



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 3/17/2025
Monday, March 17, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, March 17, 2025 at 7:00 PM
MEETING PLACE: Westfield City Services Center

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)*
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.*

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - March 3, 2025

Review Rules of Procedure

CONSENT AGENDA

2503-DDP-08

Panera DDP

222 East 175th Street.

Catalyst Design Group by CA Commercial Development requests Detailed Development Plan review of a 3,200 square foot commercial building on 2.23 acres +/- in the Austrian Pine Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2502-DDP-03

Westfield Collective (f.k.a iBeach)

750 East 181st Street.

iBeach Holding Partners LLC by Fritz Engineering requests Detailed Development Plan review of a 26,450 square-foot commercial recreational building on 3.8 acres +/- within the iBeach31 at Grand Park PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2412-DDP-37

Westfield Fire Station 85

Generally, at the southeast corner of 206th Street and Six Points Road.

City of Westfield by Etica Group requests Detailed Development Plan review of a 16,544 square-foot fire station on 6 acres +/- in the AG-SF1: Agricultural / Single-family Rural District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

ITEMS OF BUSINESS

No items of business.

WORKSHOP

No Workshop 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



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 3/3/2025
Monday, March 3, 2025 at 7:00 PM

OPENING OF REGULAR MEETING

7:00PM

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Omar Khan.

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

City Staff Present Virtually: None.

Legal Counsel Present: Kristine Gordon with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

Approval of Minutes - February 18, 2025

Motion: Approve

By: Robert Horkay

Seconded: Victor MCCarty

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

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)

[YouTube Time: 2:03](#)

Staff presentation

Motion: Approve

By: Mark Keen

Seconded: Chris Woodard

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 3:12](#)

Staff presentation

Motion: Favorable Recommendation to City Council

By: Chris Woodard

Seconded: Victor MCCarty

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

No: None

Recused: William Bunkowfst

Motion Determination: Passed

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)

[YouTube Time: 12:21](#)

Staff presentation / Petitioner Presentation

Motion: Favorable Recommendation to City Council
By: William Bunkowfst
Seconded: Ryan Mooney

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Chris Woodard
No: None
Abstain: None

Motion Determination: Passed

**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)

[YouTube Time: 22:48](#)

Staff presentation

Motion: Favorable Recommendation to City Council
By: Victor MCCarty
Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Chris Woodard
No: None
Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

No items.

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-27

Park + Poplar Planned Unit Development (PUD)

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(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

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(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2501-PUD-01

Grand Millennium Center, Planned Unit Development (PUD) Amendment IV (Ord. 24-71)

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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

[YouTube Time: 26:45](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

7:32PM

Motion: Adjourn

By: Victor MCCarty

Seconded: William Bunkowfst

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

No: None

Abstain: None

Motion Determination: Passed



Petition Number: 2503-DDP-08

Project Name: Panera

Subject Property: 222 E 175th Street (the "Property")

Request: Catalyst Design Group by CA Commercial Development requests Detailed Development Plan review for a 3,200 square foot restaurant on 2.23 acres +/- in the Austrian Pine PUD District

Current Zoning: Austrian Pine PUD (Ord. 19-12)

Current Land Use: Undeveloped

Approximate Acreage: 2.23 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations & Renderings
5. Landscape Plan

Staff Reviewer: Daine Crabtree, Current Planning Manager

DEVELOPMENT PLAN (Article 10.7(H) of the UDO):

The plans comply.

- 1) 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.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) 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.
- 5) 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.
- 6) 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.



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

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 compliant with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) 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.
- 21) 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.

AUSTRIAN PINE PUD (ORD. 19-12) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

- 22) Section 3: Concept Plan
- 23) Section 4: Illustrative Layout
- 24) Section 5: Character Exhibit
- 25) Section 7: Permitted Uses
- 26) Section 8: General Regulations
 - a) Minimum Lot Frontage: 0 feet
 - b) Minimum Lot Area: No Minimum
 - c) Minimum Lot Width: No Minimum
 - d) Minimum Setback Lines
 - i) Front Yard – State Road 32/Midland Trace Trail Corridor: 0 feet
 - ii) Front Yard – Austrian Pine Way: 30 feet
 - iii) Side Yard (internal): 0 feet
 - iv) Side Yard (abutting district perimeter): 20 feet
 - v) Rear Yard (internal): 0 feet
- 27) Section 9: Overlay Districts
 - a) Building Height Standards
 - b) Mechanical/Utility Meter Screening
- 28) Section 10: Development Standards
 - a) Accessory Buildings
 - b) Architectural Standards
 - c) Landscaping Standards
 - i) External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.

29) Section 12: Design Standards

- a) The Midland Trace Trail shall be dedicated to the City as a twenty (20) foot wide block along 175th Street at the time of Secondary Plat approval.

Comment: This has already been established. Compliant.

- b) A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor or the Midland Trace Trail. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

Comment: This pocket park has already been established on the OrthoIndy property.

STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)

The plans comply.

30) Permitted Uses

31) Access Control Requirements

32) Setback Requirements:

- a) Maximum Setback: 120' from ROW line.
- b) Minimum Setback: 30' from ROW line. Signs shall be located a minimum of 30' from the State Highway 32 ROW line.

33) Accessory Buildings

34) Building Height Requirements:

- a) Maximum Building Height: No Maximum
- b) Minimum Building Height: 18'
- c) Multiple Stories Encouraged

35) Building Size Requirements

- a) Minimum Gross Floor Area: 5,000 square feet

Comment: Supersdsd by Ord. 19-12 which sets forth a minimum 4,000 Square Foot developed space, which may include up to 1,000 square feet of hardscaped outdoor seating, pergolas, public art, artistic landscaping and amenities.

- b) Maximum Gross Floor Area: No maximum

36) Architectural Design Requirements:

- a) General Design Theme Standards

b) Building Elevations

i) Defined Base/Foundation

ii) Offsets: Building Facades which are ninety (90) feet or greater in length, shall be designed with offsets, projecting or recessed, at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.

iii) Openings

iv) Gutters and Downspouts

v) Roofs

vi) Main Entrances

vii) Windows

viii) Awnings

ix) Drive-thrus and Fueling Stations

x) Building Materials

xi) Accessory Buildings

37) Trail Corridor Requirements:

a) Trail Corridor Design Standards

b) Trail Corridor Plantings

c) Trail Corridor Mounds/Berms

38) Miscellaneous Requirements:

a) Loading Berths

b) Mechanical Equipment

c) Walls and Fencing

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

39) Accessory Use and Building Standards (Article 6.1)

40) Architectural Standards (Article 6.2)

41) Building Standards (Article 6.4)

42) Height Standards (Article 6.6)

43) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

2.22 Acre Site	Shade Trees (10 per acre)	Ornamental/Evergreen Trees (10 per acre)	Shrubs (25 per acre)
Required	22	22	56
Shown	22	25	114
Remaining	X	X	X

b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers.

Plant materials shall also 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.

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

c) External Street Frontage Plantings: Shall not apply per Ord. 19-12.

d) Parking Area Landscaping

i) Interior Parking Area Islands

ii) Perimeter Parking Area Landscaping

44) Lighting Standards (Article 6.9)

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Parking and Loading Standards (Article 6.14)

48) Setback Standards (Article 6.16)

49) Vision Clearance Standards (Article 6.19)

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.



- 51) Block Standards (Article 8.1)
- 52) Easement Standards (Article 8.3)
- 53) Monument and Marker Standards (Article 8.5)
- 54) Open Space and Amenity Standards (Article 8.6)
- 55) Pedestrian Network Standards (Article 8.7)
- 56) Storm Water Standards (Article 8.8)
- 57) Street and Right-of-Way Standards (Article 8.9)
- 58) Street Light Standards (Article 8.10)
- 59) Street Sign Standards (Article 8.11)
- 60) Surety Standards (Article 8.12)
- 61) Utility Standards (Article 8.13)

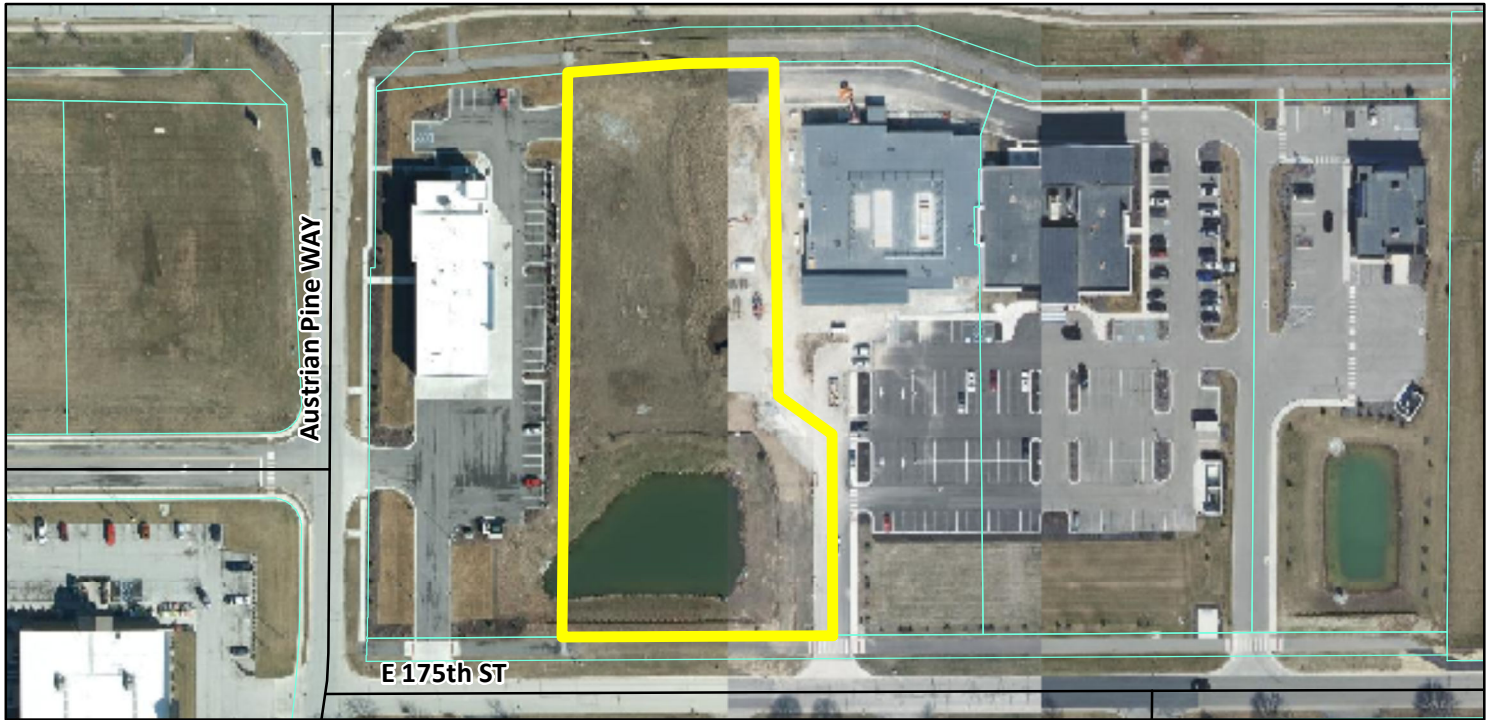
Requested Action: Approve 2503-DDP-08 with the following condition:

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

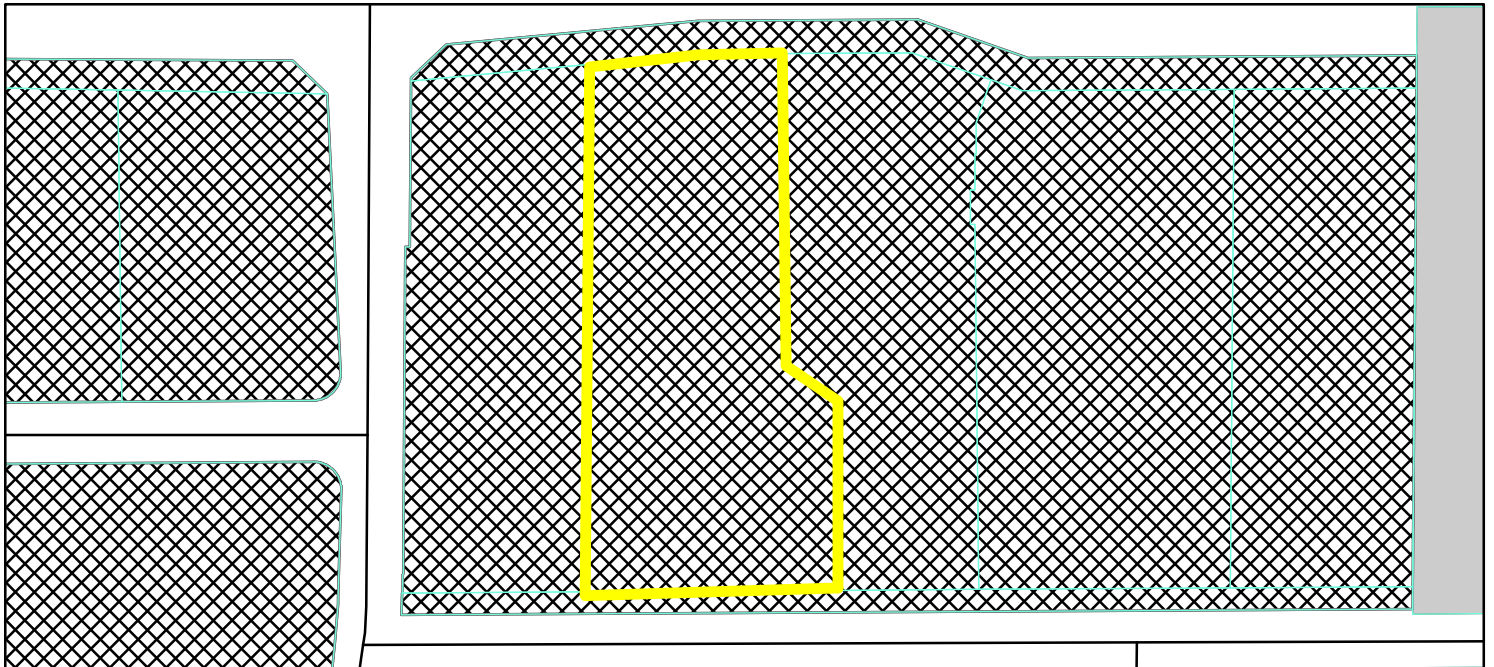
If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov

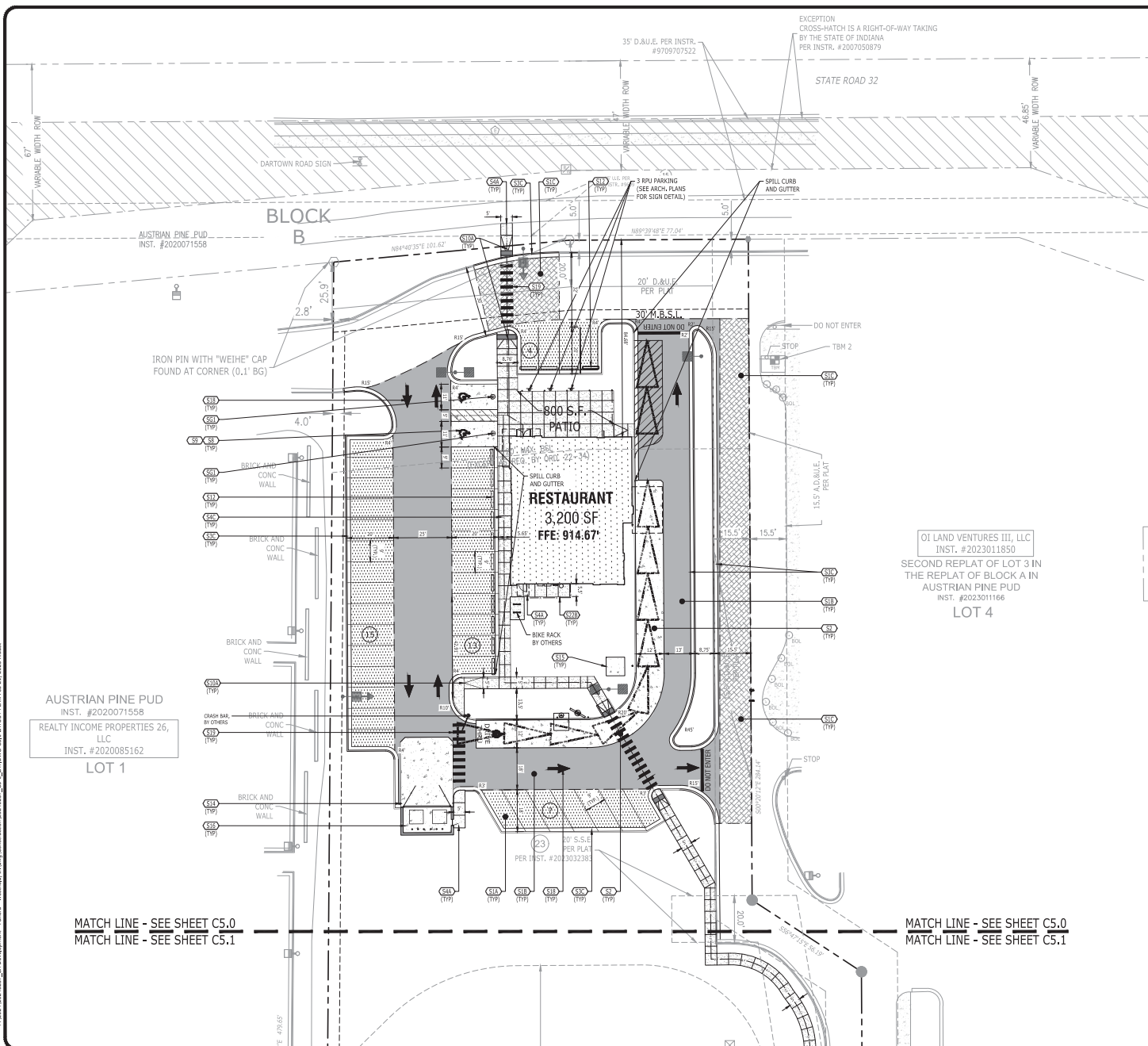
Aerial Location Map

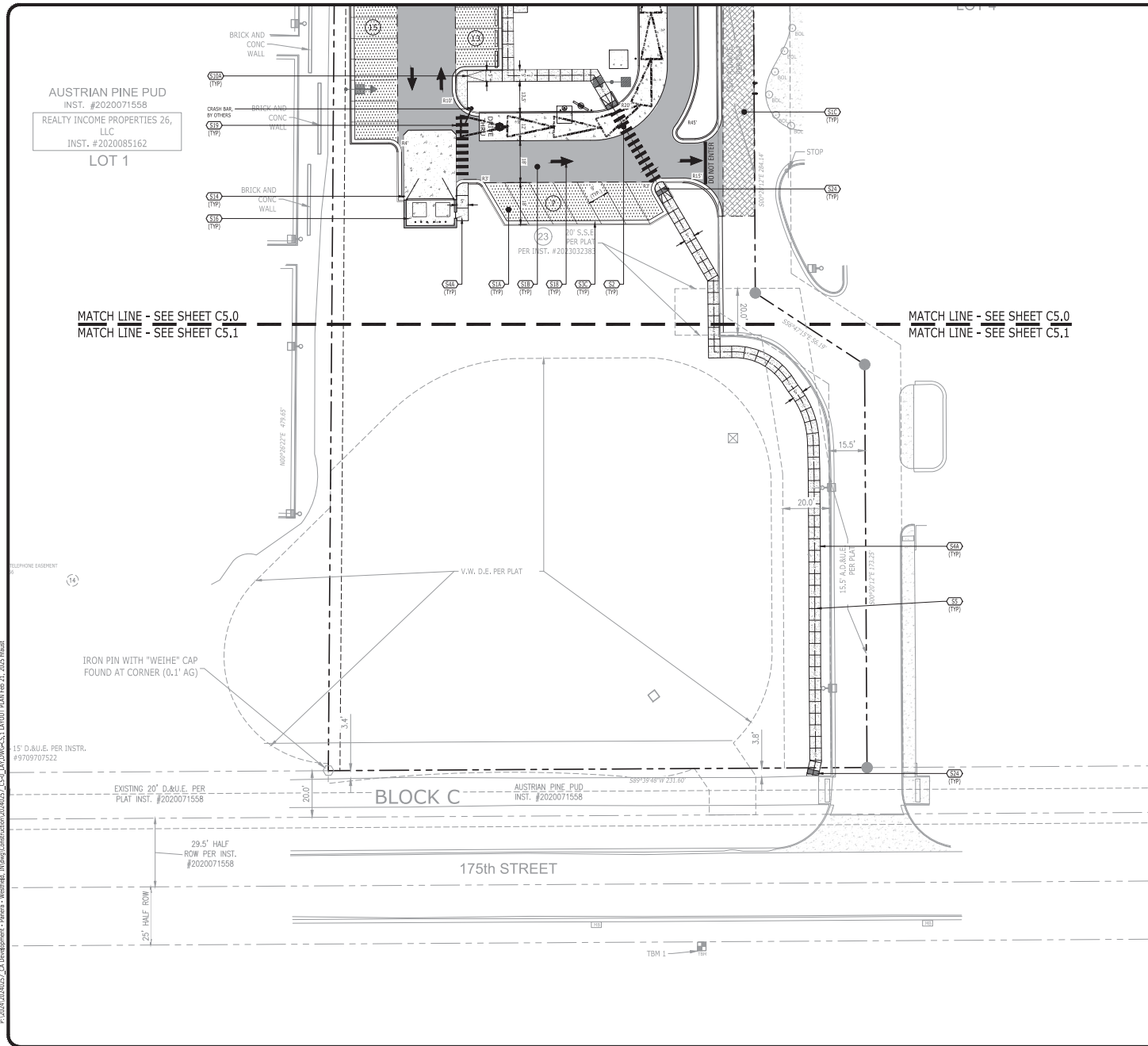
 Site



Zoning Map



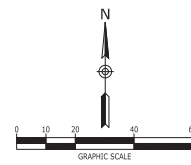




SITE LAYOUT KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S1A	ASPHALT PAVEMENT - LIGHT DUTY	01 / CR.0
S1B	ASPHALT PAVEMENT - HEAVY DUTY	01 / CR.0
S1C	ASPHALT PAVEMENT - OVERLAY	11 / CR.0
S2	CONCRETE PAVEMENT	02 / CR.0
S2A	CONCRETE CURB & GUTTER	03 / CR.0
S2B	CONCRETE SIDEWALK AT CURB & GUTTER	04 / CR.0
S2C	CONCRETE SIDEWALK JOINTS	06 / CR.0
S2D	ACCESSIBLE SYMBOL	07 / CR.0
S2E	ACCESSIBLE PARKING SPACE	08 / CR.0
S2F	ACCESSIBLE RAMP	10 / CR.0
S2G	CONCRETE WHEELSTOP	12 / CR.0
S2H	BOLLARD	01 / CR.1
S2I	UTILITY PAD	02 / CR.1
S2J	CONCRETE DUMPSTER PAD	SEE ARCH PLANS
S2K	DIRECTIONAL ARROWS	03 / CR.1
S2L	PEDESTRIAN CROSSWALK	04 / CR.1
S2M	SCREEN FENCE	BY OTHERS
S2N	PAINTED STOP BAR (2)	05 / CR.1
S2O	DETECTABLE WARNING	03 / CR.2

SITE SIGNAGE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
S3A	ACCESSIBLE PARKING SIGN IN BOLLARD	09 / CR.0
S3B	STOP SIGN	06 / CR.1

LEGEND	
BUILDING	
CONCRETE PAVEMENT	
CONCRETE SIDEWALK	
HEAVY DUTY PAVEMENT	
LIGHT DUTY PAVEMENT	
PAINTED STRIPE	
CONCRETE CURB	
CENTERLINE	
TACTILE WARNING	



CA COMMERCIAL DEVELOPMENT
3805 EDWARDS RD.
ROCKWOOD
TOWNSHIP, IN 46788
CITY OF INDIANA
416.632.2700



PANERA - WESTFIELD, IN
222 E 175TH STREET
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

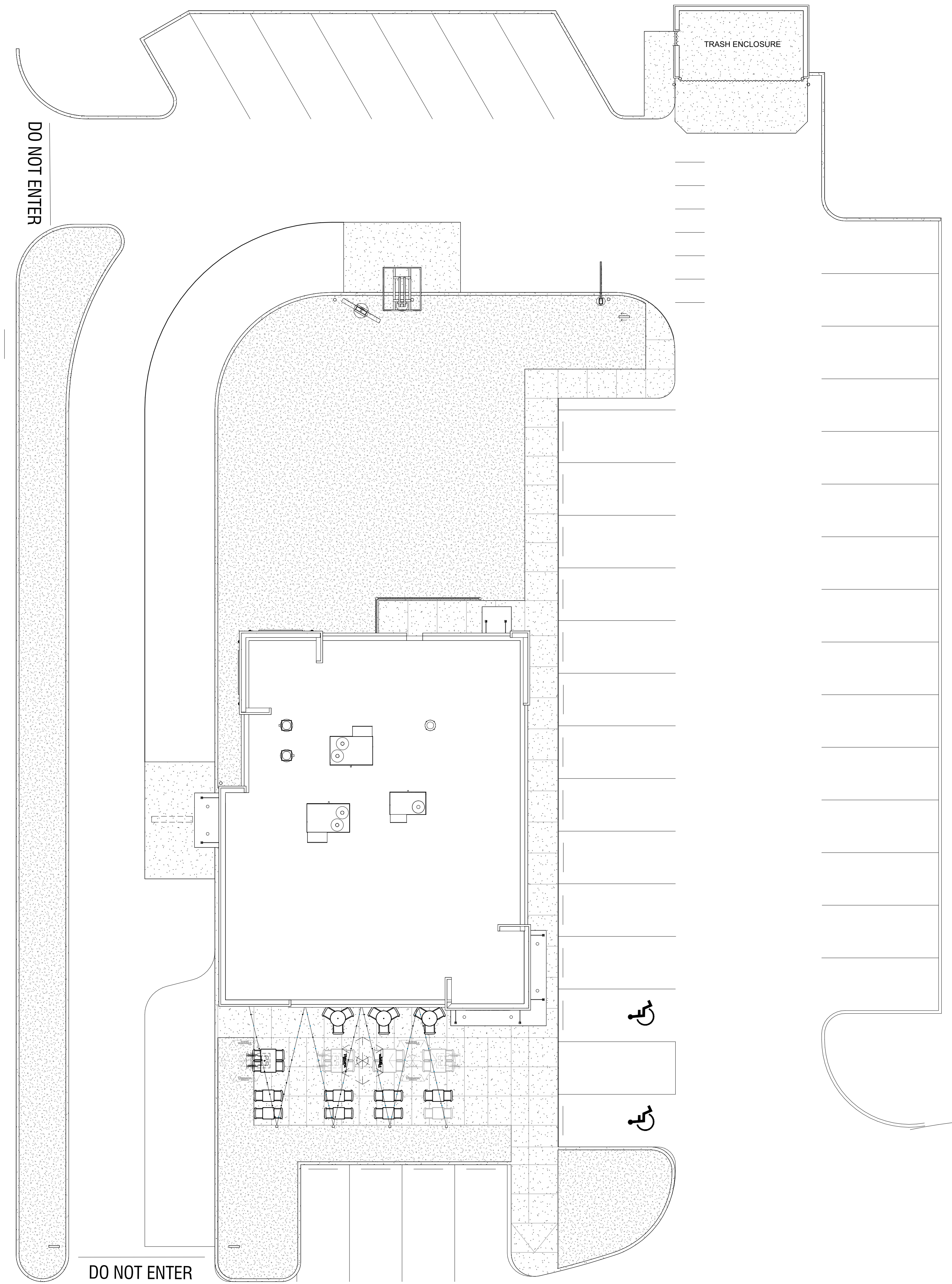
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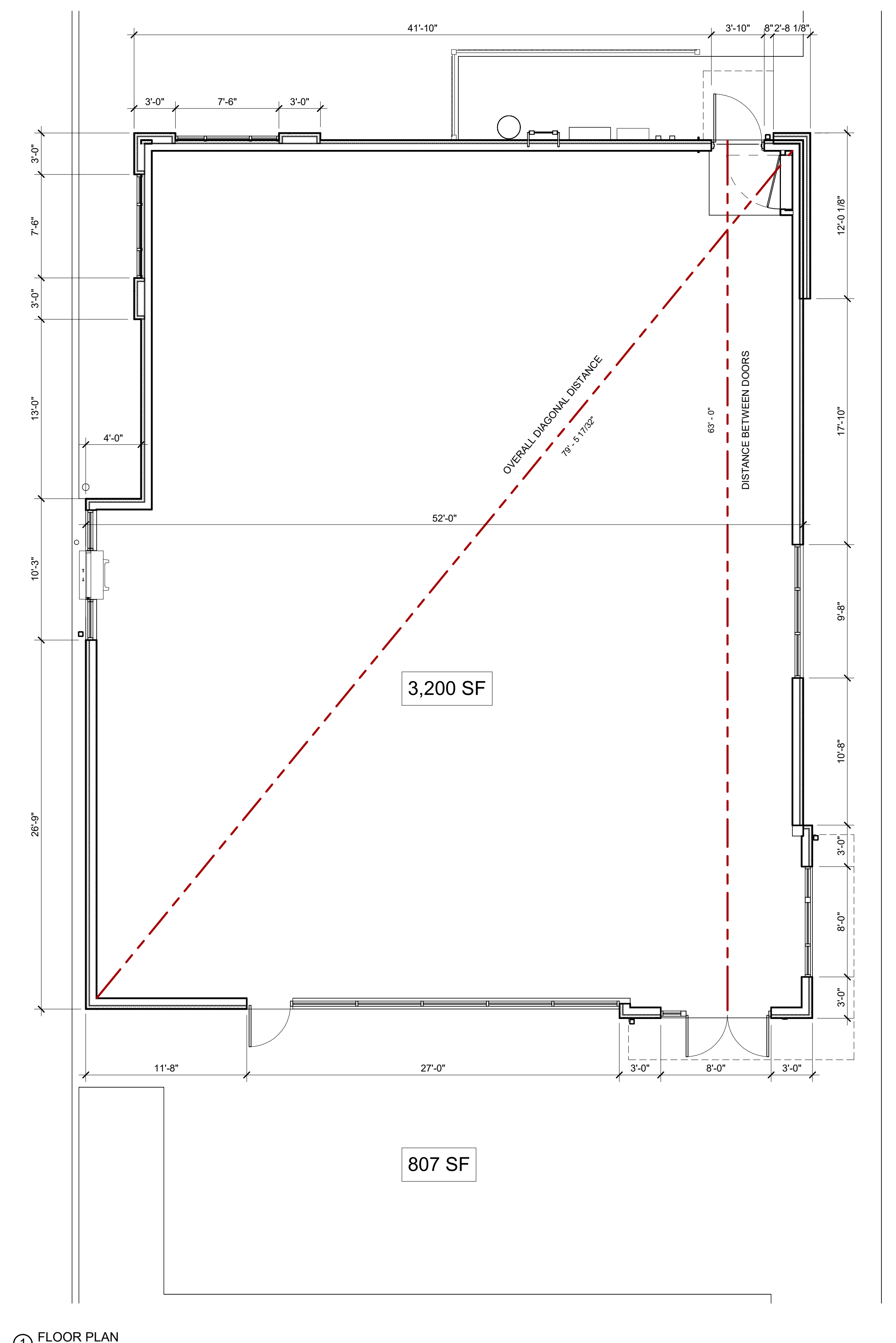
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LAYOUT PLAN

PROJECT NUMBER
20240257

DRAWING NUMBER
C5.1

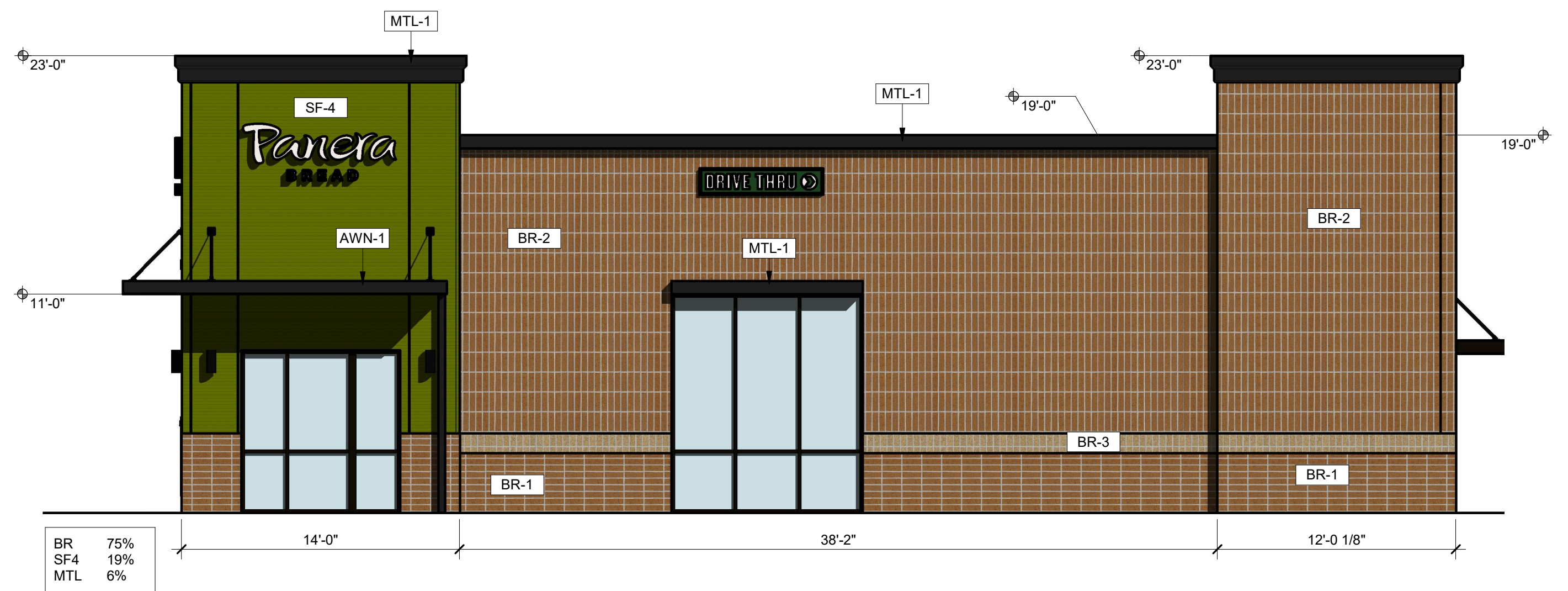








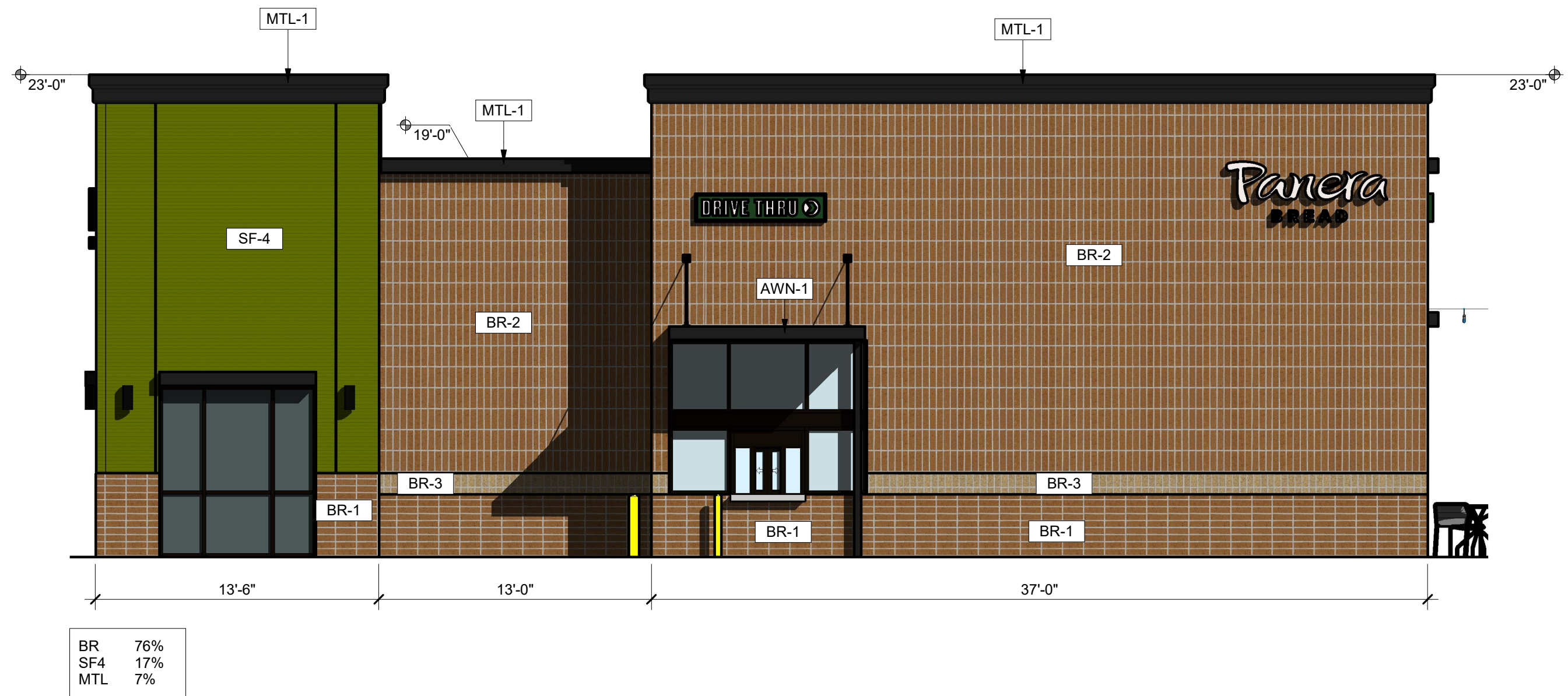
① NORTH ELEVATION - COLOR
3/16" = 1'-0"



② WEST ELEVATION - COLOR
3/16" = 1'-0"



③ SOUTH ELEVATION - COLOR
3/16" = 1'-0"



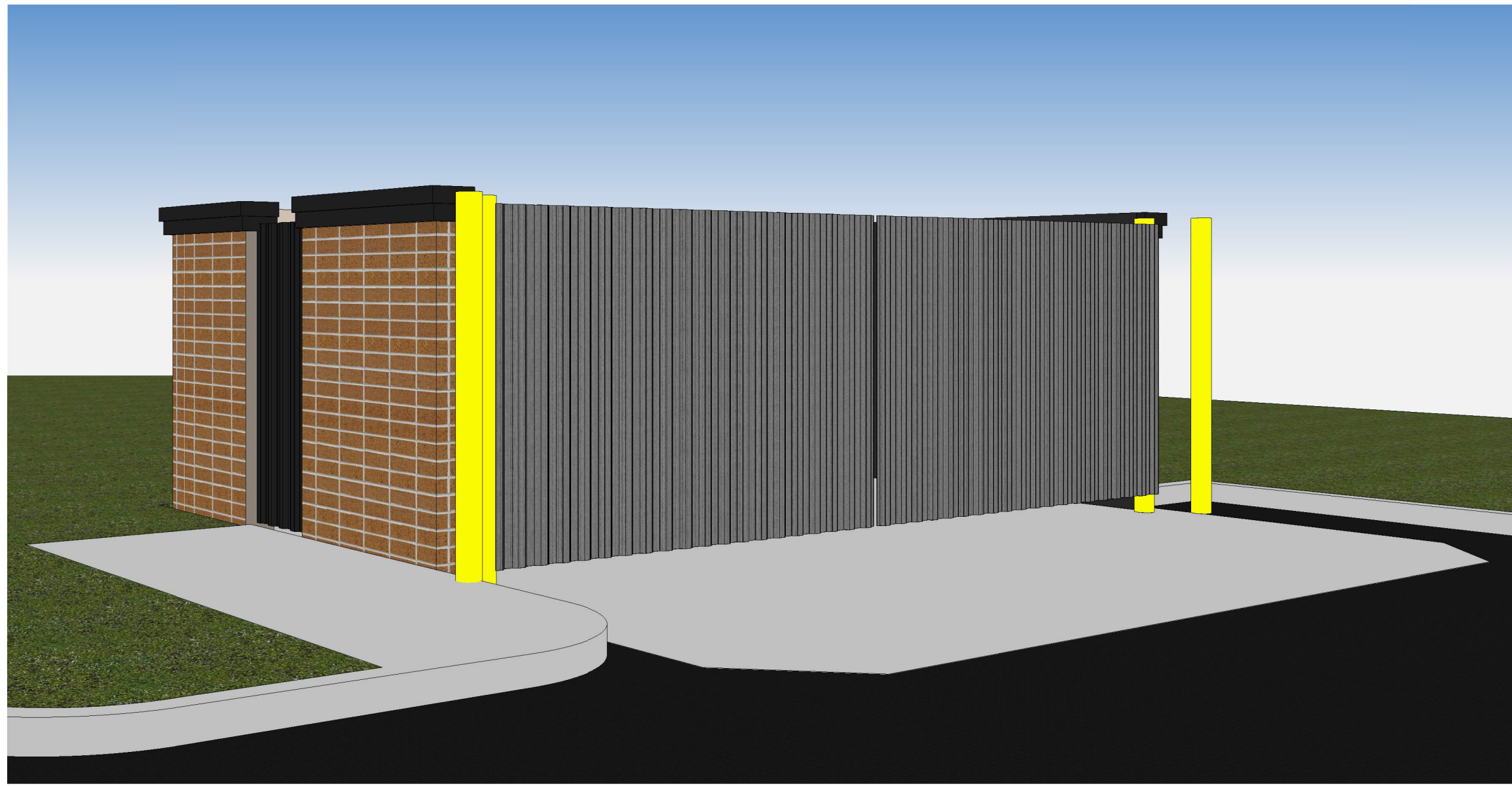
④ EAST ELEVATION - COLOR
3/16" = 1'-0"

EXTERIOR FINISH SCHEDULE				
MARK	MATERIAL	MFG	COLOR	COMMENTS
AWN-1	PREFINISHED MTL CANOPY W/ TIE RODS	API	DARK BRONZE	INCLUDE LIGHTING IN UNDERSIDE. UNDERSIDE TO MATCH CANOPY. CANOPY TO DRAIN TO STORM
BR-1	THIN BRICK VENEER (STACKED BOND)	MCNEAR BRICK & BLOCK	SANTIAGO CREATIVE MATERIALS BLEND	THIS PRODUCT COORDINATES WITH THE TABS SYSTEM. UTILITY SIZE. EXTERIOR: INSTALL BRICK USING LOW VOC HEAVY DUTY CONSTRUCTION ADHESIVE. GROUT: LATICRETE. MVIS POINTING MORTAR 58 TERRACOTTA. DO NOT USE THE TABS SYSTEM IN THE INTERIOR PORTION ONLY.
BR-2	THIN BRICK VENEER (SOLDIER BOND)	MCNEAR BRICK & BLOCK	SANTIAGO CREATIVE MATERIALS BLEND	THIS PRODUCT COORDINATES WITH THE TABS SYSTEM. UTILITY SIZE. EXTERIOR: INSTALL BRICK USING LOW VOC HEAVY DUTY CONSTRUCTION ADHESIVE. GROUT: LATICRETE. MVIS POINTING MORTAR 58 TERRACOTTA. DO NOT USE THE TABS SYSTEM IN THE INTERIOR PORTION ONLY.
BR-3	THIN BRICK VENEER (SOLDIER BOND)	ENDICOTT	GOLDEN BUFF	THIS PRODUCT COORDINATES WITH THE TABS SYSTEM. UTILITY SIZE. EXTERIOR: INSTALL BRICK USING LOW VOC HEAVY DUTY CONSTRUCTION ADHESIVE. GROUT: LATICRETE. MVIS POINTING MORTAR 58 TERRACOTTA. DO NOT USE THE TABS SYSTEM IN THE INTERIOR PORTION ONLY.
DSP-1	PREFINISHED DOWNSPOUT AND SCUPPER	TBD	BLACK	
MTL-1	METAL EYEBROW AND CORNICE	DUROLAST	DARK BRONZE	
SF-2	UTILITY SCREEN / TRASH GATE	TREX	PEBBLE GREY	
SF-4	RIBBED CEMENTITIOUS PANEL	NICHIHA	MATCH PMS 2307 C	RIBBED PANEL. MATTE FINISH

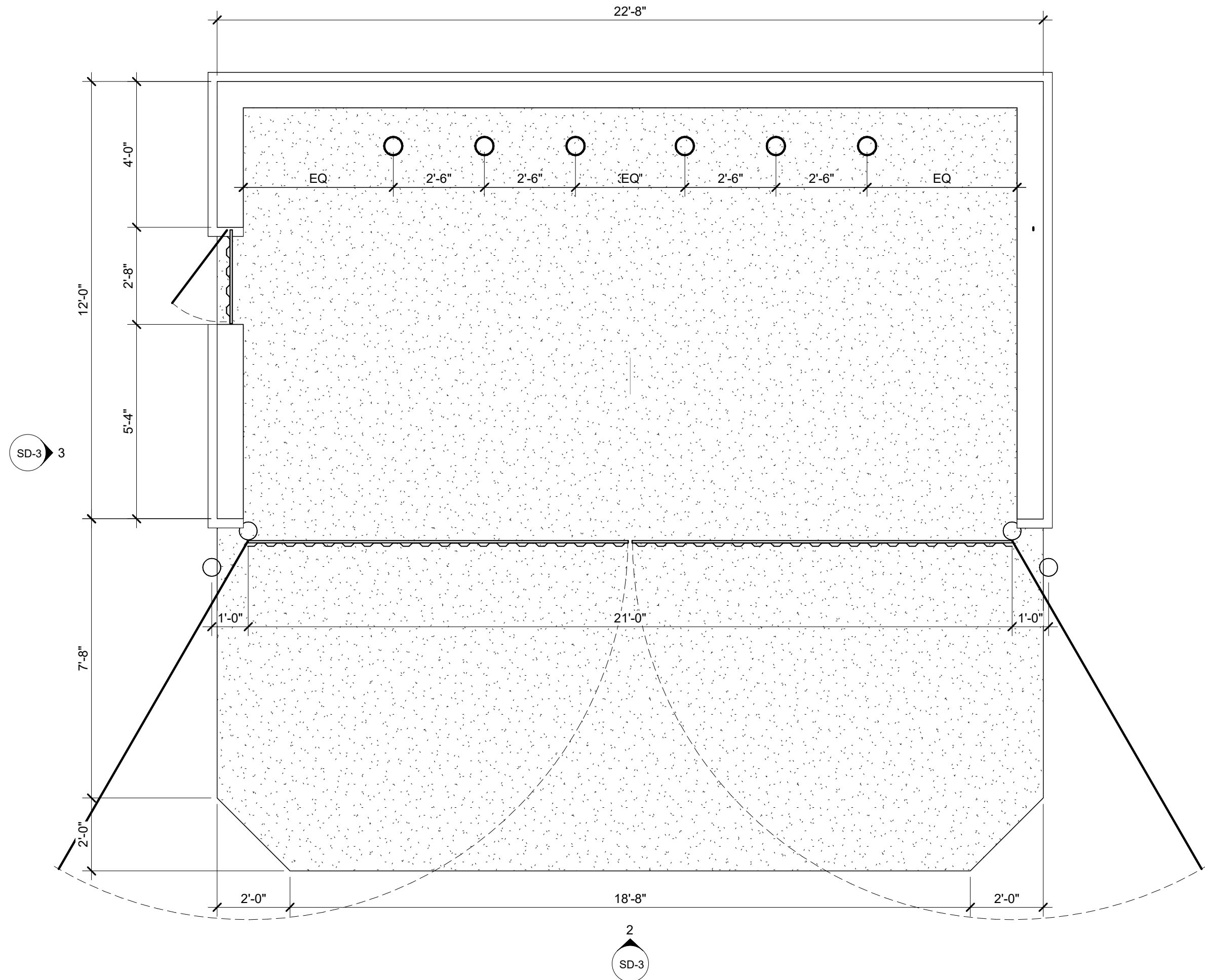


PANERA BREAD | WESTFIELD, IN

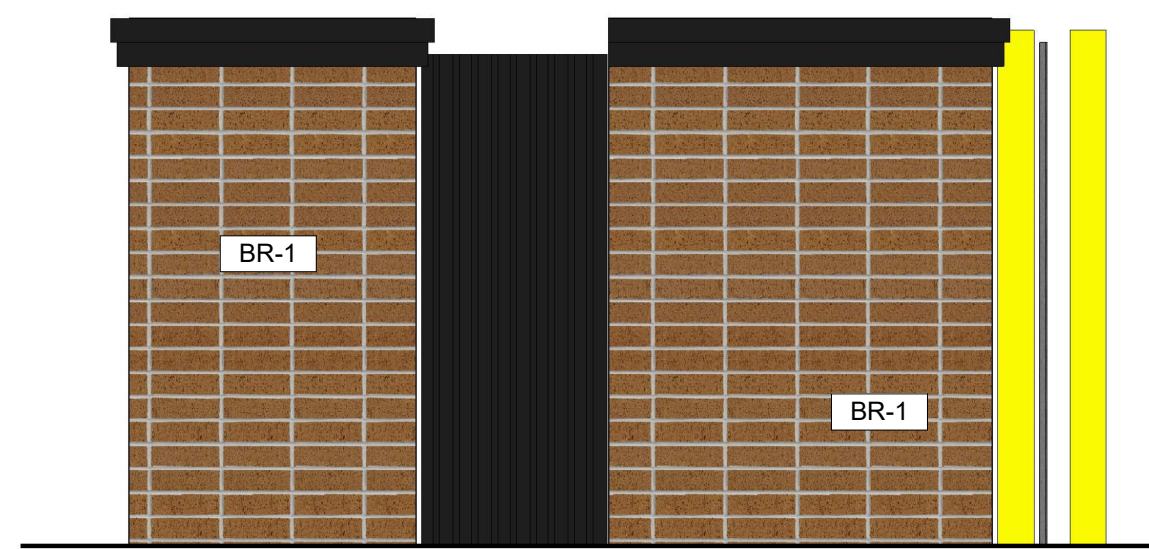




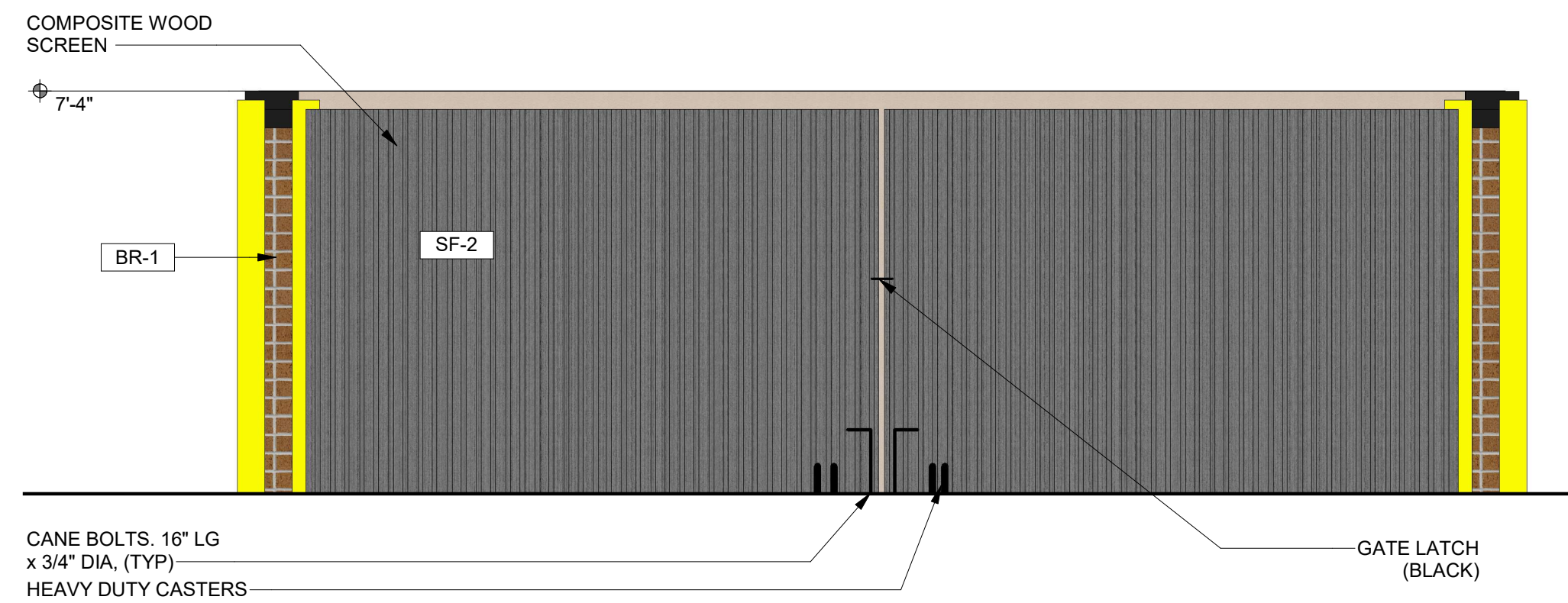
④ TRASH ENCLOSURE



① TRASH ENCLOSURE - PLAN Copy 1
3/8" = 1'-0"



③ SD - TRASH ENCLOSURE - SIDE
3/8" = 1'-0"



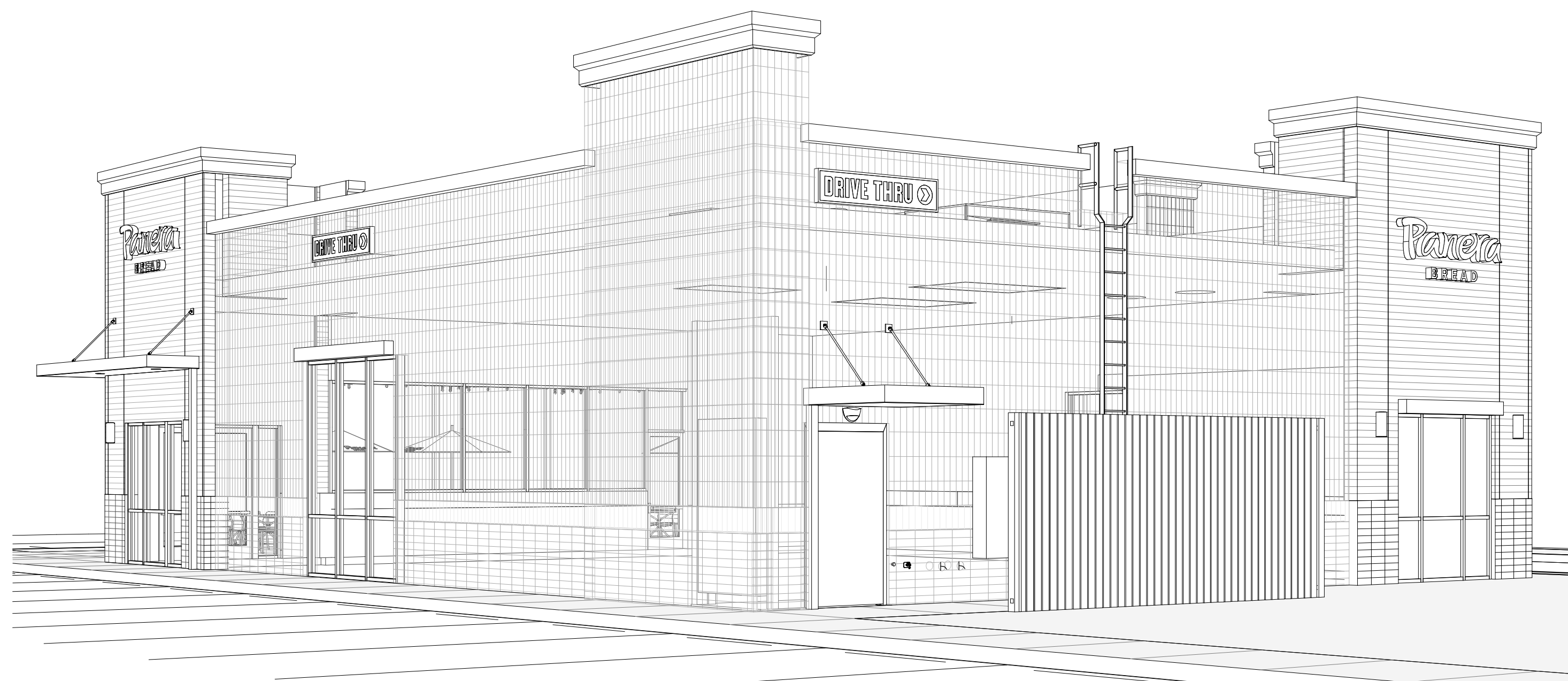
② SD - TRASH ENCLOSURE - FRONT
3/8" = 1'-0"



① SIGHT LINE - NW CORNER



② SIGHT LINE - NE CORNER



③ SIGHT LINE - SW CORNER



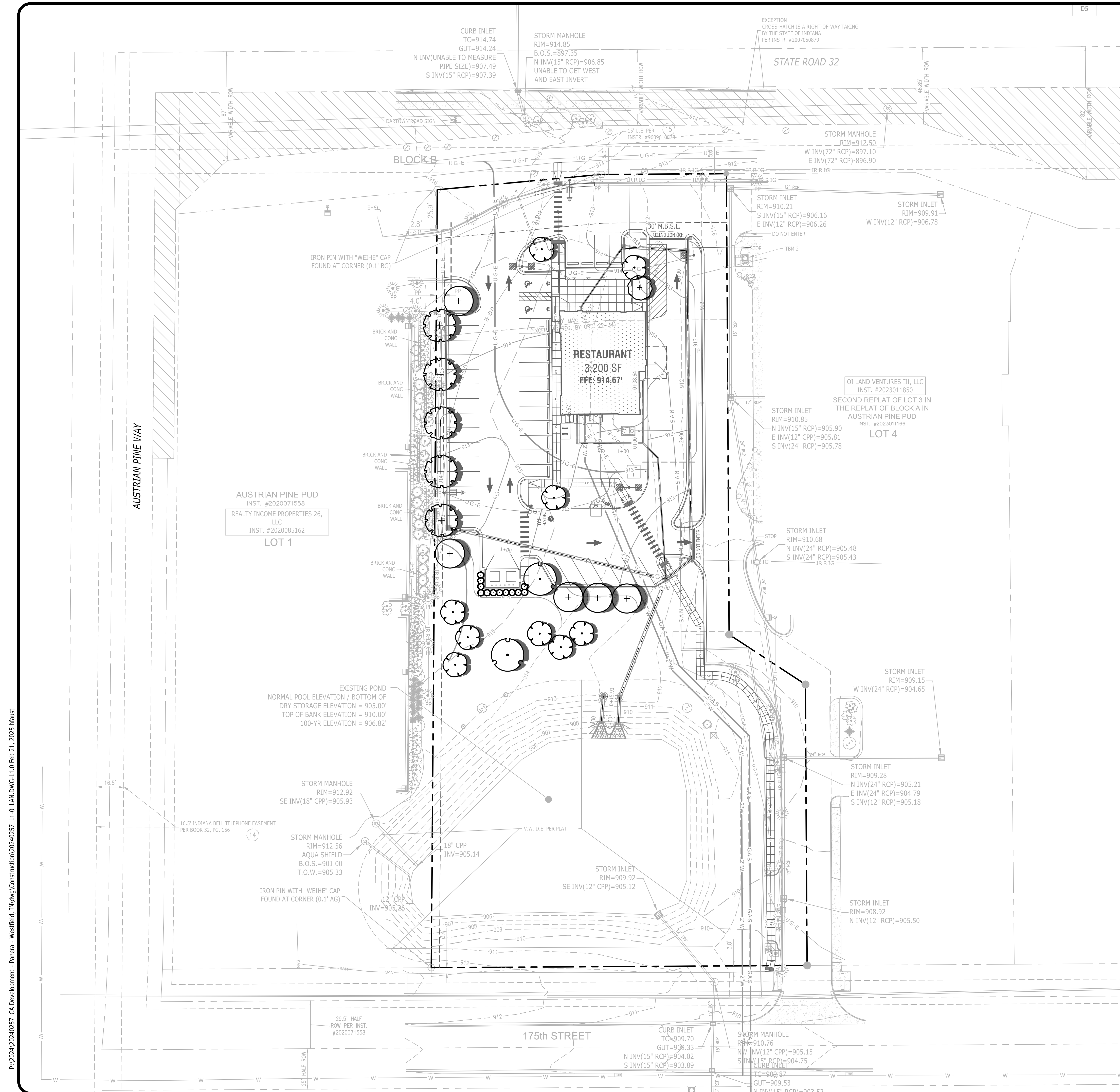
④ SIGHT LINE - SE CORNER

ROOFTOP EQUIPMENT IS ADEQUATELY SCREENED BY THE PARAPET

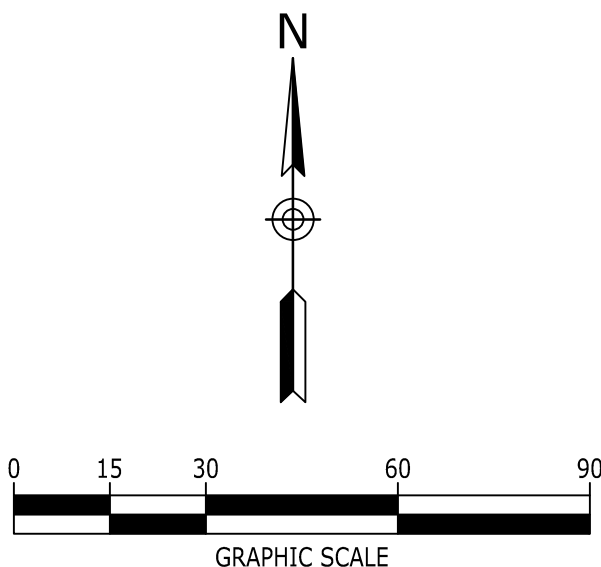


PANERA BREAD | WESTFIELD, IN





NOTE: SEE L1.1 FOR DETAILED PLANTING, SITE LANDSCAPE REQUIREMENT AND PLANT SCHEDULE.



Catalyst
DESIGN GROUP

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(615) 622-7200 | WWW.CATALYST-DG.COM

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FINAL CONSTRUCTION DOCUMENTS

PANERA - WESTFIELD, IN

222 E 175TH STREET
WESTFIELD, INDIANA, 46074
HAMILTON COUNTY

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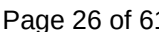
DRAWING TITLE

OVERALL LANDSCAPE
PLAN

PROJECT NUMBER	20240257
DRAWING NUMBER	

DRAWING NUMBER

L1.0

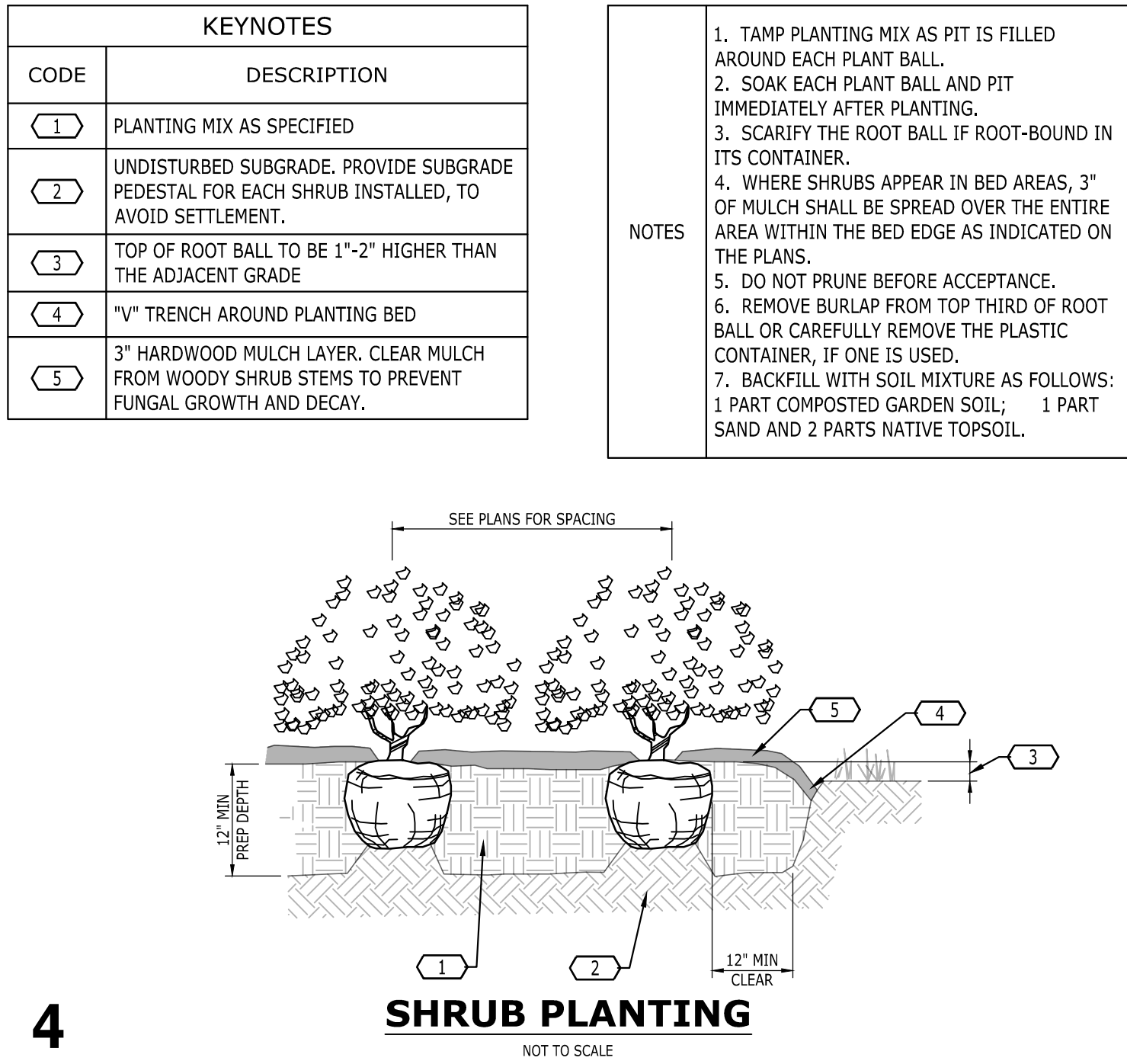
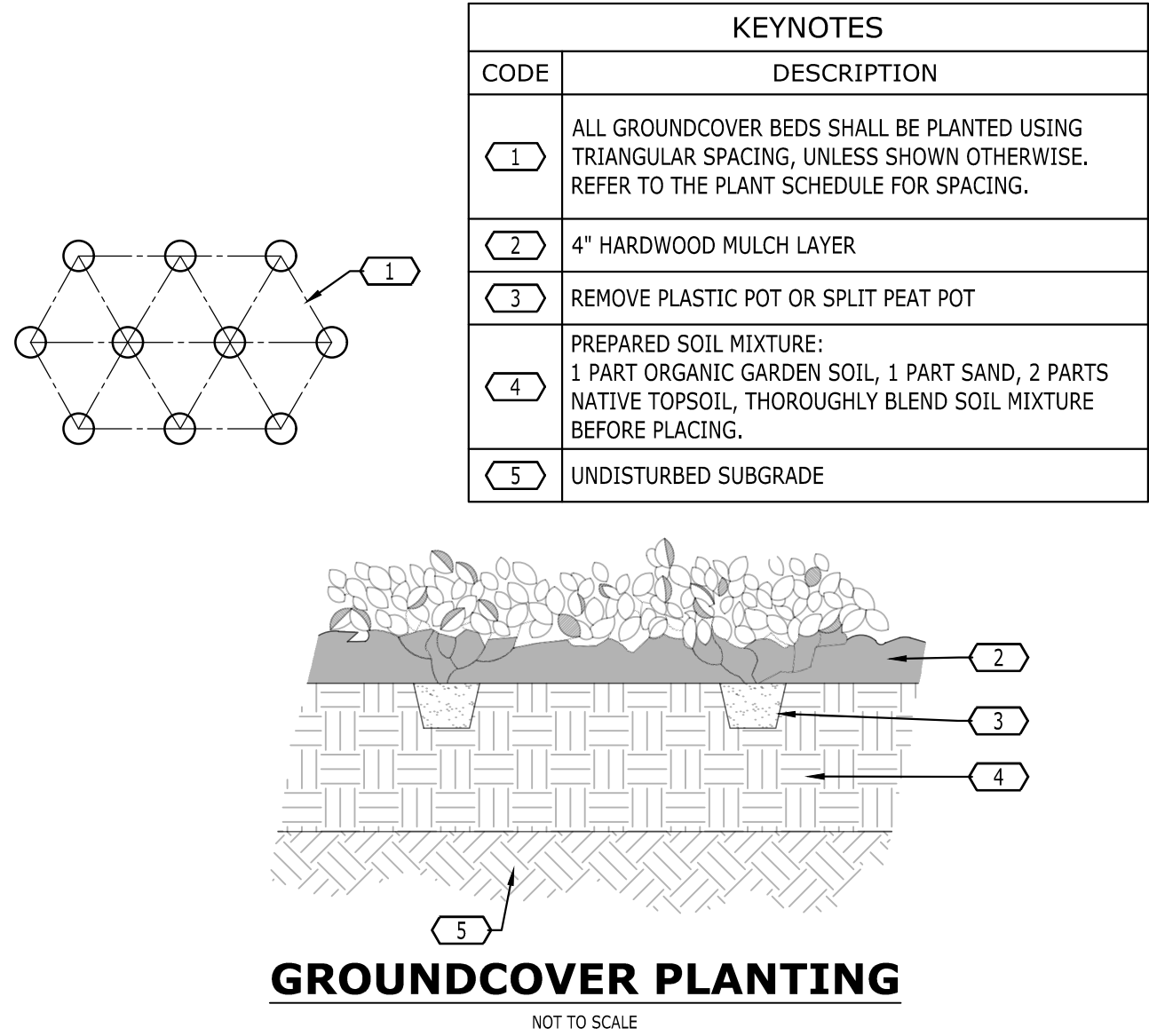


PLANTING NOTES

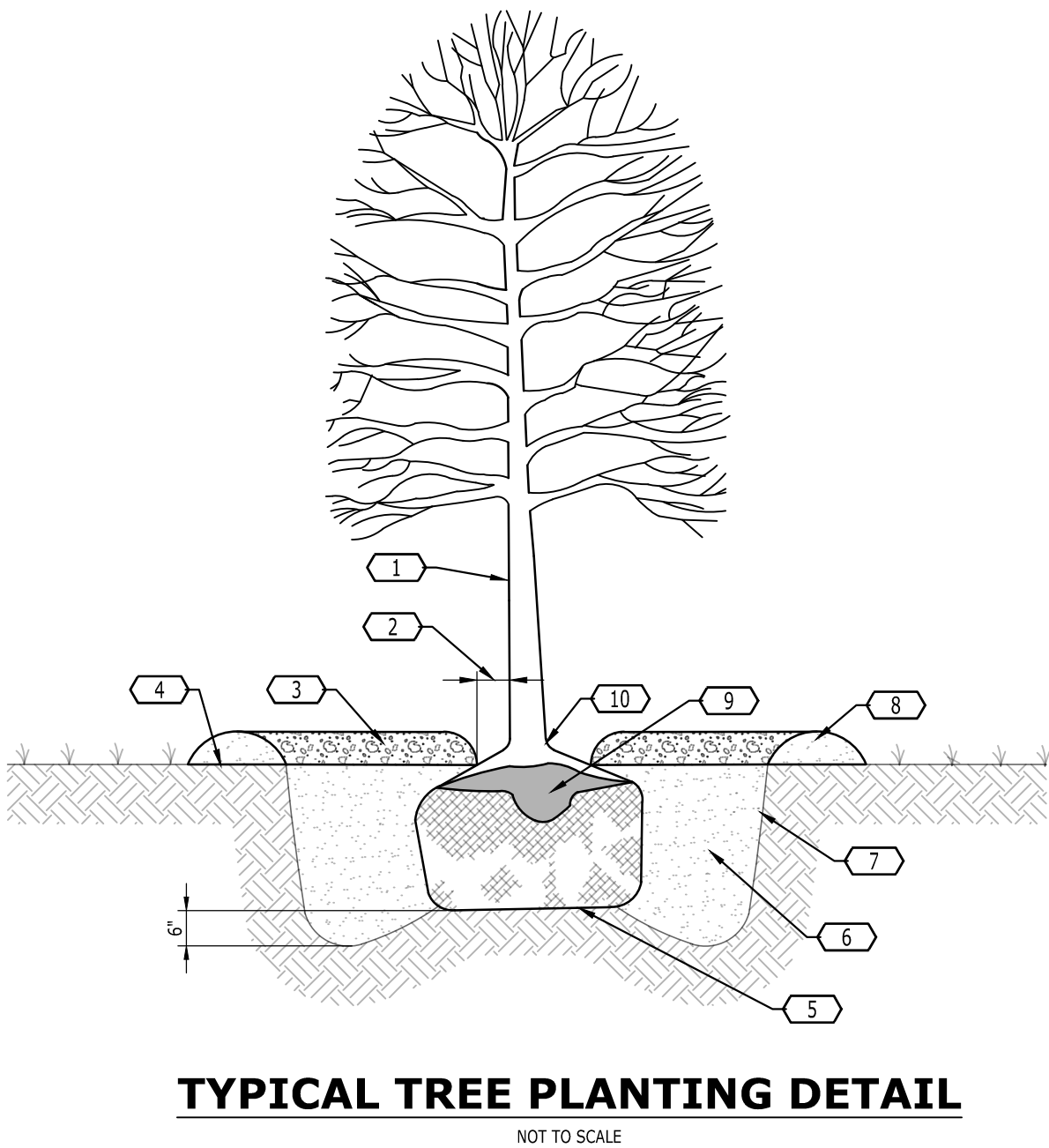
- BASE INFORMATION WAS TAKEN FROM A SURVEY PREPARED BY WEIHE ENGINEERS DATED 11/07/2024. CATALYST DESIGN GROUP AND ANY OF THEIR CONSULTANTS SHALL NOT BE HELD RESPONSIBLE FOR THE ACCURACY AND/OR COMPLETENESS OF THAT INFORMATION SHOWN HEREON OR ANY ERRORS OR OMISSIONS RESULTING FROM SUCH.
2. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
3. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
4. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
5. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
6. NEW TREE PLANTINGS TO BE STAKED PER PLANTING DETAILS
7. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
8. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
9. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
10. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
11. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
12. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSERY STOCK FOR SIZE AND QUALITY.
13. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
14. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDamAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
15. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
16. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
17. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
18. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
19. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
20. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
21. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
22. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
23. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA; (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT. IF AZALEAS, RHODODENDRONS OR PIERIS ARE USED, ADD 1 CU. FT. FINELY GROUND "PINE" BARK MULCH PER 25 SQ. FT. OF BED AREA. ALL ADDITIONS ARE TO BE SPREAD AND TILLED INTO THE SOIL UNIFORMLY.
24. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

IRRIGATION NOTES

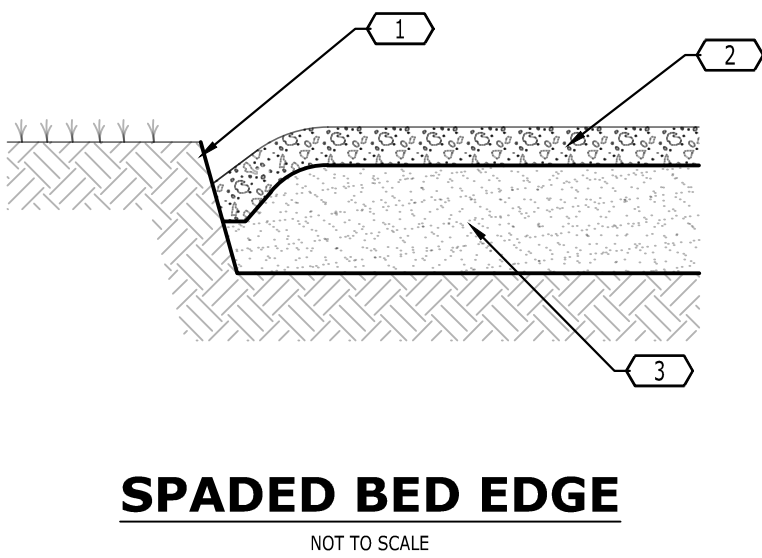
1. LANDSCAPE CONTRACTOR TO PROVIDE IRRIGATION SYSTEM ON A DESIGN/BUILD ARRANGEMENT FOR AREA NOTED ON THE PLAN. CONTRACTOR TO PREPARE DESIGN DRAWINGS IN ACCORDANCE WITH PERFORMANCE SPECIFICATIONS CONTAINED IN THE PROJECT MANUAL AND SUBMIT SAME FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO CONFIRM ADEQUATE PRESSURE EXISTS TO OPERATE SYSTEM PRIOR TO INSTALLATION.
3. IRRIGATION SPRINKLER HEADS SHALL BE MANUFACTURED BY EITHER TORO OR RAINBIRD. IRRIGATION CONTROLLER SHALL BE TORO VISION II MODEL OR APPROVED EQUAL.
4. MAIN LINE TO BE CLASS 200 PVC PIPE. LATERAL LINES TO BE CLASS 150 PVC.
5. IRRIGATION SYSTEM TO BE OPERATIONAL BEFORE PLANTING MATERIALS MAY BE INSTALLED IN PLANTING BEDS.
6. INSTALL SPRINKLER HEADS ACCORDING TO MANUFACTURERS SPECIFICATIONS. FLUSH ALL LINES BEFORE INSTALLING NOZZLES.
7. WIRE CONNECTIONS TO BE MADE BY USING RAINBIRD MODEL ST-103/PT-SNAP-TITE CONNECTIONS.
8. LEAVE 18 INCHES OF ADDITIONAL WIRE AT EACH VALVE LOCATION. ROLL WIRE INTO COIL AT EACH LOCATION.
9. ALL VALVES SHALL BE LOCATED IN AMATEX 10 INCH CIRCULAR VALVE BOXES WITH COVER, OR EQUAL.
10. IRRIGATION CONTRACTOR TO COORDINATE PLACEMENT OF REQUIRED SLEEVES WITH GENERAL CONTRACTOR PRIOR TO PAVING AND CONCRETE INSTALLATION BEING COMPLETED.



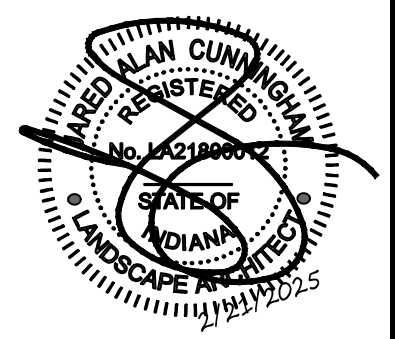
KEYNOTES	
CODE	DESCRIPTION
1	CLEAR TRUNK TO HEIGHT SPECIFIED
2	6" CLEAR TO MULCH
3	3" DEEP LAYER OF MULCH
4	FINISH GRADE
5	SET ROOT BALL ON UNDISTURBED SOIL AT BOTTOM OF PIT.
6	BACKFILL WITH SOIL MIXTURE PER CITY REQUIREMENTS.
7	SLOPE AND SCARIFY SIDES OF PIT
8	FORM RAISED SOIL RING WITH TOPSOIL (MINIMUM 3" HIGH, CONTINUOUS AROUND TREE).
9	FOLD DOWN OR CUT AND REMOVE TOP THIRD OF BURLAP. IF NON-BIODEGRADABLE WRAP IS USED, REMOVED COMPLETELY. REMOVE WIRE BASKET COMPLETELY.
10	CROWN OF ROOT BALL SHALL INSTALLED 2" TO 4" ABOVE FINISHED GRADE ELEVATION.



KEYNOTES	
CODE	DESCRIPTION
①	EDGE OF LAWN OR PAVEMENT. REFER TO GRADING PLANS FOR FINISH GRADE ELEVATION.
②	3" DEEP MULCH LAYER
③	BACKFILL WITH SOIL MIXTURE: 1 PART COMPOSTED GARDEN SOIL 1 PART SAND 2 PARTS NATIVE TOPSOIL



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FINAL CONSTRUCTION DOCUMENTS

PANERA - WESTFIELD, IN

222 E 175TH STREET
WESTFIELD, INDIANA, 46074
HAMILTON COUNTY

[illegible]

DRAWING TITLE

LANDSCAPE DETAILS

PROJECT NUMBER	20240257
DRAWING NUMBER	

L2.0



Petition Number: 2502-DDP-03
Project Name: Westfield Collective (formerly known as “iBeach”)
Subject Site Address: 750 E. 181st Street
Petitioner: iBeach Holding Partners LLC
Representative: Fritz Engineering
Request: Detailed Development Plan review of a 26,450 square foot commercial recreational facility on 3.8 acres +/- in the iBeach31 at Grand Park PUD District.
Current Zoning: iBeach31 PUD District
Current Land Use: Vacant / Outdoor Sport Use
Approximate Acreage: 3.8 acres +/-
Property History: iBeach31 at Grand Park PUD ([Ord. 22-16](#) – 11/07/2022)
iBeach31 at Grand Park PUD Amendment ([Ord. 24-22](#) – 09/09/2024)
Staff Reviewer: Ryan Collingwood, Associate 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.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised Detailed Development Plan has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Detailed Development Plan.

Please note some of the standards noted herein are reviewed by the Public Works Department. The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) 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).
- 23) Misc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

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

- 26) 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.
- 27) 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

The plans comply with UDO Article 4.16 (GB District) and iBeach31 at Grand Park PUD District (Ord. 22-16), as amended.

28) General Regulations (*Ord. 22-16, Section 6*)

- | | |
|--------------------------------|---------|
| a) Minimum Front Yard Setback: | 20 Feet |
| b) Minimum Side Yard Setback: | 10 Feet |
| c) Minimum Rear Yard Setback: | 10 Feet |

29) GB: General Business District (*UDO Article 4.16*):

- | | |
|-----------------------------|------------|
| a) Minimum Lot Area: | No Minimum |
| b) Minimum Lot Frontage: | 80 Feet |
| c) Minimum Lot Width: | No Minimum |
| d) Maximum Building Height: | 60 Feet |
| e) Minimum Building Size: | No minimum |

DEVELOPMENT STANDARDS (Chapter 6 of UDO & Ord. 22-16 - iBeach31 at Grand Park PUD, as amended)

The plans comply, as applicable to a Detailed Development Plan.

30) Accessory Use and Building Standards (*UDO Article 6.1*):

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, 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. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

31) Architectural Standards (*Ord. 22-16, Section 7.1 & Ord. 24-22, Section 4.1*)

- a) Building(s) shall be in substantial compliance with the cumulative Illustrative Character Exhibits, including but not limited to:
 - i) Fiber cement paneling and vertical metal siding shall be a permitted building material.
 - ii) All building façades shall be constructed with the same building material quality and level of architectural detail, however the number of garage doors may vary from the Illustrative Character Exhibit.
 - iii) Generic sports murals, as depicted in the Illustrative Character Exhibit, shall not be considered as signs.
 - iv) A PVC membrane, high strength roof shall be a permitted roofing material.

32) Fence Standards (*UDO Article 6.5*)

- a) Height Limitations (*UDO Article 6.5(C)*)
 - i) 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.
 - ii) Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.
 - iii) Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.
 - iv) 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.
 - v) 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.

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

33) Landscaping Standards (*Ord. 22-16, Section 7.2 & UDO Article 6.8*)

a) General Landscaping Design Standards (*UDO Article 6.8(G)(4)(D)*):

i) Placement:

(1) 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.

b) Minimum Lot Landscaping Requirements (*Ord. 22-16, Section 7.2(A)*):

Min. Lot Landscaping (3.8 acres)			
Per one (1) acre	Required	Provided	Remaining
10 Shade Trees	38	38+	n/a
5 Ornamental or Evergreen Trees	19	19+	n/a
25 Shrubs	95	95+	n/a

c) Foundation Plantings (*UDO Article 6.8(L)(4) & Ord. 22-16, Section 7.2(B)*):

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of four (4) shrubs/grasses per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

Foundation Plantings (South Façade - est. 257 LF)			
per 12 lineal feet	Required	Provided	Remaining
4 Shrubs or Grasses	22	25	n/a

- iii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least five (5) feet in width.
- d) External Street Frontage Landscaping Requirements (*UDO Article 6.8(M)(2) & Ord. 22-16, Section 7.2(C)*):
- i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees or two (2) ornamental trees every one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

E. 181 st Street (est. 431 LF)			
per 100 lineal feet	Required	Provided	Remaining
3 Shade or Evergreen Trees	13	13	n/a
2 Ornamental Trees	9	9	n/a

Grand Park Blvd. (est. 385 LF)			
per 100 lineal feet	Required	Provided	Remaining
3 Shade or Evergreen Trees	12	12	n/a
2 Ornamental Trees	8	8	n/a

- e) Parking Area Landscaping (*UDO Article 6.8(O) & Ord. 22-16, Section 7.2(E)*):
- i) Interior Parking Area Landscaping:
- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:
- A minimum of one (1) interior parking area island shall be required per twenty (20) parking spaces (*Ord. 22-16, Section 7.2(E)(1)*).

(2) Interior Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

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

- (a) If perimeter parking area landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of parking area length. Plantings may be clustered in an aesthetically pleasing manner (*Ord. 22-16, Section 7.2(E)(2)*).

Parking Area A (Western edge) - est. 81 LF			
per 60 feet	Required	Provided	Remaining
1 tree	2	2	n/a
10 shrubs	14	15	n/a

Parking Area B (Southern edge) - est. 225 LF			
per 60 feet	Required	Provided	Remaining
1 tree	4	13	n/a
10 shrubs	38	60	n/a

Parking Area C (Eastern edge) - est. 198 LF			
per 60 feet	Required	Provided	Remaining
1 tree	4	9	n/a
10 shrubs	33	40	n/a

34) Lighting Standards (*UDO Article 6.9*)

- a) 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. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

35) Outdoor Café and Eating Areas (*UDO Article 6.13*)

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

36) Parking and Loading Standards (*Ord. 24-22, Section 5 & UDO Article 6.14*)

a) Off-Street Parking:

- i) Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

b) Bicycle Parking:

i) Number of Spaces:

- (1) 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.

c) Temporary Parking Permittance (*Ord. 24-22, Section 5*)

i) Temporary Parking Area shall be defined as parking areas:

- (1) Used until the earlier of the issuance of the Certificate of Occupancy or September 3, 2025. The parking lot will be fully paved by September 3, 2025;
- (2) Consisting of compacted gravel or stone area that may or may not be surfaced with all-weather, dustless material;
- (3) Which are constructed in a manner consistent with the configuration shown on the Concept Plan.

ii) A Temporary Parking Area shall be made available to the District.

37) Sign Standards (*UDO Article 6.17*)

38) Vision Clearance Standards (*UDO Article 6.19*)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors or Local Streets.
 - ii) Ten (10) feet from intersections of Driveways or Alleys.
 - iii) Twenty-five (25) feet from intersections of Private Streets.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

39) Easement Standards (*UDO Article 8.3*)

40) Open Space and Amenity Standards (*UDO Article 8.6*)

41) Pedestrian Network Standards (*UDO Article 8.7*)

- a) Internal Pedestrian Network Standards
 - i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - ii) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

a) Perimeter/External Pedestrian Network Standards

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
- ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

42) Storm Water Standards (*UDO Article 8.8*)

43) Street and Right-of-Way Standards (*UDO Article 8.9*)

44) Surety Standards (*UDO Article 8.12*)

45) Utility Standards (*UDO Article 8.13*)

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2502-DDP-03 with the following conditions:

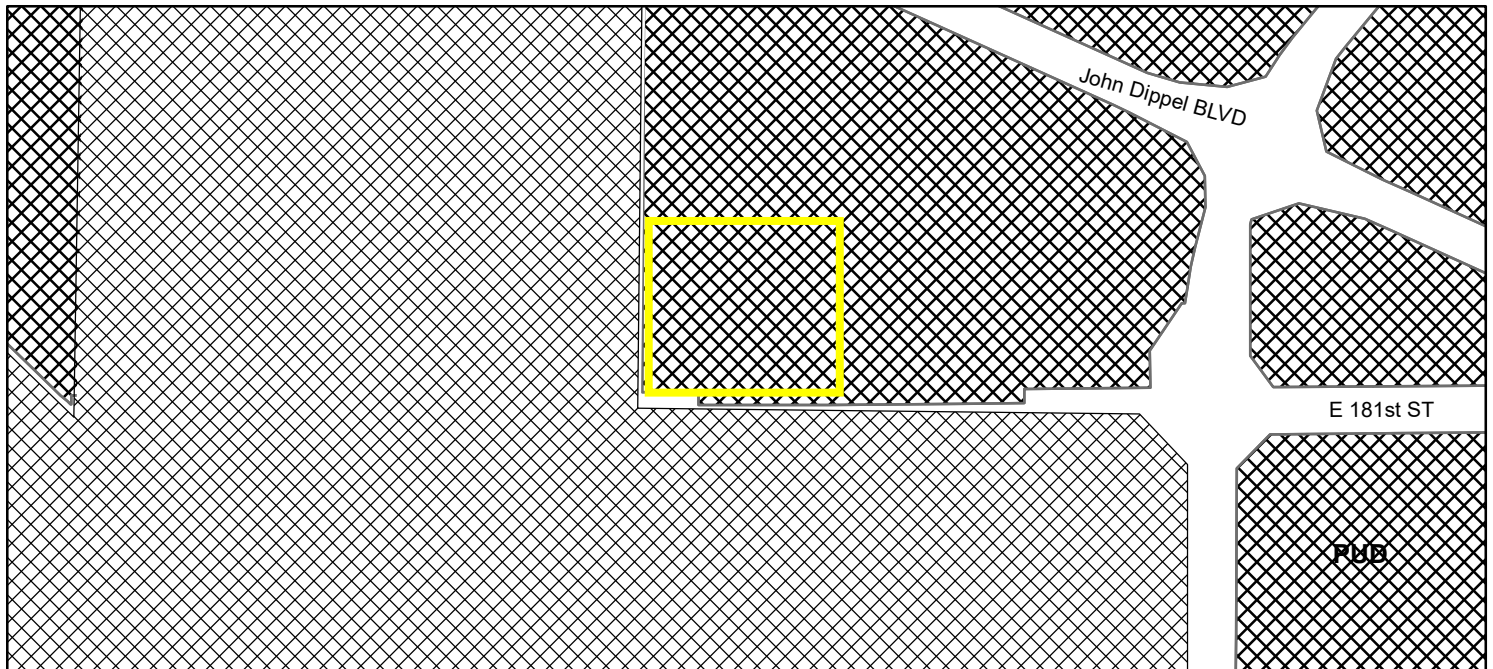
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting

Aerial Location Map



Zoning Map



Zoning  PUD (Planned Unit Development)



REVISIONS AND ISSUES	DATE	BY
1 REV PER TAC COMMENTS	2/19/2025	AF

GENERAL NOTES / LEGEND:

"IT'S THE
LAW"
811

Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
WESTFIELD COLLECTIVE

PROJECT LOCATION:
750 E 181ST ST
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW 1/4, S36, T19N, R3E

CLIENT:
ALLEATO GROUP

8383 CRAIG STREET, SUITE #150
INDIANAPOLIS, INDIANA 46250

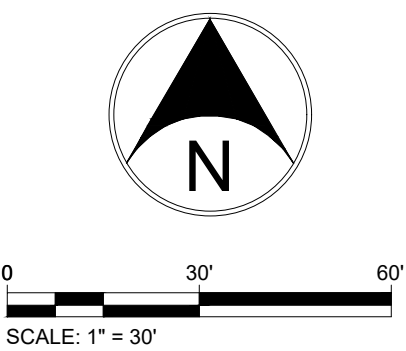
PLAN DATE:
12/27/2024

DESIGN: AF CHECK: AF DRAWN: KG

PROJECT NO:
2411005

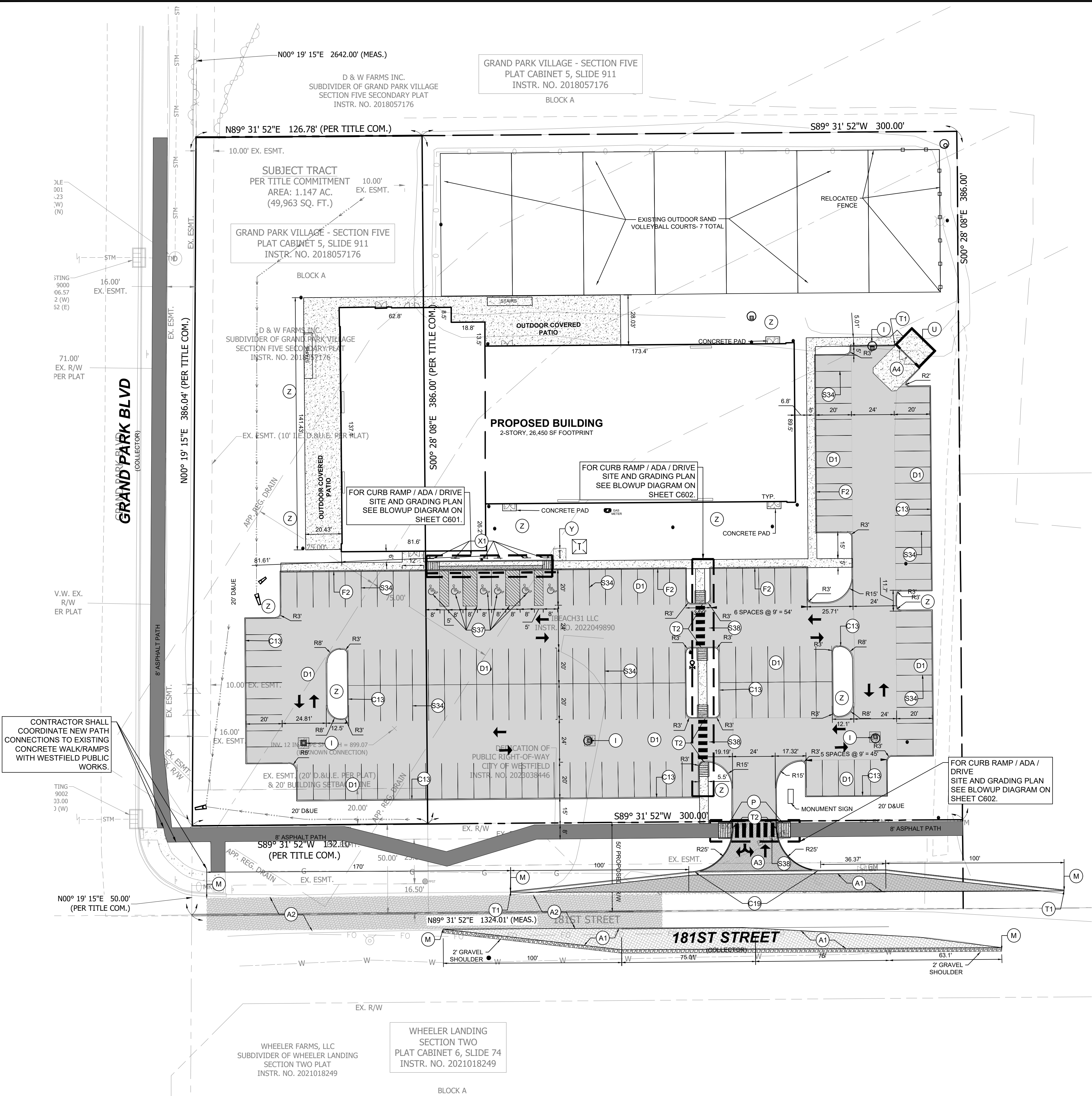
SHEET NAME:
SITE DEVELOPMENT PLAN

SHEET NO.:
C201

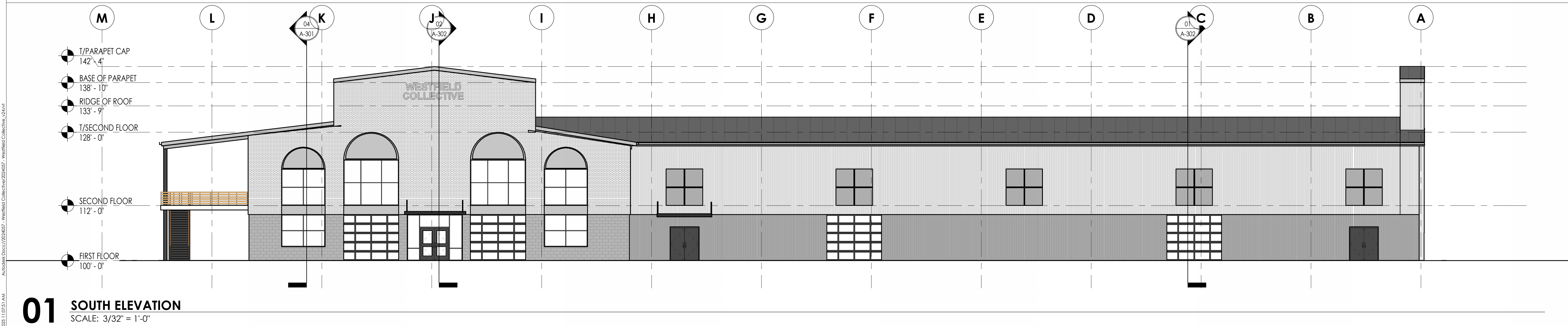
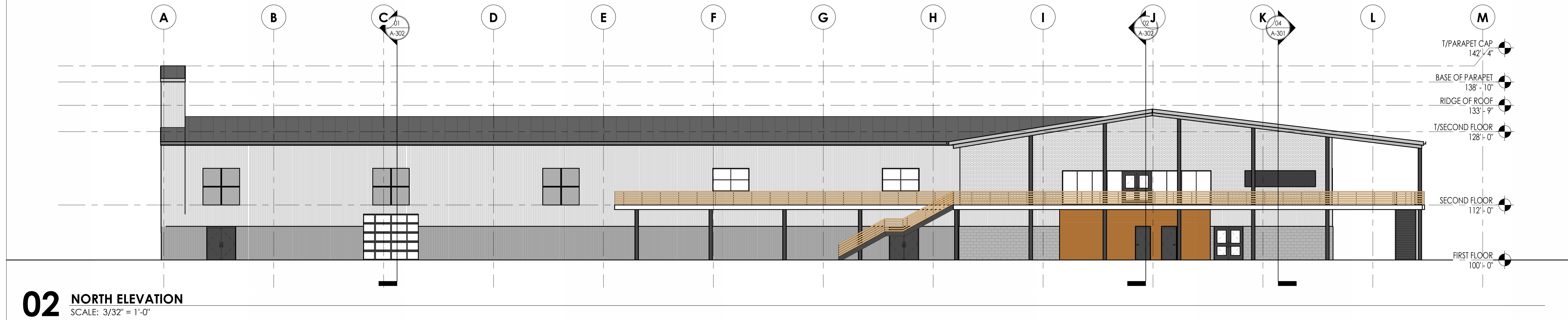


KEY NOTES:	
A1	WESTFIELD ASPHALT PAVEMENT, COLLECTOR STREET SECTION
A2	1.5 INCH ASPHALT MILL AND RESURFACE WITH 165 LBS / SYS OF HMA 9.5 MM SURF.
A3	COMMERCIAL DRIVE (REF. INDOT CLASS III DETAIL)
A4	CONCRETE PAVEMENT
C13	CONCRETE 6 INCH "STRAIGHT" CURB
C15	COMBINED CURB AND GUTTER (REF. WESTFIELD DETAIL 2500-008, TYPE II)
C19	DEPRESSED CURB AND GUTTER
D1	LIGHT DUTY ASPHALT PAVEMENT
D2	HEAVY DUTY ASPHALT PAVEMENT
E	EXISTING CURB / PAVEMENT / SIDEWALK TO REMAIN
F1	CONCRETE SIDEWALK
F2	CONCRETE INTEGRAL / MONOLITHIC CURB AND WALK
I	INLET / CASTING CONCRETE COLLAR APRON
L	EXTERIOR LIGHTS. VERIFY FINAL LOCATION WITH PHOTOMETRIC PLAN.
M	MATCH INTO EXISTING
O	FENCE LOCATION (COORDINATE WITH OWNER ON FINAL LOCATION AND TYPE).
P	ADA RAMP AT DRIVE (PER INDOT DETAIL)
S34	4 INCH SOLID WHITE PAVEMENT STRIPING (TYP.)
S37	ADA BLUE PAVEMENT STRIPING AND MARKINGS
S38	WHITE PAVEMENT CROSSWALK TRANSVERSE MARKING
T1	CURB TAPER
T2	FLUSH CURB FOR RAMP TRANSITION
U	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)
X1	HANDICAP PARKING SIGN
Y	BICYCLE PARKING
Z	LANDSCAPE AREA

REQUIRED	SPACES PROVIDED
ONE SPACE PER 250 SF PLUS ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES, AS RELATED TO WORKING PERIOD WHEN THE LARGEST NUMBER OF EMPLOYEES ARE EMPLOYED ON THE PREMISES.	151 STANDARD PARKING SPACES + 6 ADA SPACES 157 TOTAL SPACES PROVIDED
26,450 / 250 = 106 SPACES 20 EMPLOYEES = 10 SPACES TOTAL REQUIRED = 116 SPACES	



1/19/2023 11:07:13 AM ALLEATO GROUP 618 East Market Street Westfield Collective 01/08/2025



GENERAL ELEVATION NOTES

- A. REFER TO A-201 FOR EXTERIOR MATERIAL SCHEDULE.
B. REFER TO A-505 FOR WINDOW/STOREFRONT ELEVATIONS.
C. PAINT ALL EXPOSED MISC. STEEL LINTELS, PLATES, ANGLES, ETC.

SYMBOLS

- CONTROL JOINT
XX — EXTERIOR FINISH MATERIAL
XX — WINDOW TYPE

EXTERIOR ELEVATION KEYNOTE

- 1
2
3
4
5
6
7



STUDIO AXIS

618 Studio
618 East Market Street
Indianapolis, Indiana 46202
+1 (317) 264-8162

WWW.STUDIOAXIS.COM

ALLEATO
GROUP

CLIENT

ALLEATO GROUP
Client Contact
Client Address 1
Client Address 2
Client Phone

CIVIL ENGINEER

C1 Name
C1 Contact
C1 Address 1
C1 Address 2
C1 Phone

STRUCTURAL ENGINEER

C2 Name
C2 Contact
C2 Address 1
C2 Address 2
C2 Phone

MEP ENGINEER

C3 Name
C3 Contact
C3 Address 1
C3 Address 2
C3 Phone

LANDSCAPE ARCHITECT

C4 Name
C4 Contact
C4 Address 1
C4 Address 2
C4 Phone

CONSULTANT 5

C5 Name
C5 Contact
C5 Address 1
C5 Address 2
C5 Phone

NOT FOR
CONSTRUCTION

PROJECT NUMBER: 2024057
DRAWN: JTF CHECKED: GSD
DESIGN DEVELOPMENT 01/08/2025
REVISIONS
DESCRIPTION DATE

ALLEATO GROUP

WESTFIELD
COLLECTIVE

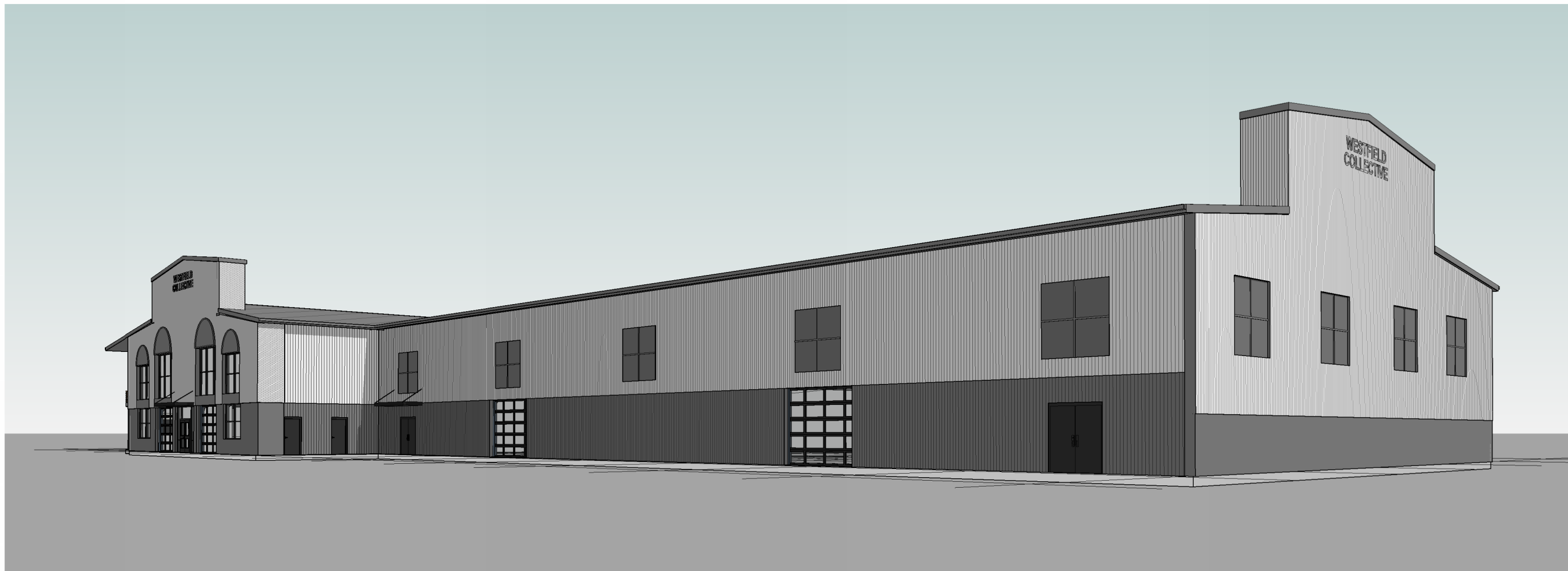
WESTFIELD, IN 46074

EXTERIOR ELEVATIONS

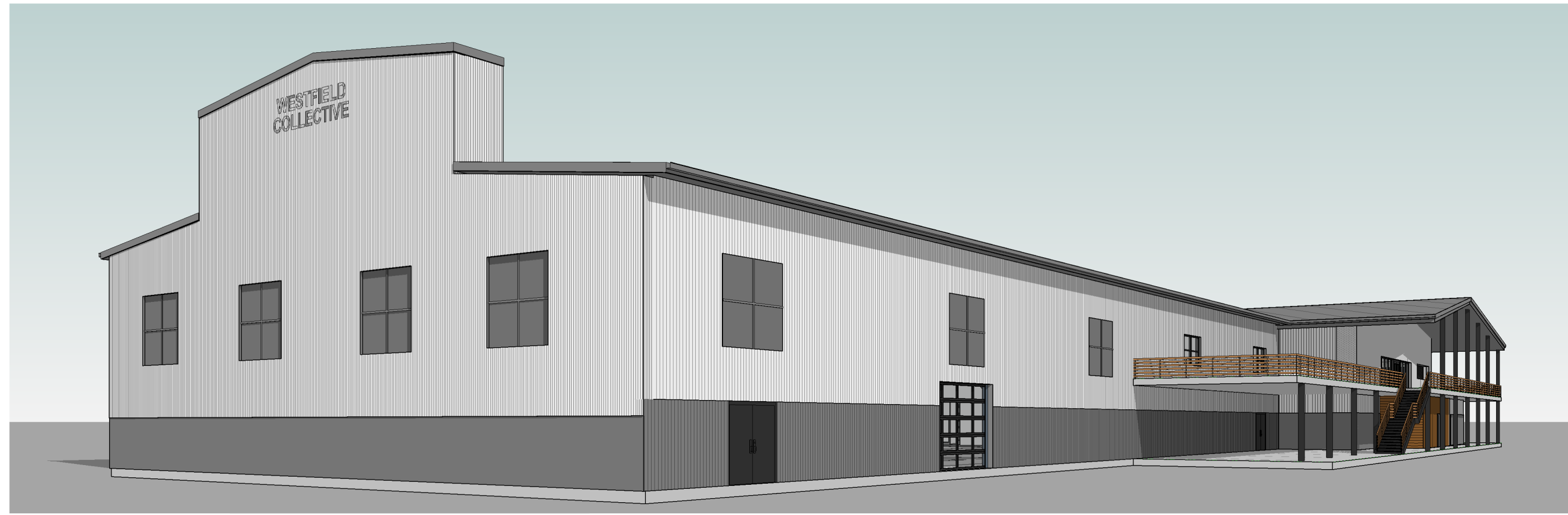
A-201



01 SOUTHWEST VIEW



02 SOUTHEAST VIEW



03 NORTHEAST VIEW



4 NORTHWEST VIEW



STUDIO **AXIS**

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CLIENT
ALLEATO GROUP
Client Contact
Client Address 1
Client Address 2
Client Phone

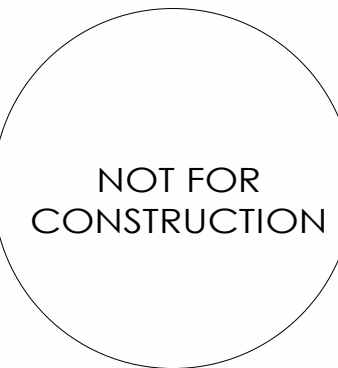
CIVIL ENGINEER
C1 Name
C1 Contact
C1 Address 1
C1 Address 2
C1 Phone

STRUCTURAL ENGINEER
C2 Name
C2 Contact
C2 Address 1
C2 Address 2
C2 Phone

MEP ENGINEER
C3 Name
C3 Contact
C3 Address 1
C3 Address 2
C3 Phone

LANDSCAPE ARCHITECT
C4 Name
C4 Contact
C4 Address 1
C4 Address 2
C4 Phone

CONSULTANT 5
C5 Name
C5 Contact
C5 Address 1
C5 Address 2
C5 Phone



PROJECT NUMBER: 2024057
DRAWN: JTF CHECKED: GSD
DESIGN DEVELOPMENT 01/08/2025

REVISIONS	#	DESCRIPTION	DATE
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ALLEATO GROUP

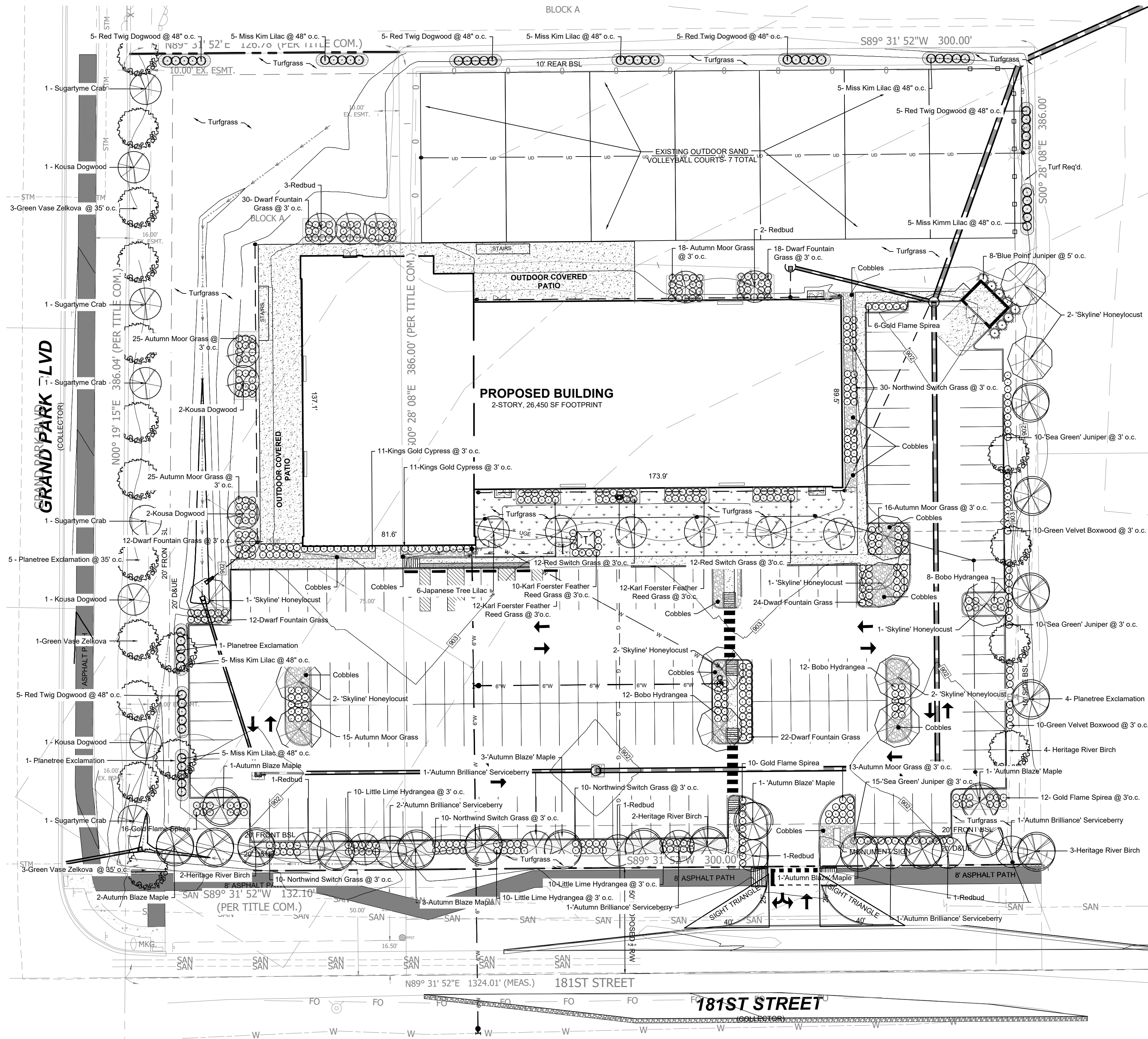
WESTFIELD COLLECTIVE

WESTFIELD, IN 46074

3D EXTERIOR VIEWS

A-204

DATE: 12/27/2024
BY: [Signature]
PROJECT: 2411005
SHEET: L101



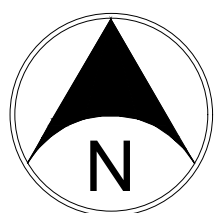
GENERAL NOTES

PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
- ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 - STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.
 - SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (24) INCHES.
 - GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

PLANT MATERIAL CALCULATIONS TABLE

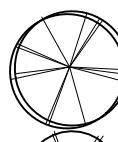
ZONING CLASSIFICATION, CITY OF WESTFIELD	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE I-BEACH PUD AND CITY OF WESTFIELD UDO	
	REQUIRED	PROVIDED
MINIMUM LOT PLANT MATERIAL	10 SHADE TREES, 5 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE 3.80 ACRES 38 SHADE TREES, 19 ORNAMENTAL OR EVERGREEN TREES, AND 95 SHRUBS REQUIRED.	>38 SHADE TREES, >19 ORNAMENTAL OR EVERGREEN TREES, AND > 95 SHRUBS
EXTERNAL STREET FRONTAGE	3 SHADE OR EVERGREEN TREES AND 2 ORNAMENTAL TREES PER 100LF OF FRONT YARD 431 LF OF FRONT YARD 181st St. = 13 SHADE/EVERGREEN TREES AND 9 ORNAMENTAL TREES 385 LF ALONG GRAND PK. BLVD = 12 SHADE TREES AND 8 ORNAMENTAL TREES	181ST ST. - 13 SHADE TREES AND 9 ORNAMENTAL TREES GRAND PARK BLVD - 12 SHADE TREES AND 8 ORNAMENTAL TREES
BUFFERYARDS	NONE	NONE
BUILDING FOUNDATION	5' WIDE PLANTING AREA. 4 SHRUBS/ORNAMENTAL GRASS PER 12 LF OF BUILDING FACADE. NORTH - 255 LF SOUTH - 255 LF EAST - 90 LF WEST 136 LF	NORTH - 85 SHRUBS SOUTH - >85 SHRUBS EAST -30 SHRUBS WEST -72 SHRUBS
PARKING LOT INTERIOR	1 PARKING LOT ISLAND FOR EVERY 20 PARKING SPACES AS WELL AS 1 TREE AND 4 SHRUBS PER ISLAND 158 PARKING SPACES/20 = 8 ISLANDS REQUIRED	8 ISLANDS, 8 SHADE TREES, AND >32 SHRUBS
PARKING LOT EXTERIOR	5' WIDE PLANTING AREA, 1 TREE AND 10 SHRUBS PER 60LF OF PARKING LOT LENGTH SOUTH - 200 LF OF PERIMETER = 4 TREES, 40 SHRUBS EAST - 200 LF OF PERIMETER = 4 TREES AND 40 SHRUBS WEST-80 LF OF PERIMETER = 2 TREES AND 14 SHRUBS	SOUTH - 0 TREES (THIS REQUIREMENT A PART OF EXTERNAL STREET FRONTAGE TREES) AND 40 SHRUBS EAST - 4 TREES AND 40 SHRUBS WEST - 2 TREES AND 14 SHRUBS
DUMPSTER SCREENING	6' HIGH OPAQUE SCREEN	SEE PLAN
MONUMENT SIGN	PLANTINGS REQUIRED	SEE PLAN



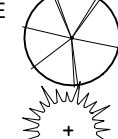
0 30' 60'
SCALE: 1" = 30'

SYMBOL LEGEND

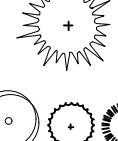
PROPOSED CANOPY TREE



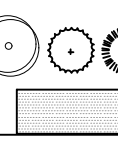
PROPOSED ORNAMENTAL TREE



PROPOSED EVERGREEN TREE



PROPOSED SHRUB

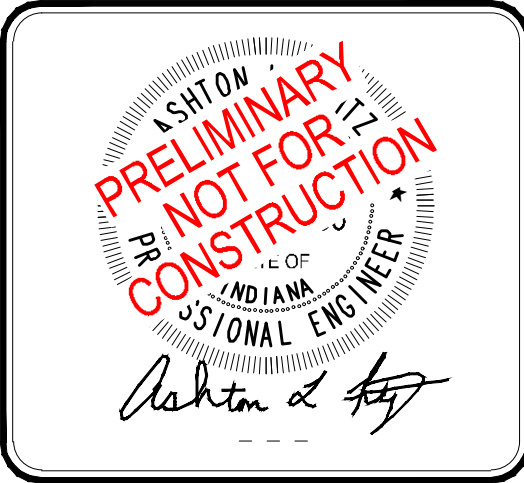


MULCH REQUIRED



FRITZ
ENGINEERING SERVICES

14020 MISSISSINAWA DRIVE
CARMEL, INDIANA 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY
1 REV PER TAC COMMENTS	2/19/2025	AF

GENERAL NOTES / LEGEND:



Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
WESTFIELD COLLECTIVE

PROJECT LOCATION:
750 E 181ST ST
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW 1/4, S36, T19N, R3E

CLIENT:
ALLEATO GROUP

8383 CRAIG STREET, SUITE #150
INDIANAPOLIS, INDIANA 46250

PLAN DATE:
12/27/2024

DESIGN: AF CHECK: AF DRAWN: KG

PROJECT NO:
2411005

SHEET NAME:
LANDSCAPE PLAN

SHEET NO.
L101



Petition Number: 2412-DDP-37
Project Name: Westfield Fire Station No. 85
Subject Site Address: Southeast corner of W. 206th Street & Six Points Road
Petitioner: City of Westfield, represented by Etica Group
Request: Detailed Development Plan review of a 16,544 square foot +/- fire station on 6 acres +/- in the AG-SF1: Agricultural / Single-family Rural District.
Current Zoning: AG-SF1: Agricultural / Single-family Rural District
Current Land Use: Agricultural / Vacant
Approximate Acreage: 6 acres +/-
Staff Reviewer: Ryan Collingwood, Associate 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.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in***

compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.

- 5) Abbreviations:
- a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

- 15) Location and dimensions of all existing structures and paved areas.
 - 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 17) Location of all Floodplain areas within the boundaries of the property.
 - 18) Names of legal ditches and streams on or adjacent to the site.
 - 19) 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.
 - 20) Identify buildings proposed for demolition.
 - 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 22) 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).
 - 23) Misc.
-

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

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:

- 24) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 26) 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.
- 27) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS (Article 4.2 of the UDO):

The plans comply with the AG-SF1: Agricultural / Single-family Rural District.

- | | |
|---|-----------------|
| 28) <u>Minimum Lot Area:</u> | Three (3) acres |
| 29) <u>Minimum Lot Frontage:</u> | 250 feet |
| 30) <u>Minimum Building Setback Lines</u> | |
| a) Front Yard: | |
| i) Expressways/Arterials | 100 feet |
| ii) All other Streets | 80 feet |
| b) Side and Rear Yard: | 30 feet |
| 31) <u>Minimum Lot Width:</u> | 100 feet |
| 32) <u>Maximum Building Height:</u> | 2 ½ stories |
-

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

33) Accessory Use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, 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. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

34) Architectural Standards (Article 6.3(D))

a) Building Orientation:

- i) No loading spaces or loading docks shall be permitted to face a Street.
- ii) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier of a minimum height of six (6) feet.

- b) Building Materials: In order to ensure compatibility of nonresidential Uses with surrounding residential Uses in Residential Districts, all nonresidential Uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

35) Fence Standards (Article 6.5)

36) Height Standards (Article 6.6)

37) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

- i) Placement: Installed plantings shall comply with the following:
 - (1) 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.
 - (2) 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.

b) General Screening Standards:

- i) Mechanical Screening: 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.)
- ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential Uses and Rights-of-way. Screening shall be achieved by using either: (i) a six-foot (6') high, completely opaque fence or wall; (ii) a six-foot (6') high berm; (iii) a six-foot (6') high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

c) Minimum Lot Landscaping Requirements

d) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

e) External Street Frontage Landscaping Requirements:

COMMENT: *Via approval of Variance (2502-VS-03), the External Street Frontage landscaping is tied to the approved landscape plan.*

f) Buffer Yard Requirements:

COMMENT: *Via approval of Variance (2502-VS-03), the Buffer Yard landscaping is tied to the approved landscape plan.*

g) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

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

ii) Perimeter Parking Area Landscaping:

- (1) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
- (a) The parking lot is located within a required yard; or
- (b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- (2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
- (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

38) Lighting Standards (Article 6.9)

- a) 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. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

39) Lot Standards (Article 6.10)

40) Parking and Loading Standards (Article 6.14)

a) Required Spaces:

- i) Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

b) Bicycle Parking:

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

41) Setback Standards (Article 6.16)

42) Sign Standards (Article 6.17)

43) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

44) Easement Standards (Article 8.3)

45) Monument and Marker Standards (Article 8.5)

46) Open Space and Amenity Standards (Article 8.6)

47) Pedestrian Network Standards (Article 8.7)

- a) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- b) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- c) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or



Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

48) Storm Water Standards (Article 8.8)

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

50) Surety Standards (Article 8.12)

51) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

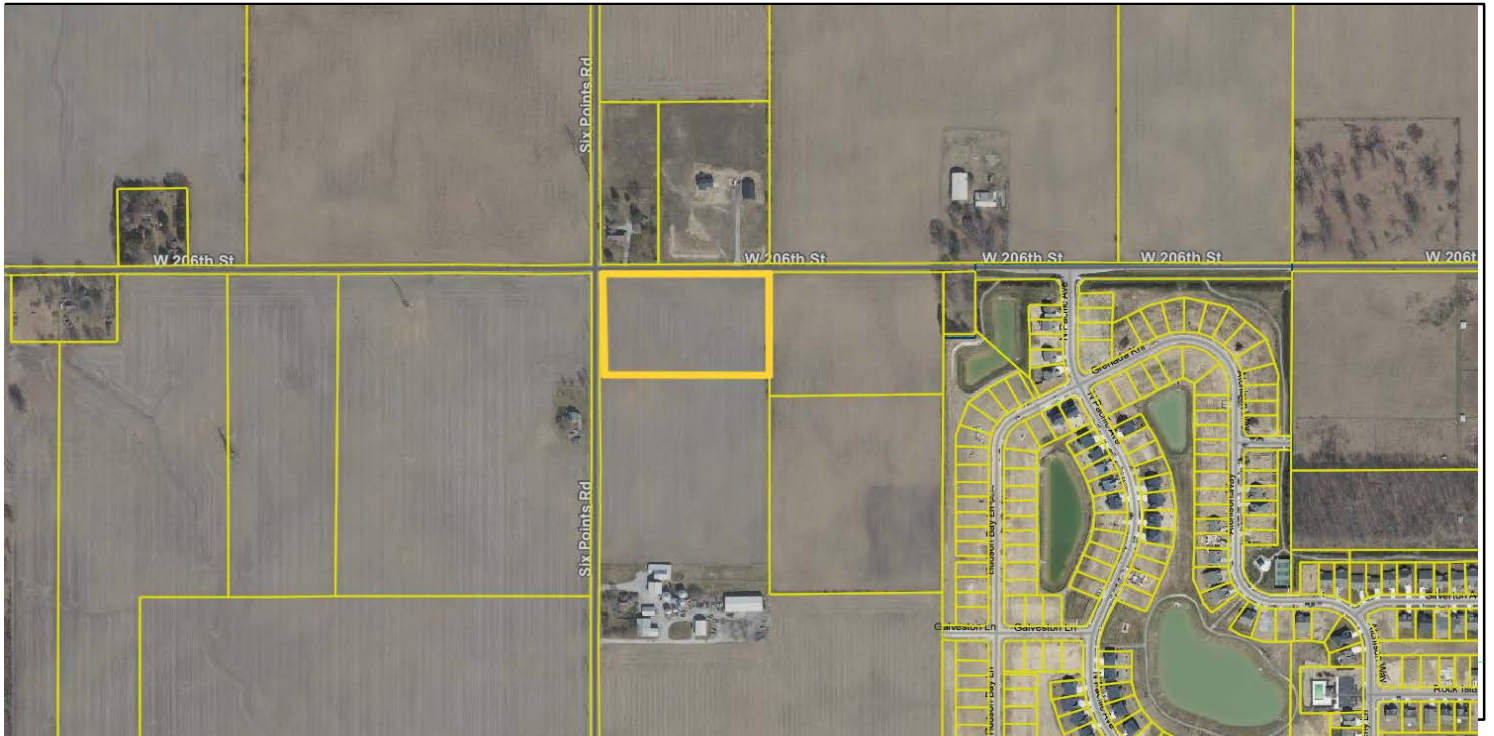
Requested Action: Approve 2412-DDP-37 with the following conditions:

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

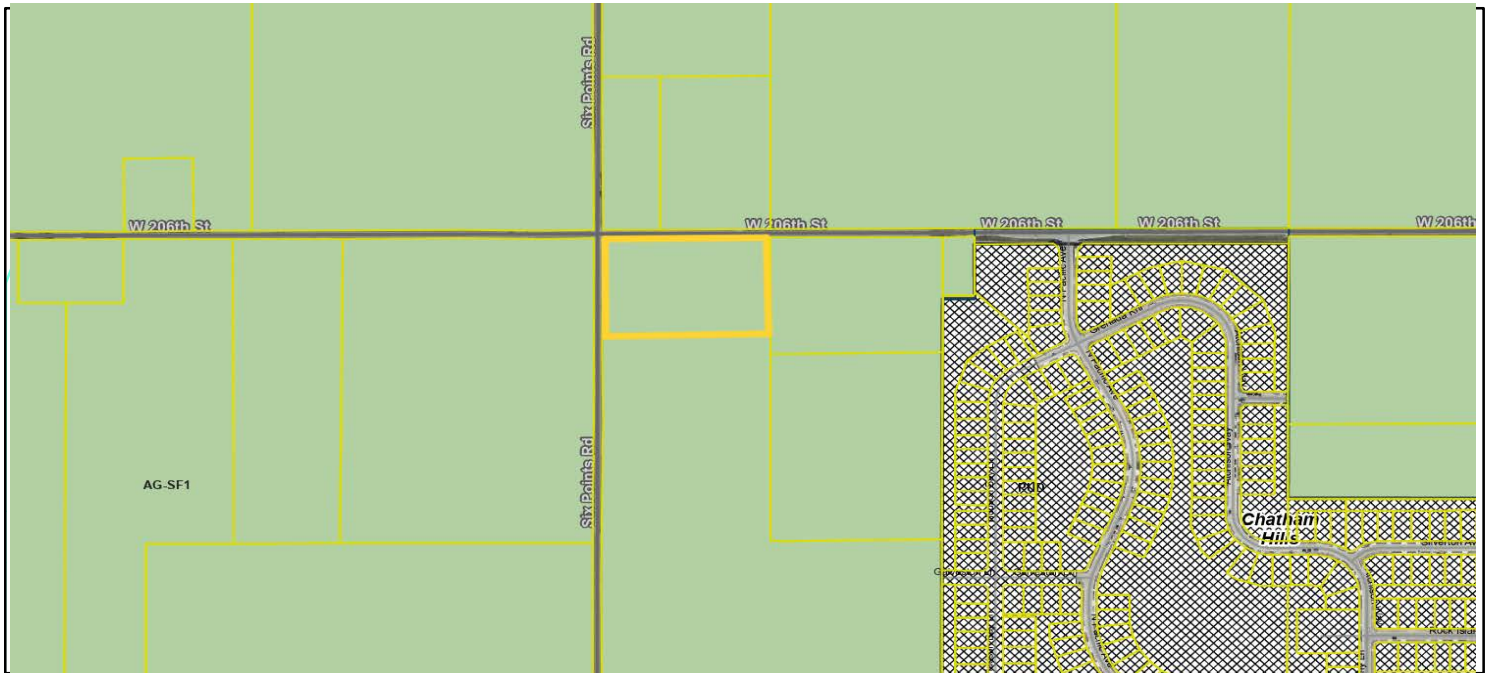
Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Aerial Location Map

 Site



Zoning Map



0 0.0275 0.055
Miles



CITY OF WESTFIELD

FIRE DEPARTMENT #85

20565 SIX POINTS ROAD
SHERIDAN, INDIANA 46069

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CONSTRUCTION

PROJECT NUMBER:

240020

DESCRIPTION:	DRAWN BY:	DATE ISSUED:
WESTFIELD TAC COMMENTS	KMB	02/04/25

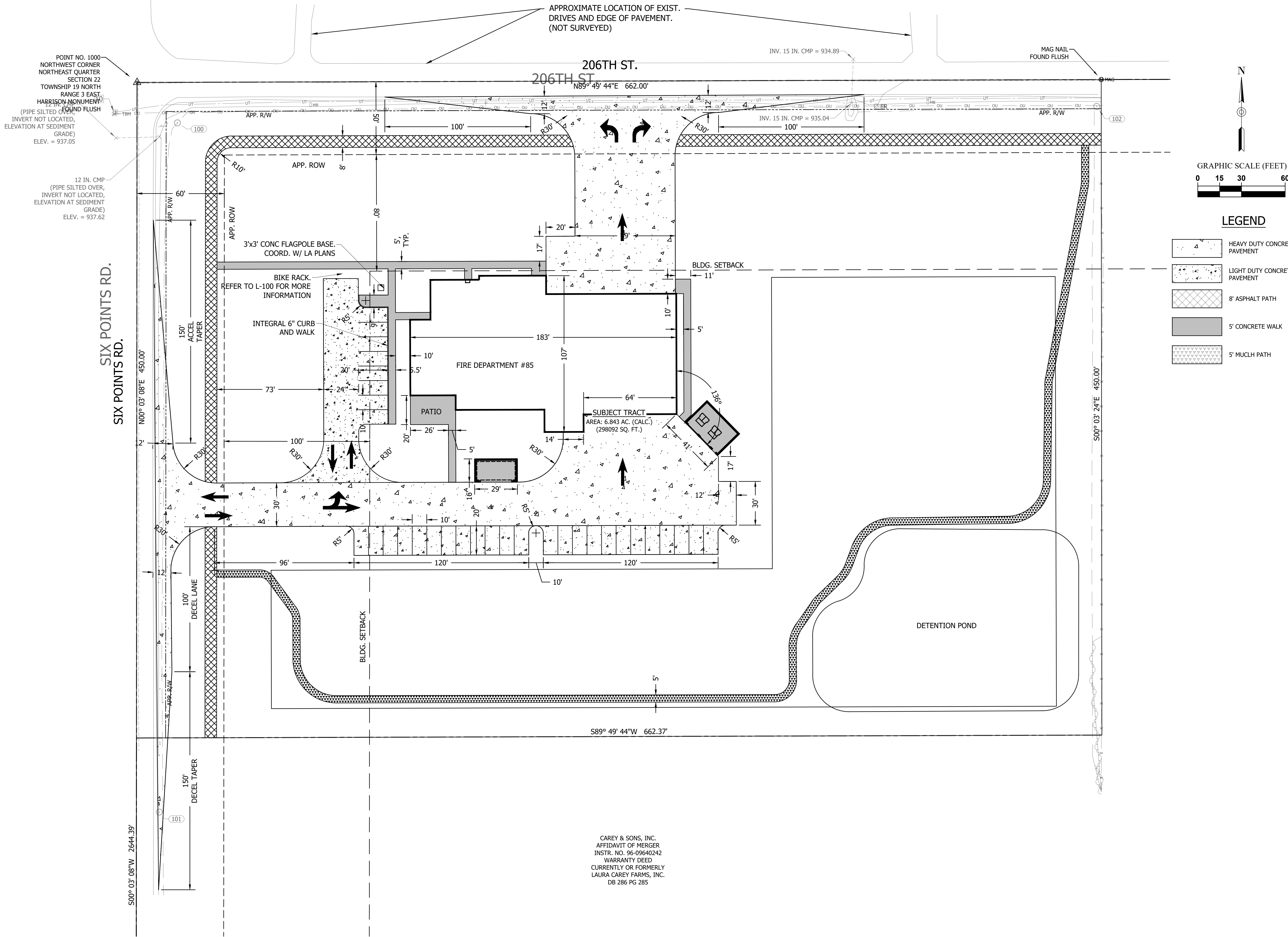
DATE ISSUED:	DRAWN BY:	CHECKED BY:
02/04/25	KMB	JAD

DRAWING TITLE:

SITE PLAN

SHEET NUMBER:

C201



CAREY & SONS, INC.
AFFIDAVIT OF MERGER
INSTR. NO. 96-09640242
WARRANTY DEED
CURRENTLY OR FORMERLY
LAURA CAREY FARMS, INC.
DB 286 PG 285

2/6/2025 3:40:11 PM Autodesk Docs/2024015 - Westfield Fire Station No. 85/2024015 - WFD Station 85 - AXIS.dwg

BUILDING EXTERIOR MATERIALS

NORTH ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 11%
- WOOD PANEL - ACCENT: 14%
- METAL ACCENT: 5%
- GLAZING/OPENINGS: 18%
- METAL ROOF: 52%

EAST ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 41%
- WOOD PANEL - ACCENT: 39%
- METAL ACCENT: 8%
- GLAZING/OPENINGS: 12%

SOUTH ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 13%
- WOOD PANEL - ACCENT: 15%
- METAL ACCENT: 4%
- GLAZING/OPENINGS: 17%
- METAL ROOF: 39%
- SOLAR PANEL: 12%

WEST ELEVATION MATERIAL PERCENTAGE

- BRICK - TYPE 1 - FIELD: 10%
- WOOD PANEL - ACCENT: 48%
- METAL PANEL: 13%
- GLAZING/OPENINGS: 12%
- METAL ROOF: 17%

BRICK - TYPE 1 - FIELD



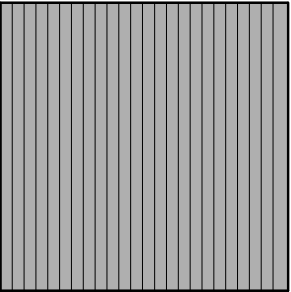
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METAL ACCENT - FLAT



METAL ROOF



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01 NORTH ELEVATION

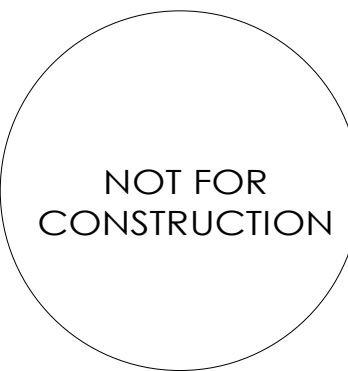
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STUDIOAXIS

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Indianapolis, Indiana 46202
+1 (317) 264-8162

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REVISIONS
DESCRIPTION DATE



CITY OF WESTFIELD

WESTFIELD FIRE
DEPARTMENT STATION
85

20565 SIX POINTS ROAD
SHERIDAN, INDIANA 46069

EXTERIOR ELEVATIONS

TAC-01

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BRICK - TYPE 1 - FIELD



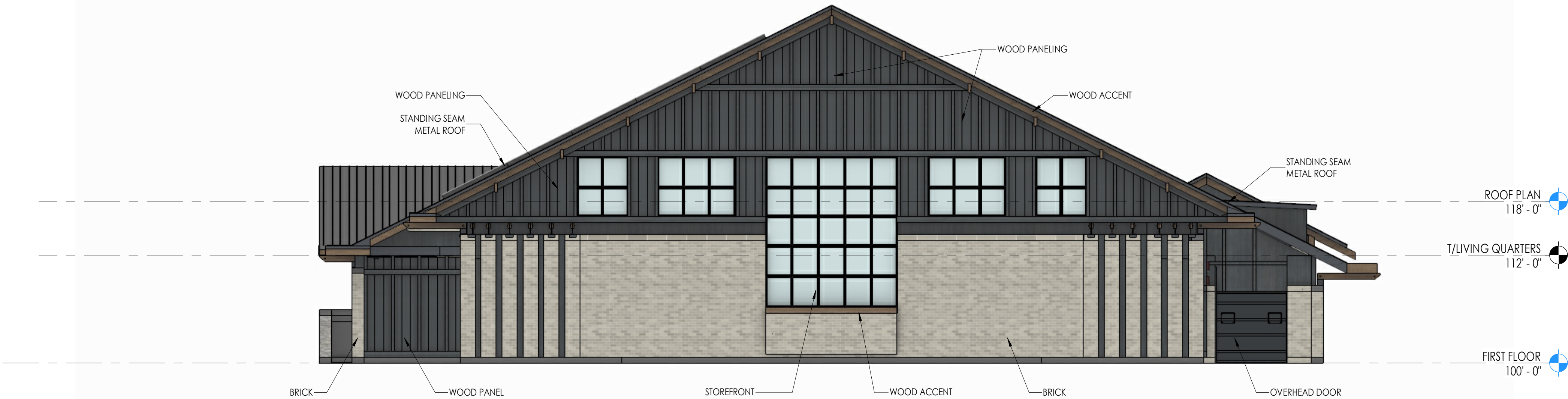
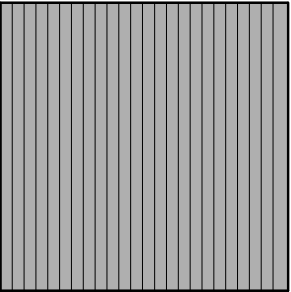
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METAL ACCENT - FLAT



METAL ROOF



02 EAST ELEVATION

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



01 WEST ELEVATION

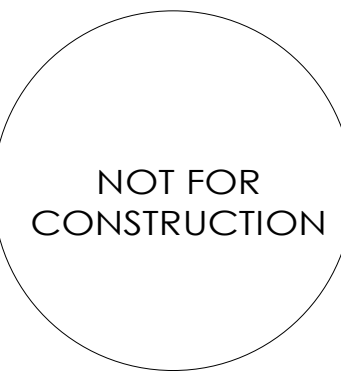
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WESTFIELD FIRE
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SHERIDAN, INDIANA 46069

EXTERIOR ELEVATIONS

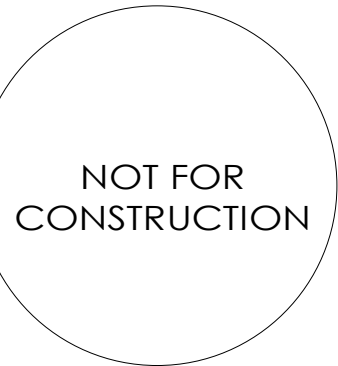
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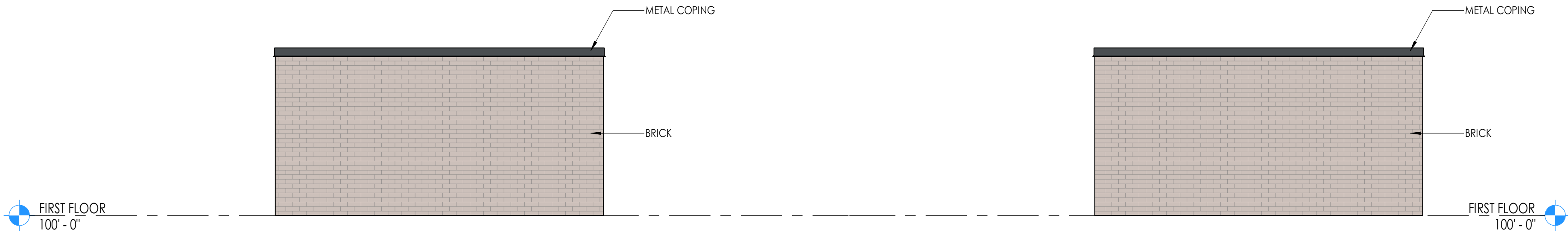


CITY OF WESTFIELD
**WESTFIELD FIRE
DEPARTMENT STATION
85**

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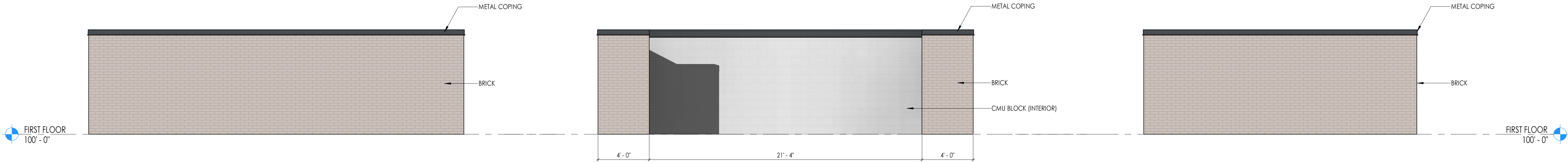
EXTERIOR ELEVATIONS

TAC-03



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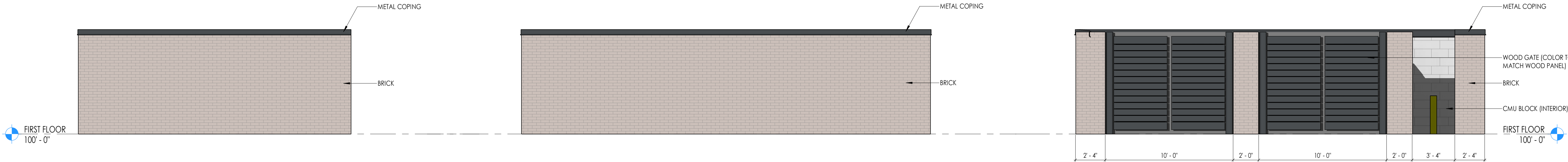
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SCALE: 1/4" = 1'-0"



06 GENERATOR ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

05 GENERATOR ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

04 DUMPSTER ENCLOSURE - SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



03 DUMPSTER ENCLOSURE - NORTH ELEVATION
SCALE: 1/4" = 1'-0"

02 DUMPSTER ENCLOSURE - EAST ELEVATION
SCALE: 1/4" = 1'-0"

01 DUMPSTER ENCLOSURE - WEST ELEVATION
SCALE: 1/4" = 1'-0"



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Westfield, Indiana 46074
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FIRE DEPARTMENT
WESTFIELD FIRE DEPARTMENT
Deputy Fire Chief James Roberts
17001 Ditch Road
Westfield, Indiana 46074
PH 317 773-1260

CIVIL ENGINEER
The Hica Group
Jason Dixon
8700 Carter Creek Parkway East Drive
Indianapolis, Indiana 46250
PH 317 446-9320

STRUCTURAL ENGINEER
CT Solutions
CT Taylor
8770 North Street
Bloomington, Indiana 47408
PH 317 818-1912

MEP ENGINEER
Clark Dietz
Hazen Paper
118 South Clinton Street, Suite 700
Chicago, Illinois 60661
PH 312 446-6242

LANDSCAPE ARCHITECT
Holler Design
Jeff Holler
302 North Street
Bloomington, Indiana 47407
PH 317 889-1775

OWNER'S REPRESENTATIVE
Rovine Services
Ken Alexander
1016 3rd Avenue, SW, Suite 200
Carmel, Indiana 46032
PH 317 345-2245

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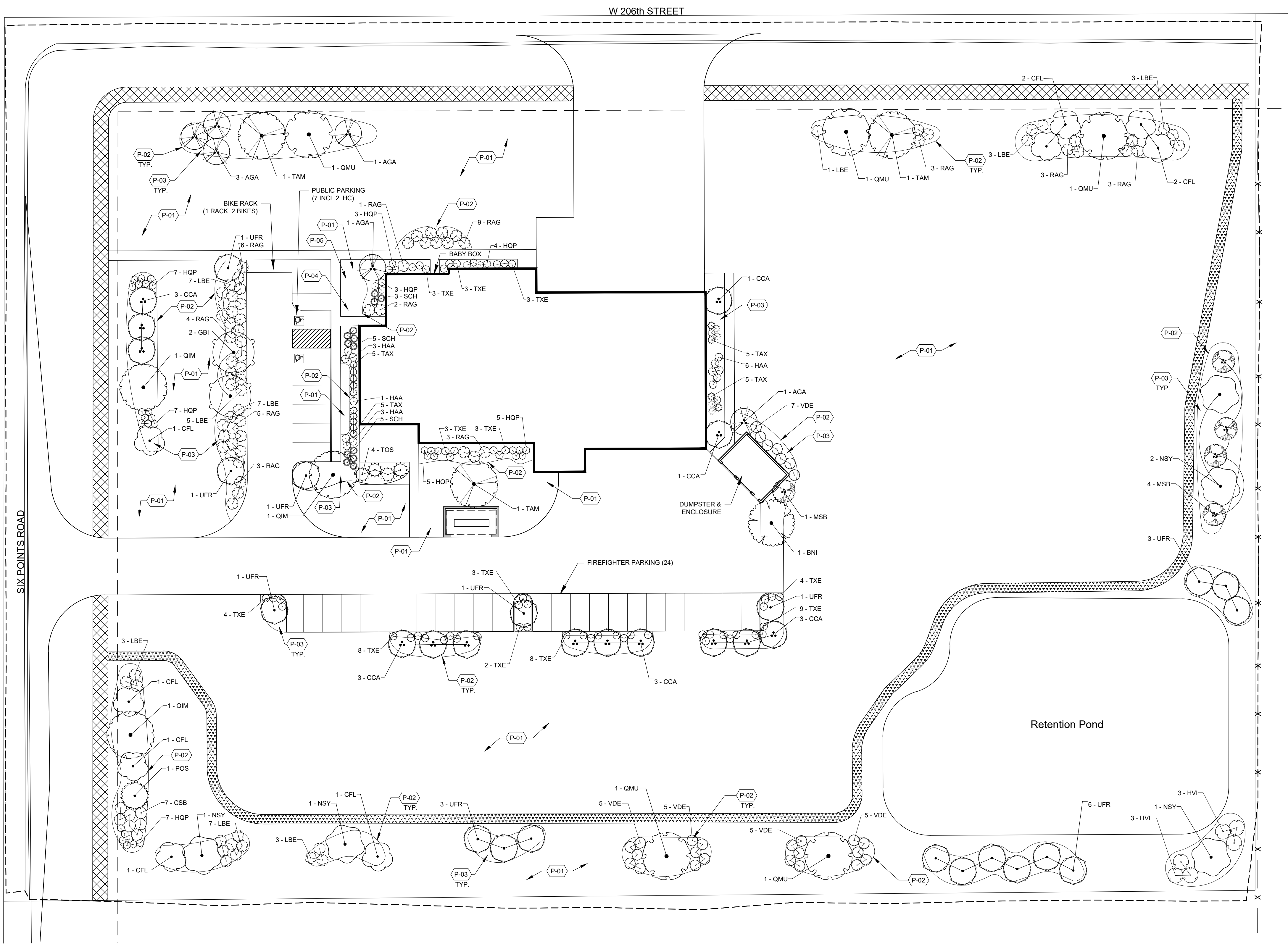
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CITY OF WESTFIELD
WESTFIELD FIRE
DEPARTMENT STATION
85

20565 SIX POINTS ROAD
SHERIDAN, INDIANA 46069

SITE PLANTING PLAN

L-100



GENERAL PLANTING NOTES

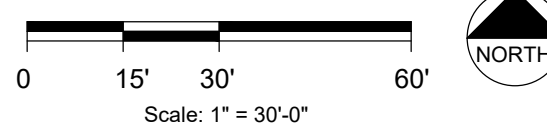
- PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.
- LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING LANDSCAPE WORK.
- STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT IMMEDIATELY.
- SEED ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND.
- PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL PROVIDE PLANT MATERIAL IN QUANTITIES AND SPECIES SHOWN ON PLANS. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY LANDSCAPE ARCHITECT.
- AMEND OR INSTALL TOPSOIL MEETING ASTM D2088 STANDARDS. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN. OF 4" TOPSOIL, AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE. DO NOT OBTAIN FROM BOGS, MARSHES, WETLANDS, OR AGRICULTURAL LAND. APPLY INORGANIC AMENDMENTS, ORGANIC AMENDMENTS, AND FERTILIZERS AS NEEDED FOR LONG TERM PLANT HEALTH.
- ROOT BALL SHALL MEET OR EXCEED SIZES SET FORTH IN CURRENT AMERICAN STANDARDS FOR NURSERY STOCK.
- PROVIDE 3" LANDSCAPE GRAVEL AROUND ALL PLANTS IN PLANTING BEDS UNLESS OTHERWISE NOTED.
- PROVIDE 3" SHREDDED HARDWOOD MULCH IN 6" DIA AROUND ALL TREES NOT INCORPORATED IN A PLANTING BED.
- PROVIDE PRE-EMERGENT HERBICIDE ON PLANTING BEDS AT RATES PER MANUFACTURER'S DIRECTIONS.
- TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM LANDSCAPE ARCHITECT FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.
- INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.
- PLANT MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACE ALL PLANTS MORE THAN 1/4 DEAD AS SOON AS WEATHER CONDITIONS ALLOW THROUGHOUT WARRANTY PERIOD.
- QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR LANDSCAPE ARCHITECT'S PURPOSES AND FOR LOCAL REGULATORY REVIEW. CONTRACTOR IS RESPONSIBLE TO PROVIDE PLANTS IN QUANTITIES AND SPACING AS DEPICTED ON PLANTING PLANS. IF DISCREPANCIES EXIST QUANTITIES SHOWN ON PLANS SHALL DICTATE.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
EVERGREEN TREES					
POS	1	Pinus omorika	Serbian Spruce	8' Ht.	B&B
TOS	4	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	8' Ht.	B&B
ORNAMENTAL TREES					
AGA	6	Aronia x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	10-12' Ht.	B&B
CCA	14	Cercis canadensis	Eastern Redbud	10-12' Ht.	B&B
CFL	9	Cornus florida	Flowering Dogwood	1.5' Cal.	B&B
MSB	5	Magnolia virginiana	Sweet Bay	8' Ht.	B&B
DECIDUOUS TREES					
BNI	1	Betula nigra	River Birch	12' Ht.	B&B
GBI	2	Ginkgo biloba	Maidenhair Tree	2.5' Cal.	B&B
NSY	5	Nyssa sylvatica	Black Gum	2.5' Cal.	B&B
OMU	3	Quercus imbricaria	Shingle Oak	2.5' Cal.	B&B
OMU	5	Quercus muhlenbergii	Chinkapin Oak	2.5' Cal.	B&B
TAM	3	Tilia americana	American Linden	2.5' Cal.	B&B
UFR	18	Ulmus x 'Frontier'	American Elm	2.5' Cal.	B&B
SHRUBS					
CSB	7	Cornus sericea 'Bailey'	Red Twig Dogwood	24" Ht.	Cont/B&B
HVI	6	Hamelis virginiana	Common Witch Hazel	24" Ht.	Cont/B&B
HAA	13	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangeas	24" Ht.	Cont/B&B
HQP	41	Hydrangea quercifolia 'Pee Wee'	Oakleaf Hydrangeas Pee Wee	24" Ht.	Cont/B&B
LBE	39	Lindera benzoin	Spicebush	24" Ht.	Cont/B&B
RAB	42	Rhus aromatica 'Gro-Low'	Fragrant Sumac	12" Ht.	Cont/B&B
TAX	20	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	18" Ht.	Cont/B&B
TXE	53	Taxus x media 'Everlow'	Everlow Anglo-Japanese Yew	18" Ht.	Cont/B&B
VDE	27	Viburnum dentatum	Arrowwood Viburnum	36" Ht.	Cont/B&B
GRASSES					
SCH	13	Schizachyrium scoparium 'The Blues'	The Blues Little Bluestem	3 gal.	

REFERENCE NOTES SCHEDULE

CODE	DESCRIPTION	DETAIL
PLANTING		
(P-01)	LAWN	
(P-02)	SPADE EDGE	4L300
(P-03)	LANDSCAPE GRAVEL	5L300
(P-04)	FLAG POLE	6L300
(P-05)	BICYCLE RACK	



WESTFIELD FIRE STATION 85 - SITE PLANTING PLAN