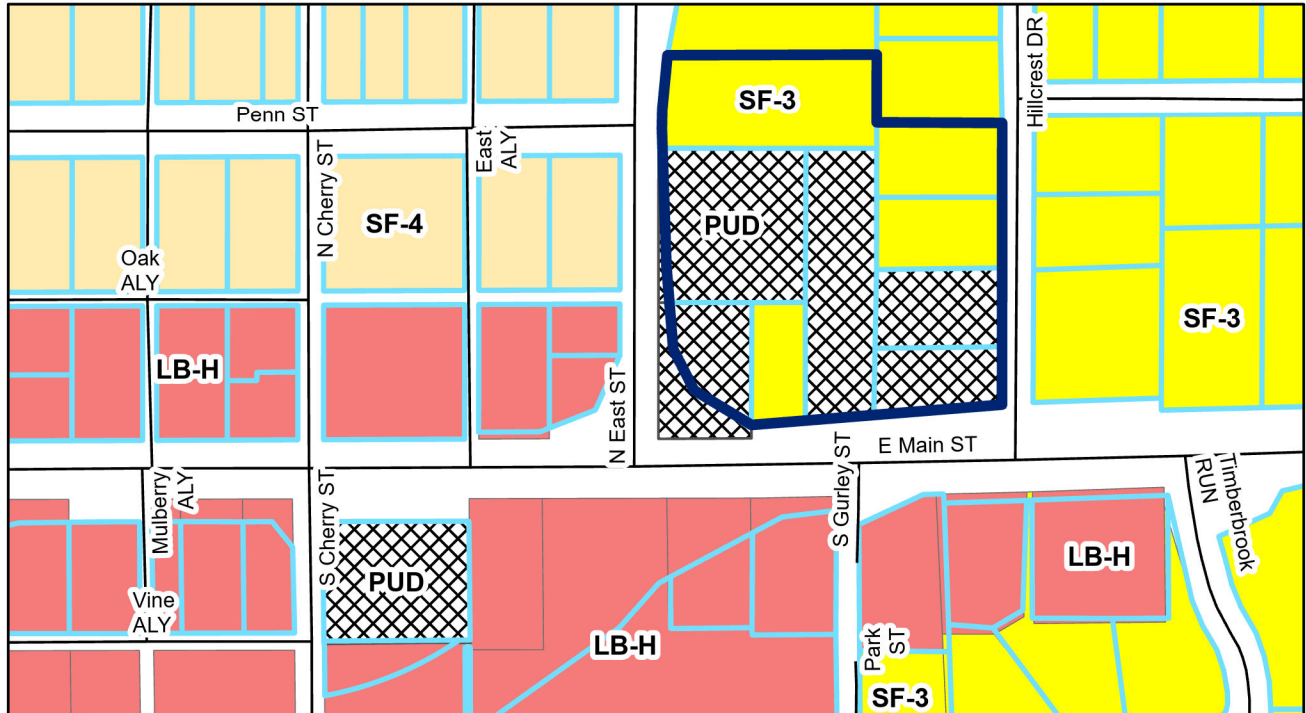
1. **Action:**
 - a. Vote to make a recommendation at the January 14, 2025 meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.



Aerial Location Map



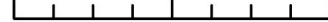
Zoning Map



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"



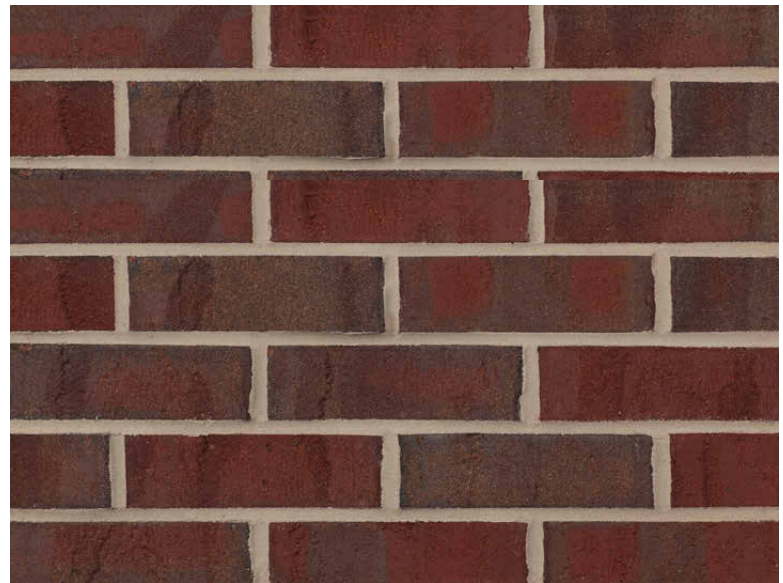
MATERIAL PERCENTAGES	
BRICK	- 48.9 %
STONE	- 12.1 %
SIDING	- 32 %
STOREFRONT	- 7 %

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

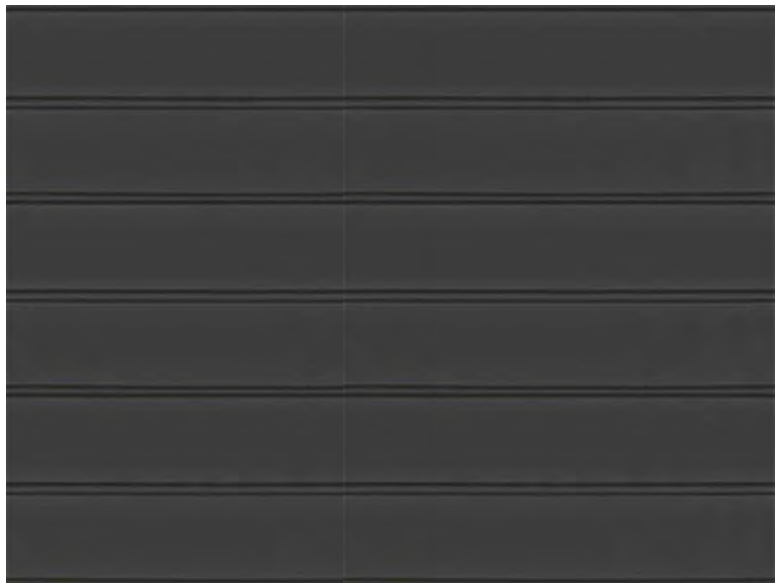
AMBROSE ON MAIN
PROPOSED BUILDING ELEVATIONS



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



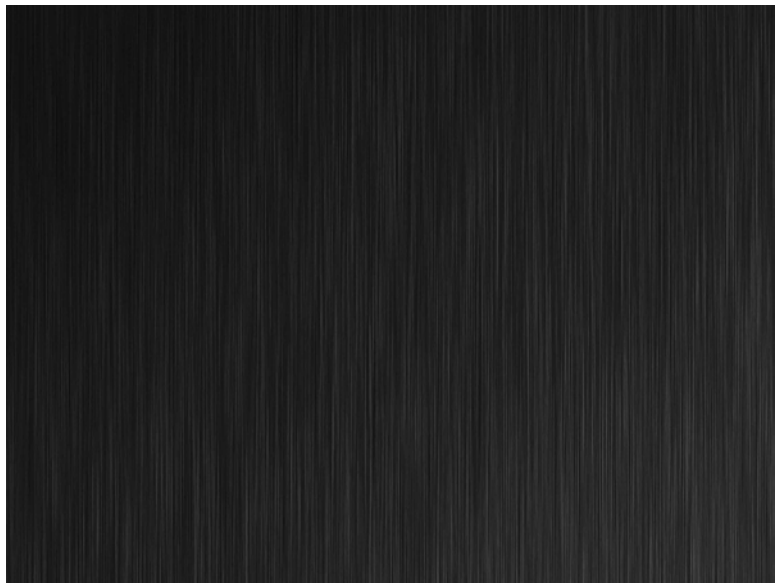
BRICK (B1)
SIZE: MODULAR
COLOR: GLEN GERY-
CRIMSON POINTE



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

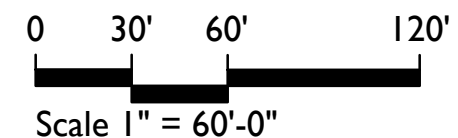
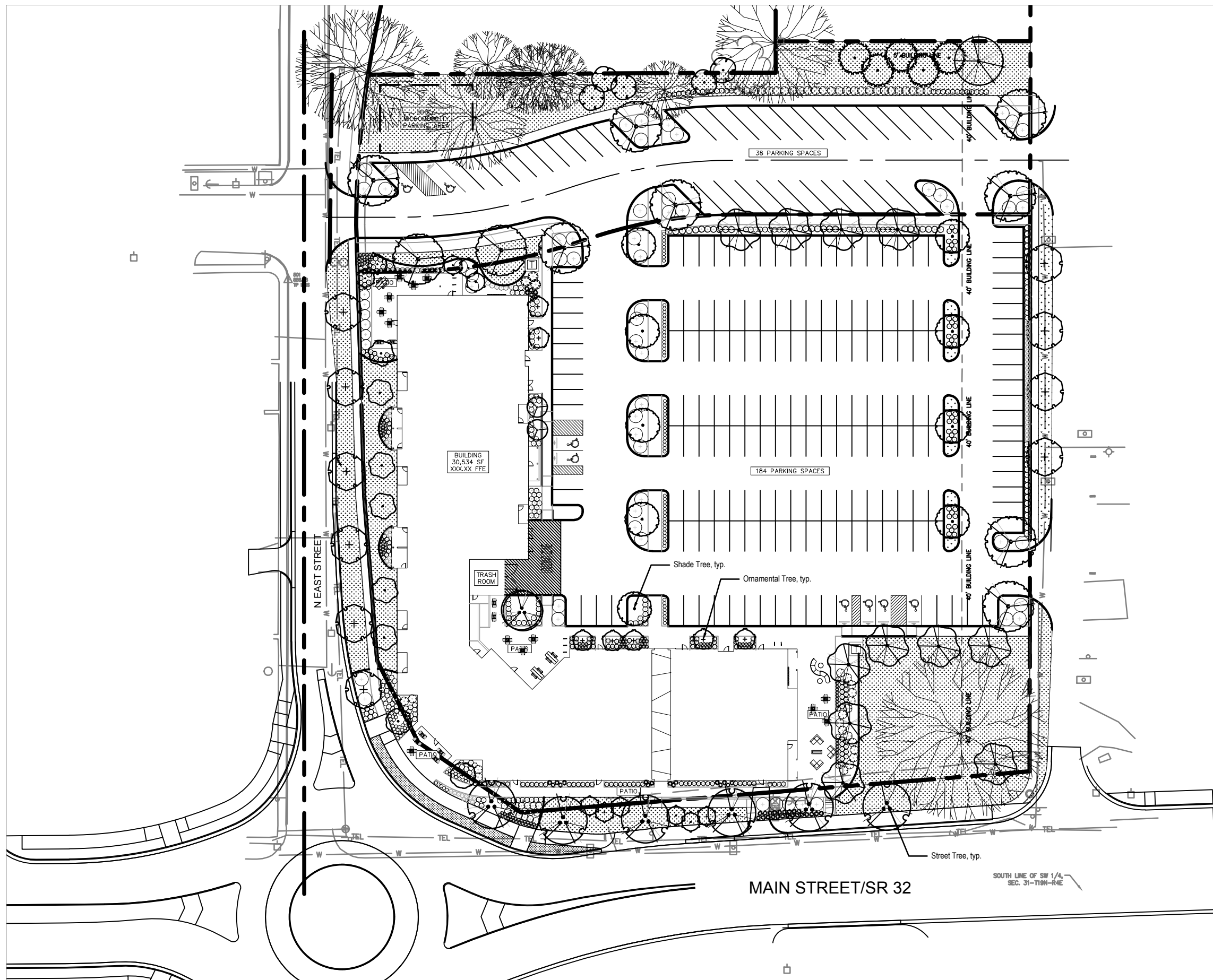


UNIT WINDOWS (UW1)
COLOR: BLACK









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 rights 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:

i. 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

Administra

Zoning Dist

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 14, 2025
2501-PUD-01
Exhibit 1

Petition Number: 2501-PUD-01

Ordinance Number: Ord. 24-71

Project Name: Grand Millennium Center PUD, Amendment IV

Subject Site Address: Generally located on the West-side of Westfield Blvd., about 1/4 of a mile South of the Poplar & Park intersection (the "Property")

Petitioner: Grand Millennium Development, LLC

Representative: CRG Residential

Request: Grand Millennium Development, LLC by CRG Residential requests an amendment to the Grand Millenium 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.

Current Zoning: Grand Millennium Center PUD District ([Ord. 16-51](#))

Current Land Use: Vacant

Approximate Acreage: 17.1 acres +/-

Exhibits:

1. Staff Report
2. Vicinity Map
3. Narrative Statement
4. Ord. 24-71 (Clean Version)
5. Ord. 24-71 (Redlined Version)
6. Concept Plan

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition was introduced at the [December 9, 2024](#), City Council meeting. Video footage of the First Reading can be viewed [here](#).

The petition will receive a Public Hearing at the January 14, 2025, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The Property is generally located on the West-side of Westfield Blvd., about 1/4 of a mile South of the Poplar & Park intersection (see [Exhibit 2](#)). The property is currently zoned as the Grand Millennium Center PUD District.

History & Context: The original Grand Millennium Center PUD District was established via Ord. 16-51 back in 2017. Since then, there have been numerous amendments to the PUD.

This specific amendment request is amending content specific to the Mixed-Use amendment, established through Ord. 21-33.

Within this amendment request, the Petitioner is requesting to incorporate a new Concept Plan ([Exhibit 6](#)) and Character Exhibits for the Property.

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance ties the development of the Real Estate to the associated Concept Plan (see [Exhibit 6](#)). The final plan will be in substantial compliance with the Concept Plan.

Underlying Zoning District:

- Ord. 16-51 established the following underlying zoning districts for the development:
 - o Multi-Family District and the Mixed-Use District = *MF2: Multi-Family Medium Density District.*
 - o Commercial District = *GB: General Business District*

General Regulations:

- Maximum Density
 - o North of Anna Kendall Drain = *370 units*
 - *Modified from 350, as approved via Ord. 21-33.*
 - o Total in all Districts = *770 units*
 - *Modified from 750, as approved via Ord. 21-33.*
-

DEVELOPMENT STANDARDS

As proposed, the PUD Ordinance defaults to the standards of UDO Chapter 6 or previous Grand Millennium PUD ordinances, as applicable, with the modifications to the Development Standards as briefly highlighted below:

Article 6.3 – Architectural Standards

- Multi-Family Uses
 - o All requirements of UDO 6.3(F)(7)(b) Commercial; Flat Roofs shall apply, including modulation, parapet and cornice standards, and design shall be in substantial compliance with character elevations shown in Exhibit C of the Ordinance.
 - *Modified from Exhibit F, as approved via Ord. 16-51.*

Article 6.14 – Parking Standards

- Article 6.14(G)(11) shall be modified to be in substantial compliance with the Concept Plan (**Exhibit 6**).
 - o *Modified from “1.5 off-street parking spaces per Dwelling Unit”, as approved via Ord. 21-33.*

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan: The Land Use Plan contemplates the Property as “Employment Corridor”.

The Employment Corridor classification identifies office and service uses, research and development and retail and institutional uses that are subordinate to and supportive of the office and service uses as appropriate land uses.

The Employment Corridor development policies encourage:

- Employment-generating uses and related supporting service uses;
- Promoting smaller scale local office and service uses along SR 32; and,
- Local office and service uses shall generally take place along the north side of SR 32, with business uses on the south side of SR 32 (allowed only where it is demonstrated that they will not negatively impact residential neighborhoods or uses).

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US-31, (ii) Secondary Arterial: Westfield Blvd., (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Council Introduction: The petition was introduced at the December 9, 2024 City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the January 14, 2025 APC meeting. Notice of the 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.
-

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the January 14, 2025 APC meeting. If the Plan Commission is satisfied with the proposal, Staff recommends waiving the Workshop Discussion meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.



Westfield -
Washington Public
Library

In Construction MOB

Grand Millennium
PUD - Amendment III
Location

Google Earth

Image © 2024 Airbus

1000 ft

Grand Millennium PUD – Amendment III

Narrative Statement

Please allow the following paragraphs to serve as a narrative statement for the Grand Millennium PUD Amendment III. The site was previously zoned for 350 residential units, retail and office in the Amendment III area.

The Grand Millennium project has progressed over the last several years. Currently, the development includes the new Westfield -Washington Library and construction is in progress for a Medical Office Building.

This next phase will complete the multi-use vision of the overall Grand Millennium development. Located at the SW corner of Park Street & Westfield Blvd, the project is a western anchor to Westfield's downtown.

The proposed next phase of the project will include three buildings. Building 1 will be a multi-use building with residential, retail and a structured parking garage. Building 1 will be approximately 212 units and 11,000 SF of retail and a 292-space parking garage. Building 2 will be a multi-use building with residential and retail with first level parking and residential above. Building 2 will be approximately 154 units and 1,500 SF of retail and 155 ground level spaces. A third building will be a Medical Office Building of up to 60,000 SF.

The site is also centrally located between the Monon Trail and the Midland Trace Trail, making it a good amenity location for residents using the various trails. To provide amenities for City residents, the project design is proposed to include several outdoor amenity areas. As a further amenity, the combined pond at the south end of the project will include paths with exercise stations as well as a fishing pier.

The specific request with Amendment III of the Grand Millennium PUD is to allow the overall project to increase by 20 units and allow for the building to be in the location of the current pond. This will allow the layout as presented to be constructed.

We appreciate the opportunity to work through the various zoning and economic development approvals with this project. Our overall goal is to provide additional parking for the downtown area but also additional amenities for Westfield residents. This will allow the Grand Millennium site to become a destination for living, working and recreation.

Sincerely,



David George

Grand Millennium Development, LLC

ORDINANCE XX-XX

Grand Millennium Center PUD Amendment III

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is an ordinance (this “Ordinance”) to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”), 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 Zoning Ordinance;

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 16-51, The Grand Millennium Center Planned Unit Development District on March 13, 2017.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition No. XXXX-PUD-XX), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Grand Millennium Center PUD with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. XXXX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a recommendation (vote) 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 _____, 2025; and,

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.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Millennium Center PUD, and (iii) 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 or the Grand Millennium Center PUD.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 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. **District Areas:** Section 3 of the Grand Millennium Center PUD shall apply with the following amendments:

- 2.1 The Concept Plan, attached hereto as **Exhibit B** (the “Concept Plan”), is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan of the UDO. Development of each District Area shall be in accordance with **Exhibit B**. The attached Concept Plan shall replace Ord. 16-51 Exhibit B (District Area Map).
- 2.2 Potential uses (shown on the Concept Plan in italicized text) are provided for illustrative purposes only. Final plan to be substantial compliance with Concept Plan.

Section 3. **Permitted Uses:** The following additional use shall be permitted.

3.1 **Multi-Family District:**

- A. **Additional Uses:** In addition to the uses permitted within the underlying MF2 District, the following uses shall be permitted in the Multi-Family District:
 - (i) Dwelling, Townhouse
 - a) Use shall only be permitted within the Multi-Family District located east of Westfield Blvd

Section 4. **General Regulations:** The standards of Chapter 4: Zoning Districts of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 4.1 **MF2: Multi-Family Medium Density District:** Section 7.1 of the Grand Millennium Center PUD shall be amended as follows:
 - A. **Maximum Density:**
 - (i) North of Anna Kendall Drain: up to 370 units
 - (ii) South of Anna Kendall Drain: up to 500 units
 - (iii) Total in all Districts: 770 units
 - B. **Maximum Building Height:** Section 7.1(F) of the Grand Millennium Center PUD shall not apply, instead the following shall apply:
 - (i) Townhouse Dwellings: Three (3) stories

- (ii) Dwellings west of Westfield Blvd: Five (5) stories if parking is located on the ground floor, otherwise four (4) stories

Section 5. **Development Standards:** The standards of Chapter 6: Development Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

5.1 **Architectural Standards:** Article 6.3: Architectural Standards of the UDO and Section 9.1 of the Grand Millennium Center PUD shall apply except as otherwise modified below.

A. **Multi-Family Uses (in all districts):**

- (i) Article 6.3(E)(1)(a) shall be modified to allow a projection or recession in the entire vertical façade plane of the exterior walls of not less than two (2) feet.
- (ii) Article 6.3 (E)(4) shall be modified to allow for a flat roof on buildings west of Westfield Blvd. If the building design includes a flat roof, the minimum eave overhang shall be zero (0) inches. All requirements of UDO 6.3(F)(7)(b) Commercial; Flat Roofs shall apply, including modulation, parapet and cornice standards, and design shall be in substantial compliance with character elevations shown in Exhibit C.

5.2 **Landscaping Standards:** Article 6.8: Landscape Standards of the UDO and Section 9.2 of the Grand Millennium Center PUD shall apply except as otherwise modified below.

A. **Tree Preservation:** Section 9.2(G) shall apply to all districts.

B. **Multi-Family Buffer:** Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, and between the Cherry Wood Estates and Southridge subdivisions, as depicted in **Exhibit B**. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards.

C. **Minimum Lot Landscaping:** Article 6.8(K) shall apply to all Districts. Minimum Lot Landscaping standards may be reduced at Plan Commission discretion for developments located west of Westfield Blvd. All reductions shall be approved by the Plan Commission with the Detailed Development Plan.

D. **External Street Frontage Landscaping:** Article 6.8(M)(1) shall not apply if the Front Building Façade of the Lot's Principal Building(s) orients towards an External Street or named trail. Street Tree standards shall apply instead.

5.3 **Parking Standards:** Article 6.14: Parking and Loading Standards of the UDO shall apply except as otherwise modified below.

A. **Required Spaces:** Article 6.14(G)(11) shall be modified to be in substantial compliance with Concept Plan in Exhibit B.

Section 6. **Design Standards:** The standards of Chapter 8: Design Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning

District, shall apply to the development of the District, except as otherwise modified below.

6.1 Development Amenities: The following amenities shall be required for all multi-family developments west of Westfield Blvd. Amenities may be located in separate buildings with a single apartment complex as long as they remain accessible to all residents.

- A. Outdoor Public Space (including but not limited to plazas, courtyards, gardens, public squares, and similar usable spaces)
- B. Fitness Center
- C. Resort Style Pool
- D. Business Center/Conference Room
- E. Grilling Cabana
- F. Dog Park
- G. Connections to Pedestrian Walkways and Paths

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ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty
McCarty

Victor McCarty

Victor

Patrick Tamm

Patrick Tamm

Patrick Tamm

Kurt Wanninger
Wanninger

Kurt Wanninger

Kurt

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield
on the _____ day of _____, 2023, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance XX-XX
this _____ day of _____, 2025.

I hereby VETO Ordinance XX-XX
this _____ day of _____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

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: Lauren Gillingham

Prepared by: Lauren Gillingham, AICP, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074

EXHIBIT A
LAND DESCRIPTION

Common Area A, Common Area B and Block A of Secondary Plat for Grand Millennium recorded on XX/XX/XX as Instrument Number in Hamilton County, Indiana.

EXHIBIT B CONCEPT PLAN

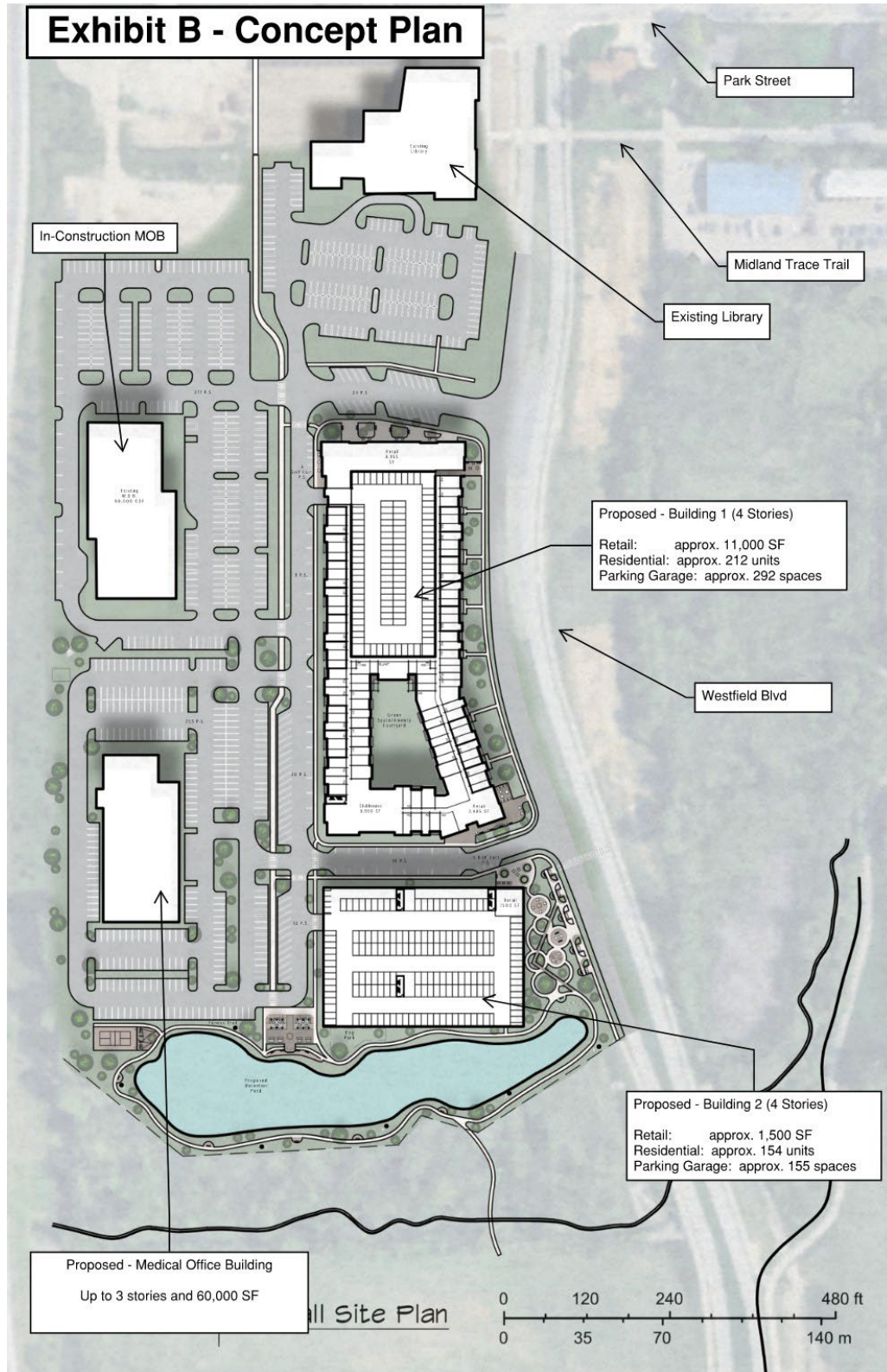


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT



ORDINANCE ~~XX21-XX33~~

Grand Millennium Center PUD Amendment III

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

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WHEREAS, the City of Westfield, Indiana (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 16-51, The Grand Millennium Center Planned Unit Development District on March 13, 2017.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition No. ~~XXXX2108~~-PUD-~~XX21~~), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Grand Millennium Center PUD with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. ~~XXXX2108~~-PUD-~~XX21~~ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **recommendation (vote)** 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 , 202~~53~~; and,

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.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Millennium Center PUD, and (iii) 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 or the Grand Millennium Center PUD.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 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.

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- 2.1 The Concept Plan, attached hereto as **Exhibit B** (the “Concept Plan”), is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan of the UDO. Development of each District Area shall be in accordance with **Exhibit B**. The attached Concept Plan shall replace Ord. 16-51 Exhibit B (District Area Map).
- 2.2 Potential uses (shown on the Concept Plan in italicized text) are provided for illustrative purposes only. Final plan to be substantial compliance with Concept Plan. Compliance with the italicized uses shall not be a requirement of development approval.

Section 3. **Permitted Uses:** The following additional use shall be permitted.

3.1 **Multi-Family District:**

- A. **Additional Uses:** In addition to the uses permitted within the underlying MF2 District, the following uses shall be permitted in the Multi-Family District:
 - (i) Dwelling, Townhouse
 - a) Use shall only be permitted within the Multi-Family District located east of Westfield Blvd

Section 4. **General Regulations:** The standards of Chapter 4: Zoning Districts of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 4.1 **MF2: Multi-Family Medium Density District:** Section 7.1 of the Grand Millennium Center PUD shall be amended as follows:
 - A. **Maximum Density:**
 - (i) North of Anna Kendall Drain: up to 3~~750~~50 units
 - (ii) South of Anna Kendall Drain: up to 500 units
 - (iii) Total in all Districts: 7~~750~~50 units
 - B. **Maximum Building Height:** Section 7.1(F) of the Grand Millennium Center PUD shall not apply, instead the following shall apply:
 - (i) Townhouse Dwellings: Three (3) stories

- (ii) Dwellings west of Westfield Blvd: Five (5) stories if parking is located on the ground floor, otherwise four (4) stories

Section 5. **Development Standards:** The standards of Chapter 6: Development Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

5.1 **Architectural Standards:** Article 6.3: Architectural Standards of the UDO and Section 9.1 of the Grand Millennium Center PUD shall apply except as otherwise modified below.

A. **Multi-Family Uses (in all districts):**

- (i) Article 6.3(E)(1)(a) shall be modified to allow a projection or recession in the entire vertical façade plane of the exterior walls of not less than two (2) feet.
- (ii) Article 6.3 (E)(4) shall be modified to allow for a flat roof on buildings west of Westfield Blvd. If the building design includes a flat roof, the minimum eave overhang shall be zero (0) inches. All requirements of UDO 6.3(F)(7)(b) Commercial; Flat Roofs shall apply, including modulation, parapet and cornice standards, and design shall be in substantial compliance with character elevations shown in Exhibit C ~~the with the benchmark established by Ord. 16-51 Exhibit F (Illustrative Character Exhibit: Mixed Use Building).~~

~~B. **Townhome Uses:**~~

- ~~(i) In addition to the underlying architectural standards, townhomes shall be similar in quality and character with the Illustrative Character Exhibit: Townhomes, attached hereto as Exhibit C.~~

5.2 **Landscaping Standards:** Article 6.8: Landscape Standards of the UDO and Section 9.2 of the Grand Millennium Center PUD shall apply except as otherwise modified below.

A. **Tree Preservation:** Section 9.2(G) shall apply to all districts.

B. **Multi-Family Buffer:** Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, and between the Cherry Wood Estates and Southridge subdivisions, as depicted in **Exhibit B**. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards.

C. **Minimum Lot Landscaping:** Article 6.8(K) shall apply to all Districts. Minimum Lot Landscaping standards may be reduced at Plan Commission discretion for developments located west of Westfield Blvd. All reductions shall be approved by the Plan Commission with the Detailed Development Plan.

D. **External Street Frontage Landscaping:** Article 6.8(M)(1) shall not apply if the Front Building Façade of the Lot's Principal Building(s) orients towards an External Street or named trail. Street Tree standards shall apply instead.

5.3 Parking Standards: Article 6.14: Parking and Loading Standards of the UDO shall apply except as otherwise modified below.

- A. Required Spaces: Article 6.14(G)(11) shall be modified to be in substantial compliance with Concept Plan in Exhibit B~~require 1.5 off-street parking spaces per Dwelling Unit.~~

Section 6. **Design Standards**: The standards of Chapter 8: Design Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Development Amenities: The following amenities shall be required for all multi-family developments west of Westfield Blvd. Amenities may be located in separate buildings with a single apartment complex as long as they remain accessible to all residents.

- A. Outdoor Public Space (including but not limited to plazas, courtyards, gardens, public squares, and similar usable spaces)
- B. Fitness Center
- C. Resort Style Pool
- D. Business Center/Conference Room
- E. Grilling Cabana
- F. Dog Park
- G. Connections to Pedestrian Walkways and Paths

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

~~James J. Edwards~~Jon Dartt
~~Edwards~~Jon Dartt

~~James J. Edwards~~Jon Dartt

~~James J.~~

~~Scott Frei~~Joe Duepner
~~Duepner~~

~~Scott Frei~~Joe Duepner

~~Scott Frei~~Joe

~~Jake Gilbert~~Noah Herron
~~Gilbert~~Noah Herron

~~Jake Gilbert~~Noah Herron

~~Jake~~

~~Mike Johns~~Chad Huff
~~Johns~~Chad Huff

~~Mike Johns~~Chad Huff

~~Mike~~

~~Troy Patton~~Victor McCarty
~~Troy Patton~~Victor McCarty

~~Troy Patton~~Victor McCarty

~~Cindy L. Spoljarie~~Patrick Tamm
~~Cindy L. Spoljarie~~Patrick Tamm

~~Cindy L. Spoljarie~~Patrick Tamm

~~Scott Willis~~Kurt Wanninger
~~Scott Willis~~Kurt Wanninger

~~Scott Willis~~Kurt Wanninger

ATTEST:

~~Cindy J. Gossard~~Marla Ailor, Clerk-Treasurer

I hereby certify that **ORDINANCE** ~~XX21-XX33~~ was delivered to the Mayor of Westfield
on the _____ day of _____, 2023, at _____ m.

~~Cindy J. Gossard~~Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance ~~XX21-XX33~~
this _____ day of _____, 202~~5~~3.

I hereby VETO Ordinance ~~XX21-XX33~~
this _____ day of _____, 202~~5~~3.

~~Scott Willis~~J. Andrew Cook, Mayor

~~J. Andrew Cook~~Scott Willis, Mayor

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: Lauren Gillingham

Prepared by: Lauren Gillingham, AICP, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074

EXHIBIT A
LAND DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the Southeast Quarter of Section 1,
Township 18 North, Range 3 East, Hamilton County, Indiana,
more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds
East (assumed bearing) of the Southeast corner of the North
Half of the Southeast Quarter of Section 1, Township 18 North,
Range 3 East and on the East line thereof; thence South 87 degrees
42 minutes 00 seconds West parallel with the South line of said
North Half 990.00 feet; thence South 00 degrees 04 minutes 30
seconds West 660.00 feet to a found stone on the South line of
said North Half which is 990.30 feet South 87 degrees 42 minutes
West of the Southeast corner thereof; thence South 87 degrees
42 minutes 00 seconds West on and along aforesaid South line
981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet
to the Easterly right of way line of U. S. Highway #31; thence
North 39 degrees 41 minutes West on and along said Easterly
right of way line 105.60 feet; thence North 01 degrees 41 minutes
30 seconds West on and along said right of way line 1011.90 feet
to a found iron pipe at the Southwest corner of a tract deeded to
Curtis Automotive Devices, Inc., by Warranty Deed dated March 4,
1958 and recorded in Deed Record 156, pages 106 and 107; thence
North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found
iron stake called for in said Deed to Curtis Automotive Devices, Inc.;
thence North 00 degrees 28 minutes West on and along the East line
of said Curtis Automotive Devices, Inc., 237.64 feet to the North
line of said North Half; thence North 88 degrees 14 minutes 30
seconds East on and along aforesaid North line 453.38 feet to a point
which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of
the Northeast corner of said North Half; thence South 00 degrees 03
minutes 00 seconds West parallel with the East line of said North
Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42
minutes 00 seconds East parallel with the South line of said North
Half 730.62 feet (730.87 feet measured) to the East line of said North
Half; thence South 00 degrees 03 minutes 00 seconds West on and
along aforesaid East line 41.25 feet to the place of beginning, con-
taining 32.466 acres, more or less.

[Common Area A, Common Area B and Block A of Secondary Plat for Grand Millennium recorded on
XX/XX/XX as Instrument Number in Hamilton County, Indiana.](#)

Land Description

Tract 1 (Inst.#9709706927)

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)

A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 5.589 acres more or less.

Tract 3 (Inst.#2004-39554)

A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:

Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake; thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post; thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post; thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#809871667):

The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana.

Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Commence on the Northeast corner of said Lot 30; thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

EXHIBIT B CONCEPT PLAN

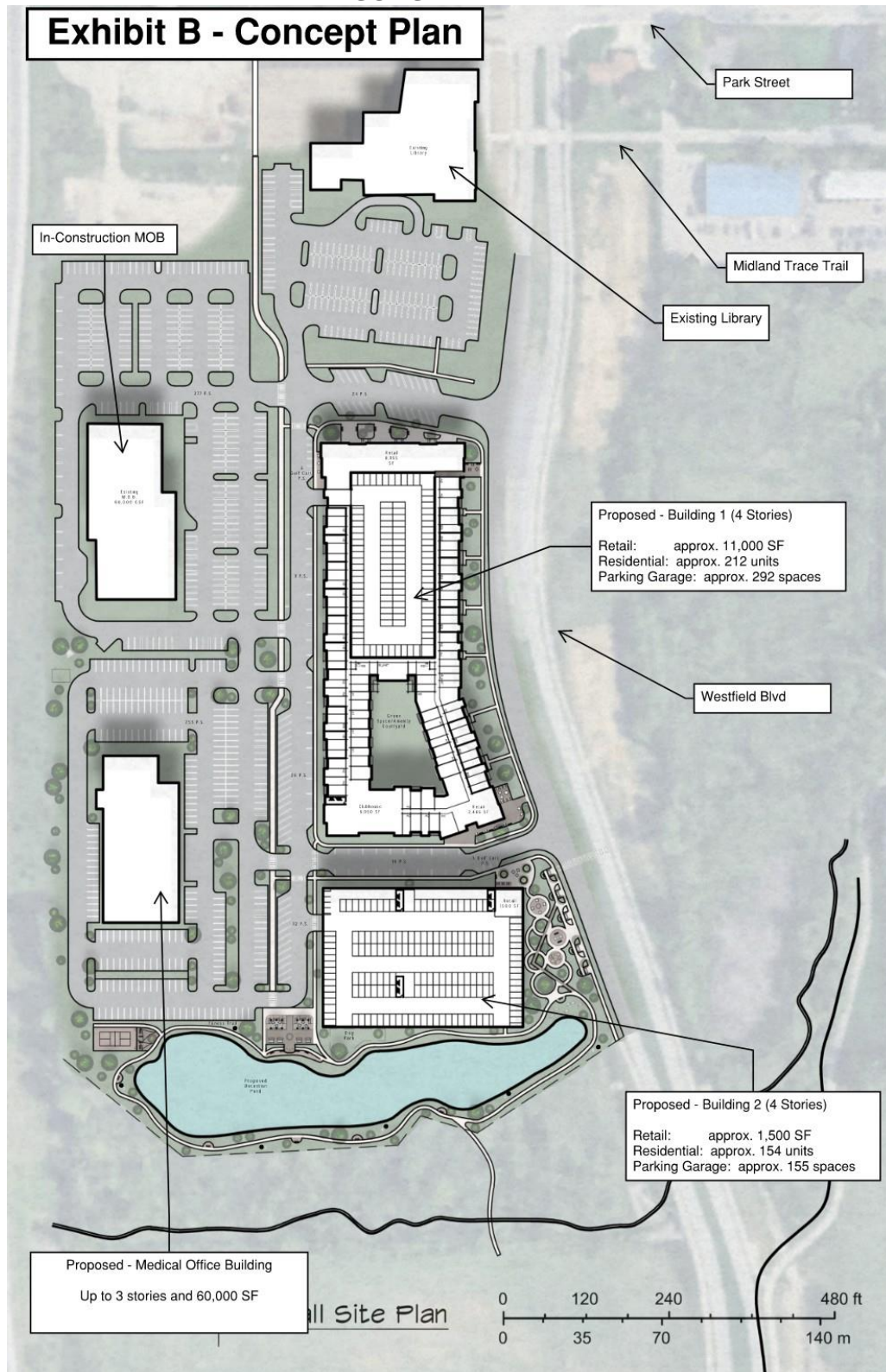


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT: ~~TOWNHOMES~~



Exhibit B - Concept Plan

In-Construction MOB

Park Street

Midland Trace Trail

Existing Library

Proposed Ground Sign Location

Proposed - Building 1 (4 Stories)
Retail: approx. 11,000 SF
Residential: approx. 212 units
Parking Garage: approx. 292 spaces

Westfield Blvd

Proposed Ground Sign Location

Proposed - Building 2 (4 Stories)
Retail: approx. 1,500 SF
Residential: approx. 154 units
Parking Garage: approx. 155 spaces

Proposed - Medical Office Building
Up to 3 stories and 60,000 SF

01

