



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 4/21/2025
Monday, April 21, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, April 21, 2025 at 7:00 PM
MEETING PLACE: Westfield City Services Center

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

Public input can be submitted in 1 of 2 ways:

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

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - March 31, 2025

Approval of Minutes - April 7, 2025

Review Rules of Procedure

CONSENT AGENDA

2504-DDP-10

Element Hotel

1500 Chatham Commons Boulevard.

Elwestfield, LLC by American Structurepoint requests detailed development plan review of an 18,583 SF hotel on 2.69 acres +/- in the Chatham Commons PUD District. (Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

WORKSHOP ITEMS

Comprehensive Plan Presentation

The Council and Advisory Planning Commission will be presented with a Comprehensive Plan update by Rundell Ernstberger Associates, Inc.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2412-PUD-27

Park + Poplar Planned Unit Development (PUD)

Generally, the southeast corner of Park Street and Poplar Street (Westfield Blvd).

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.

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

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 - 3/31/2025
Monday, March 31, 2025 at 7:00 PM

A quorum of the Common Council and/or Advisory Plan Commission may be present

The Council and Advisory Planning Commission will be presented with a Comprehensive Plan update by Rundell Ernstberger Associates, Inc.

Meeting Opened: 7 PM

Meeting Attendance:

City Council

Tamm

Dartt (virtual)

Wanninger

Huff

Herron

McCarty

APC

Bunkowfst

Horkay

McCarty

Mooney

Keen

Kahn

Woodard

Staff

Caleb Ernest, Long-Range Planning Manager

Kevin Todd, Director of Community Development

Danielle Carey-Tolan, Deputy Mayor

Scott Willis, Mayor

Meeting Closed: 9:00 PM



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

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

7:01 PM

[YouTube Time: 0:00](#)

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Mark Keen, Omar Khan, Victor McCarty, Billy Bunkowfst, Stephanie Carlson (*arrived at 7:01 PM*).

Commissioners Present Virtually: None.

Commissioners Absent: Ryan Mooney, Chris Woodard.

City Staff Present In-Person: Weston Rogers, Senior Planner; Lauren Gillingham, Senior Planner; Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

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

Announce any changes to Agenda

Approval of Minutes - March 17, 2025

Motion: Approve March 17, 2025 Meeting Minutes

By: William Bunkowfst

Seconded: Victor MCCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

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)

[YouTube Time: 4:19](#)

Staff presentation

Motion: Approve Plan Commission Order 25-02

By: Mark Keen

Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 6:47](#)

Staff presentation

Motion: Favorable Recommendation to City Council for 2501-PUD-01 Grand Millennium Center

By: William Bunkowfst

Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

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)

YouTube Time: 9:12

Staff presentation / Petitioner presentation

Public Hearing for 2504-PUD-04 opened at 7:22 p.m.

Nine (9) public comments.

Public Hearing for 2504-PUD-04 closed at 7:47 p.m.

APC questions and comments / Petitioner responses

No motions initiated.

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)

YouTube Time: 1:14:45

Staff presentation / Petitioner presentation

Public Hearing for 2504-PUD-05 opened at 8:21 p.m.

No public comments.

Public Hearing for 2504-PUD-05 closed at 8:21 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop for 2504-PUD-05 Maple Knoll PUD, Amendment IX

By: Victor MCCarty

Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council for 2504-PUD-05 Maple Knoll PUD, Amendment IX

By: Victor MCCarty

Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

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)

YouTube Time: 1:27:45

Staff presentation / Petitioner presentation

Public Hearing for 2504-PUD-06 opened at 8:38 p.m.

No public comments.

Public Hearing for 2504-PUD-06 closed at 8:38 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop for 2504-PUD-06 Element Hotel / Chatham Commons PUD, Amendment I

By: Victor MCCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council for 2504-PUD-06 Element Hotel / Chatham Commons PUD

By: Victor MCCarty

Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 1:49:58](#)

Staff presentation / Petitioner presentation

Public Hearing for 2504-PUD-08 opened at 8:53 p.m.

No public comments.

Public Hearing for 2504-PUD-08 closed at 8:53 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop for 2504-PUD-08 Grand Park Village PUD, Amendment VI

By: Victor MCCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council for 2504-PUD-08 Grand Park Village PUD, Amendment VI

By: Victor MCCarty

Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed

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

[YouTube Time: 2:02:21](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: William Bunkowfst

Seconded: Victor MCCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor MCCarty

No: None

Abstain: None

Motion Determination: Passed



Petition Number: 2504-DDP-10

Project Name: Element Hotel

Subject Property: 1500 Chatham Commons Boulevard (the "Property")

Petitioner: ElWestfield, LLC by American Structurepoint, Inc.

Request: Petitioner requests Detailed Development Plan review of an 18,583 SF hotel on 2.69 acres +/- in the Chatham Commons PUD District

Current/Proposed Zoning: Chatham Commons PUD District (Ord. 17-03) / Amendment I (Ord. 25-15)

Current Land Use: Vacant

Approximate Acreage: 2.69 acres +/-

Staff Reviewer: Daine Crabtree, Current Planning Manager

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

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

- 20) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 21) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 22) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 23) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Chatham Commons PUD District (Ord. 17 03 and Amendment I, Ord. 25-15)

24) Minimum Lot Area: No Minimum

25) Minimum Lot Frontage: 80 feet

26) Minimum Building Setback Lines:

a) Front Yard (shall be that of which is facing the public right of way at entrance):

i) US Highway 31: 30 feet

ii) 191st Street: 30 feet

iii) Internal to District: 15 feet

b) Side Yard: No Minimum

c) Rear Yard: No Minimum

27) Minimum Lot Width: No Minimum

28) Building Height:

a) District 2 Minimum Building Height:

i) One (1) story

29) Maximum Building Height (all districts):

a) None, except that no structure taller than two (2) stories shall be construction on Out-lot 1 as identified on "Exhibit B" (of Ord. 17-03) so long as adjacent property is used for single-family residential use.

30) Minimum Building Size:

a) District 2:

i) 3,000 square-foot footprint, shall include outdoor seating area.

31) Maximum Building Size:

a) 80,000 square-foot footprint per building occupant, except hotel or office uses which shall not have a maximum building size.



DEVELOPMENT STANDARDS

The plans comply with Chapter 6 Development Standards and Chatham Commons PUD District (Ord. 17-03 and Amendment I (Ord. 25-15)

32) Accessory use and Building Standards (*Article 6.1 and PUD Ord. 17-03 Article 9.1(B)*)

- a) Building Location:
 - i) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.
- b) Screening of Receptacles and Loading Areas:
 - i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
 - iv) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - vi) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - vii) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

33) Architectural Standards

Comment: Ord. 25-15 set forth specific architectural standards. Plans comply.

34) Building Standards (*Article 6.4*)

35) Fence Standards (*Article 6.5*)

36) Height Standards (*Article 6.6*)

37) Landscaping Standards (*Article 6.8*)

- a) Selection, Installation, and Maintenance of Plant Materials
 - i) A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
- b) General Landscaping Design Standards
 - i) Grass or other Groundcover and shall be used in all green space areas and Yards.
 - ii) Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- c) General Screening Standards
 - i) Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned.
- d) Minimum Lot Landscaping Requirements:
 - i) Business uses require a minimum of 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs per acre.

Proposed Site: 2.69 acres			
Type	Required	Proposed	Deficient
Shade Trees	27	41	X
Ornamental/Evergreen Trees	27	28	X
Shrubs	67	371	X

- e) Foundation Plantings:
 - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
 - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- f) External Street Frontage Landscaping Requirements:

- i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

Comment: Chad Hittle Drive, not Westmore Lane, acts as the Secondary Arterial per the Thoroughfare Plan. No External Street adjacent to Property.

g) Parking Area Landscaping:

- i) Interior Parking Area Landscaping:

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

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

- (a) Parking Area is defined as “Any public or private land area designed and used for parking more than four (4) motor vehicles, and shall include garages, Driveways, Parking Spaces, drive aisles and areas of Streets legally designated for parking.”

- (2) Interior Parking Area Islands:

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

- ii) Perimeter Parking Area Landscaping:

- (1) Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line.

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

- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

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

38) Lighting Standards (Article 6.9)

a) General Lighting Standards:

- i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- v) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.

b) Multi-family Residential, Business, and Industrial Standards:

- i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
- ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) footcandle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

42) Parking and Loading Standards (Article 6.14)

a) Required Spaces

- i) Hotel uses require one (1) space for each room, plus one (1) space for each two (2) employees on day shift



- 43) Performance Standards (Article 6.15)
- 44) Setback Standards (Article 6.16)
- 45) Sign Standards (Article 6.17)
- 46) Vision Clearance Standards (Article 6.19)
- 47) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 48) Block Standards (Article 8.1)
- 49) Easement Standards (Article 8.3)
- 50) Monument and Marker Standards (Article 8.5)
- 51) Pedestrian Network Standards (Article 8.7)
- 52) Storm Water Standards (Article 8.8)
- 53) Street and Right-of-Way Standards (Article 8.9)
- 54) Street Light Standards (Article 8.10)
- 55) Street Sign Standards (Article 8.11)
- 56) Surety Standards (Article 8.12)
- 57) Utility Standards (Article 8.13)

Requested Action: Approve 2504-DDP-10 with the following condition:

- That approval of 2504-DDP-10 is contingent upon the recordation of the associated Secondary Plat (2504-SFP-12); and
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

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

Aerial Location Map

 Site



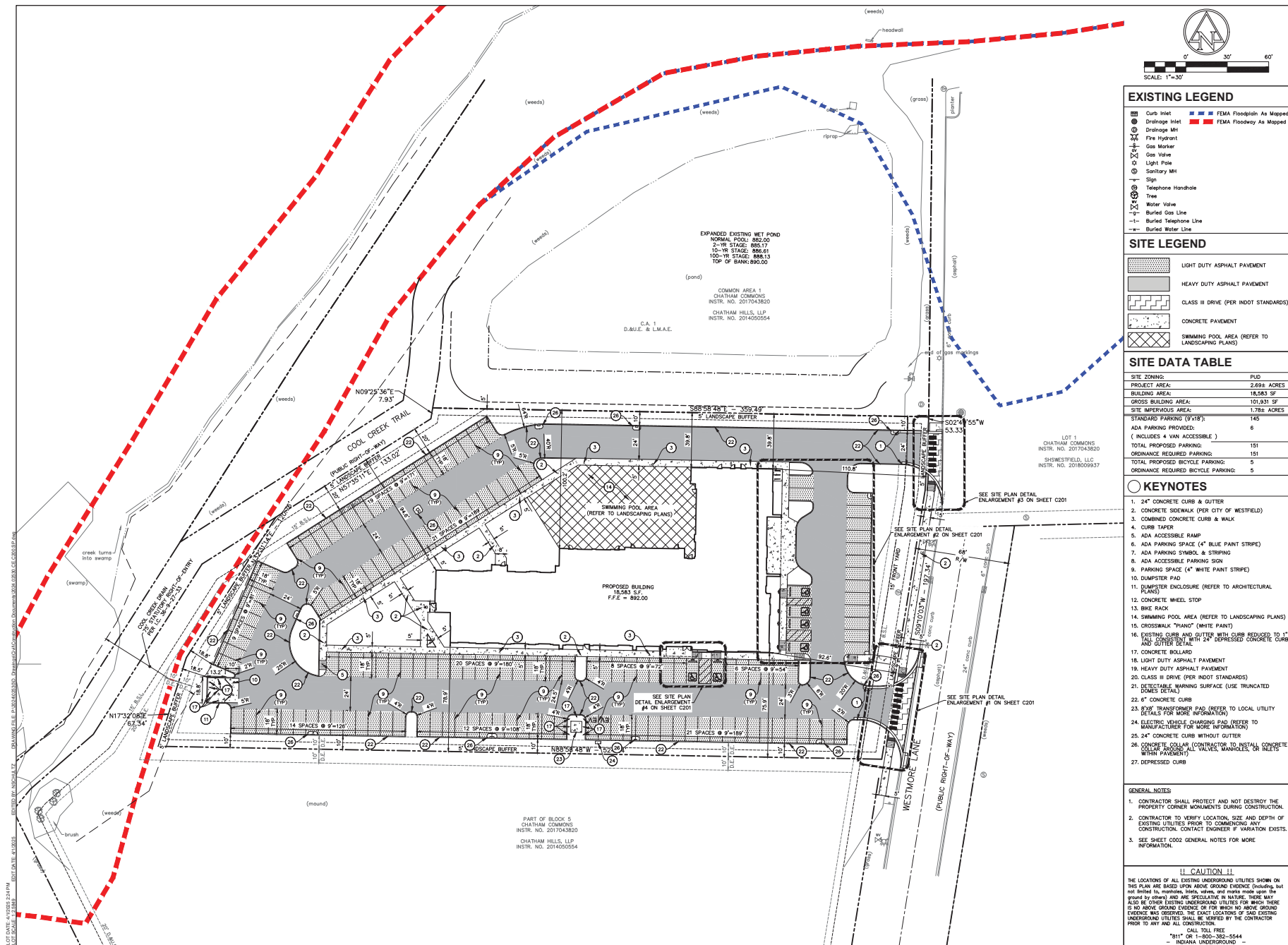
Zoning Map



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

0 0.0375 0.075
Miles





SCALE: 1"=30'

EXISTING LEGEND

- Curbs Inlet
- Drainage Inlet
- Drainage MH
- 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
- FEMA Floodplain As Mapped
- FEMA Floodway As Mapped

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CLASS III DRIVE (PER INDOT STANDARDS)
- CONCRETE PAVEMENT
- SWIMMING POOL AREA (REFER TO LANDSCAPING PLANS)

SITE DATA TABLE

SITE ZONING	PUD
PROJECT AREA	2.896 ACRES
BUILDING AREA	18,583 SF
GROSS BUILDING AREA	101,931 SF
SITE IMPERVIOUS AREA	1,786 ACRES
STANDARD PARKING (9'x18')	145
ADA PARKING PROVIDED: (INCLUDES 4 VAN ACCESSIBLE)	6
TOTAL PROPOSED PARKING	151
ORDINANCE REQUIRED PARKING	151
TOTAL PROPOSED BICYCLE PARKING	5
ORDINANCE REQUIRED BICYCLE PARKING	5

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
- 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 CONFORM WITH 24" DEPRESSED CONCRETE CURB AND GUTTER DETAIL
- CONCRETE BOLLARD
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CLASS III DRIVE (PER INDOT STANDARDS)
- DETECTABLE WARNING SURFACE (USE TRUNCATED DOME'S DETAIL)
- 6" CONCRETE CURB
- 24" TRANSFORMER PAD (REFER TO LOCAL UTILITY DETAILS FOR MORE INFORMATION)
- ELECTRIC VEHICLE CHARGING PAD (REFER TO MANUFACTURER FOR MORE INFORMATION)
- 24" CONCRETE CURB WITHOUT GUTTER
- CONCRETE COLLAR (CONTRACTOR TO INSTALL CONCRETE COLLAR AROUND VALVES, MANHOLES, OR INLETS WITHIN PAVEMENT)
- DEPRESSED CURB

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 II.

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, vaults, valves, and manholes upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATION OF ALL EXISTING UNDERGROUND UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
811 OR 1-800-362-5544
- INDIANA UNDERGROUND -



ELEMENT HOTEL

Westfield, IN.

APPROVAL PENDING
NOT FOR CONSTRUCTION
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX

DATE: 04/01/2025
PROJECT PHASE: DEVELOPMENT PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.02530

SITE PLAN

C200



CSO

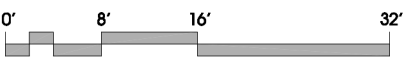




- MATERIALS KEY:
- 1 Brick Masonry Veneer - Interstate Brick; Midnight Black Utility or equivalent.
 - 2 Gray-Light/Medium/Dark Metal Panel;
 - 3 Smooth Panel - Cement Fiber Siding; Dark Gray/Black
 - 4 Wood Look Siding 1- Longboard Architectural Products; 6" Smooth Plank; Dark Cherry
 - 5 Brick Masonry 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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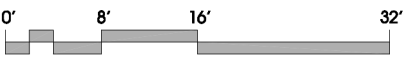
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West Elevation





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



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

MATERIALS KEY:

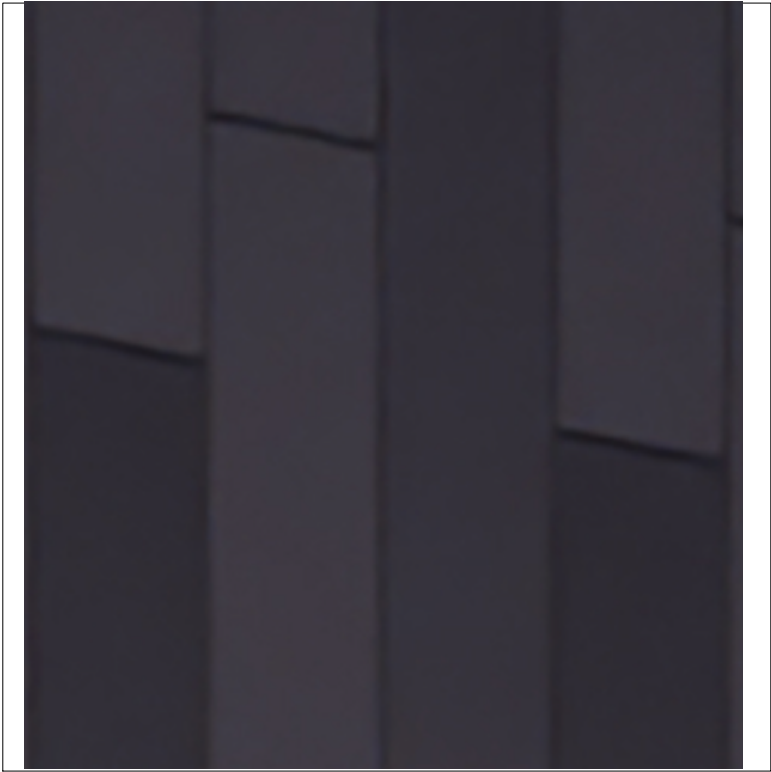
- 1 Brick Masonry - Interstate Brick; Midnight Black Utility or equivalent.
- 2 Dark Gray/Black - Light/Medium/Dark Metal Panel;
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3 Smooth Panel - Cement Fiber Siding; Dark Gray/Black

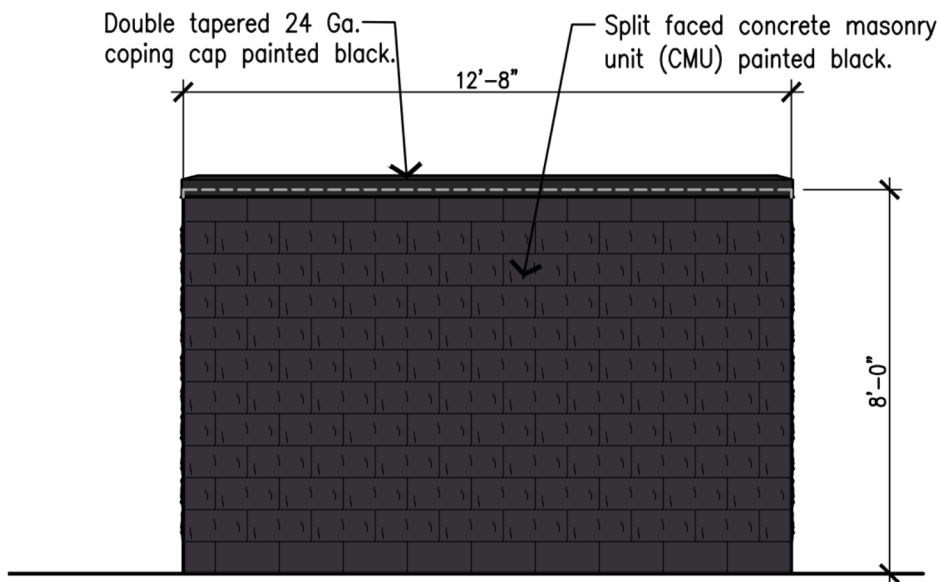


4 Wood Look Siding - Longboard Architectural Products; 6" Smooth Plank; Dark Cherry

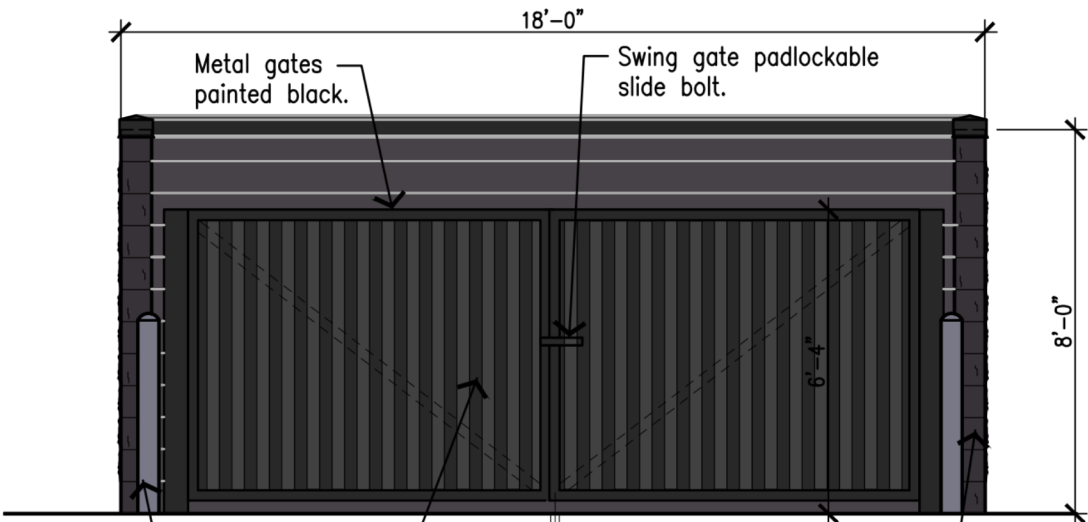


2 Dark Gray/Black - Light/Medium/Dark Metal Panel;

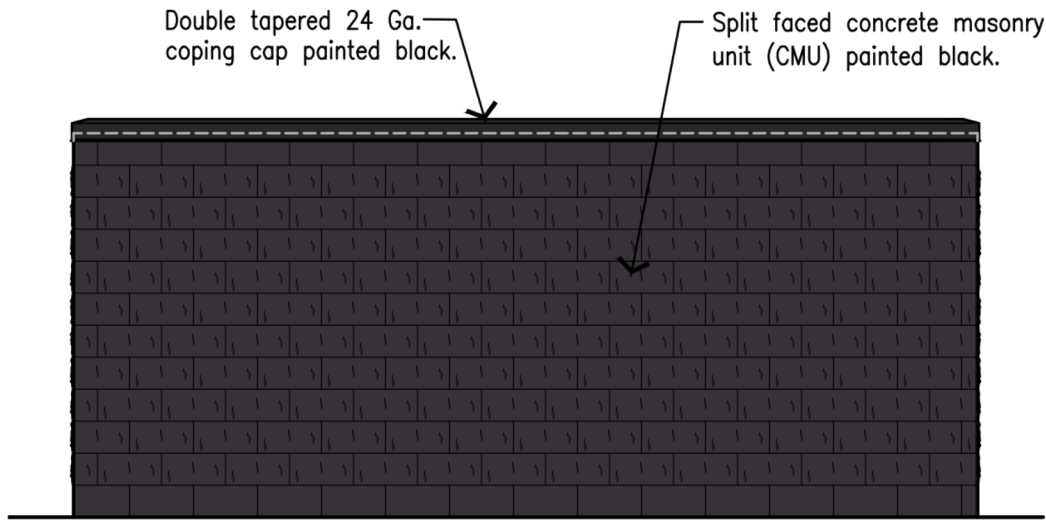
Exterior Materials



South Elevation



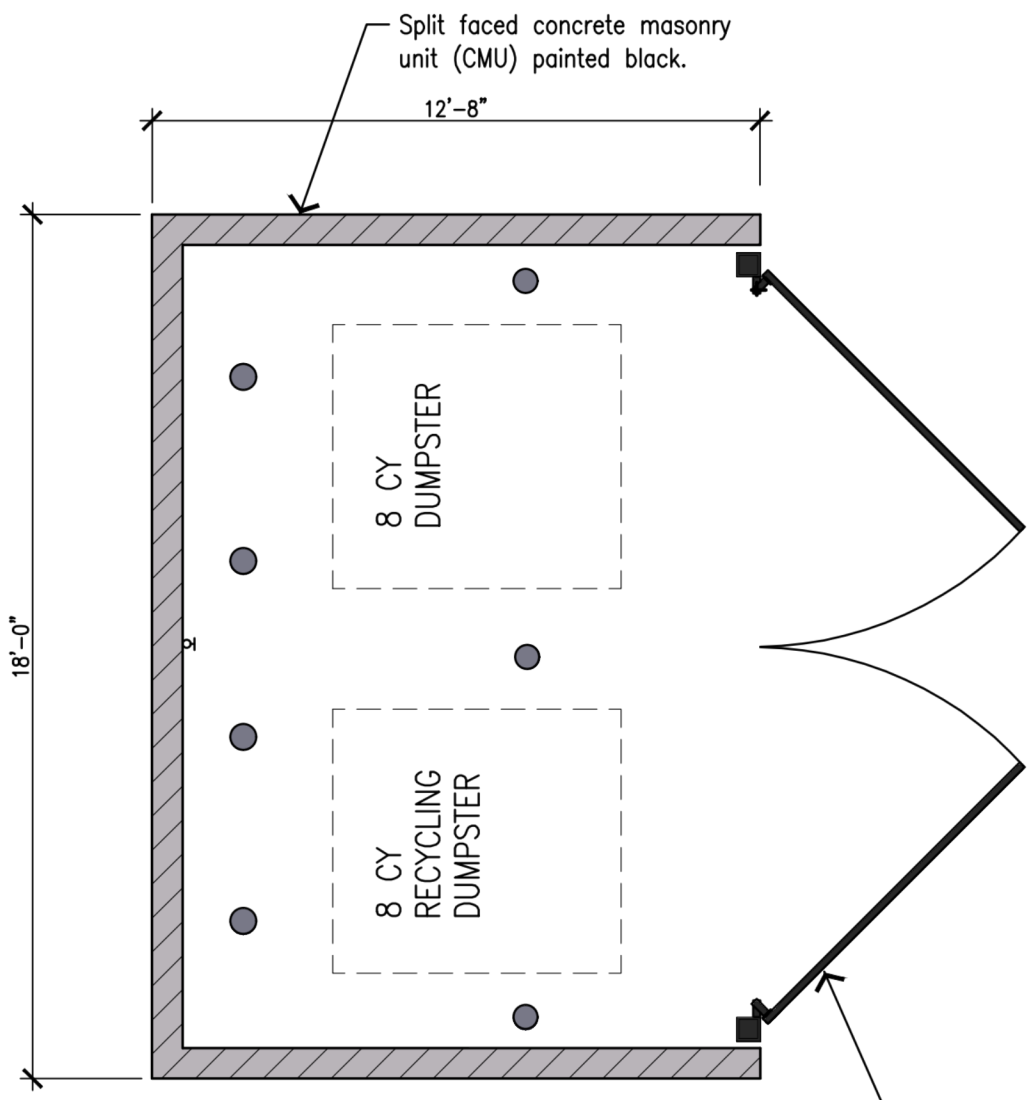
East Elevation



West Elevation



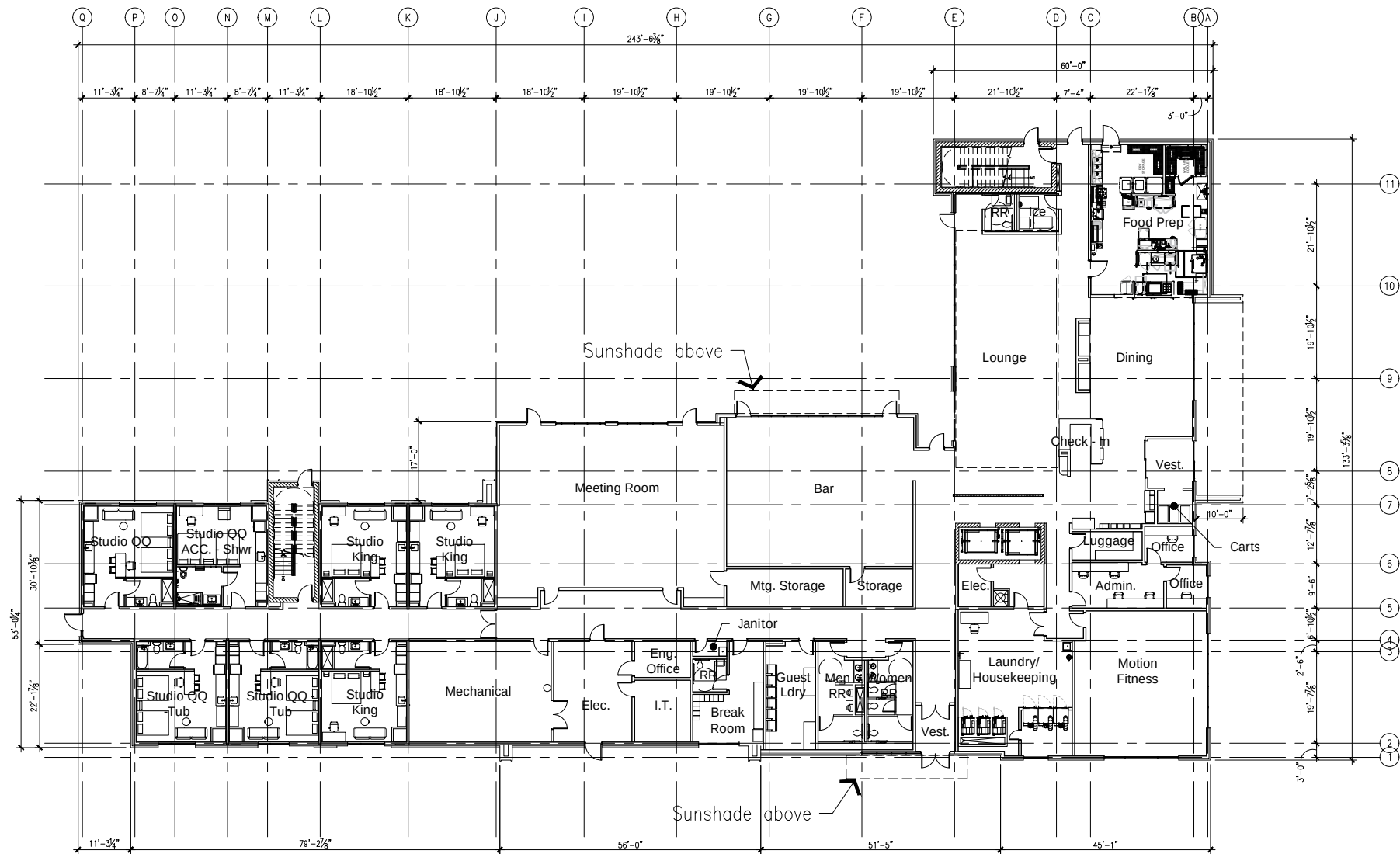
North Elevation



Dumpster Plan

Dumpster Enclosure
Plan and Elevations





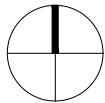
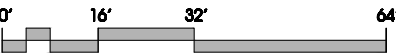
BUILDING DATA:
ELEMENT HOTEL BLDG. :

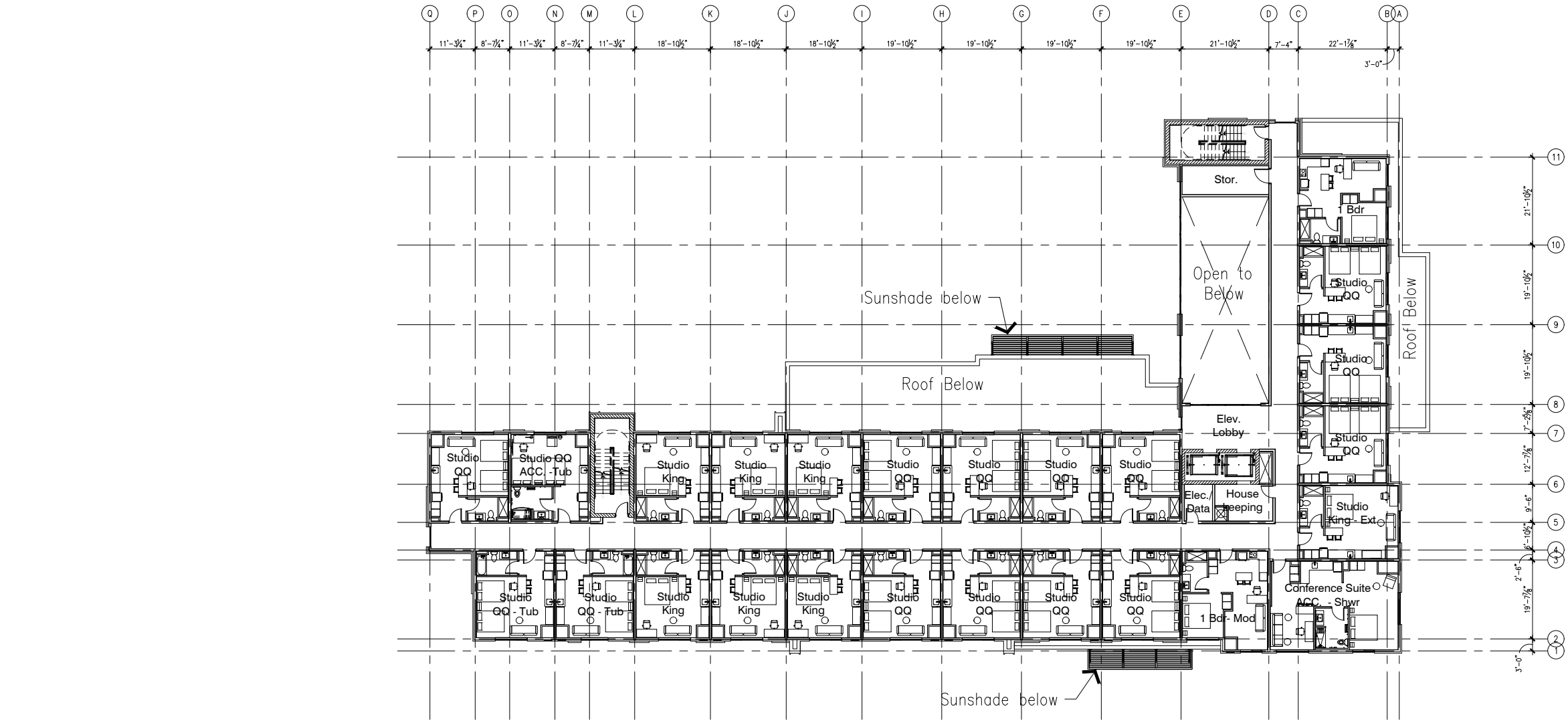
6 Guestroom Levels	1	2	3	4	5	6	Total
Studio King	3	6	5	6	6	6	
Studio King-Ext		1	1	1	1	1	
Studio King Acc. TShwr			1				
King Commons						1	
King Commons A					3	3	
Commons King Acc. TShwr				1			
1 Bedroom		1	1	1	1	1	
1 Bedroom Modified		1	1		1	1	
1 Bdr. Mod. Acc. TShwr				1			
Studio QQ	1	12	16	16	14	13	
Studio QQ-Tub	2	2	2	2			
Studio QQ -Acc. Shwr	1						
Studio QQ -Acc. Tub		1					
Studio QQ -Acc. TShwr						1	
Conference Suite			1	1	1	1	
Conference Suite -Acc Shwr	1						
Total	7	25	28	28	28	28	144 Units

BUILDING DATA:

BUILDING :	
First Floor	= 18,716 s.f.
Second Floor	= 16,643 s.f.
Third Floor	= 16,643 s.f.
Fourth Floor	= 16,643 s.f.
Fifth Floor	= 16,643 s.f.
Sixth Floor	= 16,643 s.f.
Total	= 101,931 s.f.

First Floor



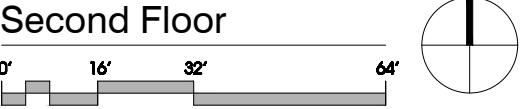


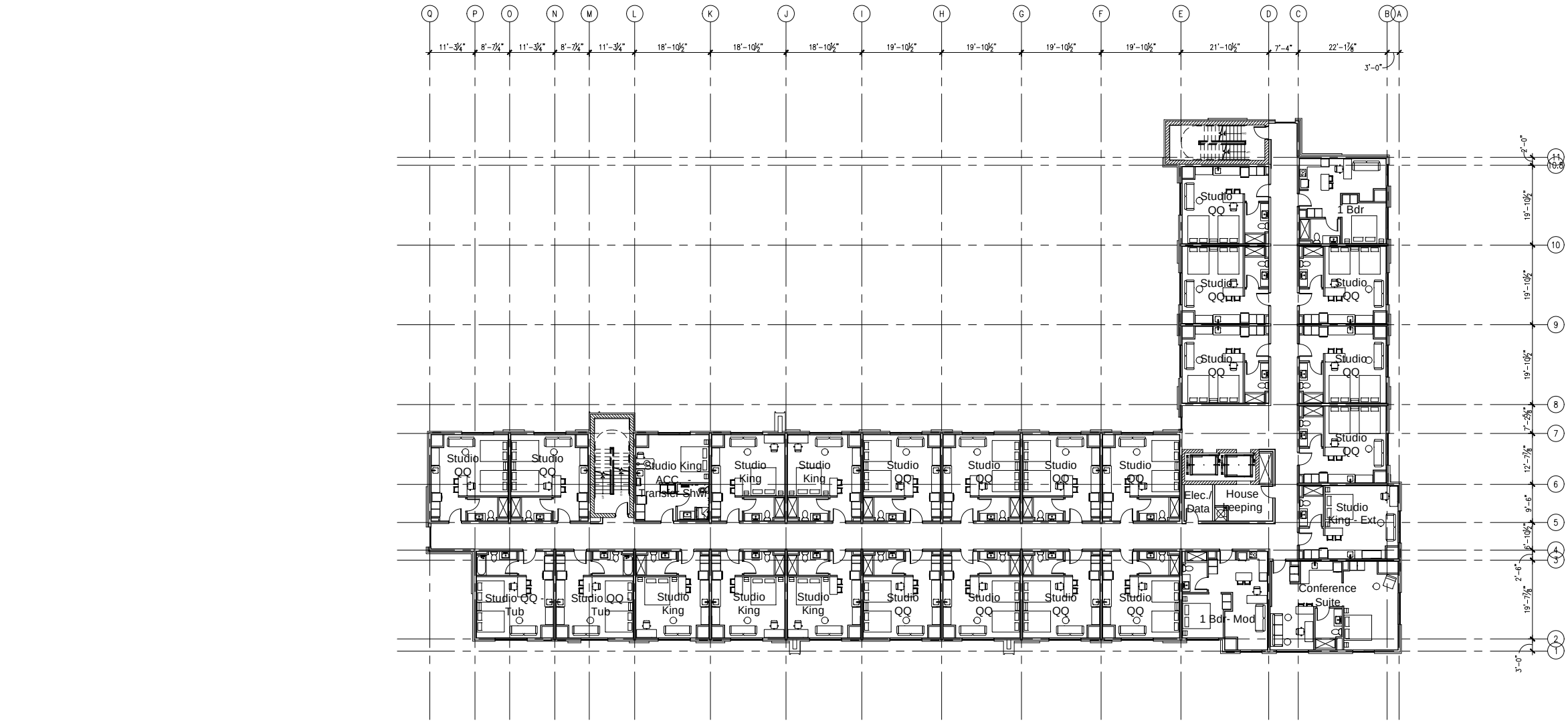
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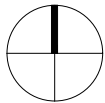
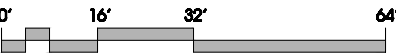
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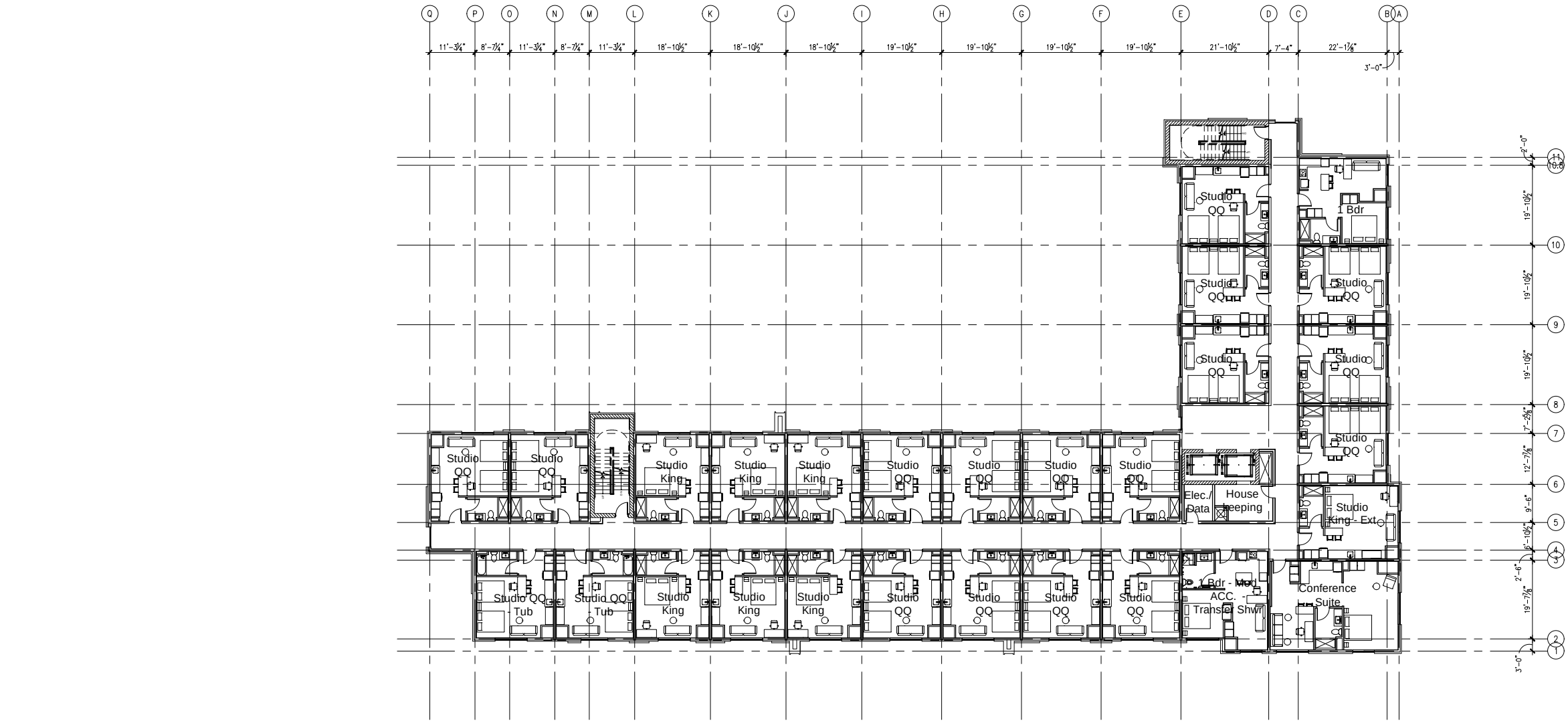
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Third Floor



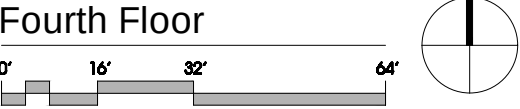


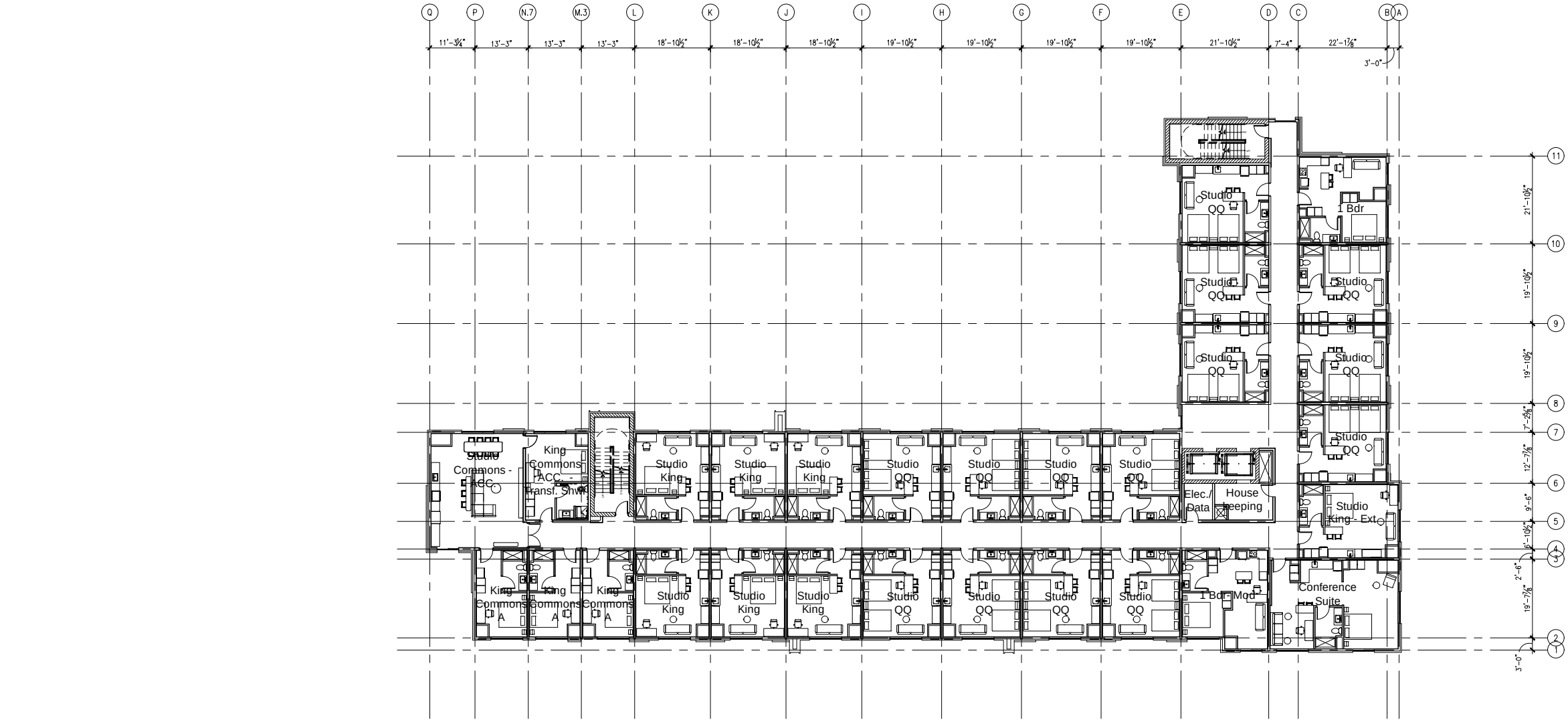
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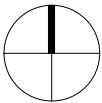
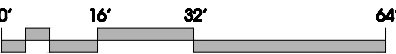
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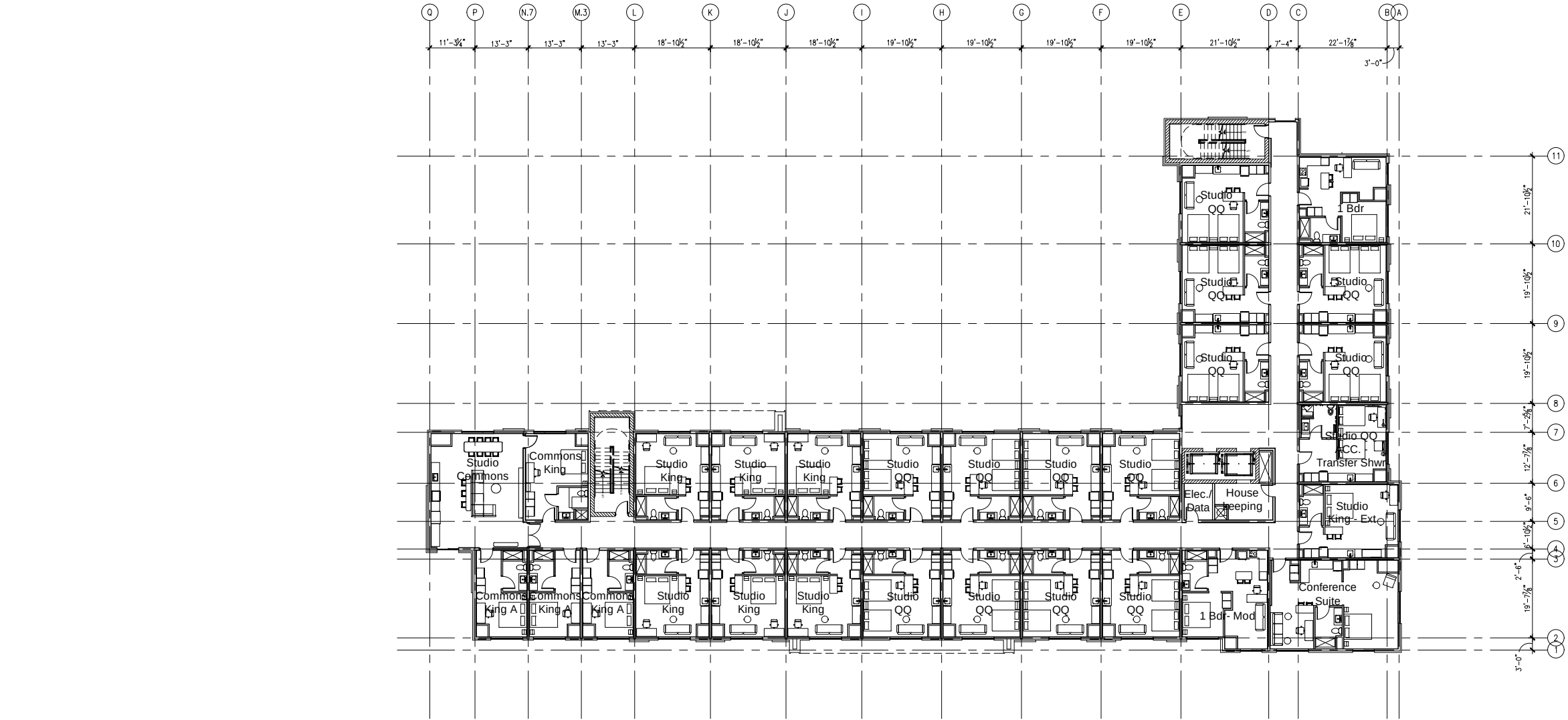
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Fifth Floor





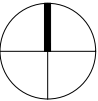
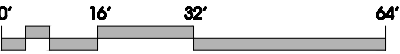
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Sixth Floor



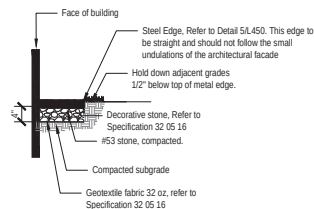
PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
TREES						
Lir-t	7	Liriodendron tulipifera	Tulip Tree	B & B	2.5"Cal	spring dug, strong central leader, symmetrical, full, matched
Que-x	3	Quercus rubra	Red Oak	B & B	2.5"Cal	spring dug, strong central leader, symmetrical, full, matched
Til-c	11	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B & B	2.5"Cal	matched
Ulm-a	9	Ulmus americana 'Princeton'	American Elm	B & B	2.5"Cal	matched
Zel-s	9	Zelkova serrata	Zelkova	B & B	2.5"Cal	spring dug
DECIDUOUS TREES						
Ace-x	2	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
EVERGREEN TREES						
Pic-o	4	Picea omarika	Serbian Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES						
Ace-g	7	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
Ame-x	6	Amelanchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B & B	6' ht.	clump form, 5-13 stems
Cra-c	3	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	1.75"Cal	
Syr-r	8	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	B & B	1.5"Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Aro-a	31	Aronia arbutifolia 'Erecta'	Brilliant Red Chokeberry	container	24"	space @ 3'-0" o.c.
Cor-a	48	Cornus stolonifera 'Farrow'	Arctic Fire Dogwood	container	24"	space @ 3'-0" o.c.
Die-m	59	Diervilla sessilifolia 'Kodak Orange'	'Kodak Orange' Dwarf Bush-honeysuckle	Container	18"	space @ 3'-0" o.c.
Hyd-q	15	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	Container	18"	space @ 3'-0" o.c.
Ite-s	32	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.
Jun-v	45	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	Container	24"	
Phy-o	12	Physocarpus opulifolius 'Summer Wine'	Summer Wine Ninebark	Container	24"	space @ 5'-0" o.c.
Pot-f	29	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	container	24"	space @ 3'-0" o.c.
Rhu-s	23	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	Container	18"	space @ 8'-0" o.c.
Tax-m	32	Taxus media 'Densiformis'	Dense Yew	Container	24" ht. min.	space @ 4'-0" o.c.
Vib-x	45	Viburnum x juddii	Judd Viburnum	Container	24"	space @ 4'-0" o.c., allow to mass
GRASSES						
Cal-x	30	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	pot	#2	space @ 3'-0" o.c.
Cha-t	23	Chasmanthium latifolium	Wood Oats	pot	#1	space @ 18" o.c.
Pan-h	5	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	pot	#2	space @ 2'-6" o.c.
Pan-n	78	Panicum virgatum 'Northwind'	Northwind Switch Grass	pot	#2	space @ 2'-0" o.c.
Spo-h	59	Sporobolus heterolepis 'Yara'	Yara Prairie Dropseed	pot	#1	space @ 2'-0" o.c.
ANNUAL/PERENNIALS						
Ach-m	149	Achillea x 'Moonshine'	Moonshine Yarrow	pot	#1	space @ 18" o.c.
Heu-x	71	Heuchera x Dolce Apple Twist	Kent Beauty Oregano	pot	#1	space @ 15" o.c.
Nep-x	70	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	pot	#1	space @ 2'-6" o.c.
Sed-a	45	Sedum spectabile 'Neon'	Coral Carpet Stonecrop Sedum	pot	#1	space @ 15" o.c.

-  Areas to receive lawn
-  Aggregate Type 1. Refer to Detail 7/L450
-  Aggregate Type 2. Refer to Detail 7/L450

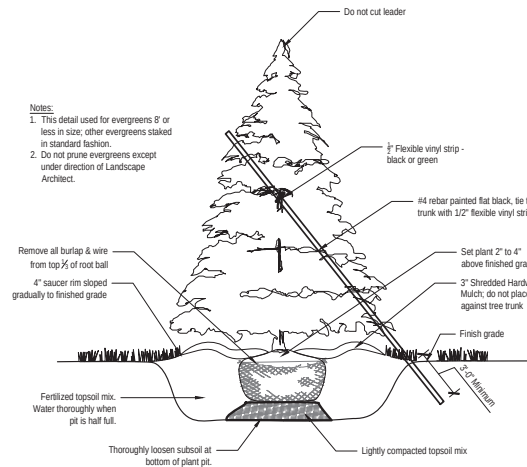
7 MOW STRIP

Scale: 3/4" = 1'-0"



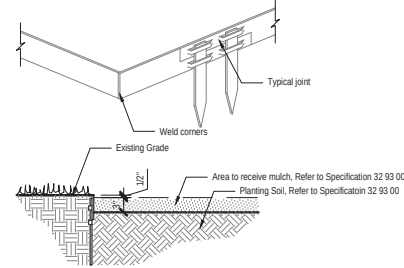
4 EVERGREEN TREE

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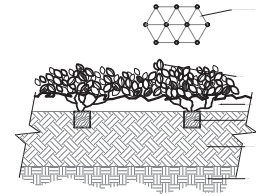
5 STEEL EDGE

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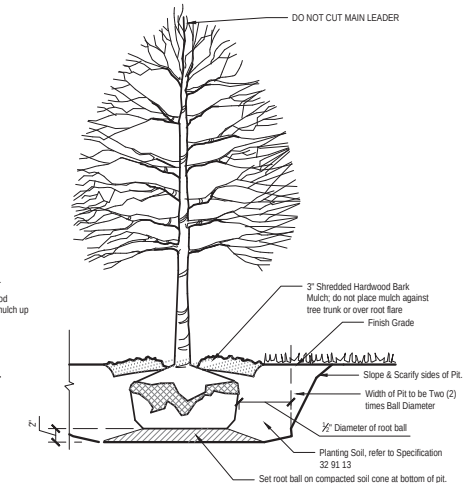
6 GROUND COVER

Scale: Not to Scale



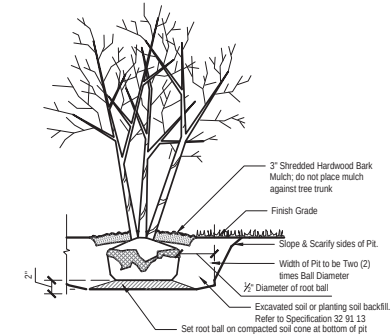
1 SHADE TREE

Scale: Not to Scale



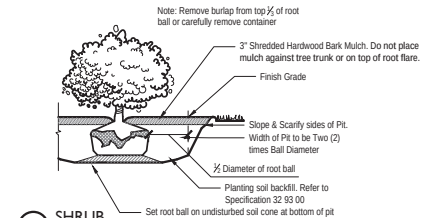
2 CLUMP FORM TREE

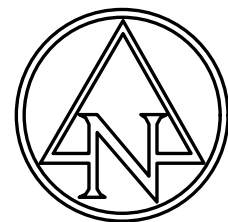
Scale: Not to Scale



3 SHRUB

Scale: Not to Scale



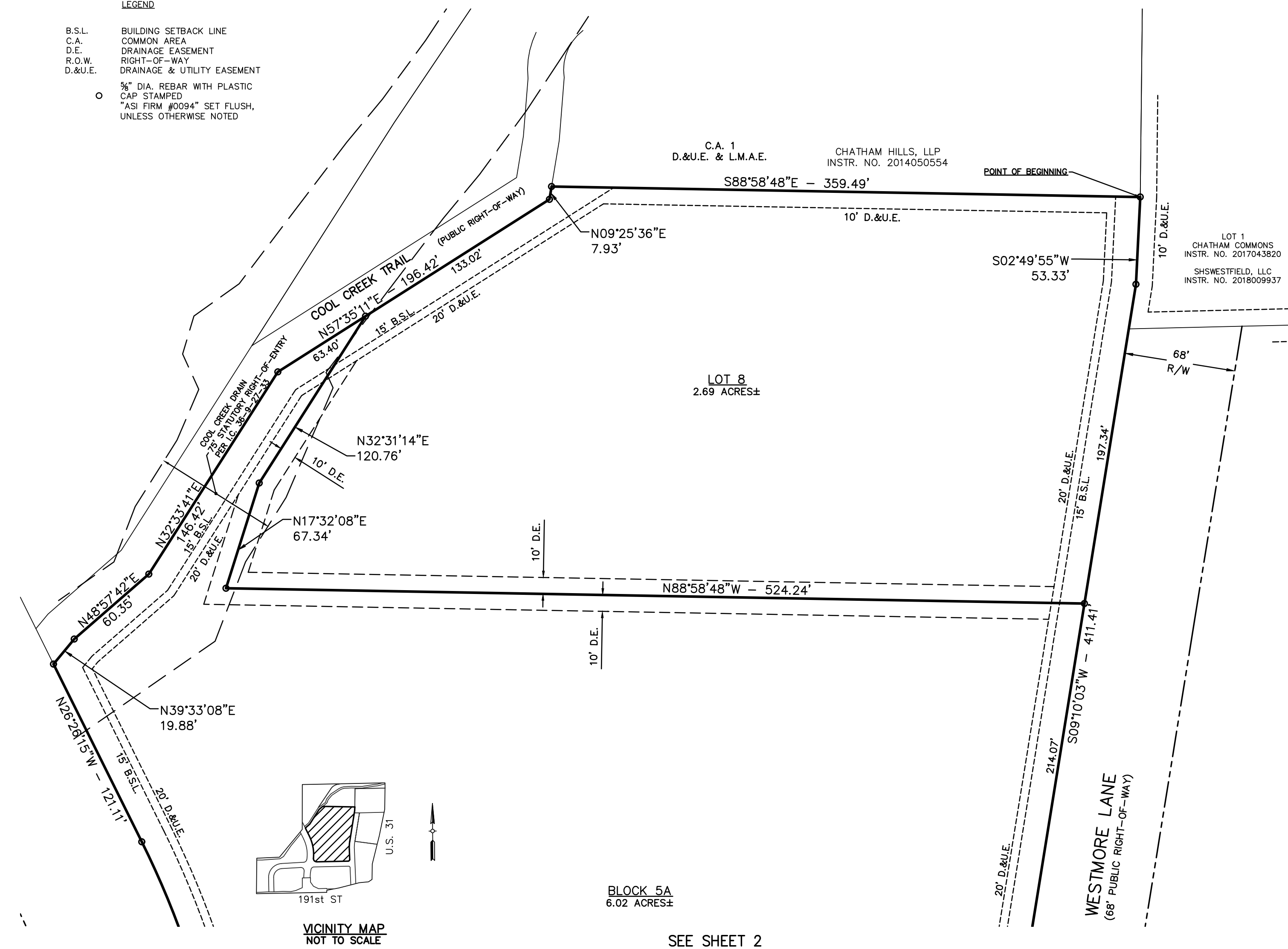


0' 50' 100'
SCALE: 1"=50'

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.A. COMMON AREA
D.E. DRAINAGE EASEMENT
R.O.W. RIGHT-OF-WAY
D.&U.E. DRAINAGE & UTILITY EASEMENT
○ ¾" DIA. REBAR WITH PLASTIC CAP STAMPED
"ASI 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

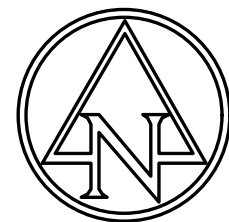
MICHAEL J. SMITH
REGISTERED LAND SURVEYOR
INDIANA NO. 20500025

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

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SHEET
1 of 3

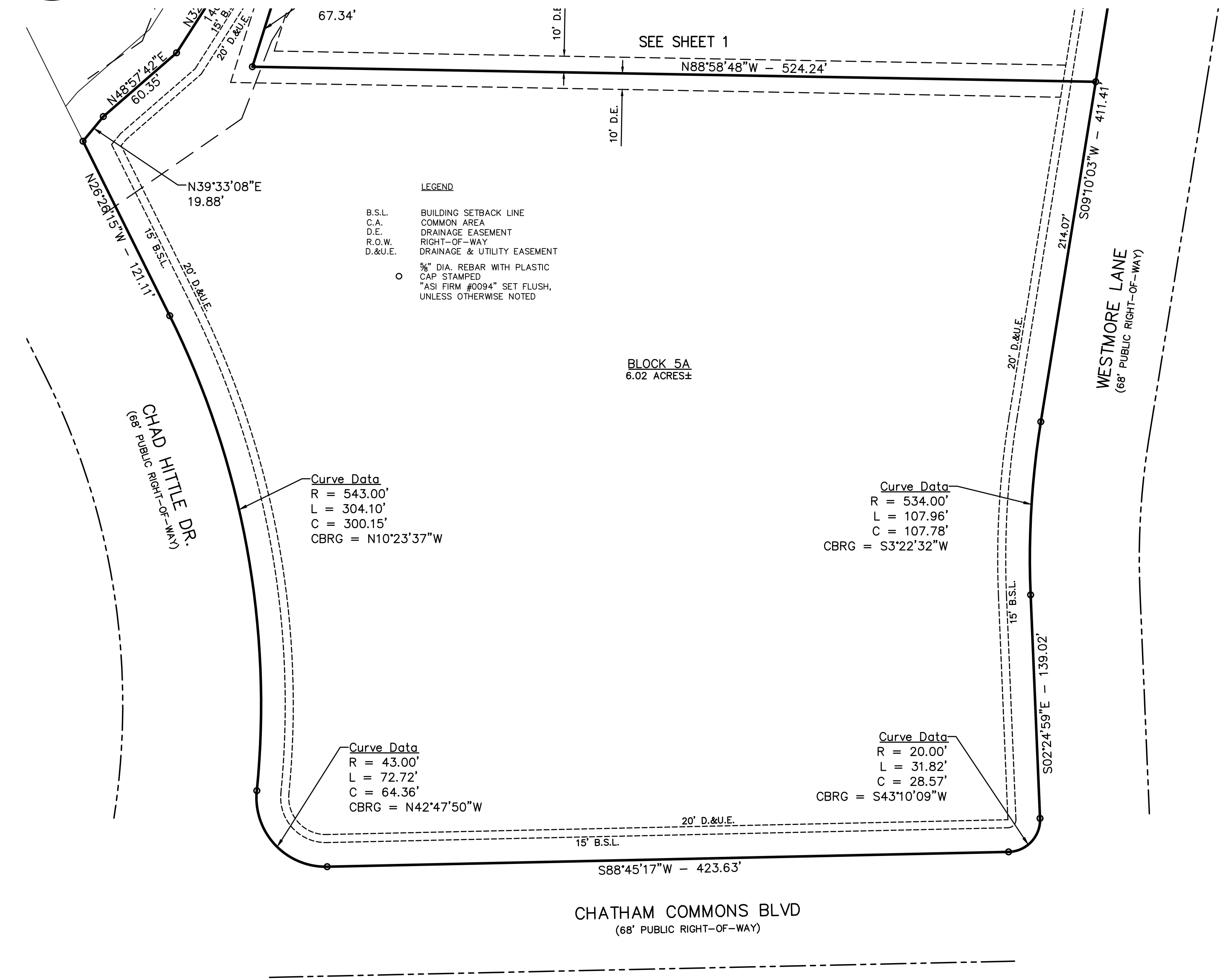


0' 50' 100'
SCALE: 1"=50'

REPLAT OF BLOCK 5 OF CHATHAM COMMONS

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

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2 of 3

