



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 1/21/2025
Tuesday, January 21, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Tuesday, January 21, 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.

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

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

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to agenda

APC Appointment - Board of Zoning Appeals

Approval of Minutes - January 14, 2025

Review Rules of Procedure

CONSENT AGENDA

No Consent Agenda items.

ITEMS OF BUSINESS

No Items of Business.

WORKSHOP ITEMS

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)

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)

2501-PUD-01

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)

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 - 1/14/2025
Tuesday, January 14, 2025 at 7:00 PM

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

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

City Staff Present Virtually: None.

Legal Counsel Present: Chou-il Lee with Taft Stettinius & Hollister LLP.

Legal Counsel Present Virtually: None.

Election of Officers - Advisory Planning Commission

President: Michael Neal

Motion: Elect

By: William Bunkowfst

Seconded: Victor MCCarty

Voice vote

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Vice President: William Bunkowfst

Motion: Elect

By: Victor MCCarty

Seconded: Omar Khan

Voice Vote

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

APC Appointment - Plat Committee

Continue with existing members:

Chair: Robert Horkay

Vice Chair: Justin Wiley

Members: Michael Pearce
Brian Kelly

Hayley Morgan

Motion: Elect

By: William Bunkowfst

Seconded: Ryan Mooney

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

APC Appointment - Board of Zoning Appeals

Appointment tabled until next APC meeting.

Motion: Table

By: Victor MCCarty

Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Announce any changes to Agenda

Approval of Minutes - December 16, 2024

Motion: Approve

By: William Bunkowfst

Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 8:08](#)

Motion: Approve
By: Victor MCCarty
Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 12:30](#)

Staff presentation

Motion: Favorable Recommendation
By: William Bunkowfst
Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

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)**

[YouTube Time: 15:46](#)

Presented by: Weston Rogers; Planner: Ryan Collingwood

Staff presentation / Petitioner presentation

Public Hearing for 2501-PUD-01 opened at 7:33 p.m.

No public comments.

Public Hearing for 2501-PUD-01 closed at 7:33 p.m.

APC questions and comments / Petitioner responses

No motion made for recommendation.

Motion: Waive Workshop

By: Victor MCCarty

Seconded: Ryan Mooney

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

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

[YouTube Time: 40:35](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Victor MCCarty

Seconded: Robert Horkay

Yes: Robert Horkay, Michael Neal, Omar Khan, Victor MCCarty, William Bunkowfst, Ryan Mooney

No: None

Abstain: None

Motion Determination: Passed

Adjourned: 7:44pm



Petition Number: 2412-PUD-28

Project Name: Grand Universe PUD (Ord. 24-70)

Subject Site Address: Generally, between 186th Street and 191st Street east of the Monon Trail (the "Property")

Petitioner: Grand Universe Development Partners, LLC by Taft Law (the "Petitioner")

Request: A change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe PUD District.

Current Zoning: Links PUD (Ord. 19-60)

Current Land Use: Vacant / Agriculture

Approximate Acreage: 66 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 24-70
5. Concept Plans

Staff Reviewer: Daine Crabtree, Current Planning Manager

PETITION HISTORY

The petition had its first reading at the November 11, 2024, City Council [meeting](#).

At this meeting, Councilors expressed concerns with the following:

- Ensure that traffic circulation within and around the Property remains in good standing with Tomlinson Road being impacted via traffic calming measures while being vacated as a public Right-of-way and Chad Hittle Drive becoming the primary frontage road for the area. Note that Tomlinson Road is still proposed to be a through street, but would be a privately maintained street rather than public Right-of-way.

The petition received a public hearing at the December 2, 2024, Advisory Plan Commission (the "Plan Commission") [meeting](#). At this meeting there were two (2) members of the public that spoke; concerns from these persons included:

- Visibility of headlights from cars traveling north for residents on the north side of 191st Street;
- Significant traffic generation

- Buffering from residences
- Flexibility of the PUD language
- “Inspiring Artifacts” possibly being seen from residences
- Trash generation from visitors

In addition to the above, an additional comment was received on January 9, 2025, which was forwarded to APC members.

The workshop meeting for this petition is currently scheduled for the January 21, 2025 APC meeting.

PROJECT OVERVIEW

Location: The Property is located generally, between 186th Street and 191st Street east of the Monon Trail (**Exhibit 2**).

The Grand Park PUD exists adjacent to the Monon Trail west of the Property. AG-SF1 zoned properties exist to the north and east. Commercial zoning districts GB: General Business, LB-PD: Local Business-Planned Development and GB-PD: General Business Planned Development are located south and southeast of the Property.

Project Description: The Petitioner is requesting to rezone approximately 66 acres of vacant/agricultural property zoned as the Links PUD to the Grand Universe Planned Unit Development (PUD) District. The Grand Universe concept was originally brought forth in the Links PUD, but this proposed project expands much further on that concept and with much greater detail.

Concept Plan: A Concept Plan has been included in the PUD (see pages 1-4 of **Exhibit 5**).

District Map: The Property is proposed to be split into four (4) separate Districts with varying development and architectural standard requirements for each (see page 2 of **Exhibit 5**).

Character Exhibits: A collection of character exhibits for architecture, landscaping, buffering, streetscape, connection design, open plaza and pedestrian areas, lighting, and parking garages have been collectively made a part of the Concept Plans exhibit (**Exhibit 5**).

Although conceptual in nature, language within the PUD Ordinance requires that the Property be developed in general conformance with the Concept Plan as determined by the Director (the “Director”) of Community Development. This same language is used effectively in regards to architectural, landscaping, parking and loading standards, and other elements within the PUD, giving the Director the ability to ensure that the Property is developed in a manner consistent with what is shown in the Concept Plan exhibits.

PROPOSED STANDARDS

The underlying zoning district for the majority of the Property is proposed to be GB: General Business. The lone exception is that for standalone multi-family residential properties, the MF2: Multi-family Medium Density District shall prevail. However, from a land use perspective, the types of uses permitted on the Property is severely restricted via the list of prohibited uses in **Exhibit O** of the PUD.

Due to the significant size and scope of the structures proposed in the development, building height standards are proposed to be increased substantially while density and number of dwelling unit counts are proposed to be flexible with no

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments;
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already-developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

Thoroughfare Plan: The following corridors are directly impacted by the development of the Property: (i) Primary Arterial 2: 191st Street, (ii) Secondary Arterial: Tomlinson Road, Chad Hittle Drive, (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Council First Reading: The petition had its first reading at the November 11, 2024, 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 was held at the December 2, 2024, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.



Workshop: The APC workshop for this item is scheduled for January 21, 2025.

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

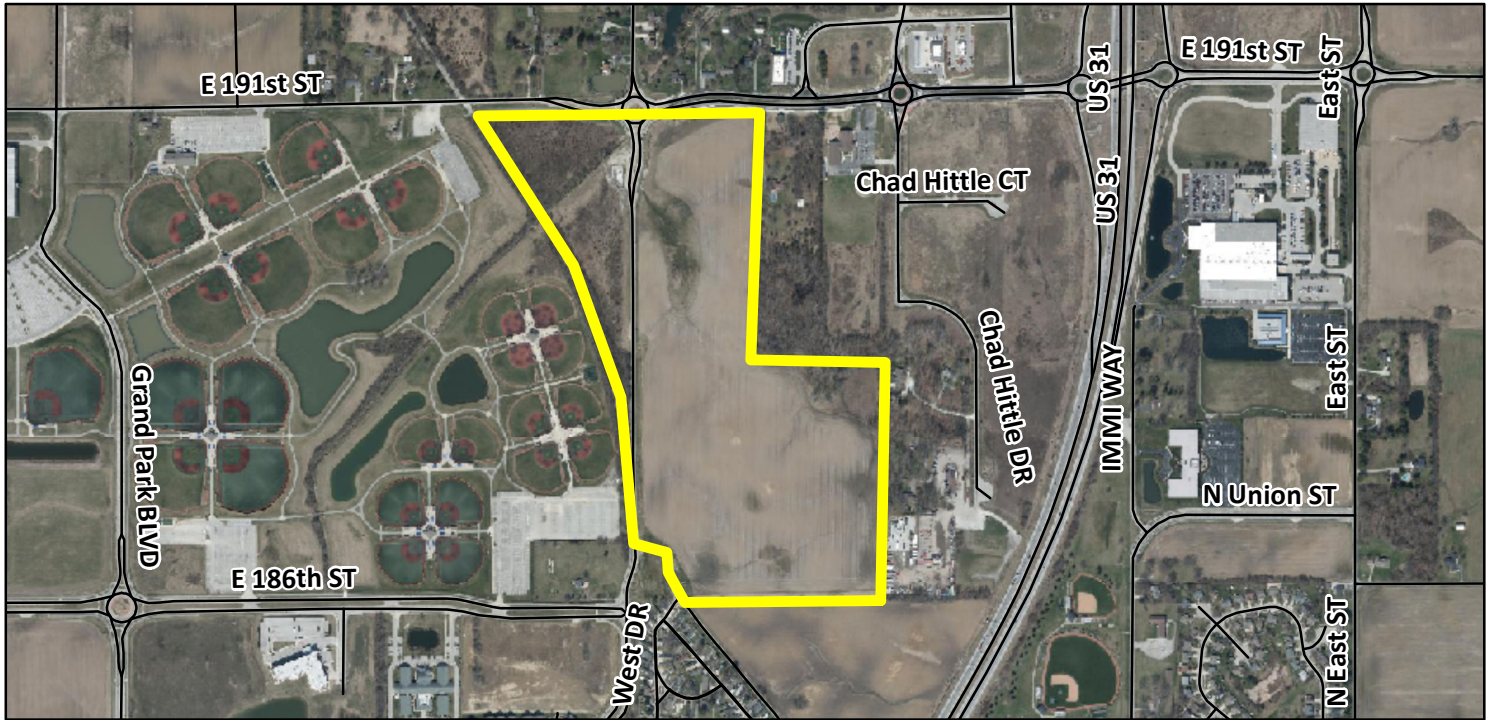
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

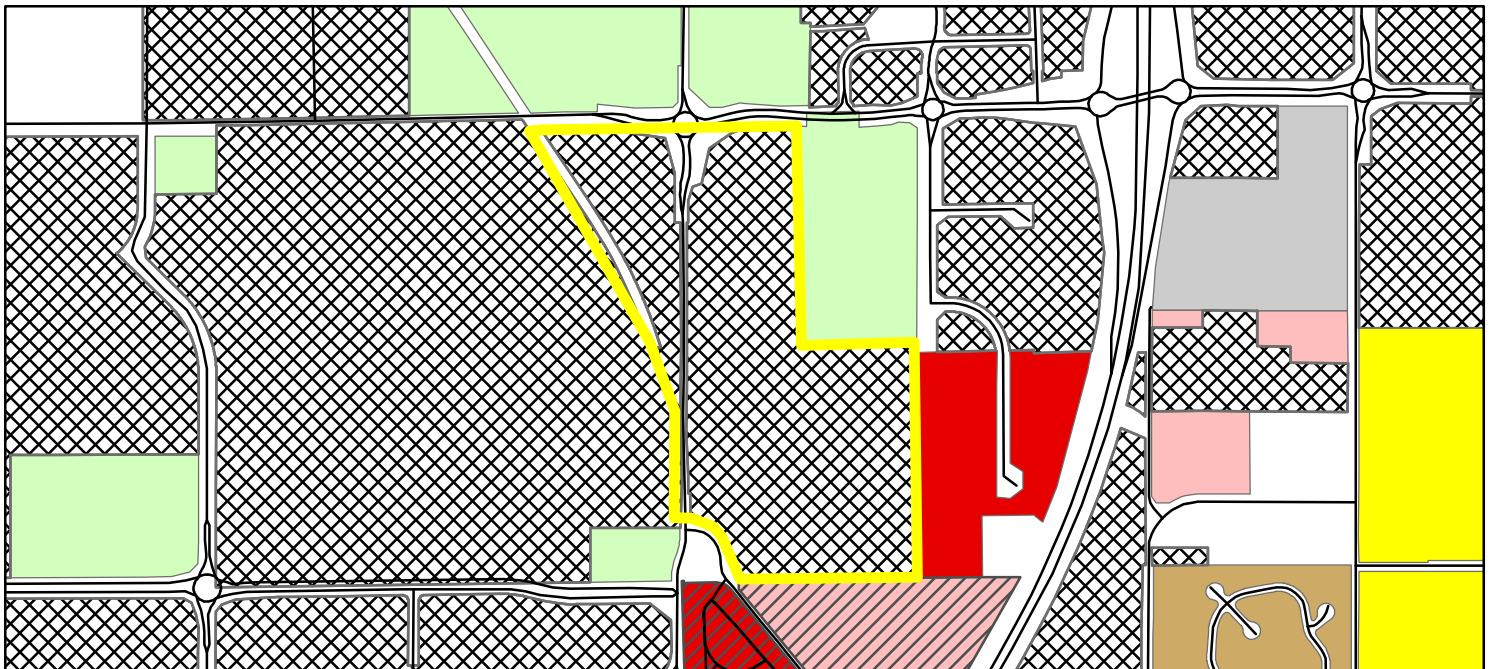
1. **Action: Hold a workshop meeting the January 21, 2025, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

GB-PD (General Business - Planned Development)

LB (Local Business)

LB-PD (Local Business - Planned Development)

MF-1 (Multiple Family - 1)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

0 0.125 0.25
Miles





GRAND UNIVERSE PUD NARRATIVE STATEMENT

The Grand Universe PUD is comprised of approximately 66± contiguous acres and will be developed as a dynamic destination for learning, recreation, and leisure that offers educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces centered around space, science, engineering, and technology.

The Grand Universe PUD includes four (4) designated development areas: the “**Grand Universe District**,” the “**Resort District**,” the “**Town Center District**,” and the “**Sports Entertainment District**.” The Districts will be developed to accommodate the unique character of the PUD, site characteristics, and the intent shown within the Concept Plan. Pedestrian and vehicle circulation will emphasize connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas.

- o The **Grand Universe District** encompasses the state-of-the-art center for space and science learning and exploration and a STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.
- o The **Resort District** includes a centrally located hotel to be situated within the heart of the Grand Universe PUD to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.
- o The **Sports Entertainment District** includes sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.
- o The **Town Center District** includes commercial and mixed-use properties, to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

The public and attractive display of space and STEM related installations, such as rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays on the grounds within the Grand Universe PUD will engage, inspire, and connect visitors to the story of space exploration and STEM learning.

ORDINANCE 24-70

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

This is a Planned Unit Development District Ordinance (to be known as the “**GRAND UNIVERSE PUD**”) to amend the Westfield-Washington Township Unified Development Ordinance (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 Washington Township, both of Hamilton County, Indiana, are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered Petition No. 24__-PUD-__, 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. 24__-PUD-__ to the City Council of the City of Westfield, Hamilton County, Indiana (the “City Council”) with a **favorable/unfavorable** recommendation (Vote: __in favor, __ opposed) 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 City Council on _____, 2024; and

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

NOW, THEREFORE, BE IT ORDAINED by the City Council, meeting in regular session, that the Unified Development Ordinance and the Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and the Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Grand Universe PUD**.”
- 1.2 Development within the **Grand Universe PUD** boundary 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, supplements, or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references in 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.

- 2.1 “Cultural Institutions and Uses” shall mean and include the permitted uses in the General Business District (GB) of the Unified Development Ordinance and shall also specifically include Planetarium and Observatory Uses.
- 2.2 “Dark Sky Lighting” shall mean community friendly lighting design that minimizes glare, reduces light trespass, and reduces light pollution.
- 2.3 “Inspiring Artifacts” shall mean the public and attractive display of space and STEM related installations on the grounds within the **Grand Universe PUD** that are intended to engage, inspire, and connect visitors to the story of space exploration and STEM learning. Inspiring Artifacts are exempt from the Unified Development Ordinance standards for outdoor display, accessory use and building standards, vision clearance and sign and building height restrictions. Examples may include, but are not limited to rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays. Illustrative examples of some Inspiring Artifacts are attached hereto as **Exhibit N**. The Director of Community Development shall determine whether or not an object meets the definition of Inspiring Artifact, which determination may be appealed to the Board of Zoning Appeals.

Section 3. **Concept Plan.** The Grand Universe Concept Plan is attached hereto as **Exhibit B** (the “Concept Plan”) and hereby incorporated in accordance with the Unified Development Ordinance, Ch. 10, Article 10.10 (F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Development within the boundaries of the **Grand Universe PUD** shall be consistent and in accordance with the intent set forth in **Exhibit B**.

- 3.1 The **Grand Universe PUD** is comprised of approximately 66± acres and includes four (4) designated development areas shown on the Concept Plan and labeled as the “**Grand Universe District**,” the “**Resort District**,” the “**Town Center**”

District,” and the “**Sports Entertainment District**” (each individually a “District” or collectively the “Districts”).

- 3.2 Development of each District shall be regulated as set forth in this Ordinance. Each District is to be developed to meet the objectives of the **Grand Universe PUD** to become an inspiring, world class, immersive visitor experience centered around space, science, engineering, and technology.
- 3.3 The boundaries of the **Grand Universe PUD** shall be developed to accommodate the unique character of the Districts, site characteristics, and the intent shown within the Concept Plan. Final engineering, layouts, and site plans for development within the Districts shall be subject to the terms of this Ordinance and may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Pedestrian and vehicle circulation among the Districts shall be developed with an emphasis on connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas as generally depicted in the Concept Plan; however, final engineering, designs, layouts, and interconnections within the Districts may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Section 4. **Statements of Character & Underlying Zoning.** The Districts span across 66± contiguous acres, and the phased development will create a dynamic destination for learning, recreation, and leisure by offering educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces.

- 4.1 The underlying zoning and character for the **Grand Universe District** shall be General Business District (GB).

The purpose of the **Grand Universe District** is to encompass the state-of-the-art center for space and science learning and exploration and STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.

- 4.2 The underlying zoning and character for the **Resort District** shall be General Business District (GB).

The purpose of the **Resort District** is for a centrally located hotel, situated within the heart of the **Grand Universe PUD**, to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.

- 4.3 The underlying zoning for the **Sports Entertainment District** shall be the General Business District (GB).

The purpose of the **Sports Entertainment District** is to foster sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.

- 4.4 The underlying zoning and character for the **Town Center District** shall be General Business District (GB) for commercial or mixed-use properties and Multi-family Medium Density District (MF2) for residential properties.

The purpose of the **Town Center District** is to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

- 4.5 Tomlinson Road is anticipated to be vacated as part of the construction of new road providing direct access from 191st Street. The **Grand Universe PUD** area shall be directly accessible from both Chad Hittle Road and from 186th Street.

Section 5. **Illustrative Exhibits.** The Illustrative Exhibits attached hereto as **Exhibits C** through **N** are hereby incorporated to represent the pattern and intended quality and characteristics of improvements and development in the Districts.

- 5.1 **Exhibit C - Grand Universe District | Architectural Character**
- 5.2 **Exhibit D - Grand Universe District | Buffer Park and Green Roof Design**
- 5.3 **Exhibit E - Resort District | Architectural Character**
- 5.4 **Exhibit F - Sports Entertainment District | Architectural Character**
- 5.5 **Exhibit G - Sports Entertainment District | Creek Park Character**
- 5.6 **Exhibit H - Sports Entertainment District | Monon Trail Connections Character**
- 5.7 **Exhibit I - Town Center District | Architectural Character**
- 5.8 **Exhibit J - All Districts | Streetscape Design**
- 5.9 **Exhibit K - All Districts | Open Plaza and Pedestrian Space Design**
- 5.10 **Exhibit L - All Districts | Lighting Design**
- 5.11 **Exhibit M – All Districts | Parking Garage Cladding Design**
- 5.12 **Exhibit N – All Districts | Inspiring Artifacts**

Section 6. **Permitted Uses.** All uses permitted in the underlying zoning districts as set forth in the Unified Development Ordinance shall be permitted except as modified below. Golf Carts may be operated in all Districts, subject to City of Westfield ordinances and regulations. Outdoor café and eating areas shall also be permitted in all Districts.

- 6.1 Permitted uses in the **Grand Universe District** shall include all permitted uses within the General Business District (GB), except those identified in **Exhibit O**. Additional permitted uses shall include Planetarium, Observatory and Inspiring Artifacts.
- 6.2 Permitted uses in the **Resort District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Resort District**.
- 6.3 Permitted uses in the **Sports Entertainment District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Sports Entertainment District**.
- 6.4 Permitted uses in the **Town Center District** shall include all permitted uses in the General Business District (GB) and all permitted uses in the Multi-family Medium Density District (MF2) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Town Center District**.

Section 7. **General Regulations & Development Standards.** The standards applicable to the underlying zoning districts stated within the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified in this Ordinance as follows:

Grand Universe District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.1 **Maximum Building Height:**
 - a. A maximum building height of 150 feet shall apply to development within the **Grand Universe District**.
- 7.2 **Accessory Use and Building Standards, Ch. 6, Article 6.1:**
 - a. The maximum accessory building height in the **Grand Universe District** shall be 150 feet.

Resort District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.3 **Maximum Building Height:**
 - a. There shall be no maximum building height within the **Resort District**.
 - b. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Sports Entertainment District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.4 Maximum Building Height:
- a. There shall be no maximum building height within the **Sports Entertainment District**.
 - b. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

- 7.5 Minimum Lot Frontage:
- a. There shall be no minimum lot frontage requirement for parcels dedicated for public Open Space(s) in the **Sports Entertainment District**.

Town Center District: General Business District (GB), Chapter 4, Article 4.16, and Multi-family Medium Density District (MF2), Chapter 4, Article 4.11, shall be modified to allow the following:

- 7.6 Location: Multi-family development within the **Town Center District** may be located within three quarters (0.75) of a mile of another Multi-family Zoning District. Multi-family development shall not be required to be contiguous to an existing developed parcel at the time of construction.
- 7.7 Maximum Density: Maximum density limitations shall not apply to development within the **Town Center District**, and density shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.
- 7.8 Maximum Number of Dwelling Units: There shall be no maximum number of dwelling units within the **Town Center District**, which shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.
- 7.9 Minimum Road Frontage: Shall not apply within the **Town Center District**.
- 7.10 Maximum Building Height:
- a. Maximum Building Height shall be six (6) stories for development within the **Town Center District**.
 - b. Inspiring Artifacts shall be permitted and shall be exempt from the building height requirements.
- 7.11 Accessory Use and Building Standards, Ch. 6, Article 6.1:
- a. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Section 8. Architecture, Landscaping, Lighting & Parking.

- 8.1 Architectural Standards, Ch.6, Article 6.3: Unified Development Ordinance Article 6.3 architectural standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

For structures in proximity to or facing nearby playing fields, consideration will be given to façade treatment, taking into account batter's eye area(s).

- 8.2 Landscaping Standards, Ch. 6, Article 6.8: Landscaping within the **Grand Universe PUD** shall generally comply with the landscaping requirements stated within the Unified Development Ordinance Article 6.8 for the underlying zoning districts in effect at the time of the **Grand Universe PUD** approval. Landscaping plans for development within the Districts may include planting substitutions or relocations where appropriate to fulfill the overall design and effect within the **Grand Universe PUD**. An illustrative example of the Concept Plan | Landscape Master Plan is incorporated herein as **Exhibit B:3**. Substitutions or omissions, where necessary, shall be determined through a collaborative effort between the Director of Community Development, Director of Public Works and/or the Director of Parks and Recreation, which determination may be appealed to the Board of Zoning Appeals.
- 8.3 Lighting Standards, Ch. 6, Article 6.9: Dark Sky Lighting-compliant fixtures shall be used and permitted in all Districts. Uplighting confined to and directed upon Inspiring Artifacts shall be permitted. Architectural lighting shall be permitted consistent with the Illustrative Exhibits incorporated herein.
- 8.4 Lot Standards, Ch. 6, Article 6.10: Unified Development Ordinance Article 6.10 lot standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative layout and design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.
- 8.5 Parking and Loading Standards, Ch. 6, Article 6.14: Unified Development Ordinance Article 6.14 parking and loadings standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in modern and creative parking and loading design which shall be proportionate to development needs within the Districts. Approval of development where parking and loading standards would otherwise be required shall be designated to the

Director of Community Development and/or the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.

- 8.6 Setback Standards, Ch. 6, Article 6.16: Unified Development Ordinance Article 6.16 setback standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.
- 8.7 Yard Standards, Ch. 6, Article 6.21: Unified Development Ordinance Article 6.21 yard standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Section 9. **Overlay Districts.**

- 9.1 Unified Development Ordinance Article 5.2, US Highway 31 Overlay District shall not apply to the development within the **Grand Universe PUD**.

Section 10. **Severability.** If any term or provision of this Ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF __, 202_.

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

EXHIBIT A
REAL ESTATE LEGAL DESCRIPTION

GRAND UNIVERSE PUD
LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST 856.20 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A MAG NAIL AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE EASTERLY LINE OF CSX TRANSPORTATION, INC. (FORMERLY THE C.I. & L RAILROAD); THENCE SOUTH 32 DEGREES 22 MINUTES 39 SECONDS EAST 688.03 FEET ON AND ALONG SAID EASTERLY LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 57 DEGREES 37 MINUTES 21 SECONDS EAST 2834.76 FEET FROM THE RADIUS POINT OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 820.63 FEET ON AND ALONG SAID CURVE TO THE RIGHT AND ON AND ALONG SAID EASTERLY LINE TO THE 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF INTERSECTION OF SAID EASTERLY LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS EAST 126.76 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1329.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.69 ACRES, MORE OR LESS.

ALSO: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 1329.68 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 660.00 FEET ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 60 D NAIL; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 7.18 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 01 DEGREES 30 MINUTES 10 SECONDS EAST 12.45 FEET TO A MAG NAIL ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 667.30 FEET TO THE POINT OF BEGINNING. CONTAINING 20.17 ACRES, MORE OR LESS.

ALSO: FORTY (40) ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUNNING THENCE NORTH 80 RODS; THENCE

EAST 80 RODS; THENCE SOUTH 80 RODS; THENCE WEST 80 RODS, TO THE PLACE OF BEGINNING.

ALSO: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST (ASSUMED BEARING) 1320.00 FEET FROM THE 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1320.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1.99 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 15 MINUTES 59 SECONDS EAST 1335.23 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 43 SECONDS WEST 1324.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 9.67 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.47 OF AN ACRE, MORE OR LESS.

EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 623.88 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 50.00 FEET TO POINT "511" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 280.00 FEET TO POINT "510" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 15 DEGREES 45 MINUTES 06 SECONDS WEST 209.37 FEET TO POINT "509" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 81 DEGREES 21 MINUTES 54 SECONDS WEST 350.18 FEET TO POINT "508" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 46 MINUTES 09 SECONDS WEST 350.54 FEET TO THE NORTHEASTERN BOUNDARY OF THE FORMER CSX OR C.I. & L. RAILROAD AND POINT "507" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 33 DEGREES 30 MINUTES 28 SECONDS WEST 94.62 FEET ALONG SAID NORTHEASTERN BOUNDARY TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS EAST 856.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 2.598 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.309 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

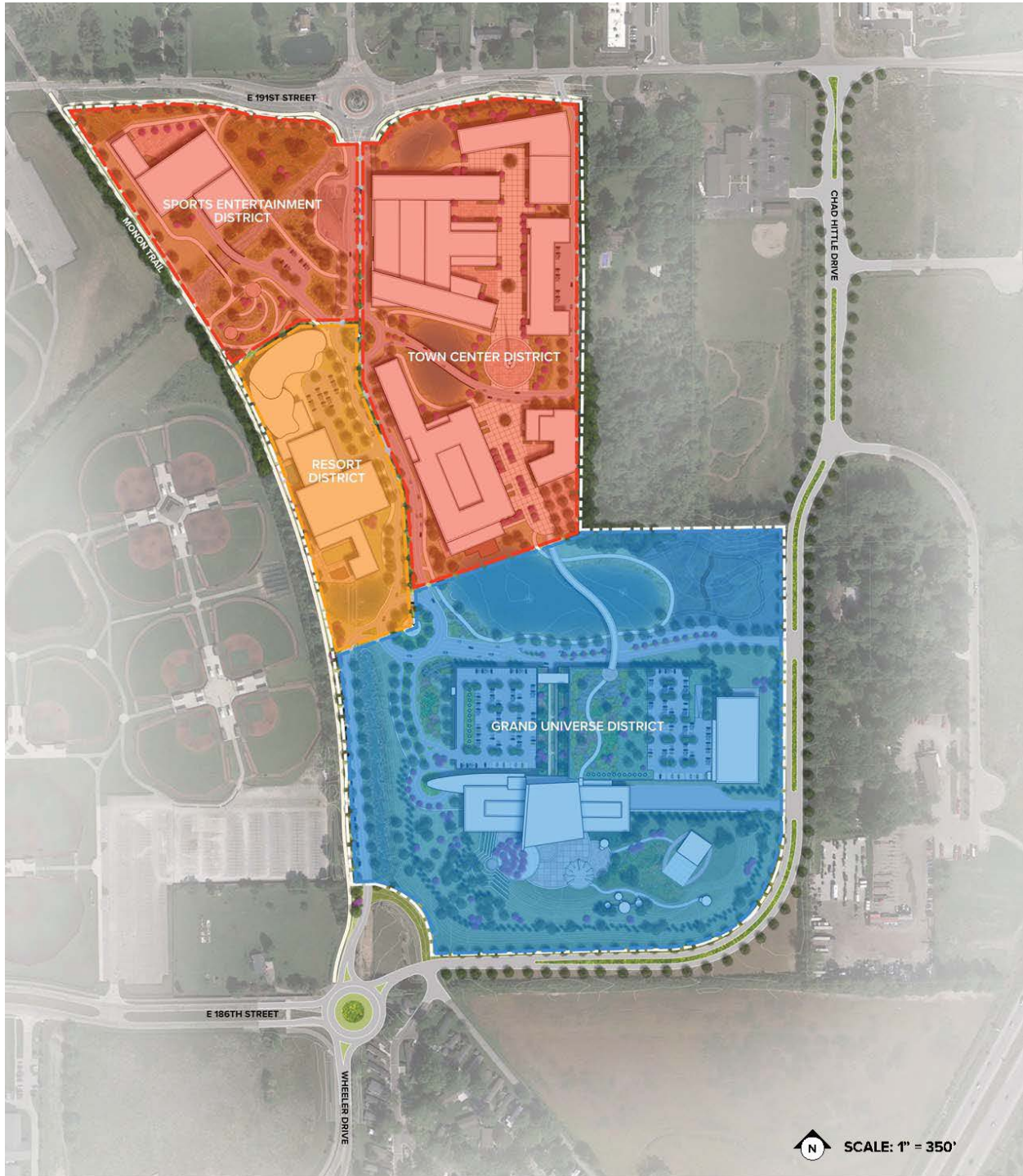
INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "523" ON SAID PARCEL PLAT; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET ALONG A NORTH LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "522" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO POINT "521" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 51 MINUTES 35 SECONDS WEST 149.35 FEET TO POINT "520" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 70 DEGREES 25 MINUTES 30 SECONDS WEST 252.98 FEET TO POINT "519" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 56 DEGREES 28 MINUTES 20 SECONDS WEST 152.77 FEET TO POINT "518" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 12 DEGREES 43 MINUTES 25 SECONDS WEST 205.00 FEET TO POINT "517" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 68 DEGREES 14 MINUTES 31 SECONDS WEST 53.85 FEET TO POINT "516" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 17 DEGREES 23 MINUTES 50 SECONDS WEST 83.82 FEET TO POINT "515" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 125.00 FEET TO POINT "514" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 25.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 623.88 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 2.452 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.251 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT B, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 02 MINUTES 36 SECONDS EAST 496.86 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 30 MINUTES 04 SECONDS EAST 37.66 FEET TO POINT "33717" ON SAID PLAT THENCE SOUTH 1 DEGREE 29 MINUTES 56 SECONDS EAST 151.70 FEET TO POINT "33718" ON SAID PLAT; THENCE SOUTHEASTERLY 269.82 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 53 DEGREES 13 MINUTES 40 SECONDS EAST AND A LENGTH OF 254.61 FEET TO POINT "33719" ON SAID PLAT; THENCE SOUTH 19 DEGREES 37 MINUTES 15 SECONDS EAST 201.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, DESIGNATED AS POINT "33720" ON SAID PLAT; THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS WEST 313.74 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 2.027 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY FOR TOMLINSON ROAD AND BLACKBURN ROAD WHICH CONTAINS 0.310 ACRES MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG SAID PROLONGED EAST LINE TO THE SOUTHERN BOUNDARY OF 191ST STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 47.23 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND; THENCE NORTHWESTERLY 122.54 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 3,060.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 84 DEGREES 53 MINUTES 06 SECONDS WEST AND A LENGTH OF 122.53 FEET TO POINT "540" DESIGNATED ON SAID PARCEL PLAT; THENCE WESTERLY 110.39 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 740.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 00 MINUTES 42 SECONDS WEST AND A LENGTH OF 110.29 FEET TO THE SOUTHERN BOUNDARY OF SAID 191ST STREET AND POINT "539" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 70 DEGREES 25 MINUTES 30 SECONDS EAST 88.07 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 149.35 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.163 ACRES, MORE OR LESS.

EXHIBIT B-1
DISTRICT CONCEPT PLAN



CONCEPT PLAN | DISTRICT ZONING



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 1

EXHIBIT B-2
ILLUSTRATIVE MASTER PLAN



CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 2

EXHIBIT B-3
LANDSCAPE PLAN



CONCEPT PLAN | LANDSCAPE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

EXHIBIT C-1

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER



MATERIAL PATTERNS WITH
SHADOW AND DEPTH



ANGULAR ROOF STRUCTURE



THOUGHTFUL MATERIAL
TRANSITIONS



EXTERIOR WALKWAYS
AND BALCONIES



PRECAST CONCRETE WITH
DECORATIVE FORMWORK



ARCHITECTURAL CONCEPT MASSING AND SCALE



EXPOSED STRUCTURAL STEEL



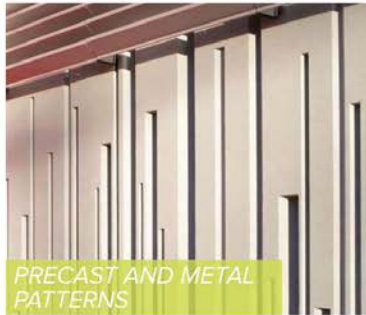
METAL SCREENING



DARK GLAZING AND
DEEP SHADE FINIS

EXHIBIT C-2

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT C : 2

EXHIBIT D

GRAND UNIVERSE DISTRICT | BUFFER PARK AND GREEN ROOF DESIGN



NATIVE PERENNIAL
PLANTINGS



INTEGRATED LANDSCAPE



BIO-RETENTION



UNIQUE TOPOGRAPHY



NATURAL STORM WATER
SOLUTIONS



NATIVE PRAIRIE PLANTINGS



LITTORAL EDGE



ORGANIC FORMS



DARK SKY PATHWAY
LIGHTING



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT D : 1

EXHIBIT E

RESORT DISTRICT | ARCHITECTURAL CHARACTER

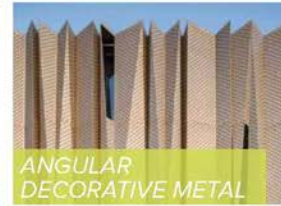


EXHIBIT F

SPORTS ENTERTAINMENT DISTRICT | ARCHITECTURAL CHARACTER



EXHIBIT G

SPORTS ENTERTAINMENT DISTRICT | CREEK PARK CHARACTER

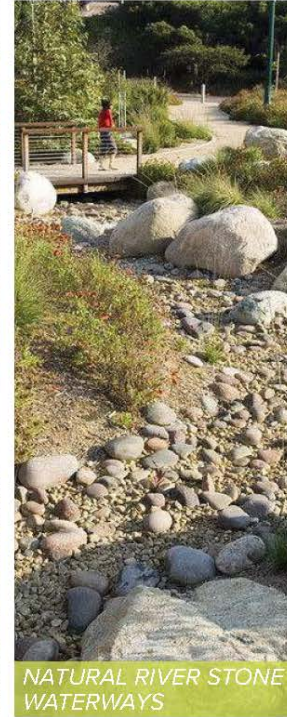


EXHIBIT H

SPORTS ENTERTAINMENT DISTRICT | MONON TRAIL CONNECTIONS CHARACTER



EXHIBIT I-1

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 1

EXHIBIT I-2

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



EXHIBIT I-3

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



EXHIBIT J

ALL DISTRICTS | STREETSCAPE DESIGN



PAVING INDICATING
PEDESTRIAN ZONES



AUTONOMOUS BUS READY



NATURAL PLANTINGS



SEATING AND SHADE TREES



TRAFFIC SOFTENING
FEATURES



SEASONAL VARIETY



NATURAL BIO-SWALE FEATURES WITH
PEDESTRIAN PATHWAYS THROUGHOUT



CURB INTEGRATED
BIO-SWALES



GOLF CART FRIENDLY

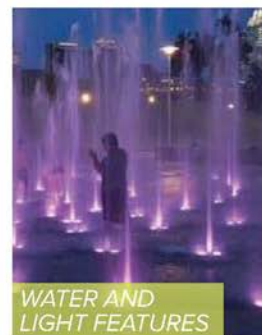


GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT J : 1

EXHIBIT K

ALL DISTRICTS | OPEN PLAZA AND PEDESTRIAN SPACE DESIGN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT K : 1

EXHIBIT L

ALL DISTRICTS | LIGHTING DESIGN



ROUND AREA LIGHTING



DECORATIVE PEDESTRIAN LIGHTING



ROUND AREA LIGHTING



COLUMNAR AREA LIGHTING



ILLUMINATED SITE FURNISHINGS



ROUND AREA / PARKING LIGHTING



DECORATIVE UP-LIGHTING OF ARTIFACTS



COLUMNAR WAYFINDING LIGHTING



HALO AREA LIGHTING



SPECIAL LIGHT SHOWS AT ARTIFACTS

NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT L : 1

EXHIBIT M

ALL DISTRICTS | PARKING GARAGE CLADDING DESIGN



DECORATIVE METAL MESH



GREEN WALLS



INTERWEAVING FORMS



3D DIMENSIONAL SCREEN



METAL SCREENING



METAL PATTERNS



METAL AND GREEN WALL INTEGRATED



MESH AND GREEN WALL



GREEN WALL



VERTICAL FINES

EXHIBIT N

ALL DISTRICTS | INSPIRING ARTIFACTS



GRAND UNIVERSE PUD DISTRICT
10/31/2024

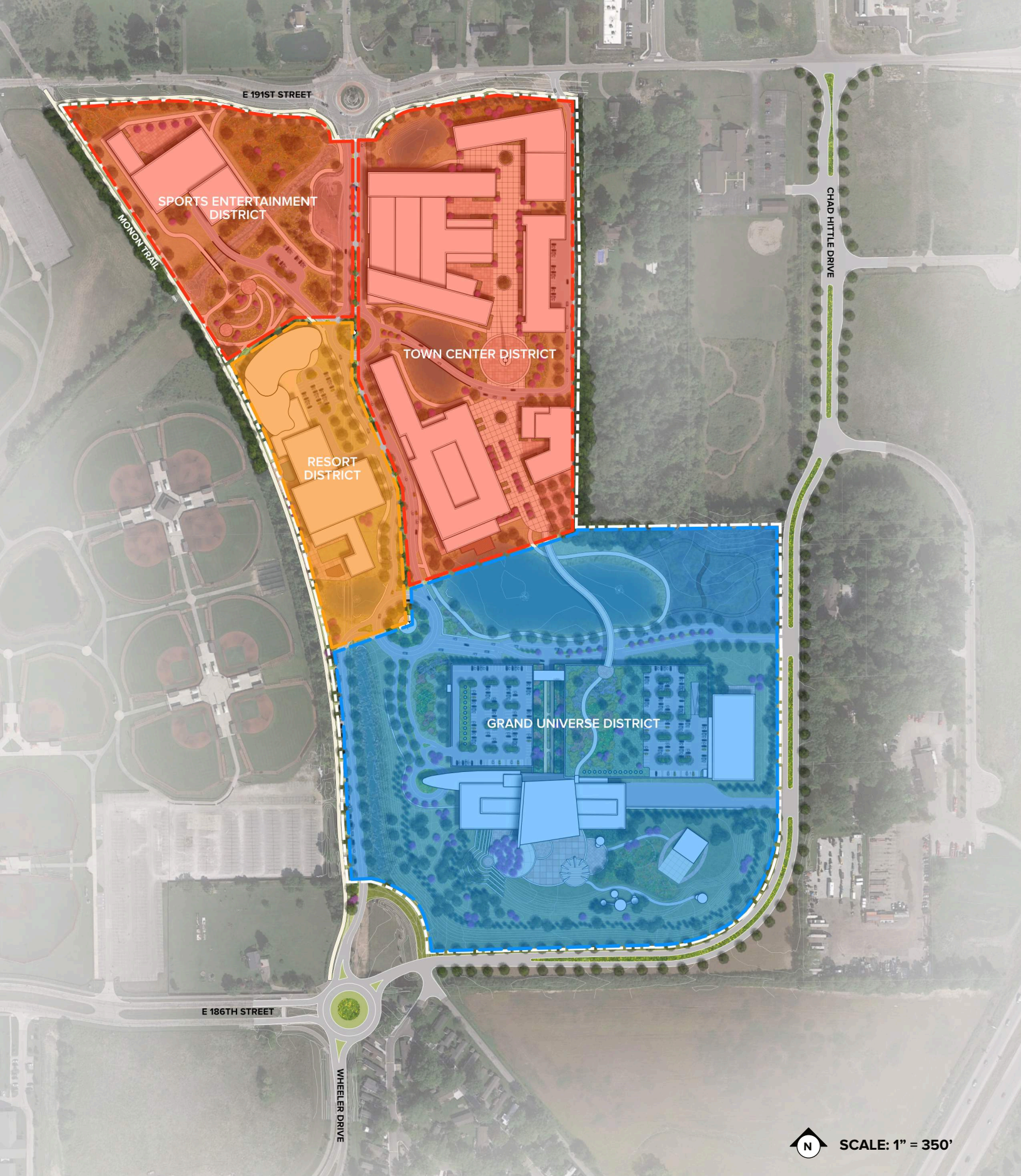
EXHIBIT N : 1

EXHIBIT O
PROHIBITED USE LIST

- **Auction Room**
- **Garden and Lawn Center**
- **Mortuary**
- **Freestanding Fast-Food Restaurants with Drive-Thru**
- **Specialty Restaurant with Drive-Thru**
- **Religious Institution**
- **Data Processing/Call Center**
- **Nursery**
- **Assisted Living Facility**
- **Hospice**
- **Nursing Home**
- **Childcare/Daycare Center, except as ancillary use to a permitted use**
- **Auto Parts Sales**
- **Superstore**
- **Variety Store, except as ancillary use to a permitted use**
- **Furrier Shop**
- **Tobacco Shop, except for Cigar Store or Cigar Bar**
- **Special Exception Uses**
- **Tattoo Parlor**
- **Piercing Studio**
- **Massage Parlor, except for spas**
- **Tanning Salon, except as ancillary use to a permitted use or spa**
- **Kennel or Animal Boarding or Animal Daycare Facility**
- **Automotive Repair and Servicing**
- **Refund Anticipation Loan Lenders, Title Loan Businesses, Short-Term Loan Providers**
- **Cash for Precious Metal Stores and Pawnshops**
- **Adult Entertainment Businesses, including Adult Cabaret, Adult Store, Adult Theatre or the sale of new or used Adult Material**
- **Retail Sale of Paraphernalia Used to Ingest or Use Illicit or Recreational Drugs**
- **Retail Gun Sales**
- **Second Hand or Government Surplus Store**
- **Mattress Store**
- **Retail Wireless Communications Store**
- **Retail Establishment Selling or Advertising Primarily "Dollar" Merchandise**
- **Flea Market, Consignment or Used Goods Store**
- **Public Laundromat or Dry-Cleaning Processing Plant**
- **Animal Clinic or Pet Store**
- **Businesses that Emit Noxious Odors**
- **Freestanding Billboard Advertising**
- **Self-storage Facilities**
- **Fireworks Stores**

The following uses shall be permitted, but only as part of a mixed-use building or inline tenant building. The following uses shall be under 6,000 sf.:

- **Building Finishes Store**
- **Department Store**
- **Furniture Store**
- **Grocery/Supermarket, however sundries stores shall also be permitted in a hotel**
- **Home Electronics/Appliance Store**
- **Office Supply Store**
- **Sporting Goods Store**
- **Banks/Credit Unions/Savings and Loan**
- **Drug Store, however sundries stores shall also be permitted in a hotel**
- **Mail Order Store**
- **Antique Shop**
- **Hardware Store**
- **Hobby Shop**
- **Printing/Photocopying**
- **Shoe Sales/Repair**



CONCEPT PLAN | DISTRICT ZONING



N SCALE: 1" = 350'

CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN



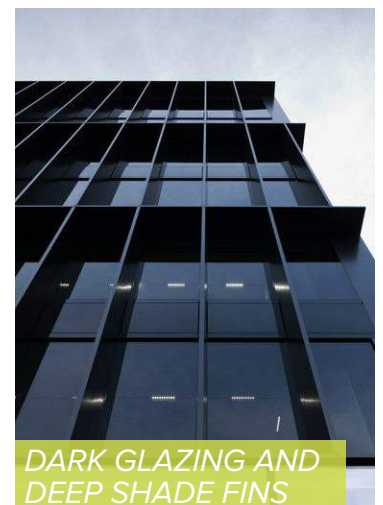
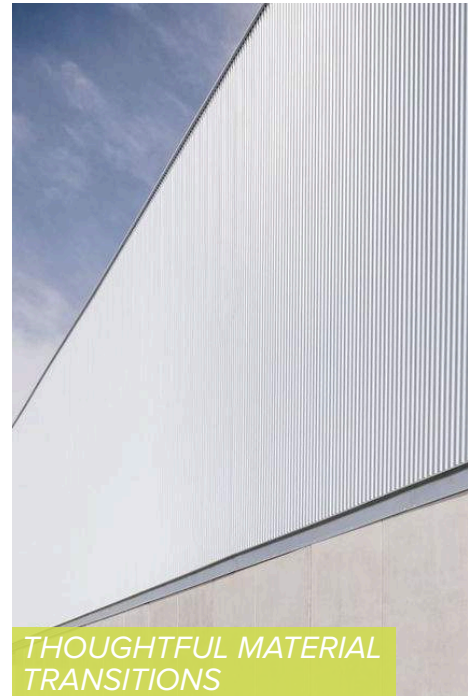
CONCEPT PLAN | LANDSCAPE MASTER PLAN



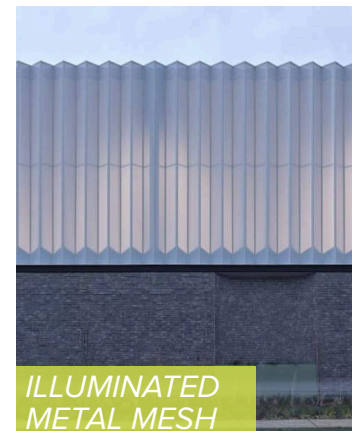
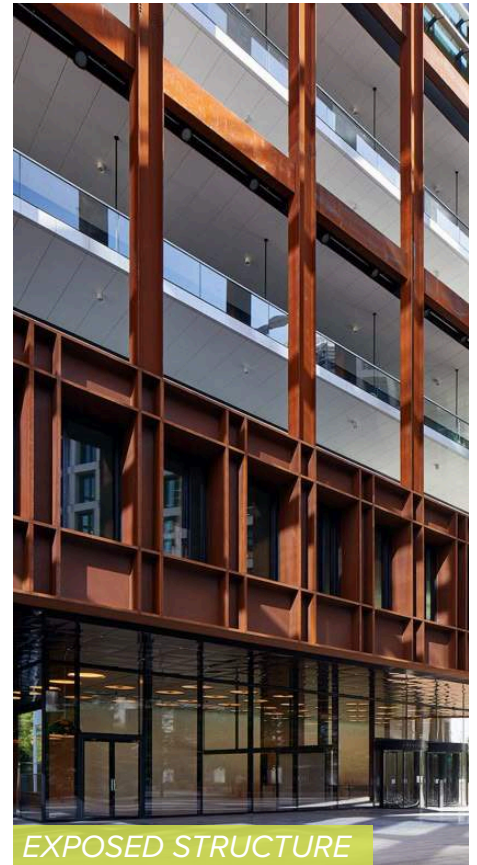
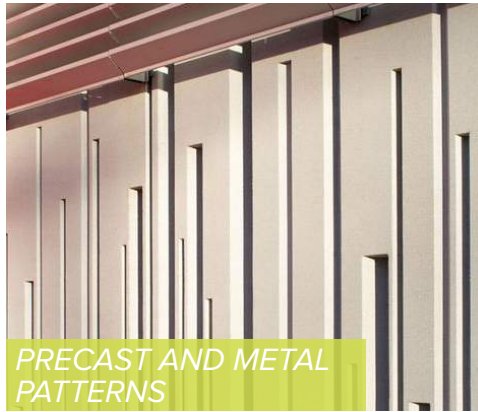
GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

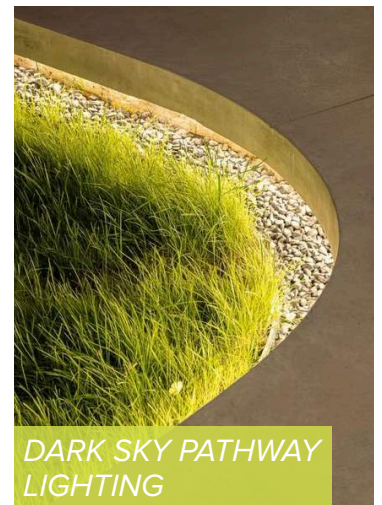
GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER



GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE DISTRICT | BUFFER PARK AND GREEN ROOF DESIGN



RESORT DISTRICT | ARCHITECTURAL CHARACTER



CURVED GLASS FACADES



OUTDOOR DINING



ANGULAR
DECORATIVE METAL



ORGANIC FORMS



METAL PANEL FACADE ELEMENTS



ORGANIC MASSING



CURVED GLAZING



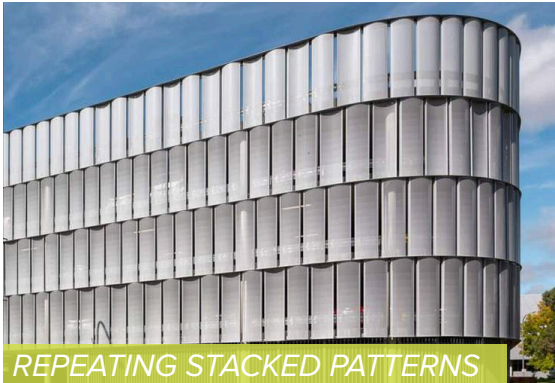
CURVED DECORATIVE
METAL FACADE CLADDING



DECORATIVE MASONRY AND GLASS



SHADE FINS

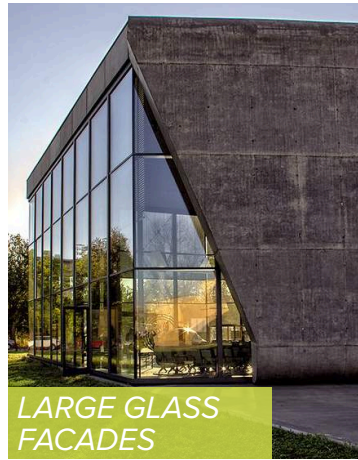


REPEATING STACKED PATTERNS

SPORTS ENTERTAINMENT DISTRICT | ARCHITECTURAL CHARACTER



CURVED MASSING AND BUILDING
INTEGRATED ACCENT LIGHTING / BRANDING



LARGE GLASS
FACADES



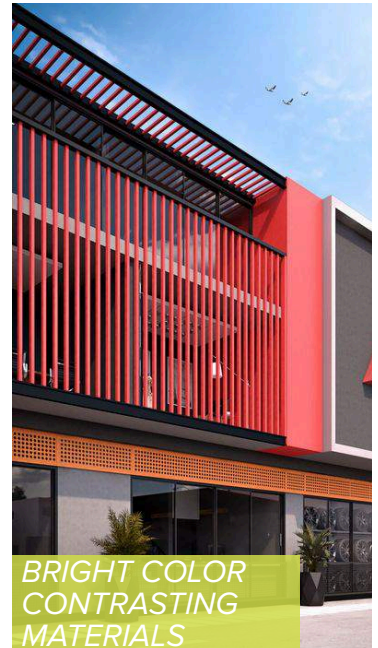
OUTDOOR PLAZAS



INTEGRATED SIGNAGE



ANGULAR ROOF FORMS



BRIGHT COLOR
CONTRASTING
MATERIALS



EXPRESSED
STRUCTURE



INTEGRATED
OUTDOOR DINING



CURVED GLASS AND DEEP FACADES



INDOOR-OUTDOOR
SPACES

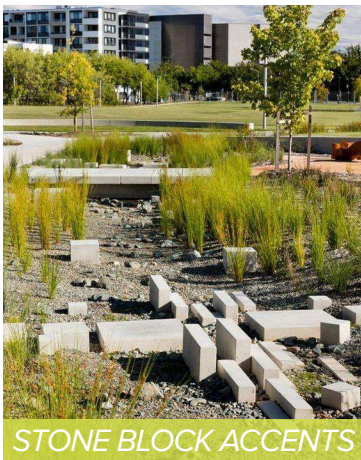


CURVED MASSINGS

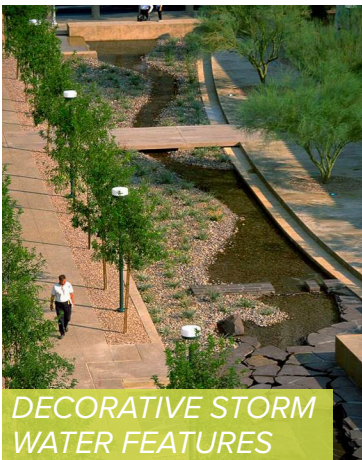
SPORTS ENTERTAINMENT DISTRICT | CREEK PARK CHARACTER



INTEGRATED STORM WATER SYSTEMS



STONE BLOCK ACCENTS



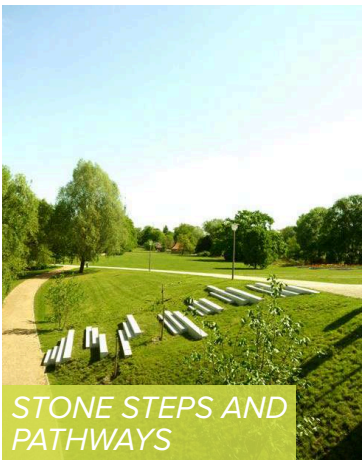
DECORATIVE STORM WATER FEATURES



NATURAL BIO-SWALE FEATURES



NATURAL RIVER STONE WATERWAYS



TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER



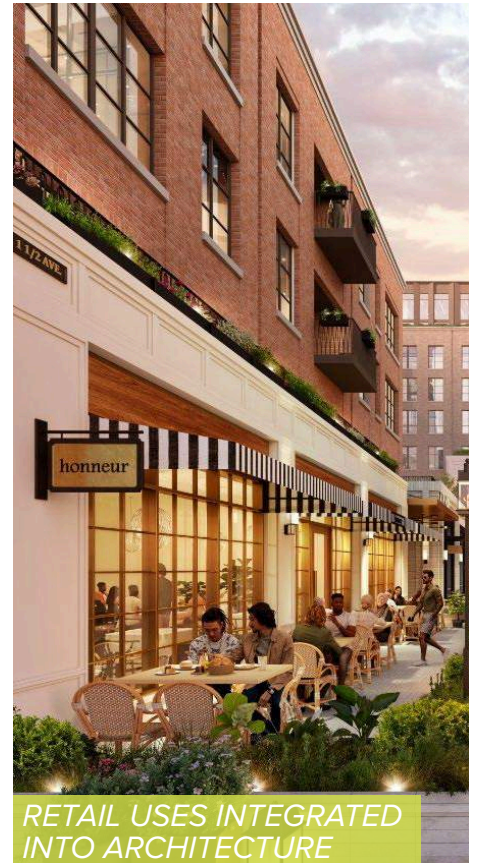
LARGE GLASS WINDOW PATTERNS



HIGH QUALITY METAL PANELS



HUMAN SCALE FACADE PROPORTIONS



RETAIL USES INTEGRATED INTO ARCHITECTURE



HIGH QUALITY BRICK



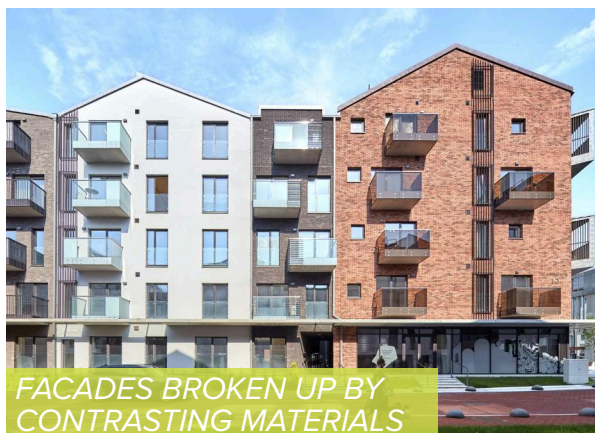
DECORATIVE WINDOW TRIMS



CLEAR MASSING AND SCALE



DECORATIVE METAL BALCONIES



FACADES BROKEN UP BY CONTRASTING MATERIALS



GABLE ROOF FORMS

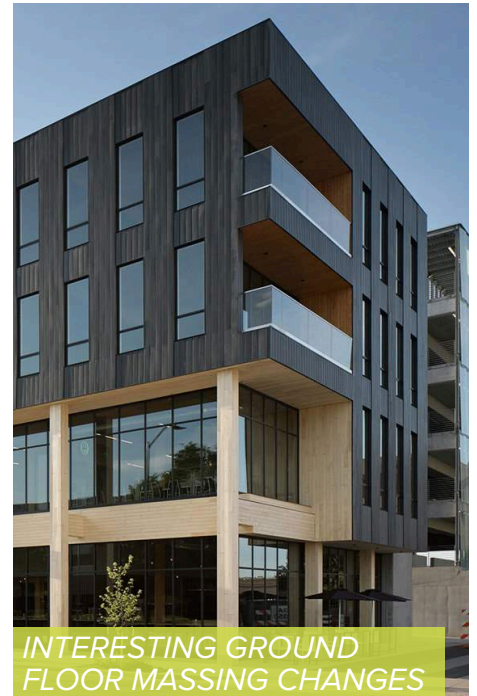
TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



SIMPLE ARCHITECTURAL MASSING CHANGES



HIDDEN UPPER STORIES



INTERESTING GROUND FLOOR MASSING CHANGES



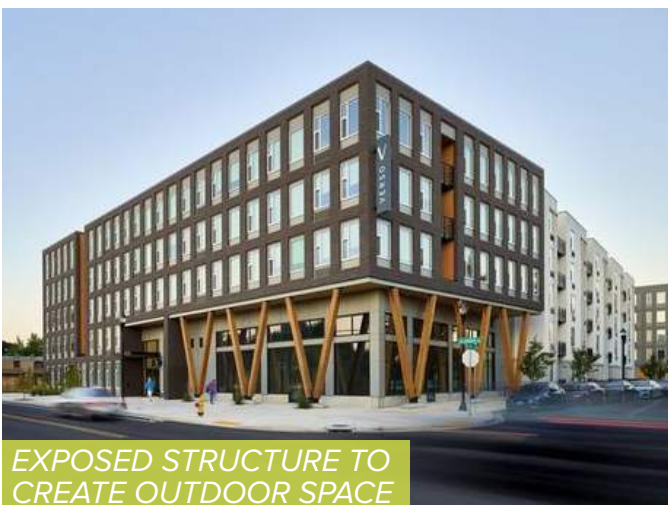
ARCHITECTURAL REVEALS



MIXED ROOF FORMS



MASSING USED TO CREATE INTERESTING OUTDOOR VOLUMES



EXPOSED STRUCTURE TO CREATE OUTDOOR SPACE

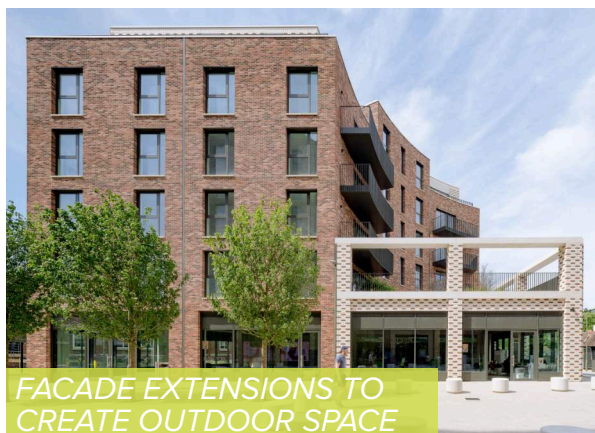
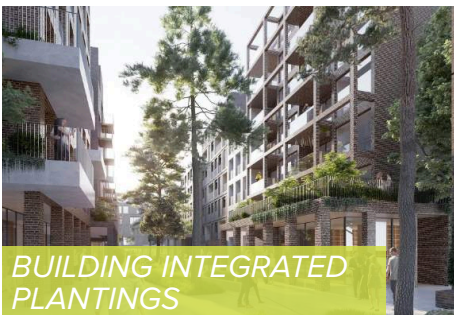
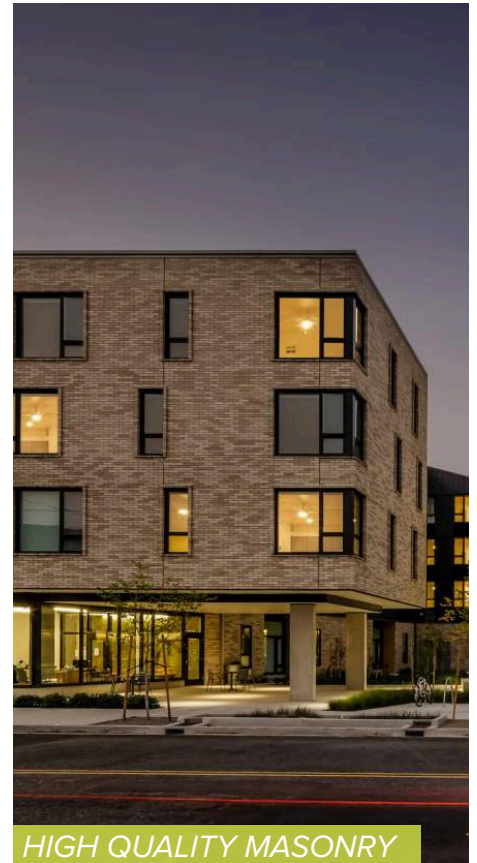
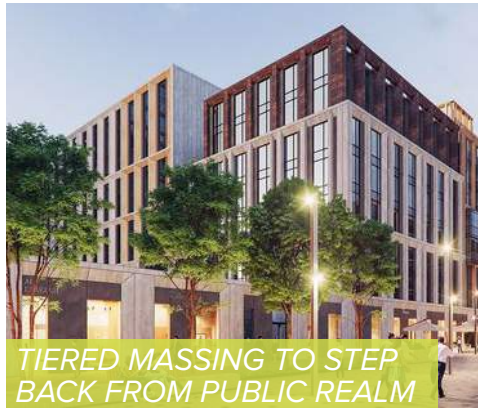


WOOD CLADDING



CONTRASTING GROUND LEVEL MATERIALS

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



ALL DISTRICTS | STREETSCAPE DESIGN



ALL DISTRICTS | OPEN PLAZA AND PEDESTRIAN SPACE DESIGN



PEDESTRIAN ALLEYWAYS



PEDESTRIAN SCALE
GROUND LEVEL MASSING



OPEN LAWNS WITH ART



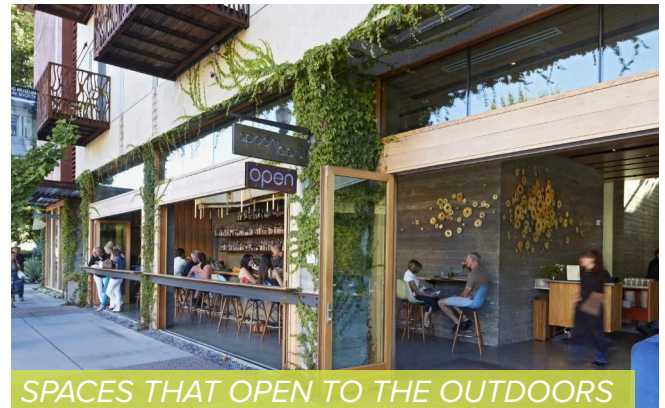
TIERED PUBLIC PLAZAS



SHADED SEATING



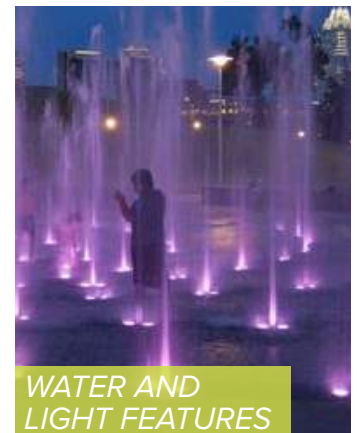
OUTDOOR DINING



SPACES THAT OPEN TO THE OUTDOORS



CONNECTING PATHS AND WALKWAYS



WATER AND
LIGHT FEATURES

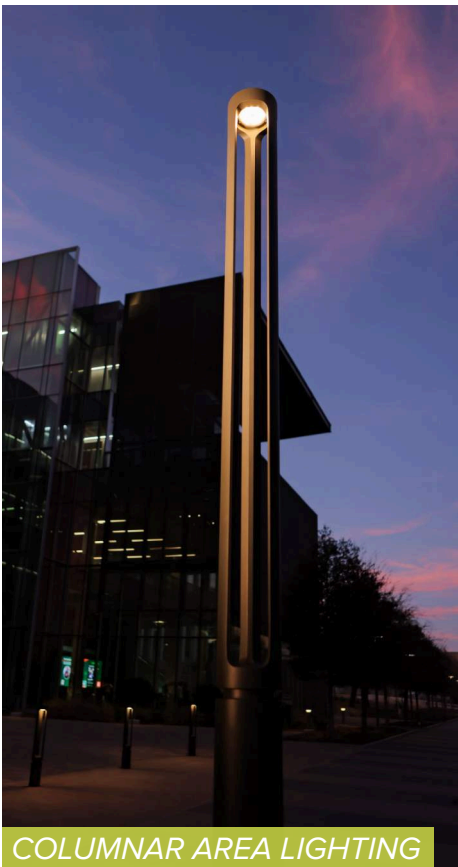
ALL DISTRICTS | LIGHTING DESIGN



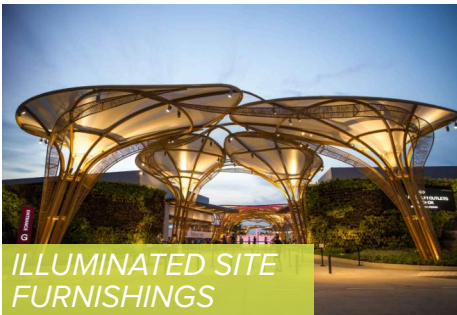
ROUND AREA LIGHTING



DECORATIVE PEDESTRIAN LIGHTING



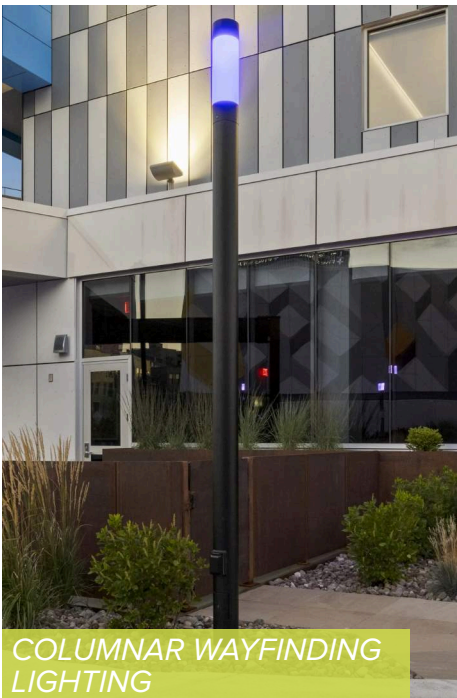
COLUMNAR AREA LIGHTING



ILLUMINATED SITE FURNISHINGS



ROUND AREA LIGHTING



COLUMNAR WAYFINDING LIGHTING



ROUND AREA / PARKING LIGHTING



DECORATIVE UP-LIGHTING OF ARTIFACTS



HALO AREA LIGHTING



SPECIAL LIGHT SHOWS AT ARTIFACTS

NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT

ALL DISTRICTS | PARKING GARAGE CLADDING DESIGN



DECORATIVE METAL MESH



GREEN WALLS



INTERWEAVING FORMS



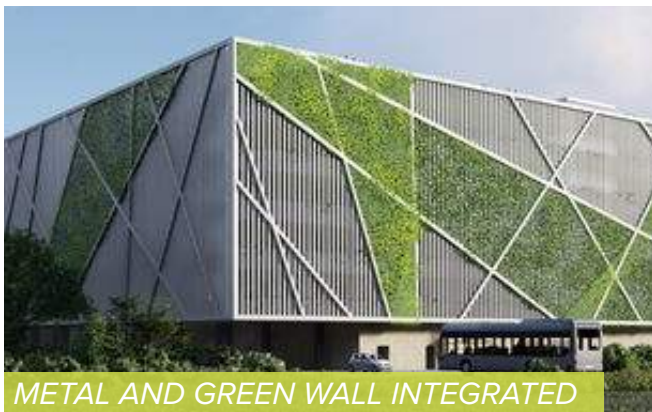
3D DIMENSIONAL SCREEN



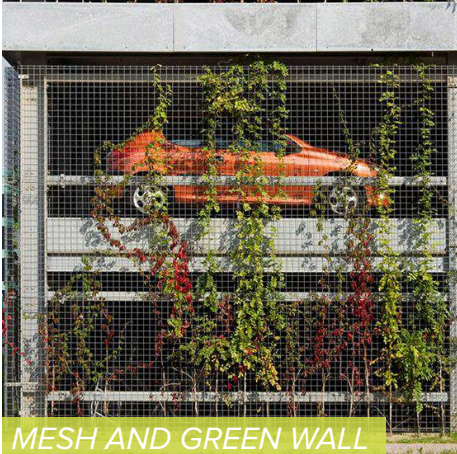
METAL SCREENING



METAL PATTERNS



METAL AND GREEN WALL INTEGRATED



MESH AND GREEN WALL



GREEN WALL



VERTICAL FINES

ALL DISTRICTS | INSPIRING ARTIFACTS



DECORATIVE UP-LIGHTING OF ARTIFACTS



SPACE EXPLORATION - HORIZONTAL DISPLAY



SPECIAL LIGHT SHOWS AT ARTIFACTS



MILITARY / SPACE ARTIFACTS



SPACE EXPLORATION - VERTICAL DISPLAY



PROTECTIVE DISPLAY FENCING AT ARTIFACTS



Petition Number: 2408-PUD-19

Project Name: Finley Creek Estates PUD

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

Petitioner: Silverthorne Homes

Representative: Silverthorne Homes / Pulte Group

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

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

Current Land Use: Agriculture / Vacant

Approximate Acreage: 44.31 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Context Map
4. Concept Plan A
5. Concept Plan B
6. Concept Plan Comparison Exhibit

Staff Reviewer: Weston Rogers, Senior Planner

PETITION HISTORY

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

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

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

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

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



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

A fourth Workshop Meeting is scheduled to be held at the January 21, 2025, Advisory Plan Commission meeting at Westfield City Services Center.

PROJECT OVERVIEW

Location:

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

Property Description:

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

Project Description:

The petitioner is requesting to re-zone the 44.31-acre Property to the Finley Creek Estates Planned Unit Development (PUD) District for the development of a residential neighborhood.

ORDINANCE DETAILS

Following the workshop discussion meeting the petitioner plans to update the proposed ordinance language per direction provided on the site plan alternatives presented by the petitioner and reviewed by the Advisory Plan Commission.

CHANGES SINCE LAST MEETING

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

Concept Plan: The petitioner has prepared two (2) Concept Plan alternatives to share with the Advisory Plan Commission. The petitioner intends to provide a presentation outlining the completed revisions and considerations regarding each alternative.

For reference, the previous workshop meeting agenda from December 16, 2024, can be found [here](#).

COMPREHENSIVE PLAN

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



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

PROCEDURAL

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

Workshop: A third workshop discussion meeting for this item is scheduled to be held at the December 16, 2024, Advisory Plan Commission Meeting. Additional Workshop meeting shave been held as described in the "Petition History" section of this staff report.

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

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

DEPARTMENT COMMENTS

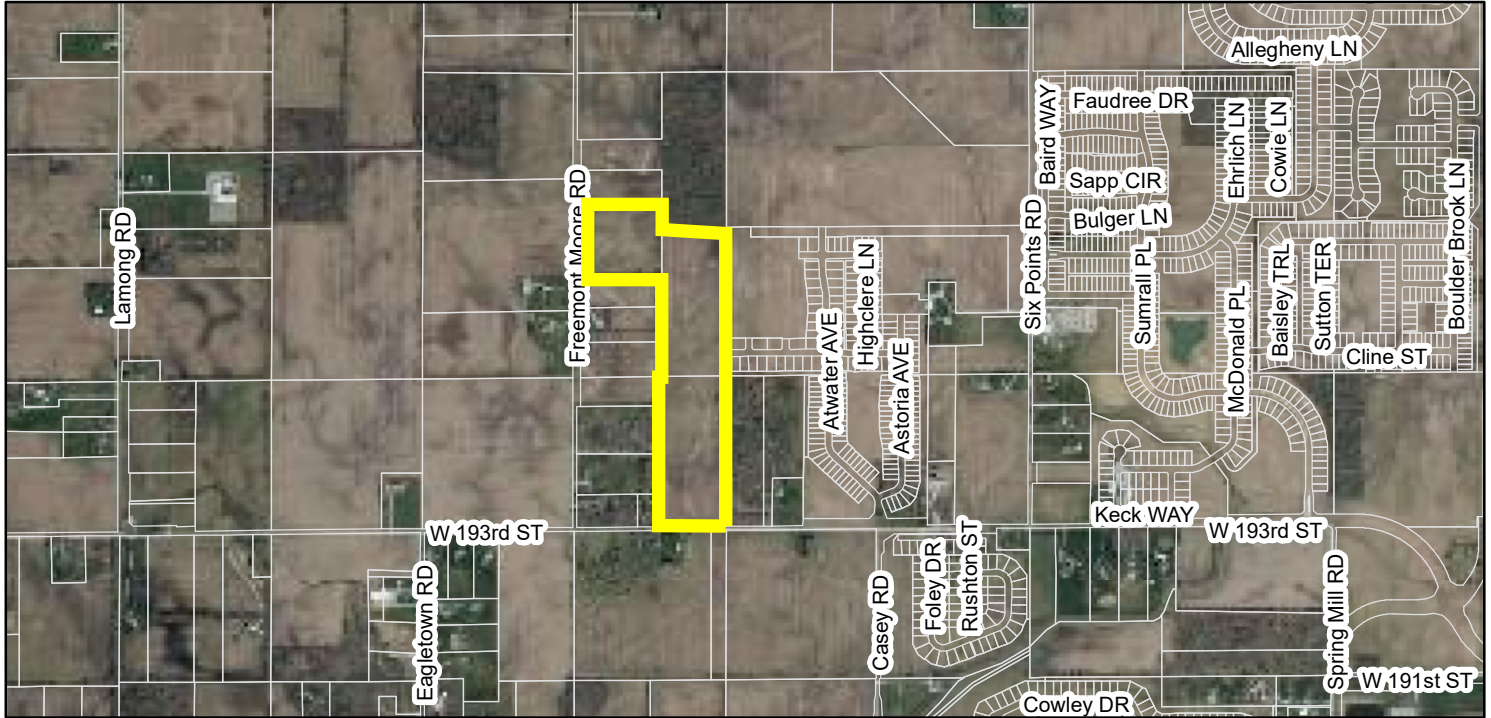
1. **Action:** Hold a workshop discussion at the January 21, 2024, Plan Commission Meeting.
2. The petitioner will provide a project update and presentation followed by APC discussion.
3. Prior to returning to a future meeting, the petitioner plans to update the proposed ordinance language per direction provided on the site plan alternatives.
4. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
5. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.



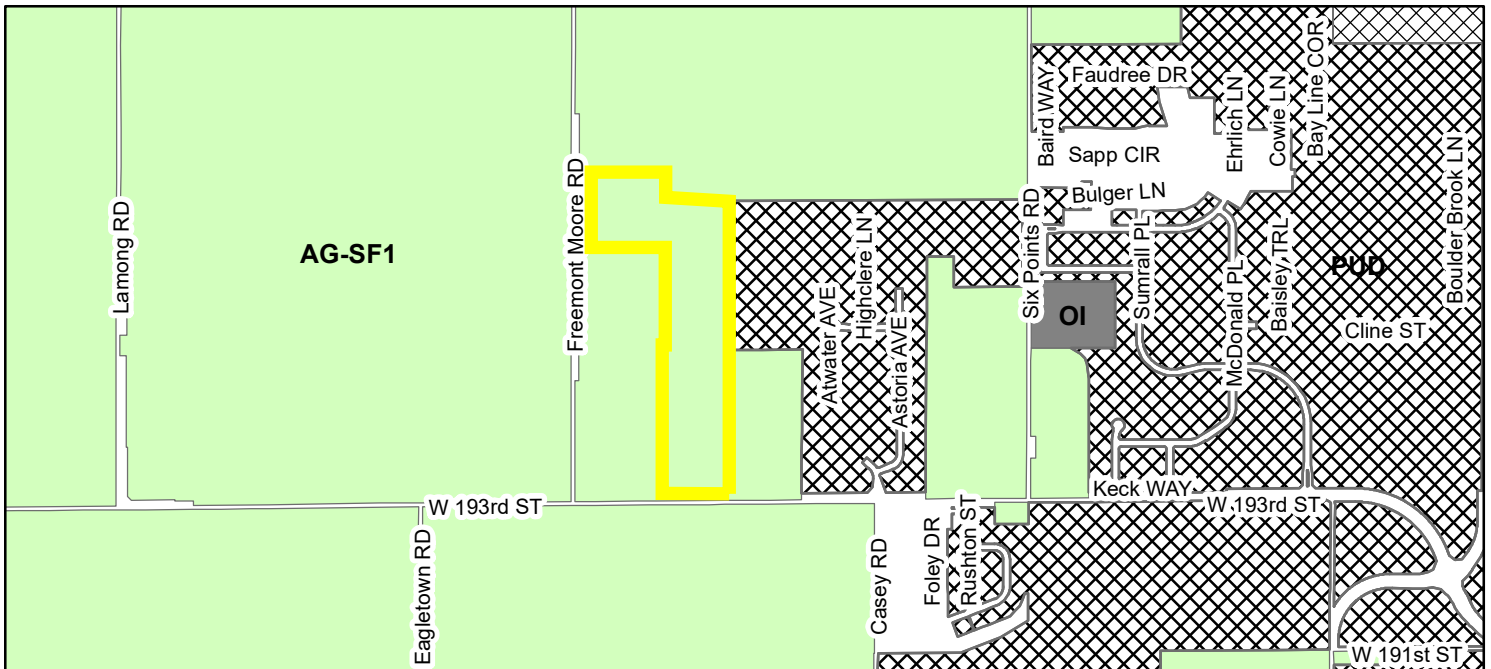
Property Location Map
Generally northeast of the intersection
at Freemont Moore Rd W 193rd St
2408-PUD-19



Aerial Location Map



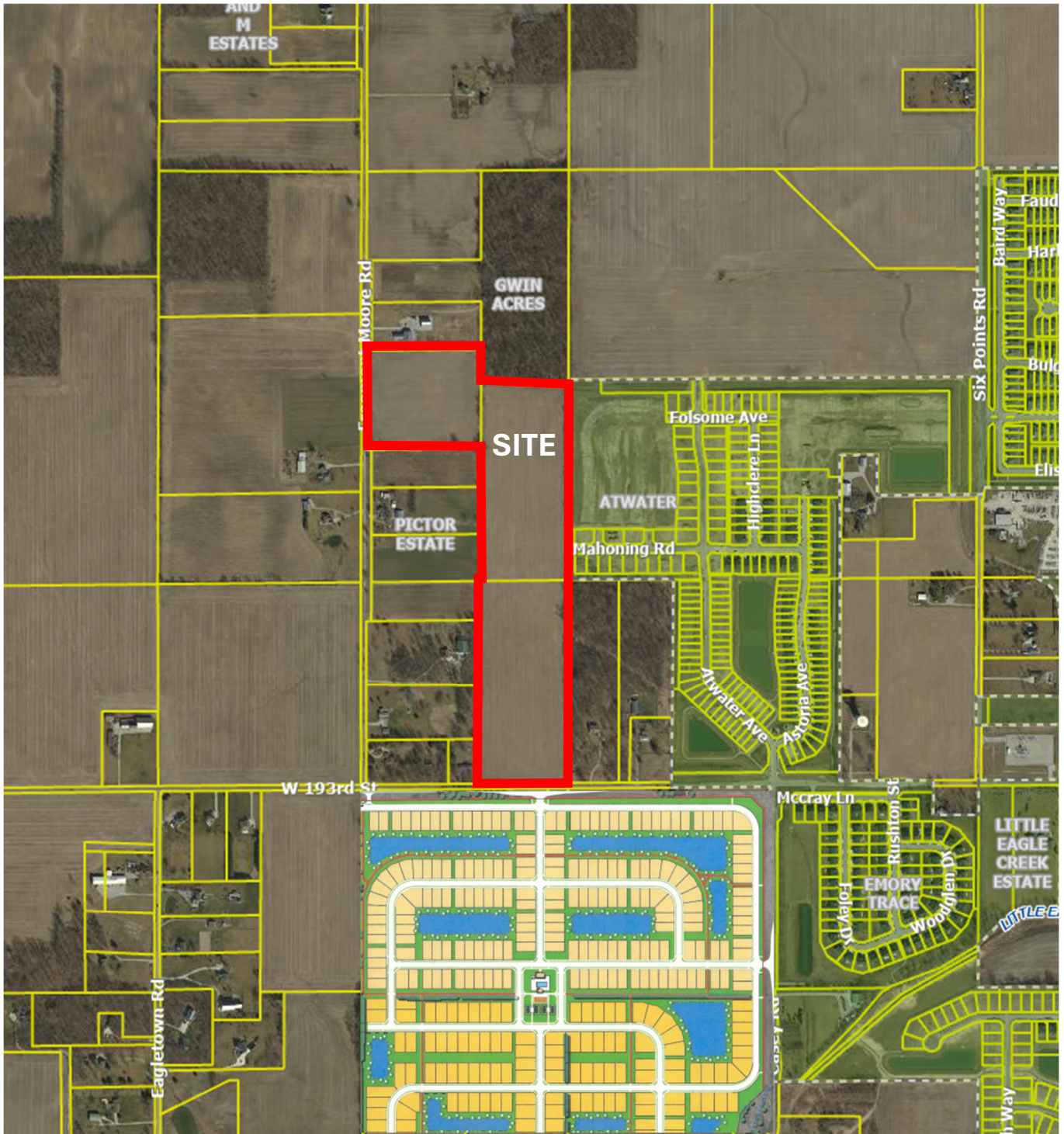
Zoning Map



Zoning

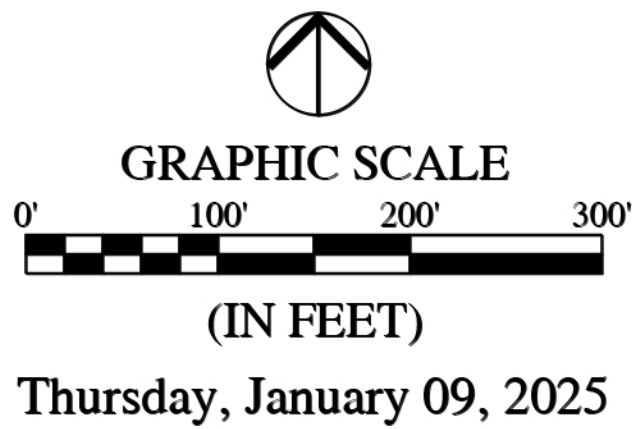
AG-SF1 (Agriculture - Single Family - 1) OI (Open Industrial) PUD (Planned Unit Development)

Exhibit A
Real Estate



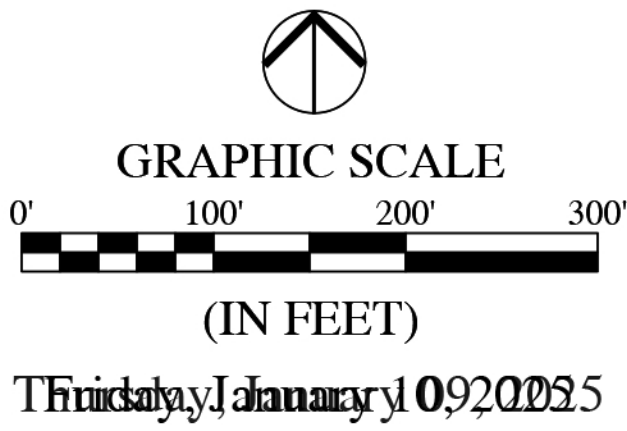
Concept Plan
A

FINLEY CREEK ESTATES - OPTION 1
PULTE GROUP / WILFONG / NIGH
WEST 193rd ST. & FREEMONT MOORE RD.
WESTFIELD, HAMILTON COUNTY, INDIANA

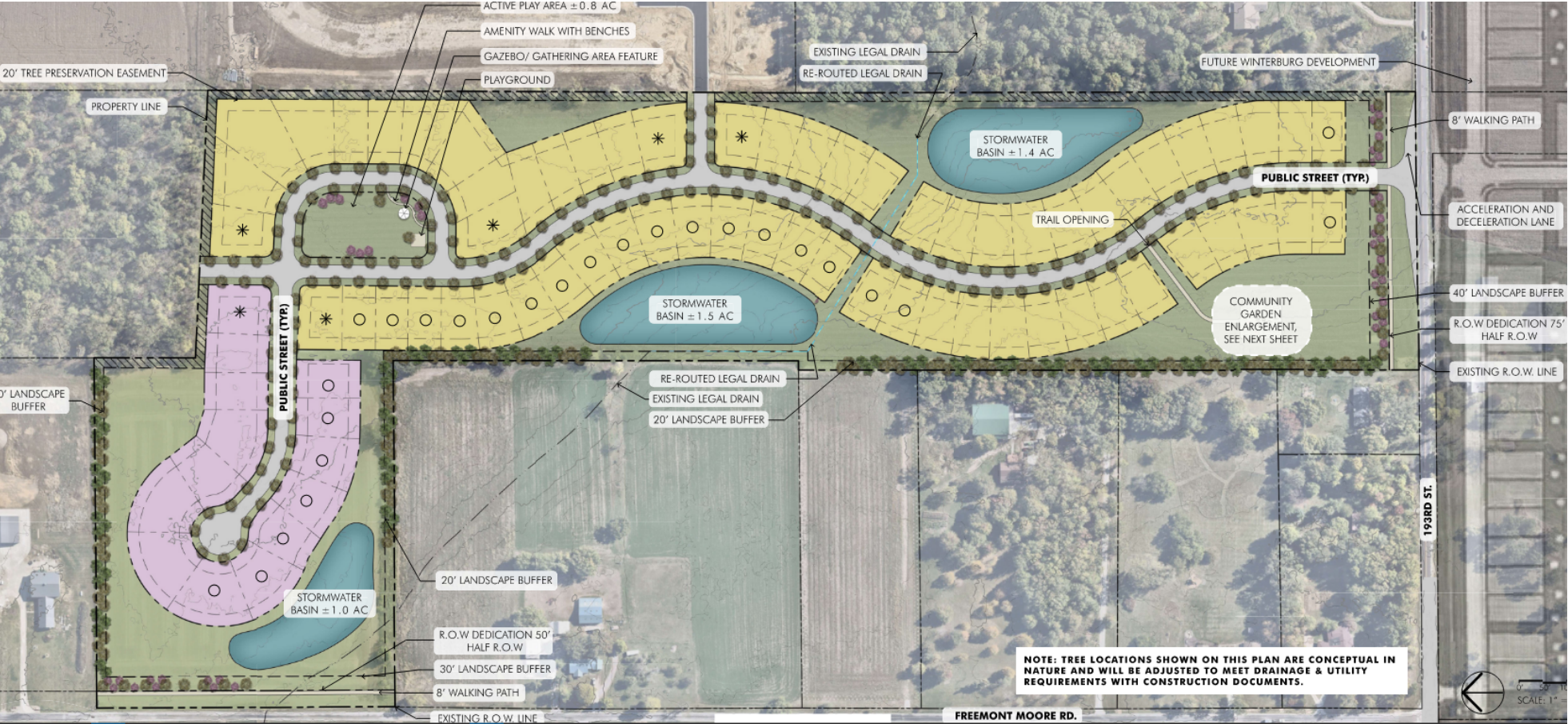


Concept Plan
B

FINLEY CREEK ESTATES - OPTION 3
PULTE GROUP / WILFONG / NIGH
WEST 193rd ST. & FREEMONT MOORE RD.
WESTFIELD, HAMILTON COUNTY, INDIANA



Previous Site Plan



Site Plan A



Site Plan B



December 16th Version

Avg Lot Size: 9,625 SF

Max Lot Depth: 135'

5.30 AC
(AGRICULTURAL / SINGLE FAMILY
4 UNDERLYING ZONING) TBD.

1/A

1.7 AC (43%) (15% REQUIRED)
10 PER AC REQUIRED
(5%)
TOTAL: 14,148 LF

3 LOTS)
AR SETBACKS

4 LOTS)
AR SETBACKS

BACK (10'

MITMENT

OMMITMENT

ATWATER DEVELOPMENT

MAHONING RD.

ACTIVE PLAY AREA ± 0.8 AC

AMENITY WALK WITH BENCHES

GAZEBO/ GATHERING AREA FEATURE

PLAYGROUND

EXISTING LEGAL DRAIN
RE-ROUTED LEGAL DRAIN

FUTURE WINTERBURG DEVELOPMENT

PUBLIC STREET (TYR)

STORMWATER
BASIN ± 1.4 AC

TRAIL OPENING

COMMUNITY
GARDEN
ENLARGEMENT,
SEE NEXT SHEET

EXISTING R.O.W. LINE

R.O.W DEDICATION 75'
HALF R.O.W

40' LANDSCAPE BUFFER

ACCELERATION AND
DECELERATION LANE

8' WALKING PATH

193RD ST.

RE-ROUTED LEGAL DRAIN
EXISTING LEGAL DRAIN
20' LANDSCAPE BUFFER

STORMWATER
BASIN ± 1.5 AC

20' LANDSCAPE BUFFER

R.O.W DEDICATION 50'
HALF R.O.W

30' LANDSCAPE BUFFER

8' WALKING PATH

EXISTING R.O.W. LINE

STORMWATER
BASIN ± 1.0 AC

PUBLIC STREET (TYR)

20' LANDSCAPE
BUFFER

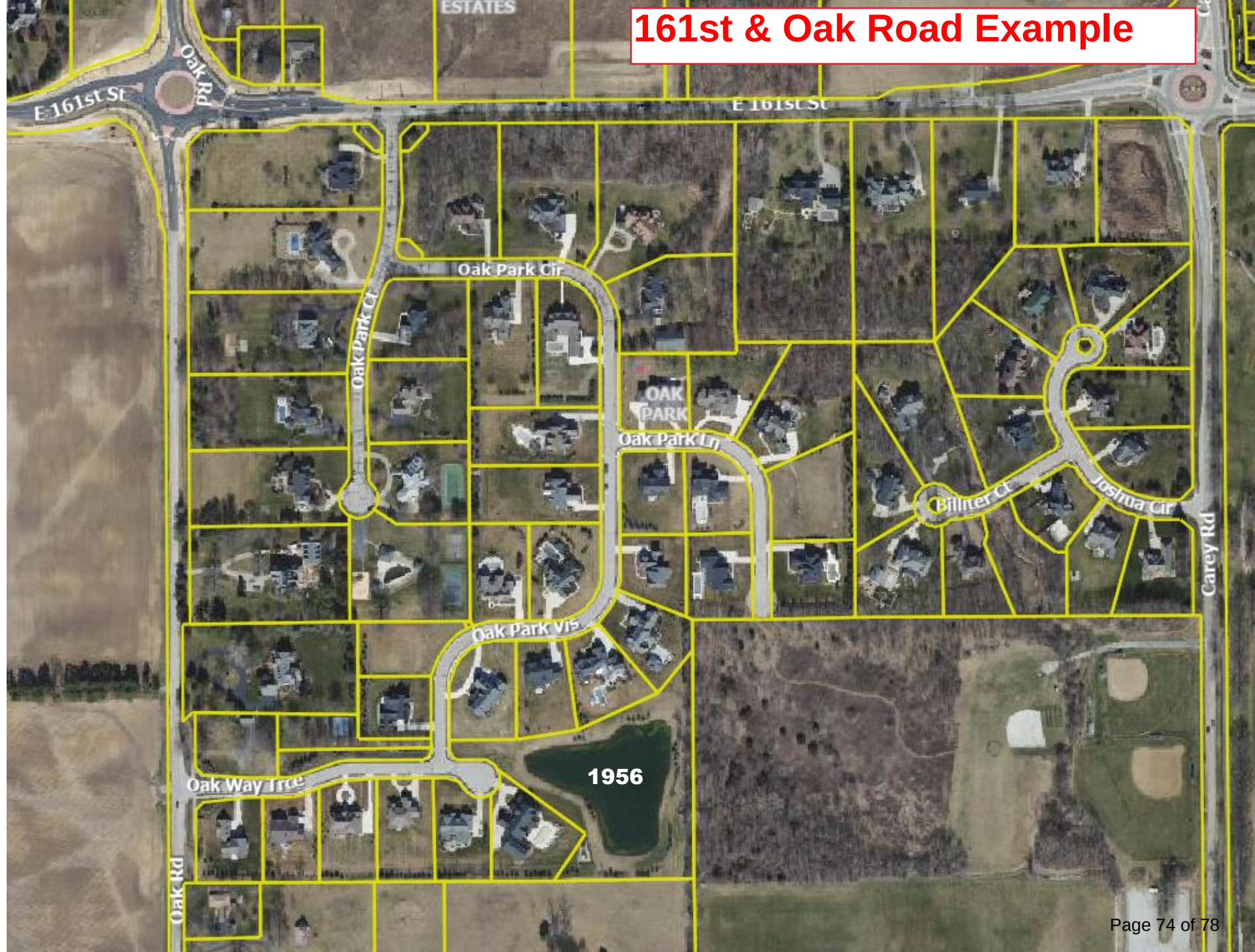
NOTE: TREE LOCATIONS SHOWN ON THIS PLAN ARE CONCEPTUAL IN
NATURE AND WILL BE ADJUSTED TO MEET DRAINAGE & UTILITY
REQUIREMENTS WITH CONSTRUCTION DOCUMENTS.

FREEMONT MOORE RD.



161st & Oak Road Example

1. Developed 1996-2023
(still 2 vacant lots)
2. No detention.
3. No open space.
4. Larger lot sizes
achieved organically.



Jan 21st - Alternate 1
Avg Lot Size: 14,143 SF
Avg Lot Depth: 194'

Avg Lot Depth: 194'

(IN FEET)

Thursday, January 09, 2025

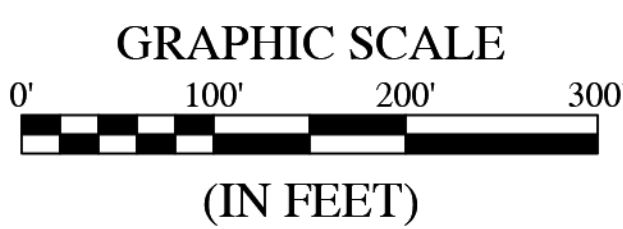
The map displays a proposed residential development on an aerial background. The development is bounded by Freemont Moore Road to the west and W. 193rd Street to the south. It features 79 lots, numbered 1 through 79, arranged in a grid-like pattern. The lots are color-coded: yellow for 70' wide lots and orange for 80' wide lots. The development includes four common areas (C.A. A, B, C, D) and a central water feature. Surrounding infrastructure includes Freemont Moore Road (ROW 2, 31654 S.F., 0.727 AC. ±) and W. 193rd Street (ROW 1, 28875 S.F., 0.662 AC. ±). The map also shows existing roads, easements, and surrounding land use.

LEGEND

- 70' WIDE LOTS
- 80' WIDE LOTS

FINLEY CREEK ESTAT
PULTE GROUP / WIL
WEST 193rd ST. & FREEMO
WESTFIELD, HAMILTON CO

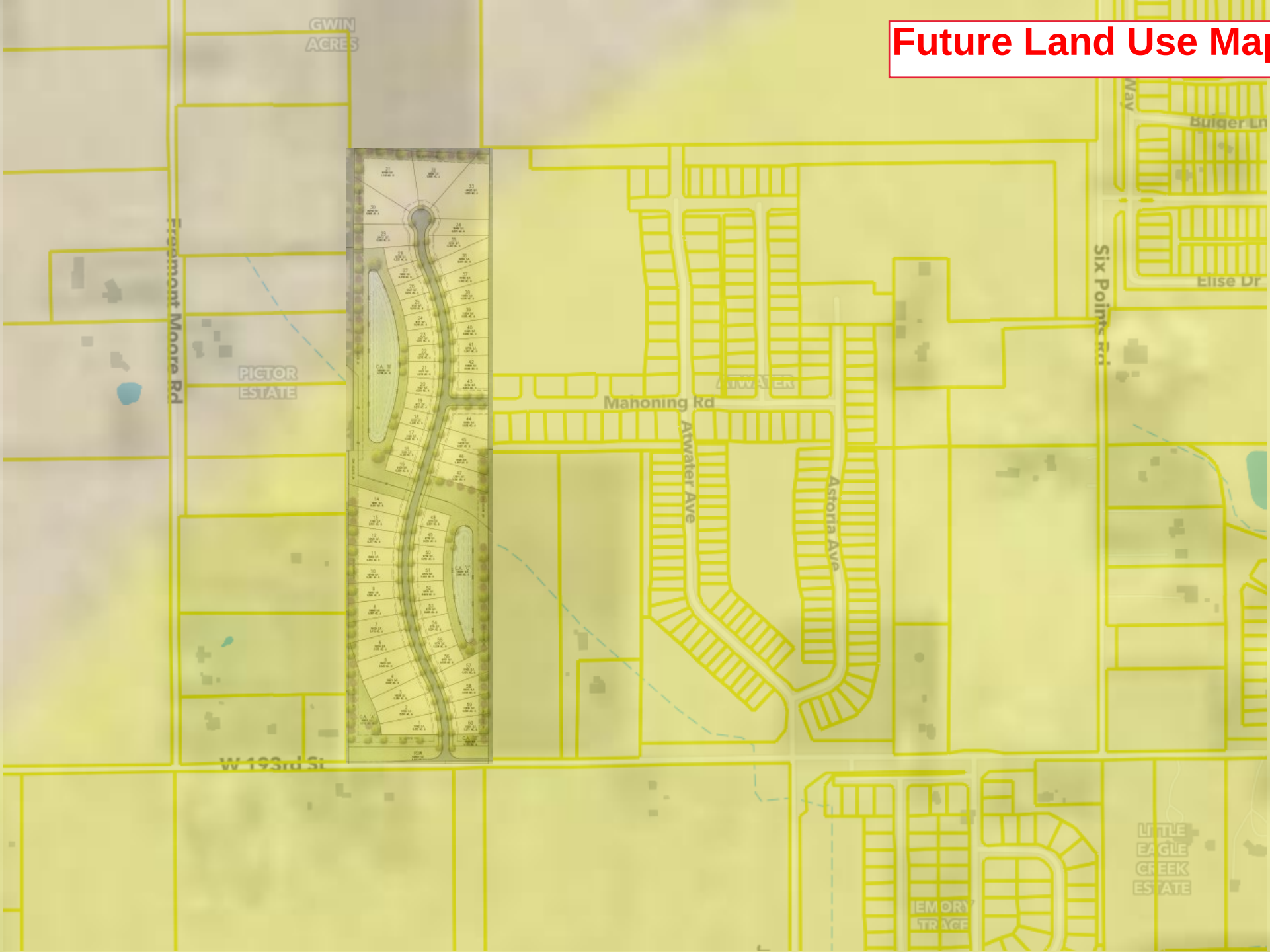
Jan 21st - Alternate 2
Avg Lot Size: 15,109 SF
Avg Lot Depth: 216'



Thursday, January 9, 2025



Future Land Use Map Overlay



Context Map

