



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 4/7/2025
Monday, April 7, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, April 7, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

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

Public input can be submitted in 1 of 2 ways:

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

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - March 17, 2025

Review Rules of Procedure

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

Plan Commission Order 25-02 [ITEM OF BUSINESS]

Amendments to East Side EDA and creation of Grand Millennium Center Allocation Areas

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to add and remove certain parcels from the East Side Economic Development Area and the creation of Grand Millennium Center Allocation Areas approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.

(Jenell Fairman – jfairman@westfield.in.gov)

2501-PUD-01 [ITEM OF BUSINESS]

**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)*

PUBLIC HEARING ITEMS

2504-PUD-04 [PUBLIC HEARING]

Towne Road Crossing Planned Unit Development (PUD), Amendment I
Generally located South of and adjacent to SR 32, West of Little Eagle Creek Avenue.
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests amendment to the Towne Road Crossing Planned Unit Development (PUD) to add additional acreage into the Planned Unit Development (PUD) while amending & replace existing Planned Unit Development (PUD) standards on 144 acres +/- in the Towne Road Crossing Planned Unit Development (PUD) District & AG-SF1 Districts.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2504-PUD-05 [PUBLIC HEARING]

Maple Knoll Planned Unit Development (PUD), Amendment IX
17340 Farmers Bank Way.
WF Pets, LLC by Church Church Hittle + Antrim requests an amendment to the Maple Knoll Planned Unit Development (PUD) to permit a pet supply store on 1.08 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

2504-PUD-06 [PUBLIC HEARING]

Element Hotel / Chatham Commons Planned Unit Development (PUD) Amendment I
1500 Chatham Commons Boulevard.
Elwestfield, LLC by American Structurepoint requests to amend the architectural standards of the Chatham Commons Planned Unit Development (PUD) District specific to 2.71 acres +/- of real estate to accommodate an 18,583 SF hotel.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2504-PUD-08 [PUBLIC HEARING]

Grand Park Village Planned Unit Development (PUD), Amendment VI
Generally located on the north side of the Wheeler Road & John Dippel Boulevard roundabout.
TWG Grand Park Village, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village Planned Unit Development (PUD) to permit additional commercial uses in the existing Bike Hub building located on a portion of a 12-acre lot +/- in the Grand Park Village Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-27 [CONTINUED]

Park + Poplar Planned Unit Development (PUD)
Generally, the southeast corner of Park Street and Poplar Street (Westfield Blvd).
Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in

zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.
(Planner: Lauren Gillingham-Teague - lgillingham@westfield.in.gov)

REPORTS/COMMENTS

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 - 3/17/2025
Monday, March 17, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

7:00pm

[YouTube Time: 00:00:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Ryan Mooney, Omar Khan.

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

City Staff Present Virtually: None.

Legal Counsel Present: Blake Burgan with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

None.

Approval of Minutes - March 3, 2025

Motion: Approve Meeting Minutes

By: Chris Woodard

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 01:24](#)

Motion: Approve

By: Victor MCCarty

Seconded: Mark Keen

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

Motion Determination: Passed

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

[YouTube Time: 3:03](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Adjourn 7:04pm

Motion: Adjourn

By: Victor MCCarty

Seconded: Chris Woodard

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

No: None

Abstain: None

Motion Determination: Passed

RESOLUTION NO. 25-__

**RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN
COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY
RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE
EAST SIDE 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”), pursuant to IC 36-7-14 (the “Act”), has previously adopted and confirmed resolutions which (i) established and expanded an economic development area known as the “East Side Economic Development Area” (the “Area”), (ii) designated and expanded a portion of the Area as an allocation area, known as the “East Side Economic Development Allocation Area” pursuant to Section 39 of the Act (the “Existing Allocation Area”), and (iii) approved and amended a development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, the Redevelopment Commission, on March 17, 2025, adopted its Resolution No. 09-2025 (the “Declaratory Resolution”) which (i) removed the parcel described in Exhibit A of the Declaratory Resolution from the Existing Allocation Area, (ii) designated the area identified on Exhibit B of the Declaratory Resolution as a separate allocation area within the Area, to be known as the “Grand Millennium Center – Lot A Allocation Area”, pursuant to Section 39 of the Act, (iii) designated the area identified on Exhibit C of the Declaratory Resolution as a separate allocation area within the Area, to be known as the “Grand Millennium Center – Lot B Allocation Area”, pursuant to Section 39 of the Act, (iv) designated the area identified on Exhibit D of the Declaratory Resolution as a separate allocation area within the Area, to be known as the “Grand Millennium Center – Lot C Allocation Area”, pursuant to Section 39 of the Act, and (v) adopted a supplement to the Plan which was attached as Exhibit E thereto (the “2025 Plan Supplement”); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the 2025 Plan Supplement to this Plan Commission; and

WHEREAS, in determining the location and extent of the 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 the 2025 Plan Supplement, and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the 2025 Plan Supplement.

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 and the 2025 Plan Supplement conform to the plan of development for the City.

2. The Declaratory Resolution and the 2025 Plan Supplement are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2025 Plan Supplement pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the 2025 Plan Supplement with the minutes of this meeting.

[Signature Page Follows]

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 7th day of April, 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

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/ Bradley J. Bingham.

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 09-2025**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC
DEVELOPMENT PLAN FOR THE EAST SIDE
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 “East Side Economic Development Area” (the “Area”), designated and expanded a portion of the Area as an allocation area known as the “East Side Economic Development Allocation Area” pursuant to Section 39 of the Act (the “Existing Allocation Area”), and approved and amended a development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, the Commission now desires to further amend the Declaratory Resolution and Plan in order to (i) remove the parcel identified on Exhibit A hereto from the Existing Allocation Area, (ii) designate the area identified on Exhibit B hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the “Grand Millennium Center – Lot A Allocation Area,” (ii) designate the area identified on Exhibit C hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the “Grand Millennium Center – Lot B Allocation Area,” (iii) designate the area identified on Exhibit D hereto as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the “Grand Millennium Center – Lot C Allocation Area,” and (iv) adopt a supplement to the Plan attached hereto as Exhibit E (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 Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, 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 2025 Plan Supplement for the Grand Millennium Center – Lot A Allocation Area, the Grand Millennium Center – Lot B Allocation Area, and the Grand Millennium Center – Lot C Allocation Area (collectively, the “Grand Millennium Center Allocation Areas”) 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 Plan Supplement, 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 7 above, the Commission hereby adopts the specific findings set forth in the 2025 Plan Supplement.

10. 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.

11. 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.

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

13. The area described in Exhibit B is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “Grand Millennium Center – Lot A Allocation Area,” 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 Ind. Code 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 Grand Millennium Center – Lot A Allocation Area hereby designated as the “Grand Millennium Center – Lot A Allocation Fund” 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 permitted by the Act. 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.

14. The area described in Exhibit C is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “Grand Millennium Center – Lot B Allocation Area,” 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 Ind. Code 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 Grand Millennium Center – Lot B Allocation Area hereby designated as the “Grand Millennium Center – Lot B Allocation Fund” 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 permitted by the Act. 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.

15. The area described in Exhibit D is hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “Grand Millennium Center – Lot C Allocation Area,” 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 Ind. Code 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 Grand Millennium Center – Lot C Allocation Area hereby designated as the “Grand Millennium Center – Lot C Allocation Fund” 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 permitted by the Act. 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.

16. The foregoing allocation provisions shall apply to each of the Grand Millennium Center Allocation Areas, respectively. The Commission hereby finds that the adoption of these allocation provisions will result in new property taxes in each of the Grand Millennium Center Allocation Areas that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit E. The base assessment date for each of the Allocation Areas is January 1, 2025.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to each of the respective Grand Millennium Center Allocation Areas 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 each of the respective Grand Millennium Center Allocation Areas. For the avoidance of doubt, it is to be understood that the twenty-five (25) year expiration date shall be applied independently and separately for each of the Grand Millennium Center Allocation Areas.

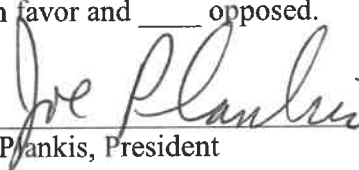
18. This Resolution, together with any supporting data, shall be submitted to the City of Westfield Plan Commission (the “Plan Commission”) and the Common Council of the City (the

“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.

19. 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.

20. 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 17th day of March, 2025, by a vote of ____ in favor and ____ opposed.



Joe Plankis, President

Absent

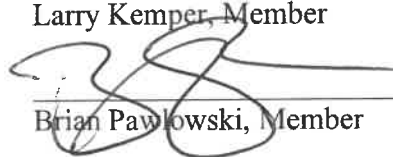
Jon Dartt, Vice President



Brian Tomamichel, Secretary

Absent

Larry Kemper, Member



Brian Pawlowski, Member

EXHIBIT A

Parcel Removed from the Existing East Side Allocation Area

The following parcel is removed from the existing East Side Allocation Area, and is shown in the blue-bordered area on the map attached hereto.

PARCEL ID NUMBER:

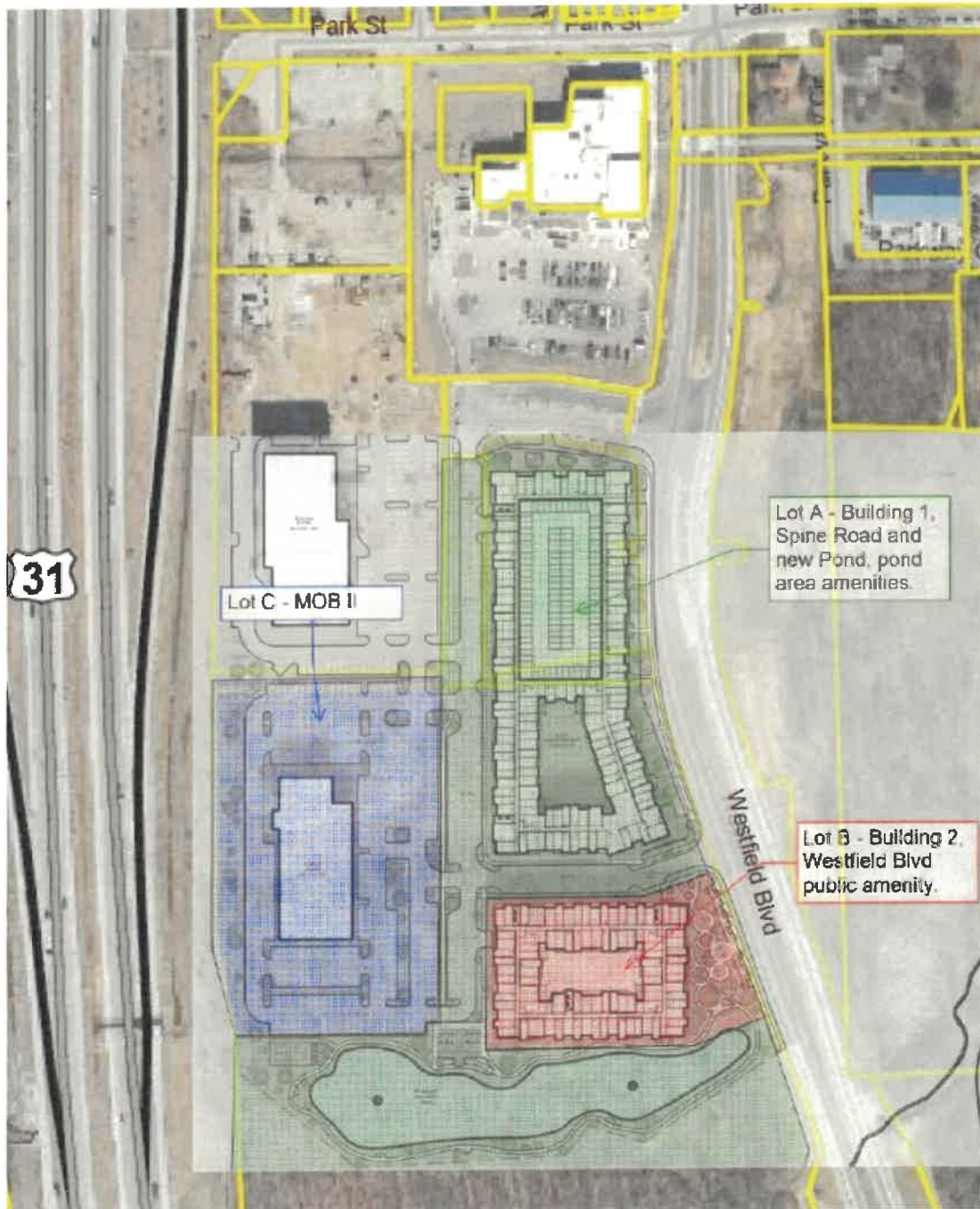
09-09-01-00-00-006.000



EXHIBIT B

Grand Millennium Center – Lot A Allocation Area

The Grand Millennium Center – Lot A Allocation Area consists of the territory in the green-shaded area below, which is located south of the existing Westfield Washington Public Library (at 17400 Westfield Boulevard) and is bounded by US Highway 31 on the west and Westfield Boulevard on the east. The parcel identification number or numbers for the Grand Millennium Center – Lot A Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



PROPOSED "LOT A"

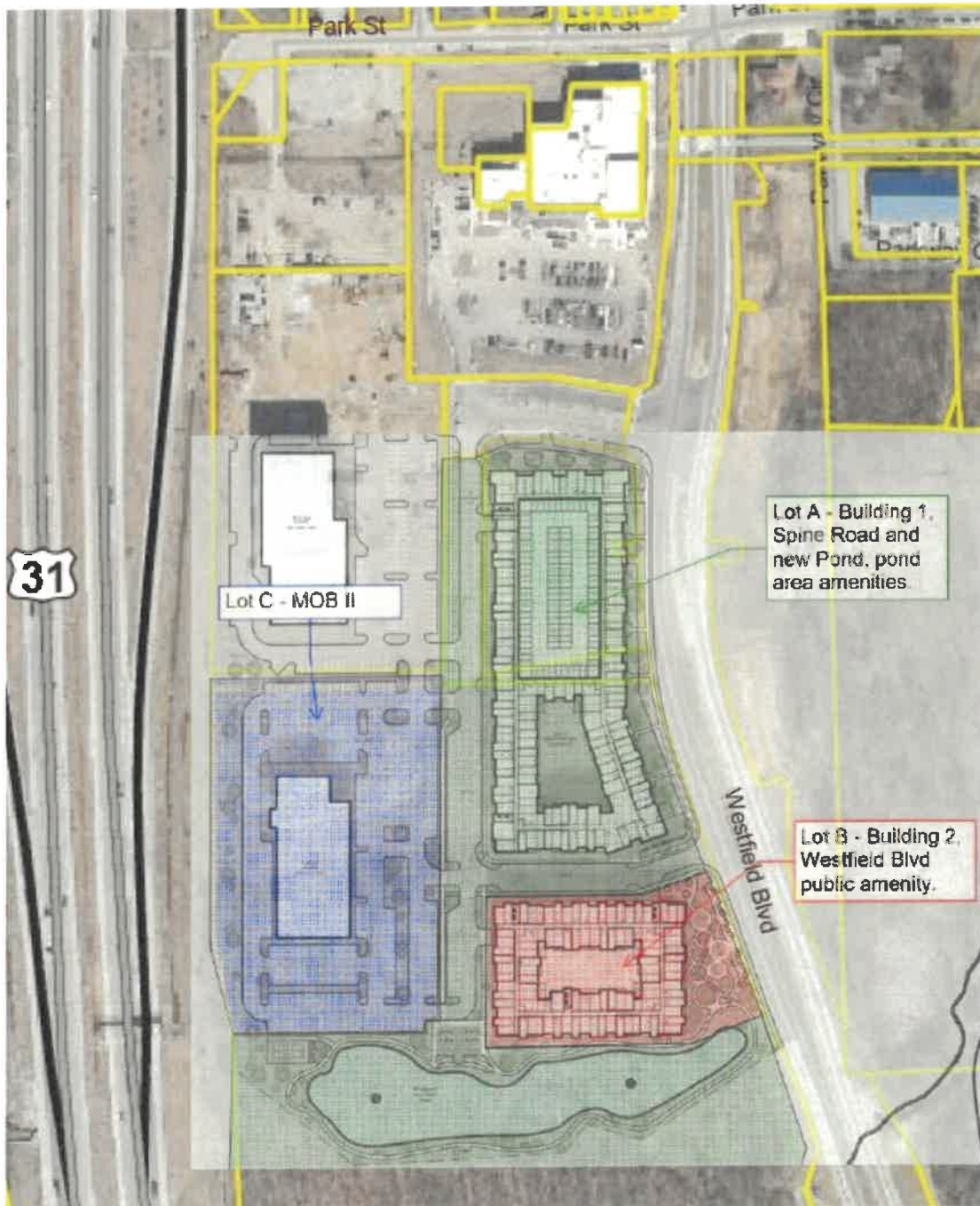
Common Area B and a part of Block A in Secondary Plat for Grand Millennium, a Subdivision of a part of the northeast quarter and Southeast Quarter of Section 1, Township 18 North, Range 3 East, according to the plat thereof recorded December 07, 2022, as document 2022057711, City of Westfield, Hamilton County, Indiana, more particularly described as follows:

Beginning at the southwest corner of said Block A: thence North 2 degrees 17 minutes 23 seconds West 339.78 feet along the western boundary of said Block A; thence North 89 degrees 35 minutes 53 seconds East 291.40 feet; thence North 0 degrees 57 minutes 21 seconds East 16.11 feet; thence North 90 degrees 0 minutes 0 seconds East 19.67 feet; thence North 0 degrees 24 minutes 52 seconds West 512.22 feet to the southeast corner of Lot 3 in said Grand Millennium Subdivision; thence North 0 degrees 8 minutes 37 seconds East 312.98 feet along the east line of said Lot 3; to the southwest corner of Common Area "A" in said subdivision; thence along the southern boundary of said Common Area "A" the following five (5) courses: 1) South 89 degrees 51 minutes 23 seconds East 59.00 feet; 2) Northeasterly 39.14 feet along an arc to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of North 44 degrees 59 minutes 41 seconds East and a length of 35.26 feet; 3) North 89 degrees 50 minutes 45 seconds East 53.87 feet; 4) Easterly 20.41 feet along an arc to the right having a radius of 110.50 feet and subtended by a long chord having a bearing of South 84 degrees 51 minutes 45 seconds East and a length of 20.38 feet; 5) South 79 degrees 34 minutes 16 seconds East 102.37 feet to the westerly right-of-way line of Westfield Boulevard; thence along said westerly right-of-way the following two (2) courses: thence Southeasterly 34.05 feet along an arc to the right having a radius of 25.00 feet and subtended by a long chord having a bearing of South 40 degrees 32 minutes 51 seconds East and a length of 31.48 feet; thence South 01 degree 31 minutes 26 seconds East 112.02 feet; thence South 5 degrees 18 minutes 18 seconds East 16.05 feet; thence along said westerly right-of-way the following two (2) courses: thence Southerly 283.31 feet along an arc to the left having a radius of 851.50 feet and subtended by a long chord having a bearing of South 9 degrees 30 minutes 08 seconds East and a length of 282.01 feet; thence South 19 degrees 2 minutes 2 seconds East 193.37 feet; thence South 71 degrees 0 minutes 35 seconds West 92.88 feet; thence South 90 degrees 0 minutes 0 seconds West 233.93 feet; thence South 0 degrees 24 minutes 52 seconds East 224.87 feet; thence North 89 degrees 31 minutes 56 seconds East 304.34 feet; thence North 68 degrees 4 minutes 21 seconds East 99.39 feet to the westerly right-of-way line of said Westfield Boulevard; thence along said westerly right-of-way the following five (5) courses: 1) South 23 degrees 01 minute 34 seconds East 132.45 feet; 2) South 19 degrees 2 minutes 2 seconds East 79.70 feet; 3) South 22 degrees 44 minutes 30 seconds West 67.05 feet; 4) South 19 degrees 2 minutes 2 seconds East 45.00 feet; 5) South 53 degrees 3 minutes 11 seconds East 53.88 feet to the southeast corner of said Block A; thence South 88 degrees 21 minutes 16 seconds West 874.54 feet along the south line of said Block A to the point of beginning and containing 11.14 acres, more or less.

EXHIBIT C

Grand Millennium Center – Lot B Allocation Area

The Grand Millennium Center – Lot B Allocation Area consists of the territory in the pink-shaded area below, which is located south of the existing Westfield Washington Public Library (at 17400 Westfield Boulevard) and is bounded by US Highway 31 on the west and Westfield Boulevard on the east. The parcel identification number or numbers for the Grand Millennium Center – Lot B Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



PROPOSED "LOT B"

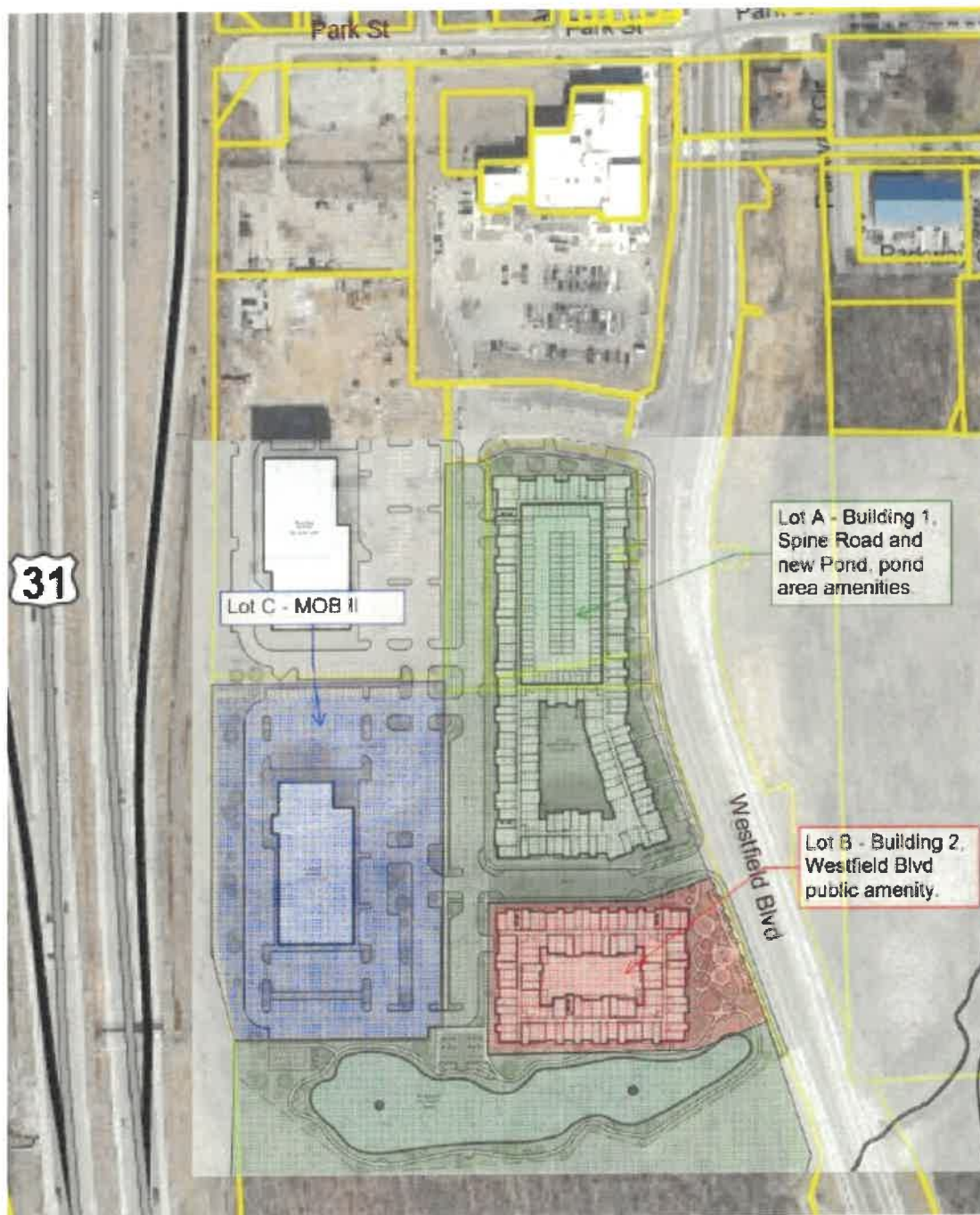
A part of Block A in Secondary Plat for Grand Millennium, a Subdivision of a part of the northeast quarter and Southeast Quarter of Section 1, Township 18 North, Range 3 East, according to the plat thereof recorded December 07, 2022, as document 2022057711, City of Westfield, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said Block A: thence along the westerly right-of-way line of Westfield Boulevard the following five (5) courses: 1) North 53 degrees 3 minutes 11 seconds West 53.88 feet; 2) North 19 degrees 2 minutes 2 seconds West 45.00 feet; 3) North 22 degrees 44 minutes 30 seconds East 67.05 feet; 4) North 19 degrees 2 minutes 2 seconds West 79.70 feet; 5) North 23 degrees 01 minute 34 seconds West 132.45 feet to the point of beginning of this description: thence South 68 degrees 4 minutes 21 seconds West 99.39 feet; thence South 89 degrees 31 minutes 56 seconds West 304.34 feet; thence North 0 degrees 24 minutes 52 seconds West 224.87 feet; thence North 90 degrees 0 minutes 0 seconds East 233.93 feet; thence North 71 degrees 0 minutes 35 seconds East 92.88 feet to the westerly right-of-way line of said Westfield Boulevard; thence along said westerly right-of-way the following two (2) courses: 1) South 19 degrees 2 minutes 2 seconds East 200.75 feet; thence South 23 degrees 01 minute 34 seconds East 27.94 feet to the point of beginning and containing 1.89 acres, more or less.

EXHIBIT D

Grand Millennium Center – Lot C Allocation Area

The Grand Millennium Center – Lot C Allocation Area consists of the territory in the purple-shaded area below, which is located south of the existing Westfield Washington Public Library (at 17400 Westfield Boulevard) and is bounded by US Highway 31 on the west and Westfield Boulevard on the east. The parcel identification number or numbers for the Grand Millennium Center – Lot C Allocation Area shall be determined and provided to the Hamilton County Auditor's within thirty (30) days after the Commission takes final action on this resolution.



PROPOSED "LOT C"

A part of Block A in Secondary Plat for Grand Millennium, a Subdivision of a part of the northeast quarter and Southeast Quarter of Section 1, Township 18 North, Range 3 East, according to the plat thereof recorded December 07, 2022, as document 2022057711, City of Westfield, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southwest corner of said Block A: thence North 2 degrees 17 minutes 23 seconds West 339.78 feet along the western boundary of said Block A to the point of beginning of this description: thence along said western boundary the following two (2) courses: 1) North 11 degrees 42 minutes 23 seconds West 144.70 feet; 2) North 0 degrees 8 minutes 37 seconds East 389.51 feet to the southwest corner of Lot 3 in said Grand Millennium Subdivision; 1) South 89 degrees 51 minutes 23 seconds East 336.01 feet along the southern boundary of said Lot 3 to the southeast corner thereof; thence South 0 degrees 24 minutes 52 seconds East 512.22 feet; thence South 90 degrees 0 minutes 0 seconds West 19.67 feet; thence South 0 degrees 57 minutes 21 seconds West 16.11 feet; thence South 89 degrees 35 minutes 53 seconds West 291.40 feet to the point of beginning and containing 4.06 acres, more or less.

EXHIBIT E

2025 Plan Supplement

The existing Plan for the Area is hereby supplemented by adding the following project to the Plan:

Grand Millennium Center Projects

CRG Residential LLC or an affiliate thereof (the “Grand Millennium Center Developer”) is developing a 17.1-acre area within the City of Westfield generally described as being bounded by Park Street to the north, Westfield Boulevard to the east, Grassy Branch Creek to the south and U.S. Highway 31 to the west. Such mixed-use development will occur in phases and includes: (i) a new 250,000-square-foot mixed-use building consisting of 200 luxury apartments, 10,000 square-foot retail space, and parking garage consisting of 280 parking spaces, (ii) a new 170,000-square-foot mixed-use building consisting of 140 luxury apartments, 1,200 square-foot retail space, and podium parking consisting of 145 parking spaces, (iii) a new 60,000 square-foot medical office building with 245 surface parking spaces and related infrastructure improvements, with a current estimated total development cost of \$110,000,000 (collectively, the “Grand Millennium Center Development”).

However, due to the lack of adequate local public improvements serving or benefitting the development 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 Grand Millennium Center - Lot A Allocation Area, the Grand Millennium Center - Lot B Allocation Area and the Grand Millennium Center – Lot C Allocation Area (collectively, the “Grand Millennium Center Allocation Areas”), including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, structured parking and/or road, trail and sidewalk or other local public improvements (collectively the “Grand Millennium Center Projects”). The Grand Millennium Center Projects are estimated to cost the Commission approximately \$24,000,000; however, such estimated costs will be refined as specific details and timing of the Grand Millennium Center Projects are determined. The Grand Millennium Center Projects will support the Grand Millennium Center Development. The Commission anticipates capturing tax increment revenues from the Grand Millennium Center Allocation Areas, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse costs of the Grand Millennium Center Projects. The Commission envisions the possibility of assisting the City in issuing one or more series of bonds payable from tax increment revenues derived from one or more of the Grand Millennium Center Allocation Areas and purchased by the Grand Millennium Center 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 Grand Millennium Center Projects.

Findings of Fact

Based on representations of the Grand Millennium Center Developer, the Commission has determined that the full development of the Grand Millennium Center Allocation Areas will not

proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be derived from the Grand Millennium Center Allocation Areas to the Grand Millennium Center Projects due to the lack of adequate infrastructure and other local public improvements in or serving the Grand Millennium Center Allocation Areas. The establishment of the Grand Millennium Center Allocation Areas is planned as part of the Commission's strategy to contribute tax increment revenues derived from Grand Millennium Center Allocation Areas to the proposed Grand Millennium Center Projects, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Grand Millennium Center Projects, respectively. The private development projects will not proceed without this mechanism in place. The Commission does not have any other method of financing the costs of the Grand Millennium Center Projects, 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 Grand Millennium Center Allocation Areas. The Commission hereby finds that designating each of the Grand Millennium Center Allocation Areas as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements (including the Grand Millennium Center Projects) located in or serving or benefitting the Grand Millennium Center Allocation Areas, thereby facilitating new investment in the Area that would otherwise not occur.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 7, 2025
2501-PUD-01
Exhibit 1

Petition Number: 2501-PUD-01

Ordinance Number: Ord. 24-71

Project Name: Grand Millennium Center PUD, Amendment IV

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

Petitioner: Grand Millennium Development, LLC

Representative: CRG Residential

Request: Grand Millennium Development, LLC by CRG Residential requests an amendment to the Grand Millenium Center PUD to modify Maximum Density standards and to implement an updated Concept Plan and Character Exhibits on 17.1 acres +/- within the Grand Millennium Center PUD District.

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

Current Land Use: Vacant

Approximate Acreage: 17.1 acres +/-

Exhibits:

1. Staff Report
2. Vicinity Map
3. Narrative Statement
4. Ord. 24-71
5. Updated Bubble Diagram
6. Voluntary Developer Commitments

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

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

The petition had a Public Hearing at the [January 14, 2025](#), Advisory Plan Commission (the "APC") meeting. Video footage of the item's public hearing can be viewed [here](#). At the January 14th meeting, the Workshop requirement was waived after little discussion.

The petition is slated for a Recommendation to the City Council at the April 7, 2025 APC meeting.

PROJECT OVERVIEW

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

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

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

*Within this amendment request, the Petitioner is requesting to incorporate a new Concept Plan (**Exhibit 5**) for the Property, as well as provide Voluntary Developer Commitments that would develop the Real Estate differently if a certain Economic Development trigger is satisfied.*

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance ties the development of the Real Estate to the associated Concept Plan (see **Exhibit 5**), or within the Concept Plan provided within **Exhibit 6** if an EDA is reached. The final plan will be in substantial compliance with the Concept Plan.

Underlying Zoning District:

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

General Regulations:

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

DEVELOPMENT STANDARDS

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

Article 6.3 – Architectural Standards

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

Article 6.14 – Parking Standards

- Article 6.14(G)(11) shall be modified to require 1.5 off street parking spaces per Dwelling Units.
 - *Modified from “1.5 off-street parking spaces per Dwelling Unit”, as approved via Ord. 21-33.*

OVERVIEW OF CHANGES SINCE THE JAN. 14TH PUBLIC HEARING

- In preparation for the item's APC Recommendation the past few months, there has been applicable legislation at the state-level that would impact the development of the Real Estate. With that said, there have been some modifications to the exhibits along the lines of the controlling Concept Plan and character exhibits that will end up ruling the Real Estate.
- As a result, there have been Voluntary Developer Commitments that will now run concurrently with the PUD Ordinance. Within this commitment, the Developer has agreed to develop the Real Estate in conjunction with the provided site plan and architectural elevations within the commitment. This commitment **only** activates if an Economic Development Agreement (EDA) is established between the Developer and the City. The aforementioned legislation impacts the ability to reach an EDA with the Economic Development Department.
 - If an EDA is not able to be established, the commitment becomes irrelevant, the Real Estate is governed under the bubble diagram's oversight and the PUD Ordinance language from this proposed Ordinance and previous applicable Grand Millennium Center PUD amendments.

COMPREHENSIVE PLAN

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

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

The Employment Corridor development policies encourage:

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

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

PROCEDURAL

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

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred on January 14, 2025 APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop Discussion: The Workshop discussion for this petition was deemed unnecessary, and was waived at the January 14th public hearing.

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 at the April 7, 2025 APC meeting.
2. If any Plan Commission member has questions prior to the meeting, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.



Westfield -
Washington Public
Library

In Construction MOB

Grand Millennium
PUD - Amendment III
Location

Google Earth

Image © 2024 Airbus

1000 ft



Grand Millennium PUD – Amendment III

Narrative Statement

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

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

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

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

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

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

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

Sincerely,



David George

Grand Millennium Development, LLC

ORDINANCE 24-71

Grand Millennium Center PUD Amendment IV

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

This is an ordinance (this “Ordinance”) to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition No. 2501-PUD-01), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Grand Millennium Center PUD with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. 2501-PUD-01 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **recommendation (vote)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on , 2025; and,

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

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

Section 1. **Applicability of Ordinance.**

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Millennium Center PUD, and (iii) provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Grand Millennium Center PUD.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **District Areas:** Section 3 of the Grand Millennium Center PUD shall apply with the following amendments:

- 2.1 The Concept Plan, attached hereto as **Exhibit B** (the “Concept Plan”), is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan of the UDO. Development of each District Area shall be in accordance with **Exhibit B**. The attached Concept Plan shall replace Ord. 21-33 Exhibit B (District Area Map).
- 2.2 Potential uses (shown on the Concept Plan in Exhibit B in italicized text) are provided for illustrative purposes only. Compliance with the italicized uses shall not be a requirement of development approval.

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

3.1 **Multi-Family District:**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. **Required Spaces:** Article 6.14(G)(11) shall be modified to require 1.5 off street parking spaces per Dwelling Unit.

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

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2025.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick Tamm

Patrick Tamm

Patrick Tamm

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that **ORDINANCE 24-71** was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-71
this _____ day of _____, 2025.

I hereby VETO Ordinance 24-71
this _____ day of _____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Lauren Gillingham

Prepared by: Ryan Collingwood, Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074

EXHIBIT A
LAND DESCRIPTION

Common Area A, Common Area B and Block A of Secondary Plat for Grand Millennium recorded on 1207/22 as Instrument Number 2022057711 in Hamilton County, Indiana.

EXHIBIT B
CONCEPT PLAN

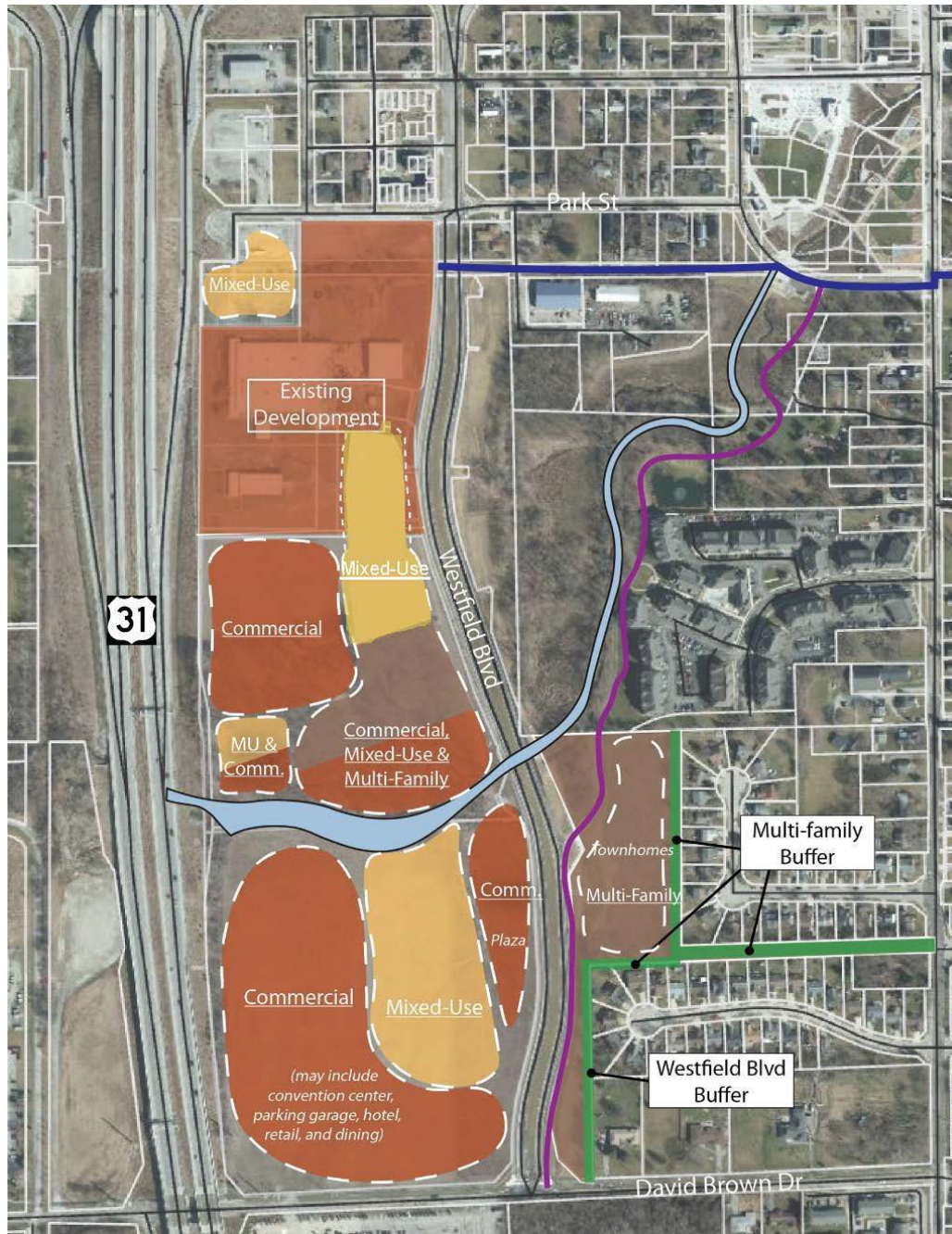
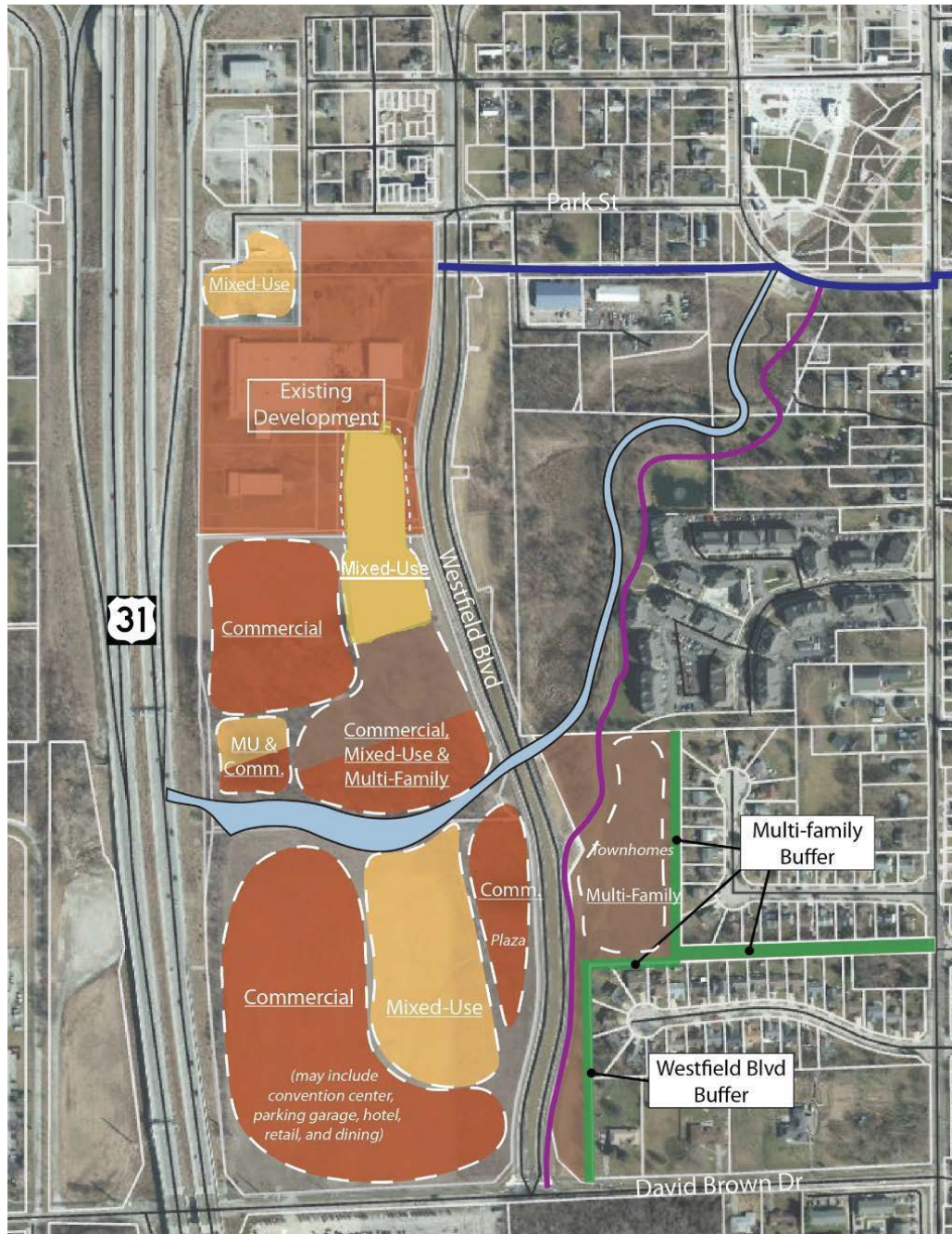


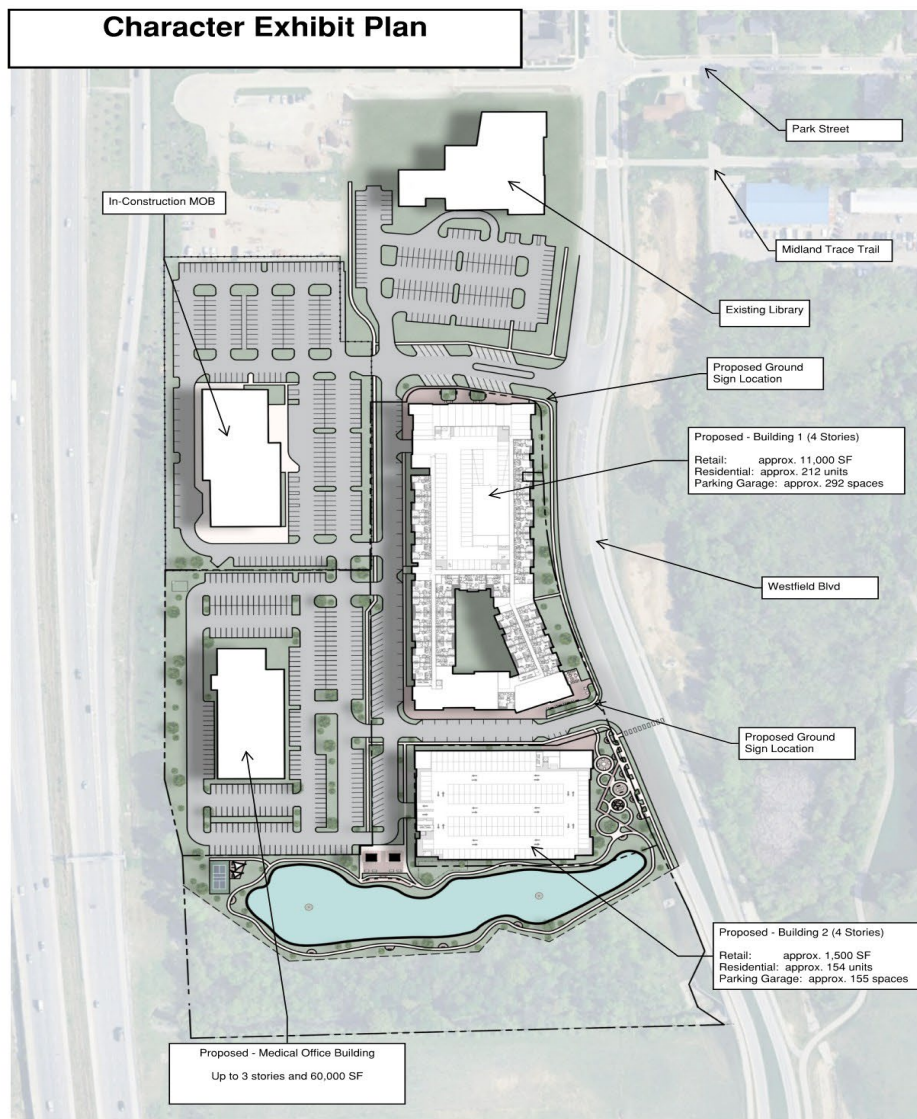
EXHIBIT B
CONCEPT PLAN



VOLUNTARY DEVELOPER COMMITMENTS

Pending an Economic Development Agreement between City and Developer that substantially conforms to that certain City of Westfield Grand Millennium-CRG Project Non-Binding Term Sheet dated January 17, 2025 by and between the City of Westfield Redevelopment Commission and Grand Millennium Development, LLC., Developer will commit to a project similar to the site plan and elevations noted in the following exhibit.

SITE RENDERING









WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 7, 2025
2504-PUD-04
Exhibit 1

Docket Number: 2504-PUD-04 (Ord. 25-13)

Petitioner: Platinum Properties Management Company, LLC represented by Nelson & Frankenberger, LLC

Request: An amendment to the Towne Road Crossing PUD to add additional acreage into the PUD and to amend & replace existing PUD regulations on 144 acres +/- in the Towne Road Crossing PUD District & the AG-SF1 District.

Current Zoning: Towne Road Crossing PUD ([Ord. 07-26](#)) & the AG-SF1: Agricultural / Single-family Rural District.

Current Land Use: Agriculture

Acreage: 144 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Vicinity Map
3. Narrative Statement
4. Proposed Ord. 25-13
5. Concept Plan
6. District Areas Map
7. Home Character Imagery
8. Amenity Character Imagery
9. Neighborhood Meeting Summary

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

The Towne Road Crossing PUD was approved at the December 10, 2007 Westfield Town Council meeting. A petition was ultimately withdrawn to amend the Towne Road Crossing PUD in 2022 to permit equestrian-related uses and a conservational subdivision-style development. Westfield-Washington Schools rezoned portions of the Towne Road Crossing PUD, all on the north-side of SR 32, in order to construct a new middle school campus and additional educational-related uses.

This petition was introduced at the March 24, 2025, City Council meeting. This introduction can be viewed [here](#). A neighborhood meeting summary was held the evening of March 26, 2025 for which a summary can be viewed within **Exhibit 9**. The petition will receive a public hearing at the April 7, 2025 Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 144 acres in size and generally located South and adjacent to SR 32 & West of Little Eagle Creek Ave. (see **Exhibit 2**). Access to the Property would come from the future Towne Road to the East and a right-in/right-out on SR 32. Access in the future from Towne Road would be possible after Towne Road's realignment and the construction of a bridge over Little Eagle Creek.

Project Description: The petitioner is requesting an amendment to the Towne Road Crossing PUD to amend and replace the PUD's language to align with developmental tendencies we see in Westfield today, and to add in additional acreage to the PUD District.

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance ties the development of the Real Estate to the associated Concept Plan (see **Exhibit 5**). Following detailed site engineering, the final development will be developed in general conformance with the Concept Plan.
- The PUD District divides the real estate into four (4) distinct areas:
 - o **Area A:** Single-family – A
 - o **Area B:** Single-family – B
 - o **Area C:** Townhomes
 - o **Area D:** Commercial

Underlying Zoning Districts:

- **Area A:** SF3: Single-family Medium Density District.
- **Area B:** SF4: Single-family High-Density District.
- **Area C:** SFA: Single-family Attached
 - o *Only permitted use is Townhomes.*
- **Area D:** GB: General Business District.
 - o *SR 32 Overlay will apply as identified within the PUD language.*

Permitted Uses:

- **Areas A, B, and C:**
 - o All uses permitted in the respective underlying district shall be permitted, except as modified:
 - Area A & B only
 - Single-family detached dwellings shall be the only permitted dwelling type to be permissible.
 - Educational Institutions are prohibited within Area A.

- Townhome Dwelling shall be the only dwelling type permissible within Area C.
- Two-hundred and ninety-six (296) maximum dwelling units allowed within the PUD.
- **Area D:**
 - All uses permitted in the GB underlying district shall be permitted, except as modified:
 - Only one (1) Gas Station shall be permitted.
 - No more than two (2) free standing (single-use) buildings shall include drive-thru services. Multi-tenant buildings do not apply to this regulation.
 - Additionally Removed Uses from the GB Underlying:
 - All car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

General Regulations:

- Areas A, B, & C:

	Area A (PUD)	<i>SF3 (UDO)</i>	Area B (PUD)	<i>SF4 (UDO)</i>	Area C (PUD)	<i>SFA (UDO)</i>
Minimum Lot Area	8,000 sqft	<i>12,000 sqft</i>	5,500 sqft	<i>9,000 sqft</i>	No Min.	<i>No Min.</i>
Minimum Lot Frontage	40'	<i>50'</i>	40'	<i>40'</i>	No Min.	<i>No Min.</i>
Front BSL	20'	<i>20'</i>	10'*	<i>25'</i>	0'	<i>20'</i>
Side BSL	5'	<i>10'</i>	3'***	<i>8'</i>	0'	<i>0'</i>
Rear BSL	20'	<i>30'</i>	20'****	<i>25'</i>	0'	<i>0'</i>
Min. Distance Between Bldgs.	N/A	<i>N/A</i>	N/A	<i>N/A</i>	20'	<i>25'</i>
Min. Lot Width	80'	<i>80'</i>	50'	<i>50'</i>	No Min.	<i>N/A</i>
Max. Bldg. Height	2 ½ stories	<i>25 feet</i>	2 ½ stories	<i>25 feet</i>	3 stories	<i>35 feet</i>
Max. Dwelling Units per Bldg.	N/A	<i>N/A</i>	N/A	<i>N/A</i>	6 units per building	<i>4 units per building</i>

Min. Total Living Area (single-story)	1,800 sqft	1,200 sqft	1,400 sqft	1,000 sqft	N/A	1,300 sqft
Min. Total Living Area (two-story)	1,800 sqft	800 sqft	1,400 sqft	750 sqft	N/A	1,800 sqft
Total Living Area	N/A	N/A	N/A	N/A	1,250 sqft	N/A

*Porches, stoops and steps may encroach 3' into the setback.

**10 feet where adjacent to an alley.

***20-foot separation between alley pavement and garage doors shall apply.

- Area D:

	Area D (PUD)	GB (UDO)
Minimum Lot Area	No Min.	No Min.
Minimum Lot Frontage	0 feet, but all lots shall have vehicular access	80'
Front BSL	SR 32 – 60' All others – 20'	60'
Side BSL	Internal to Area – 0' Area Perimeter – 0'	20'
Rear BSL	Internal to Area – 0' Area Perimeter – 0'	20'
Min. Lot Width	0'	No Min.
Min. Bldg. Height	18'	N/A
Max. Bldg. Height	0'	60'
Min. Bldg. Size	No Min.	No Min.
Development Plan Required?	Yes	Yes

DEVELOPMENT STANDARDS

As proposed, the PUD Ordinance defaults to the standards of UDO Chapter 6 or the SR 32 Overlay regulations, as applicable, with the modifications to the Development Standards as briefly highlighted below:

1. AREAS A & B:

Architectural Standards

- The Home Character Imagery provided within **Exhibit 7** shall provide a baseline for architectural intention. General conformance with **Exhibit 7** will be required.
- **Article 6.3(C)** will apply to Areas A & B, except as modified below within the PUD ordinance:
 - Perimeter Lots (Article 6.3(C)(1)) shall apply to Area A.
 - Building Materials (Article 6.3(C)(3)) shall be modified to prohibit vinyl and aluminum siding materials.
- The PUD further modifies and outlines specific architectural elements such as minimum overhangs, garage composition & orientation, front building façade requirements, and side building façade requirements.
 - Additional detail of modification can be seen within Section 7.1(B)(d) – (g) of the provided PUD Ordinance.

Landscaping Standards

- Lot Landscaping (Article 6.8(K)) shall be enhanced to include that all Established Front Yards shall be sodded and the remainder of the lot will be seeded.

2. AREA C:

Architectural Standards

- The Home Character Imagery provided within **Exhibit 7** shall provide a baseline for architectural intention. General conformance with **Exhibit 7** will be required.
- SR 32 Overlay will not apply to Area C at all.
- **Article 6.3(C)** will apply to Areas C, except as modified below within the PUD ordinance:
 - Perimeter Lots (Article 6.3(C)(1)) shall apply to those lots directed adjacent to Towne Road.
 - Streetscape Diversity (Article 6.3(C)(2) & Article 6.3(C)(4)) shall not apply, but rather PUD Ordinance Section 7.2(B)(8) & Section 7.2(B)(6) shall apply instead.
 - Building Materials (Article 6.3(C)(3)) shall be modified to prohibit vinyl and aluminum siding materials.

- The PUD further modifies and outlines specific architectural elements such as minimum overhangs, garage composition, roof pitch, front building façade requirements, side building façade requirements, and rear building façade requirements.
 - Additional detail of modification can be seen within Section 7.2(B)(5) – (10) of the provided PUD Ordinance.

Landscaping Standards

- Street Trees (Article 6.8(J)) shall be modified to allow front yard plantings of lots along 175th Street to count for required Street Tree requirements.
- Lot Landscaping (Article 6.8(K)) shall be modified to provide 1 shade tree and 4 shrubs per Townhome dwelling.
 - Additionally, each Townhome on a corner lot shall have 1 additional Shade tree in the front yard.

3. AREA D:

Architectural Standards

- SR 32 Overlay Architectural Standards will apply to Area D, except as modified throughout the PUD Ordinance/this Staff Report.
- Accessory Uses and Building Standards (Article 6.1(H)(2) & Article 6.1(H)(5)) shall be modified to allow trash enclosures to be located within an Established Front Yard, excluding SR 32.
 - Additionally, if the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the internal Frontage Road.
- For the future possible Gas Station use:
 - Roof Design (Article 6.3(F)(11)(c)) shall not apply, as a canopy may utilize a flat roof.

Landscaping Standards

- Foundation Plantings (Article 6.8(L)) shall apply, except at modified:
 - Foundation plantings shall not be required for i) a façade oriented towards the internal Frontage Road, ii) where a drive-thru aisle is located, and iii) adjacent to loading areas.
 - Planters shall be a compliant foundation planting.
 - Plantings beds shall be a minimum of 5 feet in width.
- External Street Frontage Plantings (Article 6.8(M)) shall apply, except as modified:
 - Where overlapping the greater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative).

- Buffer Yard Requirements (Article 6.8(N)) shall apply, except as modified:
 - No buffer shall be required along the Western perimeter in Areas B, C, & D.
 - In Area A along the Western perimeter of the real estate, a 20' tree preservation easement shall exist. No tree inventory is required to credit existing trees.
 - No buffer shall be required along the perimeter of the real estate adjacent to Flood Zones. Tree preservation shall still be required within Areas A, B, & C, with no tree inventory required.
 - Said trees shall remain except in the result of required removal by Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of construction plan review.
 - No berms shall be required in buffer yards.
 - No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.
 - All Common Areas shall not be located upon Lots.
- Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

Parking Standards

- Required Spaces (Article 6.14(G)(11)) shall be modified to administer Parking Space requirements for all non-residential uses to be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.

4. SR 32 Overlay District Standards:

- SR 32 Overlay Standards (Article 5.3) shall apply, except as modified:
 - Building Size Requirements (Article 5.3(J)) shall apply except:
 - The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. A

Gasoline Service Station shall not be subject to this minimum building size standard.

- Architectural Design Requirements (Article 5.3(K)) shall apply except as modified:
 - Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22') feet. The maximum width of the canopy fascia shall be thirty (30") inches.

5. Infrastructure Standards:

- Exhibit E within the PUD Ordinance provides a visual cross section for the alley and non-standard road sections, as also seen within the Concept Plan.
- Red outline within the Concept Plan portrays the dedication of land to the City to accommodate the Towne Road construction.

6. Design Standards:

- Open Space and Amenity Standards (Article 8.6) will apply, unless modified:
 - Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.
 - A network of trails and sidewalks shall be installed as seen within **Exhibit 5**.
 - Named Trails (i) in or adjacent to right-of-way, (ii) in green belt buffers, and/or (iii) adjacent to Front Yards, do not require stone shoulders.
 - Amenities
 - Shall not be required to start amenity construction until building permit issuance of 145 dwelling units has occurred, or 50% of lots within Areas A or B, whichever comes first.
 - Amenities shall include but are not limited to: playground, shade pavilion, bathhouse building, community pool, parking, play-courts.
 - Amenities shall be generally depicted within the area denoted on **Exhibit 5**, and shall be implemented similarly as seen within **Exhibit 8**. Final locations of specific amenity features may be adjusted and will be solidified via the Detailed Development Plan.

7. Annexation:

- Annexation shall occur prior to subsequent Secondary Plat approval/recording.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “Existing Rural Southwest” and “Employment Corridor” land uses as the appropriate land use for the Property.

For the Existing Rural Southwest area, development policies of this land use classification include: (i) Encourage artisan farms and equestrian uses to maintain the rural, country-like atmosphere; (ii) protect and enhance the Eagle Creek Trail as a recreational amenity; (iii) allow the continuation of the historic rural patterns (single-family houses on large parcels); (iv) utilize subdivision street standards for new development that are appropriate to the rural context (open ditches, no curb and gutter); and (v) preserve historically significant buildings and resources (barns, houses, etc.). A sub-point is included for the last policy that states:

“Recognize that the southwestern area of the township identified as rural on the map is unique relative to the other rural areas. Specifically, the character and pattern of development in this area is committed to small-scale equestrian-oriented and related rural uses, as contrasted with the large-scale agricultural patterns in the northwest. As such, the policy of this plan is that the character of the southwest rural area should remain essentially unchanged. New growth and development in this area should be reviewed with the intent of ensuring that it is compatible both from a use and density perspective, with minimal impact on the natural and visual environment.”

For the Employment Corridor area, the Comprehensive Plan lists office and service uses, research and development and retail and institutional uses that are subordinate to and supportive of the office and service uses as appropriate.

The Employment Corridor development policies encourages:

- Employment-generating uses and related supporting service uses;
- Promoting smaller scale local office and service uses along SR 32; and,
- Local office and service uses shall generally take place along the north side of SR 32, with business uses on the south side of SR 32 (allowed only where it is demonstrated

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the April 7, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the March 24, 2025, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 7, 2025, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

EXHIBIT A

REAL ESTATE

(Page 2 of 2)

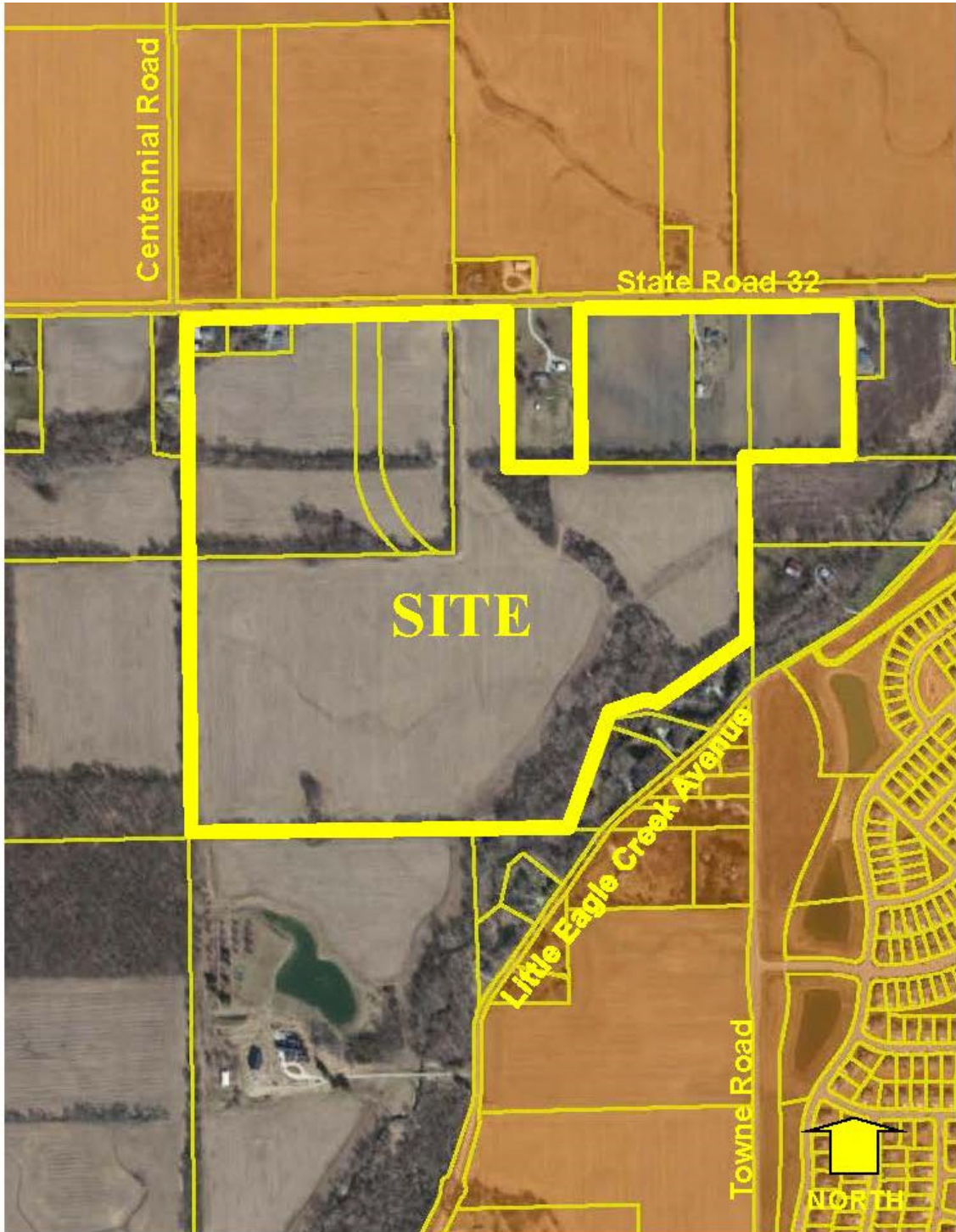


Exhibit “D”

Towne Road Crossing PUD District – 2025 Amendment I Project Description

The applicant, Platinum Properties Management Company, LLC, (“Platinum”), has filed a rezone application for the “Towne Road Crossing PUD District – 2025 Amendment I” (the Towne Road Crossing PUD Amendment”) in order to amend, replace and supersede the Towne Road Crossing PUD District, Ordinance No. 07-26, which was approved by the Town of Westfield, Town Council, on December 10, 2007, (the “2007 Towne Road Crossing PUD”). The 2007 Towne Road Crossing PUD permitted various residential and commercial/business uses on the subject real estate.

By way of background, after the Towne Road Crossing PUD was approved in 2007, the subject real estate did not undergo any redevelopment due to downturns in the economy and housing industry; and, in 2023 the part of Towne Road Crossing north of State Road 32 was removed and rezoned to permit a new middle school and bus transportation facility. The real estate south of State Road 32 that was the subject of the 2007 Towne Road Crossing PUD remains as undeveloped land. After approximately 18 years since approval of the 2007 Towne Road Crossing PUD, the economy and housing industry have greatly improved. The purpose of amending and replacing the 2007 Towne Road Crossing PUD is to add approximately twenty-six (26) acres to the approximately one-hundred and eighteen (118) and to update the format and content of the PUD so that it accommodates current expectations of PUD Ordinances in the City of Westfield and addresses the proposed development vision for the subject real estate.

The real estate that is the subject of the Towne Road Crossing PUD Amendment, consists of approximately one-hundred and forty-four (144) acres and is located south of and adjacent to SR 32, west of Little Eagle Creek Avenue and north of 166th Street (the “Real Estate”). This is the remaining acreage included in the original PUD not purchased by Westfield Washington Schools. Included with the submittal is a site location map of the Subject Real Estate.

The Towne Road Crossing Amendment establishes four (4) Areas which include: Area A (for single-family detached homes with SF3 as the underlying zoning district); Area B (for single-family detached homes with SF4 as the underlying zoning district); Area C (for townhome dwellings with SFA as the underlying zoning district; and, Area D (for commercial uses with GB as the underlying zoning district).

The Towne Road Crossing PUD Amendment establishes a maximum of two-hundred and ninety-six (296) dwellings on the Real Estate and includes provisions addressing architectural standards, open space and amenity requirements and other standards and requirements that are expected of current PUD Ordinances for the City of Westfield. The addition of approximately 26 acres comes along State Road 32 in Area C and Area D of the plan where additional residential is planned along the Midland Trail with Commercial uses abutting State Road 32. Other significant items to note are the current alignment of Towne Road, extension of the Midland Trail and the preservation of natural wooded areas along Little Eagle Creek which include the extension of a Trail along that corridor.

ORDINANCE NUMBER 25-13

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

“Towne Road Crossing PUD District – 2025 Amendment I”

This is a Planned Unit Development District Ordinance (to be known as the "**Towne Road Crossing PUD District – 2024 Amendment I**") 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 Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance No. 07-26 (the “Towne Road Crossing PUD Ordinance”), on December 10, 2007;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2504-PUD-04**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2504-PUD-04** to the Common Council with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2025;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the “**Towne Road Crossing PUD District – 2025 Amendment I**” (the “District”), shall amend and replace in its

entirety the Towne Road Crossing PUD Ordinance and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate the Towne Road Crossing PUD District – 2025 Amendment I.

- 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 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 Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Area(s): A discrete geographic area within the District. The District contains four (4) Areas, "Area A", "Area B", "Area C", and "Area D", which are identified on the attached Area Plan included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.
- 2.2 Area A: The part of the Real Estate depicted on the District Map as Area A including Single-family Dwellings.
- 2.3 Area B: The part of the Real Estate depicted on the District Map as Area B including Single-family Dwellings.
- 2.4 Area C: The part of the Real Estate depicted on the District Map As Area C including Townhome Dwellings.
- 2.5 Area D: The part of the Real Estate depicted on the District Map as Area D including commercial uses.
- 2.6 Area Plan: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.
- 2.7 Single Family – A: Lots consisting of Single-Family detached homes in Area A.
- 2.8 Single Family – B: Lots consisting of Single-Family detached homes in Area B.
- 2.9 Townhome Lots: Lots consisting of Townhome Dwellings in Area C.
- 2.10 Underlying Zoning District: The Zoning District of the Unified Development

Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The District is hereby divided into four (4) areas as illustrated on the Area Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Townhomes (Area C) and Commercial – (Area D), (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.2 The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.3 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 general conformance with the Concept Plan as determined and approved by the Director.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

- 4.1 Area A: SF3: Medium Density District.
- 4.2 Area B: SF4: Single-Family High Density District.
- 4.3 Area C: SFA: Single-Family Attached District. The only residential use permitted shall be Townhomes.
- 4.4 Area D: GB: General Business District. The State Highway 32 Overlay District (or provisions thereof) shall apply to the Real Estate only as expressly provided in this Ordinance.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

- 5.1 Area A, Area B, and Area C: All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below.
 1. Dwelling, Single-family Detached shall be the only Dwelling type

permitted in Area A and Area B.

2. Educational Institutions shall be prohibited in Area A.
3. Dwelling, Townhouse shall be the only Dwelling type permitted in Area C.
4. The total number of Dwelling Units permitted on the Real Estate shall not exceed two-hundred and ninety-six (296).

5.2 Area D: All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as otherwise modified below.

1. Gasoline Service Station (fueling station) shall be permitted and shall be limited to one (1) in Area D.
2. No more than two (2) freestanding (single-use building) uses shall include drive-thru service on the Real Estate. Further, multi-tenant buildings that include drive-thru service shall be permitted and not subject to the single-use building limitation.
3. The following uses shall be prohibited on the Real Estate: all car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Area A – Area C: The following standards shall be applied to the Areas:

Standard	Area A	Area B	Area C
Minimum Lot Area	8,000sqft	5,500sqft	No Minimum
Minimum Lot Frontage	40'	40'	No Minimum
Minimum Building Setback			
Front Yard	20'	*10'	0'
Side Yard	5'	**3'	0'
Rear Yard	20'	***20'	0'
Minimum Distance Between Buildings	Not Applicable	Not Applicable	20'

Minimum Lot Width	80'	50'	No Minimum
Maximum Building Height	2 ½ Stories	2 ½ Stories	3 Stories
Max. Dwelling Units Per Building	Not Applicable	Not Applicable	6
Minimum Living Area (Total)			
Single Story	1,800sqft	1,400sqft	Not Applicable
Two Story	1,800sqft	1,400sqft	Not Applicable
Total Living Area	Not Applicable	Not Applicable	1,250

*Porches, stoops and steps are permitted to encroach by 3' into the setback.

**10' where adjacent to an alley.

***20' shall be required between alley pavement and garage doors.

6.2 Area D: Section 4.16(A) thru 4.16(I) of the UDO shall not apply to Area D, rather the following shall apply:

1. Minimum Lot Area: No minimum
2. Minimum Lot Frontage: 0 feet, however, all Lots shall have vehicular access.
3. Minimum Front Yard Building Setback:
 - A. State Road 32 Right-of-Way: 60 feet
 - B. All other right-of-way: 20 feet
4. Minimum Side Yard Building Setback (internal to Area): 0 feet
5. Minimum Side Yard or Rear Yard Building Setback abutting Area perimeter: 0 feet
6. Minimum Rear Yard Building Setback (internal to Area): 0 feet
7. Minimum Lot Width: No minimum
8. Minimum Building Height: 18 feet (measured at or top of parapet wall for flat roof buildings)
9. Maximum Building Height: 0 feet

- 10. Minimum Building Size: No minimum
- 11. Development Plan Required: Required.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Area A, and Area B – Single-family Detached Dwellings:

A. Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each Area of the District. General Conformance with **Exhibit D**, as determined by the Director of Community Development, shall be required.
- B. Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:
 - a. Perimeter Lots: Article 6.3(C)(1) shall apply to Area A.
 - b. Streetscape Diversity: Article 6.3(C)(2) shall apply as modified below.
 - i. Dwellings in Area A comply with the winding streets or similar development design standard of Article 6.3(CC)(2)(b) and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).
 - ii. Dwellings in Area B shall have alley access with real-load garages and Article 6.3(C)(2)(c) shall apply, thereby meeting two (2) of the three (3) design objectives of Article 6.3(C)(2).
 - c. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - d. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight inches (8”), as measured prior to the installation of Masonry Materials.

- e. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.
 - iii. A minimum of two (2) garage door styles shall be utilized.
 - iv. All garage doors shall be cased with either masonry or trim not less than a nominal six inches (6”) wide.
- f. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. At a minimum, the Front Building Façade shall have a two-foot (2’) knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - ii. A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - iii. All front door entranceways shall have a twenty-four square foot (24sqft) minimum covered roof area.
 - iv. The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- g. Side Building Façade Requirements: Each Dwelling shall

utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

- i. Architecturally-enhanced trim a minimum of a nominal six inches (6”) wide.
- ii. Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- iii. Sunroom or morning room with a minimum one hundred square feet (100sqft) of additional living space located on Side or Rear Façade.
- iv. A window bay or box out not less than six feet (6’) wide.
- v. Hip roof.
- vi. Roofline direction change, roofline height change, or two (2) or more roof planes.
- vii. A minimum of two (2) or more windows per each Side Building Façade.
- viii. A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) deep offset which is a minimum height equivalent to one-story.

B. Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

1. Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:
 - a. A minimum spacing requirement of at least twenty-five (25) feet shall apply.
2. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as enhanced below:
 - a. At a minimum, all Established Front Yards shall be

sodded and the remainder of the Lot shall be seeded.

7.2. Area C - Townhomes:

- A. The State Highway 32 Overlay District shall not apply to Area C.
- B. Architectural Standards: Article 6.3 Architectural Standards: Shall apply, except as modified below.
 - 1. Character Exhibit: The Character Exhibit for Townhomes, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area C. General Conformance with Exhibit D, as determined by the Director of Community Development, shall be required.
 - 2. Perimeter Lots: Article 6.3(C)(1) shall apply to the Lots directly adjacent to Towne Road.
 - 3. Streetscape Diversity: Article 6.3(C)(2) shall not apply, rather the standards included in Section 7.2.B.8 of this Ordinance shall apply.
 - 4. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - 5. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.
 - 6. Garages: All Dwellings shall have an attached two (2) car garage. Streetscape Diversity: Article 6.3(C)(4) shall not apply.
 - 7. Roof Pitch:
 - a. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.
 - b. Shed roof dormer accents shall be no less than 3:12.
 - 8. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:
 - a. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer

- panels, horizontal siding, shake siding or board and batten siding.
 - b. Shutters or a six-inch (6”) nominal trim board on all operable windows shall apply unless wrapped in masonry.
 - c. A minimum of one (1) offset at least one-foot (1’) deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - d. A minimum of five (5) windows.
 - e. Front door entranceways shall be covered by a porch not less than three feet (3’) deep by five feet (5’) wide (prior to installation of any Masonry Material).
 - f. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
 - g. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4”) nominal width or composite veneer panels.
9. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- a. A minimum of two (2) windows.
 - b. All windows shall have a minimum four-inch (4”) nominal width trim.
 - c. A two-foot (2’) wide return of Masonry Material extending from the front on the first floor.
 - d. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit’s garage side elevation.
 - e. For all Townhomes abutting a Common Area or Public Street, a two-foot (2’) masonry knee wall shall apply to the exposed façade(s).

10. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:

- a. A minimum of three (3) windows.
- b. All windows shall have a minimum four-inch (4”) nominal width trim.

C. Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

1. Street Trees: Article 6.8(J) Street Trees shall apply with the following exceptions:

- a. A minimum spacing requirement of at least twenty-five (25) feet shall apply.
- b. Trees planted in the front yard of lots along 175th Street shall qualify in meeting the Street Tree standard.

2. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Townhomes:

- a. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling.
- b. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard.

7.2 Area D:

A. Accessory Uses and Building Standards: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard excluding State Road 32. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the internal Frontage Road.

B. Business District Architectural Standards: Article 6.3(F) of the UDO shall apply as modified by this Ordinance and the State Highway 32 Overlay standards of the UDO.

1. Article 6.3(F)(11)(c) shall not all, a canopy may have a flat roof.
- C. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:
1. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply, except as modified below:
 - a. Foundation Plantings requirement shall not apply (i) to a Building Façade oriented toward the internal Frontage Road, (ii) where a drive-thru aisle is located and (iii) adjacent to a loading areas.
 - b. Planters located at the base of a building or attached to a façade shall be counted to meet this requirement.
 - c. Planting beds shall be a minimum of five (5) feet in width.
 2. Sidewalks: Paths and sidewalks shall be permitted within the planting area.
 3. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply as modified below.
 - a. Where overlapping the grater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative.
 4. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.
 - a. No Buffer Yard shall be required along the West perimeter of the Real Estate in Area B, Area C and Area D. In Area A (along the west perimeter of the Real Estate) there shall be a twenty (20) foot Tree Preservation Easement. No tree inventory shall be required in this area.
 - b. No Buffer Yard shall be required where the perimeter of the Real Estate is within the Flood Zone. Tree Preservation shall be provided in Area A, Area B and Area C. No tree inventory shall be required in these areas. Existing trees will be preserved unless they are in an area required to be removed by Westfield Public Works, Hamilton County, IDNR,

IDEM, and/or FEMA as part of the review of Construction Plans.

- c. No berms shall be required within Buffer Yards.
- d. No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.
- e. Common Areas shall not be located upon Lots.

- 5. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the “County”) or the Department of Public Works around the perimeter of Lots including road frontages (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

D. Article 6.14 Parking Standards: Shall apply, except as otherwise modified below:

- 1. Parking Space requirements for all non-residential uses shall be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.

Section 8. **The State Highway 32 Overlay District.** Article 5.3 of the UDO shall apply, except as otherwise modified or enhanced below.

- 8.1 Access Control Requirements: Access Shall be limited to Towne Road and one additional access as generally illustrated on the Concept Plan.
- 8.2 Building Size Requirements: The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. A Gasoline Service Station shall not be subject to this minimum building size standard.
- 8.3 Architectural Design Requirements: Article 5.3(K) State Highway 32 Overlay

District (the “32 Overlay”) shall apply except as modified below:

- A. Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22’) feet. The maximum width of the canopy fascia shall be thirty (30”) inches.

Section 9. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), with the following exception and /or unless otherwise approved by the Plan Commission or 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.

- 9.1 **Exhibit E** includes permitted cross sections for alley and non-standard road cross sections as illustrated on the Concept Plan.
- 9.2 The area outline in Red on the Concept Plan shall be dedicate the City to accommodate the construction of Towne Road.

Section 10. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 10.1 **Article 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.
 - A. **Minimum Open Space:** Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.
 - B. **Pedestrian Network Standards:** A network of sidewalks and trails shall be installed as generally depicted on **Exhibit B.**
 - 1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.
 - 2. Named Trails (i) in or adjacent to right-of-way , (ii) in green belt buffers, and/or (iii) adjacent to Front Yards, do not require stone shoulders.

- C. Amenities: Construction of amenities shall commence no later than issuance of one-hundred and forty-five (145) dwelling units, or fifty (50) percent of the Lots within Area A &B, whichever comes first.
1. The amenities shall include, but shall not be limited to the following:
 - a. Playground: Playground equipment shall be provided.
 - b. Shade Pavilion: A shade pavilion including seating shall be provided.
 - c. Bathhouse Building: A Bathhouse Building shall be provided and shall include an outdoor patio space, restrooms, and lockable storage.
 - d. Community Pool: A swimming pool and wading pool shall be provided.
 - e. Parking: Vehicular and bike parking for the Bathhouse Building and Community Pool shall be provided.
 - d. Play-Courts: Multi-mini-court pads shall be provided. At a minimum one (1) pickle ball court and one (1) ½ basketball court shall be provided.
 2. Amenities shall be as generally depicted on **Exhibit E**. The location of Amenities shall be as generally illustrated on the Concept Plan. The final location(s) of specific amenity features such as, but not limited to, the Bathhouse Build and Pool, may be adjusted and shall be illustrated on the Final Development Plan.

Section 11. Duration. Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 12. 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 13. 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.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__

this _____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-__

this _____ day of _____, 2025.

Scott A. Willis, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits (Residential Area Homes)
Exhibit E	Amenity Character Exhibit
Exhibit F	Alley and Non-standard Road Cross Sections

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Add Legal Description

EXHIBIT A

REAL ESTATE

(Page 2 of 2)

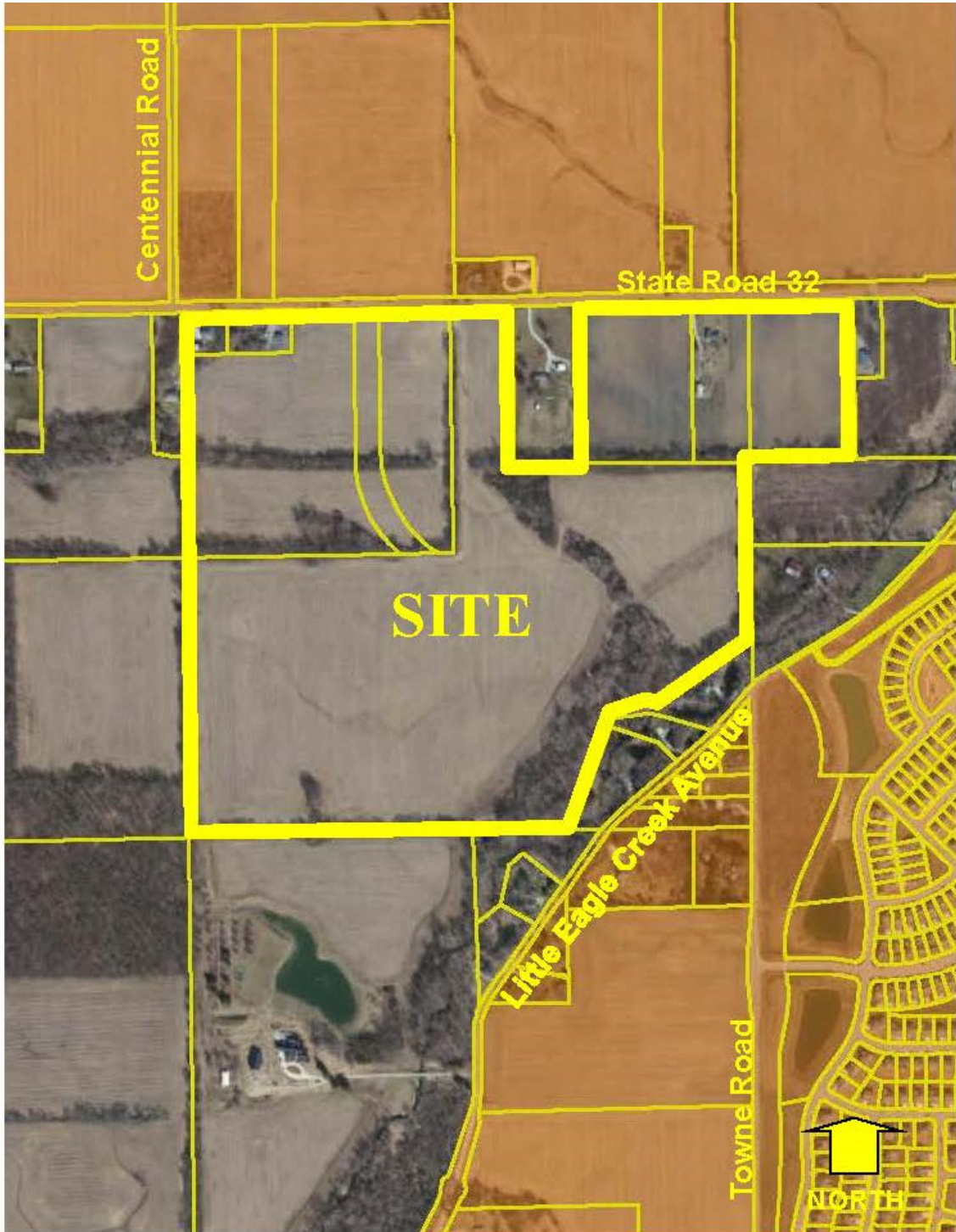
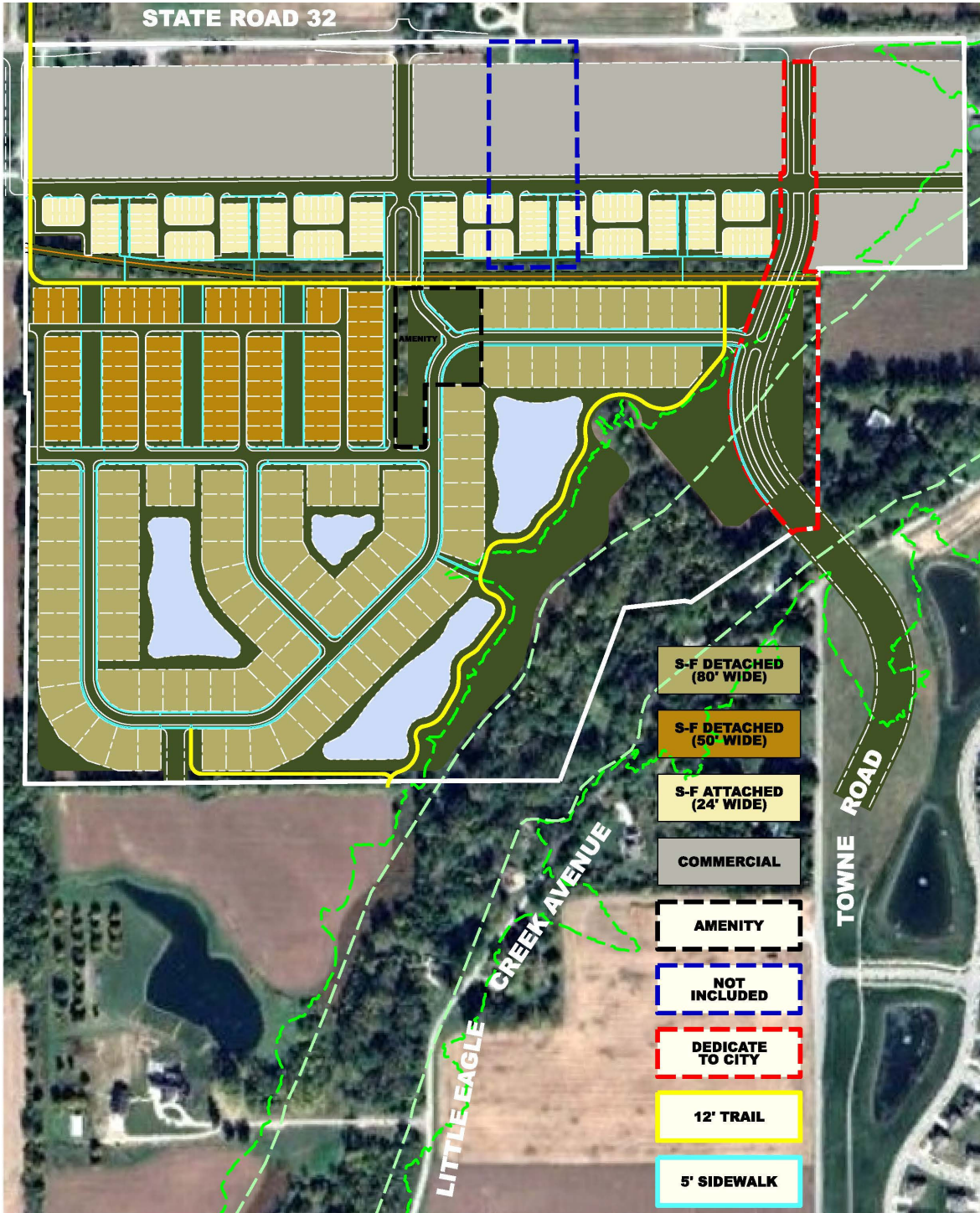


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2504-PUD-04.

EXHIBIT C

Area Plan
(Page 1 of 1)

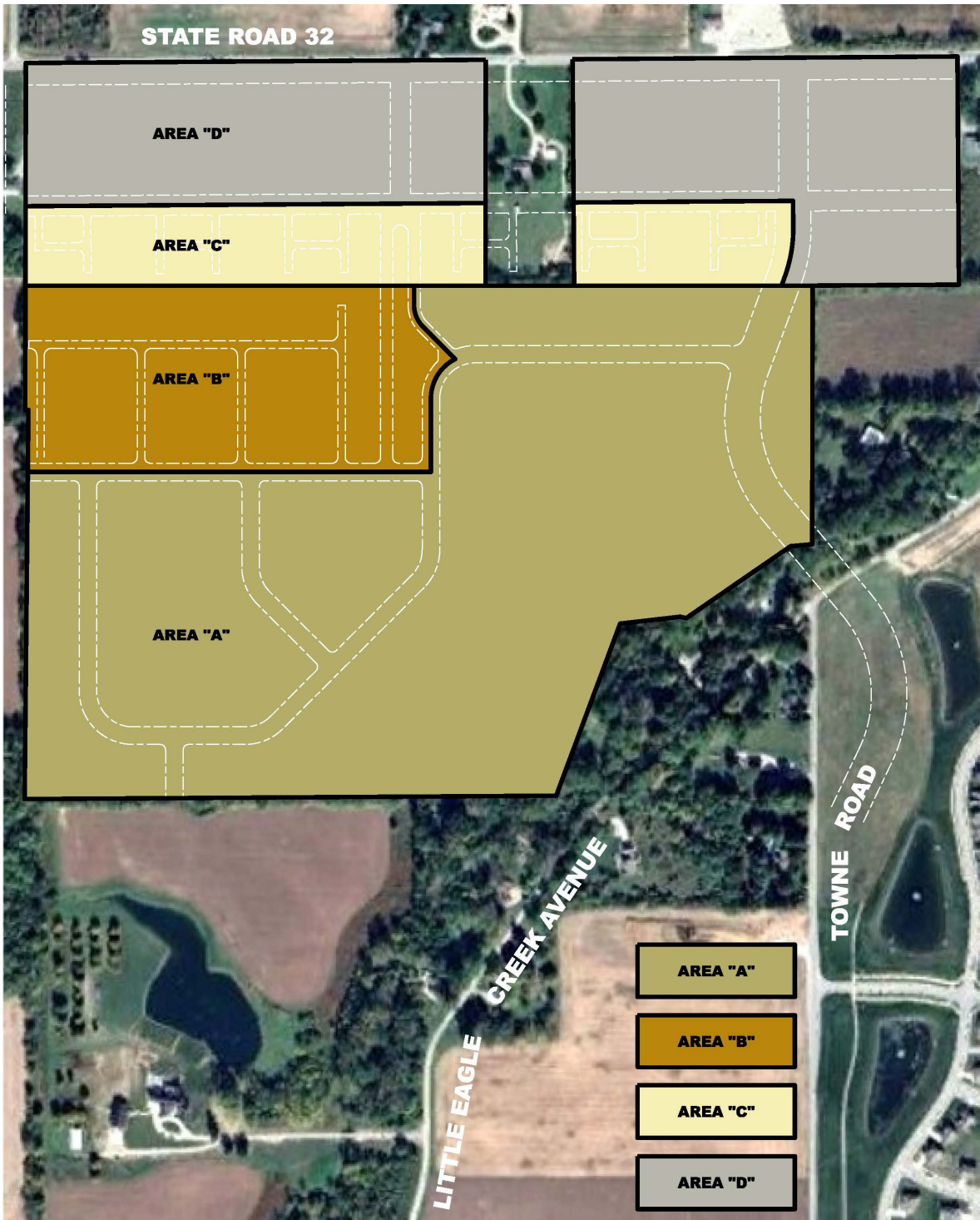


EXHIBIT D

CHARACTER EXHIBITS

(See following 10 pages)

Area A – Home Examples



EVER
INI

Victorian



Craftsman



Italianate



Area A – Home Examples



Area A – Home Examples



Area A – Home Examples



Area B – Home Examples



Elevation A



Area B – Home Examples



Elevation A



Area B – Home Examples



Elevation C



Elevation D



Elevation A



Elevation A - Shown with Brick



Area B – Home Examples



Area C – Townhome Character
(Page 1 of 2)



EXHIBIT C

Area C – Townhome Character (Page 2 of 2)

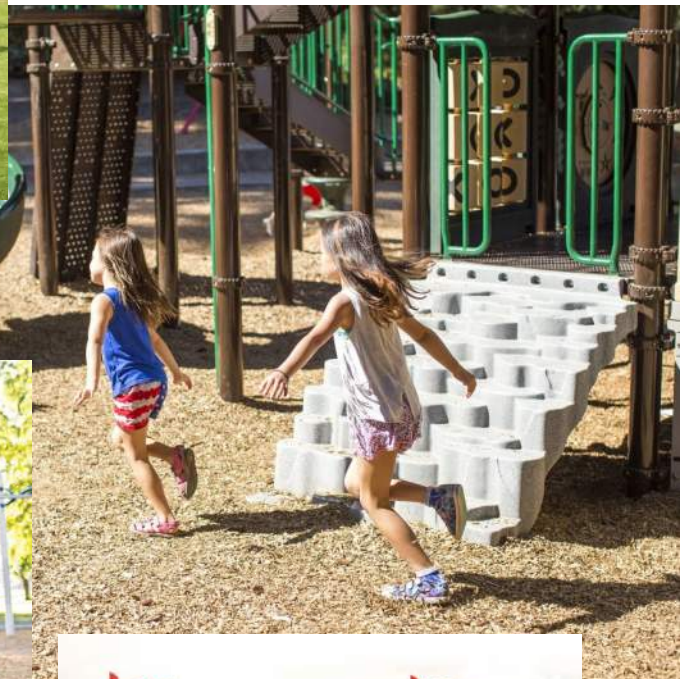


EXHIBIT E

AMENITY CHARACTER EXHIBITS

(See following 4 pages)

PLAY STRUCTURES



PAVILIONS



PLAY COURTS



SITE FURNISHINGS

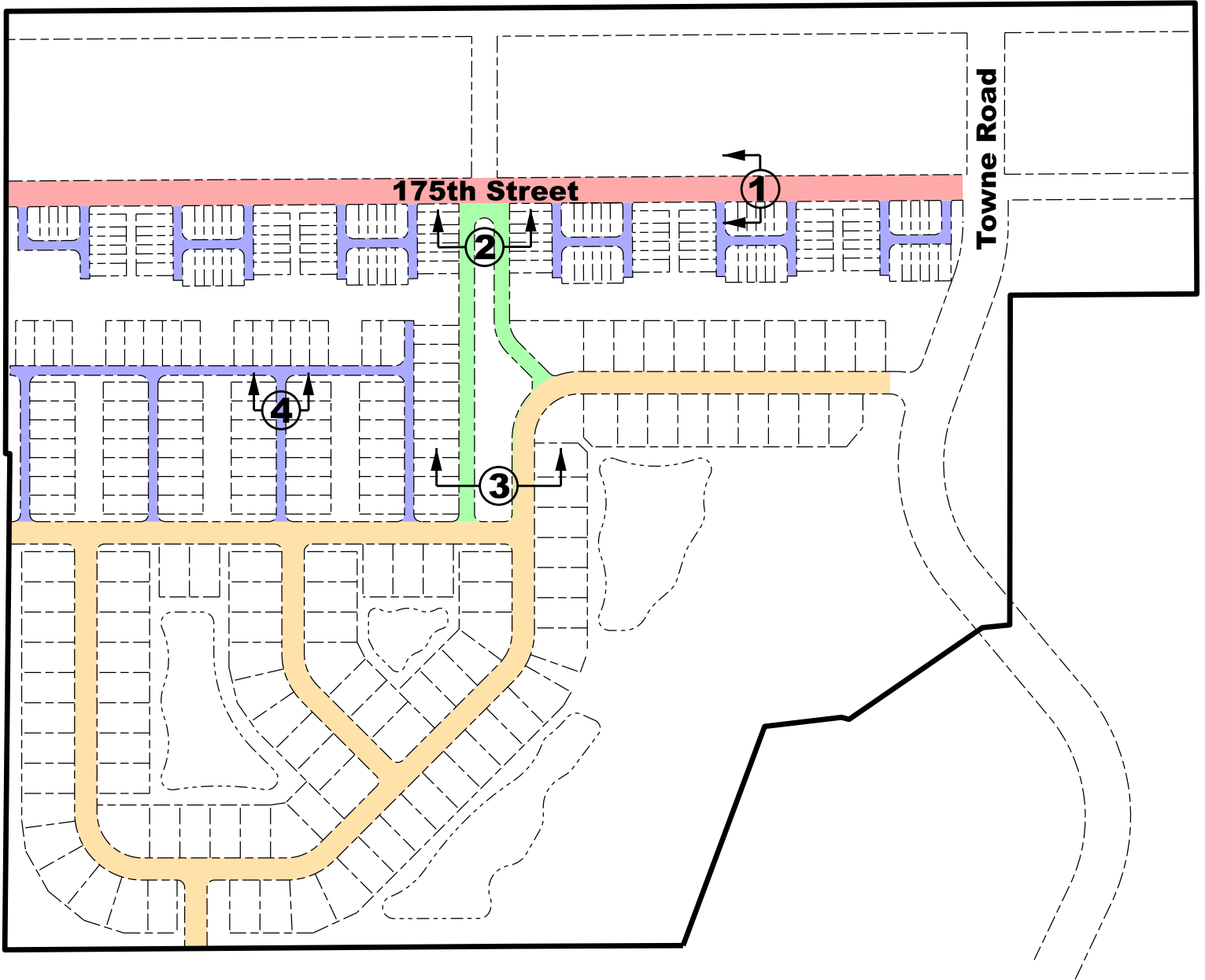


EXHIBIT F

ALLEY AND NON-STANDARD ROAD CROSS SECTIONS

(See following 2 pages)

State Road 32

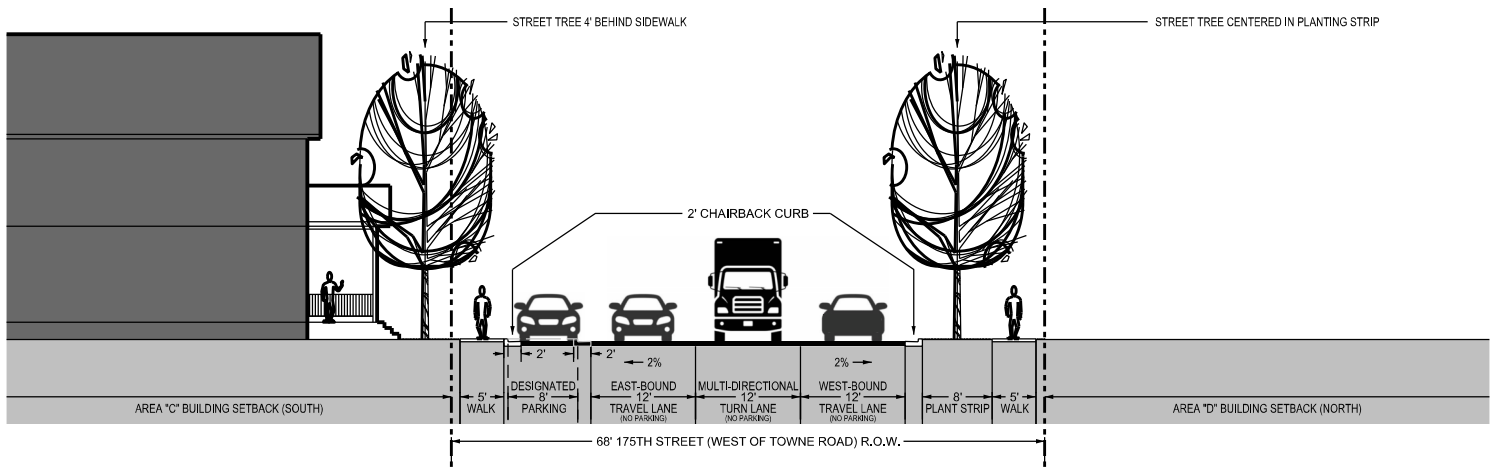


175th Street

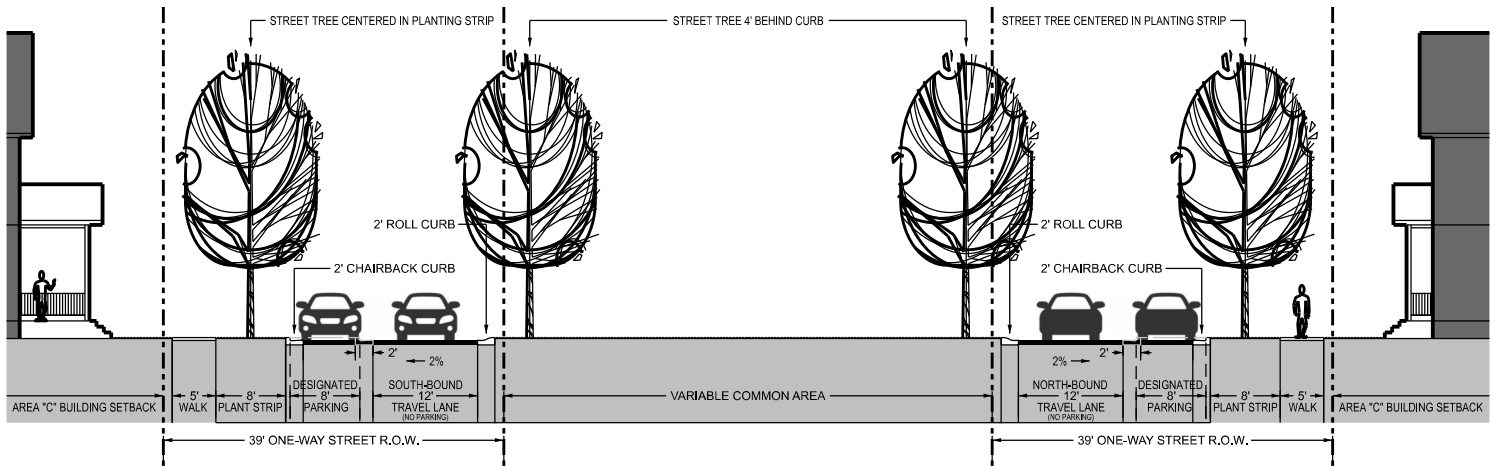
One-Way Street

UDO Local Street

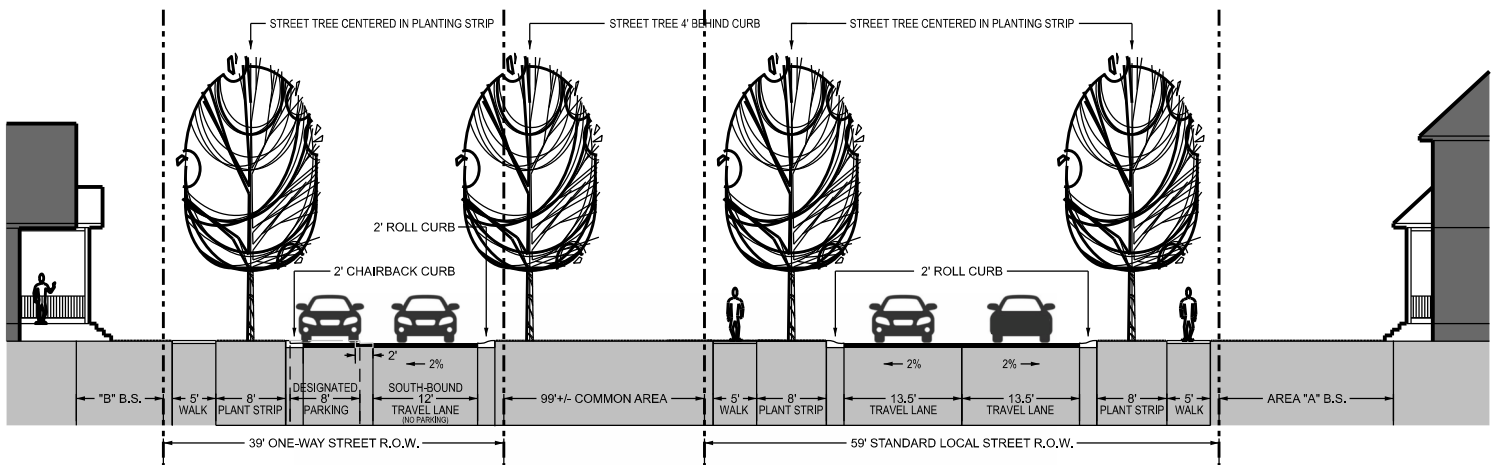
Alley



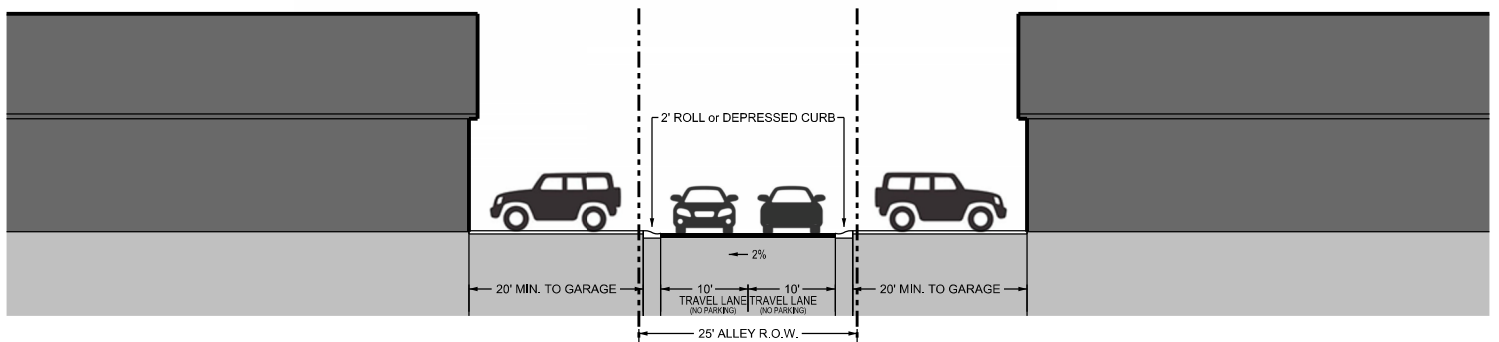
CROSS-SECTION 1



CROSS-SECTION 2

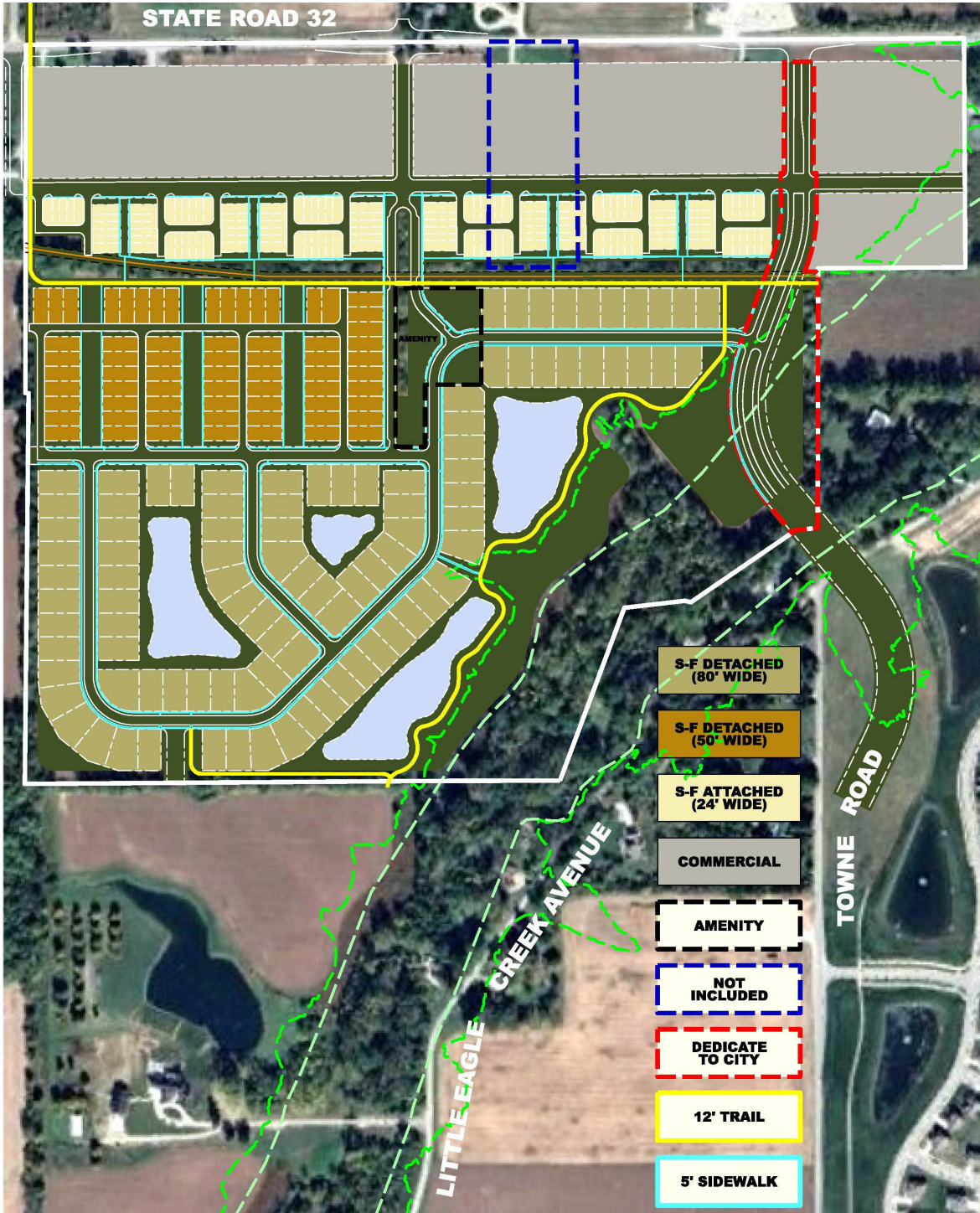


CROSS-SECTION 3



CROSS-SECTION 4

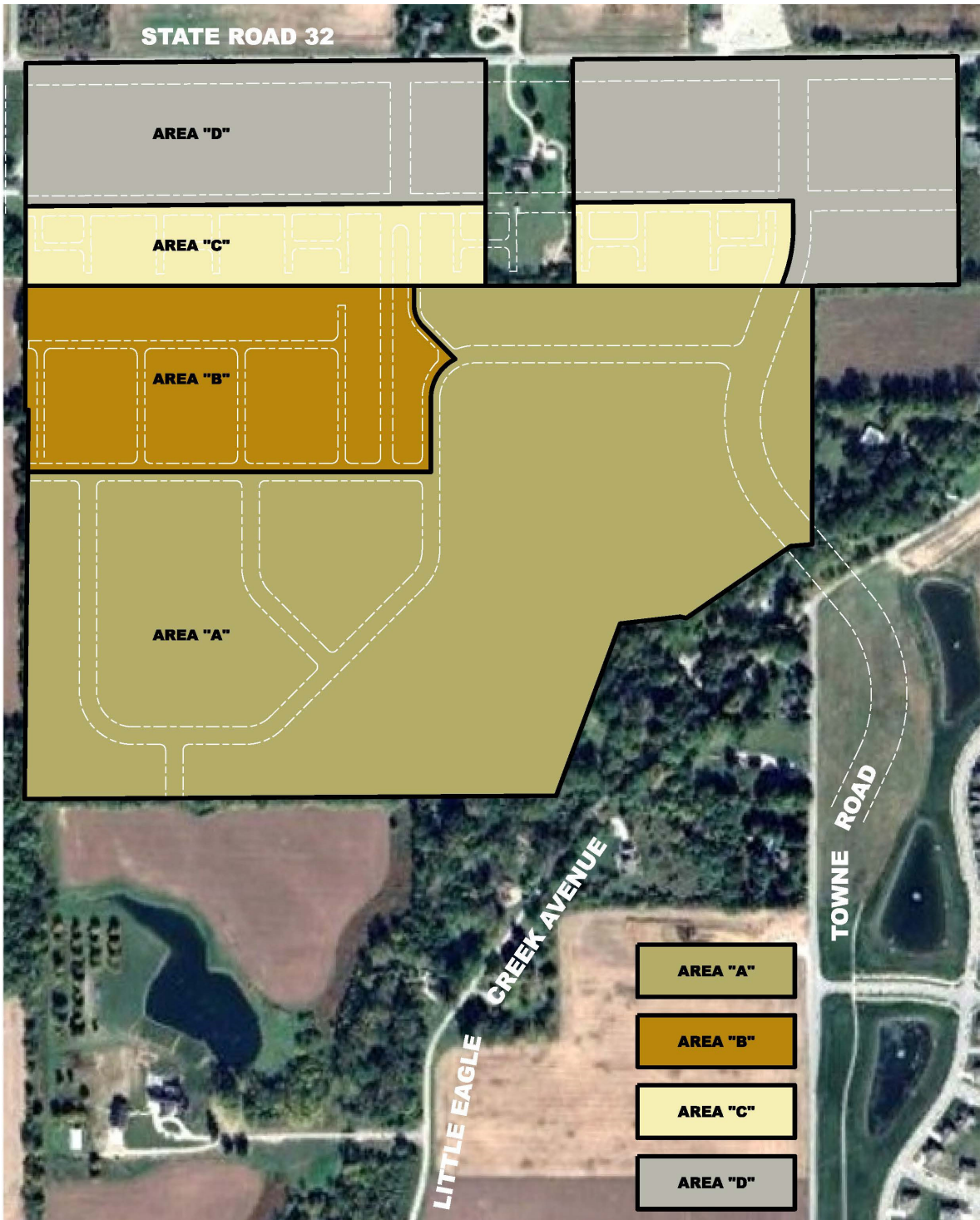
EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2504-PUD-04.

EXHIBIT C

Area Plan
(Page 1 of 1)



Area A – Home Examples



EVER
INI

Victorian



Craftsman



Italianate



Area A – Home Examples



Area A – Home Examples



Area A – Home Examples



Area B – Home Examples



Elevation A



Area B – Home Examples



Elevation A



Area B – Home Examples



Elevation C



Elevation D



Elevation A



Elevation A - Shown with Brick



Area B – Home Examples



Area C – Townhome Character
(Page 1 of 2)

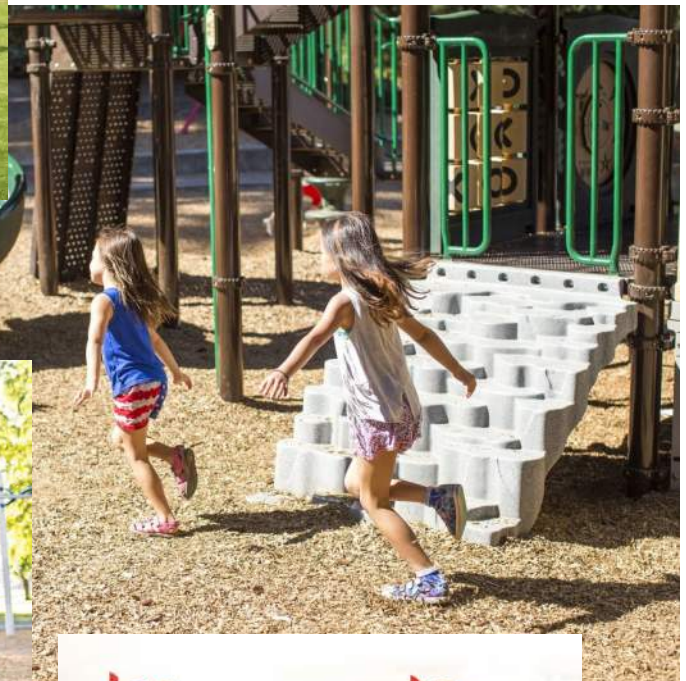


EXHIBIT C

Area C – Townhome Character (Page 2 of 2)



PLAY STRUCTURES



PAVILIONS



PLAY COURTS



SITE FURNISHINGS



Towne Road Crossing PUD District – 2025 Text Amendment I
Neighborhood Meeting Summary

Project/Applicant: Platinum Properties Management Company, LLC
Towne Road Crossing PUD District – 2025 Amendment I
Docket Number: 2504-PUD-04

Date: March 26, 2025, at 6:30 pm

Location: Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074

Presenters: Jon Dobosiewicz, Nelson & Frankenberger, LLC
Paul Rioux, Platinum Properties Management Company, LLC

Attendees: See attached Ex. A Sign-In-Sheet
See attached Ex. B Council Quorum Sign Posted on Site
Ryan Collingwood, Westfield Community Development Department
Councilor Victory McCarty

A. Jon Dobosiewicz provided overview summary of the Towne Road Crossing PUD District – 2025 Amendment I proposal and the following topics were discussed:

1. How many total homes will there be? How many cars will there be and comments about traffic concerns? Will there be any changes to 161st Street?
2. General questions about where sewer, water and utilities are currently located and how they will serve the development?
3. Will you be required to annex the property into the City if the Zoning is approved? Will surrounding properties be included in the annexation?
4. Will all the homes look the same?
5. General questions about what improvements to Towne Road will occur, what will the new alignment for Towne Road be, when would construction on Towne Road extension begin?
6. Will the project have any negative impacts on the environment? Have you completed an environmental impact study?
7. Will there be any changes or improvements to Little Eagle Creek Road?
8. General comment that residents in this area do not receive any notices or letters from the City updating them about changes that are occurring to this area.
9. Can more tree preservation be included in the proposal?
10. General questions on drainage, the ponds proposed for the project and where those ponds outlet to.
11. Request to relocate the proposed Little Eagle Creek Trail to the west side of the pond within the community so that this trail is farther away from the existing homes that back up to Little Eagle Creek. Concerns expressed about people using the Little Eagle Creek Trail who may potentially trespass onto the adjoining properties along Little Eagle Creek.

12. Will chemicals be used to treat the ponds? Will fertilizers be used to treat lawns or any of the commons areas? Will any chemicals or fertilizers that come from the project be discharged into Little Eagle Creek?
13. Request for a fence along the east side of the neighbors who live along Little Eagle Creek to prevent trespassers from entering onto their properties.
14. Request for Platinum Properties to consider selling some property to the neighbors who live along Little Eagle Creek to create a buffer that they would own to help prevent trespassers from entering onto their properties.
15. How much open space is proposed?
16. Will you need to de-water the site? What would be the timeline if you need to de-water the site? ,
Concern expressed that de-watering could negatively affect adjoining properties that have wells.
17. Who are the proposed builders for the community?
18. What will you do about noise that the development will cause?
19. Will you consider reducing density, adding more greens space, planting more trees?

- **The meeting ended at approximately at 7:45 pm.**



Towne Road Crossing Site Location

- The Towne Road Crossing PUD was approved in 2007.
- In 2023 the part of Towne Road Crossing north of State Road 32 was removed and rezoned to permit a new middle school and bus transportation facility.
- The real estate south of State Road 32 that was the subject of the 2007 Towne Road Crossing PUD remains as undeveloped. That area is outlined with the red dotted line.

The purpose of amending and replacing the 2007 Towne Road Crossing PUD is the following:

- Add approximately 26 acres to the 118 currently zoned for development. The overall 144 acres is outlined in yellow.
- Update the format and content of the PUD so that it accommodates current expectations of PUD Ordinances, including the State Road 32 Overlay standards, and
- Addresses the proposed development vision for the subject real estate including the planned alignment of Towne Road.

STATE ROAD 32

Towne Road Crossing Concept Plan

- The proposed plan provides significant enhancements to the benefit of the City.
- The Amendment will limit auto-centric uses in the Commercial Area along SR 32.
- Open space and amenity requirements have been enhanced to include a pool and other amenity elements.
- With approval of the amendment, the PUD will accommodate the current planned alignment of Towne Road and will expedite dedication of right-of-way and construction of Towne Road north of the bridge crossing of Little Eagle Creek.
- The extension of the Midland Trail in a location that accommodates a future crossing of State Road 32 is provided, and
- The preservation of the natural wooded areas along Little Eagle Creek including the extension of the Little Eagle Creek Trail will be memorialized and accomplished with the development of this plan.

**S-F DETACHED
(80' WIDE)**

**S-F DETACHED
(50' WIDE)**

**S-F ATTACHED
(24' WIDE)**

COMMERCIAL

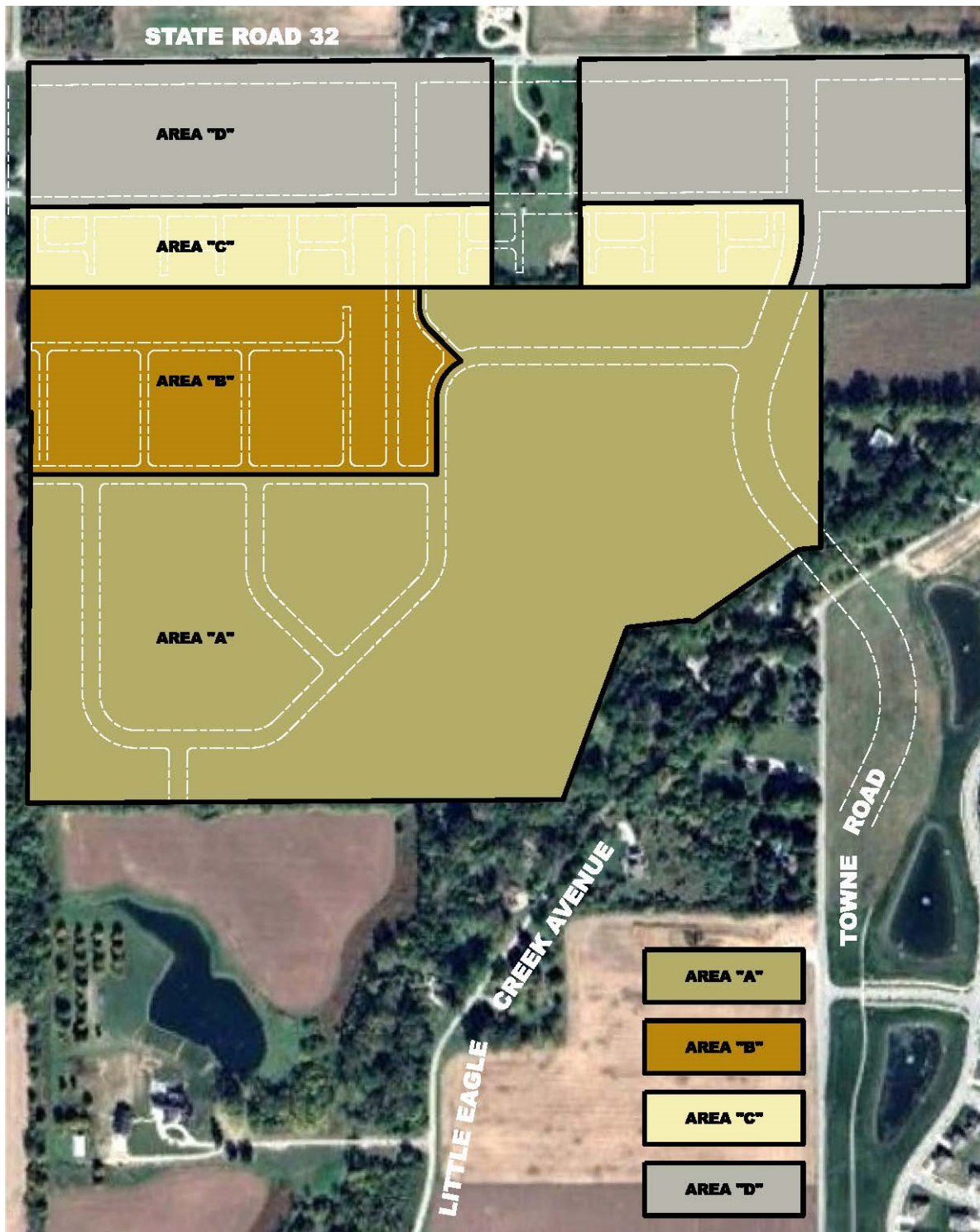
AMENITY

**NOT
INCLUDED**

**DEDICATE
TO CITY**

TOWNE ROAD

LITTLE EAGLE CREEK AVENUE



Towne Road Crossing Land Use Areas

- The proposed amendment is not significantly different from the current PUD in terms of land use.
- The current PUD permits various residential and commercial/business uses including a total of 270 homes.

Area A

- Area A will remain Single-family including approximately 95 homes.

Area B

- Single family detached homes are proposed in place of 4-plex dwellings in Area B. Approximately 77 homes are proposed.

Area C

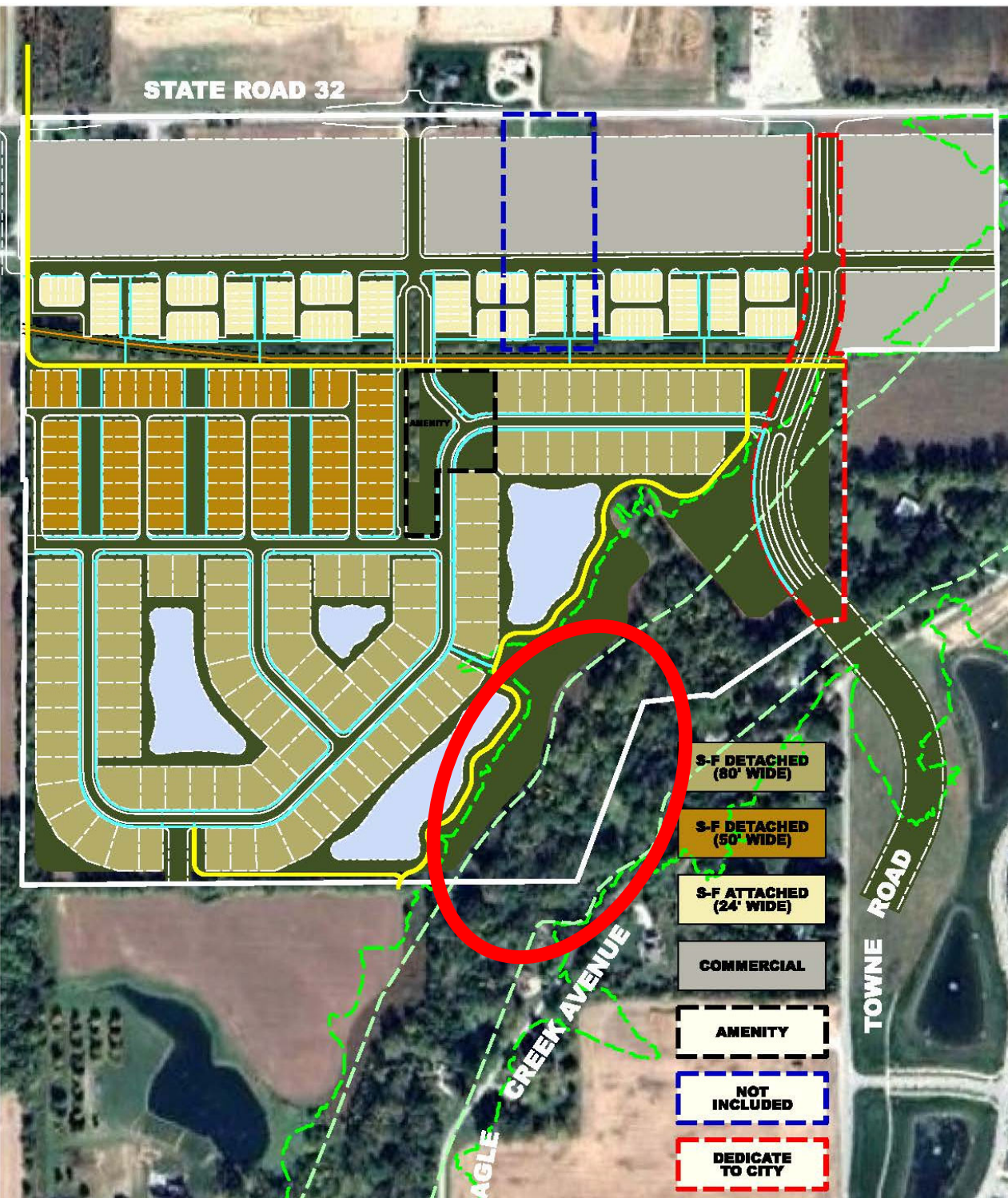
- Townhomes are provided in Area C consistent with the current ordinance. An increase of 26 homes on the 27 additional acres of added real estate is proposed for a total of 124 townhomes.

Area D

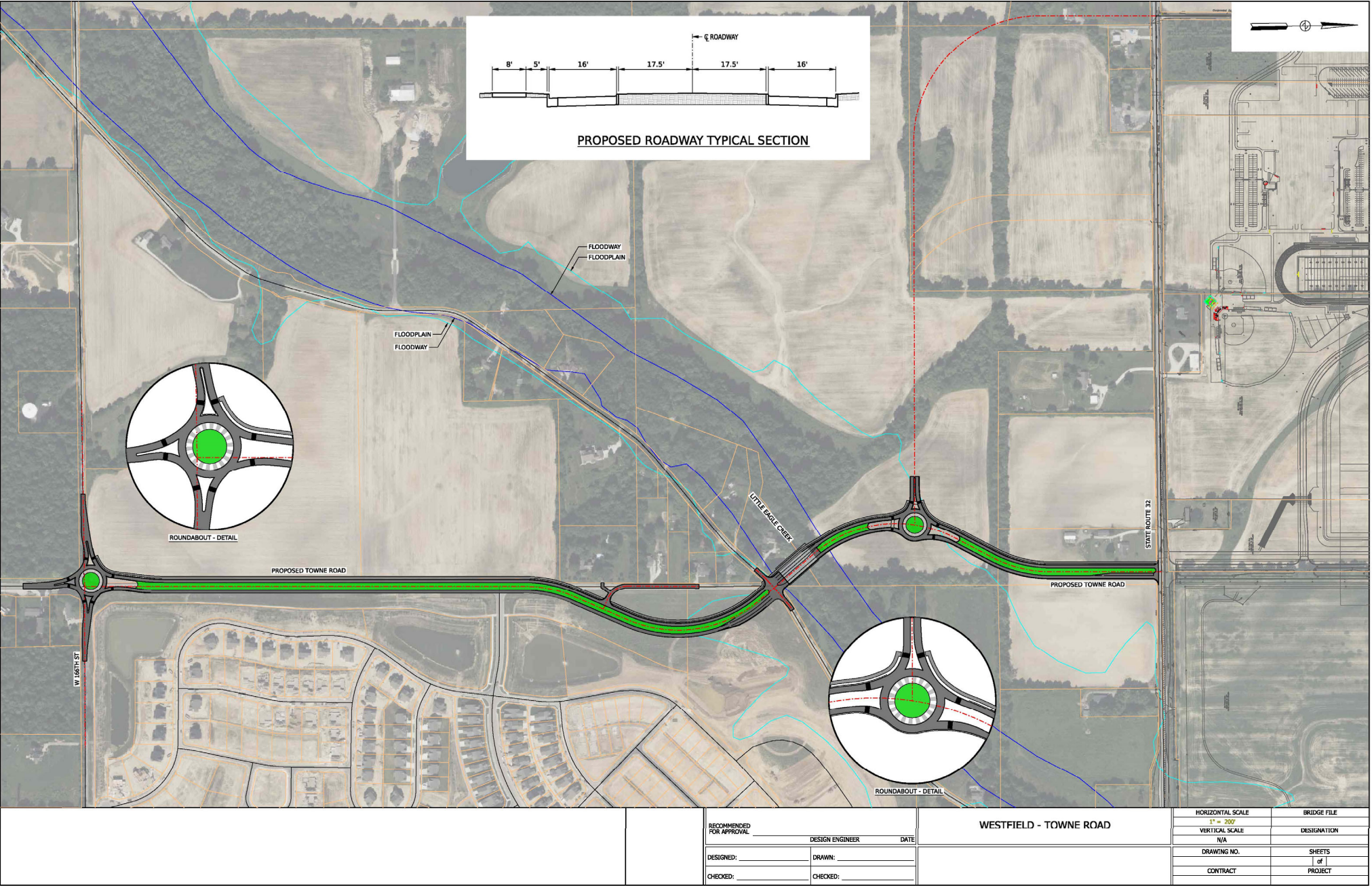
- Commercial uses remain also SR 32. The Amendment will limit auto-centric uses.
- Compliance with the Commercial architectural standards of the State Road 32 overlay will also be required where today they do not apply, and
- Drive thru uses will be restricted in number along with a limitation to only one fuel station, if developed.

Towne Road Crossing Neighborhood Input

- The Southeast Buffer Area and Little Eagle Creek Trail had significant public interest at the neighborhood meeting.
- Platinum agreed to bring up ownership of a part of the Rel Estate in the floodzone with the Plan Commission and obtain feedback.
- If agreeable to the Plan Commission Platinum will amend the PUD to permit the sale of a part of what would be common area to an adjoining neighbor.
- Additionally, adjoining neighbors requested the trail be located at the back of the lots west of the southern most pond as an additional means of separation. Platinum is agreeable to this change as well provided it is acceptable to the Plan Commission.
- We will reach back out to the adjoining neighbors who have expressed interest in acquiring the wooded area west of their properties before the Workshop meeting scheduled for May 19th and report back to the Plan Commission.



Towne Road Crossing
Towne Road Alignment Study



RECOMMENDED FOR APPROVAL	WESTFIELD - TOWNE ROAD	HORIZONTAL SCALE		BRIDGE FILE	
				DESIGNATION	
				SHEETS	
				PROJECT	
DESIGNED:	DRAWN:	DRAWING NO.		of	
CHECKED:	CHECKED:	CONTRACT		PROJECT	
DATE		N/A		PROJECT	



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 7, 2025
2504-PUD-05
Exhibit 1

Docket Number: 2504-PUD-05 (Ord. 25-14)

Petitioner: WF Pets, LLC - represented by Church Church Hittle + Antrim

Site Address: 17340 Farmer's Bank Way

Request: A PUD amendment to modify use and signage standards for 1.08 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

Current Zoning: Maple Knoll PUD District ([Ord. 04-02](#))

Current Land Use: Vacant

Acreage: 1.08 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Ord. 25-14
4. Draft Site Plan
5. Neighborhood Meeting Summary

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

PETITION HISTORY

This petition was introduced for first reading at the March 24, 2025 City Council meeting. A public hearing is scheduled for the April 7, 2025 Advisory Plan Commission Meeting. A neighborhood meeting was held on March 20, 2025. Staff has not received any public comments at this time.

PROJECT OVERVIEW

Location: This subject real estate is approximately 1.08 acres in size and is located at the northeast corner of Spring Mill Rd and Tricia Ln (see [Exhibit 2](#)). The Property is zoned Maple Knoll PUD District, Mixed-Use District sub-area. All adjacent parcels are also within the Maple Knoll PUD.

Project Description: The petitioner is requesting a PUD amendment to add "Pet Shop" as a permitted use and modify sign standards to facilitate the development of a Pet Supplies Plus store and associated site improvements.

ORDINANCE DETAILS

Definitions: Capitalized terms shall have the meaning ascribe to them in the UDO or applicable PUD ordinance. The PUD ordinance does not propose any new definitions but defers to the definition of "Pet Shop" found in the establishing Maple Knolls PUD ordinance (Ord. 04-02):

Pet Shop: *A place of business where domestic animals, and products for the health and care of domestic animals, are sold.*

Pet Supplies Plus does not engage in the retail sale of cats or dogs, but may host adoption events.

Concept Plan: The proposed ordinance does not incorporate a new Concept Plan. The Concept Plan found in Ord. 04-02, Exhibit 3 will remain in effect. The applicant has provided a draft site plan to help the APC visualize the layout of the site (see **Exhibit 4**). The draft site plan is not binding and may change as the development moves through the DDP process and undergoes further review.

Underlying Zoning: The PUD amendment will not modify the underlying zoning district. The underlying zoning for Area D will remain [SB: Special Business](#).

Permitted Uses: As mentioned above, the proposed ordinance adds “Pet Shop” as a permitted use.

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

Signage: The proposed amendment modifies or replaces several signage provisions.

Monument Sign: The amendment proposes one monument sign in accordance with the Individual Nonresidential Sign standards of the UDO, not to exceed 6 feet in height. This request would double the sign area permitted - Ord. 04-02 permits up to 30 sq. feet of sign area while the UDO permits up to 60 sq. ft of sign area. If built to the maximum size, the proposed monument sign would be similar in sign area to the Meijer monument sign further north on Spring Mill Rd.

Wall Sign: The amendment proposes one internally illuminated wall sign, up to 100 sq. ft in size, and presumably located on the front façade facing Spring Mill Rd. This request also serves to double the permitted sign area. Per Ord. 04-02, the east façade fronting Spring Mill Rd would be permitted only a 50 sq. ft, non-illuminated or externally-illuminated wall sign.

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 “Suburban Residential” land use as the appropriate land use for the Property. Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing will be held for this petition at the April 7, 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. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

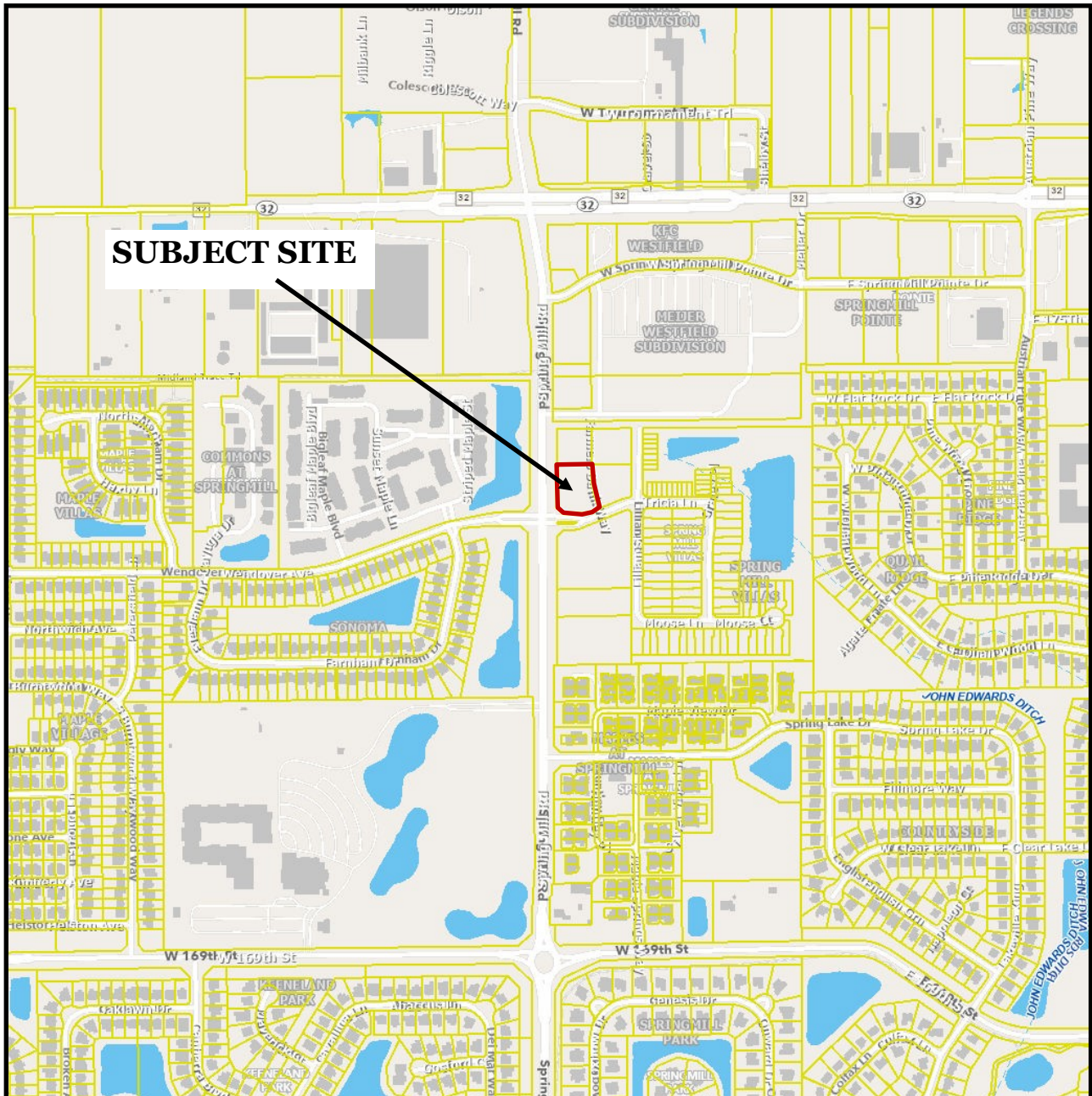
Council Introduction: This petition was introduced for first reading at the March 24, 2025 City Council meeting.

DEPARTMENT COMMENTS

1. **Action:**
 - a. Hold a public hearing at the April 7, 2025 Plan Commission meeting.
 - b. Following the public hearing, this item is eligible for Plan Commission workshop or recommendation. If the no major concerns are identified at the Public Hearing, Staff recommends waiving the workshop meeting and sending a recommendation to Council
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.

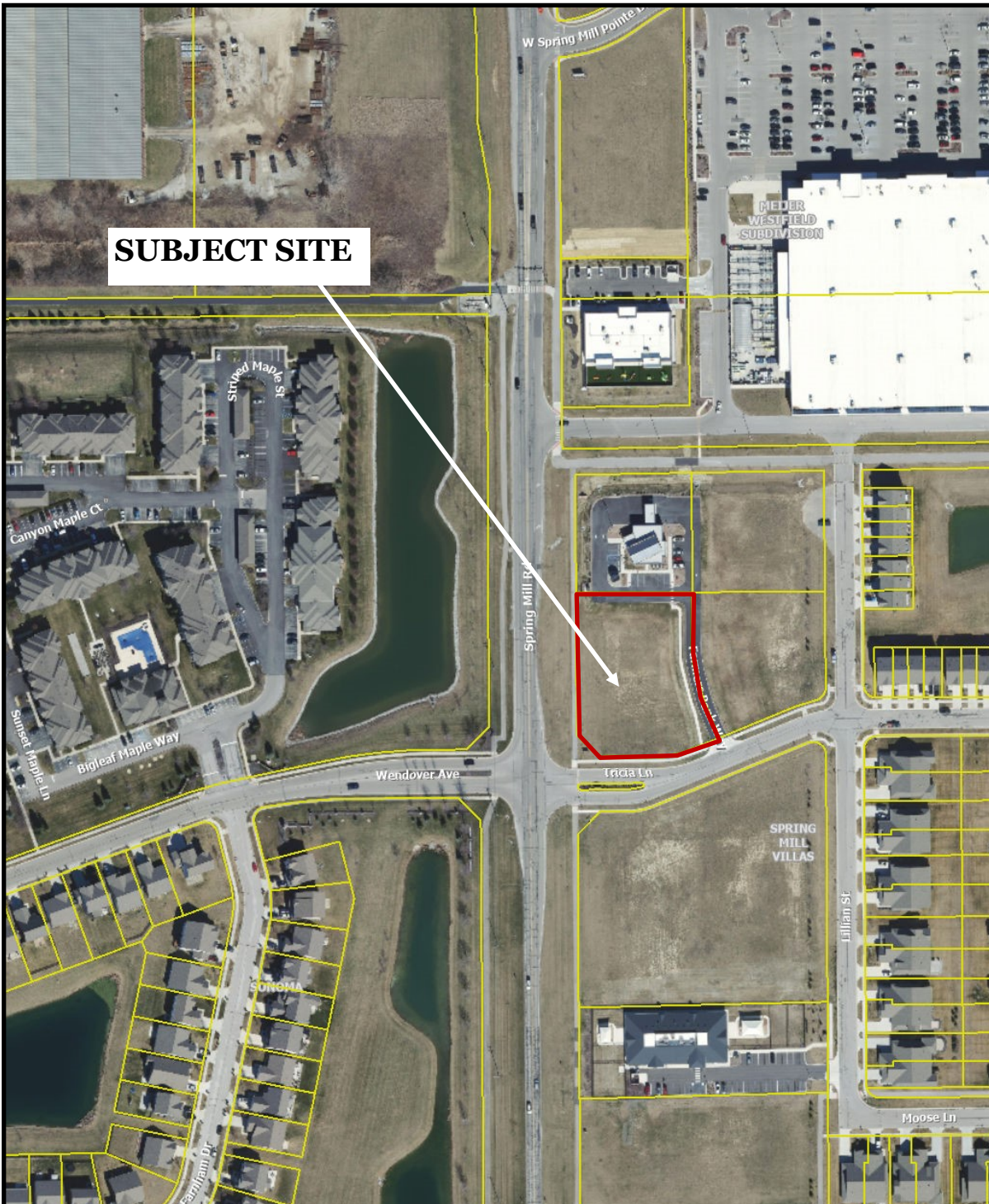
VICINITY MAP

17340 Farmers Bank Way



VICINITY MAP

17340 Farmers Bank Way



ORDINANCE NUMBER XX-XX

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT
OF ORDINANCE 04-02, AS AMENDED, AND THE UNIFIED DEVELOPMENT
ORDINANCE**

“Maple Knoll PUD – Gutrich Amendment”

This is a Planned Unit Development District Ordinance to amend the Maple Knoll Planned Unit Development District being that of Ordinance 04-02 (the “Maple Knoll Ordinance”), any amendments thereto and 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 UDO;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted the Maple Knoll Ordinance on February 9, 2004, recorded as Instrument 2004008895 in the Office of the Recorder of Hamilton County;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Plan Commission”) considered a petition (Petition No. 2504-PUD-05) requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described as Lot 3-R of the Replat of Spring Mill Villas, Block A, recorded as Instrument No. 2023002351 in the Office of the Recorder of Hamilton County, Indiana (the “Real Estate”);

WHEREAS, the Commission forwarded Petition No. 2504-PUD-05 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a favorable recommendation (____-____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2025;

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by the (i) provisions of this Ordinance and its exhibits, (ii) the Maple Knoll Ordinance except as revised, modified, supplemented, or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Maple Knoll Ordinance.
- 1.2 Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance or the Maple Knoll Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Permitted Uses. Section 11.2 of the Maple Knoll Ordinance is hereby amended to include “Pet Shop” (defined in Exhibit 12 of the Maple Knoll Ordinance) as a permitted use on the Real Estate. The Pet Shop use does not include the selling of cats and dogs on the Real Estate.

Section 3. Signage. Section 14 of the Maple Knoll Ordinance is hereby amended to permit: (i) one (1) Wall Sign up to one hundred (100) square feet in size, consisting of ~~internally illuminated channel letters~~ gooseneck down lighting or reverse channel letters; and (ii) one (1) Monument Sign in accordance with the standards set forth in Article 6.17(H)(2) of the UDO, consisting of internally illuminated channel letters and not exceeding a Sign Height of six (6) feet.

Section 4. 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 XX-XX** was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of _____, 2025.

Scott Willis, Mayor

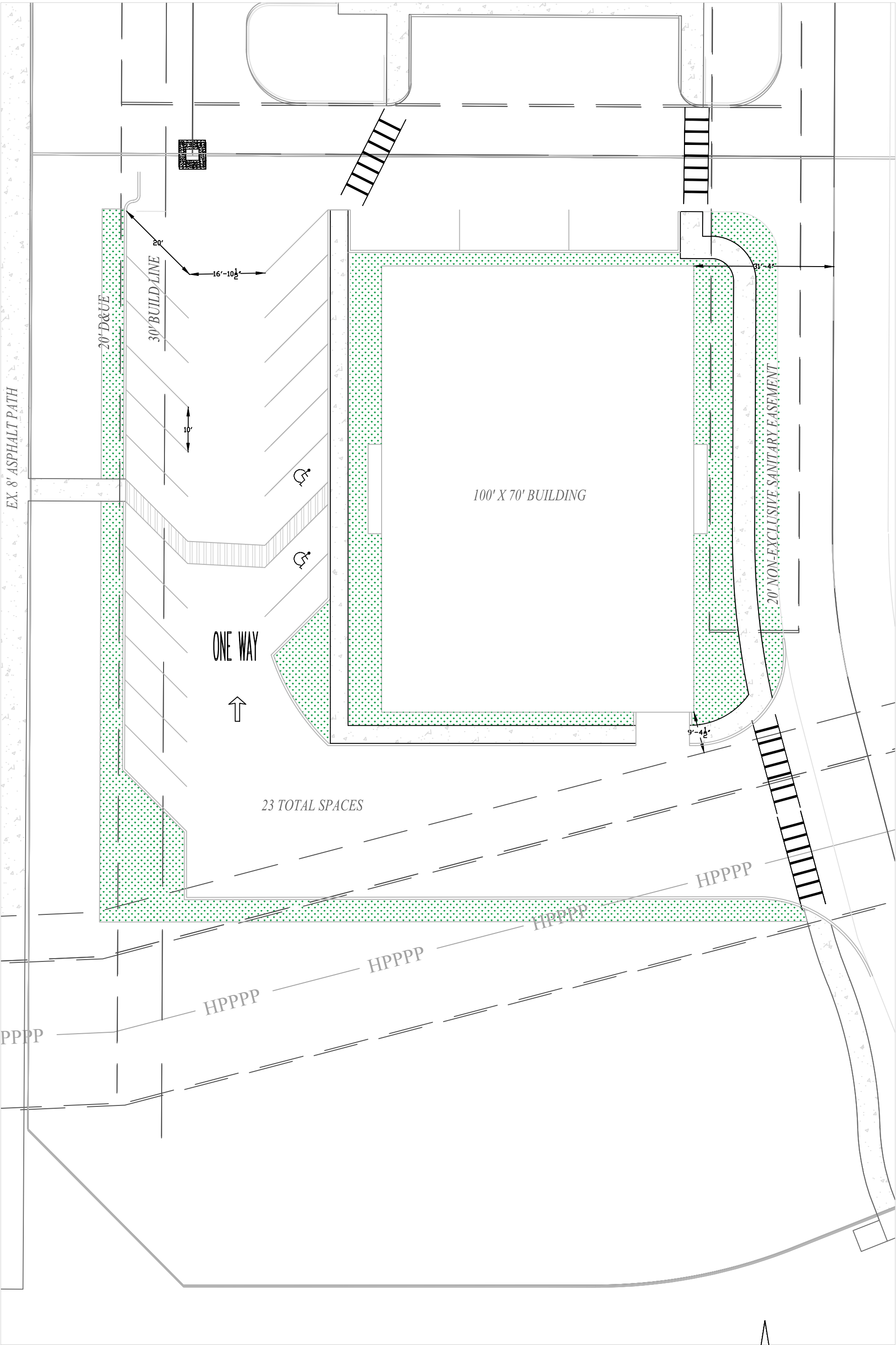
I hereby VETO **ORDINANCE XX-XX**

this _____ day of _____, 2025.

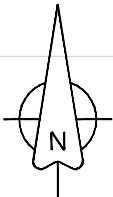
Scott Willis, Mayor

This document prepared by Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Matthew S. Skelton.



PET SUPPLIES PLUS PROPOSED LAYOUT
GREATER HEIGHTS CORPORATION
1"=20'



Memorandum

Date: March 20, 2025

To: Daine Crabtree, Current Planning Manager
Community Development Department

From: Matthew S. Skelton
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Maple Knoll PUD (Gutrich Amendment) (2504-PUD-05)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Church Church Hittle + Antrim, on behalf of our client Bill Gutrich, hosted a meeting for neighboring property owners on Tuesday, March 19, 2025, at the Maple Glen Elementary School, (17171 Ditch Road, Westfield, Indiana). Below please find a brief written report of the meeting.

The meeting began at 6:30 p.m. Petitioner representatives included Matthew S. Skelton and Andy Wert (Church Church Hittle + Antrim). There were two members of the public that arrived throughout the evening. The proposal was explained and no further concerns were expressed.

The meeting concluded at 7:20 p.m.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 7, 2025
2504-PUD-06
Exhibit 1

Docket Number: 2504-PUD-06 (Ord. 25-15)

Petitioner: Elwestfield, LLC by American Structurepoint

Request: An amendment to the Chatham Commons PUD to modify architectural standards specific to 2.71 acres +/- of real estate (the "Property") to accommodate a hotel.

Current Zoning: [Chatham Commons PUD \(Ord. 17-03\)](#)

Current Land Use: Vacant

Acreage: 2.71 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 25-15
5. Character Exhibits

Staff Reviewer: Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the [March 25, 2025](#), City Council meeting.

The petition will receive a public hearing at the April 7, 2025, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Chatham Commons Planned Unit Development (PUD) specific to a 2.71 acre +/- area located west of Westmore Lane north of 191st Street, southwest of the existing Springhill Suites hotel (see [Exhibit 2](#)).

The Property is surrounded on all sides by other properties in the Chatham Commons PUD.

ZONING REQUEST

The petitioner is requesting this amendment solely to modify architectural standards required on the Property.

The Chatham Commons PUD defaults to the State Highway 32 Overlay with some modifications – primarily for building materials. The Petitioner is seeking to utilize the Character Exhibits ([Exhibit 5](#)) in the proposed PUD Amendment for architectural compliance rather than following

the architectural standards of the Chatham Commons PUD/State Highway 32 Overlay because of its more modern architectural design.

As seen in the Character Exhibits, some of the standards that are proposed to be amended through the Character Exhibits controlling include three-dimensional cornice treatment(s), roofline modulation parameters, and building modulation parameters.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the April 7, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 7, 2025, Plan Commission meeting.

If APC members are comfortable with the state of the amendment request following the Public Hearing, Staff recommends waiving the workshop requirement and providing a recommendation to the City Council.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Zoning - All
AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)

0 0.0375 0.075
Miles



The 144-room Element by Westin by Marriott is the second Marriott hotel in Westfield being proposed by KPM Hotel Group within Chatham Commons. KPM developed and owns the 150-room SpringHill Suites by Marriott, which it opened in 2019.

Location & Site Design

The Element by Westin by Marriott is proposed at Chatham Commons, at the Northwest quadrant of US 31 and 191st Street. This premier location is at one of the primary East-West corridors in Westfield off US-31, and the main entry to the Grand Park campus.

Within Chatham Commons, the site of the proposed hotel is directly adjacent to the existing SpringHill Suites by Marriott (opened 2019), and the design of the two hotels is thoughtfully synchronized to create a Marriott hotel campus, while their combined height, scale and architectural design will further define this important corridor.

The orientation of the proposed Element by Westin by Marriott captures the natural beauty of the property, overlooking a pond, Cool Creek, and the mature tree line which runs along it. The proposed structure wraps around an outdoor pool with landscaping and other curated outdoor areas, including green lawn areas for activities such as yoga. The lobby is orientated directly across from the corner lobby of the existing SpringHill Suites by Marriott, underlining the integrated design approach.

Massing Concept

The proposed Element by Westin by Marriott mass is an “L” shape that wraps the outdoor amenity zone and creates a relationship with the lobby of the adjacent existing 5-story SpringHill Suites by Marriott. With the Element sitting slightly further back from US-31, it will rise to six stories in height, with the prominent Southeast corner visible to traffic on 191st Street, as well as US-31 North-bound traffic.

Architectural Concept

The architectural design of this Element is modern, sophisticated, and elevated. The sleek black design uses a variety of materials to subtly change the look and proportions of each elevation. The building is primarily brick with sections of warm wood tones, creating a sense of approachability. Extensive glass will be used in the public spaces, including at the two-story lobby overlooking the outdoor amenity space. Enlarged guestroom windows span from floor to ceiling creating a connection with the outside. The primary Southeast corner will be clad in architectural metal that will create a vertical pattern with texture, and an integrated vertical lighting to give the corner a sparkle and presence at night. The design is more urban than suburban in nature and complements the existing adjacent SpringHill Suites by Marriott hotel.

Vision

The proposed Element by Westin by Marriott is an all-suite extended stay hotel, designed for longer stays, but also perfect for a weekday work trip or a weekend getaway. This versatile offering provides fully equipped kitchens in every room, as well as a purified water system. The philosophy of the brand is guest wellness, creating an environment where guests can preserve a balance between work, fitness, relaxation, and play. In the mornings, guests can enjoy a complimentary breakfast made fresh to order, or a workout in the motion fitness room. In the afternoon, guests can unwind with a swim in the outdoor pool, a yoga class on the outdoor lawn, or grab a complementary bike for a ride on the Monon. In the evenings, the large multifunction lobby will allow guests to relax and unwind next to the fireplace, catch up on work in a relaxed and social setting, or enjoy a curated craft cocktail and a snack in the lobby bar. Ample outdoor areas will allow guests every opportunity to enjoy the outdoors, and to appreciate a unique hospitality experience in Westfield.

ORDINANCE NUMBER 25-____

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF
THE CHATHAM COMMONS PLANNED UNIT DEVELOPMENT BEING THAT OF
ORDINANCE 17-03 AND TITLE 16 – LAND USE CONTROLS**

“Chatham Commons PUD, Amendment 1”

This Amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), known as CHATHAM COMMONS PUD DISTRICT (Ordinance 17-03, the “**Original 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 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 UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. 2502-PUD-____), filed with the Commission requesting an amendment to Ordinance 17-03, enacted by the Common Council of the City of Westfield (the “**Council**”) on April 10, 2017;

WHEREAS, the Amendment pertains to the subject real estate identified as part of Block 5 of Chatham Commons subdivision, a plat of which is recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 2017043820, and which will be legally described as Lot 8 in the Replat of Block 5 of Chatham Commons, as shown on Exhibit A attached hereto (the “**Real Estate**”).

WHEREAS, the Commission forwarded Petition No. 2502-PUD-____ to the Council with a _____ 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 _____, 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 Original Ordinance is hereby amended by the provisions of this Amendment. In all other respects, the Original Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Original 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, (ii) the Original 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 Amendment 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 Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

Section 2. Definitions. Capitalized terms not otherwise defined in the Original Ordinance or this Amendment shall have the meanings ascribed to them in the UDO.

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

The Real Estate shall be developed substantially in compliance with the Concept Plan.

Section 4. State Highway 32 Overlay District. The development standards and architectural design requirements set forth in Article 5.3, Sections (G)(H)(I) and (K) of the State Highway 32 Overlay District shall not apply to development of the Real Estate. Instead, the building and trash enclosure on the Real Estate shall be developed in substantial compliance with the renderings and elevations attached hereto as Exhibit C.

Section 5. Development Standards. The standards of Section 9 of the Original Ordinance shall apply to the development of the Real Estate except as otherwise modified in this Section 5.

5.1 Architectural Standards. Section 9.2 of the Original Ordinance is hereby replaced and restated as follows for the Real Estate: The building and trash enclosure on the Real Estate shall be constructed in substantial compliance with the renderings and elevations attached hereto as Exhibit C.

Section 6. Severability. If any term or provision of this Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Amendment will not be affected.

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 Wanninger	Kurt Wanninger	Kurt Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

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

Marla Ailor, Clerk Treasurer

I hereby APPROVE ORDINANCE 25-_____
this _____ day of _____, 2025.

I hereby VETO ORDINANCE 25-_____
this _____ day of _____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

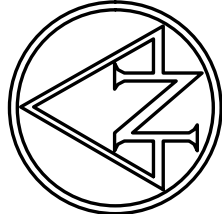
This document prepared by: Joseph D. Calderon, Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204, (317) 231-7787.

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: Joseph D. Calderon

46037176.1

Exhibit A

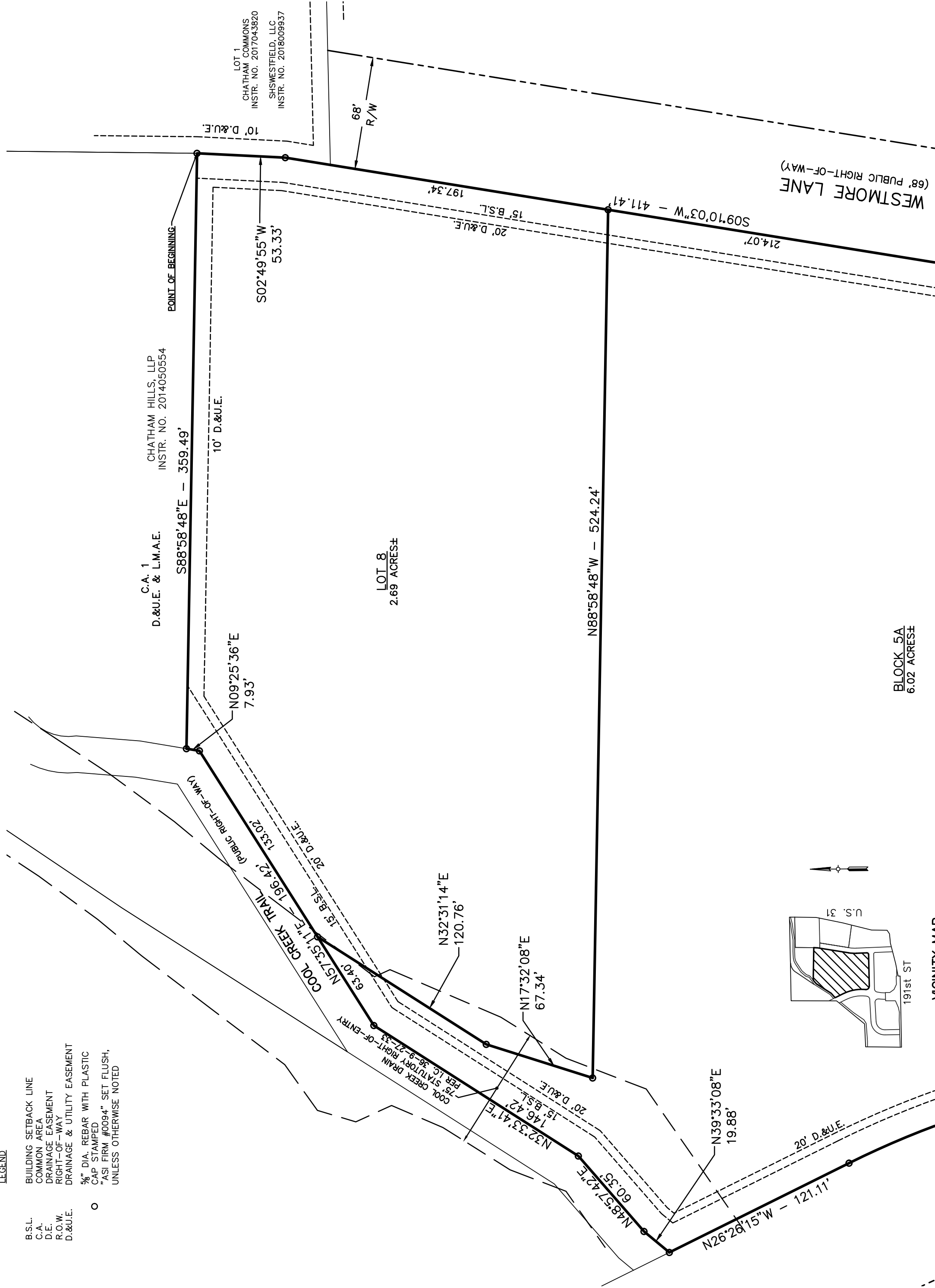
The Real Estate appears on the following two pages of this exhibit.



REPLAT OF BLOCK 5 OF CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

- LEGEND
- B.S.L. BUILDING SETBACK LINE
 - C.P. COMMON AREA
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - 1/4" OR NEARER WITH PLASTIC CAP STAMPED "AS" FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED



PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

DEVELOPER:
ELEMENT WESTFIELD, LLC
2441 E. POINTE ROAD
BLOOMINGTON, IN 47401

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

AMERICAN
STRUCTUREPOINT
INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580 FAX 317.543.0270
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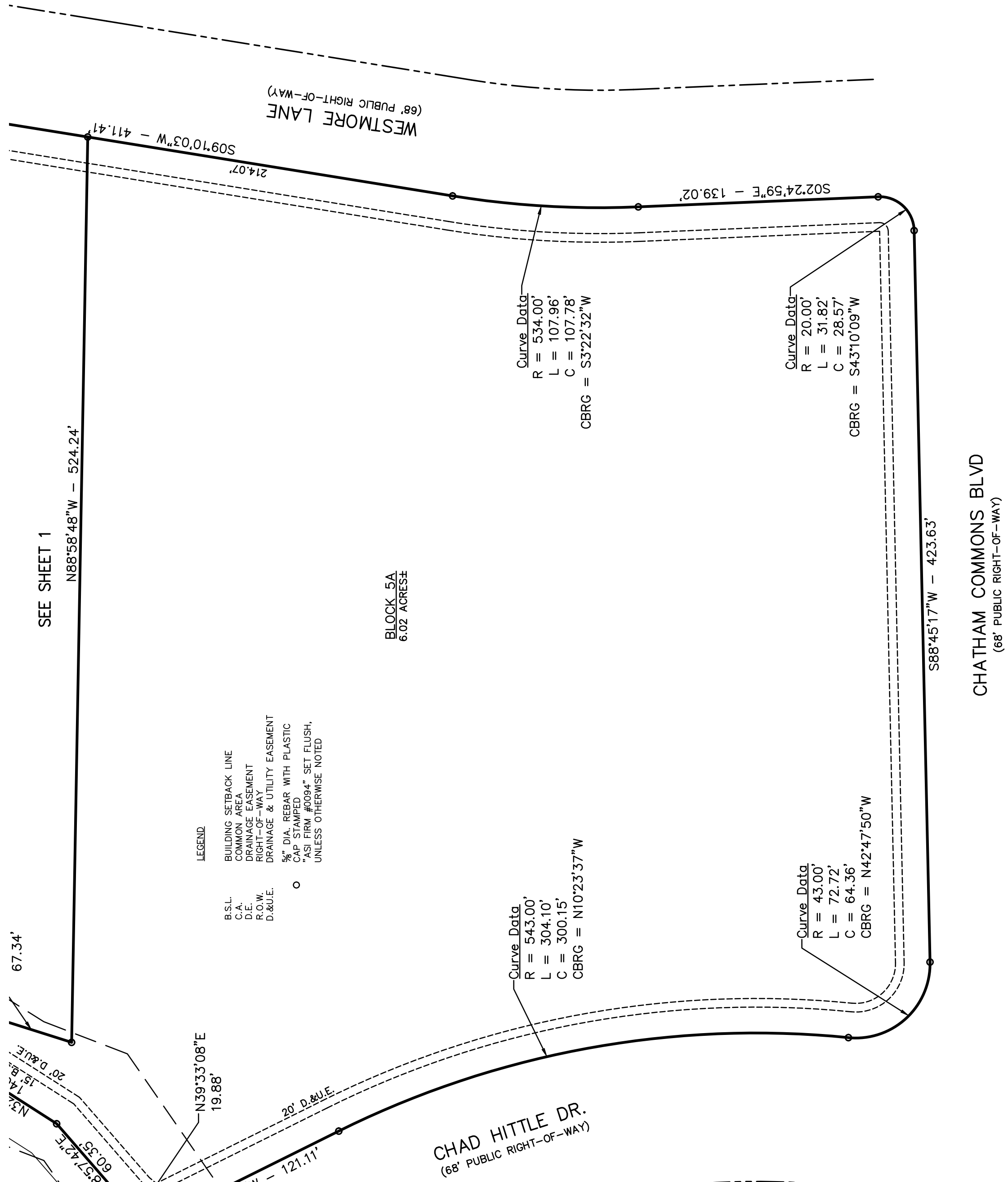
SHEET
1 of 3



REPLAT OF BLOCK 5 OF CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

- LEGEND
- B.S.L. BUILDING SETBACK LINE
 - C.P. COMMON AREA
 - D.E. DRAINAGE EASEMENT
 - R.O.W. RIGHT-OF-WAY
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - 1/4" OR NEARER WITH PLASTIC CAP STAMPED "AS" FIRM #0094" SET FLUSH, UNLESS OTHERWISE NOTED



PREPARED BY:
MICHAEL J. SMITH
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msmith@structurepoint.com

DEVELOPER:
ELEMENT WESTFIELD, LLC
2441 E. POINTE ROAD
BLOOMINGTON, IN 47401

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

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www.structurepoint.com

SHEET
2 of 3

REPLAT OF BLOCK 5 OF CHATHAM COMMONS

PART OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

DEED OF DEDICATION

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Replat of Block 5 of Chatham Commons, an addition to Westfield, Indiana. All public rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Easements and Covenants

The Owners expressly covenant and warrant on behalf of themselves and all future owners of the Lots and Blocks within this subdivision that the streets, driveways, sidewalks, landscaping, and signs not located within public right of way are private and that all maintenance, repairs, and replacement now and forever shall be undertaken at the expense of the Lot and Block owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any power or authority to maintain, repair, or replace any private street, driveway, sidewalk, landscaping, or sign not located within public right of way.

Drainage Easements, Drainage and Utility Easements

These are strips of ground shown on this instrument as variable sizes which are reserved solely for the installation and maintenance of underground utilities for the non-exclusive use of the city and county in which this subdivision is located, and for utility companies for the installation and maintenance of underground mains, ducts, sewers and drainage, subject at all times to approval from the proper authorities and the provisions of any recorded easements. No permanent or other structures shall be erected or maintained on said strips, including, but not limited to, fences, patios, and decks.

The owner(s) of Lot 8 expressly reserve the following unto themselves, their successors and assigns: (i) all rights, title, and interest in and to the above-described easement areas not specifically granted pursuant to the above-described easements, (ii) any and all use of the above-described easement areas that does not obstruct or interfere with the full use and enjoyment of above-described easements, and (iii) the right to construct, maintain, repair, replace, relocate, utilize and demolish driveways for vehicular ingress and egress, paving, curb cuts, parking areas, landscaping, and signage in the above-described easement areas.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2042, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, and unless the vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

CHATHAM HILLS, LLP

By: _____

Printed Name _____

STATE OF INDIANA)
COUNTY OF HAMILTON) SS:

Before me, a Notary Public in and for said County and State, personally appeared _____, as owner of _____, and acknowledged the execution of the foregoing Secondary Plat for and on behalf of said entity. Witness my hand and Notarial Seal this _____ day of _____, 2025.

My Commission Expires: _____

Residing in _____ County, Indiana _____

Notary Public _____

Printed Name _____

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

DEVELOPER:
ELEMENT WESTFIELD, LLC
2441 E. POINTE ROAD
BLOOMINGTON, IN 47401

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

AMERICAN
STRUCTUREPOINT
INC.

9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com

SHEET
3 of 3

DEED OF DEDICATION

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide, said real estate in accordance with the within plat.

This subdivision shall be known and designated as Replat of Block 5 of Chatham Commons, an addition to Westfield, Indiana. All public rights-of-way shown and not heretofore dedicated are hereby dedicated to the public.

Front and side yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Easements and Covenants

The Owners expressly covenant and warrant on behalf of themselves and all future owners of the Lots and Blocks within this subdivision that the streets, driveways, sidewalks, landscaping, and signs not located within public right of way are private and that all maintenance, repairs, and replacement now and forever shall be undertaken at the expense of the Lot and Block owners in accordance with the terms and conditions set forth in the owners association bylaws and articles. No governmental entity has any power or authority to maintain, repair, or replace any private street, driveway, sidewalk, landscaping, or sign not located within public right of way.

Drainage Easements, Drainage and Utility Easements

These are strips of ground shown on this instrument as variable sizes which are reserved solely for the installation and maintenance of underground utilities for the non-exclusive use of the city and county in which this subdivision is located, and for utility companies for the installation and maintenance of underground mains, ducts, sewers and drainage, subject at all times to approval from the proper authorities and the provisions of any recorded easements. No permanent or other structures shall be erected or maintained on said strips, including, but not limited to, fences, patios, and decks.

The owner(s) of Lot 8 expressly reserve the following unto themselves, their successors and assigns: (i) all rights, title, and interest in and to the above-described easement areas not specifically granted pursuant to the above-described easements, (ii) any and all use of the above-described easement areas that does not obstruct or interfere with the full use and enjoyment of above-described easements, and (iii) the right to construct, maintain, repair, replace, relocate, utilize and demolish driveways for vehicular ingress and egress, paving, curb cuts, parking areas, landscaping, and signage in the above-described easement areas.

The foregoing covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 2042, at which time said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless changed by vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, and unless the vote of a majority of the then owners of the building sites covered by these covenants, or restrictions, in no way affect any of the other covenants or restrictions, which shall remain in full force and effect.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby dedicated to the public, and reserved to the several owners of the several lots in this subdivision and to their heirs and assigns.

CHATHAM HILLS, LLP

By: _____

Printed Name _____

STATE OF INDIANA)
COUNTY OF HAMILTON) SS:

Before me, a Notary Public in and for said County and State, personally appeared _____

_____, as owner of _____, and acknowledged the execution of the foregoing Secondary Plat for and on behalf of said entity. Witness my hand and Notarial

Seal this _____ day of _____, 2025.

My Commission Expires: _____

Residing in _____ County, Indiana _____

Notary Public _____

Printed Name _____

PREPARED BY:
MICHAEL J. SMITH
AMERICAN STRUCTUREPOINT
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 547-5580
msmith@structurepoint.com

DEVELOPER:
ELEMENT WESTFIELD, LLC
2441 E. POINTE ROAD
BLOOMINGTON, IN 47401

MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

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SHEET
3 of 3

REGISTERED LAND SURVEYOR'S CERTIFICATE

I, Michael J. Smith, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana.

The size of the lots and blocks and widths of the streets and easements are shown in figures denoting feet and decimal parts thereof;

The subdivision consists of Lots 8 and Block 5A and streets and easements as shown hereon.

The boundary lines for this plat are based on the ALTA/ACSM Land Title Survey by Hahn Surveying Group, Inc. recorded July 24, 2017 as Instrument No. 207035184 in the Office of the Hamilton County Recorder.

Michael J. Smith
LS20500025

Date: _____

Monumentation Note

The monuments on the perimeter of the subdivision have been set prior to the recording of this plat. Some of the interior monuments may not have been set due to the probability that they will be disturbed during construction. An affidavit, cross-referenced to this plat, will be recorded after the interior monumentation has been completed, no later than two years after the recording of this plat.

Plan Commission Certificate

Under authority provided by I.C. 36-7, enacted by the general assembly of the State of Indiana, and all acts amendatory thereto, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plat was given approval by the Westfield-Washington Township Advisory Plan Commission, as follows.

Approved by the Director of the Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washington Township Unified Development Ordinance, on the _____ day of _____, 2024.

Westfield-Washington Township Plan Commission

By: _____

Kevin M. Todd

Director

Community Development Department

Board of Public Works and Safety Certificate

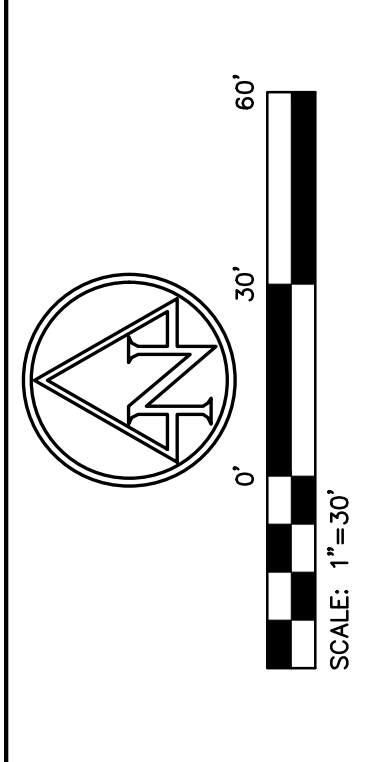
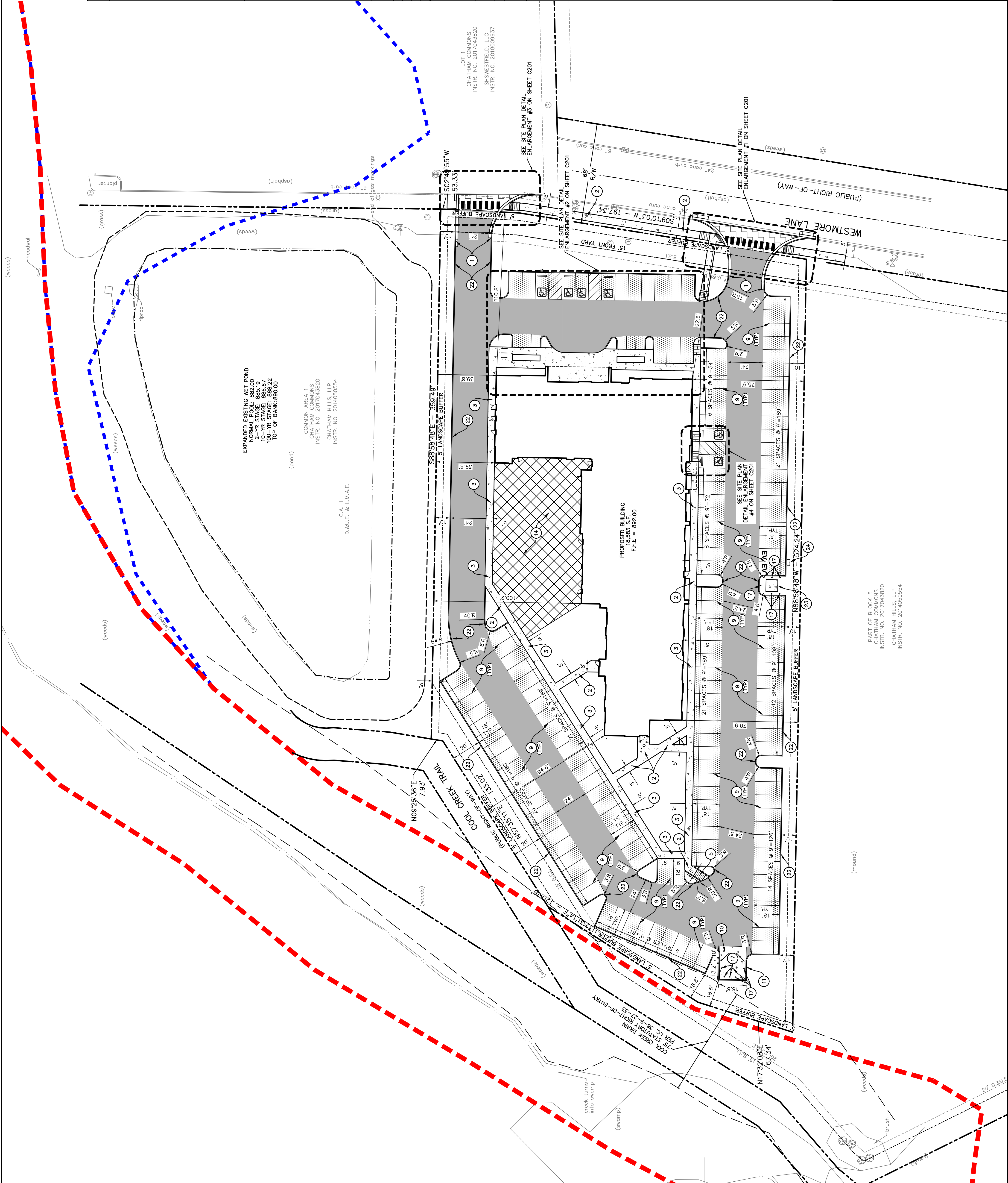
This plat and the acceptance of any public rights-of-way dedicated herein is hereby approved on the _____ day of _____, 2024, by the Board of Public Works and Safety of the City of Westfield, Hamilton County, Indiana, on behalf of the Board of Public Works and Safety of the City of Westfield, Hamilton County, Indiana, as follows: Approved by the Board of Public Works and Safety on August 26, 2015, and Article 7.4(B) of the Unified Development Ordinance.

Johnathon Nail, Director

Public Works Department

Exhibit B

The Concept Plan appears on the following page of this exhibit.



EXISTING LEGEND	
	Curb Inlet
	Drainage Inlet
	Drainage MHT
	Fire Hydrant
	Gas Marker
	Gas Valve
	Light Pole
	Sanitary MH
	Sign
	Telephone Handhole
	Tree
	Water Valve
	Buried Gas Line
	Buried Telephone Line
	Buried Water Line

SITE LEGEND	
	LIGHT DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	RIGHT OF WAY ASPHALT PAVEMENT
	CONCRETE PAVEMENT
	SWIMMING POOL AREA (REFER TO LANDSCAPING PLANS)

SITE DATA TABLE	
SITE ZONING:	PUD
PROJECT AREA:	2.70± ACRES
BUILDING AREA:	18,583 SF
SITE IMPERVIOUS AREA:	1.78± ACRES
STANDARD PARKING (9'x18'):	145
ADA PARKING PROVIDED:	6
(INCLUDES 6 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	151
ORDINANCE REQUIRED PARKING:	151
TOTAL PROPOSED BICYCLE PARKING:	5
ORDINANCE REQUIRED BICYCLE PARKING:	5
GOLF CART STANDARD PARKING (6.25'x9'):	6

KEYNOTES

- 24" CONCRETE CURB & GUTTER
- CONCRETE SIDEWALK (PER CITY OF WESTFIELD)
- COMBINED CONCRETE CURB & WALK
- CURB TAPER
- ADA ACCESSIBLE RAMP
- ADA PARKING SPACE (4" BLUE PAINT STRIPE)
- ADA PARKING SYMBOL & STRIPING
- ADA ACCESSIBLE PARKING SIGN (VAN)
- PARKING SPACE (4" WHITE PAINT STRIPE)
- DUMPSTER PAD
- DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
- CONCRETE WHEEL STOP
- BIKE RACK
- SWIMMING POOL AREA (REFER TO LANDSCAPING PLANS)
- CROSSWALK "PIANO" (WHITE PAINT)
- EXISTING CURB AND GUTTER WITH CURB REDUCED TO 1" TALL CONSISTENT WITH 24" DEPRESSED CONCRETE CURB AND GUTTER DETAIL
- CONCRETE BOLLARD
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT OF WAY ASPHALT PAVEMENT
- DETECTABLE WARNING SURFACE (USE TRUNCATED DOMES DETAIL)
- 6" CONCRETE CURB
- 8"x8" TRANSFORMER PAD (REFER TO LOCAL UTILITY DETAILS FOR MORE INFORMATION)
- ELECTRIC VEHICLE CHARGING PAD (REFER TO MANUFACTURER FOR MORE INFORMATION)

GENERAL NOTES

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

II. CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by other parties). SPECULATIVE INFORMATION WHERE THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED, THE EXACT LOCATIONS OF SAID EXISTING UTILITIES ARE NOT GUARANTEED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
-8"1" OR 1'-800--382--5544
-- INDIANA UNDERGROUND --

AMERICAN
STRUCTUREPOINT
INC.

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.766.2500 | FAX 317.766.2527
www.structurepoint.com

ELEMENT HOTEL

Westfield, IN.

APPROVAL PENDING
THIS PLAN HAS BEEN REVIEWED BY THE CONTRACTOR AND ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO CHANGES IN THE DESIGN OR MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX	
DATE:	02/28/2025
PROJECT PHASE:	DEVELOPMENT PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.025030

SITE PLAN

C200

Exhibit C

The building and trash enclosure details, including renderings and color elevations, appear on the following nine pages of this exhibit.



CSO



SCS



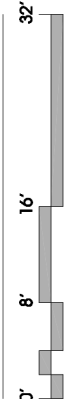
CSO

MATERIALS KEY:

- 1 Brick Masonry Veneer - Interstate Brick; Midnight Black Utility or equivalent.
- 2 Gray-Light/Medium/Dark Metal Panel;
- 3 Smooth Panel - Cement Fiber Siding; Dark Gray/Black
- 4 Wood Look Siding 1 - Longboard Architectural Products; 6" Smooth Plank; Dark Cherry
- 5 Brick Masonry Veneer - Utility; Light Gray painted.
- 6 Sunshade; Black
- 7 Aluminum Storefront System; Black
- 8 Aluminum Window System; Wojan M85 or equivalent; Black.
- 9 Decorative Facade Accent Lighting
- 10 Brick Masonry Soldier Course - Interstate Brick; Midnight Black Utility or equivalent.
- 11 Decorative gas-light wall fixtures
- 12 Aluminum Storefront with Opaque Spandrel Glazing



East Elevation



MATERIALS KEY:

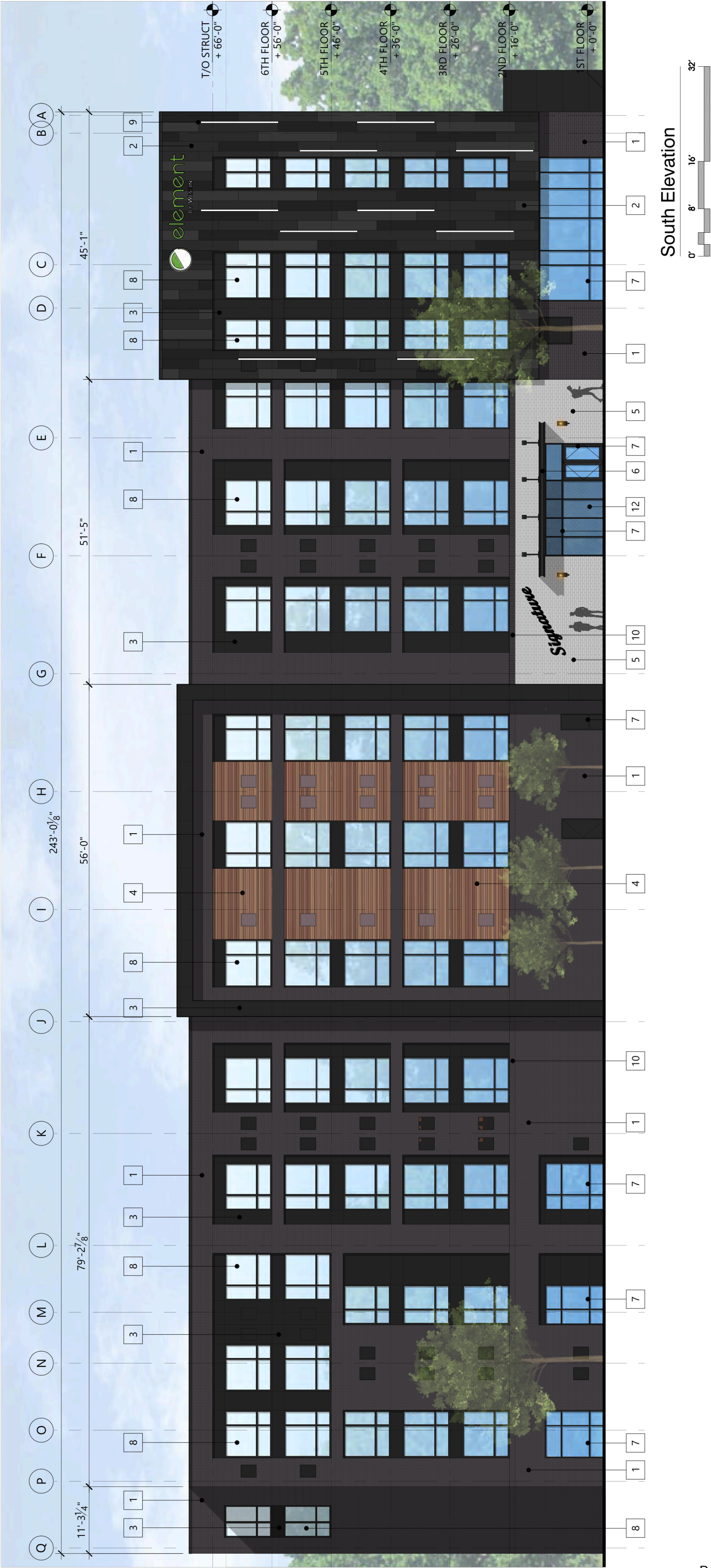
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North Elevation

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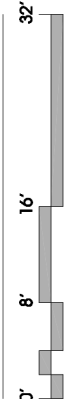


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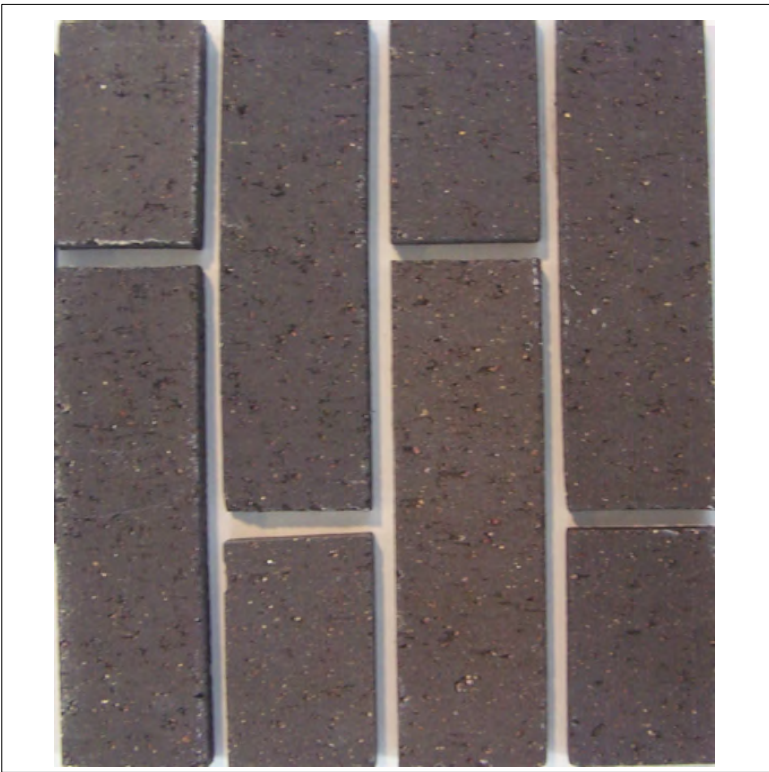


West Elevation





5 Brick Masonry - Utility or equivalent; Light Gray painted.

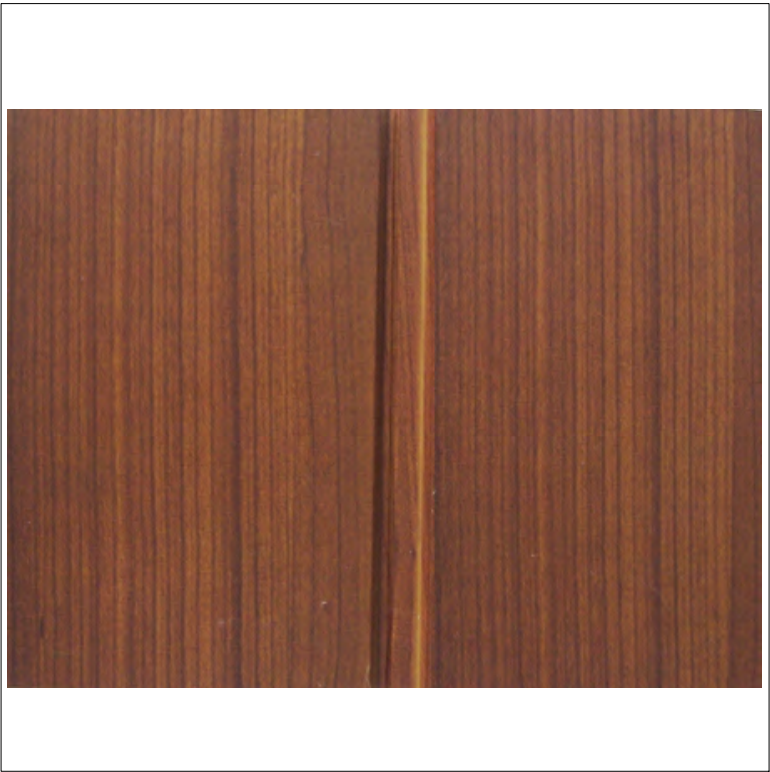


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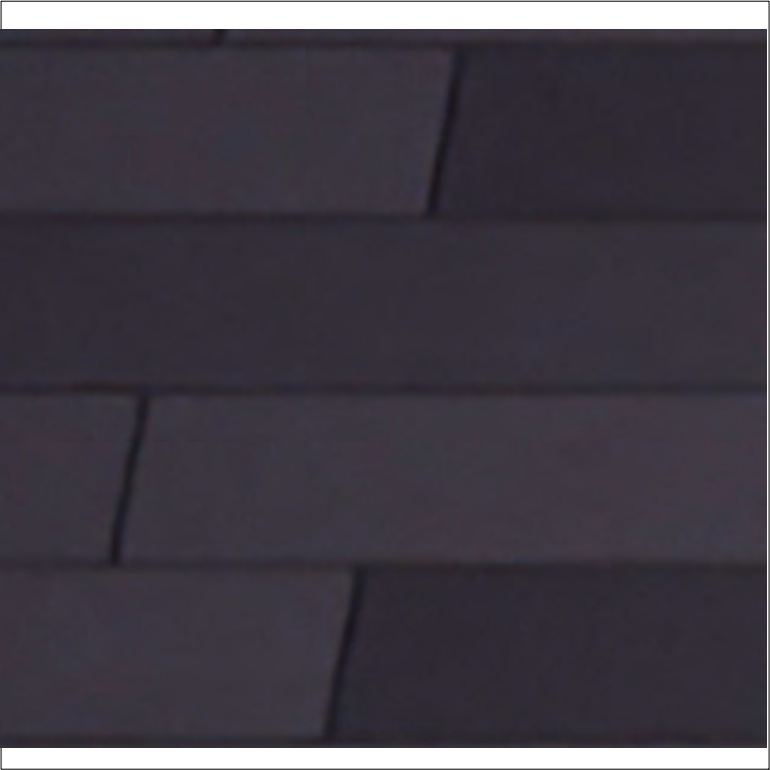
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3 Smooth Panel - Cement Fiber Siding; Dark Gray/Black

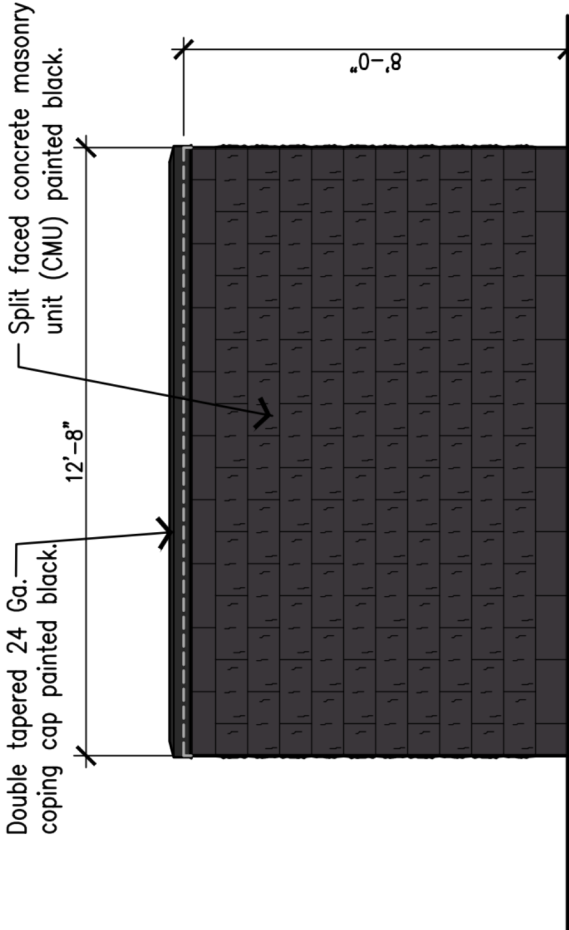


4 Wood Look Siding - Longboard Architectural Products; 6" Smooth Plank; Dark Cherry

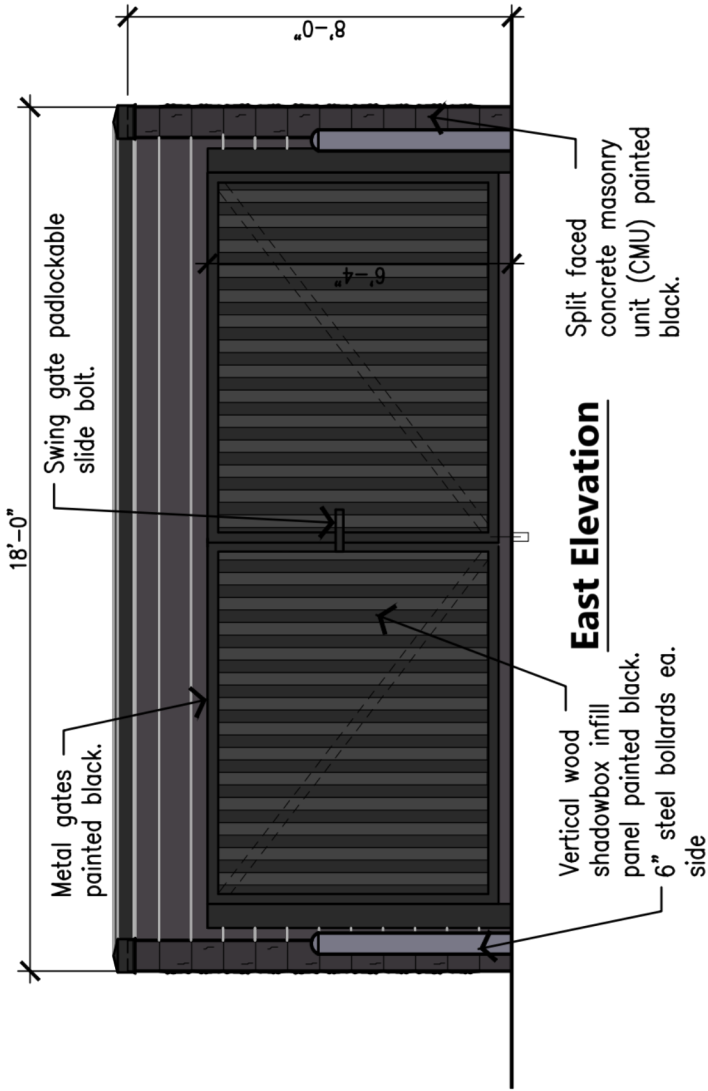


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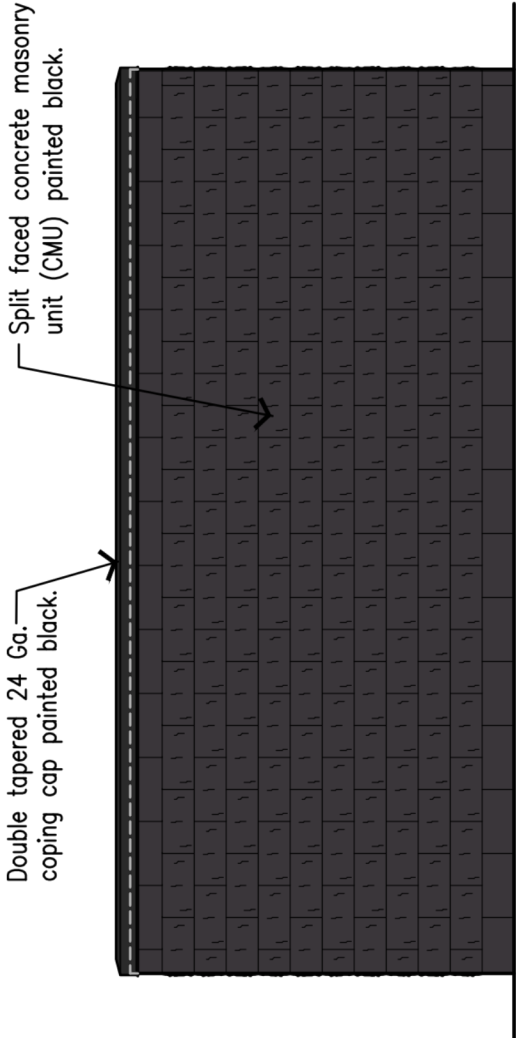
Exterior Materials



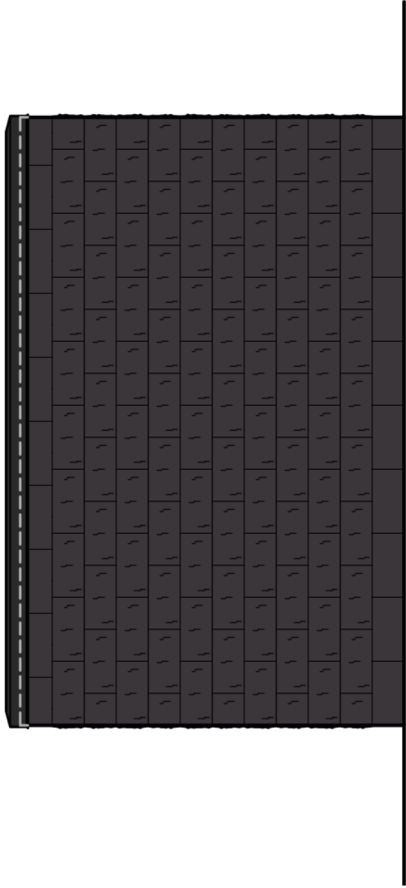
South Elevation



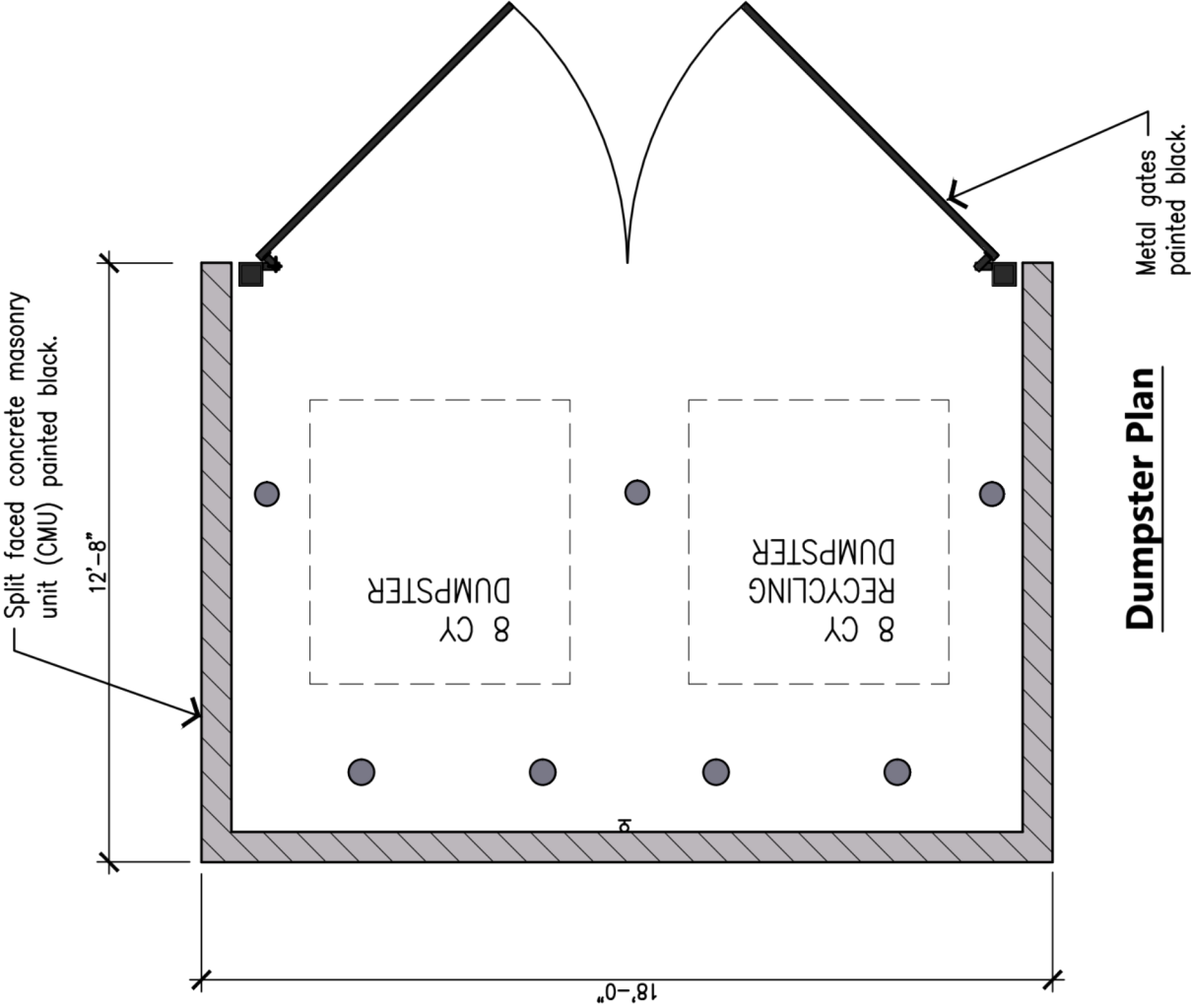
East Elevation



West Elevation



North Elevation



Dumpster Plan

Dumpster Enclosure
Plan and Elevations

0 2 4 8





CSO



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East Elevation

0' 8' 16' 32'

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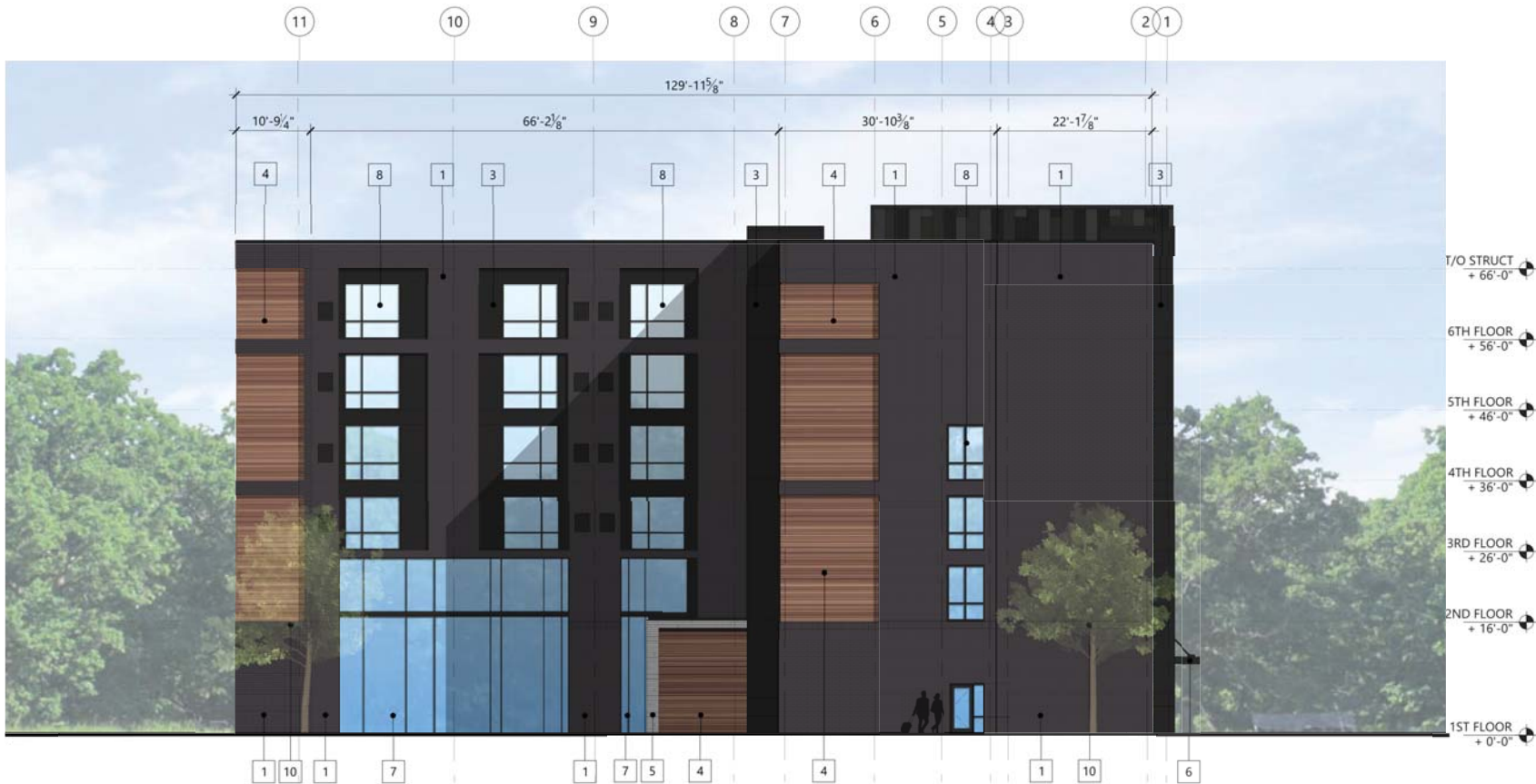
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West Elevation



ELWESTFIELD, LLC.

Element Hotel

Westfield, Indiana | 28 February 2025

2024098



5 Brick Masonry - Utility or equivalent; Light Gray painted.



1 Brick Masonry - Interstate Brick; Midnight Black Utility or equivalent.

MATERIALS KEY:

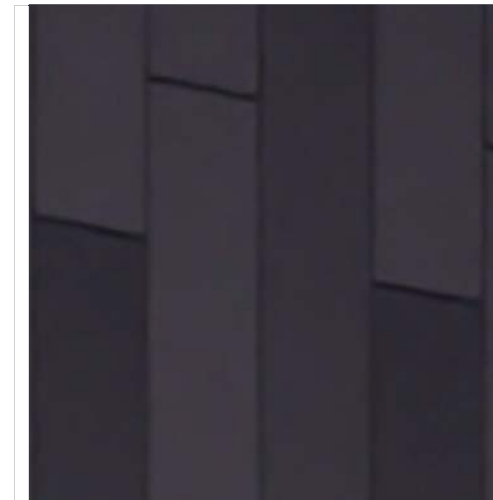
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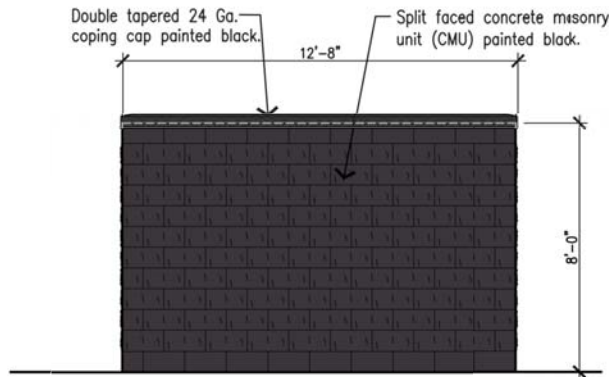


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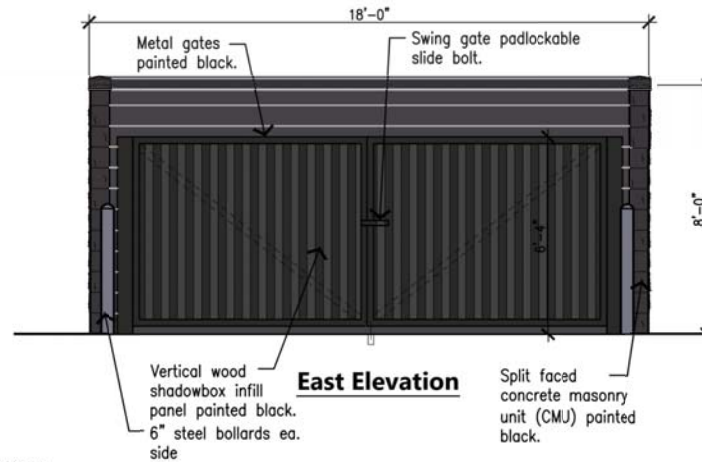


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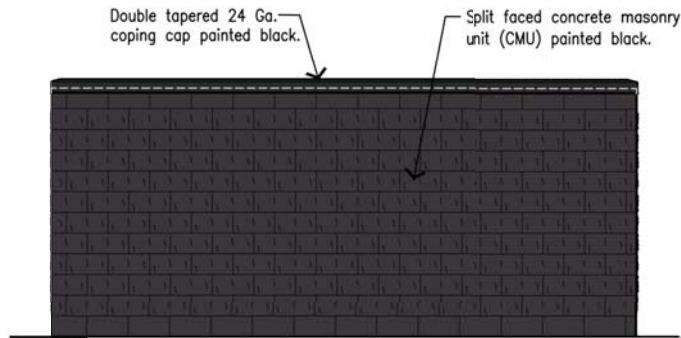
Exterior Materials



South Elevation



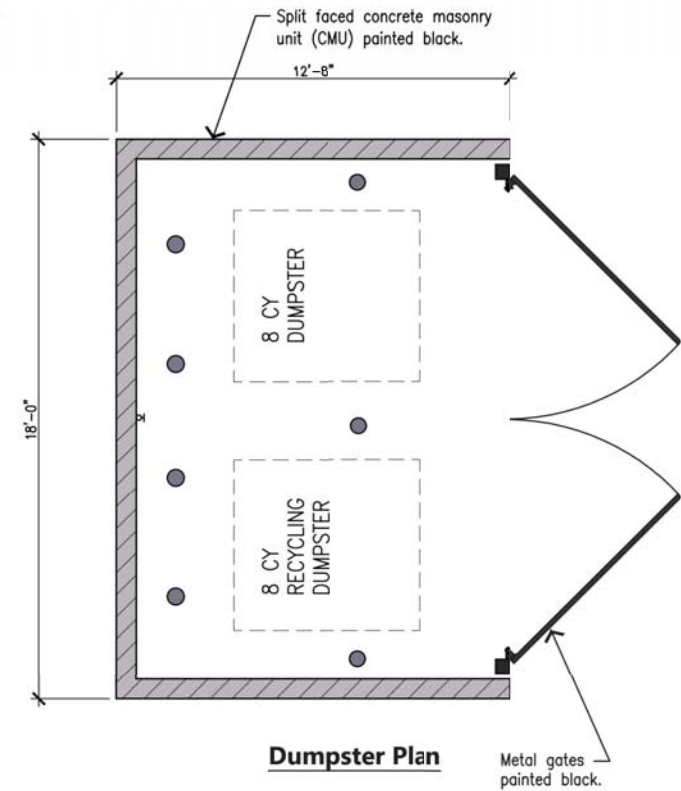
East Elevation



West Elevation



North Elevation



Dumpster Plan

Dumpster Enclosure
Plan and Elevations





ADVISORY PLAN COMMISSION – CHATHAM COMMONS PUD TEXT AMENDMENT REQUEST

Request for Text Amendment to the Chatham Commons PUD District Ordinance:

- Text amendment to the Chatham Commons PUD District Ordinance to allow for a proposed Element Hotel on Lot 8 (Replat of a part of Block 5 of Chatham Commons)

Proposed Text Amendment:

- Reaffirms the Chatham Commons PUD District Ordinance, except for substituting the specific design of the proposed hotel and trash enclosure in lieu of the architectural standards set forth in the existing ordinance
- All other standards of Chatham Commons PUD District Ordinance apply without modification
- Architectural renderings and elevations attached to the proposed text amendment (and shown in this presentation) will control the design of the proposed hotel
- Limited to Lot 8 only



THE BRAND:

144 key Element by Westin by Marriott is an upscale, all-suite, extended stay hotel, perfect for business and leisure travelers alike.

	CLASSIC	DISTINCTIVE
SELECT	COURTYARD BY MARRIOTT FOUR POINTS BY SHERATON SPRINGHILL SUITES[®] BY MARRIOTT PROTEA HOTELS. MARRIOTT Fairfield[®] BY MARRIOTT LONGER STAYS Residence INN BY MARRIOTT TOWNEPLACE SUITES[®] BY MARRIOTT	AC HOTELS MARRIOTT aloft HOTELS moxy HOTELS LONGER STAYS  element BY WESTIN



THE BRAND



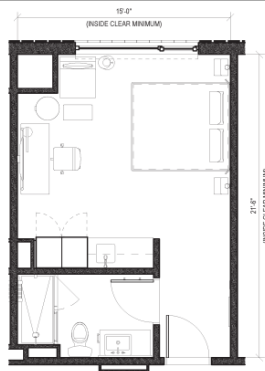
THE BRAND



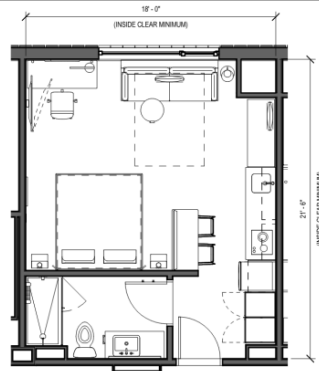
Our philosophy was built with one thing in mind: To discover the world in its natural habitat.



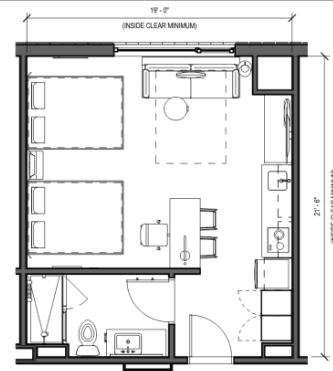
THE BRAND



Standard King



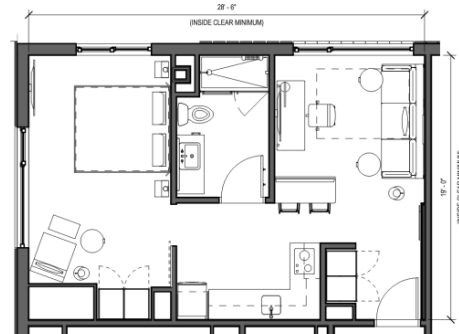
Studio King



Studio Queen/Queen



One Bedroom



Conference Suite



LOCATION/SITE DESIGN

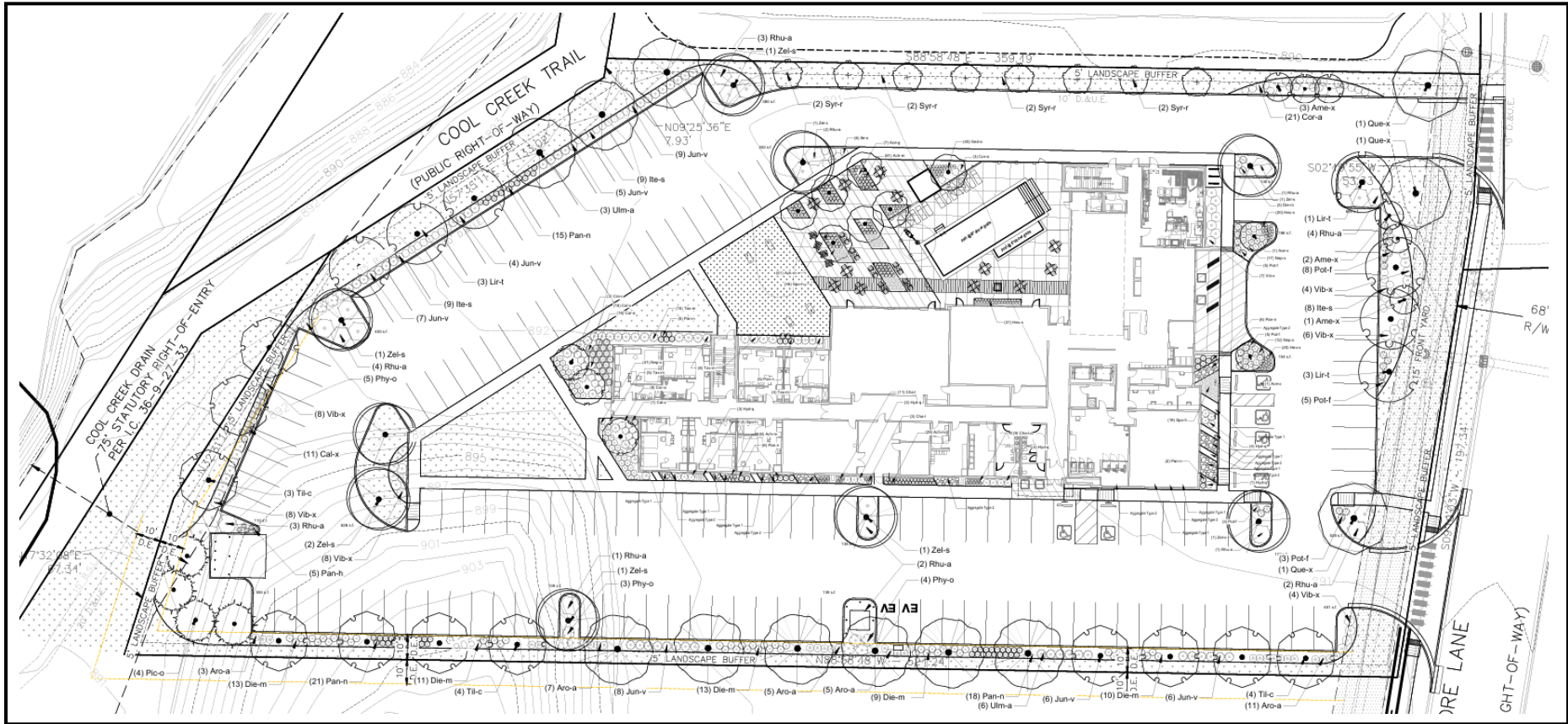


Located on the North Side of
Indianapolis at the
intersection of 191st Street
and US 31 in Westfield,
Indiana



	PUD
	8.71± ACRES
	19,280 SF
	2.50± ACRES
	145
	6
2)	
	151
	151
3)	
ING:	5
PARKING:	5
CAR SPACES:	
(6.25'x9'):	6





Delivering an architecturally cohesive 300-room Marriott hotel campus, with modern, sophisticated and elevated architectural features, thoughtfully designed to integrate with the site features.



SPRINGHILL SUITES
BY MARRIOTT



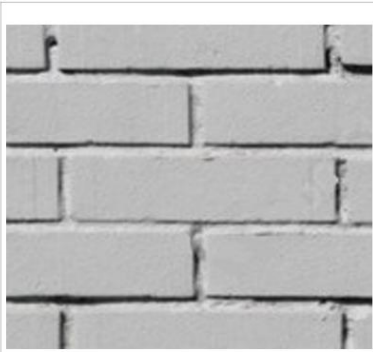


ARCHITECTURAL CONCEPT









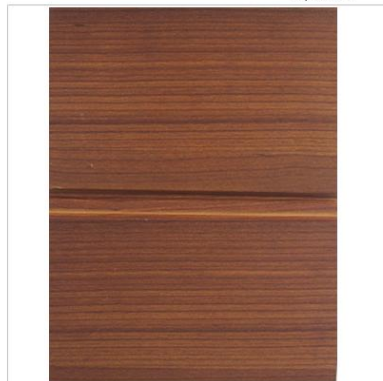
5 Brick Masonry - Utility or equivalent; Light Gray painted.



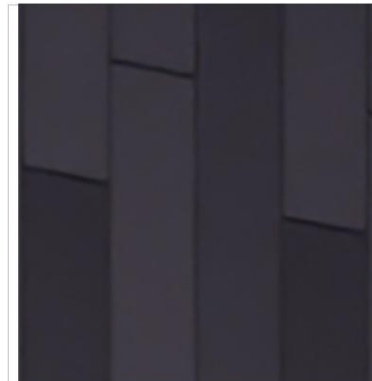
1 Brick Masonry - Interstate Brick; Midnight Black Utility or equivalent.



3 Smooth Panel - Cement Fiber Siding; Dark Gray/Black



4 Wood Look Siding - Longboard Architectural Products; 6"



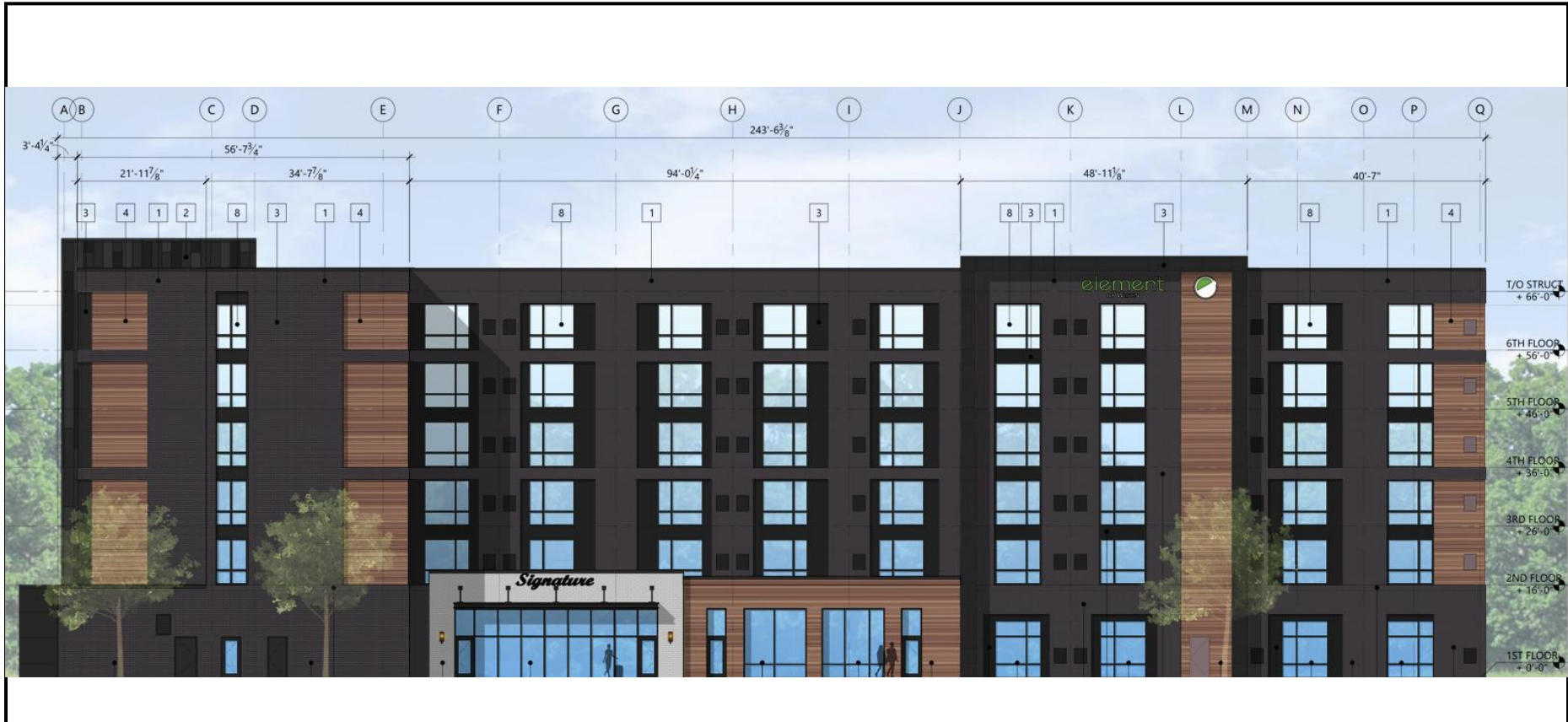
2 Dark Gray/Black - Light/Medium/Dark Metal Panel;

MATERIALS KEY:

- 1 Brick Masonry - Interstate Brick; Midnight Black Utility or equivalent.
- 2 Dark Gray/Black - Light/Medium/Dark Metal Panel;
- 3 Smooth Panel - Cement Fiber Siding; Dark Gray/Black
- 4 Wood Look Siding - Longboard Architectural Products; 6" Smooth Plank; Dark Cherry
- 5 Brick Masonry - Utility or equivalent; Light Gray painted.
- 6 Sunshade; Black
- 7 Aluminum Storefront System; Black
- 8 Aluminum Window System; Wojan M85 or equivalent; Black.
- 9 Decorative Facade Accent Lighting
- 10 Brick Masonry Soldier Course - Interstate Brick; Midnight Black Utility or equivalent.
- 11 Aluminum Storefront System; Black, with Opaque Spandrel Glazing

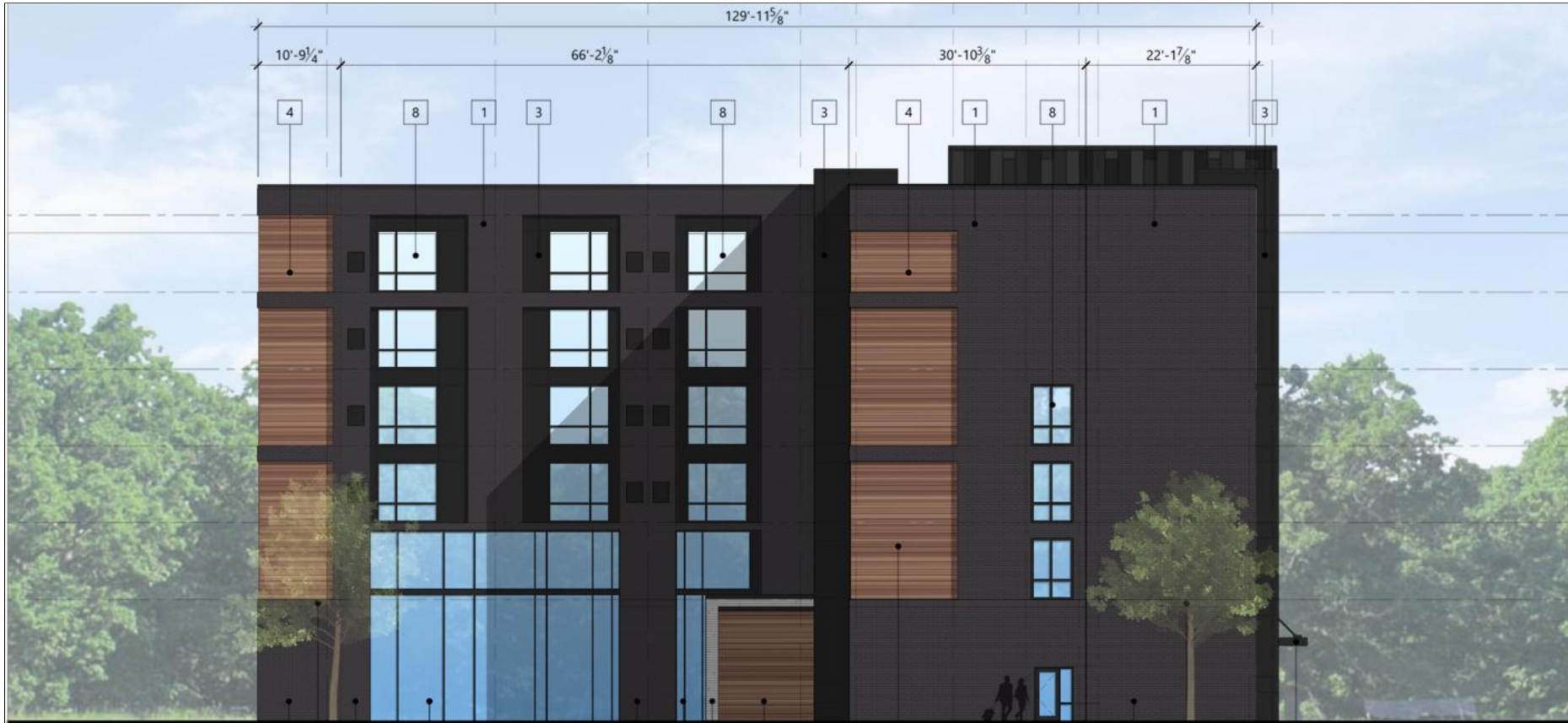


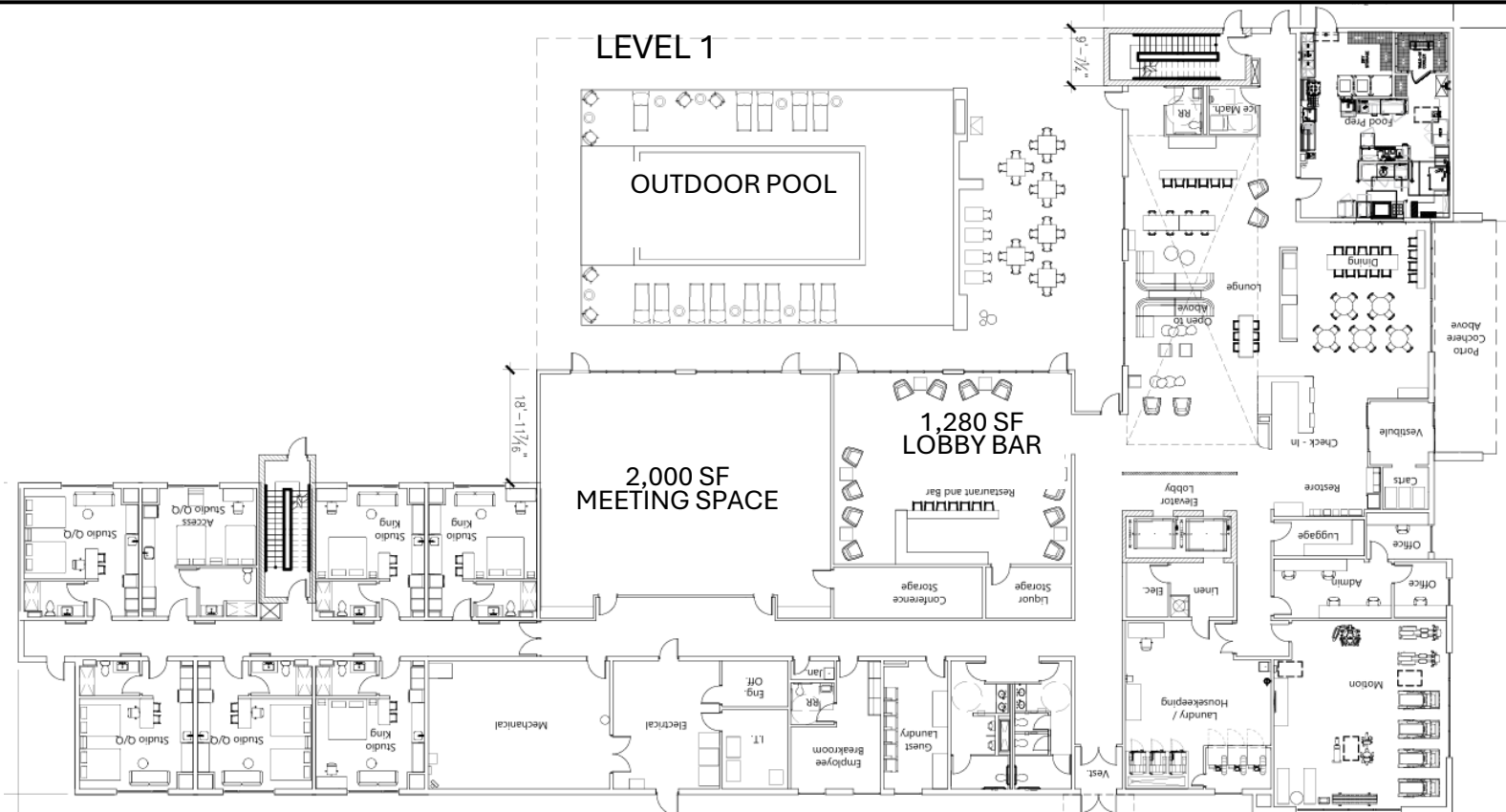
APPENDIX



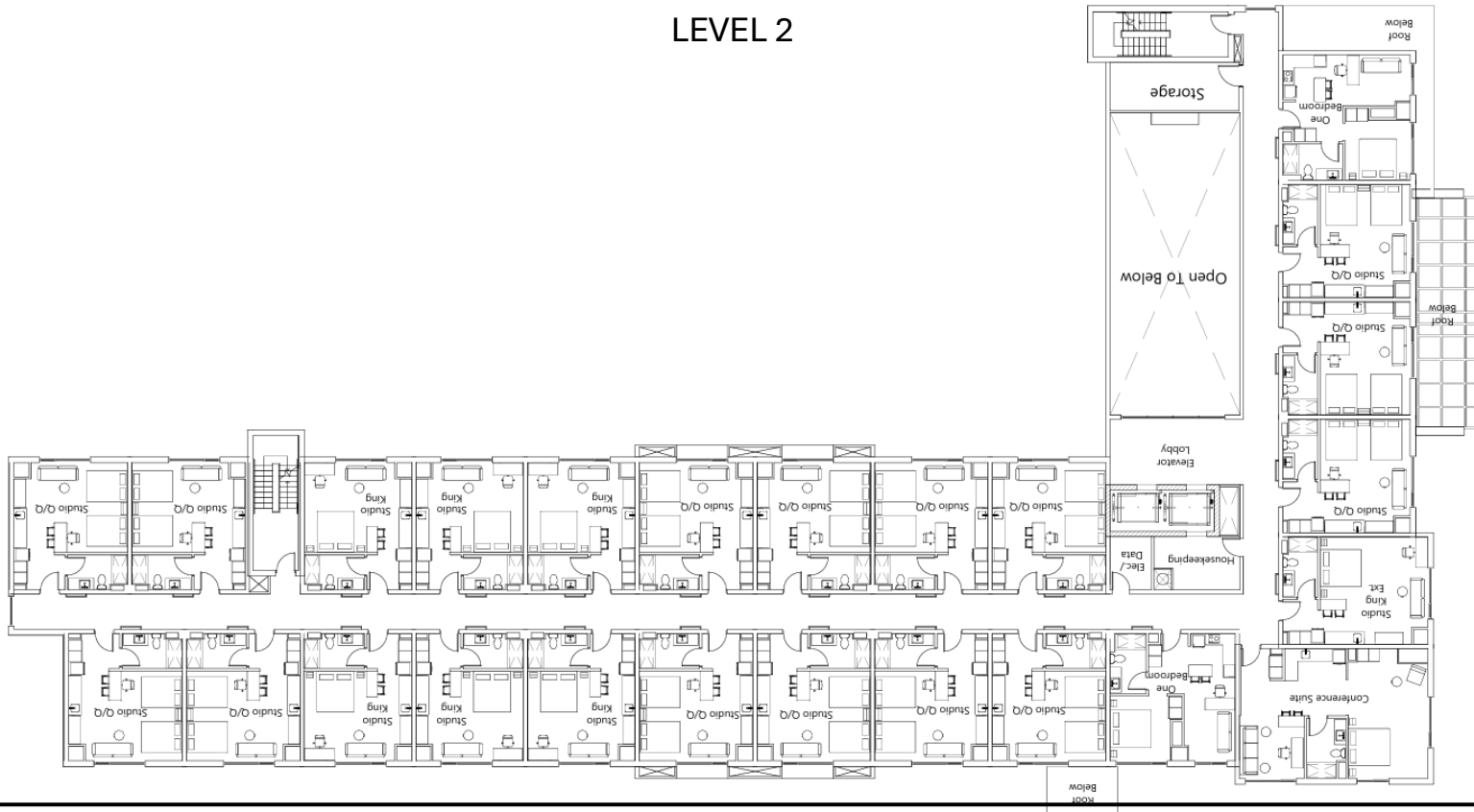








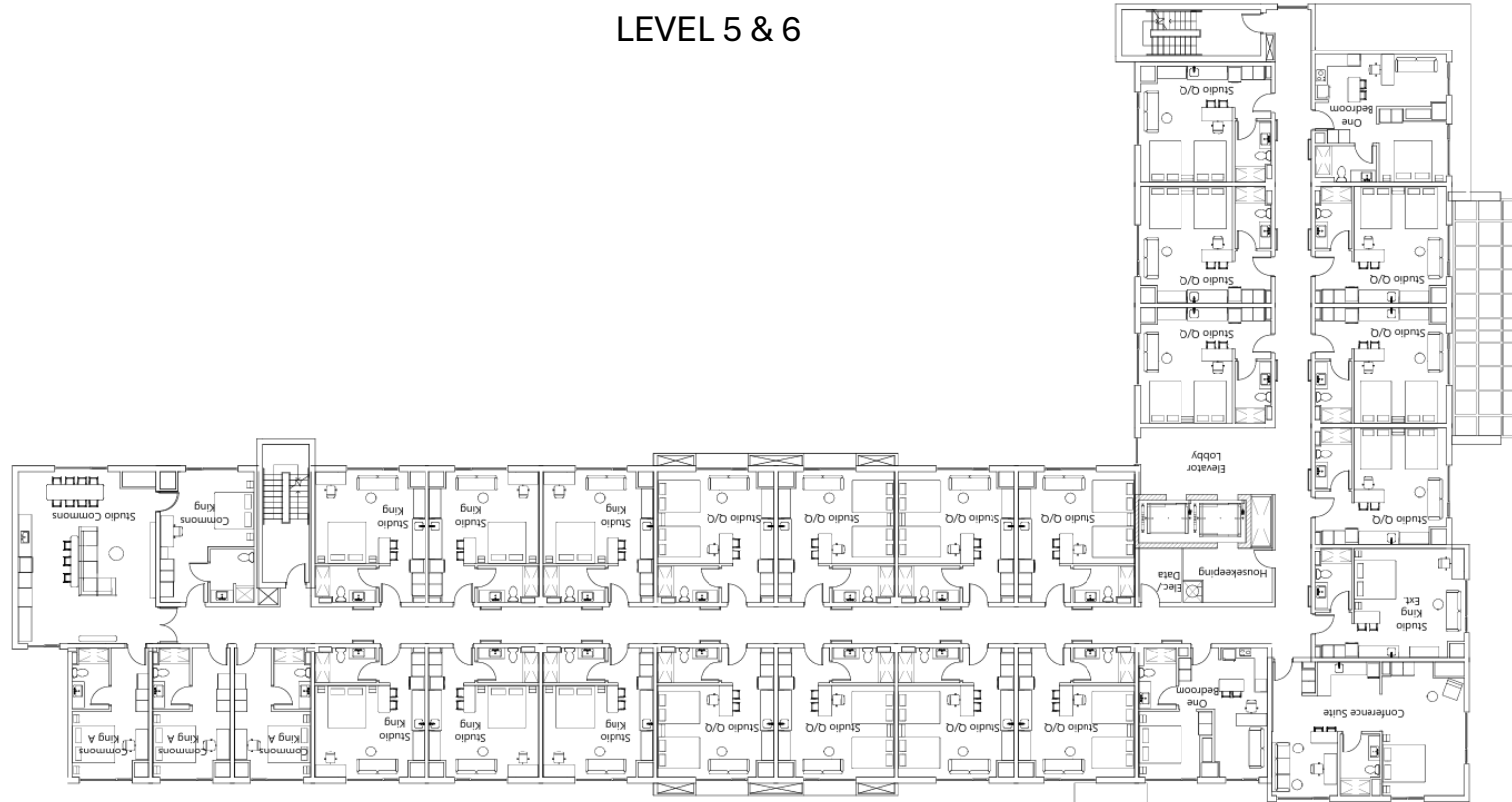
LEVEL 2



The floor plan for Level 3 & 4 shows a long, narrow building layout. The plan is divided into several sections. On the left side, there are multiple studios and king bedrooms. The central part of the plan features a long lobby area with an elevator and a data/electrical room. The right side of the plan includes a conference suite, a king bedroom, and a studio. The plan also shows a staircase and a set of stairs. The overall layout is symmetrical, with a central corridor and rooms on either side. The plan is labeled with 'LEVEL 3 & 4' at the top. Dimensions are provided: 52'-4 1/8" for the width and 240'-9 1/8" for the length.



LEVEL 5 & 6



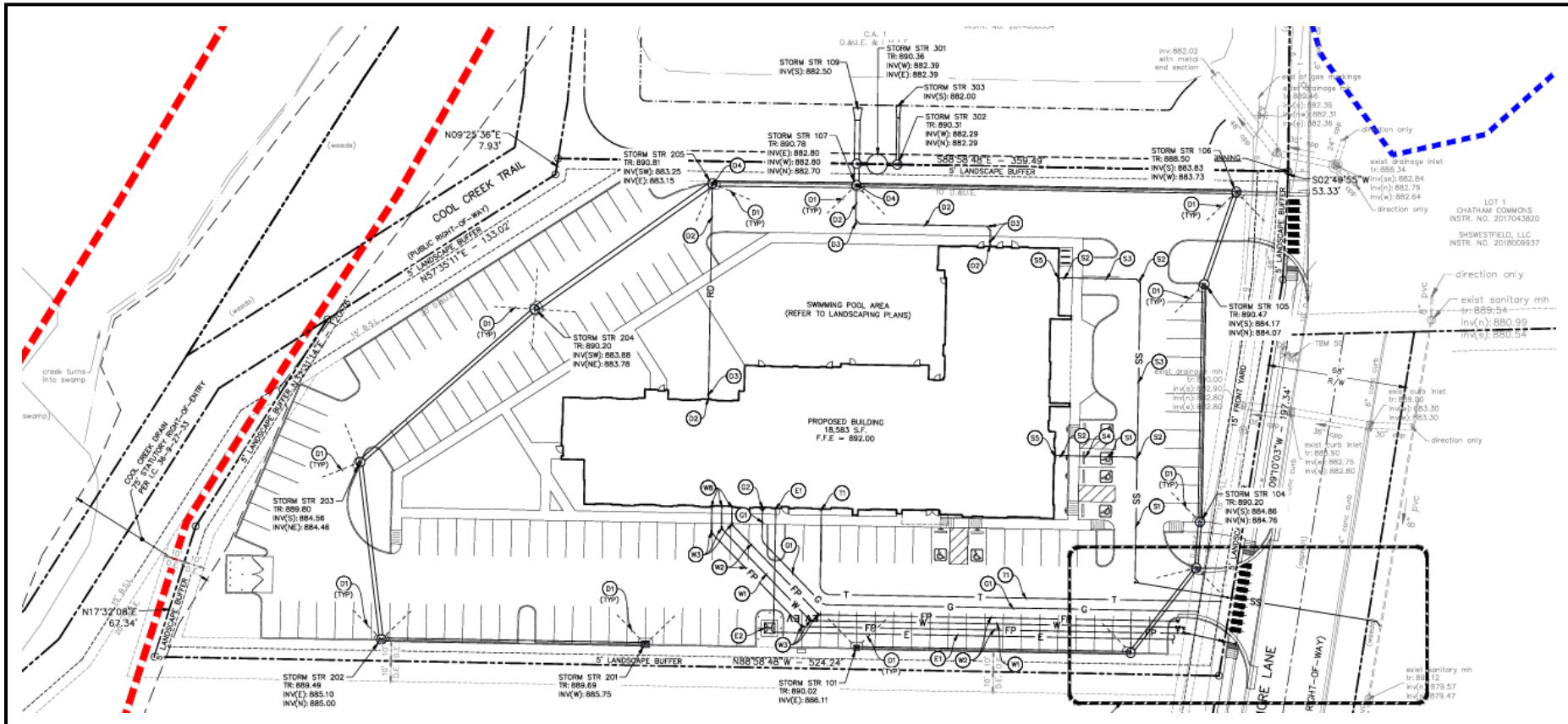
GUEST ROOM MATRIX

	1st	2nd	3rd	4th	5th	6th
STUDIO KING	2	6	6	6	6	6
STUDIO KING EXT.	1	1	1	1	1	1
STUDIO COMMONS	0	0	0	0	1	1
- COMMONS KING	0	0	0	0	1	1
- COMMONS KING A	0	0	0	0	3	3
STUDIO QUEEN/QUEEN	3	15	18	18	14	14
ACCESS STUDIO Q/Q	1	0	0	0	0	0
ONE BEDROOM	0	2	2	2	2	2
CONFERENCE SUITE	0	1	1	1	1	1
SUB-TOTAL:	7	25	28	28	28	28
TOTAL:	144					

SQUARE FOOTAGE MATRIX

FIRST FLOOR	=	18,435 SF
SECOND FLOOR	=	16,360 SF
THIRD FLOOR	=	16,360 SF
FOURTH FLOOR	=	16,360 SF
FIFTH FLOOR	=	16,360 SF
SIXTH FLOOR	=	16,360 SF
TOTAL:	=	100,235 SF







WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 8, 2025
2504-PUD-08
Exhibit 1

Docket Number: 2504-PUD-08 (Ordinance No. 25-17)

Petitioner: TWG Development, LLC by Nelson & Frankenberger, LLC

Request: An amendment to the Grand Park Village PUD (the "Proposed Amendment") to modify permitted uses in the existing Bike Hub building

Current Zoning: [Grand Park Village PUD \(Ord. 12-46\)](#)
[Grand Park Village, Amendment IV \(Ord. 22-11\)](#)

Current Land Use: Proposed Commercial

Acreage: 12 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ord. 25-17
5. Aerial Images & Internal Photos

Staff Reviewer: Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the [March 24, 2025](#), City Council meeting.

The petition will receive a public hearing at the April 7, 2025, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Grand Park Village Planned Unit Development (PUD) specific to a 12 acre +/- area located north of the intersection of Wheeler Road and John Dippel Boulevard but even more specifically the existing building at the north-northwest corner of the roundabout (the "Bike Hub Building", see **Exhibit 2**).

The property is currently zoned as part of the Grand Park Village PUD. The Property is surrounded on all sides by other properties in the Grand Park Village PUD.

ZONING REQUEST

The petitioner requests this amendment to modify uses permitted in the Building.

A prior PUD Amendment to the Grand Park Village PUD (Ord. 22-11) which permitted the multi-family development surrounding the Bike Hub Building, now known as Tempo at Grand Park, set forth a limited list of uses that could operate out of the Bike Hub Building. Those uses currently are: bike parking, bike lounge, bike repair, convenience snack store, coffee shop, ice cream shop, and pop-up shop space (temporary/seasonal retail sales). In addition, there is a requirement than 1,000 square feet of the Bike Hub Building be set aside specifically as a “Bike Hub”, which is not defined.

The Proposed Amendment would add additional uses that could operate out of the Bike Hub Building and modifying the requirement that 1,000 square feet of the building be set aside as a “Bike Hub” be made inapplicable. The additional uses requested to be permitted, which have been evaluated and agreed upon by Community Development Staff, are:

- Office, Professional
- Health, Fitness and Exercise Center
- Restaurant, Takeout and Deli-Style (Without Drive-Thru)
- Restaurant, Specialty (Without Drive-Thru)
- Art Gallery
- Barber/Beauty Shop
- Book Store
- Flower Shop
- Gift Shop
- Meat Market
- Hobby Shop
- Music/Media Shop
- Other uses deemed substantially similar in terms of a) nature of business and b) traffic generation as determined by the Director of Community Development

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will occur at the April 7, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

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

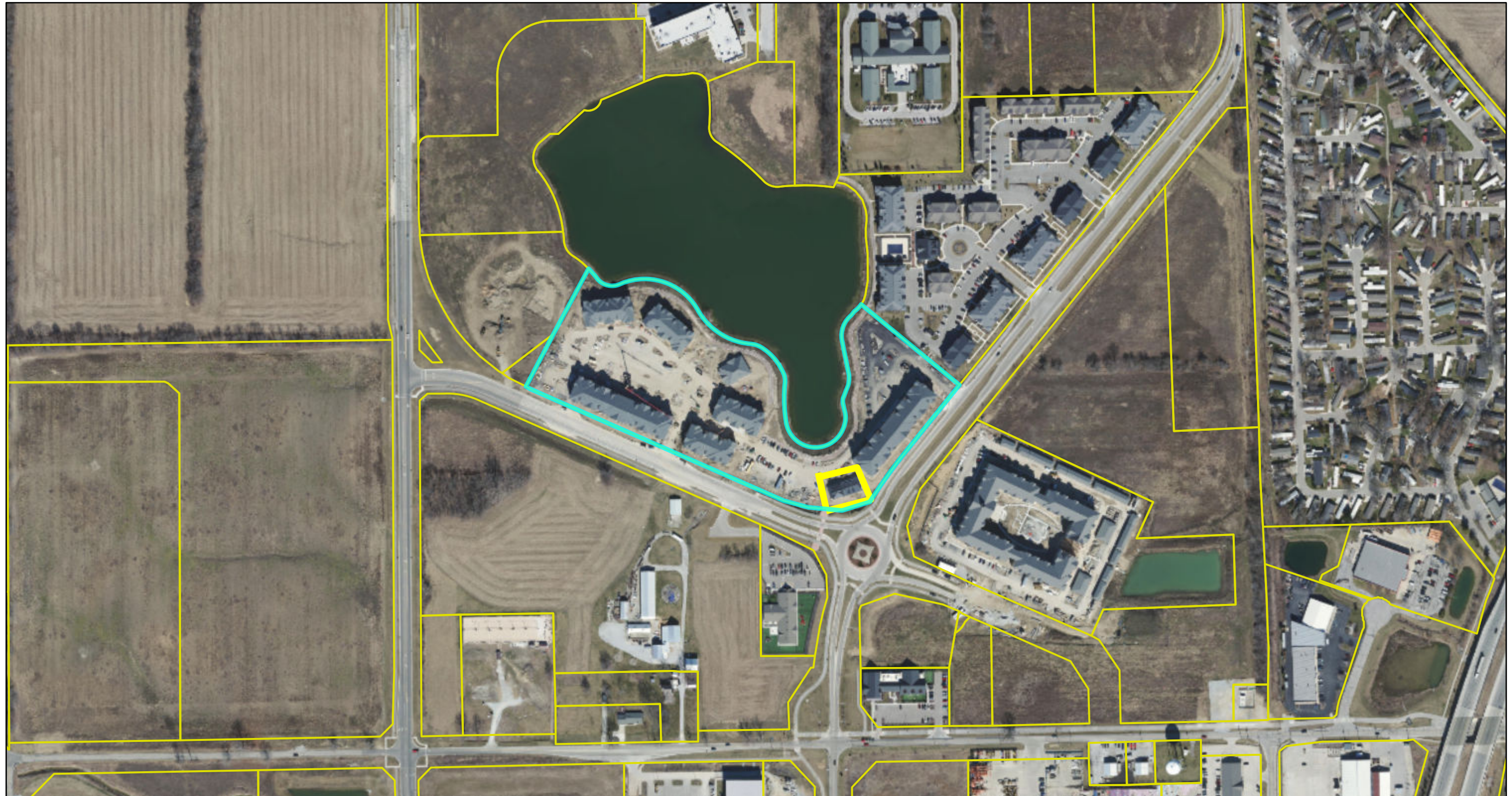
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 7, 2025, Plan Commission meeting.

If APC members are comfortable with the state of the amendment request following the Public Hearing, Staff recommends waiving the workshop requirement and providing a recommendation to the City Council.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Hamilton County, Indiana



2/28/2025, 9:17:16 AM

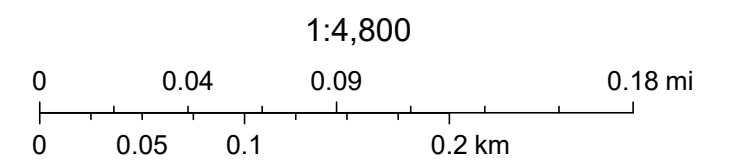


Exhibit “C”

TWG Grand Park PUD – 2025 Amendment V
Project Description

The applicant, TWG Grand Park Village LLC, (“TWG”), is seeking text amendment approval to the Grand Park Village PUD Ordinance for a parcel of real estate that is identified by the Hamilton County, Indiana Auditor’s Office as Tax Parcel Identification Number 08-05-36-00-02-005.111, which parcel is located at the northwest intersection of John Dipple Boulevard and Wheeler Road (the “Real Estate”).

Regarding the zoning of the Real Estate, on December 10, 2012 the City Council enacted Ordinance No. 12-46 (the “Grand Park Village PUD Ordinance”) and the Grand Park Village PUD Ordinance was thereafter amended: (i) by Ordinance 15-10, enacted by the City Council on May 26, 2015; (ii) by Ordinance 18-33, enacted by the City Council on September 24, 2018; (iii) by Ordinance 19-49, enacted by the City Council on November 19, 2019; and by (iv) Ordinance 22-11, enacted by the City Council on May 9, 2022 (all of the foregoing are collectively referred to as the “Grand Park Village PUD”).

TWG is seeking approval of an amendment to the Grand Park Village PUD to be known as the "Grand Park Village PUD – 2025 Amendment V" which solely pertains to the permitted uses within the Bike Hub and Commercial Space building which is located at the northwest intersection of John Dipple Boulevard and Wheeler Road.

In this regard, the Bike Hub Commercial Space building is associated with TWG’s “Tempo at Grand Park” apartment community and pursuant to the Grand Park PUD – Amendment IV, Ordinance 22-11, enacted by the City Council on May 9, 2022, there were a limited list of permitted uses for the Bike Hub Commercial Space building. Since completing construction of the Bike Hub Commercial Space building, TWG has attempted to lease out spaces to tenants but has been unsuccessful due to the limited number of permitted uses for this building.

The "Grand Park Village PUD – 2025 Amendment V" proposed by TWG includes additional permitted uses for the Bike Hub Commercial Space building that would be appropriate for the location and the size of the building.

ORDINANCE NUMBER 25-17

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE GRAND PARK VILLAGE PUD DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

“Grand Park Village PUD – 2025 Amendment VI”

This is an Ordinance (to be known as the "**Grand Park Village PUD – 2025 Amendment VI**") 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 UDO;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 12-46 (the "Grand Park Village PUD Ordinance"), on December 10, 2012, and amended by (i) Ordinance 15-10, enacted by the City Council on May 26, 2015, and (ii) Ordinance 18-33, enacted by the City Council on September 24, 2018, (iii) Ordinance 19-49, enacted by the City Council on November 19, 2019, and Ordinance 22-11 enacted by the City Council on May 9, 2022 on (collectively, the "Grand Park Village PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2504-PUD-08**), requesting an amendment to the UDO and the Grand park Village PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2504-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (_ - _ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ____ , 2025; and

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

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

Section 1. Applicability of Ordinance.

- 1.1 This ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Park Village PUD, and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Grand Park Village PUD.
- 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 Ordinance.

Section 2. Development Standards. The standards of Chapter 6: Development Standards of the Grand Park Village PUD shall apply to the development of the Real Estate, except as otherwise modified below:

- 2.1 **Bike Hub and Commercial Space:**
 - A. In addition to the Permitted Uses within the bike hub and commercial space listed in Section 2.3(3)(1)(a) and Section 2.3(3)(1)(b) of Ordinance 22-11, the following uses shall also be permitted:
 - Office, Professional
 - Health, Fitness and Exercise Center
 - Restaurant, Takeout and Deli-Style (Without Drive-Thru)
 - Restaurant, Specialty (Without Drive-Thru)
 - Art Gallery
 - Barber/Beauty Shop
 - Flower Shop
 - Gift Shop
 - Meat Market
 - Hobby Shop
 - Book Store
 - Music/Media Shop
 - Other uses deemed substantially similar in terms of a) nature of business and b) traffic generation as determined by the Director of Community Development.

- B. The uses listed in Section 2.1(A) above shall be permitted throughout the entire bike hub and commercial space building and as such a Bike Hub shall not be required on the Real Estate.

Section 3. **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.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-17** was delivered to the Mayor of Westfield

on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-17

this _____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-17

this _____ day of _____, 2025.

Scott A. Willis, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Part of the Northwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter; thence South 00 degrees 19 minutes 12 seconds West along the West line of said Quarter section a distance of 703.99 feet to the easterly right of way line of Grand Park Boulevard, the following 7 courses being along said right of way line; 1) South 00 degrees 18 minutes 58 seconds West 228.91 feet to a tangent curve to the left having a radius of 600.00 feet, the radius point of which bears South 89 degrees 41 minutes 07 seconds East; 2) Southerly along said curve an arc distance of 641.48 feet to a point which bears South 25 degrees 41 minutes 20 seconds West from said radius point to the POINT OF BEGINNING; 3) Continuing tangent curve to the left having a radius of 600.00 feet, the radius point of which bears North 25 degrees 41 minutes 20 seconds East; thence southerly along said curve an arc distance of 14.47 feet to a point which bears South 24 degrees 18 minutes 40 seconds West from said radius point; 4) South 65 degrees 41 minutes 36 seconds East 891.48 feet; 5) South 74 degrees 37 minutes 16 seconds East 79.71 feet; 6) South 84 degrees 07 minutes 37 seconds East 110.37 feet; 7) North 74 degrees 42 minutes 18 seconds East 93.05 feet to the northerly right of way line of Wheeler Road and a tangent curve to the right having a radius of 1305.00 feet, the radius point of which bears South 57 degrees 55 minutes 21 seconds East, the following 2 courses being along said right of way line; 1) Northerly along said curve an arc distance of 172.60 feet to a point which bears North 50 degrees 20 minutes 41 seconds West from said radius point; 2) North 39 degrees 39 minutes 19 seconds East 301.33 feet to the southerly corner of Grand Park Village – Lake Village Section Four, Instr. No. 2018052980 in the Office of the Recorder of Hamilton County, Indiana; thence North 50 degrees 20 minutes 41 seconds West a distance of 410.08 feet along the southerly line thereof to the easterly line of Grand Park Village – Lake Village Section Three, Instr. No. 201562128, in the Office of the Recorder of Hamilton County, Indiana, the following twenty courses being along said plat line; 1) Non-tangent curve to the right having a radius of 114.33 feet, the radius point of which bears North 56 degrees 05 minutes 41 seconds West; thence westerly along said curve an arc distance of 30.20 feet to a point which bears South 40 degrees 58 minutes 00 seconds East from said radius point; 2) South 49 degrees 01 minutes 58 seconds West 17.02 feet; 3) Tangent curve to the left having a radius of 85.67 feet, the radius point of which bears South 40 degrees 58 minutes 04 seconds East; thence southerly along said curve an arc distance of 88.25 feet to a point which bears South 80 degrees 00 minutes 38 seconds West from said radius point; 4) South 09 degrees 59 minutes 24 seconds West 113.23 feet; 5) Tangent curve to the right having a radius of 64.33 feet, the radius point of which bears South 80 degrees 00 minutes 28 seconds West; thence southerly along said curve an arc distance of 33.99 feet to a point which bears South 69 degrees 42 minutes 54 seconds East from said radius point; 6) South 20 degrees 16 minutes 58 seconds West 42.65 feet; 7) Tangent curve to the left having a radius of 35.67 feet, the radius point of which bears South 69 degrees 42 minutes 53 seconds East; thence southerly along said curve an arc distance of 19.86 feet to a point which bears South 78 degrees 23 minutes 31 seconds West from said radius point; 8) South 11 degrees 36 minutes 21 seconds East 26.11 feet; 9) Tangent curve to the right having a radius of 86.53 feet, the radius point of which bears South 76 degrees 31 minutes 37 seconds West; thence southerly along said curve an arc distance of 46.21 feet to a point which bears South 72 degrees 52 minutes 36 seconds East from said radius point; 10) South 17 degrees 13 minutes 45 seconds West 0.06 feet; 11) Tangent curve to the right having a radius of 95.91 feet, the radius point of which bears North 72 degrees 39 minutes 25 seconds West; thence westerly along said curve an arc distance of 264.87 feet to a point which bears South 85 degrees 34 minutes 37 seconds West from said radius point; 12) Non-tangent curve to the right having a radius of 382.82 feet, the radius point of which

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

bears North 79 degrees 57 minutes 26 seconds East; thence northerly along said curve an arc distance of 115.26 feet to a point which bears North 82 degrees 47 minutes 28 seconds West from said radius point; 13) Non-tangent curve to the left having a radius of 77.85 feet, the radius point of which bears North 82 degrees 47 minutes 21 seconds West; thence northerly along said curve an arc distance of 45.44 feet to a point which bears South 63 degrees 45 minutes 59 seconds West from said radius point; 14) Non-tangent curve to the left having a radius of 183.33 feet, the radius point of which bears South 63 degrees 46 minutes 04 seconds West; thence northerly along said curve an arc distance of 103.61 feet to a point which bears North 31 degrees 23 minutes 08 seconds East from said radius point; 15) Non-tangent curve to the left having a radius of 85.67 feet, the radius point of which bears South 31 degrees 23 minutes 01 seconds West; thence westerly along said curve an arc distance of 38.34 feet to a point which bears North 05 degrees 44 minutes 33 seconds East from said radius point; 16) Non-tangent curve to the right having a radius of 214.33 feet, the radius point of which bears North 05 degrees 44 minutes 24 seconds East; thence westerly along said curve an arc distance of 207.02 feet to a point which bears South 61 degrees 04 minutes 58 seconds West from said radius point; 17) Non-tangent curve to the left having a radius of 195.38 feet, the radius point of which bears South 61 degrees 04 minutes 52 seconds West; thence westerly along said curve an arc distance of 287.18 feet to a point which bears North 23 degrees 08 minutes 13 seconds West from said radius point; 18) Non-tangent curve to the right having a radius of 64.30 feet, the radius point of which bears North 23 degrees 12 minutes 05 seconds West; thence westerly along said curve an arc distance of 87.96 feet to a point which bears South 55 degrees 12 minutes 43 seconds West from said radius point; 19) Non-tangent curve to the left having a radius of 240.44 feet, the radius point of which bears South 55 degrees 12 minutes 03 seconds West; thence northerly along said curve an arc distance of 36.25 feet to a point which bears North 46 degrees 33 minutes 47 seconds East from said radius point; thence South 28 degrees 36 minutes 31 seconds West a distance of 428.93 feet to the POINT OF BEGINNING containing 12.00 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

