

Westfield City Council Members

Jon Dartt, (District 1)
Victor McCarty, (District 2)
Joe Duepner, (District 3)
Patrick T. Tamm, (District 4)
Noah Herron, (District 5)
Chad Huff, (At Large)
Kurt Wanninger, (At Large)



CITY OF WESTFIELD, IN
City Council Meeting Agenda

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, March 10, 2025 at 7:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF CITY COUNCIL

CALL TO ORDER

Pledge of Allegiance

Invocation by: Eric Testa from Rise Indiana

OPENING OF MEETING

Note the presence of a quorum

Approval of Claims

Approval of Minutes

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Miscellaneous Business: Council Approving the Contract to Use Forvis as the Outside Auditor

Special Presentation: Business Award presented by Mayor Willi

OLD BUSINESS

Ordinance 24-42: Finley Creek Estates PUD

Staff Planner: Weston Rogers

First Reading: July 22, 2024

APC Public Hearing: August 5, 2024

APC Workshop: September 16, 2024

APC Recommendation: March 3, 2025

Adoption Consideration: March 10, 2025

Ordinance 25-02: Lantern Commons PUD Amendment
Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Noah Herron
First Reading: January 27, 2025
APC Public Hearing: February 3, 2025
APC Workshop: Waived
APC Recommendation: March 3, 2025
Adoption Consideration: March 10, 2025

NEW BUSINESS

Resolution 25-111: Grand Junction EDA

Ordinance 25-12: Bond for Ambrose

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

ORDINANCE NUMBER 24-42

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

This is a Planned Unit Development District Ordinance (to be known as the “**Finley Creek Estates PUD District**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2408-PUD-19**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Plan Commission forwarded **Petition No. 2408-PUD-19** to the City Council of the City of Westfield, Hamilton County, Indiana (the "City Council") with a ____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Plan Commission certified the action of the Plan Commission to the City Council on ____, 2025;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Finley Creek Estates PUD District**” (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i.) the provisions of this Ordinance and its exhibits, and (ii.) the provisions of the City of Westfield Unified Development Ordinance as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance is hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

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

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

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

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

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

- 5.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.
- 5.2 The following standards shall be applied to the Areas as depicted on the Concept Plan.

Standard	
Minimum Lot Area	9,100 sq. ft.
Minimum Lot Frontage	40'
Minimum Building Setback	
Min. Setback from perimeter of Real Estate	50'
Front Yard	25'
Side Yard / Minimum Separation (70' wide Lots)	8' / 16'*
Side Yard / Minimum Separation (80' wide Lots)	3' / 10'
Rear Yard	25'
* Side Yard Setback may be reduced to 5' on either side of the structure if an additional garage bay is added to the home	
Minimum Lot Width	70'
Maximum Building Height	35'
Minimum Living Area (Total)	900 sq. ft. Min. Ground Floor Area***
Single Story	2,300 sq. ft.
Two Story***	2,600 sq. ft.

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

6.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply.

- a. Character Exhibits. Character exhibits, attached hereto as **Exhibit C**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit C**, but to encourage diversity in architectural styles of Dwellings within the District.
- b. High-Visibility Lots. Dwellings on Lots located within one hundred feet (100') of the ROW from the District's entrance off of 193rd Street and Lots that have been identified as adjacent to the Pictor Estates Subdivision Parcels (Lots 14-27 on the revised concept plan), indicated in **Exhibit B-1** by the black dot shall replace Article 6.3(C)(1)(b) standards with the following:

- i. Rear/Side Building Facade. Those Lots indicated with black dot shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, a four (4') feet deep offset on the rear, or a masonry wainscot a min. of 24" in height on all four (4) sides of the home.
- c. Corner Lots. All Dwellings, indicated in Exhibit B-1 by the red dot, shall replace Article 6.3(C.)(1)(b) standards with the following:
 - i. Side Building Facade. Those Lots indicated with a red dot shall meet the following requirements:
 - 1. Homes with a gable on the side elevation shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A twenty-four (24") inch brick or stone wainscot is required as one of the finished façade styles. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.
 - 2. Homes without a gable on the side elevation shall require two (2) different finished façade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, vertical siding, bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24") inch brick or stone wainscot is required as one of the finished façade styles.
- d. Additional Architectural Standards: The following shall apply to all Dwellings:
 - i. Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch a minimum of forty (40) sq ft or six feet (6') deep at any point, the home shall have a masonry wainscot a minimum of at least thirty (30") inches in height.
 - ii. Building Materials: Vinyl and aluminum siding shall be prohibited.
 - iii. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
 - iv. Roof Overhangs: All Dwellings shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
 - v. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
 - vi. Shingles. All Dwellings shall have dimensional or architectural grade shingles.

- e. Windows. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1”) inch x four (4”) inch. There shall be a minimum of three (3) windows on the front façade, one (1) window on each side façade, and three windows on the rear façade of each Dwelling. Single story homes shall have minimum total aggregate of eleven (11) windows, and two-story homes shall have a minimum total aggregate of fifteen (15) windows. For purposes of this calculation, a twin window shall be counted as two (2) windows.
- f. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

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

- a. Dwelling Height. As modified above in Section 5.2.

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

- a. Sod and Seedings. All Dwellings shall have sod installed in the front yard.
- b. Lot Landscaping. Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
 - a. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
 - b. One (1) additional Shade Tree shall be required in the Front Yard of a Corner Lot resulting in a total of three (3) Shade Trees on Corner Lots.
- c. External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply, rather the following shall apply.
 - a. The open space abutting 193rd Street shall be subject to a forty (40’) foot width Type B buffer yard.
 - b. Required landscaping planting materials may be clustered or located within adjacent Common Area(s) in the event of utility easement conflicts.
- d. Buffer Yard Requirements.
 - a. A forty (40) foot width buffer yard consistent with the Type A buffer yard plant material requirements shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as “40’ BUFFER YARD”, except for (1) Lots adjacent to Atwater which has already provided for said buffer yard

within its development, and (2) the buffer abutting 193rd Street which shall comply with Sec 6.3(c) above. No mounding shall be required. Said buffer yards shall be in common area.

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

Section 7. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

8.1 Article 8.1(A) Maximum Block Length Standards. Shall not apply. Rather, substantial compliance with the Concept Plan, attached hereto as **Exhibit B**, shall supersede these standards in regards to the permitted block length.

8.2 Article 8.6 Open Space and Amenity Standards. Shall not apply. The minimum open space percentage shall be 11 acres as shown on the Concept Plan in **Exhibit B**.

8.3 Article 8.9(G)(3)(a) Maximum Cul De Sac Length Standards. Shall not apply. Rather, substantial compliance with the Concept Plan, attached hereto as **Exhibit B**, shall supersede these standards in regards to the permitted cul de sac length.

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

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Patrick Tamm

Patrick Tamm

Patrick Tamm

Jon Dartt

John Dartt

John Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

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

Marla Ailor, Clerk-Treasurer

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

Scott Willis, Mayor

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

Scott Willis, Mayor

This document was prepared by: Rex Ramage, Pulte Homes of Indiana, LLC, 11595 N
Meridian St, Suite 700, Carmel, IN 46032

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: *Rex Ramage*

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

Wilfong Overall Parcel

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

EXHIBIT B **CONCEPT PLAN**



EXHIBIT B-1 **HIGH-VISIBILITY AND CORNER LOT ID EXHIBIT**

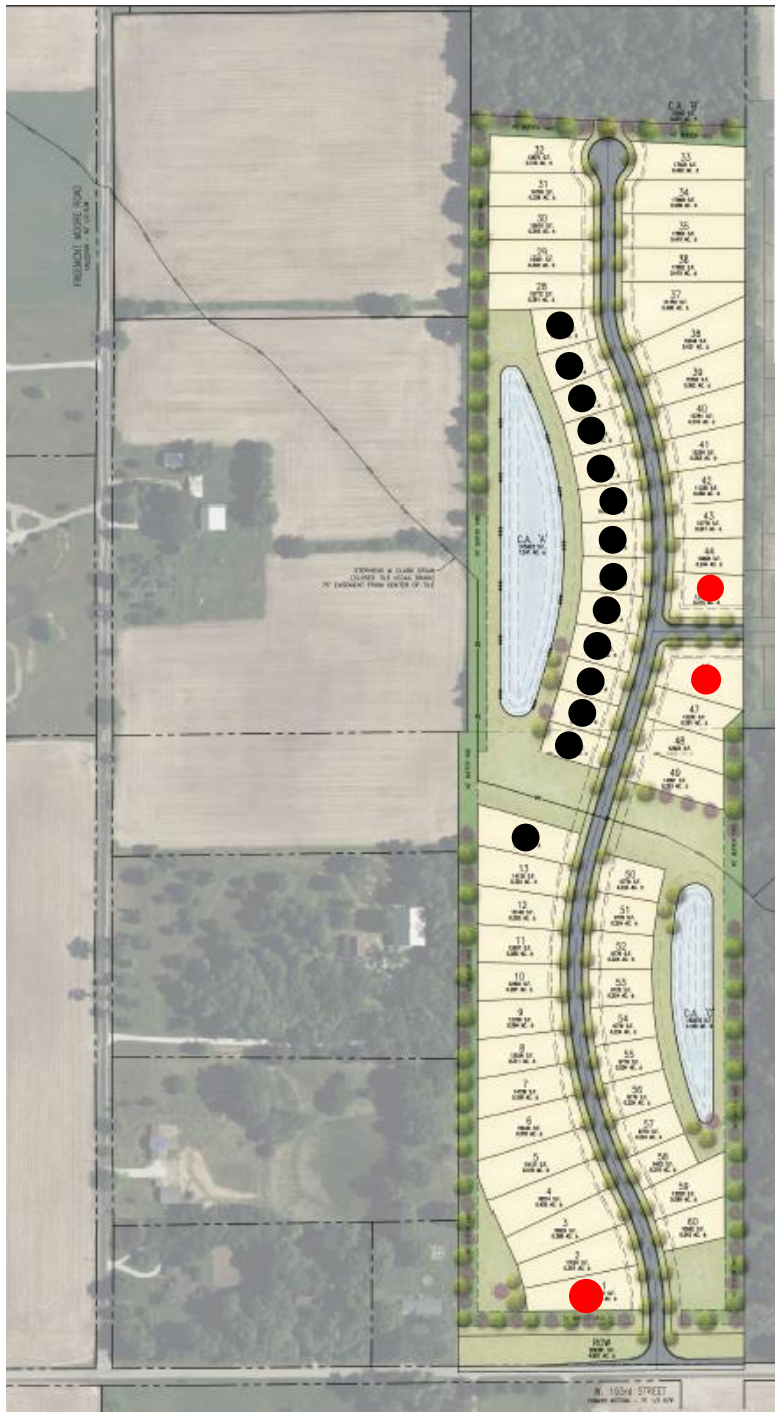


EXHIBIT C
CHARACTER EXHIBITS





ORDINANCE NUMBER 25-02

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF THE LANTERN COMMONS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDOINACE 19-21 AND TITEL 16 – LAND USE CONTROLS

“Lantern Commons PUD Amendment”

This amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), known as the LANTERN COMMONS PLANNED UNIT DEVELOPMENT (Ordinance 21-04, the “**Lantern Commons Ordinance**”), to amend the Unified Development Ordinance 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 Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. 2502-PUD-02), filed with the Commission requesting an amendment to Ordinance 21-04, enacted by the Common Council of the City of Westfield (the “**Council**”) on April 12, 2021;

WHEREAS, the Amendment pertains to the subject real estate located on the northeast corner of 161st Street and U.S. Highway 31 North, and more particularly identified as Lot 3 of the Lantern Commons Block C Subdivision, a legal subdivision recorded as Instrument No. 2024014481 in the Office of the Recorder, Hamilton County, Indiana on April 26, 2024 (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2502-PUD-02 to the Council with a favorable 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 Council on March __, 2025;

WHEREAS, the 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 Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Lantern Commons Ordinance is hereby amended for the Real Estate. In all other respects, the Lantern Commons Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Lantern Commons Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, and (ii) the Lantern Commons Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO 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 Amendment.

Section 2. Concept Plan. Development of the Real Estate shall be regulated as set forth in this Amendment.

- 2.1 The concept plan, attached hereto as Exhibit A (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. General Regulations. The standards of Chapter 4 Zoning Districts, as modified by Section 6.1(A)(4) of the Lantern Commons Ordinance, are amended to permit trash enclosure to be constructed within 50’ of the south property line of the Real Estate, in substantial compliance with the depictions in the Concept Plan and those attached hereto as Exhibit B.

Section 4. Overlay District. The Architectural design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO shall not apply to Area D. Instead, the Buildings on the Real Estate shall be constructed in substantial compliance with the building renderings and elevations attached hereto as Exhibit C.

Section 5. Development Standards. The standards of Section 8 of the Lantern Commons Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 5.1 Accessory Buildings: Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit an enclosure to be located within the Established Front Yard along 161st Street on the Real Estate, in substantial compliance with the Concept Plan and Exhibit B.
- 5.2 Architectural Standards: Section 8.2(B)(4) of the Lantern Commons Ordinance is hereby replaced and restated as follows for the Real Estate: The Buildings on the Real Estate shall be constructed in substantial compliance with the building renderings and elevations attached hereto as Exhibit C.
- 5.3 Sign Standards. Signage shall be permitted on the Real Estate in general compliance with the scales and locations of signage depicted in Exhibit C, as determined by the Director of Community Development. To the extent that the signage depicted in Exhibit C conflicts with the provisions of Article 6.17 of the UDO, the provisions of this Amendment shall prevail.

Section 6. 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.

The remainder of this page is intentionally left blank.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

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

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-02** was delivered to the Mayor of Westfield on the ____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE 25-02**

this _____ day of _____, 2025.

Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-02**

this _____ day of _____, 2025.

Scott Willis, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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: Matthew S. Skelton.

Exhibit A

“Concept Plan”

The Concept Plan appears on the following two (2) pages of this exhibit.

SITE PLAN

PUD DESIGN PACKAGE

FEB 27, 2025
SCALE: 1/64" = 1'-0"



ANDMORE PARTNERS
3330 Wilshire Blvd., Suite 1800
Los Angeles, CA 90010
T: 213-788-1175
info@andm-cr-a.com
www.andm-cr-a.com

- 1 -



SITE





Exhibit B

The trash enclosure details appear on the following page of this exhibit.



AERIAL VIEW 1



AERIAL VIEW 2

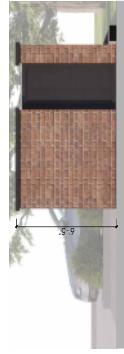
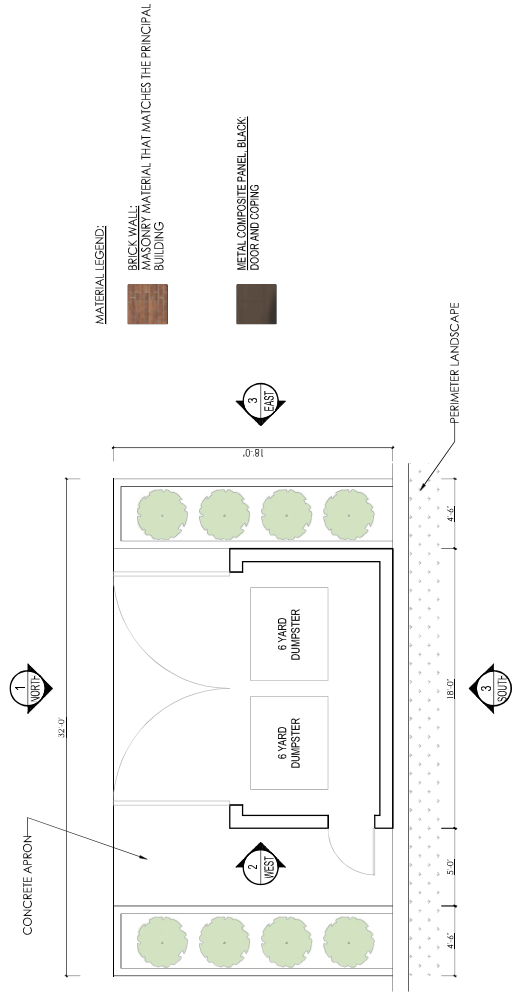


Exhibit C

The building elevation, rendering and signage details appear on the following nine (9) pages of this exhibit.



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

FEB 27, 2025

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ANDMORE PARTNERS
3230 Wilshire Blvd., 4th Fl.
Los Angeles, CA 90010
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info@am-d-m-or-e.com
www.am-d-m-or-e.com

L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

FEB 27, 2025

SCALE: N/A



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www.andmore.com



L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

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FEB 27, 2025

- 13 -

SCALE: N/A



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L7 BY LOTTE @ WESTFIELD, INDIANA

PUD DESIGN PACKAGE
FEB 27, 2025



PROJECT SUMMARY

Project Address :	Lantern Commons (Parcel D) 161st and US 31, Westfield, Indiana
Project Description:	BLDG 1: 5-Story, 228-Room, Hotel BLDG 2: 1-story, Restaurant
Zoning :	General Business District
Lot Area :	5.76 ACR (250,906 SF) per City of Westfield Map Viewer
Setbacks Required :	50'-0" (South and West per PUD)
Setbacks Provided:	Min. 110'-0" (South and West)
Allowed Building Height:	No Maximum Limit per PUD
Proposed Parking Space:	Approx. 252

DESIGN CONCEPT

Hotel Development in Westfield

The hotel development in Westfield is envisioned as a harmonious blend of modern design and welcoming hospitality. The design seeks to create an inviting and dynamic atmosphere that reflects the spirit of the Lantern community.

Site Plan

The site layout features two interconnected buildings that form a circular composition, creating a cohesive and welcoming environment. This arrangement not only maximizes the use of the curved site corner but also establishes a sense of unity and openness, drawing guests into the heart of the property.

Massing Concept

The architectural massing is tailored to respond to the site's natural curvature. The design embraces the curved geometry, turning what could be a challenge into a signature feature. The resulting form exudes fluidity, seamlessly integrating with the surrounding context while offering a dynamic visual identity.

Building Design Concept

The hotel's architecture is characterized by a dynamic and curved form that captures movement and energy. This is further emphasized by a meticulously designed parapet, which adds a tailored elegance to the structure. Together, these elements create a modern yet approachable gesture that sets the tone for the guest experience.

Material Palette

The material selection is driven by a desire to achieve a balance between boldness and warmth. Two primary materials—black composite panels and brick—are thoughtfully combined to reinforce the dynamic curvature of the design. The contrast and interplay between these materials add depth and sophistication, anchoring the building firmly within its context while projecting a sense of modernity.

This hotel development is more than just a place to stay; it is a destination that invites visitors to immerse themselves in its architectural story, offering a space that is as dynamic and welcoming as the community it serves.



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EAST ELEVATION

MATERIAL
LEGEND:



METAL COMPOSITE
PANEL, BLACK



BRICK
CLADDING



METAL AWNING
WITH LED LIGHT



STOREFRONT GLAZING
W/ ALUMINUM FRAME



WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES

L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

ELEVATION - HOTEL

PUD DESIGN PACKAGE

FEB 27, 2025

SCALE: 1/8" = 1'-0"



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NORTH & WEST ELEVATION

**MATERIAL
LEGEND:**



METAL COMPOSITE
PANEL, BLACK



BRICK
CLADDING



METAL AWNING
WITH LED LIGHT



STOREFRONT GLAZING
W/ ALUMINUM FRAME



WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES

**L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA**

ELEVATION - HOTEL

PUD DESIGN PACKAGE

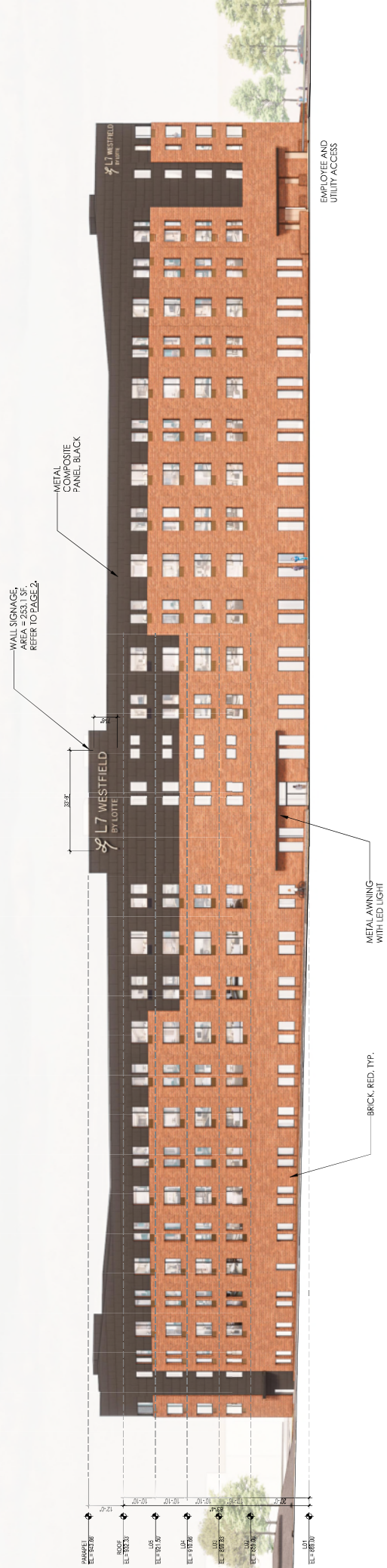


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FEB 27, 2025



SCALE: 1/64" = 1'-0"



SOUTH ELEVATION

**MATERIAL
LEGEND:**



METAL COMPOSITE
PANEL, BLACK



BRICK
CLADDING



METAL AWNING
WITH LED LIGHT



STOREFRONT GLAZING
W/ ALUMINUM FRAME



WALL/DOOR PAINT
(MATCH WITH
BRICK COLOR)



METAL LOUVRES

L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

ELEVATION - HOTEL

PUD DESIGN PACKAGE

FEB 27, 2025

SCALE: 1/64" = 1'-0"

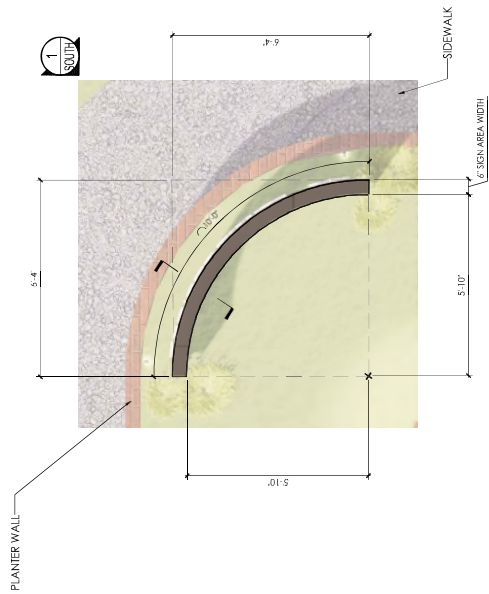
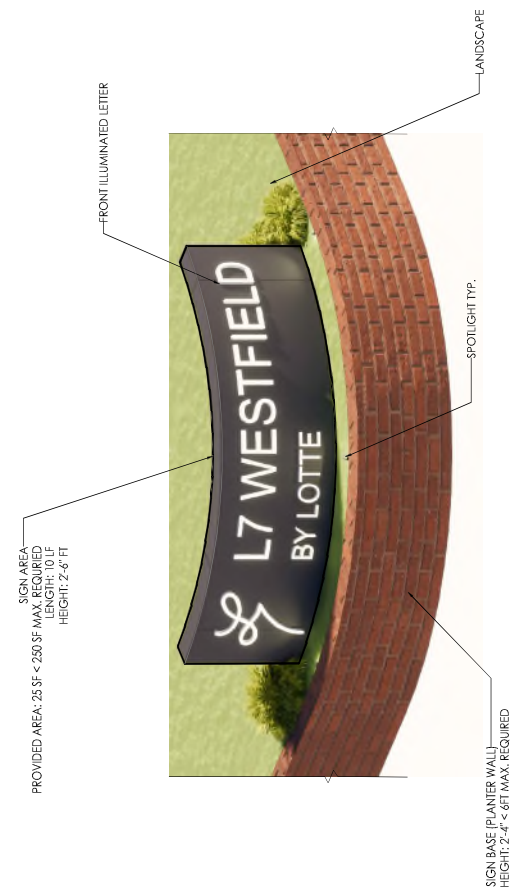


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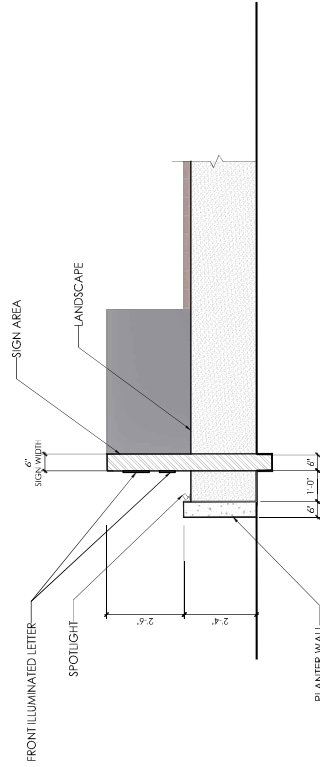
1 - SOUTH ELEVATION VIEW



AXONOMETRIC VIEW (NTS)



PLAN VIEW



2 - SECTION VIEW