CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda - 3/3/2025

Monday, March 3, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, March 3, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall

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

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

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - February 18, 2025

Review Rules of Procedure

CONSENT AGENDA

2502-DDP-04 [CONSENT AGENDA]
Kid City USA
1769 West Tournament Trail.
William Tres Development, LLC by Kimley-Horn and Associates, Inc. requested Detailed Development Plan Review for a 11,232 SF daycare facility on 1.54 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

ITEMS OF BUSINESS

Plan Commission Order 25-01 [ITEM OF BUSINESS]
Amendments to Grand Junction EDA
Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to add and remove certain parcels from the Grand Junction Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of

Westfield.
(Jenell Fairman – jfairman@westfield.in.gov, Presented by: Weston Rogers)

2408-PUD-19 [ITEM OF BUSINESS]
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)

2502-PUD-02 [ITEM OF BUSINESS]
Lantern Commons PUD Amendment I
16172 Westfield Blvd
Andmore Partners, Inc by Church Church Hittle + Antrim requests an amendment to the standards for Area D of the Lantern Commons Planned Unit Development (PUD) District to accommodate a hotel.
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

PUBLIC HEARING ITEMS

No items.

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-ZOA-01
Planned Unit Development (PUD) Submittal Requirements
The City of Westfield requests various text amendments to the Unified Development Ordinance (UDO) generally pertaining to Article 10.10(F) Processes and Permits; Planned Unit Development Districts.
(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

OPENING OF REGULAR MEETING
YouTube Time: 0:00

Note the presence of a quorum
Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Mark Keen, Omar Khan, Victor McCarty, Ryan Mooney, Stephanie Carlson.
Commissioners Present Virtually: None.
Commissioners Absent: Billy Bunkowfst, Chris Woodard.
City Staff Present In-Person: Kevin Todd, Director.
City Staff Present Virtually: None.
Legal Counsel Present: None.

Announce any changes to Agenda

Approval of Minutes - January 21, 2025 & February 3, 2025
Motion: Approve January 21, 2025, and February 3, 2025, Minutes
By: Mark Keen
Seconded: Omar Khan

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Review Rules of Procedure
Dispense with rules of procedure because there are no procedures to have.

CONSENT AGENDA

YouTube Time: 1:10

Motion: Approve
By: Mark Keen
Seconded: Victor MCCarty

Yes: Robert Horkay, Michael Neal, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

2410-DDP-31
Family Express
1527 West 146th Street
Family Express Corporation by Fritz Engineering Services, LLC requests Detailed Development Plan review for a 5,800 square foot Gasoline Service Station on 2.61 acres +/- in the Harmony Planned Unit Development (PUD) District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)

2501-DDP-02
Westfield Operations Center
Generally located at 17303 Ditch Road.
Westfield Washington Multi-School Building Corp. by Schmidt Associates, Inc. request Detailed Development Plan review for a new Schools operations development on 35.9 acres +/- in the Maple Knoll PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

ITEMS OF BUSINESS

No items.

WORKSHOP ITEMS

No items.

ITEMS CONTINUED TO A FUTURE MEETING

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REPORTS/COMMENTS

YouTube Time: 3:44

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, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney
No: None
Abstain: None

Motion Determination: Passed

Petition Number:	2502-DDP-04
Project Name:	Kid City USA
Subject Site Address:	1769 W Tournament Trail
Petitioner:	William Tres Development, LLC
Representative:	Kimley-Horn and Associates
Request:	Detailed Development Plan approval for a 11,232 SF daycare facility
Current Zoning:	Spring Mill Trails Planned Unit Development (PUD) District
Current Land Use:	Vacant
Approximate Acreage:	+/- 1.54
Property History:	Springmill Trails PUD (Ord. 11-19)
	Gristmill Crossing: Commercial District Amendment (Ord. 19-16)
Staff Reviewer:	Weston Rogers, Senion Planner

PROCEDURAL

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

DEVELOPMENT PLAN

(Article 10.7(H) of the UDO)

The plans comply.

1) Title, scale, north arrow and date.
2) Proposed name of the development.
3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.
6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
12) Location and dimensions of all existing structures and paved areas.
13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
14) Location of all Floodplain areas within the boundaries of the property.
15) Names of legal ditches and streams on or adjacent to the site.
16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
17) Identify buildings proposed for demolition.
18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

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

21) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
22) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
23) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

24) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

Underlying Zoning – GB General Business District per UDO Article 4.16, Ord. 11-19, and Ord. 19-16

The plans comply.

25) Minimum Lot Area: No minimum

26) Minimum Tract Frontage on Road: No minimum

27) Minimum Lot Width: No minimum

28) Minimum Setback Lines (*applied to perimeter of the Mixed-Use District*):

a) Front Yard:

i) Along SR 32: Subject to the State Highway 32 Overlay Zone along SR 32

30' minimum from SR 32 right-of-way line or edge of pavement – whichever results in a greater distance from the SR 32 centerline.

120' maximum from SR 32 right-of-way line or edge of pavement – whichever results in a greater distance from the SR 32 centerline.

ii) Along Eagle Parkway (Ditch Road extension): 40'

iii) All other Streets: 20'

b) Minimum Side Yard Setback: 20'

c) Minimum Rear Yard Setback: 20'

29) Minimum Side Yard Building Setback:

a) Internal to Mixed-Use District: No minimum

30) Minimum Rear Yard Building Setback:

a) Internal to Mixed-Use District: No minimum

31) Minimum Building Height: Subject to the State Highway 32 Overlay Zone along SR 32

18'

32) Maximum Building Height: 60'

33) Minimum Building Gross Floor Area: Subject to the State Highway 32 Overlay Zone along SR 32

5,000 SF

34) Permitted Uses Per Ord. 19-16

a) Mixed-Use District

i) Permitted uses in the subdistricts shall be as set forth in Article 7 of the Springmill Trails PUD Ordinance "Table of Permitted Uses" except as modified below:

(1) Auto Parts Sales, Tire and Auto Service Center; Semi-Automatic Car Wash

ii) Article 7 of the Springmill Trails PUD "Table of Permitted Uses":

(1) Day Care Centers

35) Concept Plan Per Ord. 19-16

a) Illustrative Site Development.

i) The Illustrative Site Development Plan of the Springmill Trails PUD Ordinance is hereby updated and replaced with the "Illustrative Layout", attached hereto as Exhibit C.

ii) The Illustrative Layout provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

36) Special Requirements:

a) No outside storage is permitted within Mixed-Use District.

DEVELOPMENT STANDARDS

(Chapter 6 of UDO, Ord. 11-19, and Ord. 19-16)

The plans comply.

37) Accessory use and Building Standards (UDO Article 6.1 and UDO Article 5.3(H):

A. Permitted Use:

a. Accessory Buildings shall be permitted in all Zoning Districts in accordance with this Article. Accessory Uses shall be permitted in each Zoning District when determined by the Director that the Use is incidental to the permitted and primary Use, and that the Use is consistent and compatible with the intent of the Zoning District in which it is located. Accessory Uses shall be conducted in accordance with the Article.

B. General Standards:

a. Accessory Uses such as public utility installations, walks, driveways, curbs, retaining walls, mailboxes, name plates, lamp posts, bird baths, and structures of a like nature are permitted in any required Front, Side or Rear Yard, and with the issuance of a permit as may be required.

b. Accessory Buildings shall be subordinate in height, width, length and bulk to the Principal Building on the same Lot.

c. Accessory Buildings shall be constructed in a manner that does not substantially alter the character of the vicinity in which such buildings are to be located.

d. Accessory Buildings shall be held under the same ownership and maintenance as the Principal Building.

e. The standards of this Ordinance shall not prevent the Use of a temporary construction building to be utilized for the storage of tools, materials, and other equipment during the period of construction.

C. Building Location: Accessory Buildings shall be constructed on the same Lot as the Principal Building to which they are accessory and in accordance with this section. Accessory Buildings which are temporary may only be constructed in the Rear Yard.

a. Lots in Subdivisions:

i. Front Setback: No Accessory Building may be erected closer than ten (10) feet from the Established Front Yard.

ii. Side and Rear Setbacks:

1. An Accessory Building of two hundred (200) square feet or less shall be a minimum of two and one-half (2.5) feet from the Side and Rear Lot Lines and shall be located outside of all easements.

2. An Accessory Building over two hundred (200) square feet shall meet the minimum Side and Rear Yard Building Setback Lines of the underlying Zoning District, except as otherwise established by this Article.

b. Per SR 32 Overlay standards:

i. No Accessory Building shall be erected in the Established Front Yard. For the purpose of this Article only, an Accessory Building shall not include the following: (i) if provided for public use and enjoyment: fountains, gazebos, picnic shelters, benches, public restrooms, drinking fountains, utility installations, bike racks, decorative walls and fences (not to exceed an average height of four (4) feet), hardscape amenities, landscaping, pavement, curbs and other similar improvements; or (ii) Monument Signs.

D. Screening of Receptacles and Loading Areas

a. These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:

i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of way and where possible, adjoining properties.

ii. Per Ord. 19-16 – Dumpster enclosures may be located within the Established Front Yard of Tournament Trail; and, (ii) if enclosures are attached to the Principal Building, then the opaque gates may be oriented towards Tournament Trail.

iii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater.

iv. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

v. Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.

vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal.

vii. Enclosures, which include swinging, moveable doors, shall be kept always closed when said doors are not in active use.

viii. Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

38) Architectural Standards (UDO Article 6.3(F), Ord. 11-19 Section 4.4, and Ord. 19-16 Section 8.2)

a) Per Ord. 19-16 Section 8.2

i) Article 5.3(K) Architectural Design Requirements of the 32 Overlay shall apply. If a provision of Article 5.3(K) is in conflict with Article 6.3 Architectural Standards of the UDO, then the 32 Overlay shall control.

ii) Article 5.3(K) Architectural Design Requirements:

(1) Building Elevation Design

(a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice.

(2) Building Modulation (Per Ord. 19-16)

(a) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (building footprint modulations) (projecting or recessed) at intervals of not greater than sixty (60) feet.

(b) Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets (building footprint modulations at interval of not greater than fifty (50) feet.

(c) Offsets (building footprint modulations) shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet, and

(d) Offsets (building footprint modulations) shall be a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade.

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

(3) 360-degree Architectural Design

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

(4) Openings

(i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings.

(ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.

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

(b) Gutters and Downspouts

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

(c) Roof

(i) Roof Pitches

1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.

2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.
3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

(ii) Dormers and cupolas

1. Shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.

(iii) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations

1. Shall be a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(d) Main Entrances

(i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

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

(e) Windows

(i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of windowpanes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.

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

(f) Awnings

(i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details

(ii) Awnings shall be made of a nonreflective material.

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

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

(g) Building Materials

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

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

(iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

(h) Accessory Buildings

(i) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

b) Per Ord. 19-16 Section 8.2

i) Article 6.3(F) Business District Architectural Standards (not already covered by the Article 5.3(K) SR 32 Overlay Design Requirements.

ii) Article 6.3(F) Business District Architectural Standards:

(1) Building Materials

(a) External Façades:

(i) Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:

1. Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or

2. Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a

minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.

44) Building Standards (Article 6.4)

45) Fence Standards (Article 6.5)

a) Per Article 5.3 SR 32 Overlay Standards

i) Walls and Fencing:

(1) The following wall and fence types are permitted within the 32 Overlay Zone: Masonry Material, decorative metal (wrought iron, or wrought iron in appearance) or finished wood (stained or painted). In areas requiring security, decorative metal fencing with a spiked or curved top profile or razor/concertina/barbed wire mounted inside a solid fence or wall is recommended. This type of fence shall only be permitted with the express written approval of the Director and may not be permitted in all cases based on the visibility of the fence.

(2) The following wall and fence types are prohibited in areas visible from outside the Lot on which such walls or fences are installed: nonsolid and/or unfinished wood, chain link (with or without slats), nondecorative corrugated metal, electrified fences and razor/ concertina/barbed wire.

(3) Walls and fencing shall not be located in an Established Front Yard.

(4) If walls or fencing consists of the same building materials as used on the Principal Building to which they are appurtenant, then they shall be permitted to extend into a Side Yard in a manner that is flush with the Front Building Façade of the Principal Building.

(5) If walls or fencing do not consist of the same building materials as used on the Principal Building to which they are appurtenant, then they shall not be permitted to extend into a Side Yard in a manner that is flush with the Front Building Façade of the Principal Building. Instead, such walls or fencing shall be setback a minimum of an additional eight (8) feet from the Established Front Yard.

b) Per UDO Article 6.5

i) Location:

(1) Fences may be built directly along Lot Lines; however, fences shall not encroach into the Right-of-way, nor into easements that otherwise prohibit the installation of fences (e.g., drainage and utility easements).

ii) Height Limitations:

(1) Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm, or masonry wall must govern its total height to the limitations herein.

(2) Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.

(3) Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.

(4) Open wire mesh fences surrounding tennis courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.

(5) Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.

(6) Fences for Agricultural Uses shall not be subject to height limitations.

iii) Opaque Fences:

(1) Fences shall be installed so the finished side of the fence is facing outward (e.g., toward the Lot Line). Fences on a Lot Line in which two (2) or more Property Owners share in the expense of the fence shall not be subject to this provision.

iv) Outdoor Screening:

(1) Fences for screening of permitted outside storage or display areas shall also comply with Article 6.12 Outside Storage and Display.

v) Vision Clearance:

(1) Fences shall comply with Article 6.19 Vision Clearance Standards.

vi) Declaration of Covenants:

(1) Property Owners are advised to refer to their Subdivision's Declaration of Covenants and Restrictions, if applicable, which may impose greater restrictions than are found herein.

46) Height Standards (Article 6.6)

47) Landscaping Standards (Ord. 11-19, Ord. 19-16 & UDO Article 6.8)

a) Content of Landscape Plan – 6.8(C)

i) Landscape Plans shall comply with the following standards:

(1) Names and addresses of Property Owners, developers, plan preparer, plan preparation date, scale, and north arrow.

(2) Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground Signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.

(3) Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.

(4) Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.

(5) Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers.

(6) Planting and installation details as necessary to ensure conformance with required standards.

(7) Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.

(8) Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.

(9) An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).

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

c) Selection, Installation, and Maintenance of Plant Materials – 6.8(F)

i) Selection:

(1) The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.

(a) Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet

(b) Evergreen Trees: A minimum of six (6) feet in height.

(c) Ornamental Trees: A minimum of two (2) inches in Caliper.

(d) Shrubs: A minimum of eighteen (18) inches in height.

ii) Per Ord. 11-19 Low Impact Design (LID) Considerations: Perennial ornamental grasses with a mature height of no more than six (6) feet may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be five (5) gallons.

iii) Per Ord. 11-19 A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty (50) percent of the total required shrub plantings.

iv) Per Ord. 11-19 One (1) evergreen tree shall equal three (3) evergreen shrubs.

d) General Landscaping Design Standards – 6.8(G)

i) Groundcover:

(1) Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for: Decorative mulch planting beds containing stone or other inert materials, trees and/ or shrubs; Inert stabilization in areas subject to severe runoff or erosion; and low impact development areas (e.g., rain gardens).

(2) Areas not so designated shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.

ii) Placement:

(1) Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.

(2) Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.

(3) Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.

(4) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

(5) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

(6) Easements: Required landscaping should be located in landscape easements or designated Common Areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

e) Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

f) General Screening Standards – 6.8(H)

i) Mechanical Screening:

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

g) Detention and Retention Areas – UDO Article 6.8(I)

h) Minimum Lot Landscaping Requirements – Per Ord. 11-19

Commercial Uses 1.54 acres	Required	Provided	Difference
Shade Trees (5 per acre)	8	8+	0
Orn. or Evergreen Trees (5 per acre)	8	8+	0
Shrubs (25 per acre)	39	39+	0

i) Foundation Plantings – Ord. 19-16 and UDO Article 6.8(L)

i) Per Ord. 19-16; Building foundation plantings shall only be required along a Building Façade oriented towards State Highway 32, Ditch Road, or Tournament Trail.

ii) Plant materials shall be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

North Façade Facing Tournament Trail (112')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	10	10	0

South Façade Facing SR 32 (112')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	10	10	0

j) External Street Frontage Landscaping Requirements – Per Ord. 19-16 & UDO Article 6.8(M)

i) Per Ord. 19-16; External Street Frontage Landscaping Requirements shall not apply. However, the Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32.

ii) Trail Corridor Plantings:

(1) The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

(a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail

referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

(b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

(c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

Trail Corridor Requirements (206')	**Required**	**Provided**	**Difference**
3 Shade Trees / 100 LF	7	7	0
1 Ornamental Tree / 100 LF	2	2	0

k) Buffer Yard Requirements – Ord. 11-19, Ord. 19-16

l) Parking Area Landscaping – 6.8(O)

i) Interior Parking Area Landscaping:

(1) Minimum Area Required:

(a) A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: 25-49 or more spaces requires 7.5% of parking area to be islands.

Minimum Parking Area Landscape +/- 15,360 SF	**Required**	**Provided**	**Difference**
7.5% of parking area to be landscaped	1,152 SF	1,161 SF	0 SF
1 tree & 4 shrubs / island or area	Per UDO	Satisfied	-

(2) Interior Parking Area Islands:

(a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

(b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet;

and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

(c) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage

ii) Perimeter Parking Area Landscaping:

(1) Application:

(a) Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within:

(i) an Established Front Yard;

(ii) a required Yard; or

(iii) twenty (20) feet of a Lot Line or Right-of-way line.

(b) In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.

(2) Design:

(a) Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

(i) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(ii) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

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

(3) Drive Aisles: Plantings within the perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.

Perimeter Parking Area Landscape +/- 200 LF along Tournament Trail	**Required**	**Provided**	**Difference**
1 Tree / 30 LF	7	7	0
1 Shrub / 3 LF	67	67	0

m) Landscaping within Perimeter Drainage and Utility Easements

i) Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted.

ii) If plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

iii) If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required

48) Lighting Standards (Article 6.9)

a) General Lighting Standards:

i) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

v) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

b) Business District Standards:

i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.

ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines.

iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.

iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.

vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

vii) No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

49) Lot Standards (Article 6.10)

50) Outside Storage and Display (Article 6.12)

51) Parking and Loading Standards (Article 6.14)

a) Off-street Parking: In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

i) Use: Except as may otherwise be provided for the parking of trucks or for special Uses, required accessory off-street parking facilities required as accessory to Uses listed herein, shall be solely for the parking of passenger vehicles or patrons, occupants or employees.

ii) Location: Parking Spaces shall be located on the same Lot as the Use served with the exception of parking facilities located on land other than the Lot on which the building or Use served is located, in which case the Parking Spaces shall be located within three hundred (300) feet walking distance from the main entrance to the Use served.

iii) Computation: When determination of the number of off-street parking spaces required by this Article results in a requirement of fractional space, any fraction of one-half (0.5) or less may be disregarded, while a fraction in excess of one-half (0.5) shall be counted as one (1) parking space.

iv) Collective Provisions for Nonresidential Uses: Off-street parking facilities for separate Uses may be provided collectively if the total number of Parking Spaces so provided is not less than the sum of the separate requirements of each such Use, and if all regulations governing the location of accessory Parking Spaces in relation to the Use served are observed. But no Parking Space, or portion thereof, shall serve as the required space for more than one (1) Use unless otherwise authorized.

v) Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

vi) Access: Each required off-street Parking Space shall open directly upon an aisle or a drive (not a lane or stacking space designated to serve a drive-through), of such width and design as to provide safe and efficient means of vehicular access to such Parking Space. All off-street parking facilities shall be provided with appropriate means or vehicular access to a street in a manner which will least interfere with traffic movements.

vii) Surfacing and Curbs:

(1) Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.

(2) The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.

(3) A stormwater collection, conveyance, detention and treatment system, designed in accordance with applicable City standards, policies and ordinances, shall be installed for all Parking Areas.

(4) If the proposed on-site stormwater quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.

viii) Traffic Control: Pavement markings and traffic control devices shall conform to the requirements of the Indiana Manual of Uniform Traffic Control Devices, latest revision.

ix) Shared Parking: Groups of users requiring Parking Spaces may join in establishing group Parking Area if all of the following criteria are met, with the approval of the Plan Commission or Director:

(1) Minimum Number of Parking Spaces Required:

(a) The shared Parking Spaces shall provide at least eighty percent (80%) of the cumulative total of Parking Spaces required for each Use.

(2) Reciprocal Parking Agreement:

(a) A written reciprocal parking agreement, or other similar document, signed by all Property Owners involved is required and shall include provisions concerning at least the following items: easements (if applicable), maintenance, snow removal ownership, and liability. The agreement or other similar document shall be recorded in the County Recorder's office and a copy shall be provided to the Department.

x) Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum-security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

xi) Required Spaces:

(1) Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data.

b) Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.

i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building. Per Ord. 11-19, at a minimum, the required

bicycle parking facilities noted in this section shall be designed to accommodate a minimum of four (4) bicycles.

ii) Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

50) Performance Standards (Article 6.15)

51) Setback Standards (Article 6.16)

52) Sign Standards (Ord. 19-16 & UDO Article 6.17)

53) Vision Clearance Standards (Article 6.19)

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

1. Forty (40) feet from intersections of Collectors or Local Streets.
2. Seventy-five (75) feet from intersections of Expressways or Arterials.
3. Ten (10) feet from intersections of Driveways or Alleys.
4. Twenty-five (25) feet from intersections of Private Streets.

54) Yard Standards (Article 6.21)

<u>DESIGN STANDARDS</u>

Ord. 19-21 and Chapter 8 of UDO

The plans comply.

55) Easement Standards (Article 8.3)

56) Monument and Marker Standards (Article 8.5)

57) Open Space and Amenity Standards (Article 8.6)

58) Pedestrian Network Standards (Article 8.7)

a) SR 32 Overlay Trail Corridor Requirements

i) Purpose: The purpose of this section is to establish an alternative transportation corridor along both sides of State Highway 32 by requiring an alternative transportation trail and various other amenities to be installed along State highway 32 on all Lots abutting State Highway 32.

ii) Requirement: A linear green space (the "Trail Corridor") along each side of State Highway 32 that contains the alternative transportation trail mentioned herein shall be provided. The following improvements shall be prohibited within the Trail Corridor, unless otherwise approved by the City: Detention Areas, Retention Areas, Monument Signs.

iii) Public Property: It is the policy of the City that the Trail Corridor (as defined herein) and the improvements therein will be owned and maintained by the City. It is the policy of the City to have the real estate within the Trail Corridor acquired, pledged, contracted or granted prior to the development of adjacent Lots.

iv) Trail Corridor Design Standards:

(1) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 Right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(2) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

(3) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring Uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through Uses along the Trail Corridor (see also Article 8.3 Easement Standards).

59) Storm Water Standards (Article 8.8)

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

61) Surety Standards (Article 8.12)

62) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**

2) **Action: Approve Detailed Development Plan 2502-DDP-04 with the following condition:**

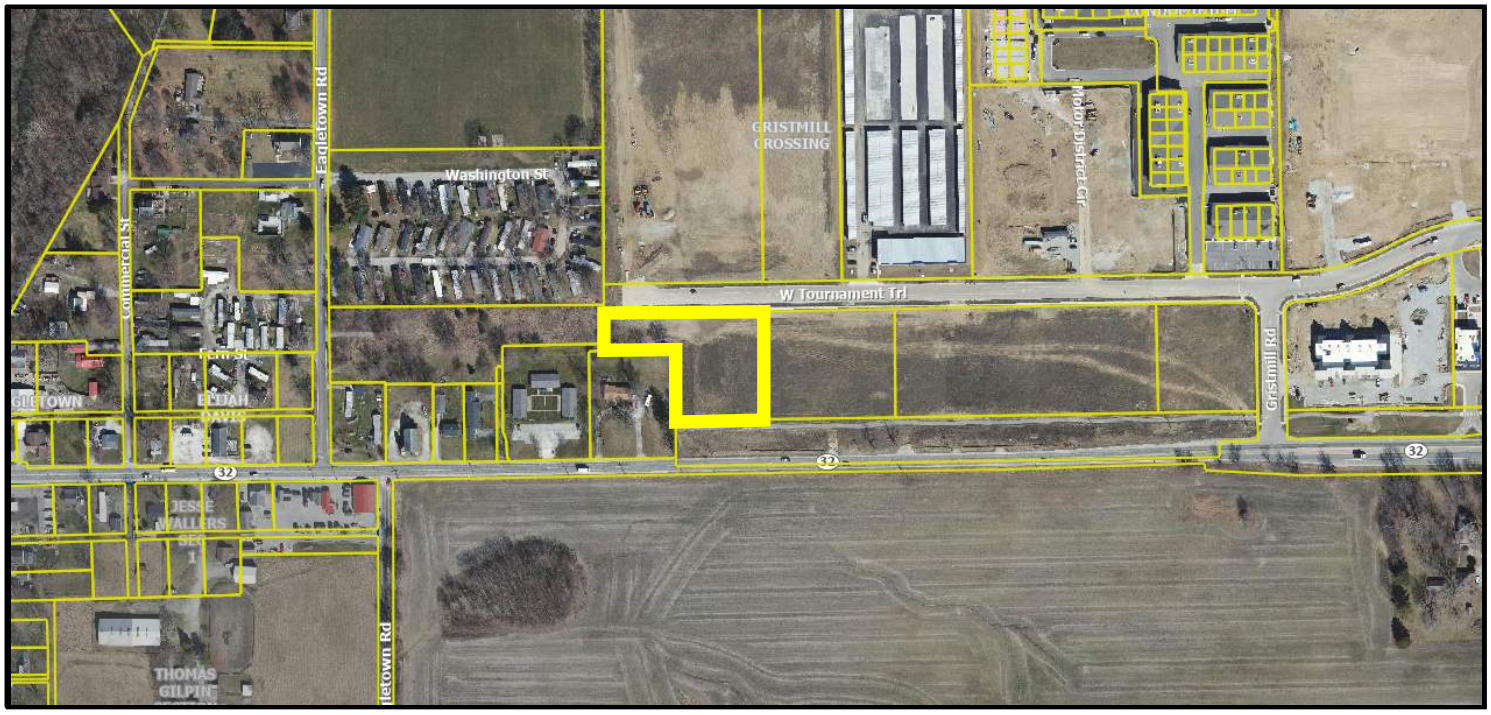
- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property**.

3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

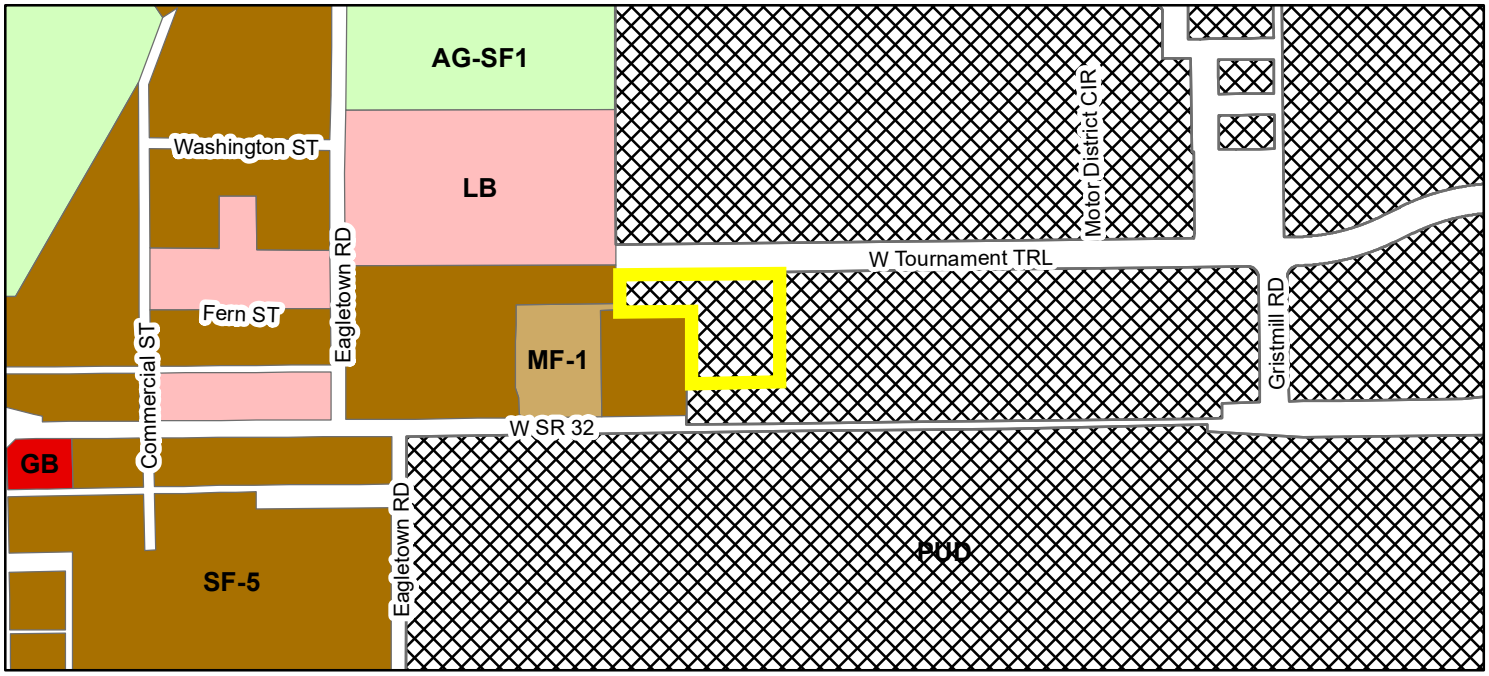
Property Location Map
1769 W. Tournament Trail
2502-DDP-04

Not To Scale

Aerial Location Map

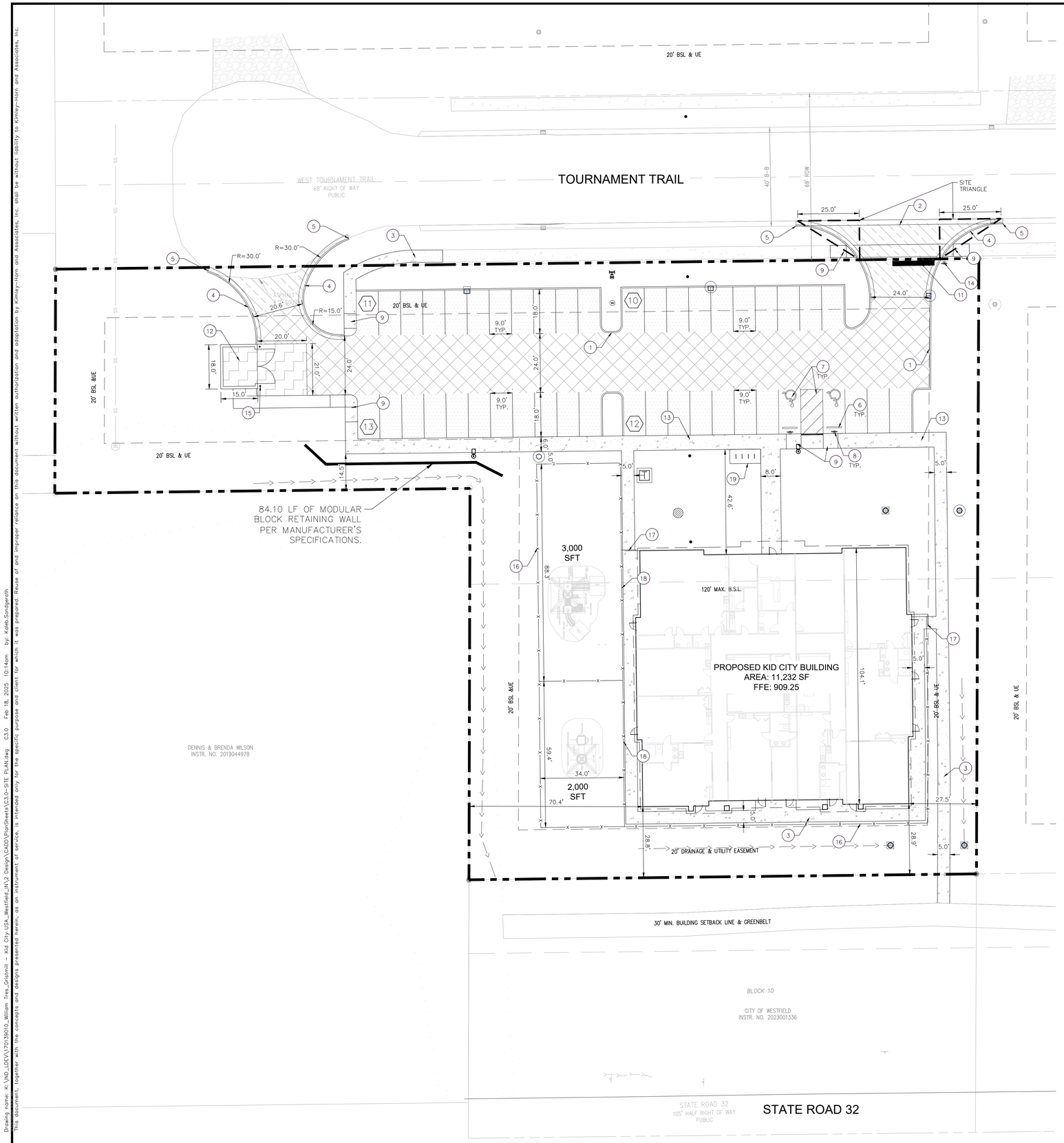


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- LB (Local Business)
- MF-1 (Multiple Family - 1)
- PUD (Planned Unit Development)
- SF-5 (Single Family - 5)



Indiana Utilities Protection Service

Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

EXISTING LEGEND

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

SWALE	TS	TOE OF SLOPE
FENCE LINE	TB	TOP OF BANK
SANITARY SEWER	FIB	UNDERGROUND FIBER OPTIC
STORM DRAIN	OHE	OVERHEAD ELECTRICAL
WATER LINE	GAS	UNDERGROUND GAS
TREE LINE	TEL	UNDERGROUND TELEPHONE

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CLASS III INDOT CONCRETE APPROACH — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND GUTTER (SEE DETAILS)
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
7. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
8. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
9. ADA ACCESSIBLE RAMP (SEE DETAILS)
10. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
11. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
12. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE TO CURB)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. BLACK ALUMINUM WROUGHT IRON APPEARANCE FENCING, 60" HEIGHT, CHILD SAFETY COMPLIANCE.
17. GATE WITH PANIC HARDWARE AND ALARMS (CONFIRM SPEC. WITH OWNER)
18. STANDARD GATE WITH LATCH (CONFIRM SPEC. WITH OWNER)
19. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	1.54 AC.±
BUILDING AREA	=	11,232 SF
BUILDING HEIGHT	=	28.25'
PARKING SUMMARY:		
PEAK DROP OFF/PICK UP	=	16% OF STUDENT POPULATION
STUDENT POPULATION	=	147 STUDENTS
PEAK VEHICLES AT DROP OFF/PICKUP	=	24 VEHICLES
NUMBER OF EMPLOYEES	=	12 EMPLOYEES/STAFF
REQUIRED PARKING FOR BUSINESS	=	36 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	44 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	46 SPACES

GENERAL PLAN NOTES

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

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	02/05/25	LDF
2	CITY COMMENTS	02/17/25	LDF

Kimley»Horn
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9201 WEST BROAD STREET, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JBB
DRAWN BY: LDF
CHECKED BY: KJS

KALEB SONDGERATH REGISTERED PE 11100002 INDIANA PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

WILLIAM TRES DEVELOPMENT
RESIDENTIAL | COMMERCIAL

SITE PLAN

KID CITY USA

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 170139010
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170139010_William Tres_Grissmill - Kid City USA_Westfield_IN\2 Design\CADD\PlanSheets\C3.0-SITE PLAN.dwg C3.0 Feb 18, 2025 10:14am by: Kaleb.Sondgerath
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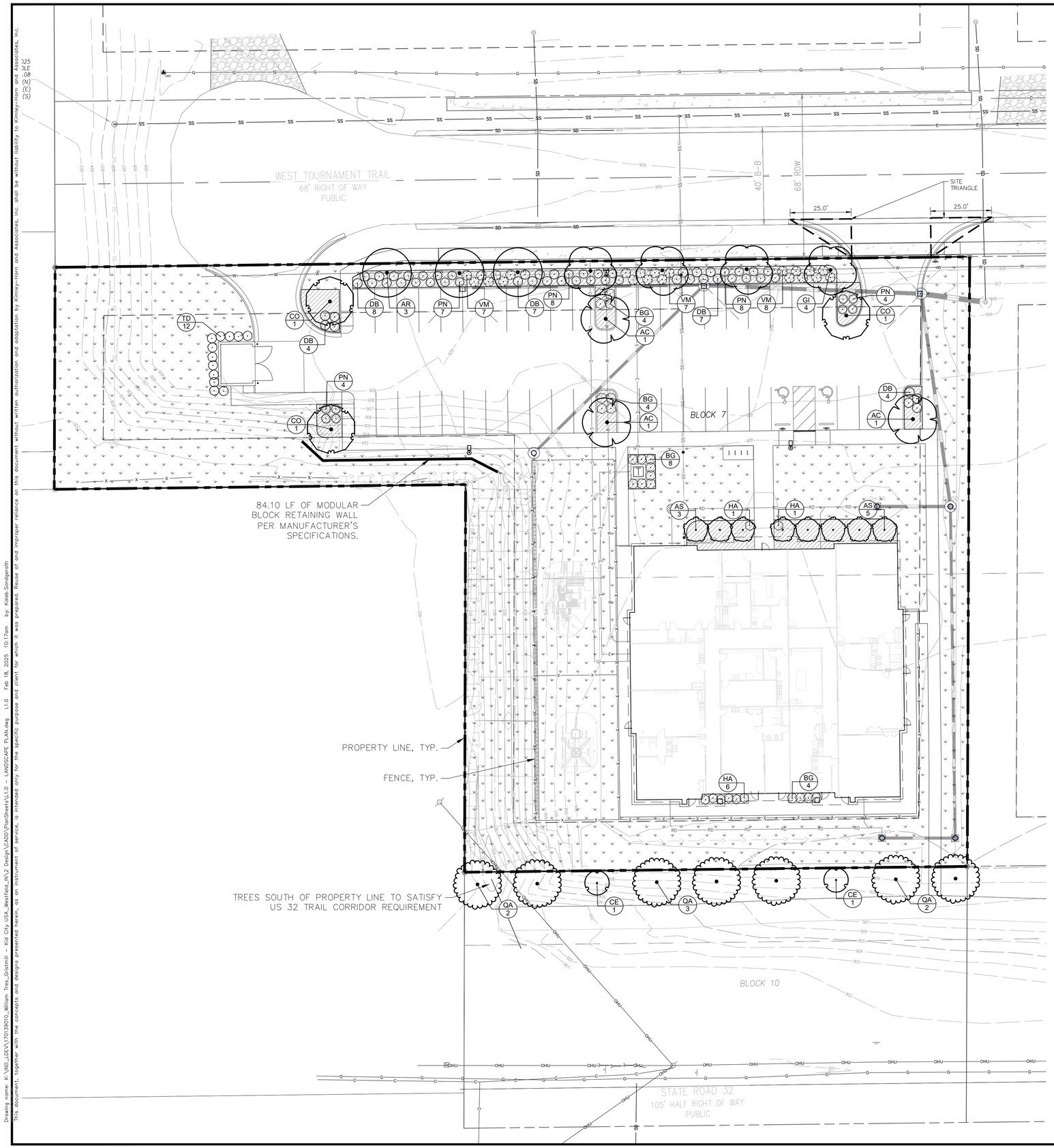

811 Know what's **below.** **Call** before you dig.

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES						
AC	3	AESCULUS X CARNEA 'BRIOTII'	BRIOTII RED HORSECHESTNUT	---	2" CAL MIN	8` HT MIN
AR	3	ACER RUBRUM	RED MAPLE	---	2" CAL MIN	8` HT MIN
CO	3	CELTIS OCCIDENTALIS	COMMON HACKBERRY	---	2" CAL MIN	8` HT MIN
GI	4	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	---	2" CAL MIN	8` HT MIN
QA	7	QUERCUS ALBA	WHITE OAK	---	2.5" CAL MIN	8` HT MIN
ORNAMENTAL TREES						
AS	8	AMELANCHIER ALNIFOLIA	SERVICEBERRY	---	2" CAL MIN	
CE	2	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	---	2.5" CAL MIN	

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
SHRUBS						
BG	20	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	---		18" HT MIN
DB	30	DASIPHORA FRUTICOSA 'GOLDFINGER'	GOLDFINGER BUSH CINQUEFOIL	---		18" HT MIN
HA	8	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	---		18" HT MIN
PN	31	PHYSOCARPUS OPULIFOLIUS	NINEBARK	---		18" HT MIN
TD	12	TAXUS X MEDIA	ANGLO-JAPANESE YEW	---		18" HT MIN

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH, BLACK COLOR

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	02/05/25	LDF
2	CITY COMMENTS	02/17/25	LDF

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JBB
DRAWN BY: LDF
CHECKED BY: KJS

NOT APPROVED FOR CONSTRUCTION
MATTHEW S. COX
STATE OF INDIANA
LICENSED ARCHITECT
Matthew Cox

WILLIAM TRESS DEVELOPMENT
RESIDENTIAL | COMMERCIAL

LANDSCAPE PLAN

KID CITY USA

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 170139010
SHEET NUMBER
L1.0

Drawing name: K:\IND_LDEV\170139010_William Tress_Greenwill - Kid City USA_Westfield_IN\2 Design\CADD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 Feb 18, 2025 10:17am by Kate.Sondgerath
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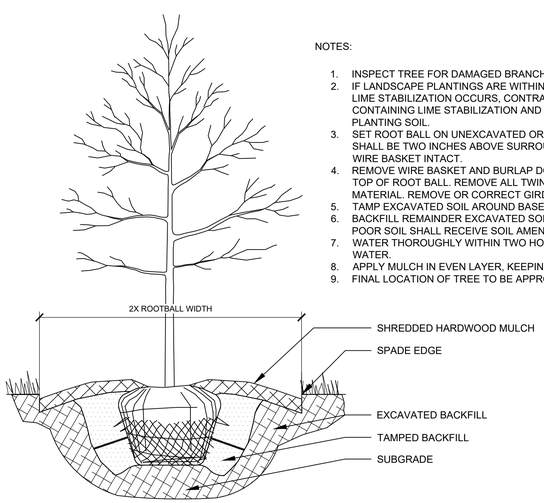
ORDINANCE CHART

ZONING: Springmill Trails PUD Mixed Use		
REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT LANDSCAPING REQUIREMENTS - WESTFIELD UDO		
• 5 shade trees / acre • 5 ornamental or evergreen trees / acre • 25 shrubs / acre	• 1.54 acres * 5 shade trees = 8 shade trees • 1.54 acres * 5 ornamental or evergreen trees = 8 ornamental or evergreen trees • 1.54 acres * 25 shrubs = 39 shrubs	• minimum lot landscaping quantities met by requirements below
STATE HIGHWAY 32 TRAIL CORRIDOR - WESTFIELD UDO		
• 3 shade trees + 1 ornamental tree per 100 LF	• 206' / 100' = 2.06 • 2.06 * 3 = 7 shade trees • 2.06 * 1 = 2 ornamental trees	• 7 shade trees • 2 ornamental trees
FOUNDATION PLANTINGS - WESTFIELD UDO		
• plant materials shall be required intermittently (approximately every 40') against long expanses (over 80') of building facades • 1 shrub or ornamental tree per 12 LF on the front façade	North Façade • 112' / 12' = 10 shrubs or ornamental trees South Façade • 112 / 12' = 10 shrubs or ornamental trees	North Façade • 2 shrubs • 8 ornamental trees South Façade • 10 shrubs
PARKING LOT INTERIOR - WESTFIELD UDO		
• 25 to 49 spaces = 7.5% interior landscape area • 1 tree + 4 shrubs per island	• 15,360 ft^2 * 0.075 = 1,152 ft^2 • 6 islands * 1 tree = 6 trees • 6 islands * 4 shrubs = 24 shrubs	• 1,161 ft^2 • 6 trees • 24 shrubs
PARKING LOT PERIMETER - WESTFIELD UDO		
• Required for parking areas with 10 spaces or more where parking is located within an established front yard • 1 tree / 30' • 1 shrub / 3'	• 199' / 30' = 7 trees • 199' / 3' = 67 shrubs	• 7 trees • 67 shrubs
MECHANICAL SCREENING - WESTFIELD UDO		
• Wall and ground-mounted mechanical equipment for nonresidential or multi-family structures shall be completely screened	• transformer screening	• 8 shrubs

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE HERBACEOUS PLANTING AREAS, SHALL ADJUST LOCATIONS WHEN REQUESTED, AND SHALL OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
10. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.
11. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
12. WEED FABRIC SHALL BE APPLIED UNDER MULCH.
13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

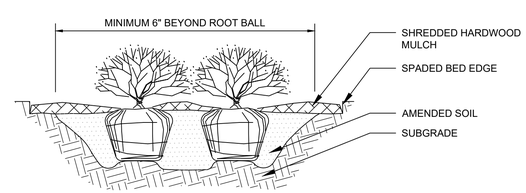


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

811 Know what's below. Call before you dig.

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	02/05/25	LDF
2	CITY COMMENTS	02/17/25	LDF

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: JBB
DRAWN BY: LDF
CHECKED BY: KJS

NOT APPROVED FOR CONSTRUCTION
MATTHEW S. SICE
STATE OF INDIANA
LICENSED LANDSCAPE ARCHITECT

Matthew Sice

WILLIAM TRES DEVELOPMENT
RESIDENTIAL | COMMERCIAL

LANDSCAPE DETAILS

KID CITY USA

ORIGINAL ISSUE: 01/03/2025
KHA PROJECT NO. 170139010
SHEET NUMBER
L1.1

Drawing name: K:\IND_LDEV\170139010_William Tres_Greenwill - Kid City USA_Westfield_IN\2 Design\CADD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.1 Feb 18, 2025 10:17am by: Kate.Sondgeroth
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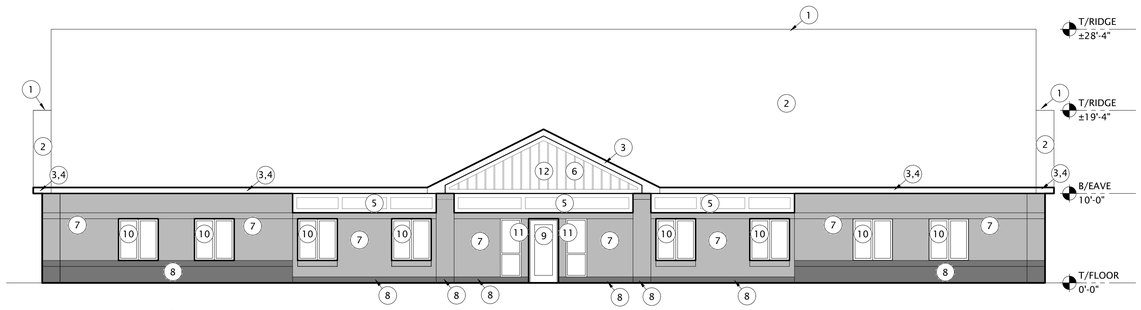
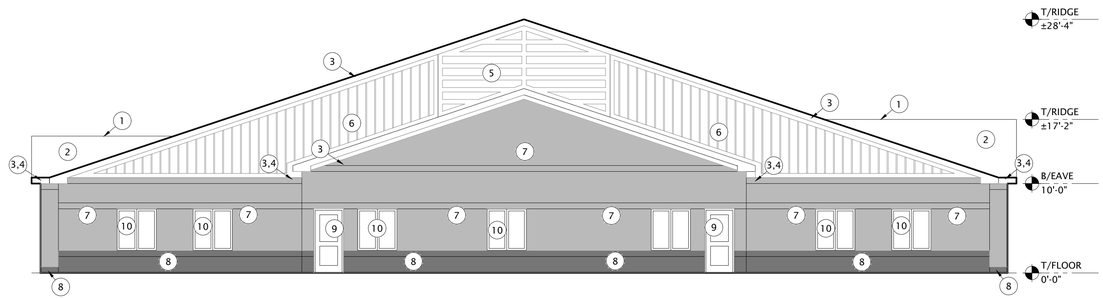
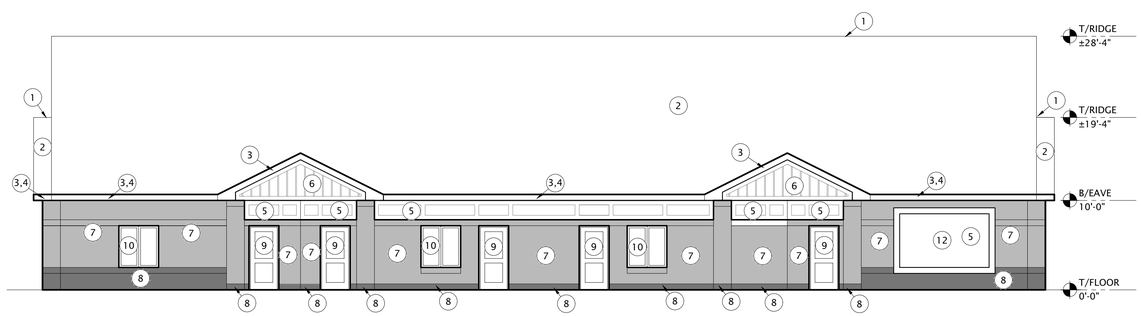


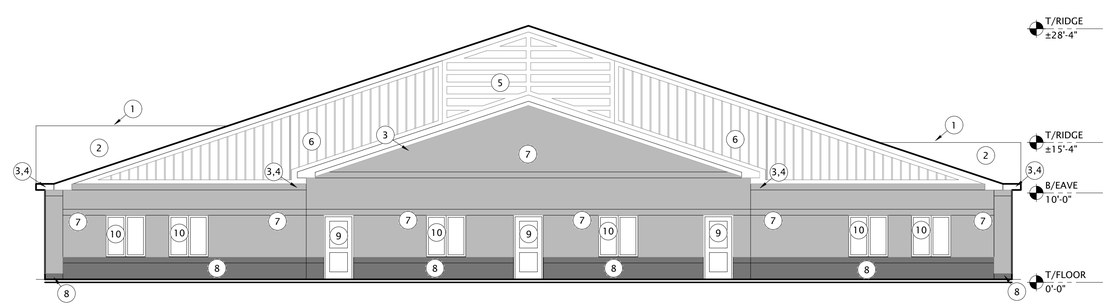
1 A4.1 **North Elevation**
1/8"=1'-0"



2 A4.1 **East Elevation**
1/8"=1'-0"



3 A4.1 **South Elevation**
1/8"=1'-0"



4 A4.1 **West Elevation**
1/8"=1'-0"

WESTFIELD NOTES

1. 19' - 2" Height from finished floor to center of span between main eave and ridge.
2. Exterior Material Percentage Calculations:

North:	SF
Total SF	1281.69
SF (minus Doors & Windows)	1061.15
Brick (74%)	787.73
EIFS (11%)	112.85
Fiber Cement Siding (8%)	80.77
Trim	789.8

South:	SF
Total SF	1282.85
SF (minus Doors & Windows)	1101.35
Brick (73%)	803.20
EIFS (12%)	136.39
Fiber Cement Siding (7%)	79.4
Trim	82.36

East:	SF
Total SF	2092.57
SF (minus Doors & Windows)	1899.91
Brick (62.3%)	1185.03
EIFS (7.1%)	135.29
Fiber Cement Siding (23.1%)	439.56
Trim	140.03

West:	SF
Total SF	2092.57
SF (minus Doors & Windows)	1896.73
Brick (62.3%)	1182.82
EIFS (7.1%)	135.29
Fiber Cement Siding (23.1%)	439.56
Trim	139.06

KEYED NOTES

1. CONTINUOUS VENTED RIDGE CAP
2. DIMENSIONAL ASPHALT SHINGLES (STYLE AND COLOR TBD)
3. ALUMINUM RAKE/FASCIA TRIM (MEDIUM GREY)
4. 6" GUTTERS & DOWNSPOUTS (MATCH RAKE/FASCIA TRIM)
5. EIFS (LIGHT WARM GREY)
6. FIBER CEMENT BOARD & BATTEN (WHITE)
7. BRICK - COLOR 1 (LIGHT GREY)
8. BRICK - COLOR 2 (MEDIUM BROWN)
9. 7' X 3' DOOR (DARK BRONZE)
10. 4'-8" X 4'-6" WINDOW (DARK BRONZE)
11. 7' X 3' WINDOW (DARK BRONZE)
12. SIGNAGE AREA

#	DATE	REVISION

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TCS ARCHITECTURE
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Exterior Elevations

Kid City Daycare
New Building
West Tournament Trail
Westfield, IN 46074

PROJECT NUMBER	ISSUE DATE	DRAWN BY	CHECKED BY
24002	1-27-2025	TS	TRS

SHEET NUMBER
A4.1

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 07-2025

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Westfield Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established and expanded an economic development area known as the "Grand Junction Economic Development Area" (the "Area"), designated a portion of the Area as a consolidated allocation area known as the "Grand Junction Economic Development Allocation Area" pursuant to Section 39 of the Act (the "Allocation Area"), and approved and amended a development plan for the Area (collectively, the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to simultaneously (i) designate the parcels described on Exhibit A hereto (the "2025 Area") as an economic development area under the Act, (ii) adopt an economic development plan for the 2025 Area, and (iii) consolidate the 2025 Area and the existing Area into a single economic development area (the "Consolidation"), at which time the 2025 Area will thereafter constitute a portion of the Area; and

WHEREAS, the Commission now further desires to amend the Declaratory Resolution and Plan in order to (i) incorporate and effectuate the Consolidation, (ii) remove the parcels identified on Exhibit B hereto from the existing Allocation Area, and designate all of such parcels as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Ambrose Allocation Area," (iii) expand and consolidate the existing Allocation Area to include all of the parcels in the 2025 Area, as described on Exhibit A hereto by designating all of the 2025 Area as an allocation area pursuant to Section 39 of the Act, to be part of the Allocation Area (such expansion, the "2025 Expansion Allocation Area"), (iv) amend the expiration date for the allocation provision for the parcels that were originally included in the Allocation Area under the Commission's Resolution No. 5-2009, adopted on July 9, 2009 (the "Original Declaratory Resolution"), and (v) adopt a supplement to the Plan attached hereto as Exhibit C (the "2025 Plan Supplement") (clauses (i) through and including (iv), collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The existing Plan, as amended by the 2025 Plan Supplement, is hereby adopted as the economic development plan for the 2025 Area. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, as applied to the 2025 Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended by the 2025 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Amendments, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2025 Plan Supplement.

10. The 2025 Area is hereby designated as an "economic development area" under Section 41 of the Act, and consolidated with the Area into a single economic development area, and thereby constitutes a portion of the Area.

11. The Plan, as amended by the 2025 Plan Supplement, is hereby designated as the economic development plan for the Area, including the 2025 Area.

12. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

13. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

14. The 2025 Amendments are hereby in all respects approved.

15. The 2025 Expansion Allocation Area, which consists of the parcels described in Exhibit A hereto, is hereby designated as an "allocation area" and consolidated with the existing Allocation Area, pursuant to Section 39 of the Act, for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Allocation Area (as hereby expanded and consolidated with the 2025 Expansion Allocation Area) and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act,

as the same may be amended from time to time.

16. The allocation provision in Section 15 hereof shall apply to all of the 2025 Expansion Allocation Area. The Commission hereby finds that this allocation provision allows for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area (including the 2025 Expansion Allocation Area) as contemplated by the Plan, as supplemented by the 2025 Amendments, thereby facilitating additional investment in the Area. The Commission hereby further finds that the adoption of this allocation provision will result in new property taxes in the 2025 Expansion Allocation Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit C hereto. The base assessment date for the 2025 Expansion Allocation Area is January 1, 2025. All of the other parcels in the original Allocation Area shall maintain their same existing base assessment date.

17. The Ambrose Allocation Area, which consists of the parcels described in Exhibit B hereto, is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Ambrose Allocation Area and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act, as the same may be amended from time to time.

18. The allocation provision in Section 17 hereof shall apply to all of the Ambrose Allocation Area. The Commission hereby finds that this allocation provision allows for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area (including the Ambrose Allocation Area) as contemplated by the Plan, as supplemented by the 2025 Amendments, thereby facilitating additional investment in the Area. The Commission hereby further finds that the adoption of this allocation provision will result in new property taxes in the Ambrose Allocation Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit C hereto. The base assessment date for the Ambrose Allocation Area is January 1, 2025.

19. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto. The allocation provision herein relating to the 2025 Expansion Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the 2025 Expansion Allocation Area. The allocation provision herein relating to the Ambrose Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Ambrose Allocation Area.

20. Pursuant to the provisions of Section 39(b) of the Act, because the Original Declaratory Resolution was adopted after June 30, 2008, notwithstanding anything in Section 9 of the Original Declaratory Resolution to the contrary, the expiration date of the allocation provision for the parcels that were originally included in the Allocation Area (as described in Exhibit A thereto) is hereby amended to provide that the allocation provision shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the parcels that were originally included in the Allocation Area.

21. This Resolution, together with any supporting data, shall be submitted to the Westfield Washington Township Area Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

22. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

23. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 18th day of February, 2025, by a vote of ____ in favor and ____ opposed.

Joe Plankis, President

/s/ Jon Dartt
Jon Dartt, Vice President

Brian Tomamichel, Secretary

Larry Kemper, Member

Absent
Brian Pawlowski, Member

EXHIBIT A

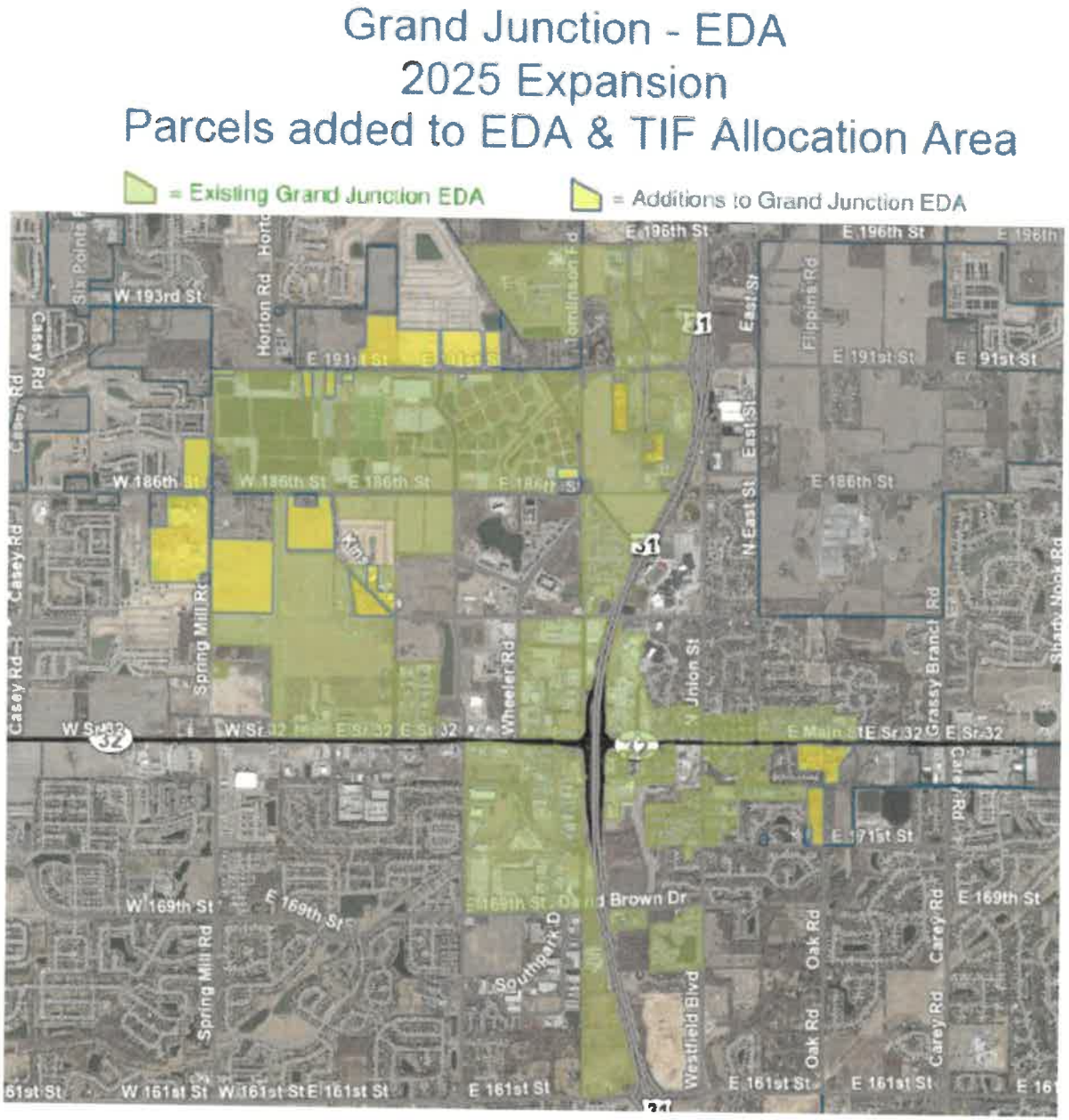
Map and Description of Parcels in the 2025 Area and the 2025 Expansion Allocation Area

The 2025 Area consists of the yellow-shaded parcels depicted in the maps set forth on the following pages of this Exhibit A, together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing Grand Junction Economic Development Area. The 2025 Area shall be consolidated with, and form a part of, the Grand Junction Economic Development Area. All of the following parcels comprise the 2025 Expansion Allocation Area.

PARCEL ID NUMBERS:

08-05-25-00-00-001.001	08-05-35-00-00-003.003
08-05-25-00-00-001.301	08-05-35-00-00-006.001
08-05-25-00-00-045.000	08-05-35-00-00-006.002
08-05-25-00-00-047.002	08-05-35-00-00-006.003
08-05-25-00-00-054.002	08-05-35-00-00-006.102
08-05-25-00-00-057.001	08-05-35-00-00-006.103
08-05-25-00-00-060.000	08-05-35-00-00-007.001
08-05-26-00-00-006.000	08-05-35-00-00-007.002
08-05-26-00-00-008.001	08-05-35-00-00-033.000
08-05-26-00-00-008.002	08-05-35-00-00-033.002
08-05-26-00-00-00[illegible].001	08-10-06-00-00-005.002
08-05-26-00-00-010.002	08-10-06-00-00-005.102
08-05-26-00-00-010.003	08-10-06-00-00-005.202
08-05-26-00-00-017.000	08-10-06-00-00-005.402
08-05-26-00-00-018.000	08-10-06-00-00-005.502
08-05-26-00-00-555.555	08-10-06-00-00-005.[illegible]02
08-05-27-00-00-012.002	08-10-06-00-00-050.001
08-05-34-00-00-00[illegible].000	08-10-06-00-00-051.000
08-05-34-00-00-00[illegible].002	08-10-06-00-00-052.000
08-05-34-00-00-010.000	09-10-06-00-00-002.000
08-05-34-00-00-010.001	09-10-06-00-00-002.001
08-05-35-00-00-003.000	09-10-06-00-00-003.000

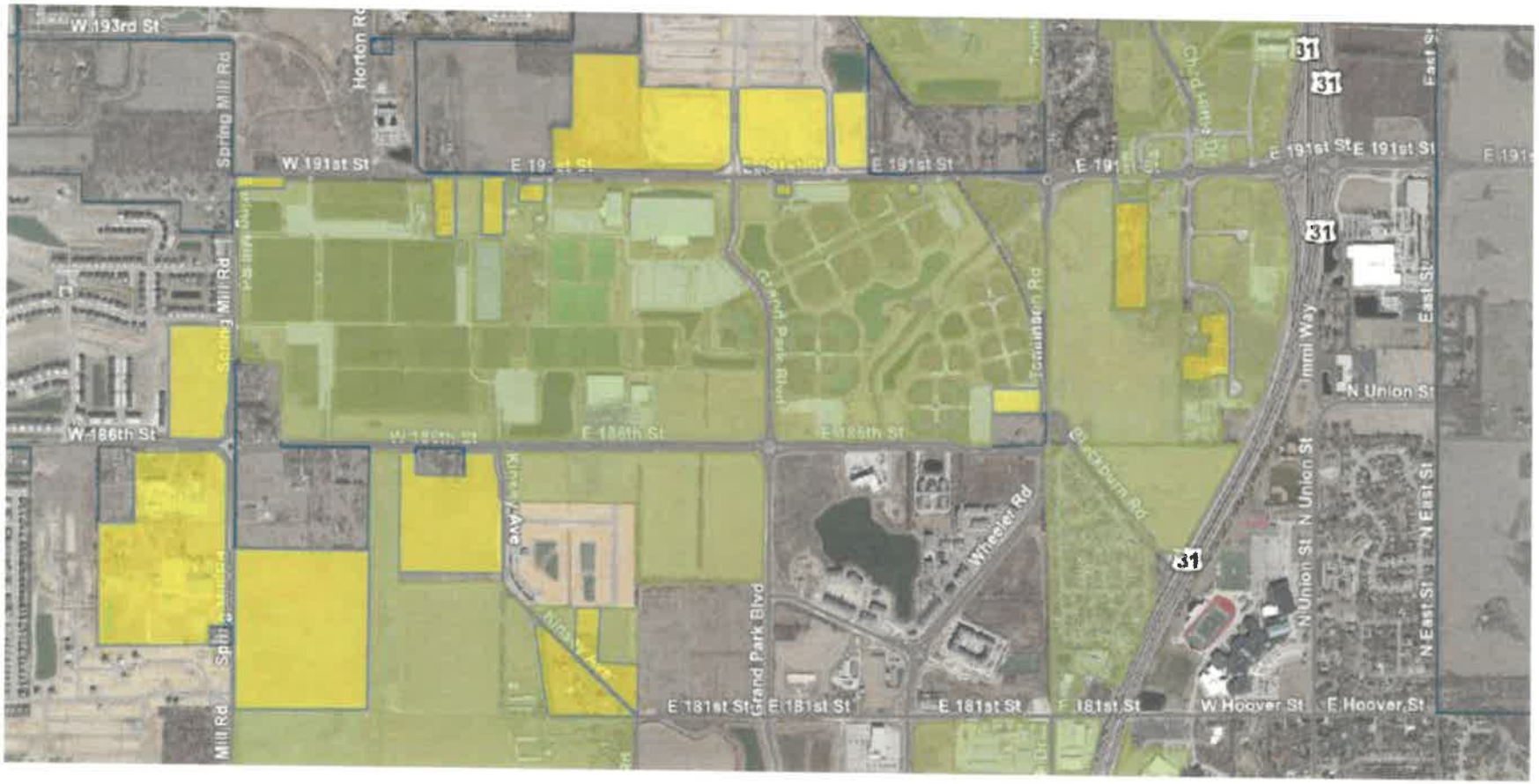
Map of the Grand Junction Economic Development Area, as Consolidated with the 2025 Area



Grand Junction - EDA
2025 Expansion
Area Closeup (Northwest)

= Existing Grand Junction EDA

= Additions to Grand Junction EDA



Grand Junction - EDA
2025 Expansion
Area Closeup (Southeast)

= Existing Grand Junction EDA = Additions to Grand Junction EDA

A-4

EXHIBIT B

Description of parcels removed from the existing Grand Junction Allocation Area and designated as the new Ambrose Allocation Area

The following parcels are currently in the existing Grand Junction Economic Development Area (the "Area"). These parcels are hereby removed from the existing Grand Junction Allocation Area and designated as a separate allocation area within the Area, to be known as the "Ambrose Allocation Area." The Ambrose Allocation Area consists of the orange-shaded parcels depicted in the map set forth on the following page of this Exhibit B,

PARCEL ID NUMBERS:

09-06-31-03-08-003.000
09-06-31-03-08-004.000
09-06-31-03-08-005.000
09-06-31-03-08-006.000
09-06-31-03-08-007.000
09-06-31-03-08-008.000
09-06-31-03-08-009.000
09-06-31-03-08-011.000
09-06-31-03-08-012.000
09-06-31-03-08-013.000

Grand Junction EDA
Ambrose Allocation Area (New)

EXHIBIT C

2025 Plan Supplement

The existing Plan for the Grand Junction Economic Development Area (the "Area"), together with a description of the projects described therein and herein, is hereby adopted as the economic development plan for the 2025 Area. The Plan is hereby supplemented by adding the following projects to the Plan:

Grand Park Riverfront District and Downtown Riverfront District Projects

The City recently created and, is seeking the development of, the Grand Park Riverfront District (between Ind. 32 and 191st Street, adjacent to Grassy Branch and Cool Creek) and the Downtown Riverfront District (along Main Street and Grassy Branch east of downtown), both of which are within the Area, as expanded and consolidated with the 2025 Area. To assist with the continued development of the Area, as expanded and consolidated with the 2025 Area (including the Grand Park Riverfront District and the Downtown Riverfront District), the Commission will undertake all or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the Area, as expanded and consolidated with the 2025 Area, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, structured parking costs and/or road, trail and sidewalk or other local public improvements located in, physically connected to, or directly serving or benefitting the Area, as expanded and consolidated with the 2025 Area (collectively the "Riverfront Projects"). The Riverfront Projects are estimated to cost the Commission $15,000,000; however, such estimated costs will be refined as specific details and timing of the Projects are determined. The Riverfront Projects support new restaurants, new retail buildings and other new mixed-use development projects in the Area, as expanded and consolidated with the 2025 Area. The Commission anticipates capturing tax increment revenues from the existing Allocation Area, as expanded to include the 2025 Expansion Allocation Area, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Riverfront Projects.

Ambrose Projects

Rebar Westfield, LLC or an affiliate thereof (the "Ambrose Developer") is proposing to construct a new four-story building with three floors of residential apartments, retail/restaurant space on the ground floor and more than 200 surface parking spaces, with a current estimated total development cost of $26,200,000, which would be located northeast of the intersection of State Road 32 and East Street in the City (collectively, the "Ambrose Development"). However, due to the lack of adequate local public improvements serving or benefitting this project site, the Commission will undertake all or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the Ambrose Allocation Area, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, structured parking costs and/or road, trail and sidewalk or other local public improvements (collectively the "Ambrose Projects"). The Ambrose Projects are estimated to cost

the Commission $4,000,000; however, such estimated costs will be refined as specific details and timing of the Ambrose Projects are determined. The Ambrose Projects will support the Ambrose Development. The Commission anticipates capturing tax increment revenues from the Ambrose Allocation Area, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Ambrose Projects. The Commission envisions the possibility of assisting the City in issuing bonds payable from tax increment revenues derived from the Ambrose Allocation Area and purchased by the Developer or an affiliate thereof (including bonds issued by the City upon recommendation by the Westfield Economic Development Commission (pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12) to assist in financing the Ambrose Projects.

Findings of Fact

Based on representations of the developers seeking to construction developments within the 2025 Area (including the Grand Park Riverfront District and the Downtown Riverfront District) and the representations of the Ambrose Developer, the Commission has determined that the full development of the 2025 Expansion Allocation Area and the Ambrose Allocation Area will not proceed as planned without the contribution of tax increment revenues to be derived from the existing Allocation Area (as expanded to include the 2025 Expansion Allocation Area) and from the Ambrose Allocation Area to the Riverfront Projects and the Ambrose Projects, respectively, due to the lack of adequate infrastructure and other local public improvements in or serving the 2025 Expansion Allocation Area and from the Ambrose Allocation Area. The establishment of the 2025 Expansion Allocation Area and the Ambrose Allocation Area is planned as part of the Commission's strategy to contribute tax increment revenues derived from existing Allocation Area (as expanded to include the 2025 Expansion Allocation Area) and from the Ambrose Allocation Area to the Riverfront Projects and the Ambrose Projects, respectively, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Riverfront Projects and the Ambrose Projects, respectively. The private development projects will not proceed without this agreement in place. The Commission does not have any other method of financing the costs of the Riverfront Projects or the Ambrose Projects, respectively, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the 2025 Expansion Allocation Area and the Ambrose Allocation Area, respectively. The Commission hereby finds that designating the 2025 Expansion Allocation Area and the Ambrose Allocation Area as allocation areas will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the 2025 Expansion Allocation Area and the Ambrose Allocation Area, thereby facilitating new investment in the Area that would otherwise not occur.

RESOLUTION NO. 25-__

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the "City"); and

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission") on February 18, 2025, adopted its Resolution No. 07-2025 (the "Declaratory Resolution") approving certain amendments to the declaratory resolution and economic development plan for the Grand Junction Economic Development Area (the "Economic Development Area"); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution to this Plan Commission; and

WHEREAS, in determining the location and extent of the Economic Development Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution conforms to the plan of development for the City.

2. The Declaratory Resolution is hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution pursuant to IC 36-7-14-16.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution with the minutes of this meeting.

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 3rd day of March, 2025.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For	**Voting Against**	**Abstain**
Robert Horkay	Robert Horkay	Robert Horkay
Mike Neal	Mike Neal	Mike Neal
Billy Bunkowfst	Billy Bunkowfst	Billy Bunkowfst
Stephanie Carlson	Stephanie Carlson	Stephanie Carlson
Mark Keen	Mark Keen	Mark Keen
Omar Kahn	Omar Kahn	Omar Kahn
Victor McCarty	Victor McCarty	Victor McCarty
Ryan Mooney	Ryan Mooney	Ryan Mooney
Chris Woodard	Chris Woodard	Chris Woodard

ATTEST:

_____

Kevin M. Todd, Director of Community Development

This document prepared by Bradley J. Bingham, Esq., Barnes & Thornburg LLP
11 South Meridian Street, Indianapolis, IN 46204

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:	34.31 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Project Narrative
	4. Red-lined Ordinance 24-42
	5. Proposed Ordinance 24-42
	6. Concept Plan
	7. Home Character Imagery
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.

The fourth Workshop Meeting for this item was held at the January 21, 2025, Advisory Plan Commission meeting at Westfield City Services Center. Discussion regarding this petition can be found here.

This item is eligible for recommendation at the March 3, 2025, Advisory Plan Commission Meeting.

PROJECT OVERVIEW

Location:

The 34.31 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 34.31-acre Property to the Finley Creek Estates Planned Unit Development (PUD) District for the development of a residential neighborhood.

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance would require the Property to be developed in substantial compliance with **Exhibit 6**, *Concept Plan* as determined by the Director of Community Development.

Underlying Zoning Districts:

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

Permitted Uses:

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

Maximum Dwellings:

- The proposed Ordinance would permit a maximum of sixty (60) single-family residential lots to be developed on the Property.

General Regulations:

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

Standard	Proposed PUD Standard	Default UDO Standard
Minimum Lot Area	9,100 SF	9,000 SF
Minimum Lot Frontage	40	40
Minimum Building Setback from perimeter of Real Estate	50’	n/a
Minimum Building Setback Lines (70’ width lots)		
Front Yard	25’	25’
Side Yard	8’	8’
Min. Bldg. Separation	16’*	x
Rear Yard	25’	25’
* Side Yard Setback may be reduced to 5’ on either side of the structure if an additional garage bay is added to the home.		
Minimum Building Setback Lines (80’ width lots)		
Front Yard	25’	25’
Side Yard	3’	8’
Min. Bldg. Separation	10’	x
Rear Yard	25’	25’
Minimum Lot Width	70'	50’
Maximum Bldg. Height	35’	25’
Minimum Living Area (Total)		
One Story Dwellings	2,300 SF total	1,000 SF
Two Story Dwellings	2,600 SF total (900 SF min. ground floor)	750 SF ground floor

Development Standards:

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

Article 6.3 – Architectural Standards

- The proposed ordinance would replace the UDO Article 6.3 Architectural Standards applicable to Single-family Districts (Residential Uses) as noted below:

- The proposed ordinance would incorporate **Exhibit 7**; *Home Character Imagery*, as a compilation of images designed to capture the intended quality and architectural styles of structures to be constructed within the district.
- The proposed ordinance would incorporate specific architectural standards to be applicable to the entirety of the Property that address permitted and prohibited building materials, roof design, garage design, and window treatments.
- The proposed ordinance also specifies design standards for "high visibility lots" and "corner lots" within the development. Both "high visibility lots" and "corner lots" are noted on the Concept Site Plan for clarity.

Article 6.8 – Landscaping Standards

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

External Street Frontage Landscaping

Standard	Default UDO Standard	Proposed PUD Standard (193rd St.)
Buffer Yard Type	External Street Frontage Landscape	Type B Buffer
Minimum Width	30'	40'
Shade Trees / 100 LF	3	4
Evergreen Trees / 100 LF	4	4
Ornamental Trees / 100 LF	3	0
Shrubs / 100 LF	25	10
Mound / Fence	3' tall undulating mound	4' tall undulating mound for at least 60% of the length of perimeter

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

SF4 adjacent to AG-SF1 Buffering

Standard	Default UDO Standard	Proposed PUD Standard
Buffer Yard Type	"Type B"	"Type A"
Minimum Width	40'	40'
Shade Trees / 100 LF	4	3
Evergreen Trees / 100 LF	4	3
Shrubs	10	10
Mound / Fence	4' mound for 60% of lot line	None required

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

Lot Landscaping Requirements

Standard	Default UDO Standard	Proposed PUD Standard
Lots over 8,000 SF	Quantity	Quantity
Shade Trees	4	2*
Ornamental / Evergreen Trees	2	1
Shrubs	4	6

*3 shade trees shall be required for corner lots

Infrastructure Standards:

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

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

Design Standards:

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

Article 8.1 – Block Standards

- The proposed ordinance would permit the maximum block length to exceed 1,200 feet. Substantial compliance with the concept plan would supersede these standards.

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
    - Minimum Open Space
        - The UDO requires 15% open space by default.
        - Proposed ordinance would require 11 acres (roughly 30%) of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial compliance at time of development plan review. No other amenities would be required.

Article 8.9 – Street and Right-of-way Standards

- The proposed ordinance would permit the maximum cul-de-sac length to exceed 600 feet. Substantial compliance with the Concept Plan would supersede these standards.

CHANGES SINCE LAST MEETING

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

Maximum number of Dwellings:

- 60 maximum dwellings

General Regulations:

- Minimum Lot Area
    - 9,100 SF
- Minimum Setback from Perimeter of Real Estate
    - 50'

Development Standards:

- Architecture
    - Article 6.3 Architectural standards shall not apply – rather the character exhibits and specific ordinance language regarding permitted and prohibited building materials, roof design, garage design, and window treatments.

    - The proposed ordinance also specifies design standards for “high visibility lots” and “corner lots” within the development. Both “high visibility lots” and “corner lots” are noted on the Concept Site Plan for clarity.
- Landscaping
    - Lot Landscaping Standards specified to include 2 Shade Trees, 1 Ornamental Tree and 10 Shrubs shall be required per lot. Corner Lots shall require 1 additional Shade Tree.
    - External Street Frontage landscaping requirements clarified per updated concept plan.
    - Perimeter Buffer Yard width increased to 40’ in width and locations of Buffer Yard clarified per updated concept plan.

Design Standards:

- Block Standards
    - Language updated to permit the maximum block length to exceed 1,200 feet.
- Street and Right-of-Way Standards
    - Language updated to permit the maximum cul-de-sac length to exceed 600 feet.
- Open Space Standards
    - Requirements for on-site amenities removed. Rather, a minimum of 11 acres of open space shall be provided.

Exhibits:

- Exhibit A Real Estate Description updated
- Exhibit B Concept Plan updated
- Exhibit B-1 High-Visibility And Corner Lot ID Exhibit provided
- Exhibit C Character Exhibit updated
- Exhibit D Amenity Exhibit removed / omitted from ordinance

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: Forward a recommendation to the City Council.**
2. 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.

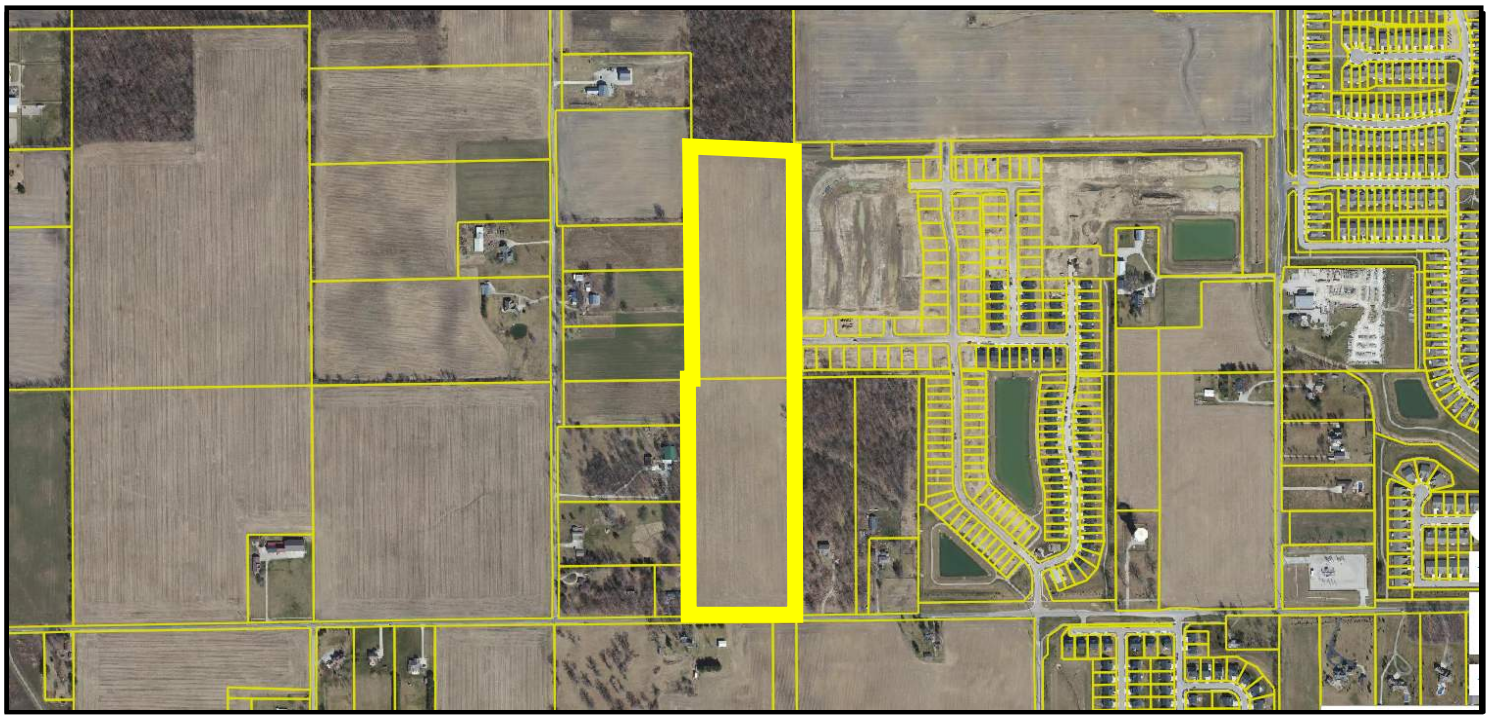
Property Location Map

Generally 720 ft east and 2,100 ft north of the intersection at Freemont Moore Rd W 193rd St

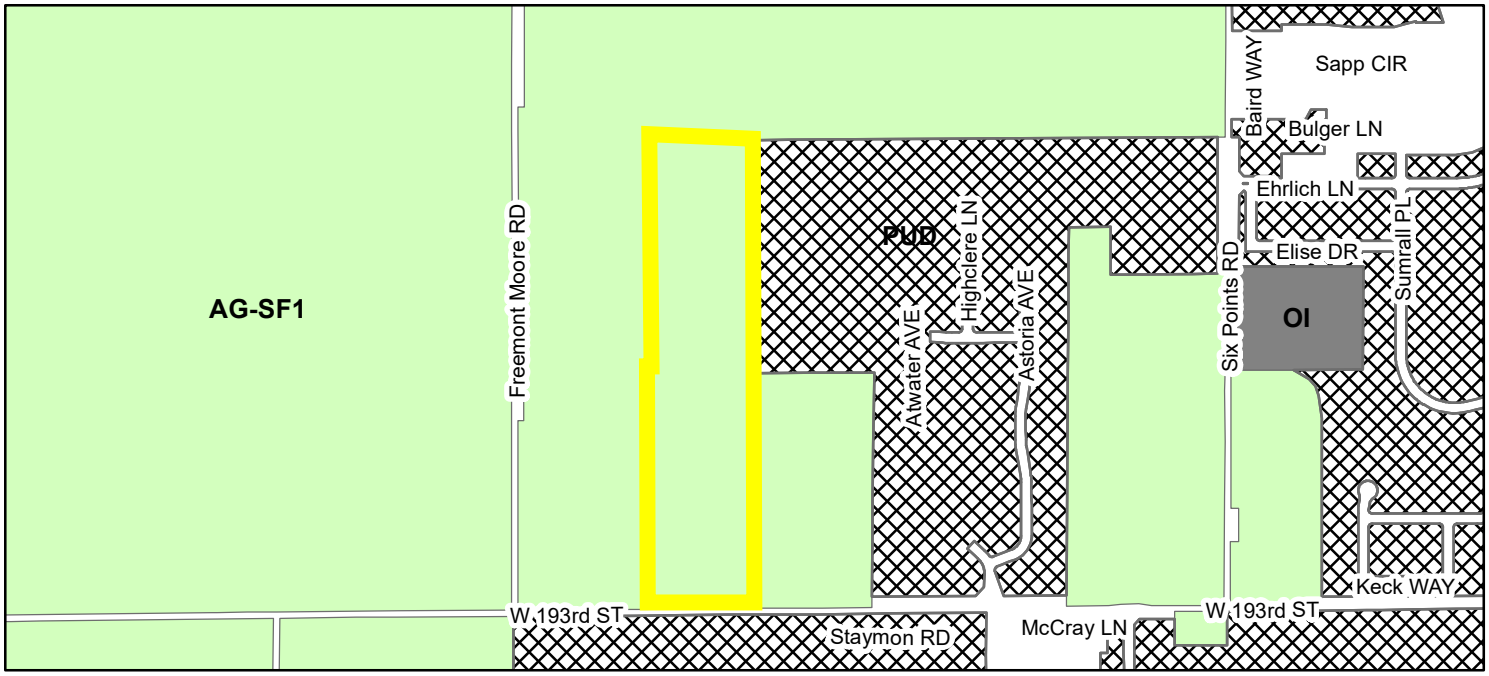
2408-PUD-19

N
W E
S
Not To Scale

Aerial Location Map



Zoning Map



Zoning

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

Statement of Intent:

Silverthorne Homes and Pulte Homes are pleased to present the Finley Creek Estates residential community, its newest Westfield residential project. This community will offer approximately 60 new homes on 34 acres located between Freemont Moore Road and the existing Atwater community.

The Finley Creek Estates will feature the following:

- 60 single-family detached homes with sales prices averaging in the mid $500,000's.
    - Illustrative elevations have been provided in Exhibit C of the proposed PUD ordinance.
- No vehicular connection exists to Freemont Moore Road, and the project limits have been reduced to remove the Freemont Moore Road parcel frontage.
- The concept plan provides larger lots which allow for a "step up" in housing offering development transitions to the west. Without any stub street or connection to the west, this plan provides for an "end cap" of residential expansion west providing comfort to the adjoining property owners who live along Freemont Moore Road.
- This community proudly features approximately 34% open space and certain lots depths not overlooking water to average over 200' deep (130' is typical depth).
- Enhanced landscape buffers of 40' in width provided against adjacent properties to preserve existing vegetation.
- Residential development of this site is natural and contiguous to the area already being developed and does not leapfrog over dissimilar zoning districts. As mentioned, to the east, Atwater is currently being developed into a mix of residential housing options, and to the south, the Winterburg PUD across 193rd Street is approved for residential development.

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

ORDINANCE NUMBER 24-42

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

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

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

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

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

WHEREAS, the Secretary of the Plan Commission certified the action of the Plan Commission to the City Council on ____, ~~2024~~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~~ Lots and ~~common~~ Common ~~areas~~ Areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial compliance with the Concept Plan as determined and approved by the Director.

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

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

4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:

4.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed ~~eighty~~ sixty (~~80~~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	~~9,450~~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 ~~lot~~Lots)	8’ / 16’*
Side Yard / Minimum Separation (80’ wide ~~lot~~Lots)	3’ / 10’
Rear Yard	25’
* Side Yard Setback may be reduced to 5’ on either side of the structure if an additional garage bay is added to the home	
Minimum Lot Width	70’~~**~~
~~** Minimum Lot Width for the transitional cul-de-sac lots will be 80’~~	
Maximum Building Height	35’
Minimum Living Area (Total)	~~***~~900 sq. ft. Min. Ground Floor Area~~***~~
Single Story	2,300 sq. ft.
Two Story***	2,600 sq. ft.

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

6.1 Article 6.3 Architectural Standards. Shall not apply to the District, ~~except as otherwise modified or enhanced by this ordinance~~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.

~~a.~~b. High-Visibility Lots. Dwellings on ~~lots~~ Lots located ~~immediately at~~ within one hundred feet (100') of the ROW from the District's entrance off of 193rd Street and ~~lots~~ 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 ~~(o),~~black dot shall replace Article 6.3(C)(1)(b) standards with the following:

i. Rear/Side Building Facade. Those Lots indicated with ~~(o)~~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.

~~b.~~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.

~~c.~~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: ~~In addition to Article 6.3(C)(3) Building Materials, v~~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.

~~iii.~~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.

~~iv.~~v. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.

~~v.~~vi. Shingles. All Dwellings shall have dimensional or architectural grade shingles.

~~d.~~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.

~~e.~~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.

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

~~g.~~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.~~

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

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

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

a. Sod and Seedings. All Dwellings shall have sod installed in the front yard.

~~b. Common Area. A twenty (20') foot wide Common Area shall be provided around the perimeter of the project.~~

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. The open space abutting Freemont Moore Road shall be subject to a thirty (30') foot width Type A buffer yard.~~

~~c.~~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 ~~twenty~~ forty (~~20~~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 "~~20'~~ 40' ~~LANDSCAPE~~ BUFFER ~~TYPE A~~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. A twenty (20) foot width tree preservation easement shall be required along the property perimeter(s) identified on **Exhibit B** Concept Plan as "20' TREE PRESERVATION EASEMENT". No additional landscape buffer plant material or mounding shall be required.~~

~~c.~~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.~~1~~ 2 Article 8.6 Open Space and Amenity Standards. Shall not ~~A~~apply. ~~Amenities shall include open space, active play area, community garden, playground, and gazebo/gathering area feature including the elements detailed on the enlargement in **Exhibit D.**~~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 ~~block~~ 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: ~~Domonic Dreyer~~
~~9225 Harrison Park Court~~
~~Indianapolis, IN 46216~~Rex Ramage, Pulte Homes if 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: ~~*/s/ Domonic S. Dreyer*~~*Rex Ramage*
_____

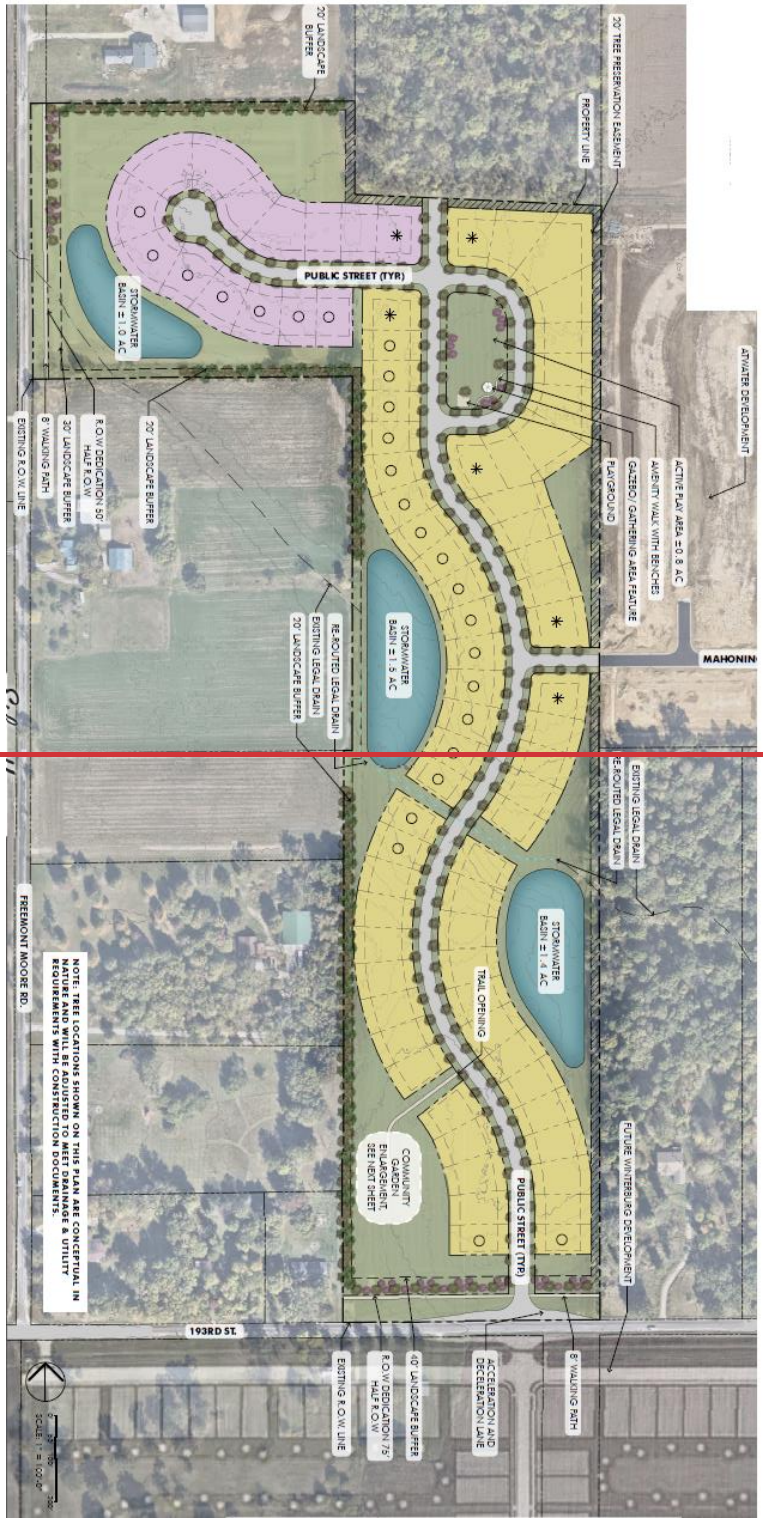
EXHIBIT A
REAL ESTATE

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.

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

EXHIBIT B
CONCEPT PLAN



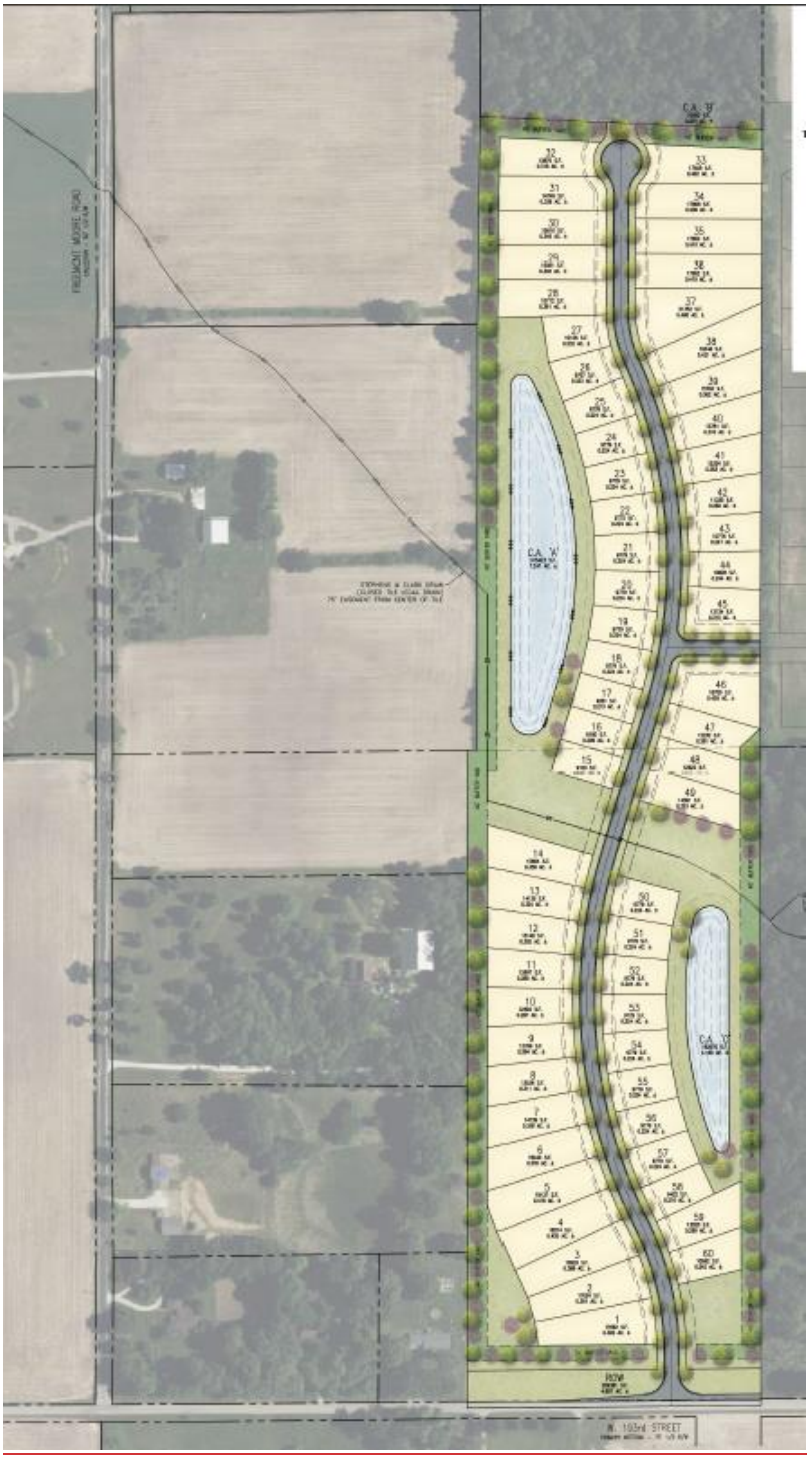
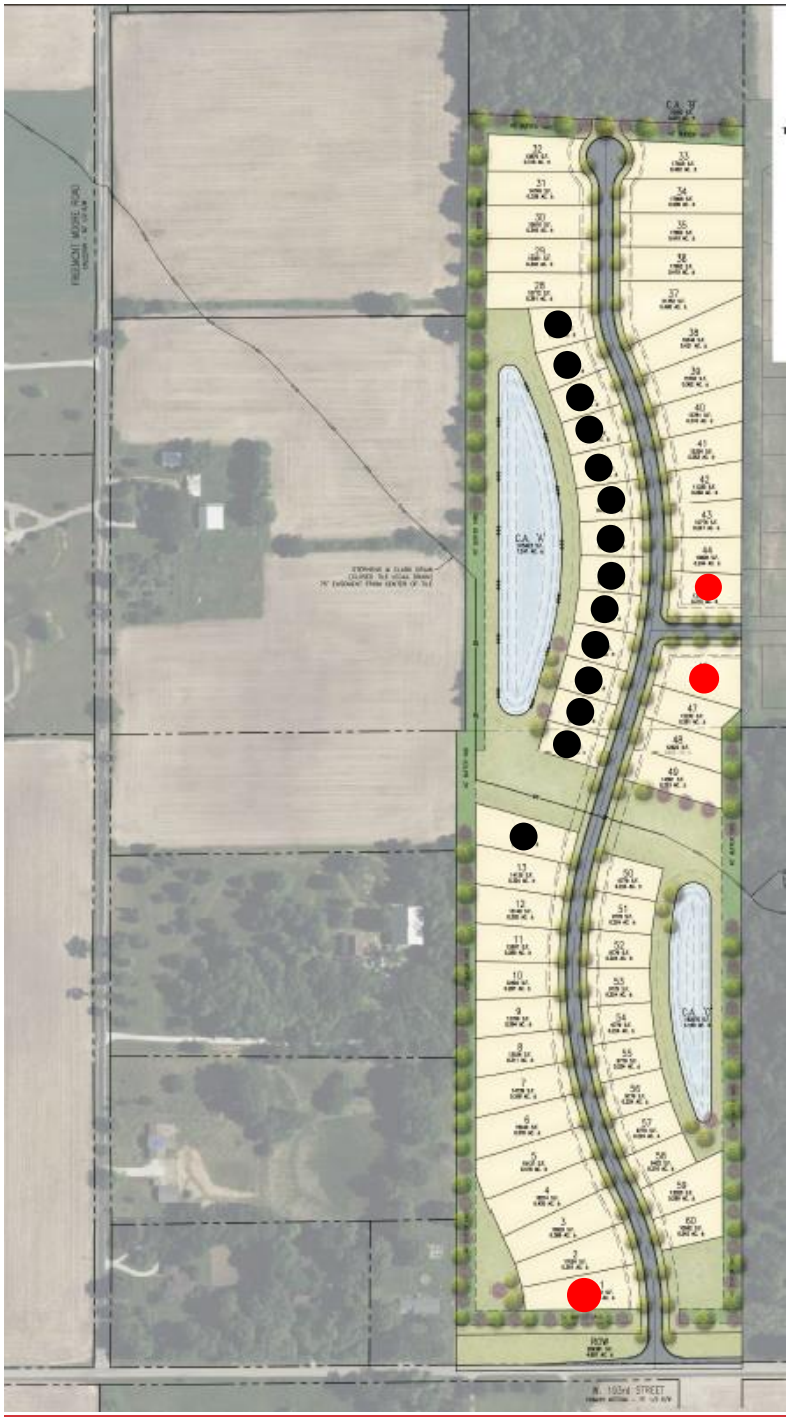

FREMONT MOORE ROAD
C.A. 'W'
C.A. 'X'
C.A. 'Y'
ROW
N. 105rd STREET

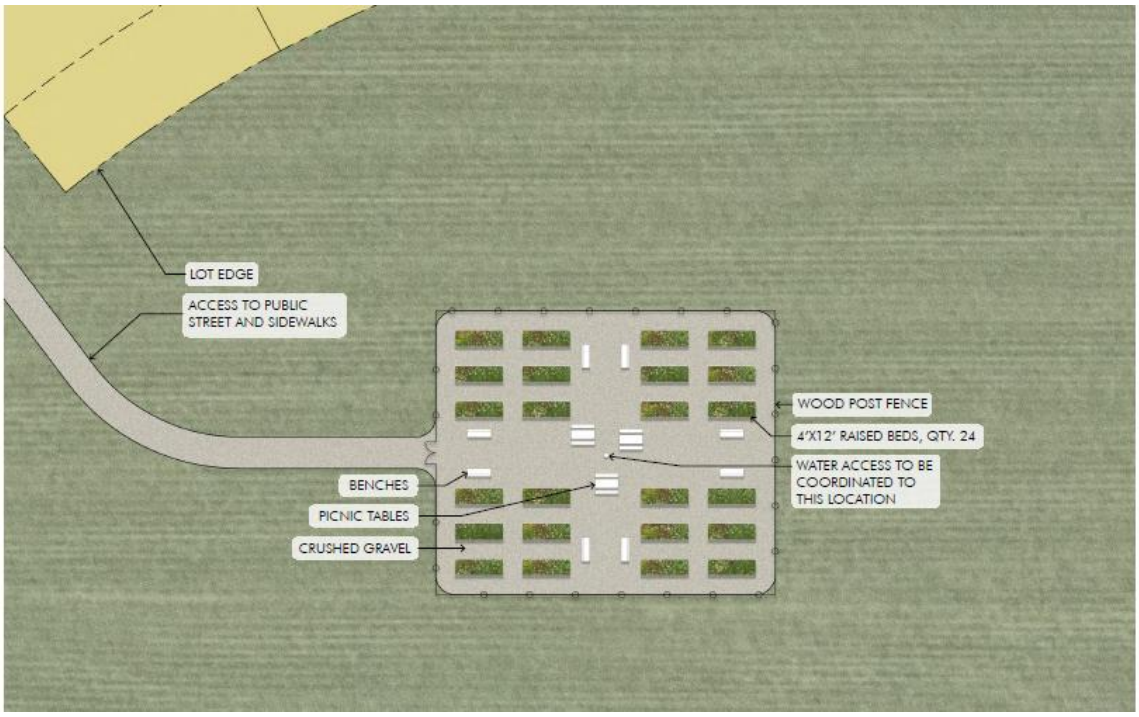
EXHIBIT B-1
HIGH-VISIBILITY AND CORNER LOT ID EXHIBIT



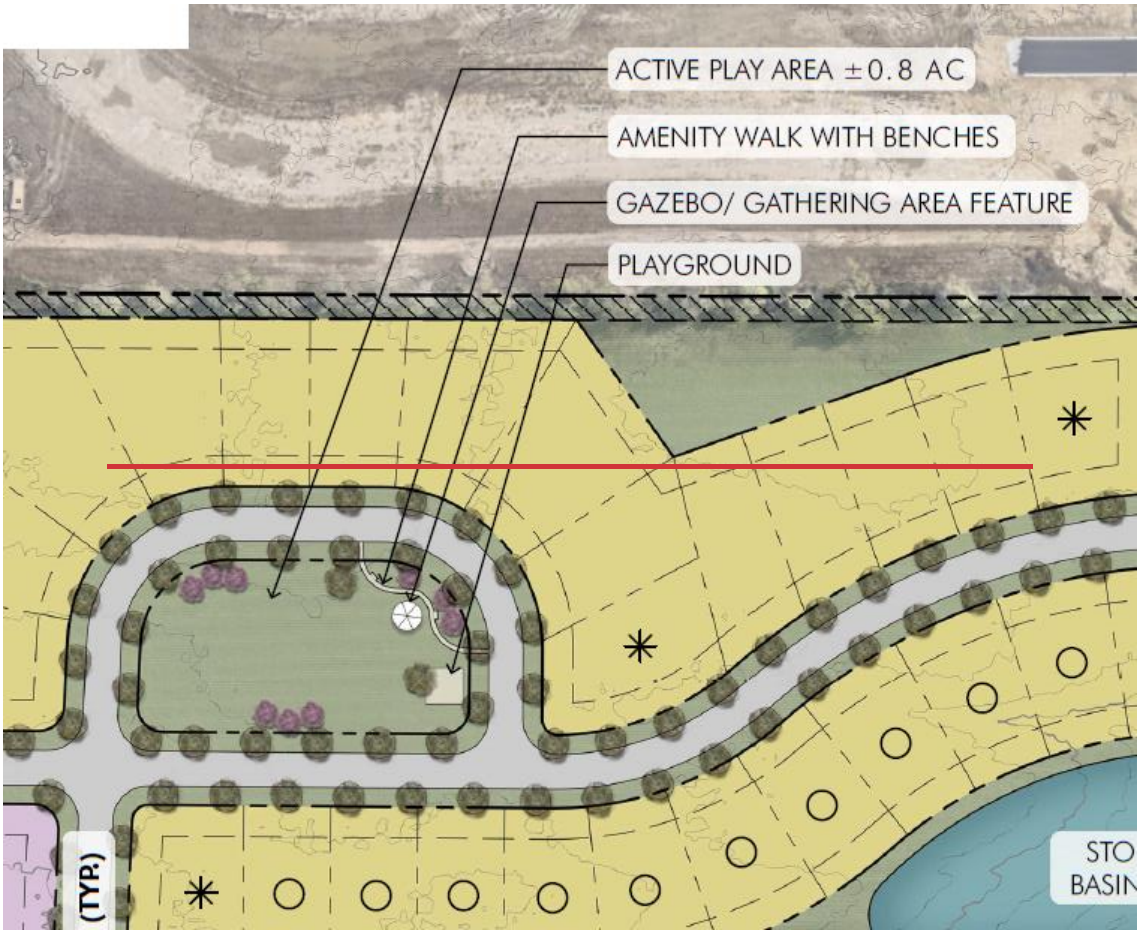
<u>EXHIBIT C</u>
CHARACTER EXHIBITS

~~EXHIBIT D~~
~~AMENITY EXHIBITS~~

~~Community Garden:~~



~~Central Greenspace:~~



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 if 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*
_____

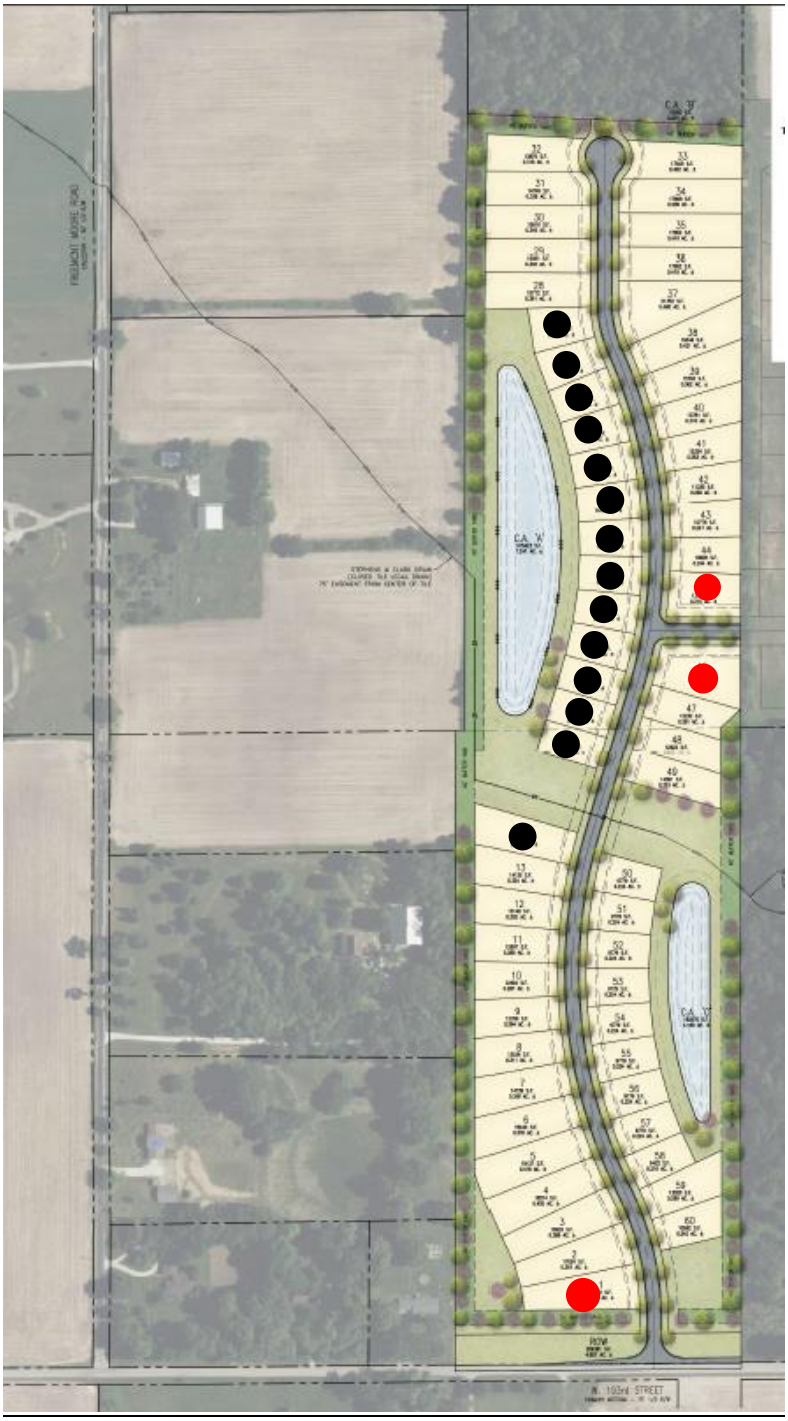
EXHIBIT A
REAL ESTATE

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

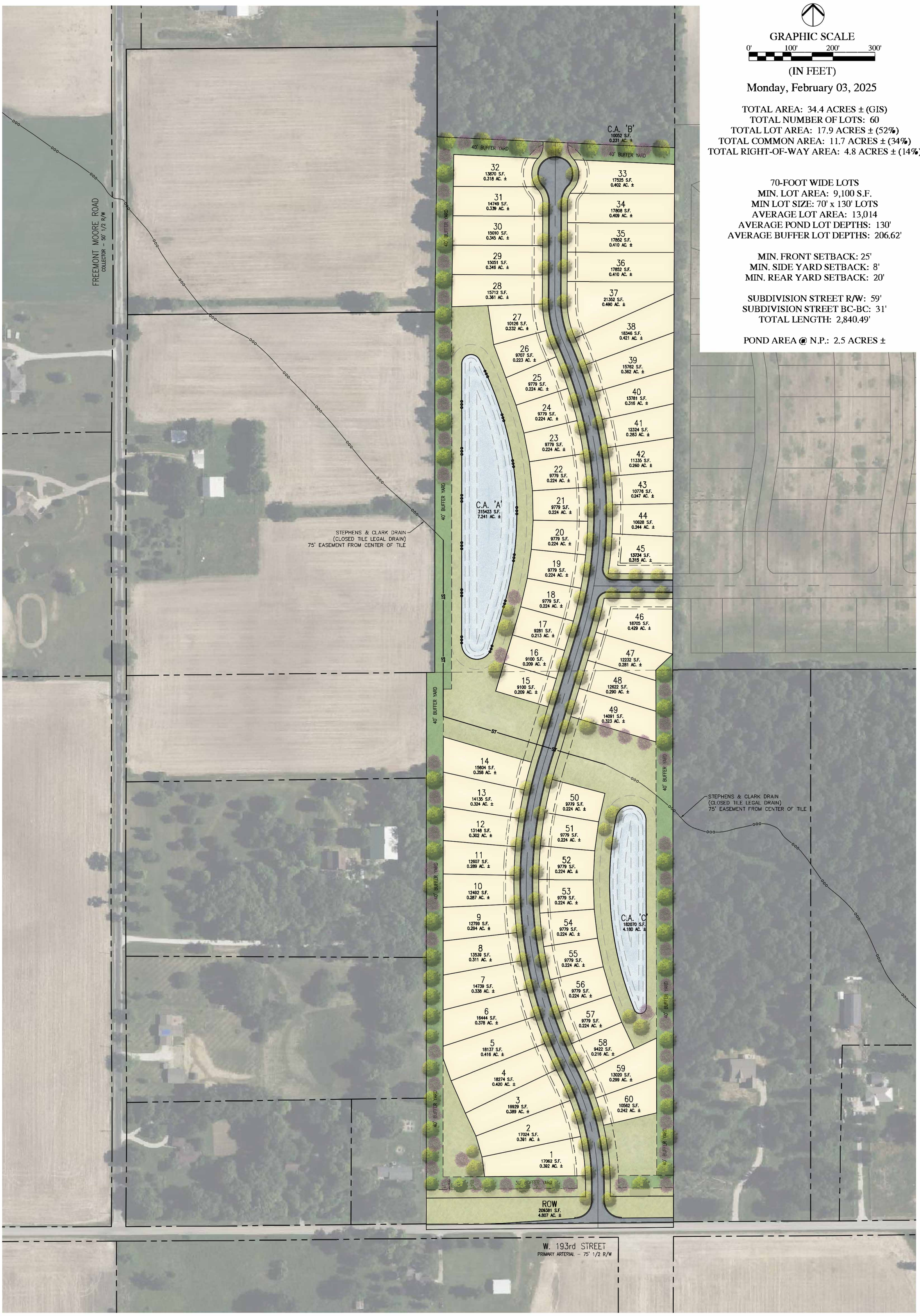
<u>EXHIBIT B-1</u>
HIGH-VISIBILITY AND CORNER LOT ID EXHIBIT



<u>EXHIBIT C</u>
CHARACTER EXHIBITS

FINLEY CREEK ESTATES - OPTION 4
PULTE GROUP / WILFONG / NIGH

WEST 193rd ST. & FREEMONT MOORE RD.
WESTFIELD, HAMILTON COUNTY, INDIANA



Monday, February 03, 2025

TOTAL AREA: 34.4 ACRES ± (GIS)
TOTAL NUMBER OF LOTS: 60
TOTAL LOT AREA: 17.9 ACRES ± (52%)
TOTAL COMMON AREA: 11.7 ACRES ± (34%)
TOTAL RIGHT-OF-WAY AREA: 4.8 ACRES ± (14%)

70-FOOT WIDE LOTS
MIN. LOT AREA: 9,100 S.F.
MIN LOT SIZE: 70' x 130' LOTS
AVERAGE LOT AREA: 13,014
AVERAGE POND LOT DEPTHS: 130'
AVERAGE BUFFER LOT DEPTHS: 206.62'

MIN. FRONT SETBACK: 25'
MIN. SIDE YARD SETBACK: 8'
MIN. REAR YARD SETBACK: 20'

SUBDIVISION STREET R/W: 59'
SUBDIVISION STREET BC-BC: 31'
TOTAL LENGTH: 2,840.49'

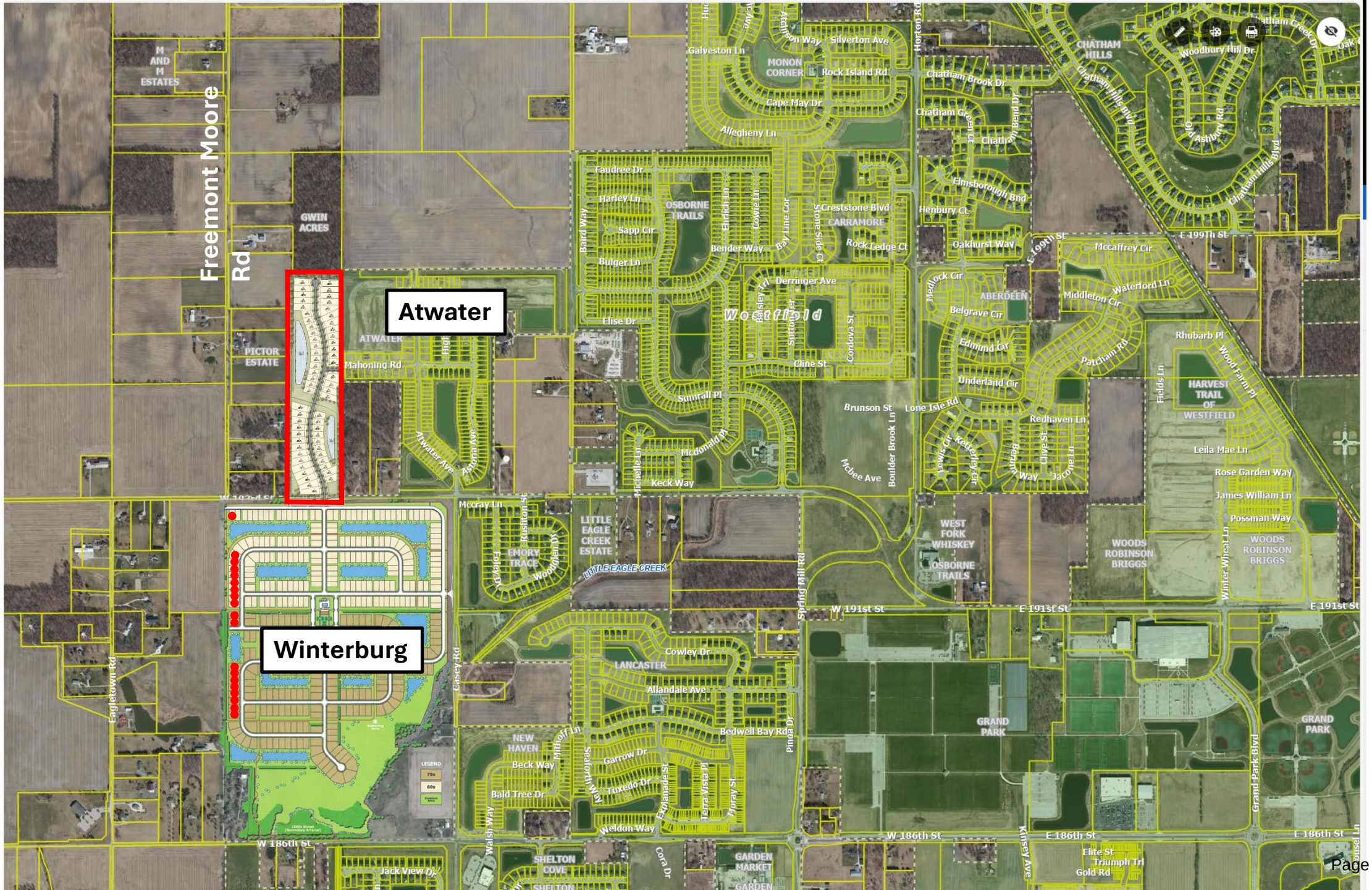
POND AREA @ N.P.: 2.5 ACRES ±

HWC ENGINEERING

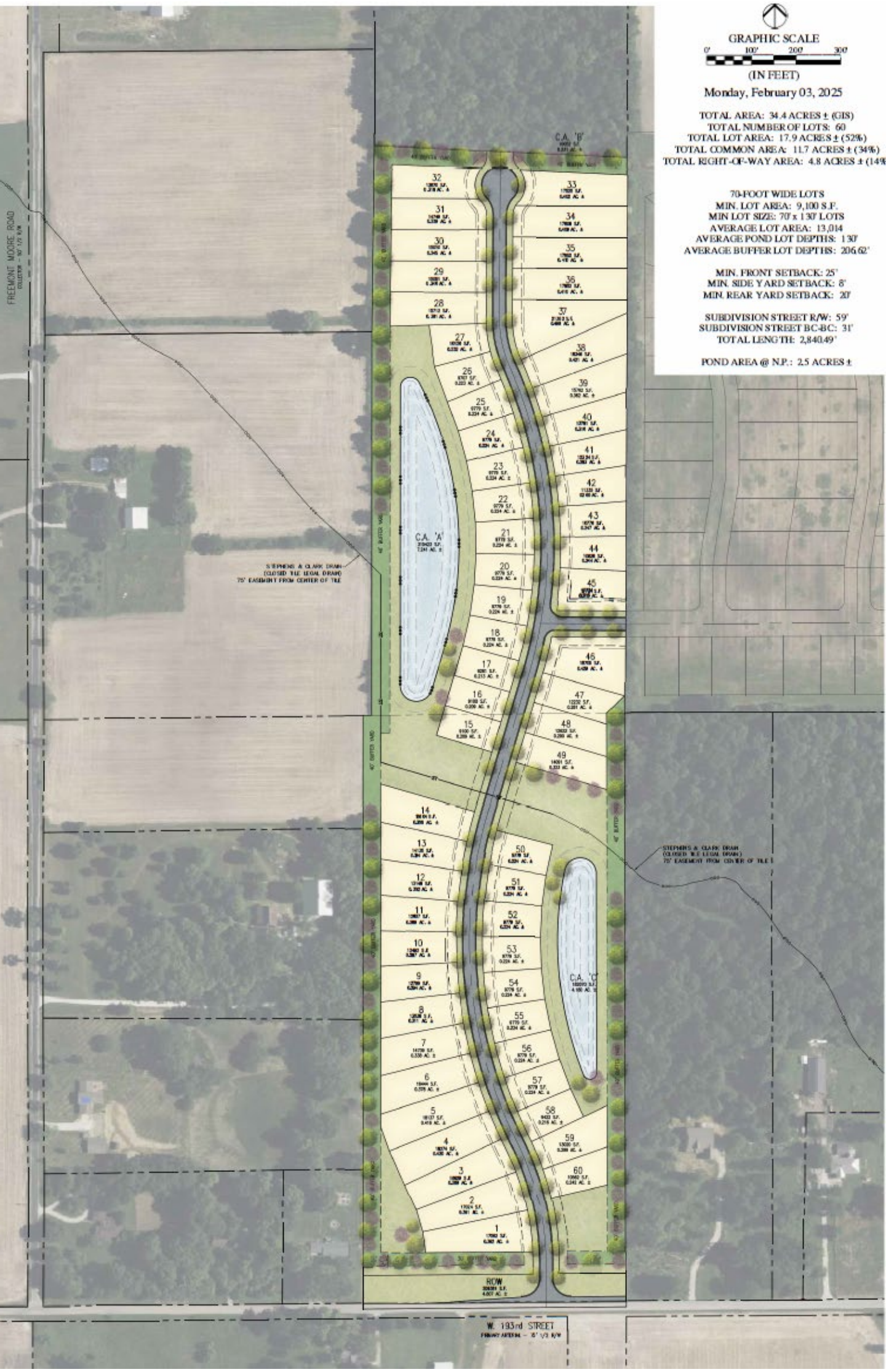
<u>EXHIBIT C</u>
CHARACTER EXHIBITS

Finley Creek Estates

APC – 3/3/25


Atwater
Winterburg
Freemont Moore Rd
M AND M ESTATES
GWIN ACRES
PICTOR ESTATE
ATWATER
Mahoning Rd
Atwater Ave
Astoria Ave
Hill St
Faudree Dr
Harley Ln
Sapp Cir
Bulger Ln
OSBORNE TRAILS
Elise Dr
Baird Way
Bender Way
Bay Line Cor
Cowie Ln
Sutton Ln
Sutton Cir
Cordova St
Cline St
Derringer Ave
Basley Trl
Westfield
Snurrall Pl
McDonald Dr
Michelle Ln
Keck Way
Galveston Ln
MONON CORNER
Rock Island Rd
Silverton Ave
Madison Way
Cape May Dr
Allegheny Ln
Horton Rd
CHATHAM HILLS
Woodbury Hill Dr
Chatham Creek Dr
Chatham Brook Dr
Chatham Green Ct
Chatham Bend Dr
Chatham Hills Blvd
Old Ashbury Rd
Elmsborough Bnd
Henbury Ct
Creststone Blvd
CARRAMORE
Rock Ledge Ct
Oakhurst Way
E 199th St
Mccaffrey Cir
Medlock Cir
ABERDEEN
Belgrave Cir
Middleton Cir
Waterford Ln
Edmund Cir
Patcham Rd
Underland Cir
Rhubarb Pl
Wood Farm Pl
Fields Ln
HARVEST TRAIL OF WESTFIELD
Brunson St
Lone Isle Rd
Boulder Brook Ln
Mcbee Ave
Redhaven Ln
Lewis Cir
Ketterley Cir
Benny Way
Clive St
Jacone Ln
Leila Mae Ln
Rose Garden Way
James William Ln
Possman Way
WOODS ROBINSON BRIGGS
Winter Wheat Ln
WEST FORK WHISKEY
OSBORNE TRAILS
Mccray Ln
Rushton St
Forest Dr
Woodlawn Dr
EMORY TRACE
LITTLE EAGLE CREEK ESTATE
LITTLE EAGLE CREEK
Spring Mill Rd
W 191st St
E 191st St
Casey Rd
Cowley Dr
LANCASTER
Allandale Ave
Bedwell Bay Rd
Pond Dr
GRAND PARK
Grand Park Blvd
Eagletown Rd
NEW HAVEN
Beck Way
Midloff Ln
Bald Tree Dr
Garrow Dr
Tuxedo Dr
Southern Way
Exploration Dr
Terra Vista Pl
Moray St
Weldon Way
Walsh Way
W 186th St
E 186th St
Kinsey Ave
Elite St
Triumph Trl
Gold Rd
Jack View Dr
SHELTON COVE
Cora Dr
GARDEN MARKET
LEGEND
70s
60s

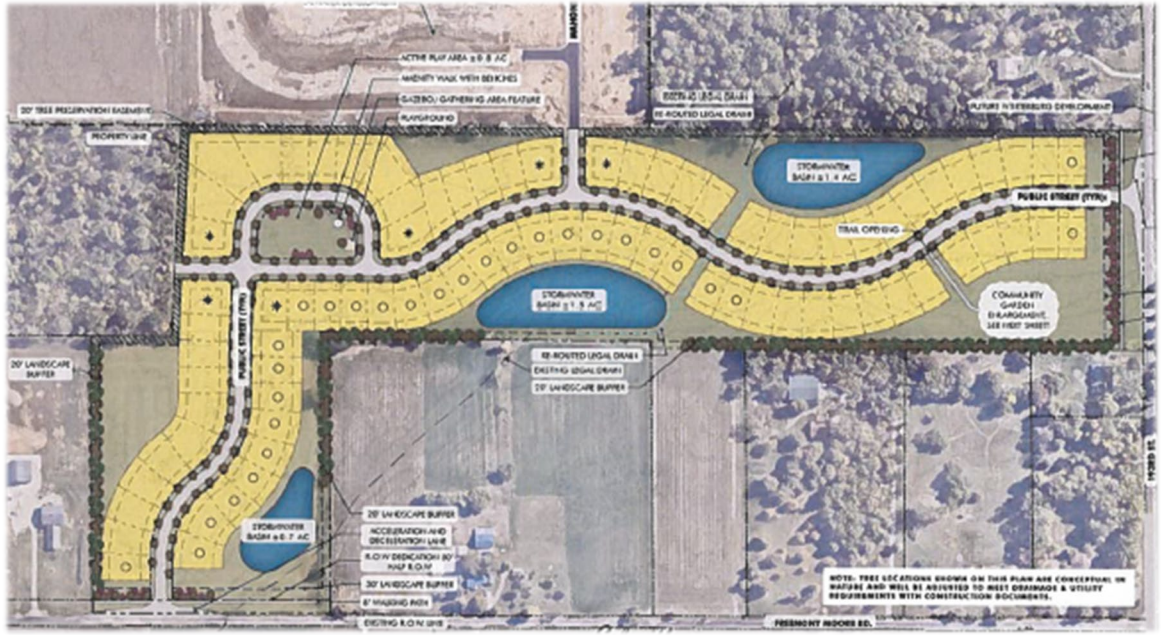
Updated Concept Plan



Concept Plan Evolution

<u>Original Proposal</u>: 86 Lots

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



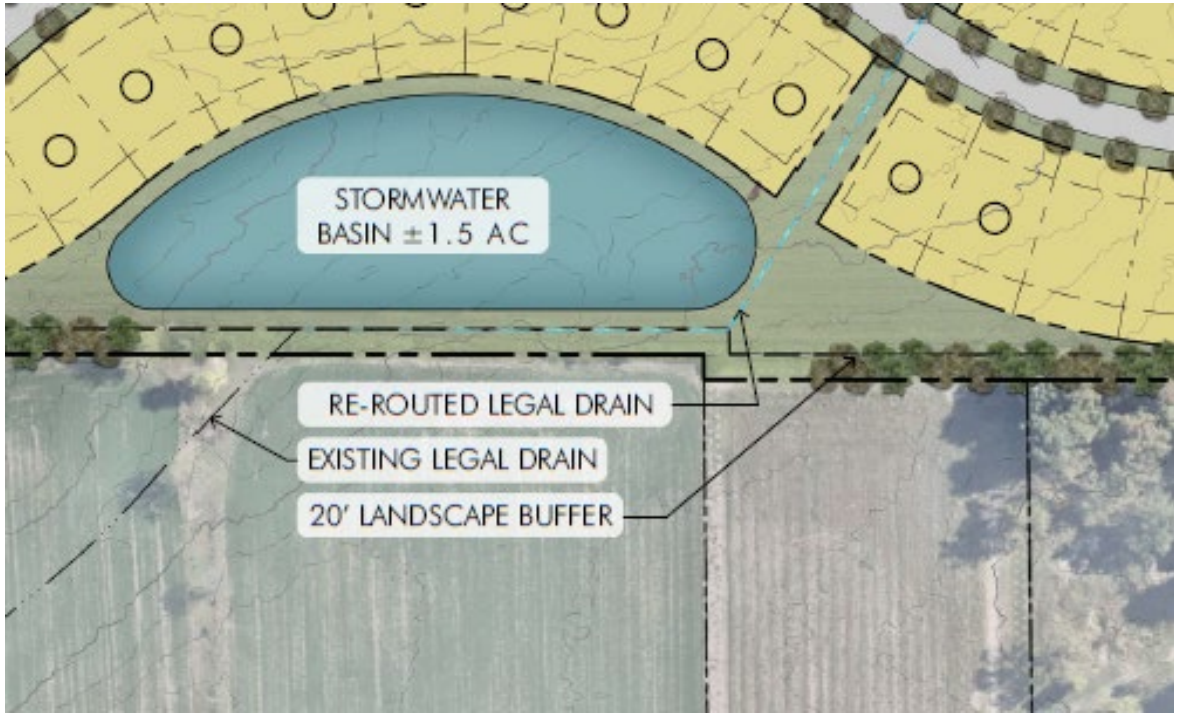
<u>Revised Proposal</u>: 60 Lots

- All 70’ wide lots
- <u>No</u> access off *<u>Freemont Road</u>*
- <u>No</u> stub streets *<u>west</u>*

1. Perimeter Buffer

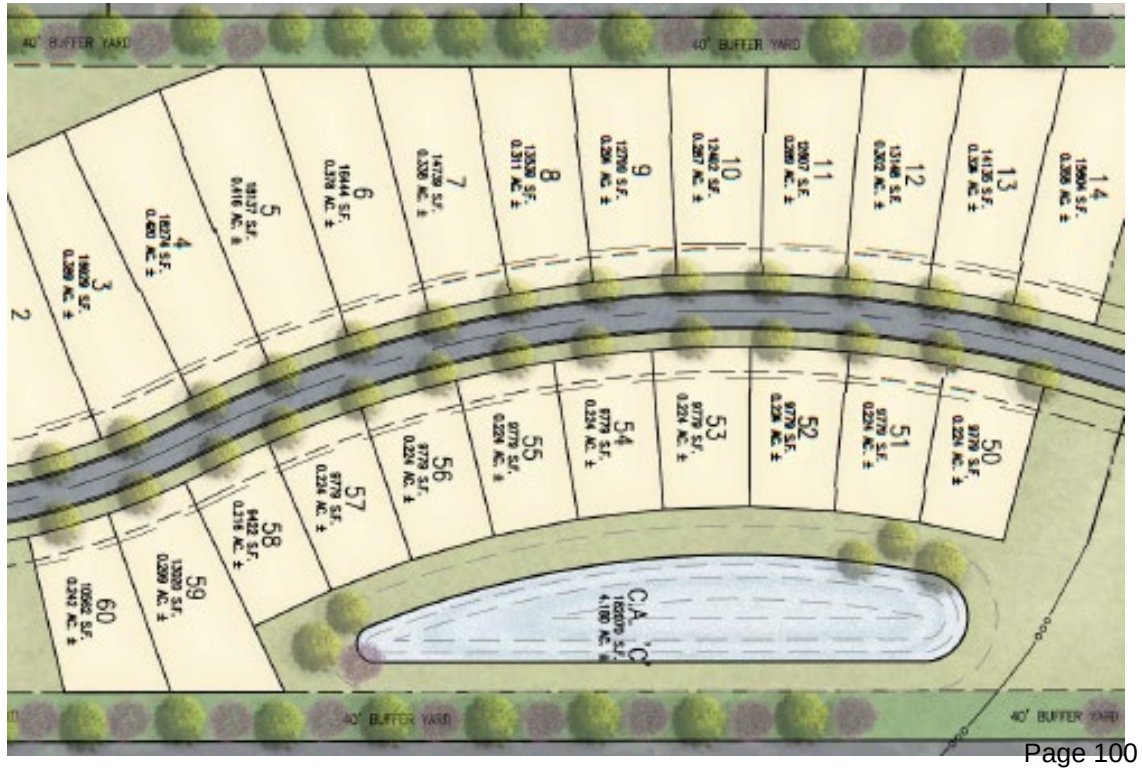
Original Proposal:

- 20’ Landscape Buffer
- Standard Lot Depth (All Lots) = 130’



Revised Proposal:

- **40’** Landscape Buffer **in Common Area**
- Average Pond Lot Depth = 130’
- Average Buffer Lot Depth = **206’**

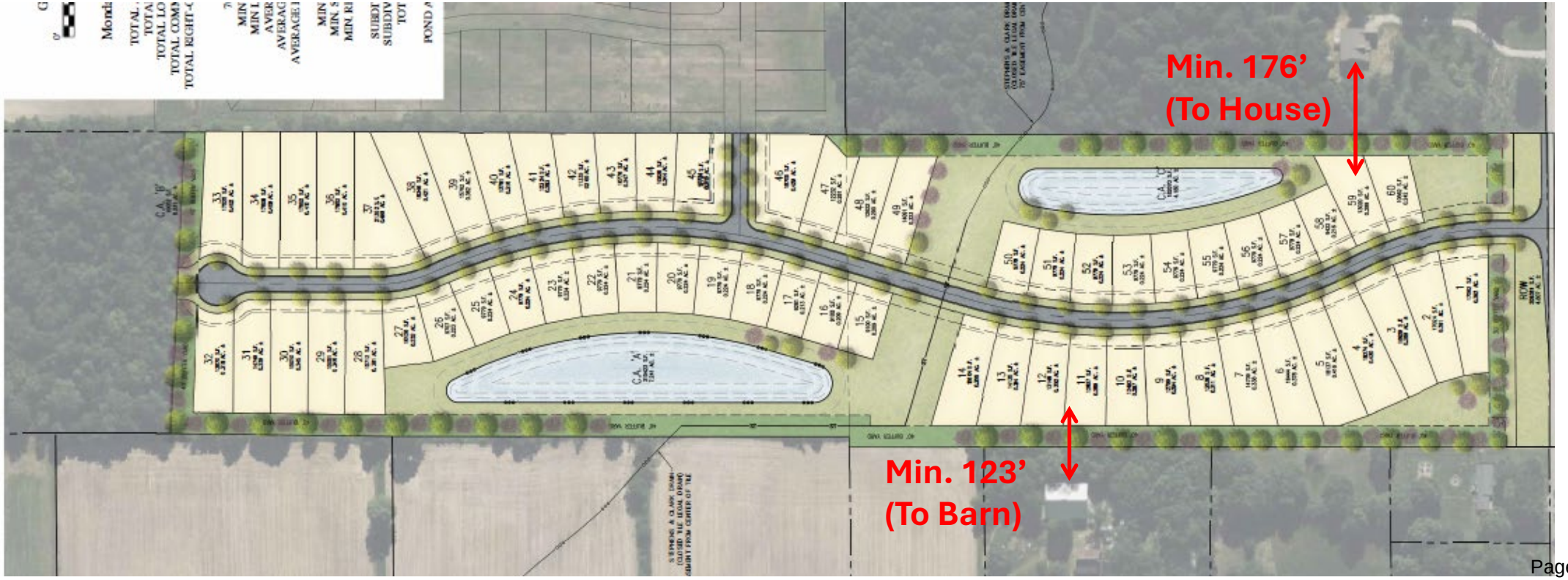


2. Perimeter Setback

Revised Proposal:

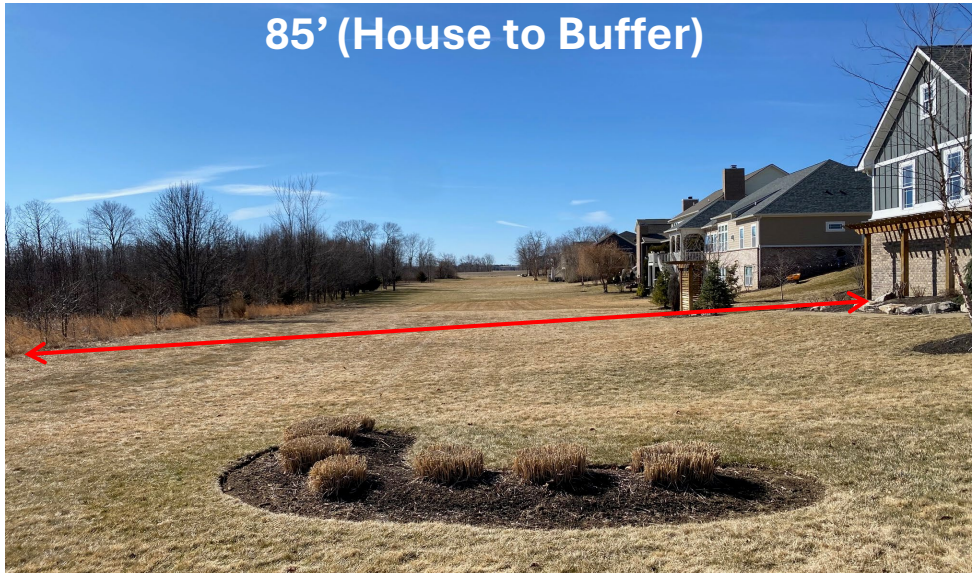
- 50’ setback from perimeter of Real Estate
- Sec 5.2 (Chart) in PUD Ordinance:

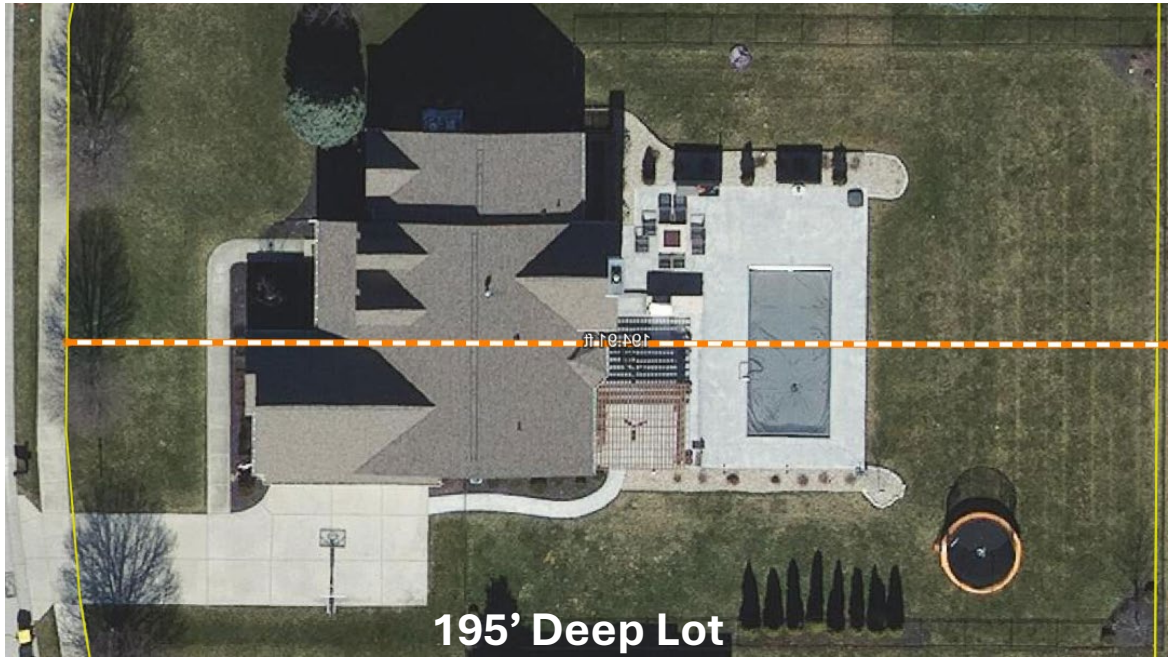
Min. Setback from perimeter of Real Estate	50’

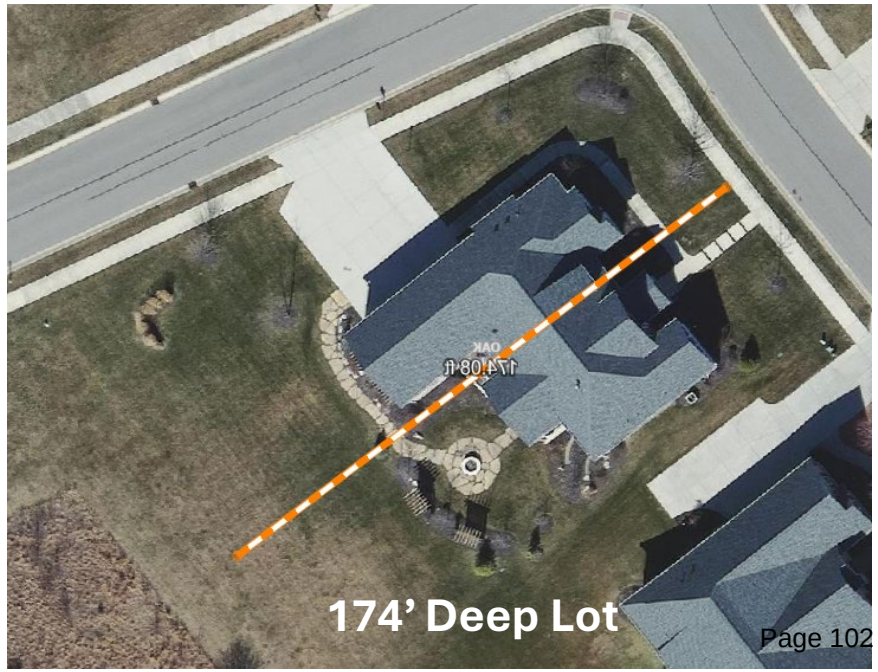


3. Rear Yards

96’ (House to Lot Line)


85’ (House to Buffer)

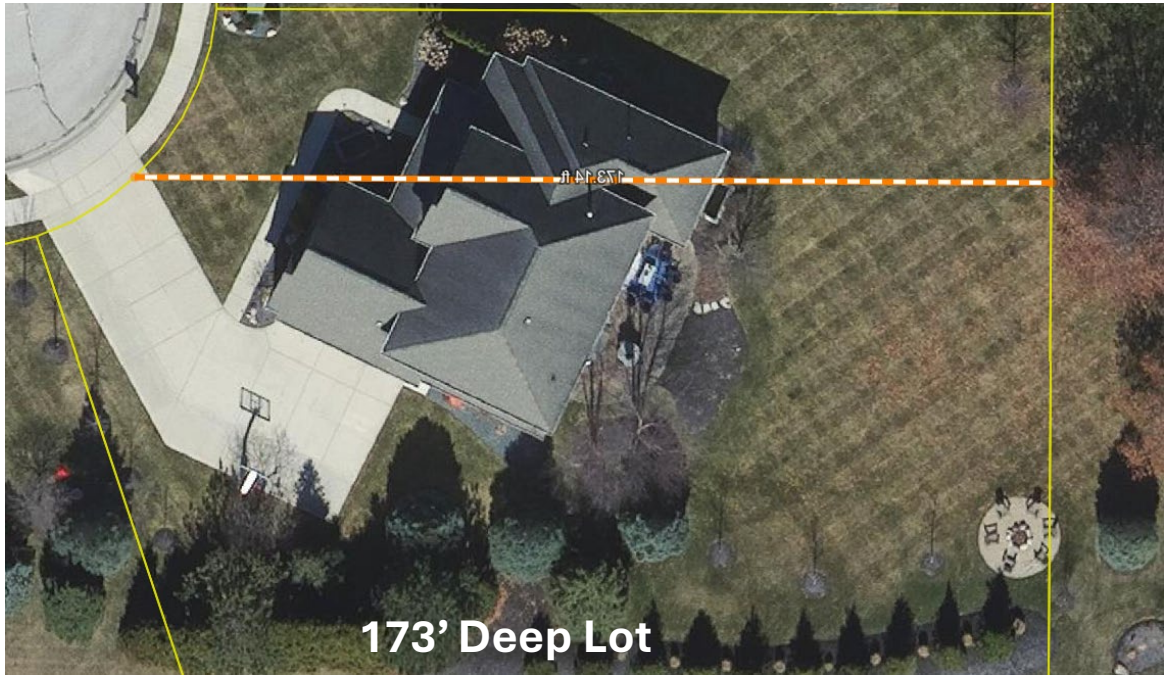

195’ Deep Lot

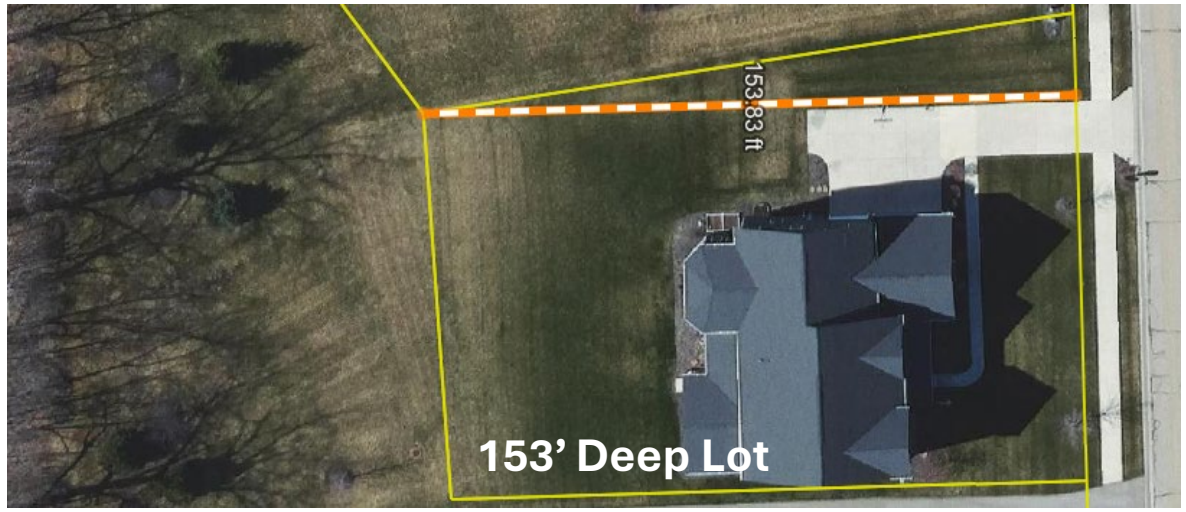

174’ Deep Lot

3. Rear Yards

95’ (House to Fire Pit)

130’ (House to Buffer)


173’ Deep Lot

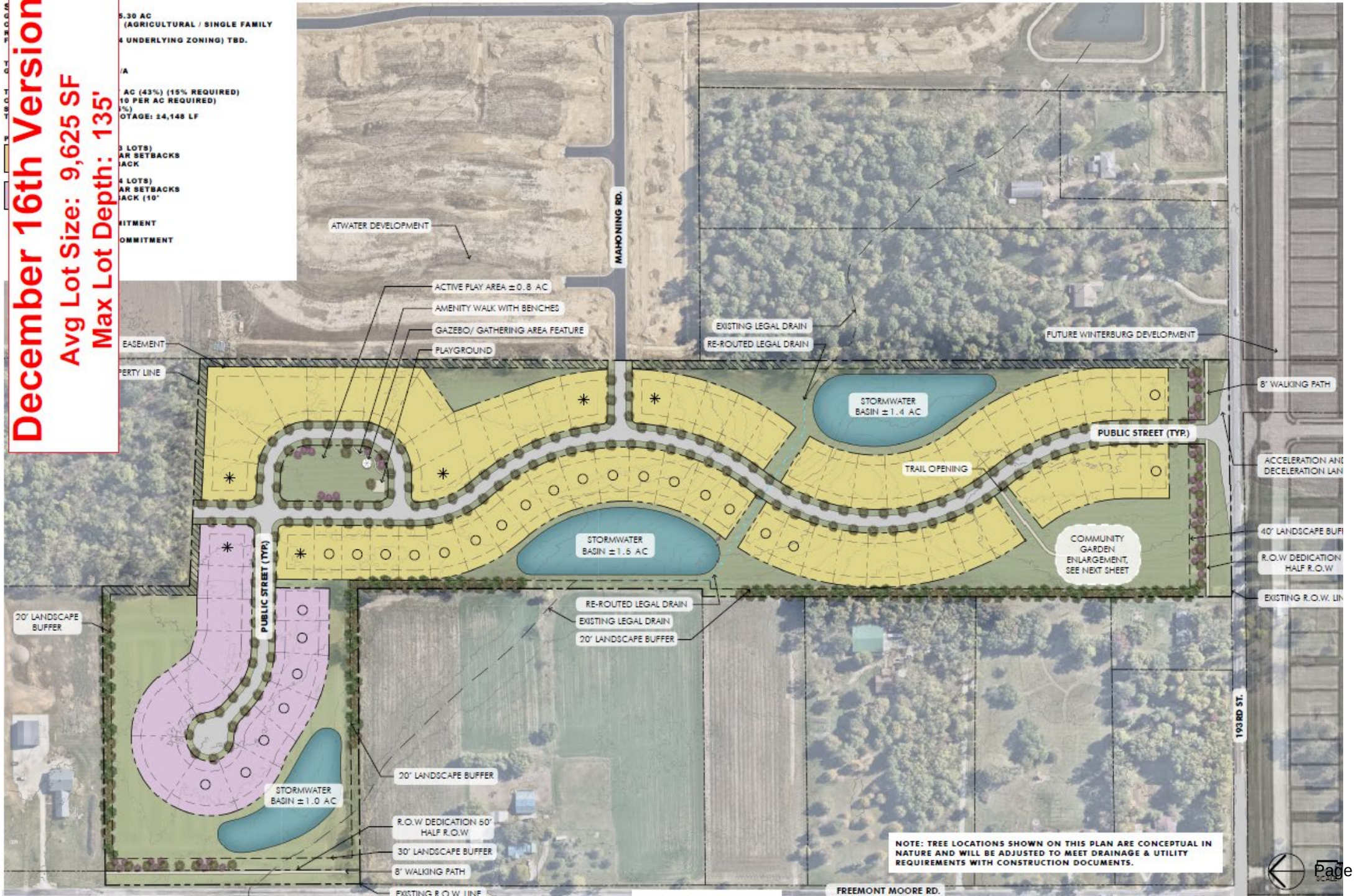

153.83 ft
153’ Deep Lot

Next Steps:

- APC (Recommendation): 3/3/25
- Council (Adoption Consideration): 3/10/25
- Council (Adoption Consideration): 3/24/25

Thank You!

APC – 3/3/25


December 16th Version
Avg Lot Size: 9,625 SF
Max Lot Depth: 135'
5.30 AC
(AGRICULTURAL / SINGLE FAMILY
4 UNDERLYING ZONING) TBD.
/A
AC (43%) (15% REQUIRED)
10 PER AC REQUIRED)
%)
OTAGE: ±4,148 LF
3 LOTS)
AR SETBACKS
ACK
4 LOTS)
AR SETBACKS
ACK (10'
MITMENT
OMMITMENT
ATWATER DEVELOPMENT
MAHONING RD.
ACTIVE PLAY AREA ±0.8 AC
AMENITY WALK WITH BENCHES
GAZEBO/ GATHERING AREA FEATURE
PLAYGROUND
EASEMENT
PERTY LINE
EXISTING LEGAL DRAIN
RE-ROUTED LEGAL DRAIN
FUTURE WINTERBURG DEVELOPMENT
8' WALKING PATH
STORMWATER BASIN ±1.4 AC
PUBLIC STREET (TYP.)
TRAIL OPENING
ACCELERATION AND DECELERATION LAN
STORMWATER BASIN ±1.6 AC
COMMUNITY GARDEN ENLARGEMENT, SEE NEXT SHEET
40' LANDSCAPE BUF
R.O.W DEDICATION HALF R.O.W
EXISTING R.O.W. LIN
PUBLIC STREET (TYP.)
20' LANDSCAPE BUFFER
RE-ROUTED LEGAL DRAIN
EXISTING LEGAL DRAIN
20' LANDSCAPE BUFFER
193RD ST.
20' LANDSCAPE BUFFER
STORMWATER BASIN ±1.0 AC
R.O.W DEDICATION 50' HALF R.O.W
30' LANDSCAPE BUFFER
8' WALKING PATH
EXISTING R.O.W LINE
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.

FINLEY CREEK ESTA
PULTE GROUP / WI
WEST 193rd ST. & FREEM
WESTFIELD, HAMILTON C

Jan 21st - Alternate 1

Avg Lot Size: 14,143 SF

Avg Lot Depth: 194'

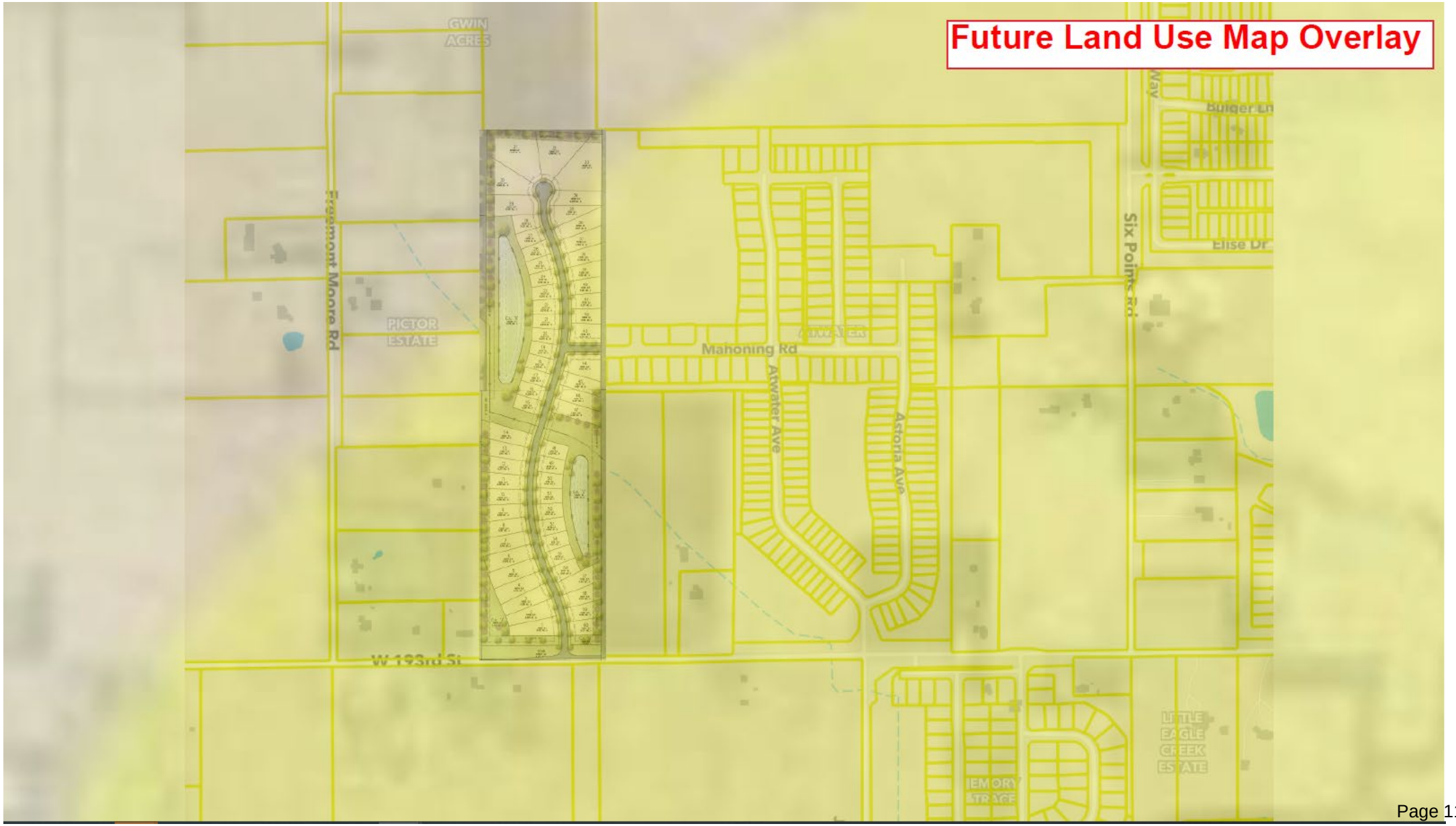
FINLEY CREEK ESTAT
PULTE GROUP / WIL
WEST 193rd ST. & FREEMO
WESTFIELD, HAMILTON CO

Jan 21st - Alternate 2

Avg Lot Size: 15,109 SF

Avg Lot Depth: 216'

Comp Plan/Future Land Use Map



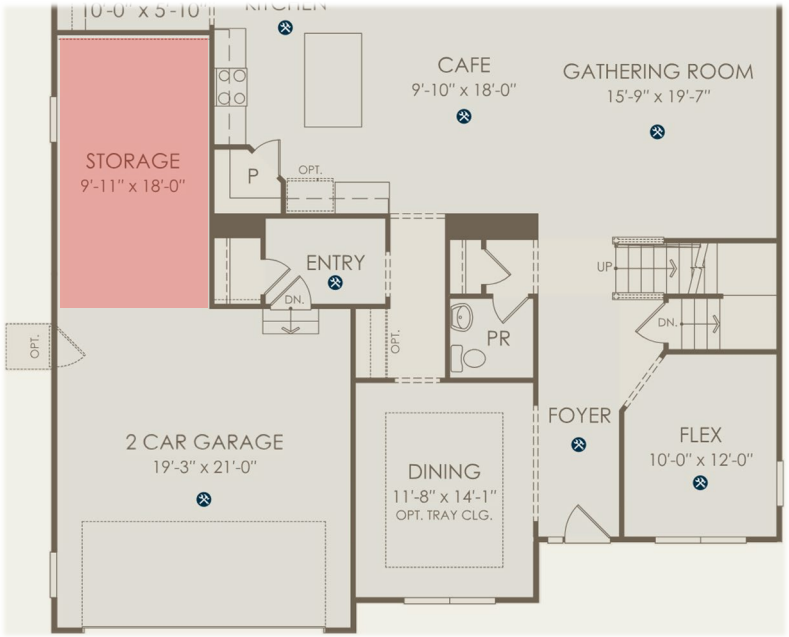
Existing Buffers

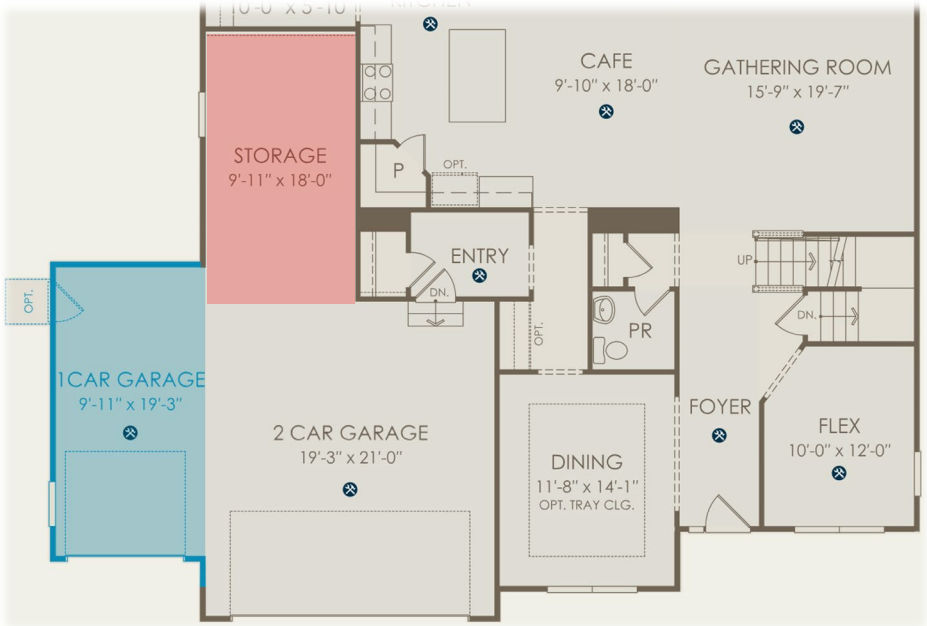
Type A Buffer Plantings

Buffer Yard Type	Planting Materials per 100 lineal feet				
	Width	Shade Trees	Evergreen Trees	Shrubs	Mound / Fence
Buffer A (small)	30 feet	3	3	10	none required
Buffer B (medium)	40 feet	4	4	10	4' tall undulating mound for at least 60% of the length of the shared Lot Line
Buffer C (large)	50 feet	5	5	20	4' tall undulating mound for at least 60% of the length of the shared Lot Line and a 6' - 8' tall opaque fence

Architectural Enhancements

Side Yard Setbacks / 3rd Car Garages





Docket Number: 2502-PUD-02 (Ord. 25-02)

Petitioner: Andmore Partners, represented by Church Church Hittle + Antrim

Site Address: 16172 Westfield Blvd.

Request: A PUD amendment to modify front setback, accessory structure, sign, and overlay district (architectural) standards for 5.76 acres +/- in the Lantern Commons Planned Unit Development (PUD).

Current Zoning: Lantern Commons Planned Unit Development (PUD) District (Ord. 21-04)

Current Land Use: Vacant

Acreage: 5.76 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 25-02
4. Concept Plan
5. Elevations and Renderings
6. Trash Enclosure Details
7. Parking Analysis

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

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PETITION HISTORY

This petition was introduced for first reading at the January 28, 2025 City Council meeting. A public hearing is scheduled for the February 3, 2024 Advisory Plan Commission Meeting. Staff has not received any public comments at this time. Text in red denote revisions and additions to this report since the February 3rd, 2025 APC meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 5.76 acres in size and is located at the northeast corner of US 31 and E 161st St (see **Exhibit 2**). The Property is currently zoned Lantern Commons Planned Unit Development (PUD) District, Area D. Adjacent land zoning districts are Lantern Commons PUD to the north, ICH PUD (Ord. 16-06) to the west (across US 31), Lantern Park PUD (15-11) to the east, and LB to the south (across 161st St).

Project Description: The petitioner is requesting a PUD amendment to modify applicable front setback, accessory structure, sign, and overlay district (architectural) standards to facilitate the development of a restaurant, a five-story hotel, and associated site improvements.

ORDINANCE DETAILS

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

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate size, location, and proportion of uses and structures, and proposed signage locations. The PUD requires substantial conformance with this Concept Plan as determined by the Director of Community Development. Staff believes that the number of parking spaces shown on the Concept Plan will sufficiently support the development. The applicant has provided a parking data table showing the projected number of hotel rooms, restaurant seats, and number of employees on the largest shift (see **Exhibit 7**). Although the parking data provided by the applicant suggests a considerable parking deficit, the number of parking spaces provided actually exceeds the number of spaces required once typical hotel occupancy and shared parking reductions are factored in, as shown in the table below. It should be noted that the parking sharing between hotel employees and restaurant employees will most likely be higher than the 20% because the largest shifts will typically not overlap.

Category		Quantity	Required Parking				Provided Parking
			UDO Parking Ratio	Spaces Required	Subtotal	Subtotal (Shared Parking) †	
Hotel (228 rooms)	Rooms	228	1 per room	160*	180	144	
	Employees on day shift	40	1 per 2 employees on day shift	20			
Restaurant (approx. 10,000 SF)	Seats	220	1 per 3 seats	73	103	82	
	Employees on primary shift	30	1 per employee on primary shift	30			
					Total	**226**	**252**

*Assuming 70% occupancy level

†Factors in 20% shared parking reduction (UDO Art. 8.14(G)(9))

Underlying Zoning: The PUD amendment will not modify the underlying zoning district. The underlying zoning for Area D will remain GB: General Business.

Permitted Uses: The proposed ordinance will not modify the permitted uses.

General Regulations: The proposed amendment modifies the front setback standard found in Sec. 6.1(A)(4) of the Lantern Commons PUD to allow a trash enclosure to be built within 50' of the south property line, in substantial compliance with the location shown on the Concept Plan. Otherwise, the amendment follows the standards of the Lantern Commons PUD (Ord. 21-04) and the underlying UDO.

The setback modification would only apply to the trash enclosure. All other development would comply with applicable setback standards.

Overlay Districts: The original Lantern Commons PUD ordinance waived the US Highway 31 Overlay District and instead applied the Architectural Design Requirements of the State Highway 31 Overlay District, replacing both the US 31 Overlay and Art. 6.3 Architectural Standards of the UDO.

The proposed ordinance waives the State Highway 32 Overlay District Architectural Design Requirements, instead requiring substantial compliance with the architectural elevations attached as an exhibit (see **Exhibit 5**).

Development Standards: As proposed, the amendment modifies the following Development Standards:

Accessory Buildings: In conjunction with the setback modification above, the proposed amendment modifies UDO Art. 6.1(H)(2) Screening of Receptacles and Loading Areas to permit a trash enclosure within the Established Front Yard of 161st St, in compliance with the Concept Plan (see **Exhibit 4**) and Trash Enclosure Exhibit (see **Exhibit 6**).

Architectural Standards: The proposed PUD Ordinance waives all applicable architectural standards. Instead, all buildings must be in substantial conformance with the architectural renderings and elevations provided (see **Exhibit 5**) and the architectural design requirements of the State Highway 32 Overlay District. Without an engineered site plan, it is difficult to determine whether the elevations exactly meet all architectural standards, however, in Staff's option, the proposed buildings exceed the quality of development intended by the SR 32 Overlay standards. Minor revisions were made to the hotel elevations. Revisions include a change in material and the addition of modulation to the north and east ("short side") facades, removal of the balconies, and subtle changes to the size and location of windows. The number of hotel rooms remains unchanged.

Sign Standards: Due to some ambiguities and peculiarities within the UDO sign code, the proposed PUD Ordinance also waives applicable signage standards. Instead, signage must generally comply with the scale and location of signage shown on the elevation exhibits provided (see **Exhibit 5**), as determined by the Director of Community Development. Because sign content cannot be regulated, this regulation applies solely to the location and scale of the sign. Sign content can change as needed as long as the new sign complies.

Severability: The proposed ordinance includes a provision stating that if any portion of the ordinance is determined to be illegal or unenforceable, then the remainder of the ordinance will remain valid and enforceable.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the "Employment Corridor" land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. Development Policies for Highway Corridors are located on p. 53 of the Comprehensive Plan. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31, (ii) Primary Arterial 2: 161st Street (iii) Secondary Arterial: Union Street, (iv) Proposed Secondary Arterial: Westfield Boulevard, (v) Proposed Local: other proposed streets internal to the development, and (vi) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

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 February 3, 2025 Plan Commission meeting. The notice of public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: This petition was introduced for first reading at the January 28, 2025 City Council meeting.

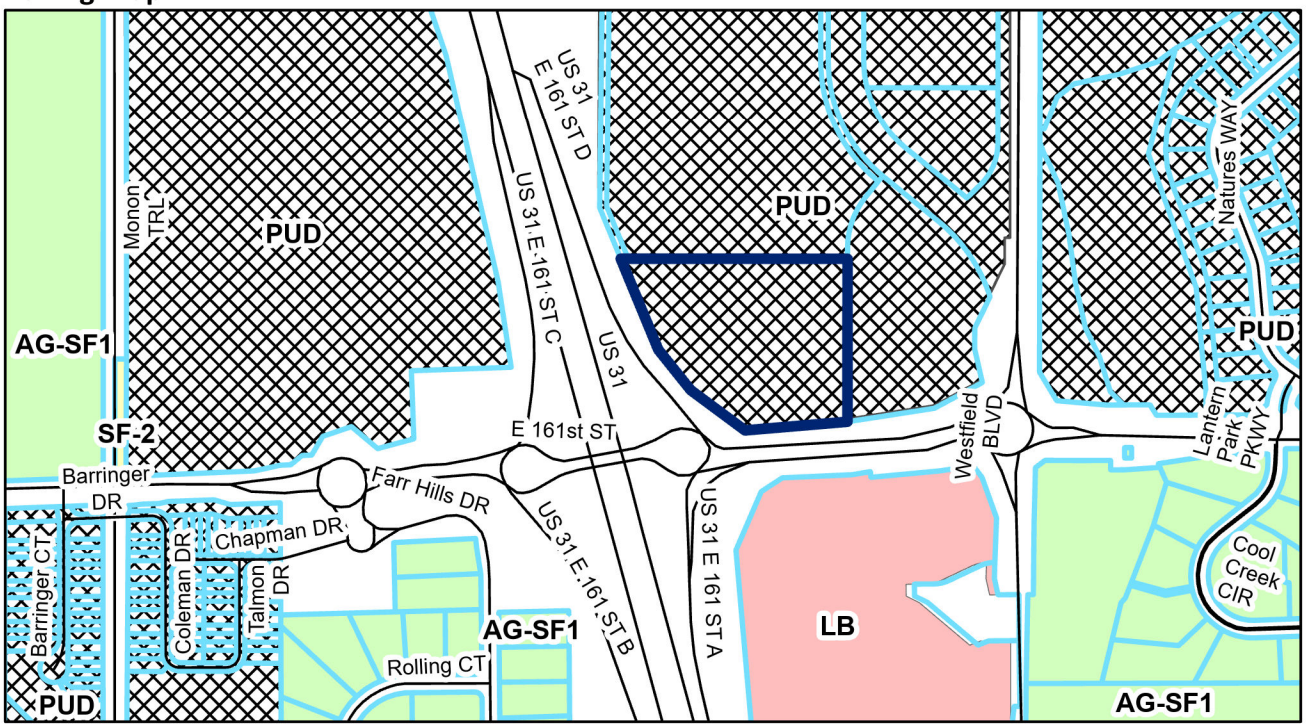
DEPARTMENT COMMENTS

1. **Action:**
    a. Vote on a recommendation at the March 3, 2025 Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.

Property Location Map
Lantern Commons Amend. II
2502-PUD-02

Aerial Location Map

Zoning Map



Legend

Subject Parcel

0 0.04 0.09 0.17 Miles

N

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

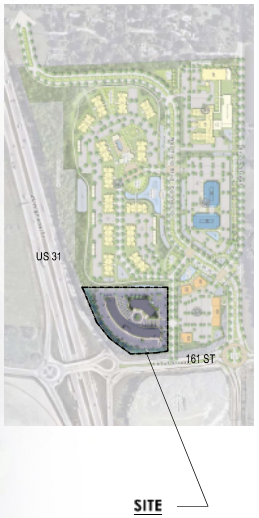
This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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.

<u>Exhibit A</u>

"Concept Plan"

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



L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

SITE PLAN

- 1 -

PUD DESIGN PACKAGE

N

FEB 27, 2025

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

ANDMORE PARTNERS
3530 Wilshire Blvd, #1855
Los Angeles, CA 90010
T : 213-788-1175
info@a-n-d-m-o-r-e.com
www.a-n-d-m-o-r-e.com

ENTRANCE SIGN							
SIGNAGE AREA AND HEIGHT ALLOWED	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	AMEND
30 SF (PER UDO 6.17.J.3) 6' HEIGHT (PER UDO 6.17.J.3)	S3	UNDER CANOPY	REVERSE CHANNEL	28'-10 1/2" X 2'-9 1/2"	80.6 SF	80.6 SF > 30 SF	V

MONUMENT SIGN							
SIGNAGE AREA ALLOWED	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	AMEND
250 SF (PER UDO 6.17.J.2.a.iii)	S1	MONUMENT	REVERSE CHANNEL + SPOTLIGHT	14' X 3'-6"	49 SF	49 SF < 250 SF	X

CENTER IN-LINE TENANT SIGNAGE									
FACADE			SIGNAGE						AMEND
NO.	LOCATION	ALLOWED SIGNAGE AREA	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	
H1	HOTEL FRONT FACADE	878 SF 439' LF X 2SF PER LF (PER UDO 6.17.J.5.a.i)	S2	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF < 878 SF	X
H2	HOTEL REAR FACADE	532.3 SF 532.3' LF X 1SF PER LF (PER UDO 6.17.J.5.a.iii)	S4	WALL	FRONT-LIT	33'-9" X 7'-6"	253.1 SF	365.6 SF < 532.3 SF	X
			S5	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF		
H3	HOTEL EAST SIDE FACADE	61.8 SF 61.8' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S6	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF > 61.8 SF	V
H4	HOTEL WEST SIDE FACADE	61.7 SF 61.7' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S7	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF > 61.7 SF	V
R1	RESTAURANT FRONT FACADE	340.2 SF 170.1' LF X 1SF PER LF (PER UDO 6.17.J.5.a.i)	S8	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 340.2 SF	X
R2	RESTAURANT EAST SIDE FACADE	61.7 SF 61.7' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S9	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 61.7 SF	X
R3	RESTAURANT EAST SIDE FACADE	64 SF 64' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S10	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 64 SF	X

INTERIOR CIRCULATION SIGN				
NO.	DESCRIPTION	LENGTH	HEIGHT	AREA
S11	ADA PARKING SIGN	1'	1'-6"	1.5 SF
S12	STOP SIGN	1'-6"	1'-6"	1.8 SF

* MAX. SIGN AREA 2 SF (PER UDO 6.17.J.4.a)
** MAX. SIGN HEIGHT 3 FT (PER UDO 6.17.J.4.b)

L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

SITE PLAN / SIGNAGE ANALYSIS

PUD DESIGN PACKAGE

FEB 27, 2025

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

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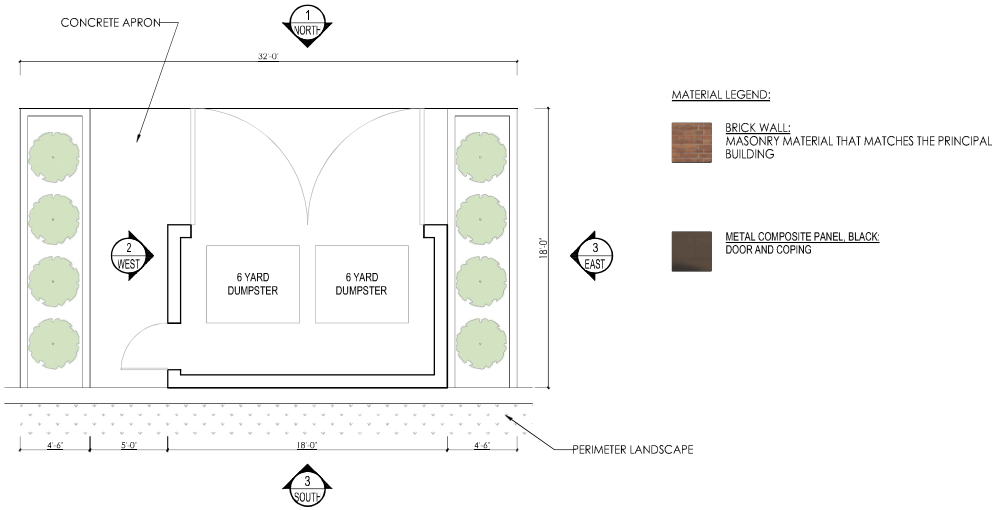
www.a-n-d-m-o-r-e.com

Exhibit B

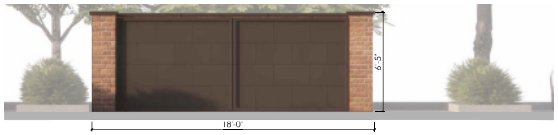
The trash enclosure details appear on the following page of this exhibit.

AERIAL VIEW 1

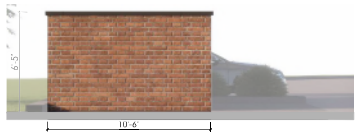
AERIAL VIEW 2



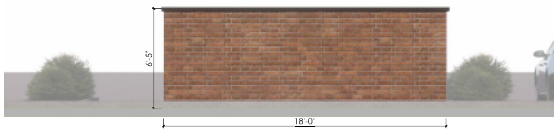
PLAN



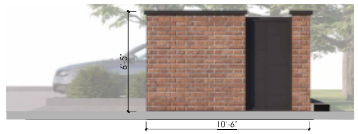
1 - NORTH ELEVATION



2 - EAST ELEVATION



3 - SOUTH ELEVATION



4 - WEST ELEVATION

L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

TRASH ROOM

PUD DESIGN PACKAGE

FEB 27, 2025

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

ANDMORE PARTNERS
3530 Wilshire Blvd, #1855
Los Angeles, CA 90010
T : 213-788-1175
info@a-n-d-m-o-r-e.com
www.a-n-d-m-o-r-e.com

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

SCALE: N/A

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Los Angeles, CA 90010
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info@a-n-d-m-o-r-e.com
www.a-n-d-m-o-r-e.com

L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

FEB 27, 2025

SCALE: N/A

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L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

FEB 27, 2025

SCALE: N/A

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www.a-n-d-m-o-r-e.com

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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3530 Wilshire Blvd, #1855
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info@a-n-d-m-o-r-e.com
www.a-n-d-m-o-r-e.com

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

N

SCALE: 1/64" = 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

FEB 27, 2025

N

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

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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

N

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

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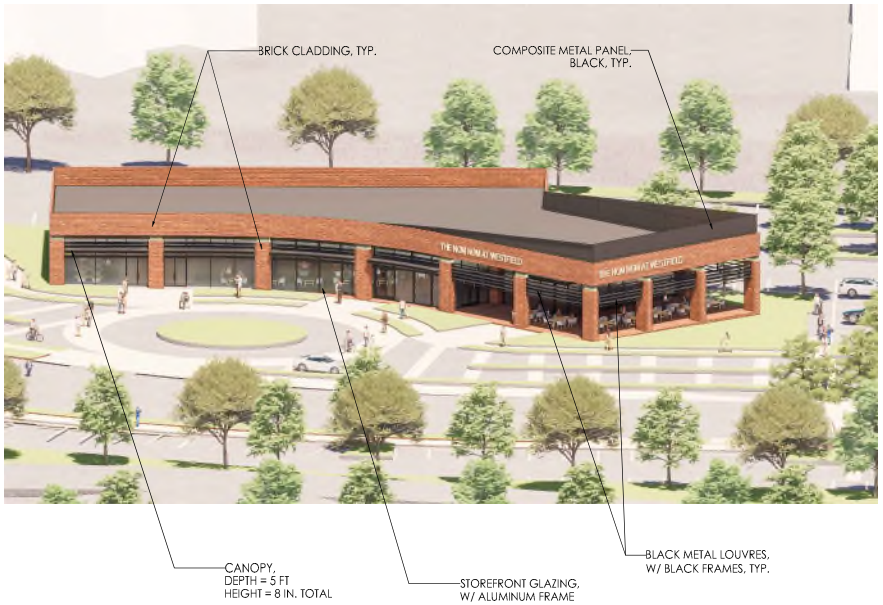
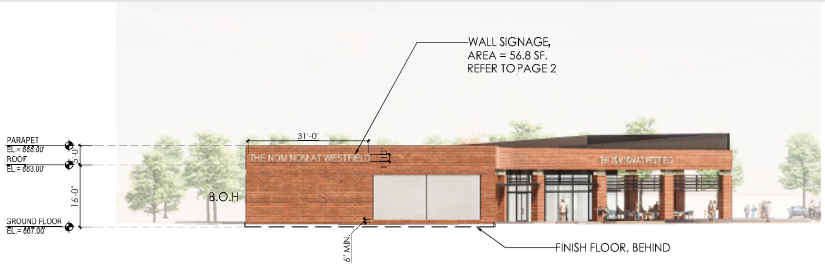


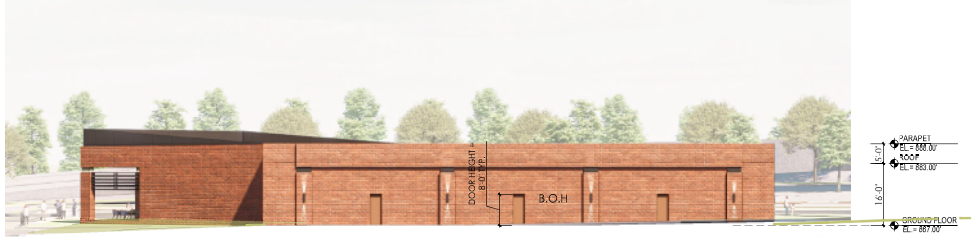
AXONOMETRIC VIEW

SOUTH-EAST ELEVATION



WEST ELEVATION

SOUTH ELEVATION
(F&B MAIN ENTRANCES)



NORTH 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 - BUILDING #2 (RESTAURANT)

PUD DESIGN PACKAGE

FEB 27, 2025

N

SCALE: 1/32" = 1'-0"

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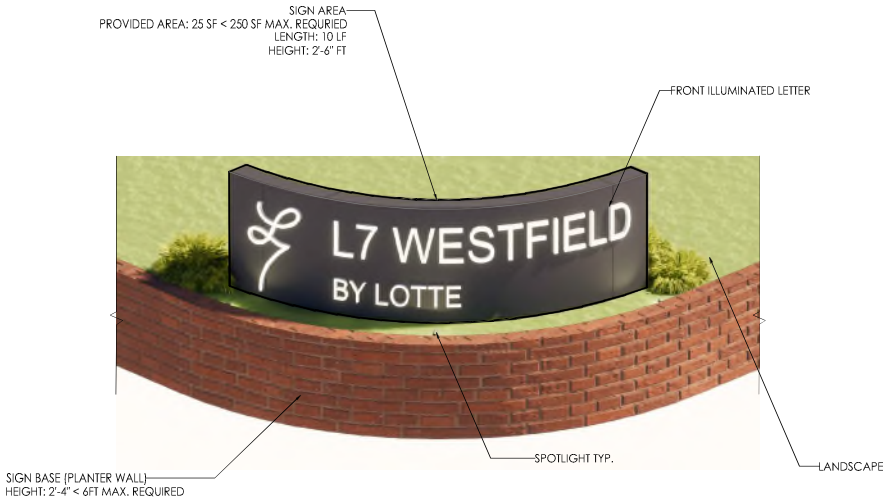
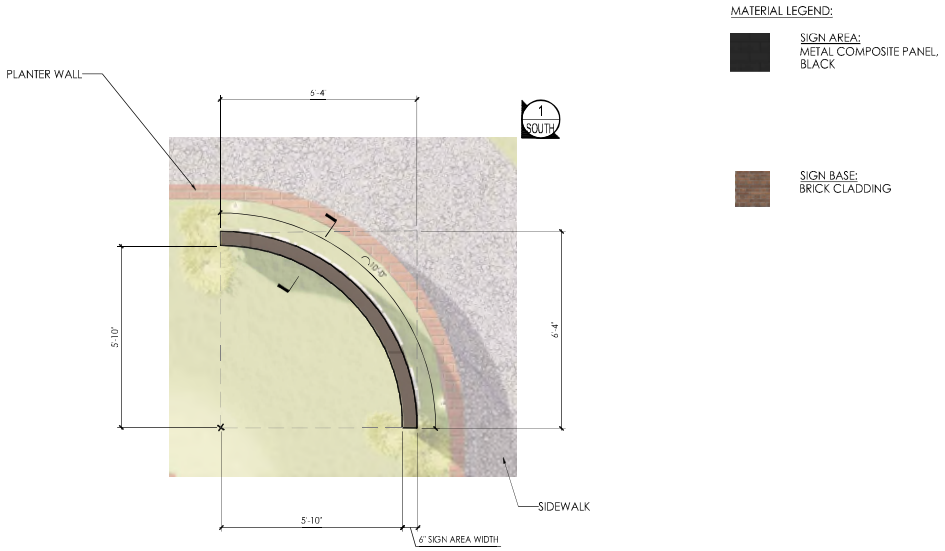
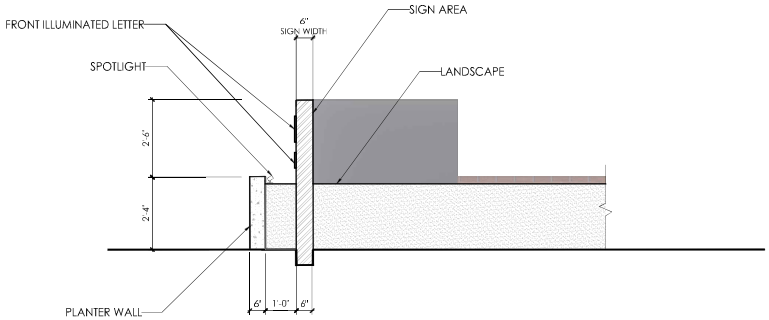


AXONOMETRIC VIEW (NTS)



PLAN VIEW

1 - SOUTH ELEVATION VIEW



2 - SECTION VIEW

L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

SIGNAGE

PUD DESIGN PACKAGE

FEB 27, 2025

N

SCALE: 1/4" = 1'-0"

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L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

SITE PLAN

PUD DESIGN PACKAGE

JAN 29TH, 2025

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

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ENTRANCE SIGN							
SIGNAGE AREA AND HEIGHT ALLOWED	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	AMEND
30 SF (PER UDO 6.17.J.3) 6' HEIGHT (PER UDO 6.17.J.3)	S3	UNDER CANOPY	REVERSE CHANNEL	28'-10 1/2" X 2'-9 1/2"	80.6 SF	80.6 SF > 30 SF	V

MONUMENT SIGN							
SIGNAGE AREA ALLOWED	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	AMEND
250 SF (PER UDO 6.17.J.2.a.iii)	S1	MONUMENT	REVERSE CHANNEL + SPOTLIGHT	14' X 3'-6"	49 SF	49 SF < 250 SF	X

CENTER IN-LINE TENANT SIGNAGE									
FACADE			SIGNAGE						AMEND
NO.	LOCATION	ALLOWED SIGNAGE AREA	NO.	TYPE	LIGHTING METHOD	DIMENSION L X H	AREA	TOTAL AREA	
H1	HOTEL FRONT FACADE	878 SF 439' LF X 2SF PER LF (PER UDO 6.17.J.5.a.i)	S2	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF < 878 SF	X
H2	HOTEL REAR FACADE	532.3 SF 532.3' LF X 1SF PER LF (PER UDO 6.17.J.5.a.iii)	S4	WALL	FRONT-LIT	33'-9" X 7'-6"	253.1 SF	365.6 SF < 532.3 SF	X
			S5	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF		
H3	HOTEL EAST SIDE FACADE	61.8 SF 61.8' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S6	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF > 61.8 SF	V
H4	HOTEL WEST SIDE FACADE	61.7 SF 61.7' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S7	WALL	FRONT-LIT	22'-6" X 5'	112.5 SF	112.5 SF > 61.7 SF	V
R1	RESTAURANT FRONT FACADE	340.2 SF 170.1' LF X 1SF PER LF (PER UDO 6.17.J.5.a.i)	S8	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 340.2 SF	X
R2	RESTAURANT EAST SIDE FACADE	61.7 SF 61.7' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S9	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 61.7 SF	X
R3	RESTAURANT EAST SIDE FACADE	64 SF 64' LF X 1SF PER LF (PER UDO 6.17.J.5.a.ii)	S10	WALL	REVERSE CHANNEL	31' X 1'-10"	56.8 SF	56.8 SF < 64 SF	X

INTERIOR CIRCULATION SIGN				
NO.	DESCRIPTION	LENGTH	HEIGHT	AREA
S11	ADA PARKING SIGN	1'	1'-6"	1.5 SF
S12	STOP SIGN	1'-6"	1'-6"	1.8 SF

* MAX. SIGN AREA 2 SF (PER UDO 6.17.J.4.a)
** MAX. SIGN HEIGHT 3 FT (PER UDO 6.17.J.4.b)

L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

SITE PLAN / SIGNAGE ANALYSIS

PUD DESIGN PACKAGE

JAN 29TH, 2025

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

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L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

FEB 27, 2025

SCALE: N/A

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L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

RENDERING

PUD DESIGN PACKAGE

FEB 27, 2025

SCALE: N/A

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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

N

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NORTH & WEST ELEVATION

MATERIAL LEGEND:

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BRICK CLADDING

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WALL/DOOR PAINT (MATCH WITH BRICK COLOR)

METAL LOUVRES

L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

ELEVATION - HOTEL

PUD DESIGN PACKAGE

FEB 27, 2025

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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

N

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

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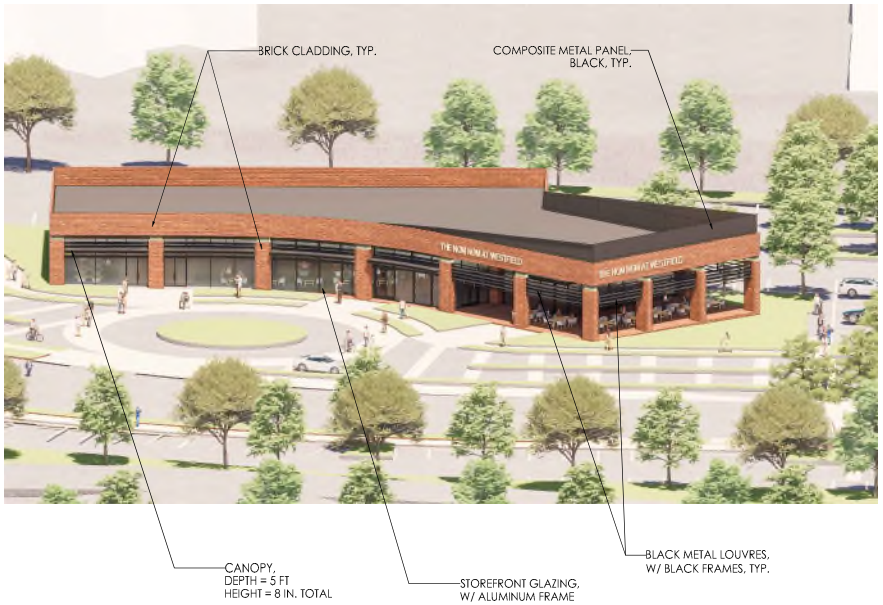
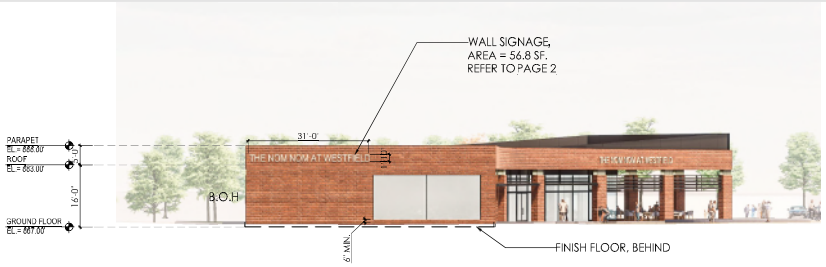


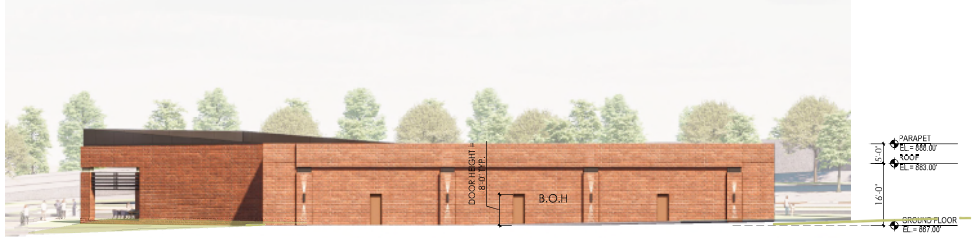
AXONOMETRIC VIEW

SOUTH-EAST ELEVATION



WEST ELEVATION

SOUTH ELEVATION
(F&B MAIN ENTRANCES)



NORTH 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 - BUILDING #2 (RESTAURANT)

PUD DESIGN PACKAGE

FEB 27, 2025

N

SCALE: 1/32" = 1'-0"

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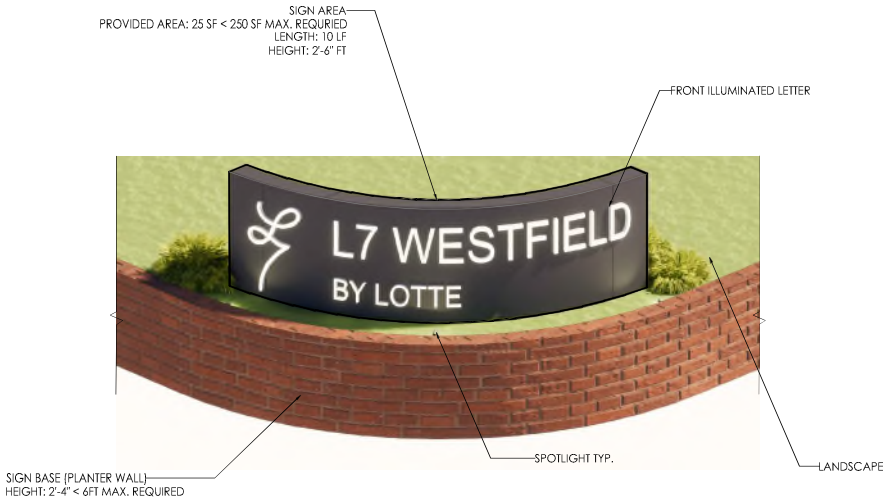
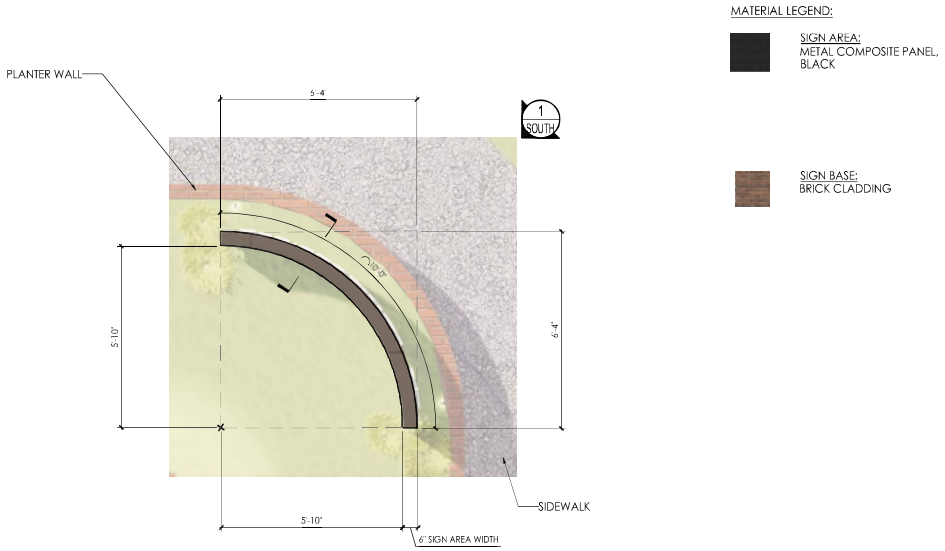
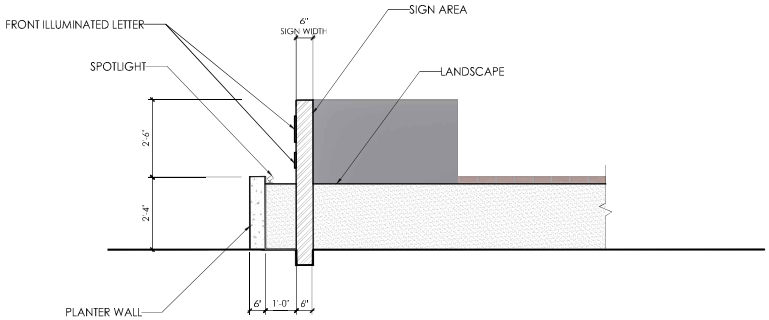


AXONOMETRIC VIEW (NTS)



PLAN VIEW

1 - SOUTH ELEVATION VIEW



2 - SECTION VIEW

L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

SIGNAGE

PUD DESIGN PACKAGE

FEB 27, 2025

N

SCALE: 1/4" = 1'-0"

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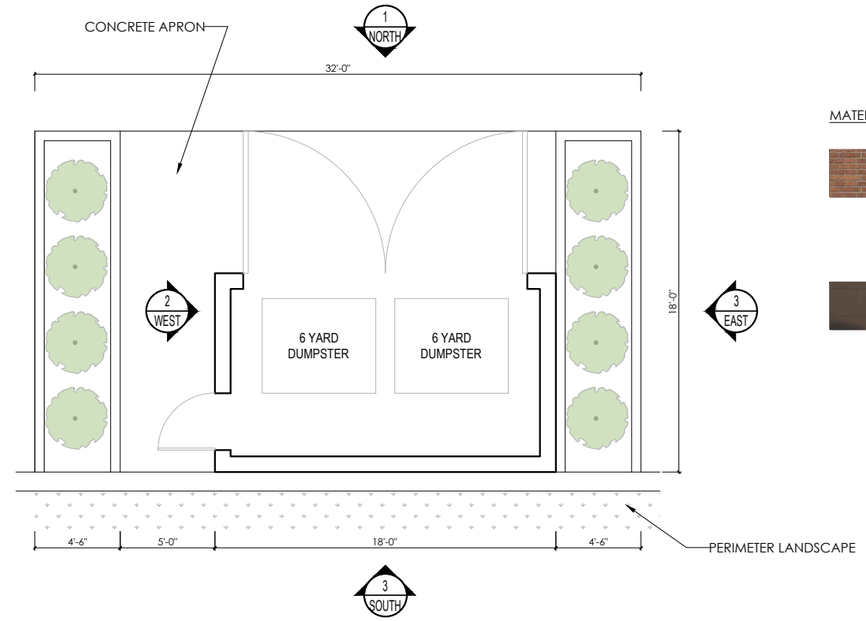
AERIAL VIEW 1

AERIAL VIEW 2

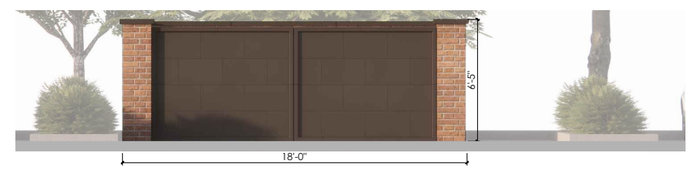


PLAN

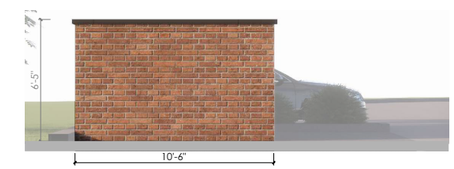
MATERIAL LEGEND:

BRICK WALL:
MASONRY MATERIAL THAT MATCHES THE PRINCIPAL BUILDING

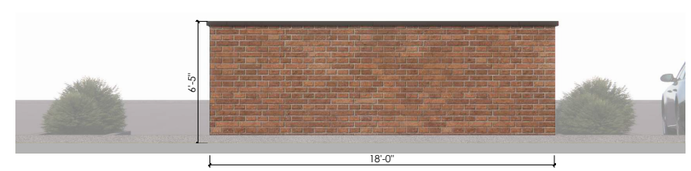
ALUMINUM METAL PANEL, MATTE BLACK:
DOOR AND COPING



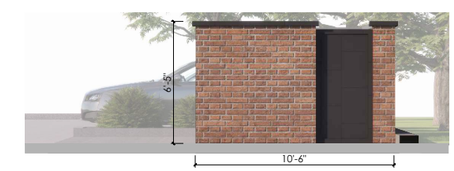
1 - NORTH ELEVATION



2 - EAST ELEVATION



3 - SOUTH ELEVATION



4 - WEST ELEVATION

L7 HOTEL BY LOTTE

@ WESTFIELD, INDIANA

TRASH ROOM

PUD DESIGN PACKAGE

DEC 16, 2024

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

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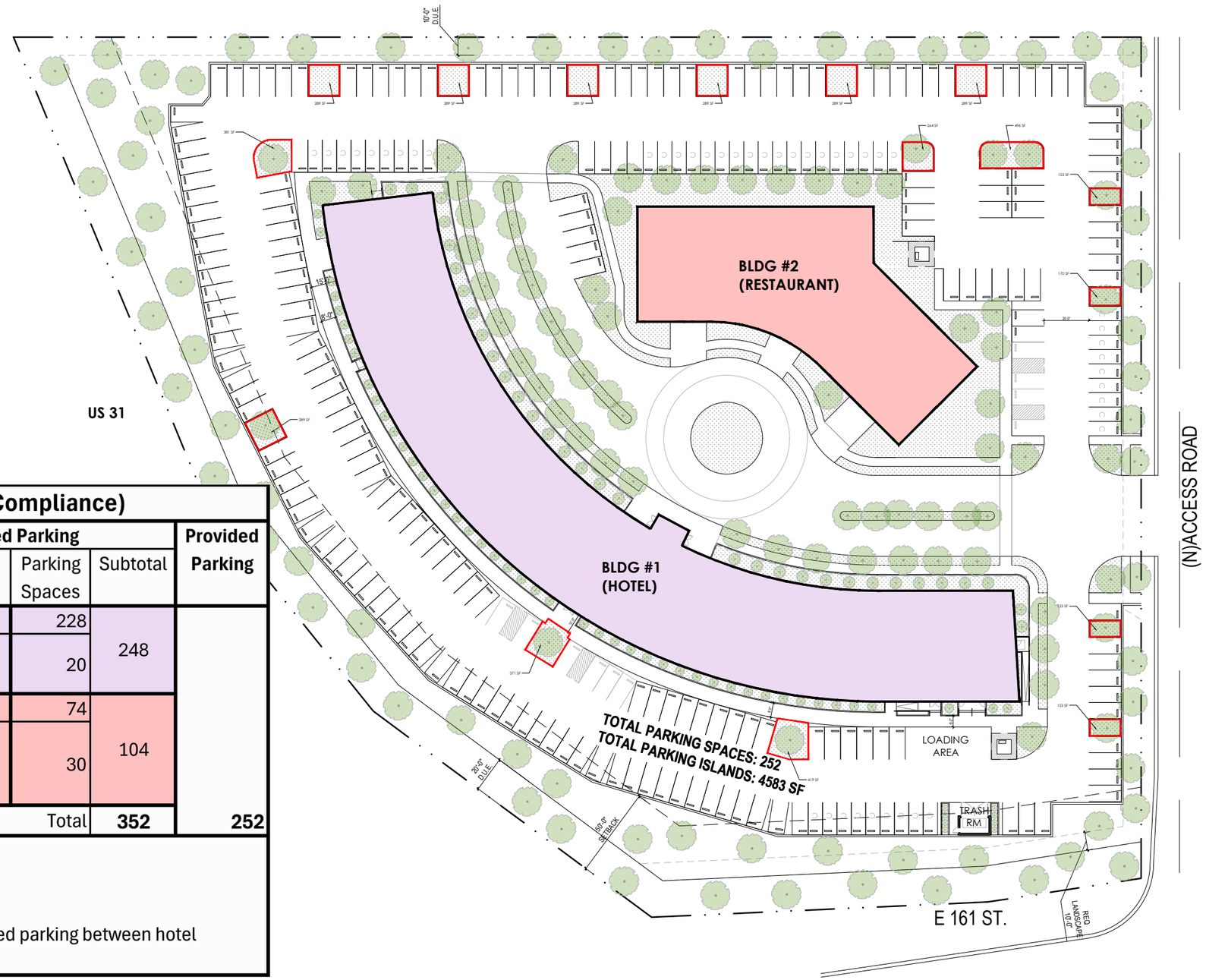

Parking Analyis (After Landscape PUD Compliance)

Category		Quantity	Required Parking: Requirement	Required Parking: Parking Spaces	Required Parking: Subtotal	Provided Parking
BLDG #1 Hotel (226 Rooms)	Room	228	1 per room	228	248	
	Employee working on day shift*	40	1 per 2 employees on day shift	20		
BLDG #2 Restaurant (approx. 10,000 SF)	Seat*	220	1 per 3 seats	74	104	
	Employee working on primary shift*	30	1 per employee on primary shift	30		
				Total	**352**	**252**

* Estimated number, subject to change based on future operations.

Note:
Based on typical 70% hotel occupancy and the use of integrated shared parking between hotel facilities and restaurant facilities within the development.

L7 HOTEL BY LOTTE
@ WESTFIELD, INDIANA

PARKING ANALYSIS

PUD DESIGN PACKAGE
JAN 29TH, 2025
SCALE: 1/64" = 1'-0"

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