CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda - 5/5/2025

Monday, May 5, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, May 5, 2025 at 7:00 PM
MEETING PLACE: Westfield City Hall

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF ADVISORY PLANNING COMMISSION
Public input can be submitted in 1 of 2 ways:
-Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
-Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

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 - April 21, 2025

Review Rules of Procedure

CONSENT AGENDA

2501-DDP-01
Ben's BBQ Shack
1000 East 181st Street.
Ben's BBQ Shack by Fritz Engineering requested Detailed Development Plan review for a 3,000 SF sit-down restaurant on 1.00 acres +/- in the Grand Park Village Planned Unit Development (PUD) Zoning District.
(Planner; Weston Rogers - wrogers@westfield.in.gov)

2503-DDP-07
Crew Westfield Interior Wash
807 East State Road 32.
Crew Carwash, Inc. by Kimley-Horn and Associates, Inc. requested Detailed Development Plan Review for a 5,225 SF interior clean car wash facility on 1.04 acres +/- in The Trails II Planned Unit Development (PUD) District.
(Planner; Weston Rogers - wrogers@westfield.in.gov)

2504-DDP-12
Ambrose on Main
Northeast corner of State Road 32 and Norht East Street.
Rebar Westfield, LLC, by Kimley-Horn and Associates, Inc. requests Detailed Development Plan review of a 30,000 sq. ft. mixed-use building on 3.82 acres +/- in the Ambrose on Main PUD District.
(Planner; Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2505-DDP-15
Zaxby's, Chatham Commons
1533 Chatham Commons Boulevard.
Hix Snedeker Companies, by American Structurepoint, Inc. requests Detailed Development Plan review of a 3,028 sq. ft. restaurant with drive-thru on 0.90 acres +/- in the Chatham Commons PUD District.
(Planner; Daine Crabtree - dcrabtree@westfield.in.gov)

2505-DDP-16
Grand Park Village Self Storage
18425 Wheeler Road.
Stakkd Storage, LLC, represented by Nelson & Frankenberger, LLC requests Detailed Development Plan review of a 9-building self-storage facility on 5.8 acres +/- in the Grand Park Village PUD District.
(Planner; Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

ITEMS OF BUSINESS

2412-PUD-27
Park + Poplar PUD
Generally, the southeast corner of Park Street and Poplar Street (Westfield Boulevard). 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)

Plan Commission Order 25-04
Establish the Wood Wind EDA.
Order of the Westfield-Washington Township Advisory Plan Commission determining that the Declaratory Resolution establish certain parcels to the Wood Wind Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.
(Jenell Fairman – jfairman@westfield.in.gov)

PUBLIC HEARING ITEMS

2502-ZOA-02
The City of Westfield request various text amendments to the Unified Development Ordinance generally pertaining to Art. 12.1 Definitions and Art. 13.2 Use Table.
(Planner; Lauren Gillingham-Teague; Lgillingham@westfield.in.gov)

2505-PUD-09
Wood Robinson Briggs PUD Amendment III
Generally located northwest of the intersection at East 191st street and WInter Wheat Lane.
David Weekley Homes request an amendment to the Woods Robison Briggs Planned Unit Development (PUD) district ot increase the permitted number of single-family detached residential units on 10.98 acres +/- within District 4 of th PUD.
(Planner; Weston Rogers - wrogers@westfield.in.gov)

2505-PUD-10
196th and East PUD
Church, Church, Hittle + Antrim requests a change in zoning for 12.63 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 196th and East Planned Unit Development (PUD) District.
(Planner; Daine Crabtree - dcrabtree@westfield.in.gov)

2505-PUD-11
Osborne Trails Amendment VI
Generally located northeast of the intersection at East 191st street and Horton Road.
West Fork Whiskey Real Estate JC, LLC by Clark Quinn Law request an amendment to the Osborne Trails Planned Unit Development (PUD) district or the development of a family entertainment center and residential townhome community on 24.93 acres +/-.
(Planner; Weston Rogers - wrogers@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04
Towne Road Crossing PUD, Amendment I
Generally located South of and adjacent to State Road 32, West of Little Eagle Creek Avenue.
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.
(Planner; Ryan Collingwood | rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum
Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Omar Khan, Victor McCarty, Ryan Mooney, Stephanie Carlson, Chris Woodard *(arrived at 7:02pm)*.
Commissioners Present Virtually: None.
Commissioners Absent: Billy Bunkowfst, Mark Keen.
City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Long-Range Planning Manager.
City Staff Present Virtually: None.
Legal Counsel Present: Kristine Gordon with Taft Stettinius & Hollister LLP.

Announce any changes to Agenda

Approval of Minutes - March 31, 2025
Motion: Approve
By: Victor MCCarty
Seconded: Ryan Mooney

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

Motion Determination: Passed

Approval of Minutes - April 7, 2025
Motion: Approve
By: Victor MCCarty
Seconded: Omar Khan

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

Motion Determination: Passed

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)
Motion: Approve
By: None
Seconded: None

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

Motion Determination: Passed

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)

Staff presentation / Presentation / APC Comments & Questions / Presenter Responses / General Discussion

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
Motion: Adjourn
By: Victor MCCarty
Seconded: Chris Woodard

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

Motion Determination: Passed

Petition Number:	2501-DDP-01
Project Name:	Ben's BBQ Shack
Subject Site Address:	1000 E. 181st Street
Petitioner:	Ben's BBQ Shack
Representative:	Fritz Engineering
Request:	Detailed Development Plan approval for a 3,000 SF Sit-down Restaurant
Current Zoning:	Grand Park Village PUD District
Current Land Use:	Vacant
Approximate Acreage:	+/-1.00
Property History:	Grand Park Village Planned Unit Development (PUD) District
Staff Reviewer:	Weston Rogers, Senion Planner

PROCEDURAL

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

DEVELOPMENT PLAN

(Article 10.7(H) of the UDO)

The plans comply.

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

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

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

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

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

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

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

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

DISTRICT STANDARDS

Article 4.16 (GB: General Business District) and Grand Park Village PUD District (Ord. 12-46)

The plans comply.

25) Minimum Lot Area:	No minimum
26) Minimum Lot Frontage:	No minimum
27) Minimum Building Setback Lines:	
a) Front Yard:	
i) Internal streets	No minimum
ii) External Streets	10 feet from right-of-way line
	Parking and pathways may be permitted in this area.
b) Side Yard:	No minimum
c) Rear Yard:	10 feet when abutting another building or business
	If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.
d) Minimum Lot Width:	No minimum
e) Minimum Lot Depth:	No minimum
f) Maximum Building Height:	No minimum
g) Minimum Building Size:	No minimum

DEVELOPMENT STANDARDS

(Chapter 6 of UDO and Grand Park Village PUD District Ord. 12-46)

The plans comply.

28) Accessory use and Building Standards (Article 6.1):

A. Permitted Use:

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

B. General Standards:

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

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

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

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

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

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

a. Lots in Subdivisions:

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

ii. Side and Rear Setbacks:

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

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

D. Screening of Receptacles and Loading Areas

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

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

ii. Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

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

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

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

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

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

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

29) Architectural Standards (Article 6.3)

a) Business Districts:

i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

ii) Four-sided Architecture: All Building Façades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).

iii) Main Entrances:

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

b) Development and Architectural Standards (Ord. 12-46)

i) Design Theme: The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

ii) Roof: Roof form and design shall be traditional in their architecture or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

iii) Windows: Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

iv) Building Materials and Exterior: Exterior materials permitted throughout the development shall be architecturally related to the New England Style, and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank, are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:

(1) Vinyl, as a building material, shall only be used to clad windows and for soffits;

(2) Metal siding may be permitted as an accent, trim or in signage.

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

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

B. Height Limitations:

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

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

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

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

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

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

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

D. Outdoor Screening: Fences for screening of permitted outside storage or display areas shall also comply with Article 6.12 Outside Storage and Display.

E. Vision Clearance: Fences shall comply with Article 6.19 Vision Clearance Standards.

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

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8)

a) Content of Landscape Plan – 6.8(C)

i) Landscape Plans shall comply with the following standards:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

(5) Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).

c) General Landscape Design Standards – 6.8(G)

i) Groundcover: Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for:

(1) Decorative mulch planting beds containing stone or other inert materials, trees and/ or shrubs; inert stabilization in areas subject to severe runoff or erosion; low impact development areas (e.g., rain gardens).

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

d) General Screening Standards – 6.8(H)

i) Mechanical Screening:

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

(2) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential Uses and Rights-of-way. Screening shall be achieved by using either:

(a) a six-foot (6') high, completely opaque fence or wall; b) a six-foot (6') high berm; (iii) a six-foot (6') high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or c) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

e) Minimum Lot Landscaping Requirements – 6.8(K)

Business Use (1.0 acres)	Required	Provided	Difference
Shade Trees (10/acre)	10	10+	0
Orn. or Evergreen Trees (10/acre)	10	10+	0
Shrubs (25/acre)	25	25+	0

f) 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).

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

South Façade (front, 50')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	4	4+	0

East Façade (front, 76')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	7	7+	0

West Fence Line (90')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 40')	2	2+	0

g) External Street Frontage Landscaping Requirements – 6.8(M)

i) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental 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.

181st St. Frontage (138')	**Required**	**Provided**	**Difference**
Shade or Evergreen Trees (3 per 100')	4	4	0
Orn. Trees (2 per 100')	3	3	0
Shrubs (25 per 100')	35	35+	0

John Dippel Blvd. Frontage (55')	**Required**	**Provided**	**Difference**
Shade or Evergreen Trees (3 per 100')	2	2	0
Orn. Trees (2 per 100')	1	2	0
Shrubs (25 per 100')	14	14+	0

h) Buffer Yard Requirements – 6.8(N)

i) Parking Area Landscaping – 6.8(O)

i) Interior Parking Area Landscaping:

(1) Minimum Area Required:

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

Number of Parking Spaces	% of Parking Area to be Islands
50 or more	10%

Minimum Parking Area Landscape +/-14,000 SF	**Required**	**Provided**	**Difference**
10% of parking area to be landscaped	1,400 SF	1,400 SF +	0
1 tree & 4 shrubs / island or area	6 trees 20 shrubs	6 tree 20+ shrubs	0

(2) Interior Parking Area Islands:

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

(b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

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

ii) Perimeter Parking Area Landscaping:

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

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

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

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

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

Perimeter Parking Area Landscaping Eastern Perimeter –291 LF	**Required**	**Provided**	**Difference**
1 tree / 30 LF	10	10	0
1 shrub / 3 LF	97	97+	0

Perimeter Parking Area Landscaping Eastern Perimeter – 142 LF	**Required**	**Provided**	**Difference**
1 tree / 30 LF	5	5	0
1 shrub / 3 LF	47	47+	0

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

34) Lighting Standards (Article 6.9)

a) General Lighting Standards:

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

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

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

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

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

b) Business Standards:

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

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

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

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

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

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

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

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12)

Outside Storage:

Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:

a) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.

b) Location: Outside Storage areas:

   a. Shall be located immediately adjacent to the Principal Building.

   b. Shall not encroach into any required Rear or Side Yard.

   c. Shall be prohibited in an Established Front Yard.

   d. Shall be delineated on an approved Development Plan.

c) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:

   a. Outside Storage areas shall be completely screened from view from any adjacent property or Right-of-way.

   b. Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that complement the Principal Building.

   c. Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.

d. Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.

Outside Sales Display:

a) Permitted Use: Outside Sales Displays, including vending machines, kiosks, and outdoor point of sale items (e.g., flowers, propane, salt, firewood), shall be prohibited, except for the following:

   a. Automobile dealerships, and other similar Uses as determined by the Director or Plan Commission.

   b. Outside Sales Displays that otherwise comply with the Outside Storage standards set forth in this Article.

   c. Merchandise associated with a temporary Use or event conducted pursuant to Article 6.18 Temporary Uses and Events.

b) Approval: Any proposed Outside Sales Display shall be delineated on an approved Development Plan and subject to approval by the Plan Commission, except as otherwise permitted by Article 6.18 Temporary Uses and Events, and subject to the following:

   a. The Development Plan shall include the types of merchandise and/or finished products, location, landscaping and other improvement of the Outside Sales Display area.

   b. Pedestrian circulation areas shall not be obstructed, and enhancements may be required by the Director or Plan Commission to ensure safe pedestrian movements.

   c. The Director or Plan Commission may require enhanced site design features to ensure that Outside Sales Display areas are delineated and that such areas are compatible with the design of the building and site context.

   d. In addition to the standards of the Zoning District, the Plan Commission or Director may require enhanced screening or landscaping to ensure the compatibility of the proposed Use with adjoining areas.

   e. Once approved, the Outside Sales Display area shall not be materially or substantially changed or altered without the approval of an amendment to a Development Plan.

37) Outdoor Café and Eating Areas (Article 6.13)

a) Applicability: Outdoor cafés and eating areas shall be subject to this Article.

b) Health Department: All outdoor cafés and eating areas shall conform to all State and County Health Department regulations and code, including but not limited to I.C. 16-42-5 and 410 IAC 7-24.

c) Lighting: Shall comply with Article 6.9 Lighting Standards. Festoon lighting shall not be permitted.

d) Audio: Music and other audio devices shall be maintained at a level: (i) not audible from forty (40) feet from the source; or (ii) ninety (90) decibels or less when measured six (6) feet from source on a dB(A) meter.

e) Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:

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

ii) Proposed outdoor cafés and eating areas that would occupy or extend into public Rights-of-way may not be located in such a manner that renders any Right-of-way, sidewalk, or path noncompliant with Federal, State, or City Building Code.

iii) Shall be compliant with all Federal, State and City Building Codes and access requirements.

38) Parking and Loading Standards (Article 6.14)

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

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

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

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

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

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

vi. Access: Each required off-street Parking Space shall open directly upon an aisle or a drive (not a lane or stacking space designated to serve a drive-through), of such width and design as to provide safe and efficient means of vehicular access to such Parking Space. All off-street

parking facilities shall be provided with appropriate means or vehicular access to a street in a manner which will least interfere with traffic movements.

vii. Surfacing and Curbs:

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

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

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

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

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

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

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

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

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

xi. Required Spaces:

a. Restaurants:

(a) One (1) space for each three (3) seats of serving area; plus

(b) one (1) space for each employee on primary shift.

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

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

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

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

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

39) Performance Standards (Article 6.15)

40) Setback Standards (Article 6.16)

41) Sign Standards (Article 6.17)

42) Signage (Ord. 12-46, Art. 8)

a) All permanent signs shall be in substantial compliance with the New England Style (see Exhibit 4, Figure 14)

43) Vision Clearance Standards (Article 6.19)

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

1. Forty (40) feet from intersections of Collectors or Local Streets.

2. Seventy-five (75) feet from intersections of Expressways or Arterials.

3. Ten (10) feet from intersections of Driveways or Alleys.

4. Twenty-five (25) feet from intersections of Private Streets.

44) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO

The plans comply.

45) Easement Standards (Article 8.3)

46) Monument and Marker Standards (Article 8.5)

47) Open Space and Amenity Standards (Article 8.6)

48) Pedestrian Network Standards (Article 8.7)

   a) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

49) Storm Water Standards (Article 8.8)

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

51) Surety Standards (Article 8.12)

52) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

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

2) Action: Approve Detailed Development Plan 2501-DDP-01 with the following condition:

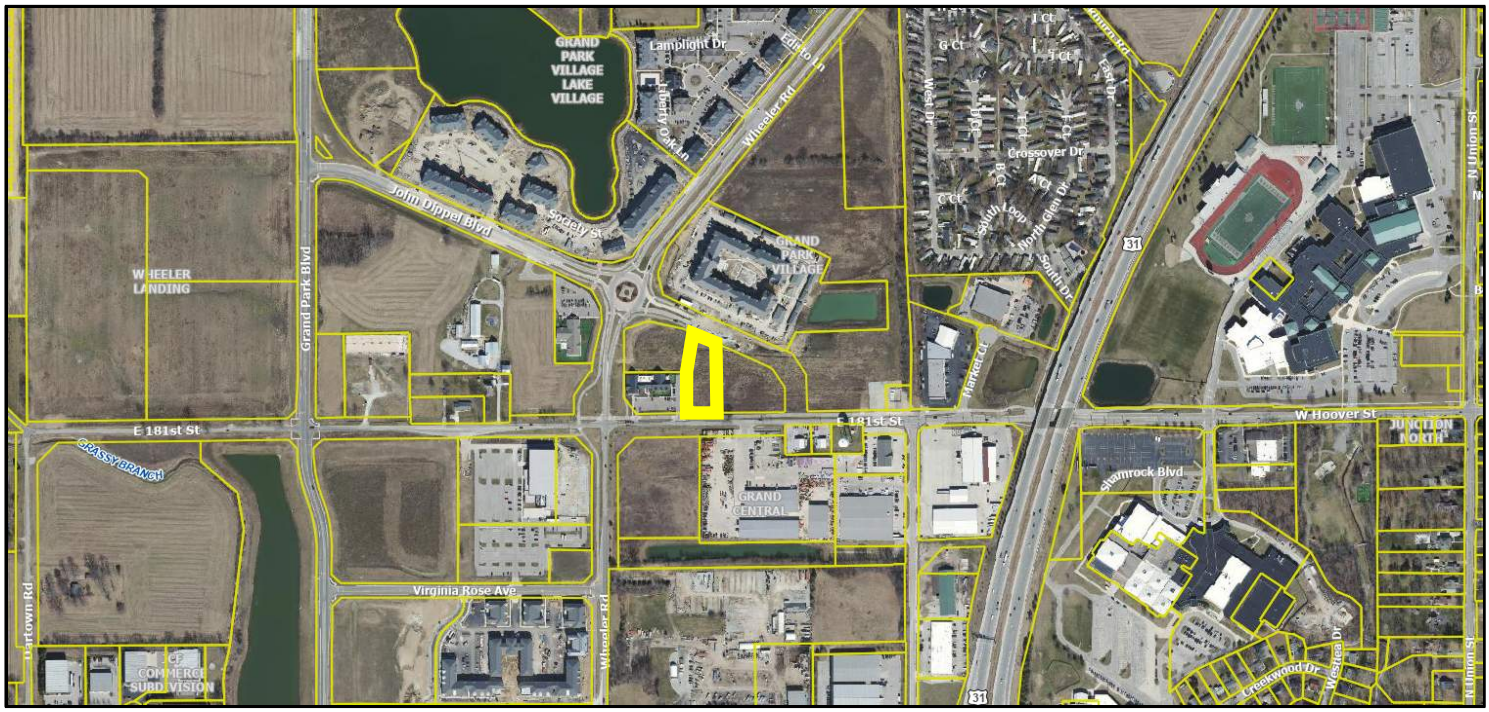
- That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

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

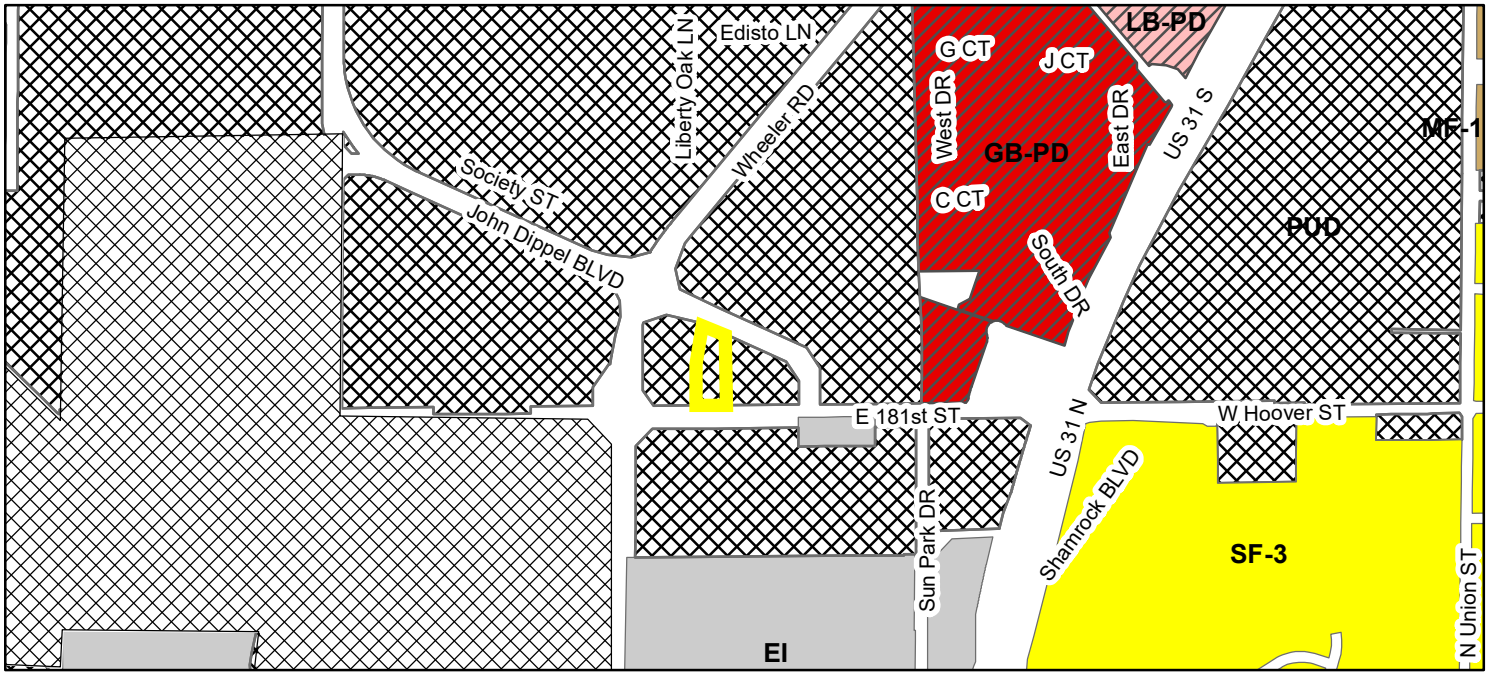
Property Location Map
Ben's BBQ
2501-DDP-01

Not To Scale

Aerial Location Map

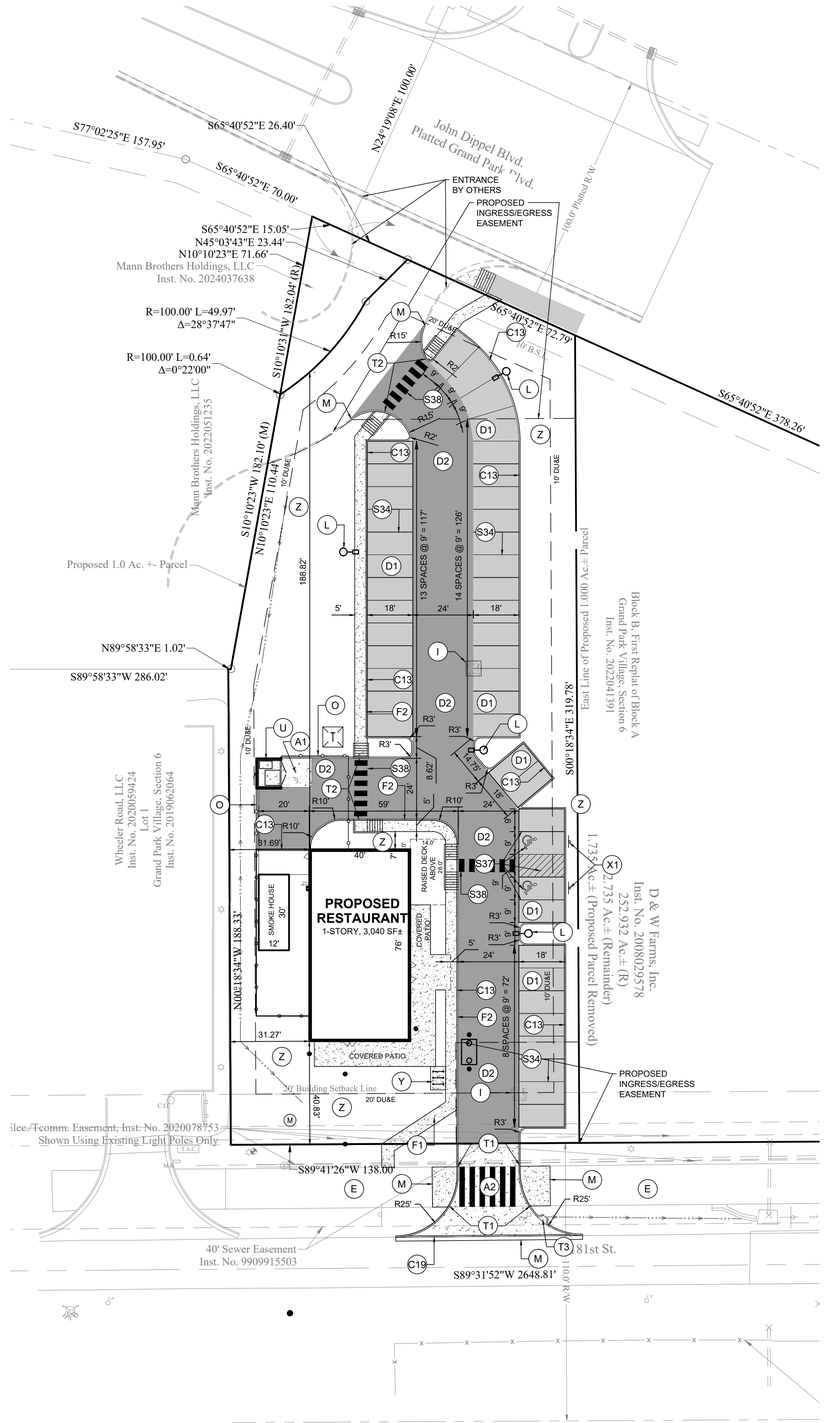


Zoning Map



Zoning

- EI (Enclosed Industrial)
- GB-PD (General Business - Planned Development)
- LB-PD (Local Business - Planned Development)
- MF-1 (Multiple Family - 1)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)



N

0 30' 60'

SCALE: 1" = 30'

KEY NOTES: (XX)

A1	CONCRETE PAVEMENT	
A2	PUBLIC RIGHT-OF-WAY GOVERNING MUNICIPALITY CONCRETE PAVEMENT (INDOT CLASS III COMMERCIAL DRIVE)	
C13	CONCRETE 6 INCH "STRAIGHT" CURB	
C19	DEPRESSED CURB AND GUTTER	
D1	LIGHT DUTY ASPHALT PAVEMENT	
D2	HEAVY DUTY ASPHALT PAVEMENT	
D3	PUBLIC RIGHT-OF-WAY GOVERNING MUNICIPALITY ASPHALT PAVEMENT	
E	EXISTING CURB / PAVEMENT / SIDEWALK TO REMAIN	
F1	CONCRETE SIDEWALK	
F2	CONCRETE INTEGRAL / MONOLITHIC CURB AND WALK	
I	INLET / CASTING CONCRETE COLLAR APRON	
K	ROADWAY PAVEMENT REPAIR CUTS (FULL DEPTH AS REQUIRED) FOR UTILITY TRENCH CONSTRUCTION. PAVEMENT TYPE, LIMITS, AND SUB-GRADE SHALL MATCH THE GOVERNING MUNICIPALITY REPAIR CUT RIGHT-OF-WAY DETAILS. THE BACKFILL REQUIREMENTS FOR THE TRENCH SHALL MEET THE CORRESPONDING UTILITY REQUIREMENTS FOR THAT TYPE OF PIPE INSTALLATION. THE PAVEMENT SHALL MATCH EXITING GRADES.	
L	EXTERIOR LIGHTS. VERIFY FINAL LOCATION WITH PHOTOMETRIC PLAN.	
M	MATCH INTO EXISTING	
O	FENCE LOCATION (COORDINATE WITH OWNER ON FINAL LOCATION AND TYPE).	
S34	4 INCH SOLID WHITE PAVEMENT STRIPING (TYP.)	
S37	ADA BLUE PAVEMENT STRIPING AND MARKINGS	
S38	WHITE PAVEMENT CROSSWALK TRANSVERSE MARKING	
T1	CURB TAPER	
T2	FLUSH CURB FOR RAMP TRANSITION	
T3	CURB TURNOUT/ CHUTE	
U	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)	
X1	HANDICAP PARKING SIGN	
Y	BICYCLE PARKING	
Z	LANDSCAPE AREA	

PARKING CALCULATION

REQUIRED	SPACES PROVIDED
1 SPACE PER EMPLOYEE X 6 EMPLOYEES = 6 1 SPACE PER 3 SEATS 40 SEATS INSIDE, 40 SEATS OUTSIDE (40 + 40) / 3 = 27 SPACES TOTAL REQ'D = 6 + 27 = 33	REGULAR PARKING SPACES - 42 ADA SPACES - 2 TOTAL = 44

SITE DATA TABLE

ZONING CLASSIFICATION FOR: 1000 E. 181ST STREET, WESTFIELD	GRAND PARK VILLAGE PUD, SIT-DOWN RESTAURANT USE
PARCEL SIZE	1.0 Ac
PERVIOUS/IMPERVIOUS AREA	IMPERVIOUS AREA = 23,640 SF OR 0.54 ACRES PERVIOUS AREA = 19,920 SF OR 0.46 ACRES TOTAL PROJECT AREA = 1.00 ACRES
VEHICULAR PARKING: DEVELOPERS DISCRETION	42 REGULAR PARKING SPACES + 2 ADA SPACES 44 TOTAL SPACES PROVIDED
NOTES:	

FRITZ
ENGINEERING SERVICES

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

ASHTON A. KEY
PRELIMINARY NOT FOR CONSTRUCTION
STATE OF INDIANA
PROFESSIONAL ENGINEER

ISSUED FOR SDR	12/4/2024	AF
REVISED FOR SDR	1/15/2025	AF
1, REV PER TAC COMMENTS	4/21/2025	AF
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

"IT'S THE LAW"
811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:

BEN'S BBQ SHACK
WESTFIELD

PROJECT LOCATION:
1000 E. 181ST STREET
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW ¼, S36, T19N, R3E

CLIENT:
BEN'S BBQ SHACK
124 E. MAIN STREET
WESTFIELD, IN 46074

PLAN DATE: 4/21/2025

DESIGN:	CHECK:	DRAWN:
AF	AF	AF / KG

PROJECT NO. 2410003

SHEET NAME
SITE PLAN

SHEET NO.
C201

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PRINTED BY: Andrew Fritz
DATE: 4/23/2025 9:08 AM
PLOT SCALE: 1:1 ON ARCH E (36" X 48") FULL BLEED D (34.00 X 22.00 INCHES) 1:1
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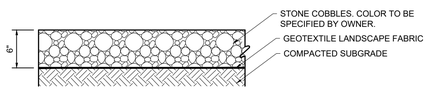
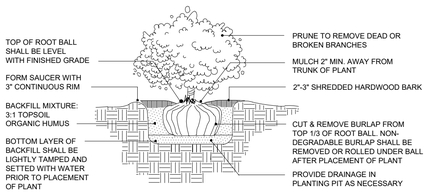
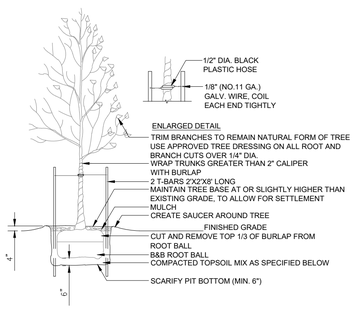


LANDSCAPE STONE COBBLE 3"- 5"

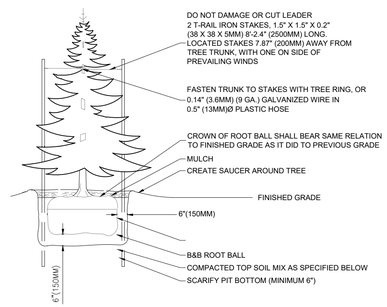


SHRUB PLANTING DETAIL



SPECIFICATIONS:
1. TOPSOIL MIX. TOP 6 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

DECIDUOUS TREE PLANTING DETAIL

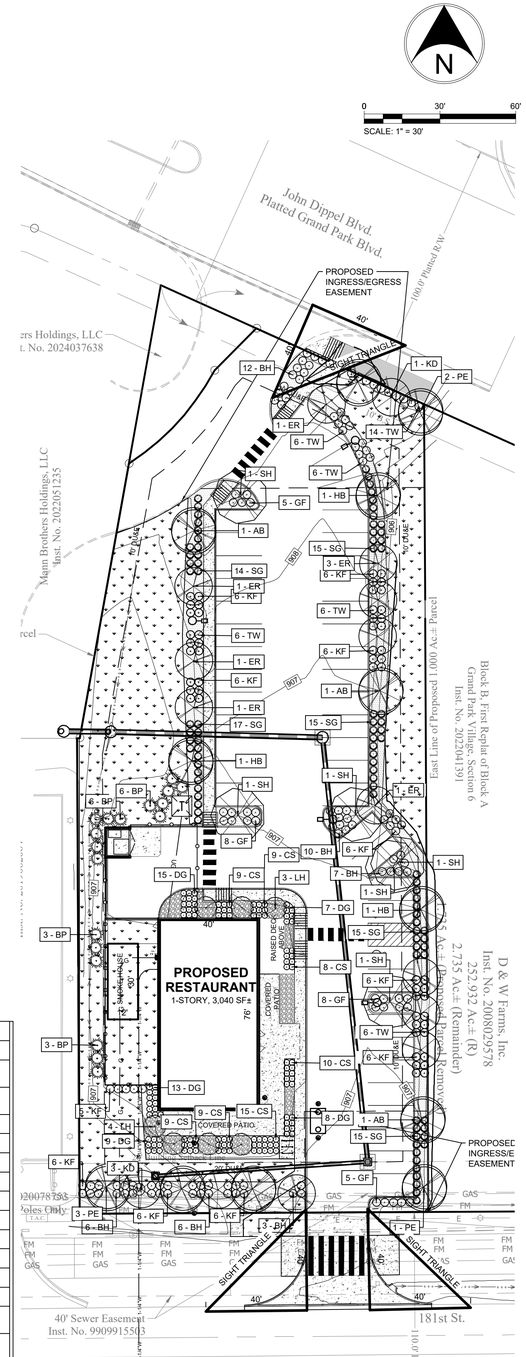


SPECIFICATIONS:
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
2. WATER THOROUGHLY AFTER INSTALLATION.
3. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATIONS
4. PROVIDED DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
5. TOPSOIL MIX, TOP 6" OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.

CONIFEROUS TREE PLANTING DETAIL

SYMBOL LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- STONE COBBLE REQUIRED
- TURFGRASS
- MULCH REQUIRED



GENERAL NOTES

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

1. LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK. ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
3. ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.

a. STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.

b. ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO (2) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.

c. EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.

d. SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES.

e. GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.

4. IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
5. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

PLANT MATERIAL CALCULATIONS TABLE

ZONING CLASSIFICATION, CITY OF WESTFIELD,PUD	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE GRAND PARK VILLAGE PUD AND THE CITY OF WESTFIELD UDO	
	REQUIRED	PROVIDED
MINIMUM LOT PLANT MATERIAL	COMMERCIAL/BUSINESS USE,10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE ~1.0 ACRES 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS REQUIRED.	**>10 SHADE TREES, >10 ORNAMENTAL/ EVERGREEN TREES, AND 25+ SHRUBS**
BUILDING FOUNDATION	8' WIDE PLANTING AREA, 1 SHRUB OR ORNAMENTAL TREE PER 12 LF OF FRONT BUILDING FACADE, AND PLANT MATERIAL EVERY 40 LF FOR BUILDING WALLS GREATER THAN 80 LF IN LENGTH	NORTH - 40 LF >3 **ORNAMENTAL TREES/ SHRUBS** SOUTH - 40 LF >3 **ORNAMENTALTREES/ SHRUBS** EAST - 76 LF >2 **ORNAMENTALTREES/ SHRUBS** WEST - 76 LF >**2 ORNAMENTAL TREES/ SHRUBS**
PARKING LOT INTERIOR	10% OF PARKING AREA TO CONTAIN ISLANDS, 1 TREE AND 4 SHRUBS PER ISLAND ~14,000 SFT PARKING AREA X 0.10 = 1,400 SFT ISLAND AREA REQUIRED	>1,400 SFT OF ISLAND AREA, **6 SHADE TREES >20 SHRUBS**
PARKING LOT EXTERIOR	5' WIDE PLANTING AREA, 1 TREE PER 30 LF AND 1 SHRUB PER 3 LF OF PARKING LOT PERIMETER EAST - 330' LF WEST - 134' LF	EAST - **11 TREES AND >110 SHRUBS** WEST - **5 TREES AND >45 SHRUBS**
EXTERNAL STREET	10' WIDE PLANTING AREA,3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LF. NORTH - 55 LF (east side of driveway) SOUTH - 138 LF **THIS REQUIREMENT WILL BE CREDITED TOWARD PARKING PERIMETER LANDSCAPING AS THE PARKING LOT IS LESS THAN 20' FROM THE R/W**	NORTH - **2 SHADE** TREES,1 **ORNAMENTAL** TREES, AND 14 **SHRUBS** SOUTH - **4 SHADE** TREES, **3 ORNAMENTAL** TREES, AND **35 SHRUBS**
DUMPSTER SCREENING	6' HIGH OPAQUE SCREEN	VEGETATIVE AND ARCHITECTURAL SCREEN

PLANTING SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	KEY	CONDITION	SIZE	COMMENTS
DECIDUOUS CANOPY TREES						
3	Acer freemanii ' Autumn Blaze'	'Autumn Blaze' Maple	AB	B&B	2.5", 8 FT. HIGH	For Spacing See Plan
6	Gleditsia triacanthos inermis	Skyline Honeylocust	SH	B&B	2.5" ,8 FT. HIGH	For Spacing See Plan
6	Platanus acerfolia x 'Exclamation'	PlaneTree Exclamation	PE	B&B	2.5" ,8 FT. HIGH	For Spacing See Plan
3	Betula nigra 'Heritage'	'Heritage' River Birch	HB	B&B	2.5",8 FT. HIGH	For Spacing See Plan
DECIDUOUS ORNAMENTAL TREES						
3	Ameliancher x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	AS	B&B	2"	For Spacing See Plan
7	Cercis Canadensis	Eastern Redbud	ER	B&B	2"	For Spacing See Plan
7	Hydrangea paniculata 'Limelight'	Limelight Hydrangea Tree	LH	Container	2", 5FT. HIGH	For Spacing See Plan
3	Cornus kousa	Kousa Dogwood	KD	B&B or Container	2" Multi-stem	For Spacing See Plan
DECIDUOUS SHRUBS						
44	Hydrangea paniculata	'Bobo' Hydrangea	BH	Container	24"	Space @ 3' o.c.
26	Spiraea x bumalda 'Gold Flame'	Gold Flame Spirea	GF	Container	24"	Space @ 3' o.c.
44	Physocarpus opulifolius 'Tiny Wine'	Tiny Wine Ninebark	TW	Container	24"	Space @ 3' o.c.
EVERGREEN SHRUBS						
91	Juniperus chinensis 'Sea Green'	Sea Green Juniper	SG	Container	24"	Space @ 3' o.c.
18	Juniperus chinensis 'Blue Point'	Blue Point Juniper	BP	Container	5'	For Spacing See Plan
ORNAMENTAL GRASS						
53	Calamagrostis acutiflora	Karl Foerster Feather Reed Grass	KF	Container	#2	Space @ 3' o.c.
69	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	CS	Container	#1	Space @ 2' o.c.
52	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	DG	Container	#1	Space @ 2' o.c.

PRINTED BY: Adrian Fritz
DATE: 4/21/2025 1:03 PM
FILE NAME: P:\2024\2410003 - BENS BBQ WESTFIELD\02-CIVIL\PLANS\L101.DWG, LAYOUT: L101

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P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

ASHTON J. FRITZ — STATE OF INDIANA — PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

1. REV PER TAC COMMENTS	4/21/2025	AF
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

"IT'S THE LAW" 811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
BEN'S BBQ SHACK
WESTFIELD

PROJECT LOCATION:
1000 E. 181ST STREET
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
NW ¼, S36, T19N, R3E

CLIENT:
BEN'S BBQ SHACK
124 E. MAIN STREET
WESTFIELD, IN 46074

PLAN DATE: 4/21/2025
DESIGN: AF | CHECK: AF | DRAWN: AF / KG
PROJECT NO. 2410003
SHEET NAME
LANDSCAPE PLAN
SHEET NO.
L101

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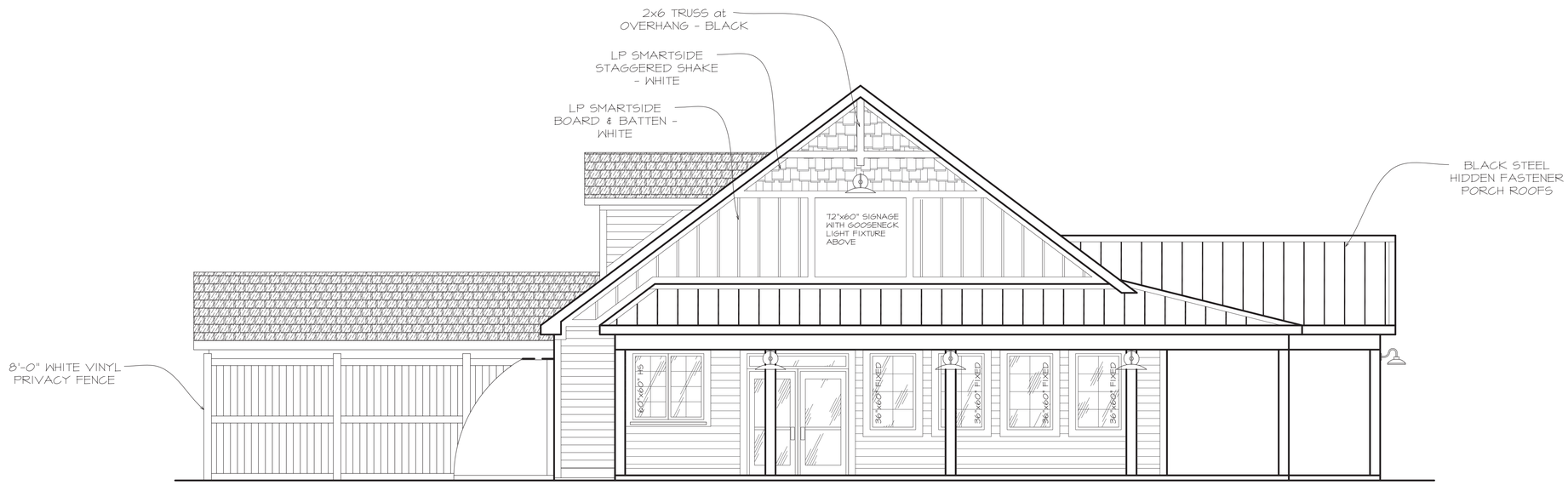
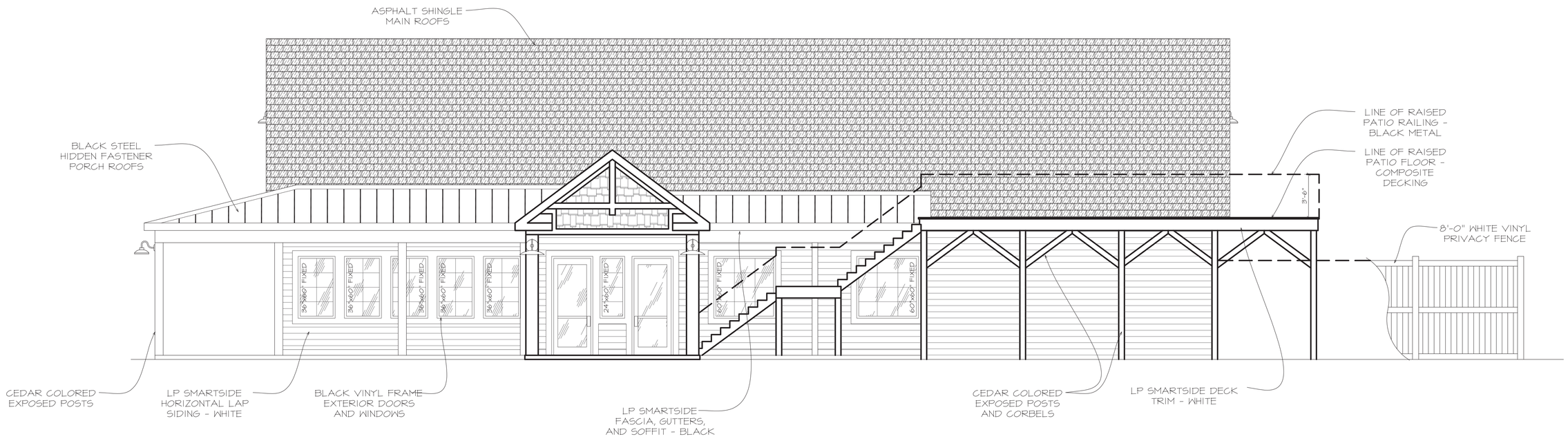


SOUTH FACING ELEVATION VIEW

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



EAST FACING ELEVATION VIEW

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

jason elliot burk, R.A.

JASON E. BURK REGISTERED No. 10700090 STATE OF INDIANA

JASON ELLIOT BURK R.A.

7321 pipestone drive, indy, in 46217
317 691 3692 | jason@burklegacy.com

BEN'S BBQ SHACK

130 Easdt Main Street, Westfield, IN

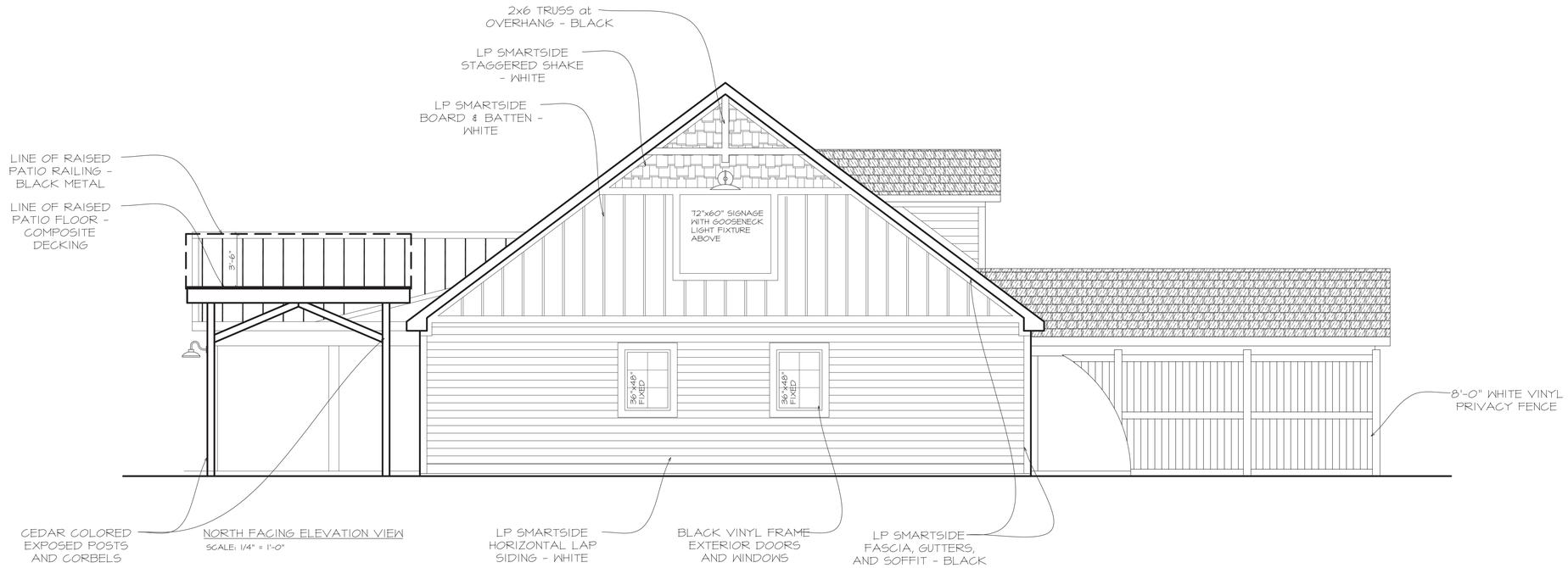
EXTERIOR ELEVATIONS

DATE: 01/15/25 (REV 1)

REVISION: 12/18/2024 - PER CITY ARCHITECTURAL ELEMENT REQUIREMENTS

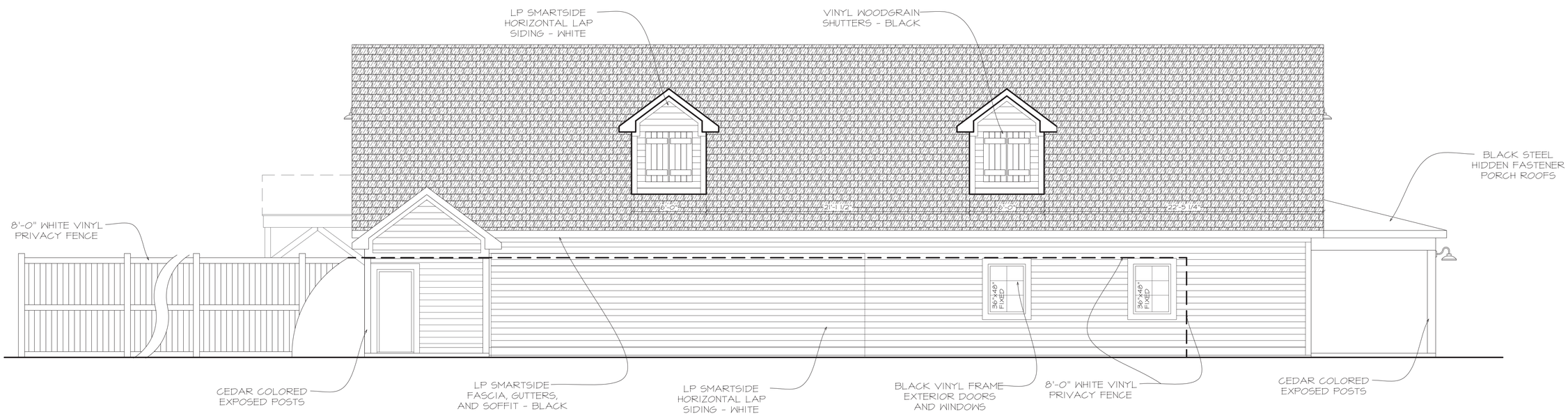
Drawn By: Chad Dunn

SHEET ELV-1



NORTH FACING ELEVATION VIEW

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



WEST FACING ELEVATION VIEW

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

jason elliot burk, R.A.

JASON E. BURK REGISTERED No. 10700090 STATE OF INDIANA

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BEN'S BBQ SHACK

130 Easdt Main Street, Westfield, IN

EXTERIOR ELEVATIONS

DATE: 01/15/25 (REV 1)

REVISION: 12/18/2024 - PER CITY ARCHITECTURAL ELEMENT REQUIREMENTS

Drawn By: Chad Dunn

SHEET ELV-2

Petition Number:	2503-DDP-07
Project Name:	Crew Westfield Interior Wash
Subject Site Address:	807 E State Road 32
Petitioner:	Crew Carwash, Inc.
Representative:	Kimley-Horn and Associates
Request:	Detailed Development Plan approval for a 5,225 SF interior clean carwash facility
Current Zoning:	Trails II Planned Unit Development (PUD) District
Current Land Use:	Vacant Residential
Approximate Acreage:	+/- 1.04
Property History:	Trails II PUD (Ord. 24-56) 2410-PUD-23
Staff Reviewer:	Weston Rogers, Senion Planner

PROCEDURAL

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

DEVELOPMENT PLAN

(Article 10.7(H) of the UDO)

The plans comply.

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

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

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

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

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

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

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

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

DISTRICT STANDARDS

Underlying Zoning – GB General Business District per UDO Article 4.16, Ord. 24-56

The plans comply.

25) Minimum Standards:

a)	Minimum Lot Area:	No minimum
b)	Minimum Lot Frontage:	80 feet
c)	Minimum Front Yard Building Setback:	60 feet
d)	Minimum Side Yard Building Setback:	20 feet
e)	Minimum Rear Yard Building Setback:	20 feet
f)	Minimum Lot Width:	No minimum
g)	Maximum Building Height:	60 feet
h)	Minimum Building Size:	No minimum
i)	Development Plan Required:	Required

26) Permitted Uses Per Ord. 24-53

a) The permitted uses on the Real Estate shall be as permitted on Lot B of the Trails PUD including but not limited to car wash as a permitted High Intensity Retail Use.

27) Concept Plan Per Ord. 24-53

a) The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. 3.1

b) The Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.

STATE HIGHWAY 32 OVERLAY DISTRICT STANDARDS

(Chapter 5.3 of UDO, Ord. 24-56)

The plans comply.

28) The standards of Chapter 5.3 State Highway 32 Overlay District (the "SR 32 Overly") shall not apply to the Development of the District, rather the following shall apply:

a) Character Exhibit:

i) A Character Exhibit is attached hereto as Exhibit C, Character Exhibit. The Building to be constructed shall be substantially similar in quality and character with the Character Exhibit in the reasonable determination of the Director.

b) Access Control Requirements:

i) The existing curb cut onto SR 32 shall be closed.

c) Accessory Buildings:

i) Accessory buildings and uses shall be as generally depicted on the Concept Plan including vehicle vacuuming stations/stalls. These stalls shall be permitted the front yard building setback along 175th Street.

d) Architectural Design Requirements:

i) The general design theme, elevations, openings, and building materials shall match the architecture of the existing Carwash in Area B of the Trails PUD as illustrated in the Character Exhibit.

ii) The distribution of material shall be as depicted in the Character Exhibit in the reasonable determination of the Director.

e) Trail Corridor Requirements:

i) Shall apply as these standards have been applied to Area B of the Trails PUD.

DEVELOPMENT STANDARDS

(Chapter 6 of UDO, Ord. 24-56)

The plans comply.

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

A. Permitted Use:

a. Accessory Buildings shall be permitted in all Zoning Districts in accordance with this Article. Accessory Uses shall be permitted in each Zoning District when determined by the Director that the Use is incidental to the permitted and primary Use, and that the Use is

consistent and compatible with the intent of the Zoning District in which it is located. Accessory Uses shall be conducted in accordance with the Article.

B. General Standards:

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

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

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

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

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

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

a. Lots in Subdivisions:

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

ii. Side and Rear Setbacks:

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

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

b. Per SR 32 Overlay standards:

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

ii. Per Ord. 24-56 For the purpose of this standard only, the south perimeter of the Real Estate adjacent to 175th Street shall be considered a Side or Rear Lot Line.

D. Screening of Receptacles and Loading Areas

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

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

ii. Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

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

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

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

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

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

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

30) Architectural Standards (UDO Article 6.3(F) and Ord. 24-56)

a) Per Ord. 24-56

i) Article 6.3(F) Architectural Standards shall not apply as applicable architectural standards are included in Section 7.1 (Architectural Character Exhibit) and 7.4 (Architectural Design Requirements) above as reflected the Character Exhibit.

44) Building Standards (Article 6.4)

45) Fence Standards (Article 6.5)

46) Height Standards (Article 6.6)

47) Landscaping Standards (Ord. 24-56 & UDO Article 6.8)

a) Content of Landscape Plan – 6.8(C)

i) Landscape Plans shall comply with the following standards:

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

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

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

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

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

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

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

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

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

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

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

i) Selection:

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

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

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

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

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

d) General Landscaping Design Standards – 6.8(G)

i) Groundcover:

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

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

ii) Placement:

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

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

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

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

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

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

(7) Per Ord. 24-56 – 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, City or other utility provider 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.

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

f) General Screening Standards – 6.8(H)

i) Mechanical Screening:

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

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

h) Minimum Lot Landscaping Requirements – UDO Article 6.8(K)

Commercial Uses 1.04 acres	**Required**	**Provided**	**Difference**
Shade Trees (10 per acre)	10	20	0
Orn. or Evergreen Trees (10 per acre)	10	10	0
Shrubs (25 per acre)	25	25+	0

i) Foundation Plantings – UDO Article 6.8(L)

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

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

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

j) External Street Frontage Landscaping Requirements – UDO Article 6.8(M)

i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development.

(1) 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.

(2) 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.

SR 32 Frontage – 80 LF External Street Frontage	**Required**	**Provided**	**Difference**
3 shade or evergreen / 100 LF	3	3	0
2 ornamental trees / 100 LF	2	2	0
25 shrubs / 100 LF	25	25+	0

175th St Frontage – 80 LF External Street Frontage	**Required**	**Provided**	**Difference**
3 shade or evergreen / 100 LF	3	3	0
2 ornamental trees / 100 LF	2	2	0
25 shrubs / 100 LF	25	25+	0

ii) Trail Corridor Plantings per SR 32 Overlay:

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

(a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

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

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

Trail Corridor Requirements (80')	Required	Provided	Difference
3 Shade Trees / 100 LF	3	3	0
1 Ornamental Tree / 100 LF	1	2	0

k) Buffer Yard Requirements – UDO Article 6.8(N) & Ord. 24-56

i) Per Ord. 24-56 Article 6.8(N) shall not apply.

l) Parking Area Landscaping – 6.8(O)

48) Lighting Standards (Article 6.9)

a) General Lighting Standards:

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

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

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

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

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

b) Business District Standards:

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

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

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

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

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

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

49) Lot Standards (Article 6.10)

50) Outside Storage and Display (Article 6.12)

51) Parking and Loading Standards (Article 6.14)

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

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

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

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

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

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

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

vii) Surfacing and Curbs:

(1) Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted

gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.

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

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

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

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

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

(1) Minimum Number of Parking Spaces Required:

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

(2) Reciprocal Parking Agreement:

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

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

xi) Required Spaces:

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

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

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

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

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

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

50) Performance Standards (Article 6.15)

51) Setback Standards (Article 6.16)

52) Sign Standards (Article 6.17)

53) Vision Clearance Standards (Article 6.19)

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

1. Forty (40) feet from intersections of Collectors or Local Streets.

2. Seventy-five (75) feet from intersections of Expressways or Arterials.

3. Ten (10) feet from intersections of Driveways or Alleys.

4. Twenty-five (25) feet from intersections of Private Streets.

54) Yard Standards (Article 6.21)

DESIGN STANDARDS

Ord. 24-56 and Chapter 8 of UDO

The plans comply.

55) Per Ord. 24-56 The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

a) Dedication of Right-of-way: The required right of way dedication shall be as follows:

i) SR 32: The right of way shall match the property line at the adjacent parcel to the west and a 30’ Greenway area shall be provided similar to the parcel to the east.

ii) 175th Street: Existing at the time of approval of this Ordinance.

56) Easement Standards (Article 8.3)

57) Monument and Marker Standards (Article 8.5)

58) Open Space and Amenity Standards (Article 8.6)

59) Pedestrian Network Standards (Article 8.7)

a) SR 32 Overlay Trail Corridor Requirements

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

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

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

iv) Trail Corridor Design Standards:

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

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

60) Storm Water Standards (Article 8.8)

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

62) Surety Standards (Article 8.12)

63) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

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

2) Action: Approve Detailed Development Plan 2503-DDP-07 with the following condition:

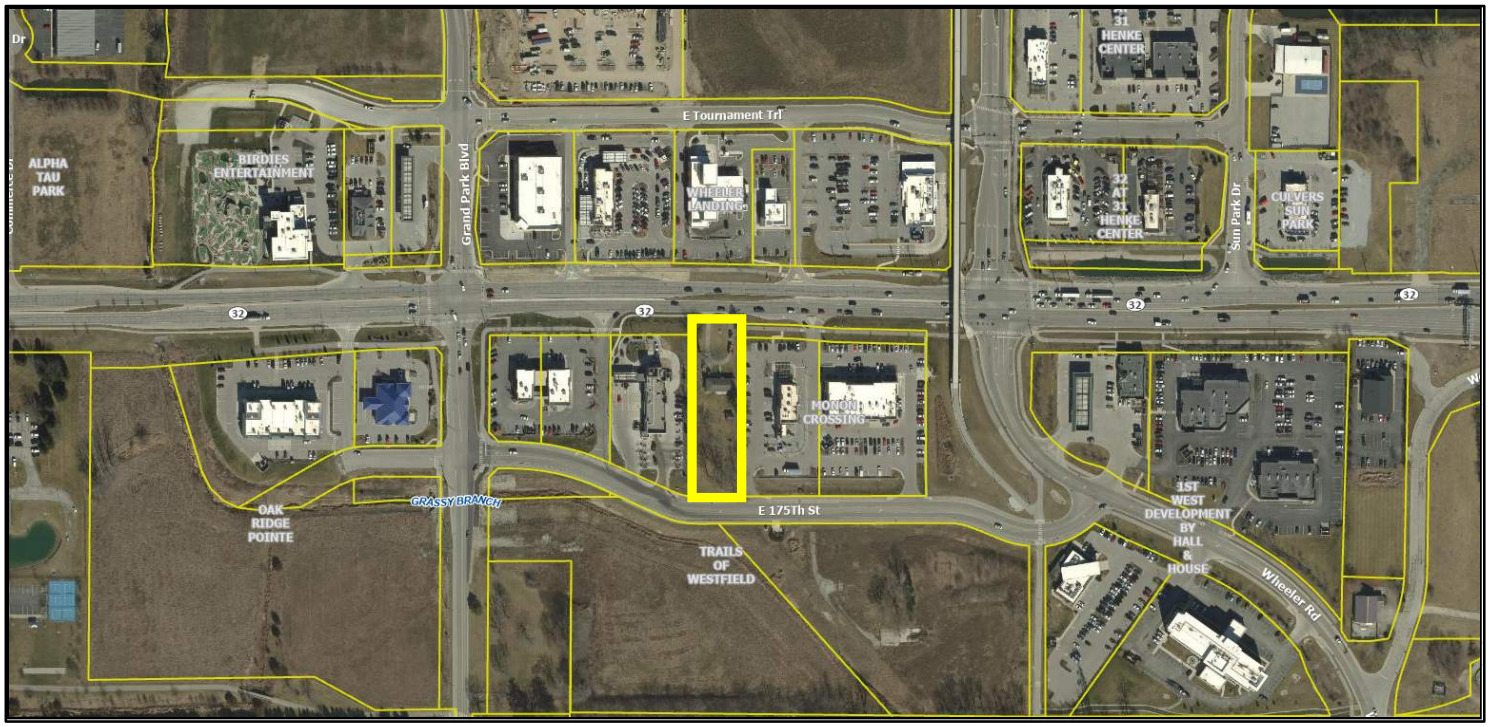
- That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

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

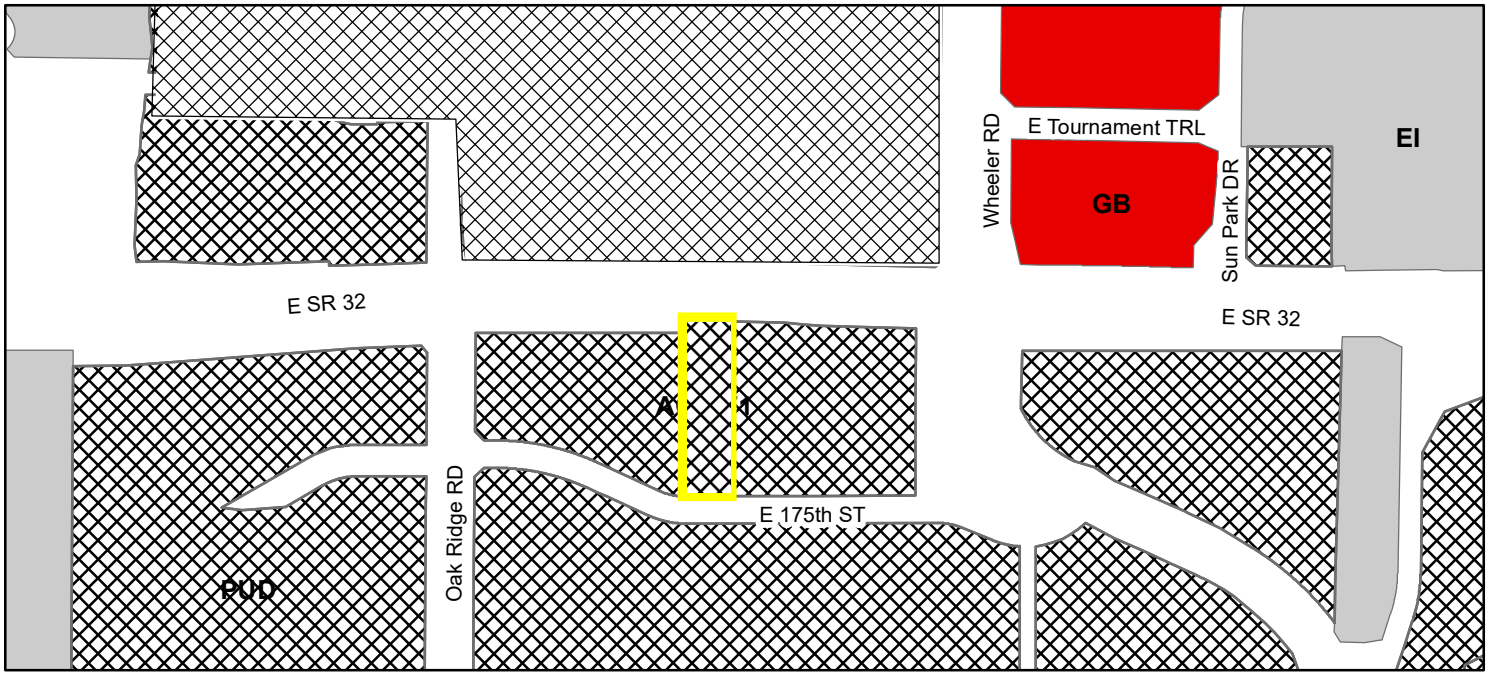
Property Location Map
807 E SR 32
Crew Carwash Interior Clean
2503-DDP-07

Not To Scale

Aerial Location Map

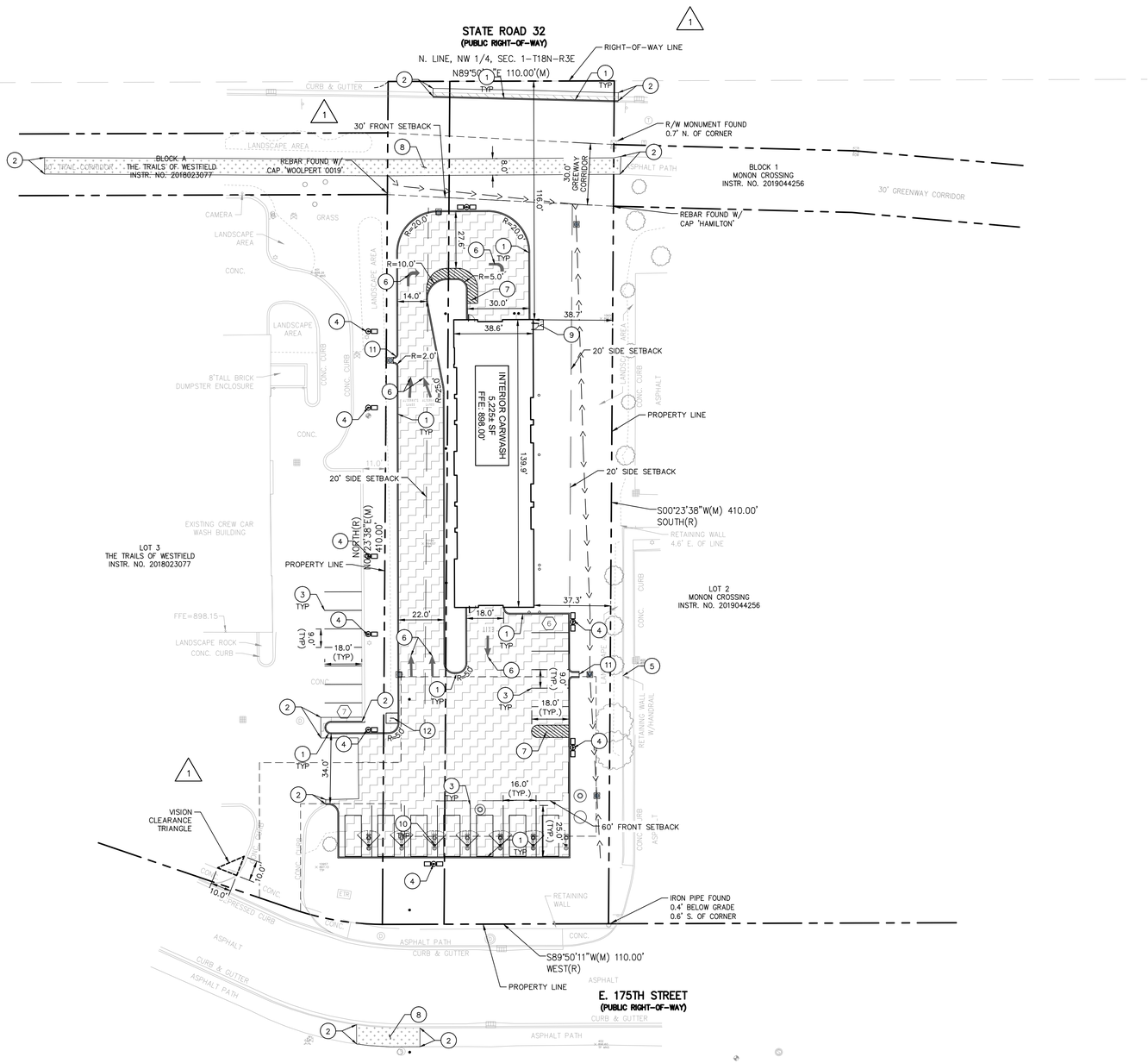


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- PUD (Planned Unit Development)



Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

EXISTING LEGEND

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

BENCHMARKS

ORIGINATING BENCHMARK:
HAM 20 – DNR DISC
±610' SOUTH OF S.R. 32 ON CHEERY STREET IN WESTFIELD TO A BRIDGE OVER GRASSY BRANCH DITCH. SET IN THE TOP OF THE WEST CONCRETE HEADWALL. AN INDIANA FLOOD CONTROL AND WATER RESOURCE COMMISSION DISK. ESTABLISHED 1959.
ELEVATION=874.41 (NAVD 88 DATUM)

TEMPORARY BENCHMARKS:
TBM #375 DESCRIPTION
CUT SQUARE IN LIGHT POLE BASE
ELEVATION=897.72

TBM #376 DESCRIPTION
CUT SQUARE ON NW CORNER OF TRANSFORMER PAD
ELEVATION=897.70

PAVING LEGEND

HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	PUD	
SITE ACREAGE	=	1.04 AC.±	
BUILDING AREA	=	5,225SF	
PARKING SPACES (STANDARD) REQUIRED*	=	8	SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	1	SPACES
PARKING SPACES (STANDARD) PROVIDED	=	13	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED**	=	0	SPACES
TOTAL PARKING SPACES PROVIDED	=	13	SPACES

*1 PER EMPLOYEE AT A GIVEN TIME
**PROVIDED ON CREW PROPERTY TO THE WEST

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
3. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
4. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
5. EXISTING RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
6. DIRECTIONAL ARROWS, TYP.
7. 4" WIDE PAVEMENT MARKING, YELLOW SOLID LINE, TYP.
8. MULTI-USE ASPHALT PATH (SEE DETAILS)
9. 5'X5' CONCRETE STOOP (SEE DETAILS)
10. VACUUM EQUIPMENT, TYP. (SEE DETAILS)
11. 2' CURB TURNOUT (SEE DETAILS)
12. BIKE RACK (SEE DETAILS)

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
7. ALL STRIPING WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC.

FIRE DEPARTMENT NOTES:

1. DURING CONSTRUCTION, FIRE APPARATUS ACCESS ROADS SHALL BE CONSTRUCTED TO THE CITY OF WESTFIELD STANDARDS AND SPECIFICATION AND SHALL BE PROVIDED WITH A MINIMUM SURFACE OF COMPACTED STONE OR IF THE BUILDING IS BEING CONSTRUCTED OF COMBUSTIBLE MATERIALS, IT SHALL HAVE A MINIMUM OF ASPHALT BINDER.
2. (IFC 3310.1) EMERGENCY TELEPHONE FACILITIES WITH READY ACCESS SHALL BE PROVIDED IN AN APPROVED LOCATION AT THE CONSTRUCTION SITE, OR AN APPROVED EQUIVALENT MEANS OF COMMUNICATION SHALL BE PROVIDED. THE STREET ADDRESS OF THE CONSTRUCTION SITE AND THE EMERGENCY TELEPHONE NUMBER OF THE FIRE DEPARTMENT SHALL BE POSTED ADJACENT TO THE TELEPHONE.

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	03/11/25	JDK
2	TAC COMMENTS	03/31/25	JDK

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 350,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDK
DRAWN BY: BJK
CHECKED BY: MJT

MICHAEL J. TUTT REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

Crew CARWASH

SITE PLAN

CREW CARWASH
807 E. STATE RD. 32
WESTFIELD, IN 46074

ORIGINAL ISSUE: 01/31/2025
KHA PROJECT NO. 170358026
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170358026_crew carwash_interior wash_westfield_in\2 Design\CADD\plansheets\C3.0-SITE PLAN.dwg C3.0 Mar 31, 2025 5:33pm by: Josh.Koone
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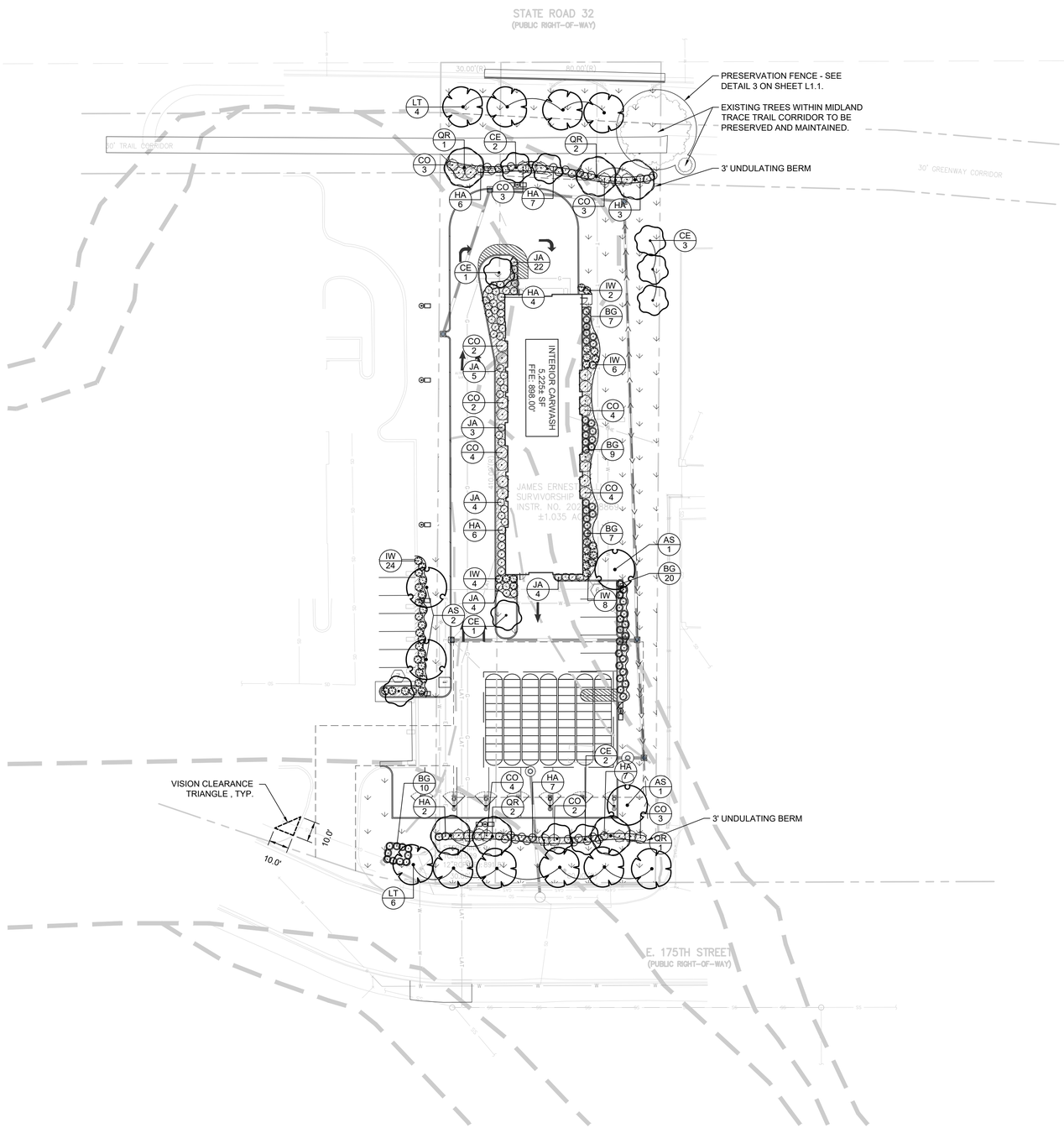

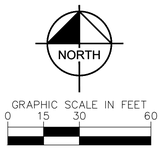

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES						
AS	4	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	8' HT MIN
LT	10	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B	2" CAL MIN	8' HT MIN
QR	6	QUERCUS RUBRA	NORTHERN RED OAK	B & B	2" CAL MIN	8' HT MIN
ORNAMENTAL TREES						
CE	10	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL MIN	---

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS						
CO	34	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	1 GAL	SEE PLAN	24" HT MIN
HA	42	HYDRANGEA ARBORESCENS 'ABETWO'	INCREDIBALL® HYDRANGEA	1 GAL	SEE PLAN	24" HT MIN
IW	44	ILEX VERTICILLATA	WINTERBERRY	1 GAL	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS						
BG	53	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	1 GAL	SEE PLAN	24" HT MIN
JA	42	JUNIPERUS COMMUNIS DEPRESSA 'AMIDAK'	BLUEBERRY DELIGHT® JUNIPER	1 GAL	SEE PLAN	24" HT MIN

ORDINANCE CHART

ZONING: Indianapolis		
REQUIREMENT	REQUIRED	PROVIDED
STREET TREES - CHAPTER 6, SECTION J		
• Minimum spacing of 1 tree every 25 LF.	• State Rd. 32: 110 LF/ 25 = 4 trees required. • E. 175th Street: 145 LF /25 = 6 trees required.	• State Rd. 32: 4 trees provided. • E. 175th Street: 6 trees provided.
MINIMUM LOT LANDSCAPING - CHAPTER 6, SECTION K		
• Business Uses: 10 shade trees, 10 ornamental or evergreen trees, 25 shrubs	• Minimum 10 shade trees, 10 ornamental or evergreen trees and 25 shrubs required.	• At least 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs provided.
FOUNDATION PLANTINGS - CHAPTER 6, SECTION L		
• Plant materials shall be required intermittently every forty (40) feet against long expanses (over (80) feet) of Building Facades. • 1 shrub or ornamental tree per twelve (12) LF	• 356 LF / 40 = 9 x 12 = 108 shrubs or ornamental trees required.	• 108 shrubs or ornamental trees provided.
EXTERNAL STREET FRONTAGE - CHAPTER 6, SECTION M		
• 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) LF. • A minimum three-foot (3') tall undulating mound shall be required along the entire External Street Frontage.	• State Rd. 32: 109 LF/ 100 = 1 1 x 3 = 3 shade or evergreen trees 1 x 2 = 2 ornamental trees 1 x 25 = 25 shrubs 3' undulating mound • E. 175th St: 110 LF/100 = 1 1 x 3 = 3 shade or evergreen trees 1 x 2 = 2 ornamental trees 1 x 25 = 25 shrubs 3' undulating mound	• State Rd. 32: 3 shade trees, 2 ornamental trees, 25 shrubs and a 3' undulating mound provided. • E. 175th St: 3 shade or evergreen trees, 2 ornamental trees, 25 shrubs, and a 3' undulating mound provided.
INTERIOR PARKING LANDSCAPING - CHAPTER 6, SECTION O.1		
• 13 spaces = 5% of parking area to be islands • Parking islands shall include at least one (1) tree and four (4) shrubs per island.	• 2,822SF x .05 = 141 SF island • 2 islands = 2 trees, 8 shrubs required.	• 2 trees, 8 shrubs provided.
PERIMETER PARKING LANDSCAPING - CHAPTER 6, SECTION O.2		
• Perimeter parking landscaping shall be a minimum of five (5) feet wide and extend along the perimter. • A minimum of one (1) tree per thirty (30) LF and one (1) shrub per three (3) LF.	• 121 LF / 30 = 4 trees 121 LF / 3 = 40 shrubs	• 4 trees, 40 shrubs provided.
TRAIL PUD - SECTION 9.3		
• Existing trees and other vegetation along the Midland Trace Trail corridor shall be preserved and maintained.	• 2 trees within the Midland Trace Trail corridor to be preserved and maintained.	• 2 trees to be preserved and maintained.

SEEDING LEGEND

PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	03/11/25	JDK
2	TAC COMMENTS	03/31/25	JDK

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JDK
DRAWN BY: BJK
CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION
MATTHEW J. TUCE
STATE OF INDIANA
LANDSCAPE ARCHITECT

Crew CARWASH

LANDSCAPE PLAN

CREW CARWASH
807 E. STATE RD. 32
WESTFIELD, IN 46074

ORIGINAL ISSUE: 01/31/2025
KHA PROJECT NO. 170358026
SHEET NUMBER
L1.0

Drawing name: K:\IND_LDE\K\170358026_crew carwash_interior wash_westfield_in\2 Design\CADD\plansheets\L1.0-LANDSCAPE PLAN.dwg L1.0 Mar 31, 2025, 5:39pm by: Josh.Kisore
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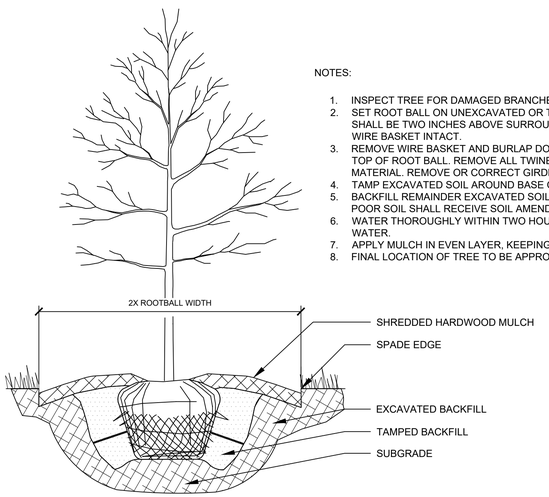
LANDSCAPE NOTES

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

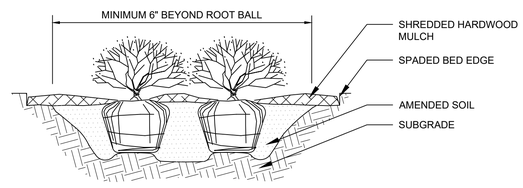


NOTES:

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

1 TREE PLANTING

NTS

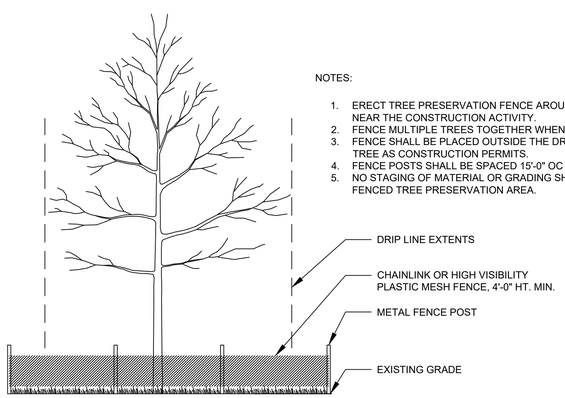


NOTES:

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

2 SHRUB PLANTING

NTS



NOTES:

1. ERECT TREE PRESERVATION FENCE AROUND EXISTING TREES TO REMAIN NEAR THE CONSTRUCTION ACTIVITY.
2. FENCE MULTIPLE TREES TOGETHER WHEN POSSIBLE
3. FENCE SHALL BE PLACED OUTSIDE THE DRIP LINE AND AS FAR FROM THE TREE AS CONSTRUCTION PERMITS.
4. FENCE POSTS SHALL BE SPACED 15'-0" OC MAXIMUM.
5. NO STAGING OF MATERIAL OR GRADING SHALL OCCUR WITHIN THE FENCED TREE PRESERVATION AREA.

3 TREE PRESERVATION FENCE

NTS

NORTH

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	03/11/25	JDK
2	TAC COMMENTS	03/31/25	JDK

Kimley»Horn

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500 EAST 96TH STREET, SUITE 100,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JDK
DRAWN BY: BJK
CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION
MATTHEW J. TUCE
STATE OF INDIANA
LANDSCAPE ARCHITECT

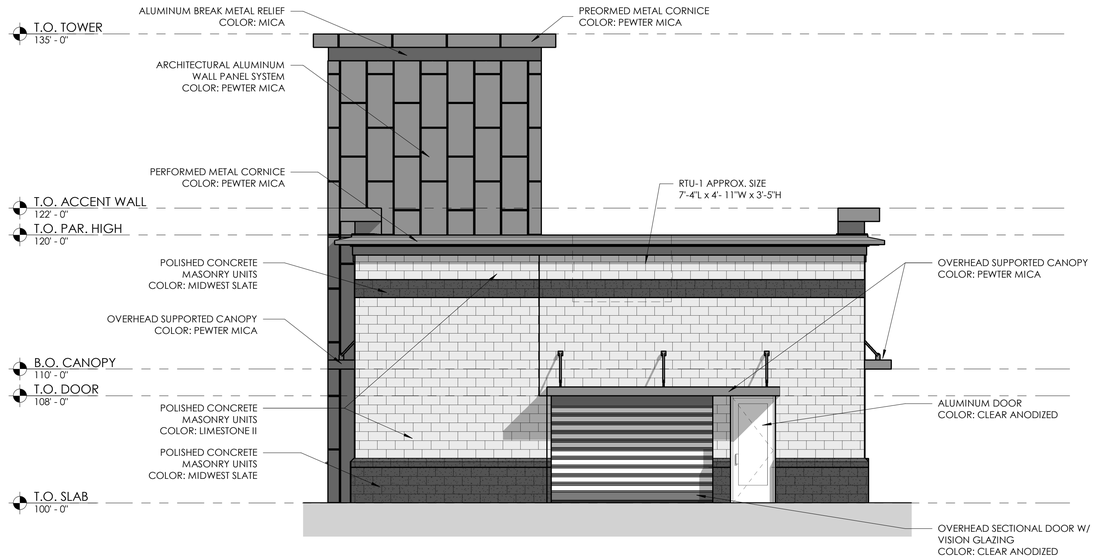
Crew CARWASH

LANDSCAPE DETAILS

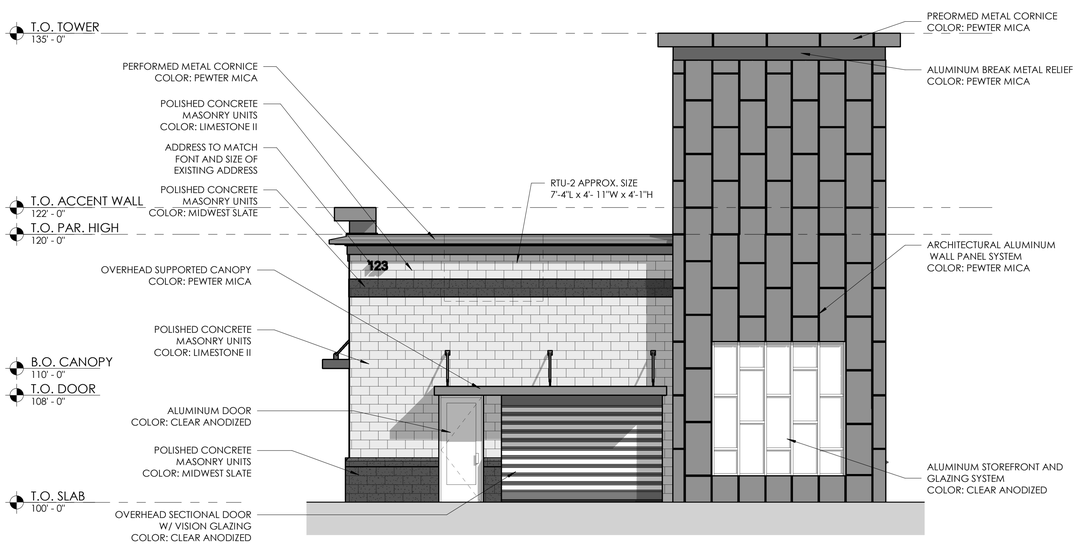
CREW CARWASH
807 E. STATE RD. 32
WESTFIELD, IN 46074

ORIGINAL ISSUE: 01/31/2025
KHA PROJECT NO. 170358026
SHEET NUMBER
L1.1

Drawing name: K:\IND_LDE\170358026_crew carwash_interior wash_westfield_in\2 Design\CADD\plansheets\L1.0-LANDSCAPE PLAN.dwg L1.1 Mar 31, 2025 5:39pm by: Josh.Koore
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SOUTH ELEVATION



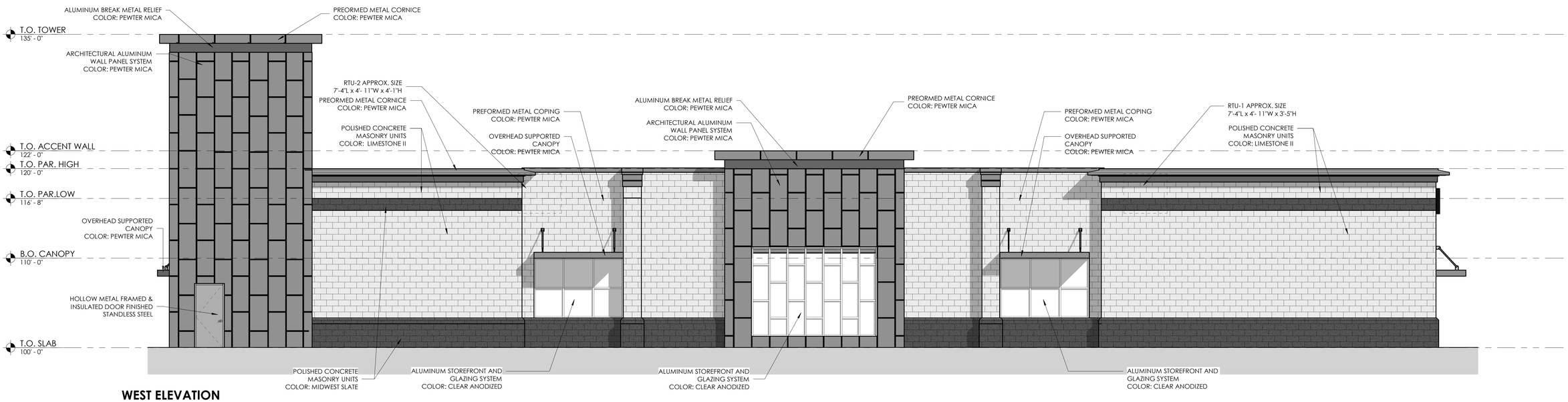
NORTH ELEVATION

XPRESS INTERIOR CLEAN ELEVATIONS

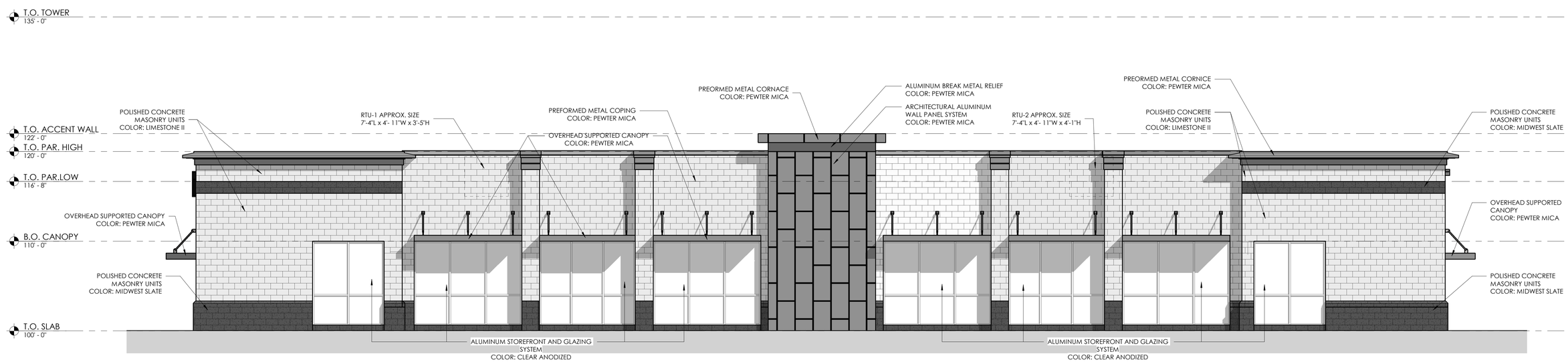
CREW CARWASH, INC.
807 IN-32
WESTFIELD, IN 46074

04/15/2025
0240023-10000
3/16" = 1'-0"

Solutions by Design Since 1937



WEST ELEVATION



EAST ELEVATION

XPRESS INTERIOR CLEAN ELEVATIONS

CREW CARWASH, INC.
807 IN-32
WESTFIELD, IN 46074

04/15/2025
0240023-10000
3/16" = 1'-0"

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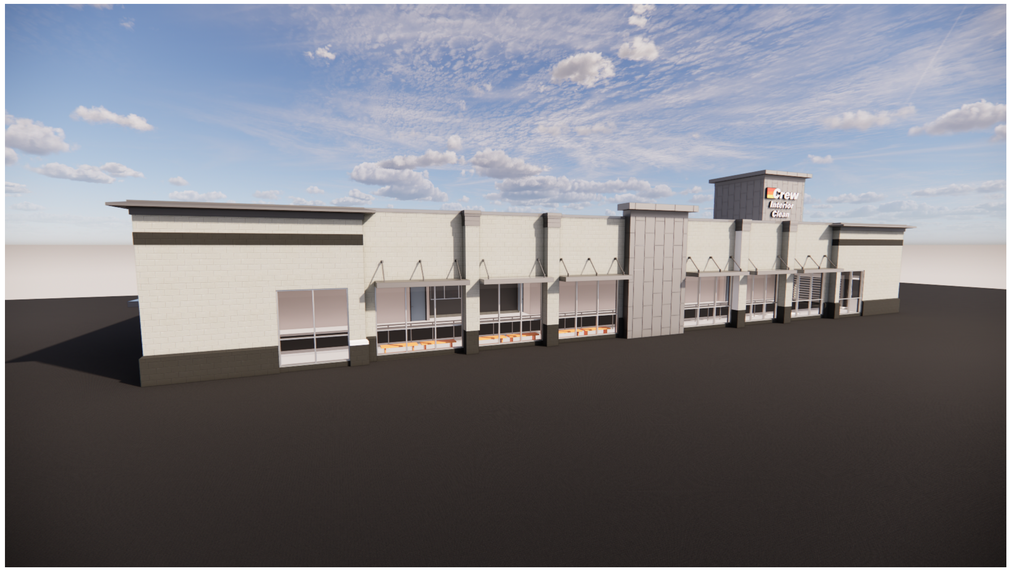

Crew CARWASH

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WESTFIELD, IN 46074

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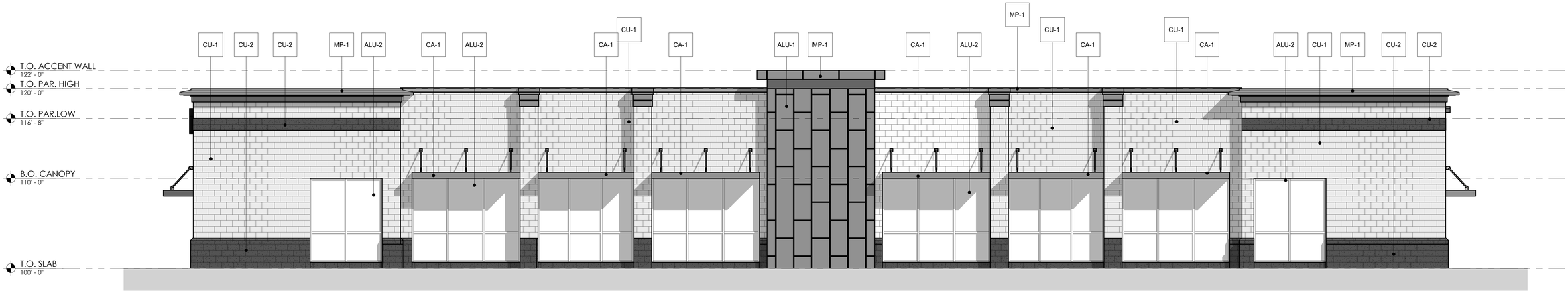
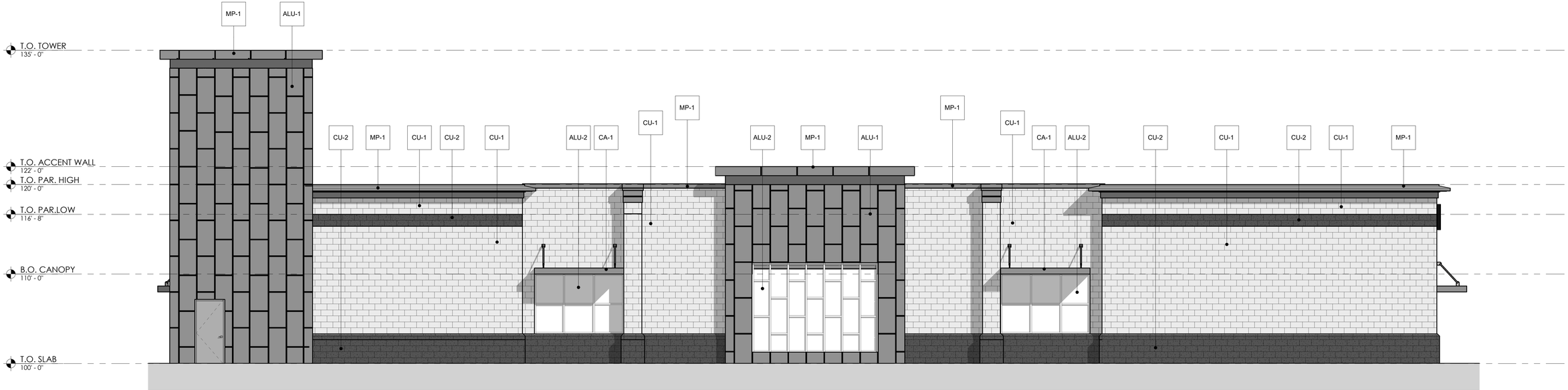
FINISH LEGEND

CU-1	POLISHED CONCRETE MASONRY UNITS COLOR: MIDWEST SLATE (MATCH EXISTING BUILDING)
CU-2	POLISHED CONCRETE MASONRY UNITS COLOR: LIMESTONE II (MATCH EXISTING BUILDING)
MP-1	PERFORMED METAL COPING/CORINCE COLOR: PEWTER MICA (MATCH EXISTING BUILDING)
CA-1	OVERHEAD SUPPORTED CANOPY COLOR: PEWTER MICA (MATCH EXISTING BUILDING)
ALU-1	PERFORMED METAL COPING/CORINCE COLOR: PEWTER MICA (MATCH EXISTING BUILDING)
ALU-2	ALUMINUM STOREFRONT AND GLAZING SYSTEM COLOR: CLEAR ANODIZED (MATCH EXISTING BUILDING)



EAST ELEVATION - FINISHES



WEST ELEVATION - FINISHES

Crew CARWASH

XPRESS INTERIOR CLEAN ELEVATIONS - FINISHES

CREW CARWASH, INC.
807 IN-32
WESTFIELD, IN 46074

04/15/2025
0240023-10000
As indicated

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FINISH LEGEND

CU-1	POLISHED CONCRETE MASONRY UNITS COLOR: MIDWEST SLATE (MATCH EXISTING BUILDING)	CA-1	OVERHEAD SUPPORTED CANOPY COLOR: PEWTER MICA (MATCH EXISTING BUILDING)
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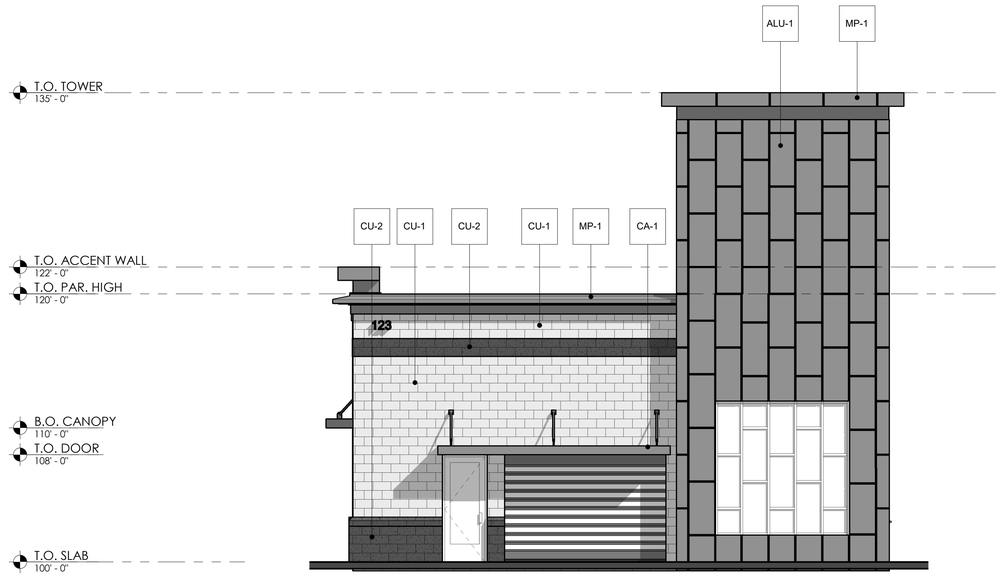
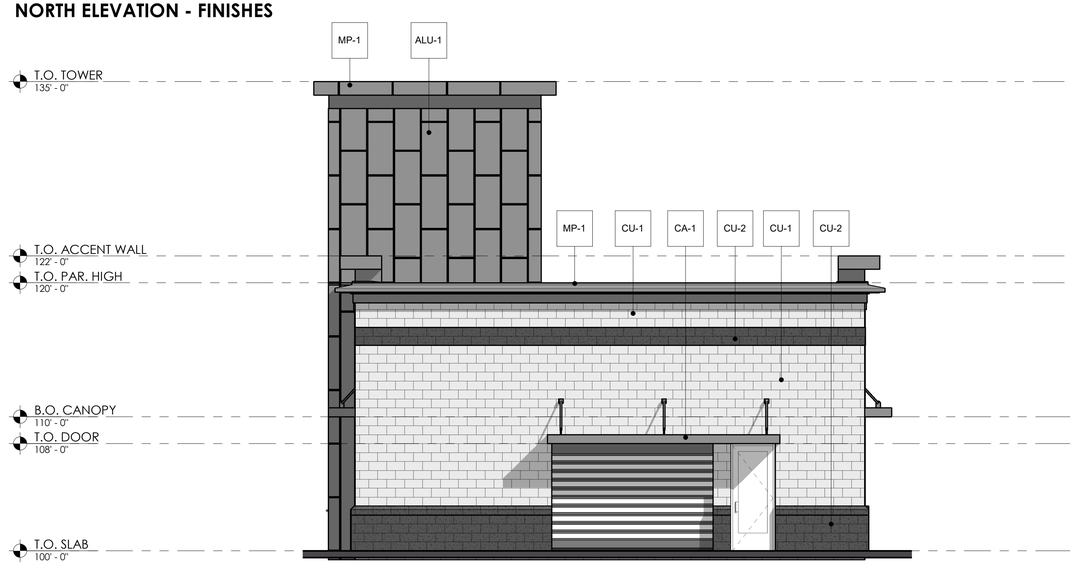


NORTH ELEVATION - FINISHES



SOUTH ELEVATION - FINISHES

XPRESS INTERIOR CLEAN ELEVATIONS - FINISHES

CREW CARWASH, INC.
807 IN-32
WESTFIELD, IN 46074

04/15/2025
0240023-10000

Solutions by Design Since 1937

Petition Number:	2504-DDP-12
Project Name:	Ambrose on Main
Subject Site Address:	Generally located at the northeast corner of N East St and SR 32
Petitioner:	Shelby Bowen, Rebar Development
Representative:	Connor Strege, Kimley-Horn & Associates, Inc
Request:	Detailed Development Plan review of a 30,000 sq. ft. mixed-use residential building on 3.82 acres in the Ambrose on Main Planned Unit Development (PUD) District.
Current Zoning:	Ambrose on Main PUD District (Ord. 24-64)
Current Land Use:	Vacant/Residential
Approximate Acreage:	+/- 3.82
Exhibits:	1. Staff Report
	2. Location Map
	3. Site Plan
	4. Elevations and Renderings
	5. Landscape Plan
Staff Reviewer:	Lauren Gillingham-Teague, AICP – Senior Planner

---

PROCEDURAL

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

DEVELOPMENT PLAN

(Article 10.7(H) of the UDO)

The plans comply with all applicable standards

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

DISTRICT STANDARDS

Article 4.14 (LB District) and Ambrose on Main PUD District (Ord. 24-64)

The plans comply with all development standards

1) Minimum Lot Area: No minimum
2) Minimum Lot Frontage: 50 feet
3) Minimum Building Setback Lines
   a) Front Yard: 0 feet
   b) Side Yard: 0 feet
      i) Abutting a SF district: 20 feet
4) Maximum Building Setback Lines
   a) Front Yard
      i) Abutting N East St/ SR 32: 25 feet
   b) All Others: No maximum
5) Maximum Building Height: 55 feet except for architectural formed roof
6) Project Perimeter Setback: None
7) Building Size Requirements: None

DEVELOPMENT STANDARDS

Ambrose on Main PUD District (Ord. 24-64) & Chapter 6 of UDO

The plans comply. Notable standards are outlined below

8) Accessory use and Building Standards (Article 6.1)
9) Architectural Standards (Ambrose on Main PUD District)
   a) Article 6.3 Architectural Standards: Shall not apply; rather, the Character Exhibits attached hereto as Exhibit C shall apply. Substantial compliance with Exhibit C Shall be required as determined by the Director of Community Development.
10) Building Standards (Article 6.4)
11) Fence Standards (Article 6.5)
12) Height Standards (Article 6.6)
13) Landscaping Standards (Ambrose on Main PUD District)
   a) Article 6.8 Landscaping Standards: Shall not apply; rather, the Character Exhibits attached hereto as Exhibit D shall apply. Substantial compliance with Exhibit D Shall be required as determined by the Director of Community Development. Unless the Director Public Works determines that the

final landscape plan cannot be completed as shown because plantings are not permitted by the City along or within Easements, utility service line routes, or building expansion areas. In those cases, 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, the Director of Public Works may approve a landscape plan with fewer plantings than shown on Exhibit D.

14) Lighting Standards (Article 6.9)

a) Multi-family Residential and Nonresidential Standards:

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

ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [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 nonprotruding 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) The off-street Parking Areas and service facility areas for multi-family residential Uses shall have sufficient lighting facilities, which shall be located and adjusted so that the glare or beam is directed away from any adjoining property, Street or Multi-family Dwelling window.

15) Lot Standards (Article 6.10)

16) Outside Storage and Display (Article 6.12)

17) Outdoor Café and Eating Areas (Article 6.13)

18) Parking and Loading Standards (Ambrose on Main PUD District & Article 6.14)

a) Article 6.14 Parking and Loading Standards shall apply, except as otherwise modified below.

i) <u>Access.</u> The minimum aisle width for 45-degree angled parking shall be twelve (12) feet. Where a twelve (12) foot drive aisle is provided, off-street parking spaces shall be at least nine (9) feet in width and twenty (20) feet in length.

ii) <u>Required spaces for Multi-family Dwellings</u>. One and a half (1.5) spaces per Dwelling Unit.

iii) Drive-through facilities shall be prohibited.

b) Bicycle Parking:

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

19) Performance Standards (Article 6.15)

20) Setback Standards (Article 6.16)

21) Sign Standards (Article 6.17)

22) Vision Clearance Standards (Article 6.19)

23) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

24) Easement Standards (Article 8.3)

25) Monument and Marker Standards (Article 8.5)

26) Open Space and Amenity Standards (Article 8.6)

27) Pedestrian Network Standards (Article 8.7)

a) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

28) Storm Water Standards (Article 8.8)

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

30) Surety Standards (Article 8.12)

31) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances.

Action: Approve Detailed Development Plan 2504-DDP-12 with the following condition:

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

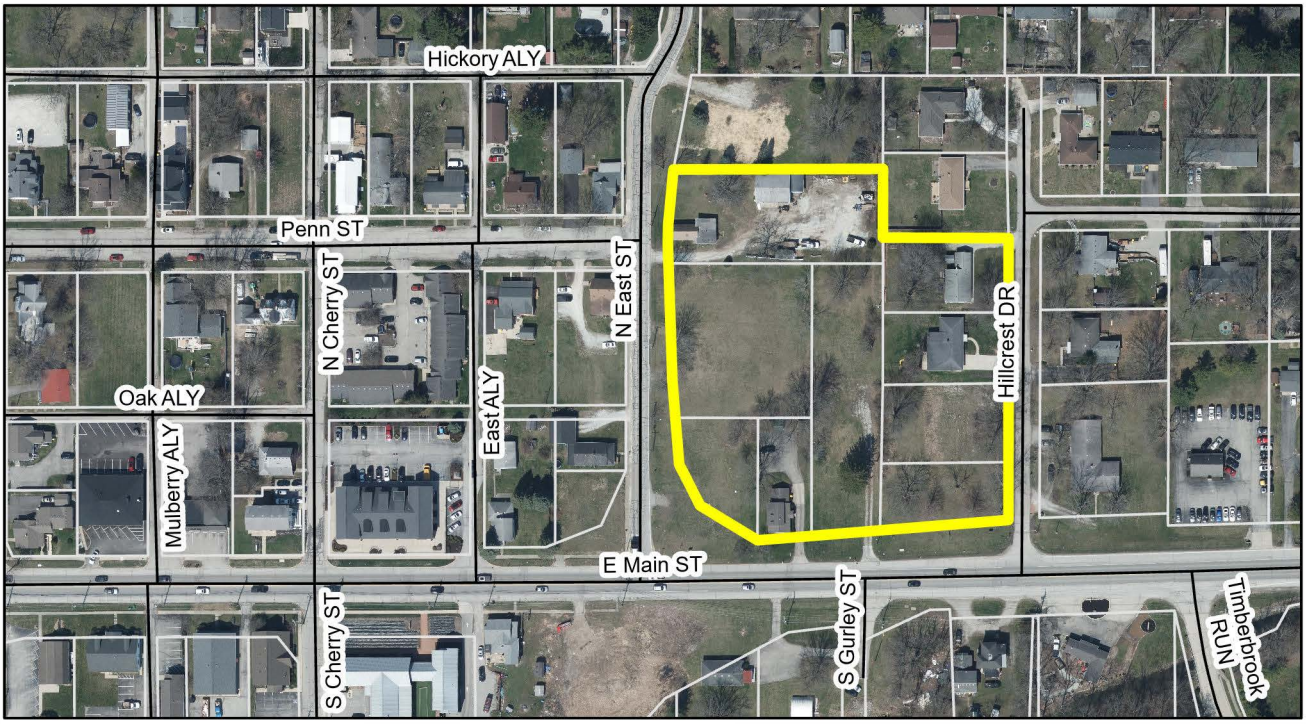
If any Plan Commission member has questions prior to the meeting, then please contact Lauren Gillingham-Teague at 317-804-3175 or Lgillingham@westfield.in.gov.

CITY OF Westfield INDIANA

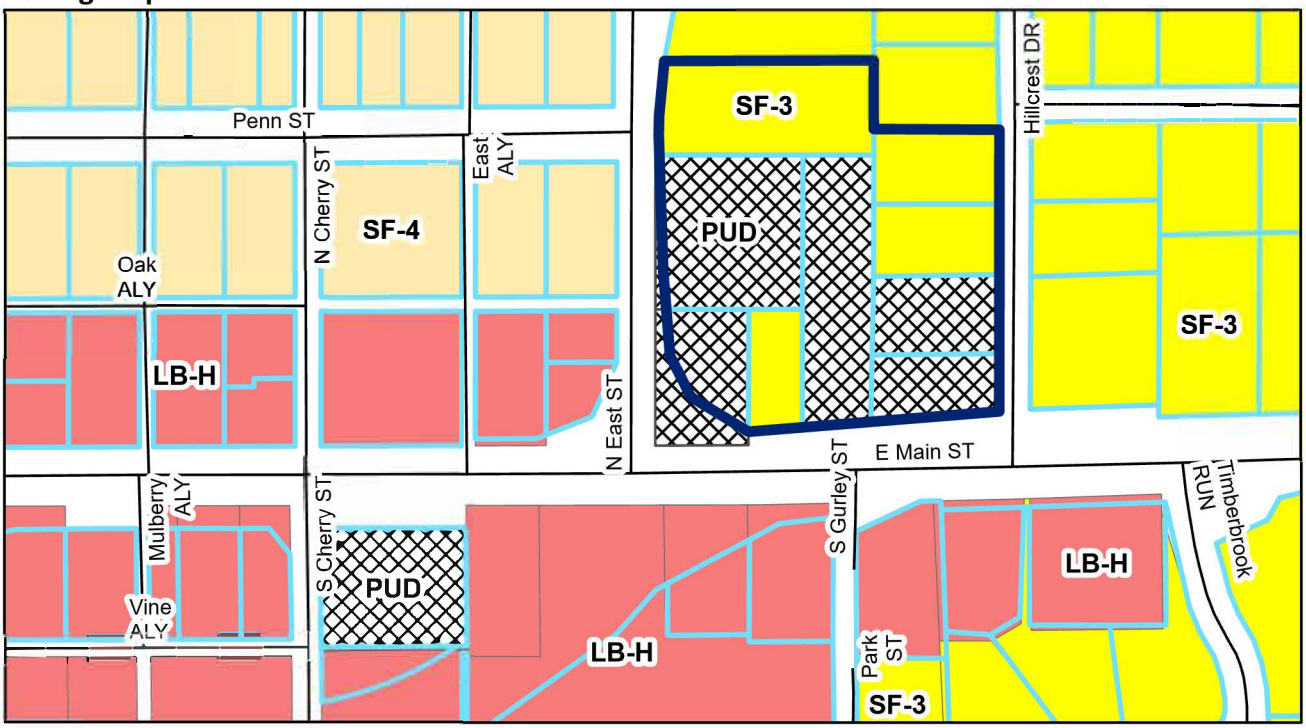
Property Location Map
Ambrose on Main DDP
2504-DDP-12

N W E S

Aerial Location Map



Zoning Map

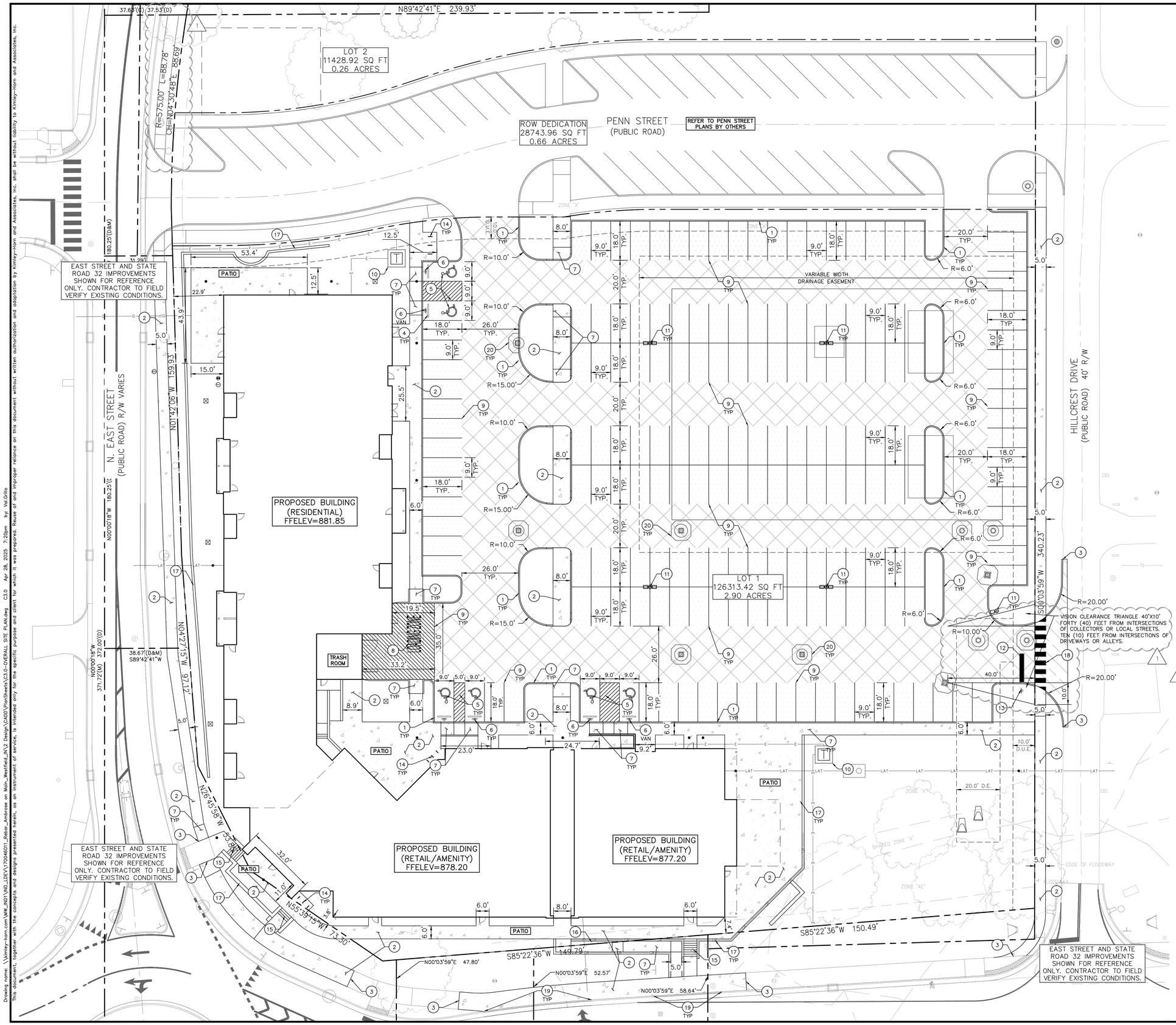


Legend

Subject Parcel

0 0.02 0.04 0.07 Miles

N



Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT INDOT CLASS III — SEE INDOT DETAILS NO. 610-DRIV-04 AND 610-DRIV-09
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	PUD	
SITE ACREAGE	=	2.91 AC.±	
BUILDING AREA	=	30,534	SF
BUILDING HEIGHT	=	52	FT
PARKING SPACES (STANDARD) REQUIRED	=	176	SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	6	SPACES
PARKING SPACES (STANDARD) PROVIDED	=	178	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	6	SPACES
TOTAL PARKING SPACES PROVIDED	=	184	SPACES
BICYCLE PARKING SPACES REQUIRED (1 BICYCLE SPACE PER 30 VEHICULAR SPACES PROV'D)	=	7	SPACES
BICYCLE PARKING SPACES PROVIDED (2 BICYCLE SPACES PER BICYCLE RACK PROV'D)	=	14	SPACES

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
3. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
4. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
5. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
6. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
7. ACCESSIBLE RAMP (SEE DETAILS)
8. "LOADING ZONE" STRIPING
9. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
10. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
11. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
12. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
13. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
14. BIKE RACK (SEE LANDSCAPE PLANS FOR DETAILS)
15. STAIR RISERS (SEE LANDSCAPE PLANS FOR DETAILS)
16. HANDRAILS (SEE LANDSCAPE PLANS FOR DETAILS)
17. RETAINING WALL (SEE LANDSCAPE PLANS FOR DETAILS)
18. PEDESTRIAN CROSSWALK, THERMOPLASTIC
19. PUBLIC CURB AND GUTTER, CONCRETE (SEE DETAILS)
20. CONCRETE COLLAR, TYP. (SEE DETAILS)

BENCHMARKS

ORIGINATING BENCHMARK:
TBM #30 (PER INDOT ROAD PLANS FOR STATE ROAD 32 PREPARED BY AMERICAN STRUCTUREPOINT, INC.)
CHISELED "X" NORTHWEST BOLT OF FIRE HYDRANT LOCATED 50'± NORTH OF CENTERLINE OF STATE ROAD 32 AND 70'± WEST OF CENTERLINE OF HILLCREST DRIVE.
ELEVATION=868.31 (NAVD 88 DATUM)

ON-SITE BENCHMARKS
AS SHOWN ON SURVEY

GENERAL PLAN NOTES

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

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	04/28/25	KED

Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
600 EAST 96TH STREET, SUITE 100,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: KED
DRAWN BY: JMS
CHECKED BY: CVS

CONNOR MARK SCHAEFER
REGISTERED
PE 24944
INDIANA
NOT APPROVED FOR CONSTRUCTION
PROFESSIONAL ENGINEER

REBAR DEVELOPMENT

OVERALL SITE PLAN

AMBROSE ON MAIN
NEC MAIN ST. AND EAST ST.
WESTFIELD, IN 46074

ORIGINAL ISSUE: 02/28/2024
KHA PROJECT NO. 170046011
SHEET NUMBER
C3.0

Drawing name: \\kimley-horn.com\WW_IND01\IND_LDEV\170046011_Rebar_Ambrose on Main_Westfield_IN\2 Design\CADD\PlanSheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Apr 28, 2025 7:20pm by: Val.Grillo
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MATERIAL PERCENTAGES

BRICK - 43.5%
STONE - 20.5%
SIDING - 26.5%
STOREFRONT - 9.5%

01 SOUTH ELEVATION

SCALE: 1" = 10'-0"

MATERIAL PERCENTAGES

BRICK - 51.2%
STONE - 7.5%
SIDING - 37.5%
STOREFRONT - 3.8%

02 WEST ELEVATION

SCALE: 1" = 10'-0"

REBAR DEVELOPMENT

AMBROSE ON MAIN

PROPOSED BUILDING ELEVATIONS

STUDIO AXIS

10/24/2024

MATERIAL PERCENTAGES

BRICK - 50 %
STONE - 19.2%
SIDING - 23.6%
STOREFRONT - 7.2%

01 NORTH ELEVATION

SCALE: 1" = 10'-0"

MATERIAL PERCENTAGES

BRICK - 58.5 %
STONE - 7.7 %
SIDING - 27.8 %
STOREFRONT - 6 %

02 EAST ELEVATION

SCALE: 1" = 10'-0"

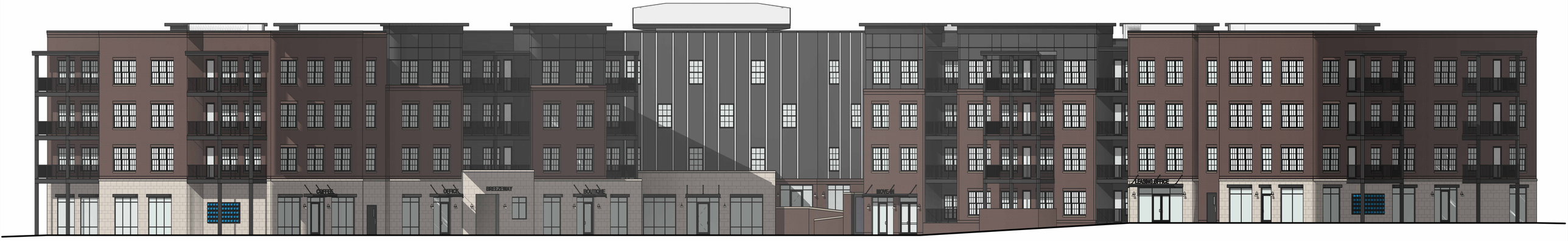
REBAR DEVELOPMENT

AMBROSE ON MAIN

PROPOSED BUILDING ELEVATIONS

STUDIO AXIS

10/24/2024



MATERIAL PERCENTAGES

BRICK - 52.8 %
STONE - 13.8 %
SIDING - 26 %
STOREFRONT - 7.4 %

02 NORTHEAST CORNER ELEVATION

SCALE: 3/32" = 1'-0"

MATERIAL PERCENTAGES

BRICK - 48.9 %
STONE - 12.1 %
SIDING - 32 %
STOREFRONT - 7 %

01 SOUTHWEST CORNER ELEVATION

SCALE: 3/32" = 1'-0"

REBAR DEVELOPMENT

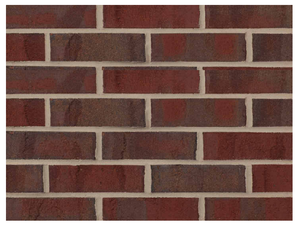
AMBROSE ON MAIN

PROPOSED BUILDING ELEVATIONS

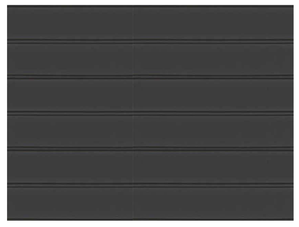
STUDIO AXIS

10/24/2024

CAST STONE (CS1)
SIZE: VARIES, REF. CAST STONE SHAPES
COLOR: LIGHT BUFF



BRICK (B1)
SIZE: MODULAR
COLOR: GLEN GERY-CRIMSON POINTE



CEMENT BOARD (PT1)
SIZE: 6" LAP SIDING AND FLAT PANEL
COLOR: SW 7069-IRON ORE

COPING & MISC. METALS (MT1)
COLOR: SW7069 IRON ORE

ALUMINUM (AL1)
BLACK ANODIZED STOREFRONT

UNIT WINDOWS (UW1)
COLOR: BLACK

REBAR DEVELOPMENT

AMBROSE ON MAIN
VIEW FROM SOUTHEAST

STUDIO AXIS

REBAR DEVELOPMENT

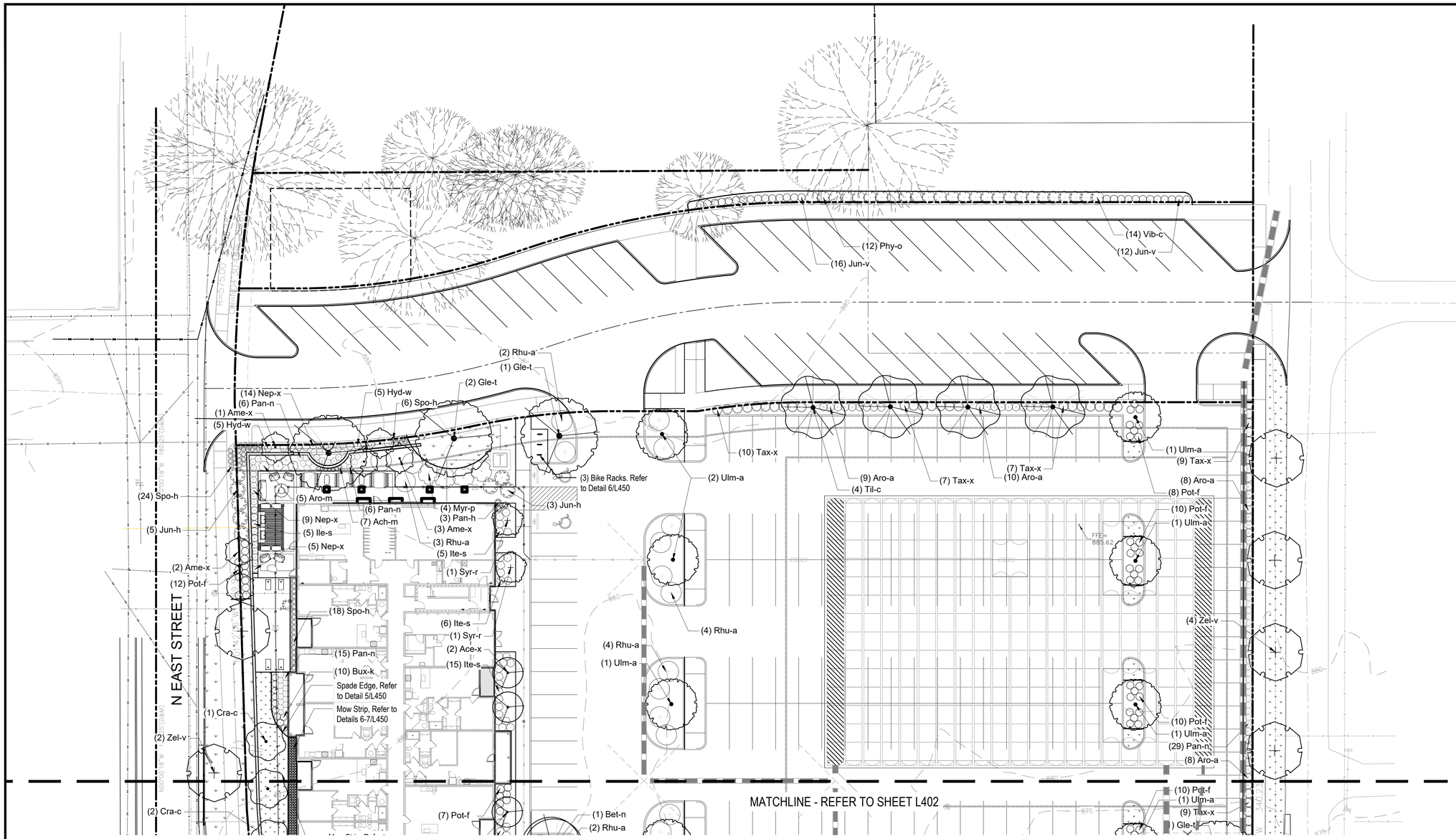
AMBROSE ON MAIN
VIEW FROM SOUTHWEST

STUDIO AXIS

REBAR DEVELOPMENT

AMBROSE ON MAIN
BIRDSEYE VIEW

STUDIO AXIS



GENERAL LANDSCAPE AND PLANTING NOTES

1. Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
3. Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
4. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
6. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or sod treatment.
7. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet Specifications. Contractor shall coordinate quantity and placement of topsoil. Landscaper shall verify depth of topsoil prior to plant installation. (Refer to specifications for topsoil source and placement requirements)
8. All tree locations shall be marked with 2x2" stakes prior to planting for review and approval by the Landscape Architect. Any plant material installed in an incorrect location, by the judgment of the Landscape Architect, shall be reinstalled at the Contractor's expense.
9. All plant beds shall receive 3" minimum of shredded hardwood bark mulch (unless otherwise noted).
10. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to Owner's satisfaction at no additional cost.
11. The Contractor shall maintain all plant material and lawns until the project is fully accepted by the Landscape Architect, unless otherwise noted.
12. All workmanship and materials shall be guaranteed by the Contractor for a period of one calendar year after Final Acceptance.
13. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work.
14. Contractor shall test all tree pits for drainage. Any tree pit that holds water for more than 24 hours shall be installed using tree pit drainage.
15. Tree Protection Fencing is the responsibility of the Contractor. Minimum protected area shall include the full drip line of the canopy. NO construction activities, material storage, etc. may occur within that area. The Contractor shall ensure that no soil compaction or tree damage occurs in any Protected areas, at any time during the construction process.
16. Trees shall be matched in groups unless otherwise noted.

North

0 10' 20' 40'
SCALE: 1" = 20'-0"

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317-485-6900 | www.context-design.com

Certified by:
ALYSSA PRAGNU
REGISTERED No. 2020-0052 LANDSCAPE ARCHITECT STATE OF INDIANA
NOT FOR CONSTRUCTION
EXPIRES 12-31-2025

PHASE I 100% CONSTRUCTION DOCUMENTS
AMBROSE ON MAIN
SR 32 AND N. EAST STREET
Sheet Title: PLANTING PLAN

Revision	Date	Description

Date:	03/24/2025
Project No:	24-1841
Drawn by:	APP
Checked by:	APP

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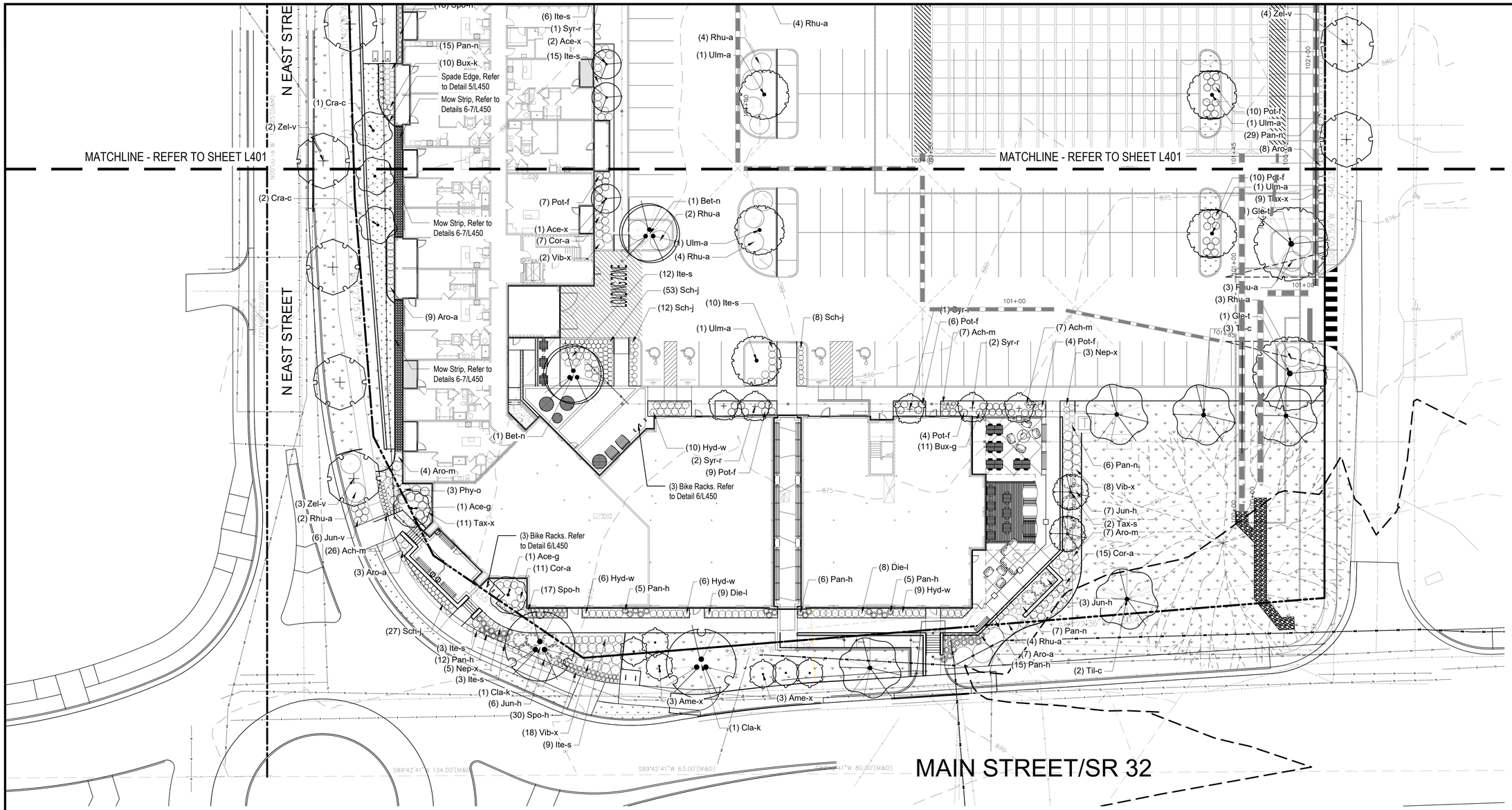
Sheet No:
L401



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North

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SCALE: 1" = 20'-0"

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EXPIRES 12-31-2025

PHASE I 100% CONSTRUCTION DOCUMENTS

AMBROSE ON MAIN
SR 32 AND N. EAST STREET

Sheet Title:
PLANTING PLAN

Revision	Date	Description

Date:	03/24/2025
Project No:	24-1841
Drawn by:	APP
Checked by:	APP

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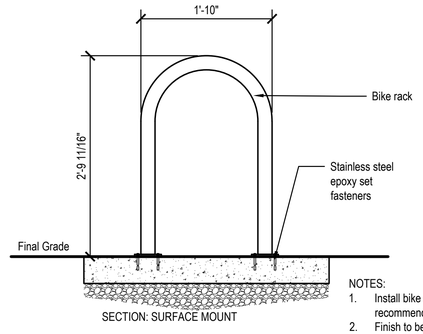
Sheet No:
L402

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
DECIDUOUS TREES						
Ace-g	2	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
Ace-x	3	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Bet-n	2	Betula nigra	River Birch	B & B	2"Cal	full, strong central leader, matched
Cla-k	2	Cladrastis kentukea	American Yellowwood	B & B	2"Cal	full, strong central leader, matched
Gle-t	5	Gleditsia triacanthos inermis `Skycole`	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Tax-s	2	Taxodium distichum `Shawnee Brave`	Shawnee Brave Bald Cypress	B & B	2"Cal	full, strong central leader, matched
Til-c	9	Tilia cordata `Greenspire`	Greenspire Littleleaf Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-a	9	Ulmus x americana `Princeton Elm`	Princeton Elm	B & B	2"Cal	full, strong central leader, matched
Zel-v	9	Zelkova serrata `Village Green`	Village Green Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
FLOWERING TREES						
Ame-x	12	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	8` ht.	multi-trunk; matched
Cra-c	3	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	B & B	2"Cal	full, strong central leader, matched
Syr-r	7	Syringa reticulata `Ivory Silk`	Ivory Silk Japanese Tree Lilac	B & B	2"Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Aro-a	54	Aronia arbutifolia `Erecta`	Erect Red Chokeberry	container	24"	space @ 3`-0" o.c.
Aro-m	16	Aronia melanocarpa `Morton`	Iriquiois Beauty Black Chokeberry	container	24"	space @ 4`-0" o.c.
Bux-k	10	Buxus x koreana `Winter Gem`	Winter Gem Boxwood	container	24"	space @ 3`-0" o.c., allow to mass
Bux-g	11	Buxus x `Green Mountain`	Green Mountain Boxwood	container	18"	space @ 3`-0" o.c., allow to mass
Cor-a	33	Cornus stolonifera `Farrow`	Arctic Fire Dogwood	container	24"	space @ 3`-0" o.c.
Die-l	17	Diervilla lonicera `Kodiak Orange'	Kodiak Orange Northern Bush Honeysuckle	container	24"	space @ 3`-0" o.c.
Hyd-w	41	Hydrangea quercifolia `Pee Wee`	Pee Wee Oakleaf Hydrangea	container	24"	space @ 3`-0" o.c.
Ile-s	5	Ilex verticillata `Shortcake`	Shortcake Winterberry	container	24"	space @ 3`-0" o.c.
Ite-s	63	Itea virginica `Sprich`	Little Henry Virginia Sweetspire	container	24"	space @ 3`-0" o.c.
Jun-h	24	Juniperus horizontalis	Creeping Juniper	container	15" spread	
Jun-v	33	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	container	18" spread	space @ 3`-0" o.c., allow to mass
Myr-p	4	Myrica pensylvanica	Northern Bayberry	container	24"	space @ 8`-0" o.c., allow to mass
Phy-o	15	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	24"	space @ 5`-0" o.c.
Pot-f	80	Potentilla fruticosa `Goldfinger`	Goldfinger Potentilla	container	24"	space @ 3`-0" o.c.
Rhu-a	33	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	container	18" spread	space @ 8`-0" o.c., allow to mass
Tax-x	53	Taxus x media `Densiformis`	Dense Yew	container	24"	space @ 4`-0" o.c., allow to mass
Vib-c	14	Viburnum carlesii	Korean Spice Viburnum	container	36"	space @ 5`-0" o.c.
Vib-x	28	Viburnum x juddii	Judd Viburnum	container	24"	space @ 5`-0" o.c.
GRASSES						
Pan-h	46	Panicum virgatum `Heavy Metal`	Heavy Metal Switch Grass	pot	#2	space @ 3`-0" o.c.
Pan-n	69	Panicum virgatum `Northwind`	Northwind Switch Grass	pot	#2	space @ 2`-6" o.c.
Sch-j	100	Schizachyrium scoparium `Jazz`	Jazz Little Bluestem Grass	pot	#1	space @ 2`-0" o.c.
Spo-h	95	Sporobolus heterolepis	Prairie Dropseed	pot	#1	space @ 2`-0" o.c.
PERENNIALS						
Ach-m	47	Achillea millefolium `Oertel`s Rose`	Oertel`s Rose Yarrow	#1 pot		space @ 18" o.c.,
Nep-x	36	Nepeta x faassenii 'Junior Walker'	Junior Walker Catmint	container	#1	space at 30" o.c.

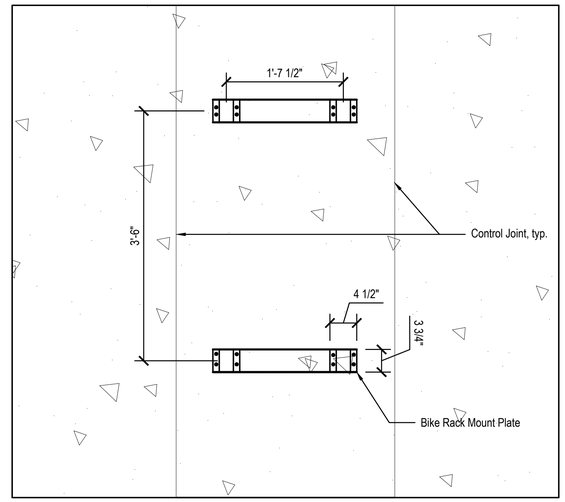
Area to receive lawn. Refer to Specification 32 92 00

Area to receive stone mow strip. Refer to Detail 7-8/L450



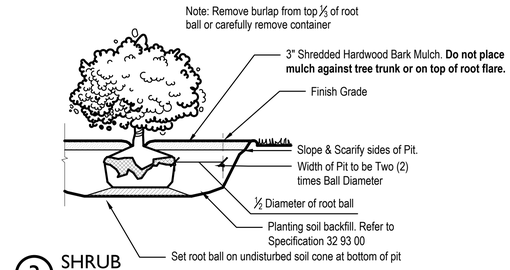
SECTION: SURFACE MOUNT

NOTES:
1. Install bike racks per manufacturer's recommendations
2. Finish to be powder coated gloss black
3. See key plans for locations and quantities
4. Bike racks to be surface mounted
5. Place bike rack to ensure room is provided for bike trailer parking

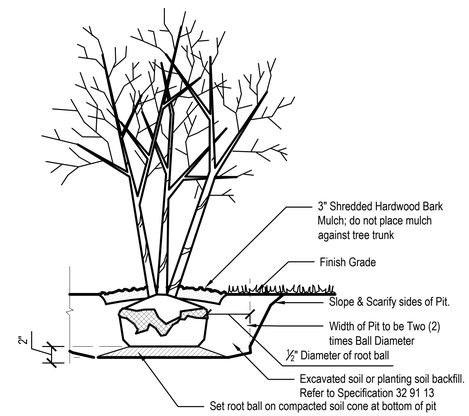


PLAN: SURFACE MOUNT

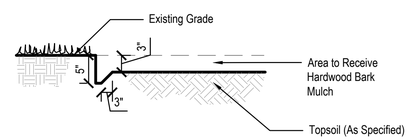
6 BIKE RACK - SURFACE MOUNT
Scale: 1" = 1'-0"



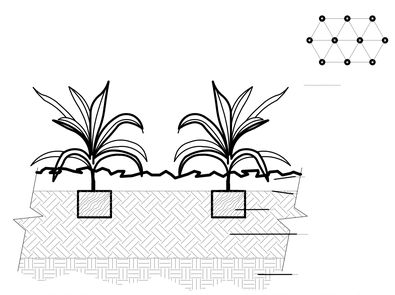
3 SHRUB
Scale: Not to Scale



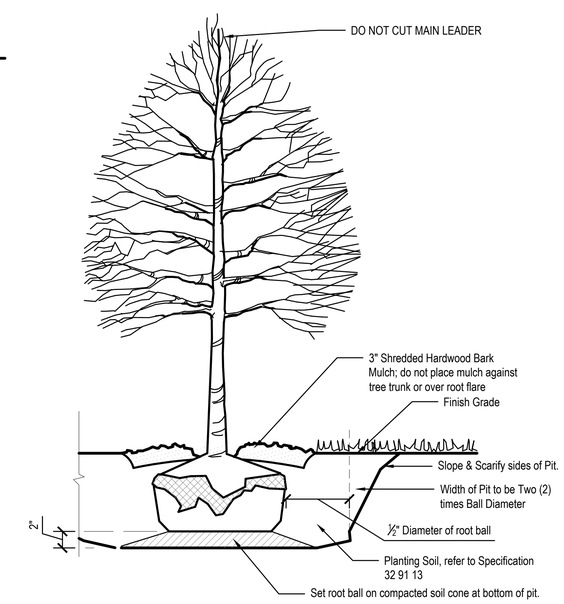
2 CLUMP FORM TREE
Scale: Not to Scale



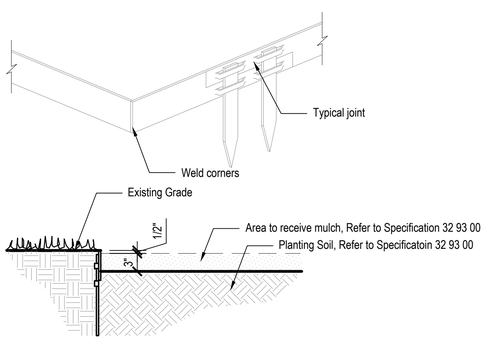
5 SPADED EDGE
Scale: Not to Scale



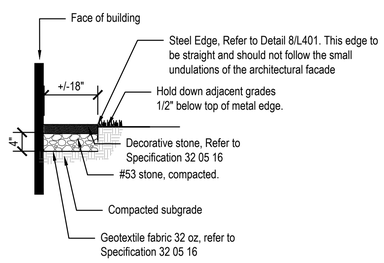
4 PERENNIAL or ORNAMENTAL GRASS
Scale: Not to Scale



1 SHADE TREE
Scale: Not to Scale



8 STEEL EDGE
Scale: 1" = 1'-0"



7 MOW STRIP
Scale: 3/4" = 1'-0"

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PHASE I 100% CONSTRUCTION DOCUMENTS

AMBROSE ON MAIN

SR 32 AND N. EAST STREET

Sheet Title:
PLANTING DETAILS & SCHEDULE

Revision	Date	Description

Date:	03/24/2025
Project No:	24-1841
Drawn by:	APP
Checked by:	APP

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Sheet No:
L450

Petition Number:	2505-DDP-15
Project Name:	Zaxby's, Chatham Commons
Subject Property:	1533 Chatham Commons Boulevard the "Property")
Petitioner:	Hix Snedeker Companies by American Structurepoint, Inc.
Request:	Petitioner requests Detailed Development Plan review of a 3,028 SF restaurant with drive-thru on 0.90 acres +/- in the Chatham Commons PUD District
Current/Proposed Zoning:	Chatham Commons PUD District (Ord. 17-03)
Current Land Use:	Vacant
Approximate Acreage:	0.90 acres +/-
Staff Reviewer:	Daine Crabtree, Current Planning Manager

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

The plans comply except for those items identified as outstanding below:

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.
Comment: The US Highway 31 Overlay District does not apply in accordance with Chatham Commons PUD (Ord. 17-03) Section 7.1. Article 5.3(K) of the State Highway 32 Overlay applies to the site.

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, Section 8 – General Regulations).

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, Section 9 – Development Standards)**, as applicable to a Detailed Development Plan.**

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: Article 5.3(K) – Architectural Standards of the State Highway 32 Overlay – apply to the site.

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: 0.9 acres			
Type	**Required**	**Proposed**	**Deficient**
Shade Trees	9	26	X
Ornamental/Evergreen Trees	9	19	X
Shrubs	23	196	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.

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
b) Bicycle Parking

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 except for those items identified as outstanding below, that need addressed prior to approval:

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 2505-DDP-15 with the following condition:

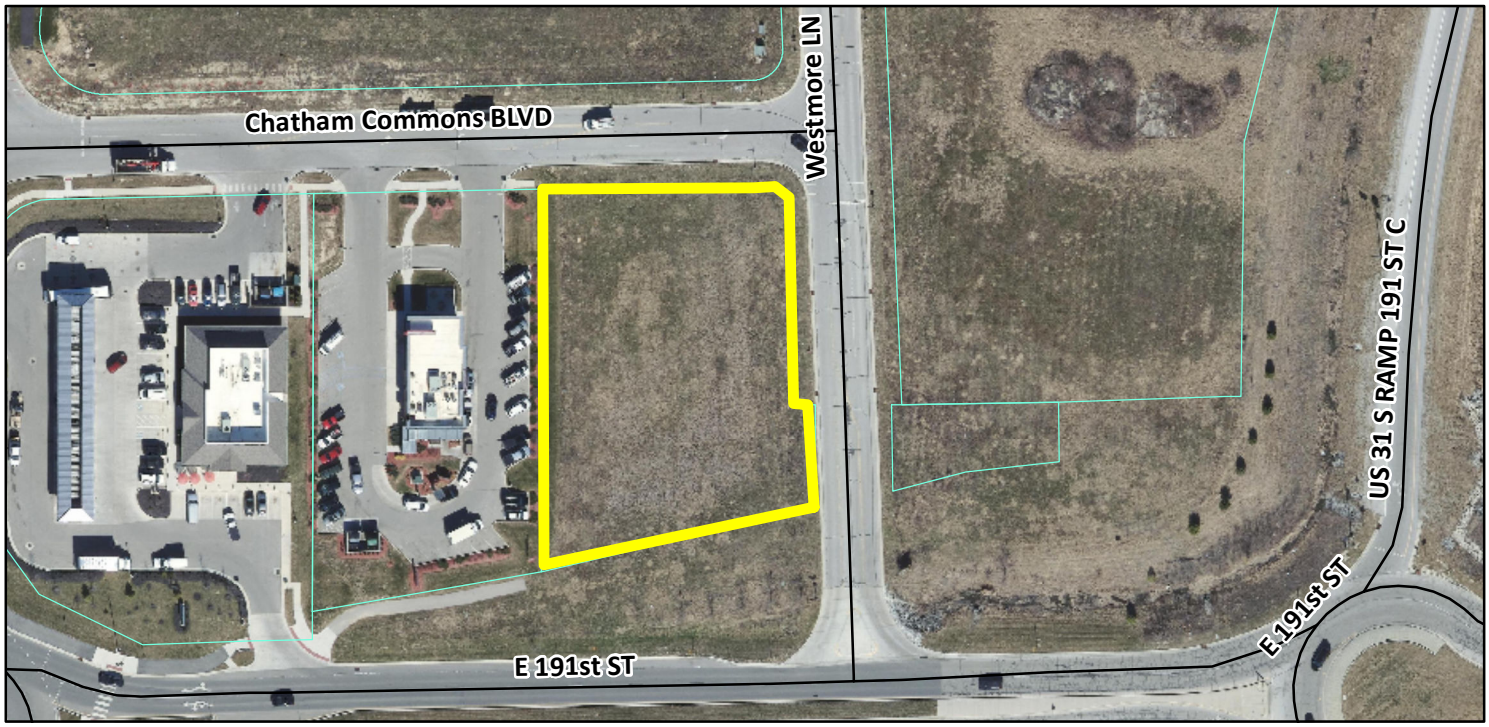
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property

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

1533 Chatham Commons Blvd.

Aerial Location Map

Site

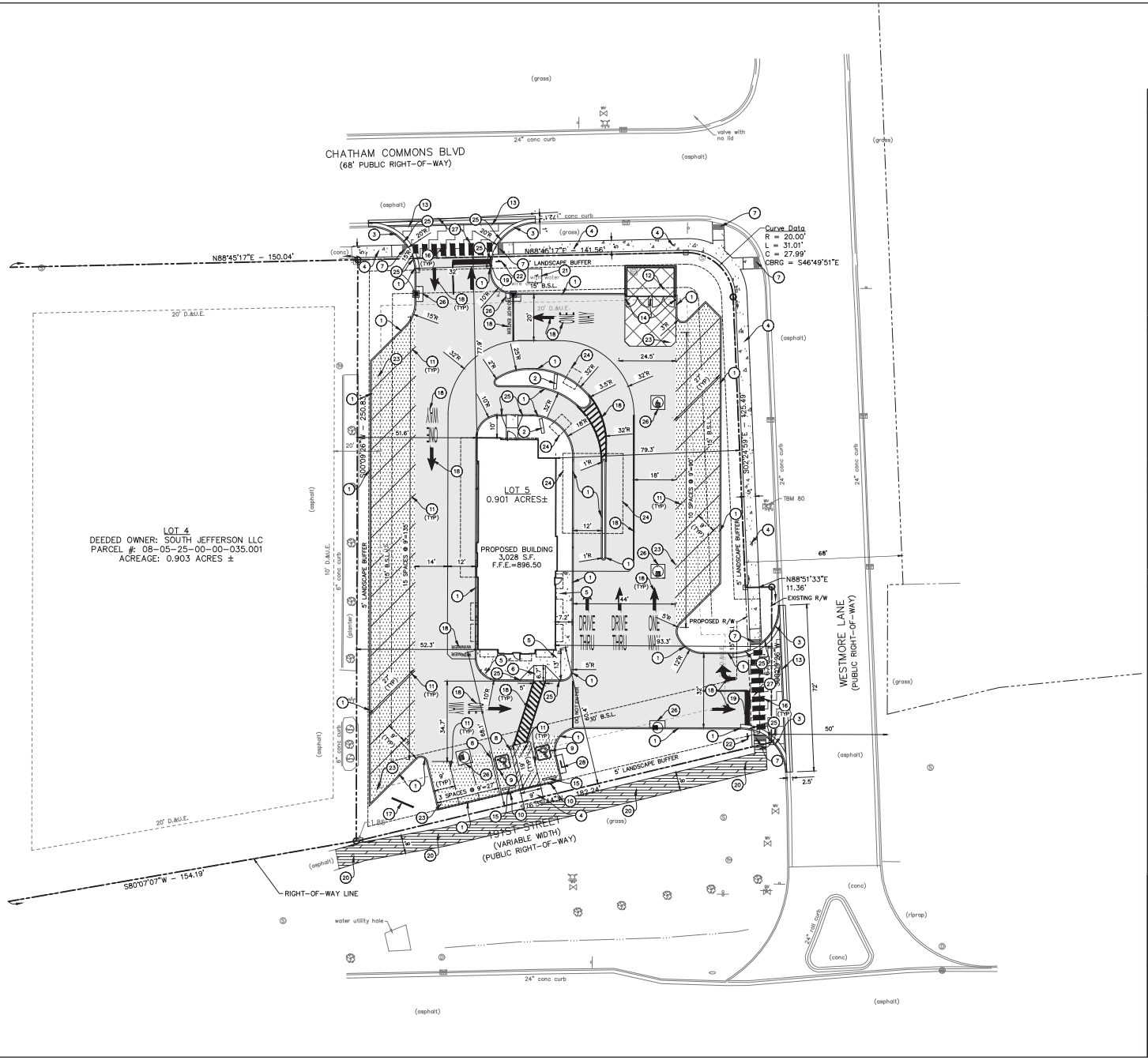


Zoning Map

GIS.DBO.PW_Streets **Zoning**
Parcel
PUD (Planned Unit Development)
Zoning - All

0 0.015 0.03
Miles

N
W E
S



SCALE: 1"=20'

EXISTING LEGEND

LEGEND

- Beehive Inlet
- Bush
- Curb Inlet
- Delineator Post
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Gas Marker
- Gas Valve
- Post
- Sanitary MH
- Sign
- Sprinkler Control Valve
- Telephone Handhole
- Telephone Pedestal
- Tree
- Water Valve
- Buried Gas Line
- Buried Telephone Line
- Buried Water Line

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CLASS III DRIVE (PER INDOT STANDARDS)
- CONCRETE SIDEWALK
- ASPHALT TRAIL PAVEMENT
- CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	PUD
PROJECT AREA:	0.90± ACRES
BUILDING AREA:	3,028 SF
SITE IMPERVIOUS AREA:	0.70± ACRES
SEATING CAPACITY	30
STANDARD PARKING (9'x19'):	3
STANDARD PARKING (9'x27'):	25
ADA PARKING PROVIDED:	2
TOTAL PROPOSED PARKING:	30

KEYNOTES

1. 6" CONCRETE CURB
2. MENU BOARD (SEE ARCHITECTURAL PLANS)
3. 24" CONCRETE CURB AND GUTTER
4. CONCRETE SIDEWALK
5. COMBINED CONCRETE CURB & WALK
6. ADA ACCESSIBLE RAMP TYPE 'A'
7. ADA ACCESSIBLE RAMP TPE 'G'
8. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
9. ADA PARKING SYMBOL
10. ADA ACCESSIBLE PARKING SIGN
11. PARKING SPACE (4" WHITE PAINT STRIPE)
12. DUMPSTER PAD (REFER TO ARCHITECTURAL PLANS FOR DUMPSTER ENCLOSURE)
13. 24" DEPRESSED CONCRETE CURB
14. CONCRETE BOLLARD
15. CONCRETE WHEEL STOP
16. CROSSWALK "PIANO" (WHITE PAINT)
17. ZAXBY'S SIGN (SEE ARCHITECTURAL PLANS)
18. WHITE PAINT
19. 24" WHITE PAINT STOP BAR
20. ASPHALT TRAIL
21. TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
22. STOP SIGN
23. CONCRETE INLET APRON
24. OVERHEAD CANOPY (REFER TO ARCHITECTURAL PLANS)
25. CURB TAPER
26. CONCRETE COLLAR (CONTRACTOR TO INSTALL CONCRETE COLLAR AROUND ALL VALVES, MANHOLES, OR INLETS WITHIN PAVEMENT)
27. CLASS III DRIVE (PER INDOT STANDARDS)
28. BICYCLE PARKING SPACE

GENERAL NOTES:

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

!! 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 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 LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

HIX SNEDEKER COMPANIES

STRUCTUREPOINT INC
9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.347.5580 | FAX 317.543.0270
www.structurepoint.com

ZAXBY'S

1533 CHATHAM COMMONS BLVD.
WESTFIELD, IN

APPROVAL PENDING
NOT FOR CONSTRUCTION
IN SUBMITTING THIS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR COMPLIANCE WITH ALL CODES OF JURISDICTIONS DUE TO REQUIREMENTS OF THE CITIES OR GOVERNMENTAL AUTHORITIES AND MATERIALS SUBMITTED IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

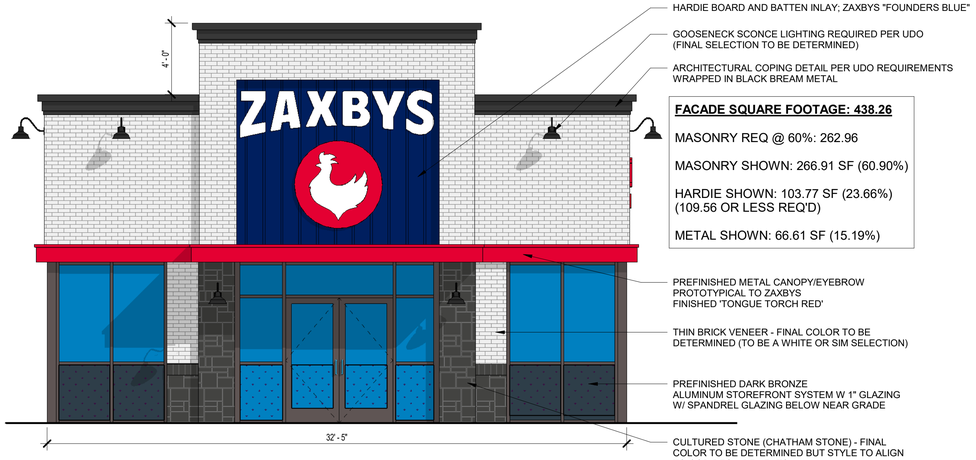
ISSUANCE INDEX
DATE:
04/23/2025
PROJECT PHASE:
ISSUE FOR PERMIT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.03292

SITE PLAN

C200



FACADE SQUARE FOOTAGE: 438.26

MASONRY REQ @ 60%: 262.96

MASONRY SHOWN: 266.91 SF (60.90%)

HARDIE SHOWN: 103.77 SF (23.66%) (109.56 OR LESS REQ'D)

METAL SHOWN: 66.61 SF (15.19%)

1 SCHEMATIC SOUTH ELEVATION

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

FACADE SQUARE FOOTAGE: 608.33

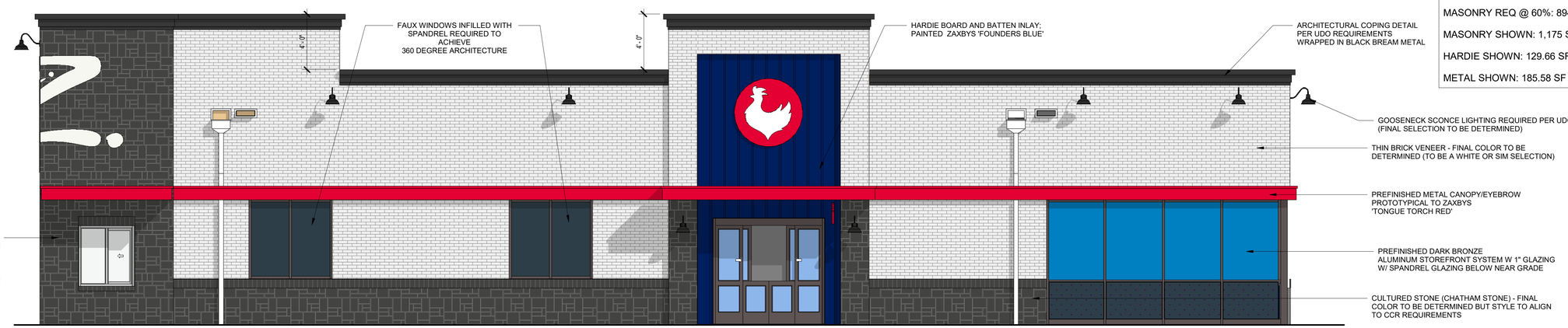
MASONRY REQ @ 60%: 364.99

MASONRY SHOWN: 555.05 SF (91.24%)

METAL SHOWN: 53.28 SF (8.75%)

2 SCHEMATIC NORTH ELEVATION

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



FACADE SQUARE FOOTAGE: 1,490.33

MASONRY REQ @ 60%: 894.19 SF

MASONRY SHOWN: 1,175 SF (78.85%)

HARDIE SHOWN: 129.66 SF (8.7%)

METAL SHOWN: 185.58 SF (12.45%)

3 SCHEMATIC EAST ELEVATION

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

FACADE SQUARE FOOTAGE: 1,379.15

MASONRY REQ @ 60%: 827.49

MASONRY SHOWN: 1,155.41 (83.77%)

HARDIE SHOWN: 96.81 SF (7.02%)

METAL SHOWN: 127.02 SF (9.21%)

4 SCHEMATIC WEST ELEVATION

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

CORE STATES GROUP

1315 Walnut St
Suite 600
Philadelphia, PA 19107
215.609.4609

www.core-states.com

PROTOTYPICAL CONSTRUCTION DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION. THESE DOCUMENTS SHALL BE MODIFIED AS REQUIRED FOR SITE SPECIFIC DESIGN REQUIREMENTS AND DESIGN LOADS BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE THE PROJECT IS TO BE CONSTRUCTED.

PC #:

ENTITY #:

PROJECT #:

Zaxbys Franchising

1533 CHATHAM COMMONS BLVD.
WESTFIELD, IN 46074

56-SEAT WOOD

ZAXBYS

DRAWING ISSUE

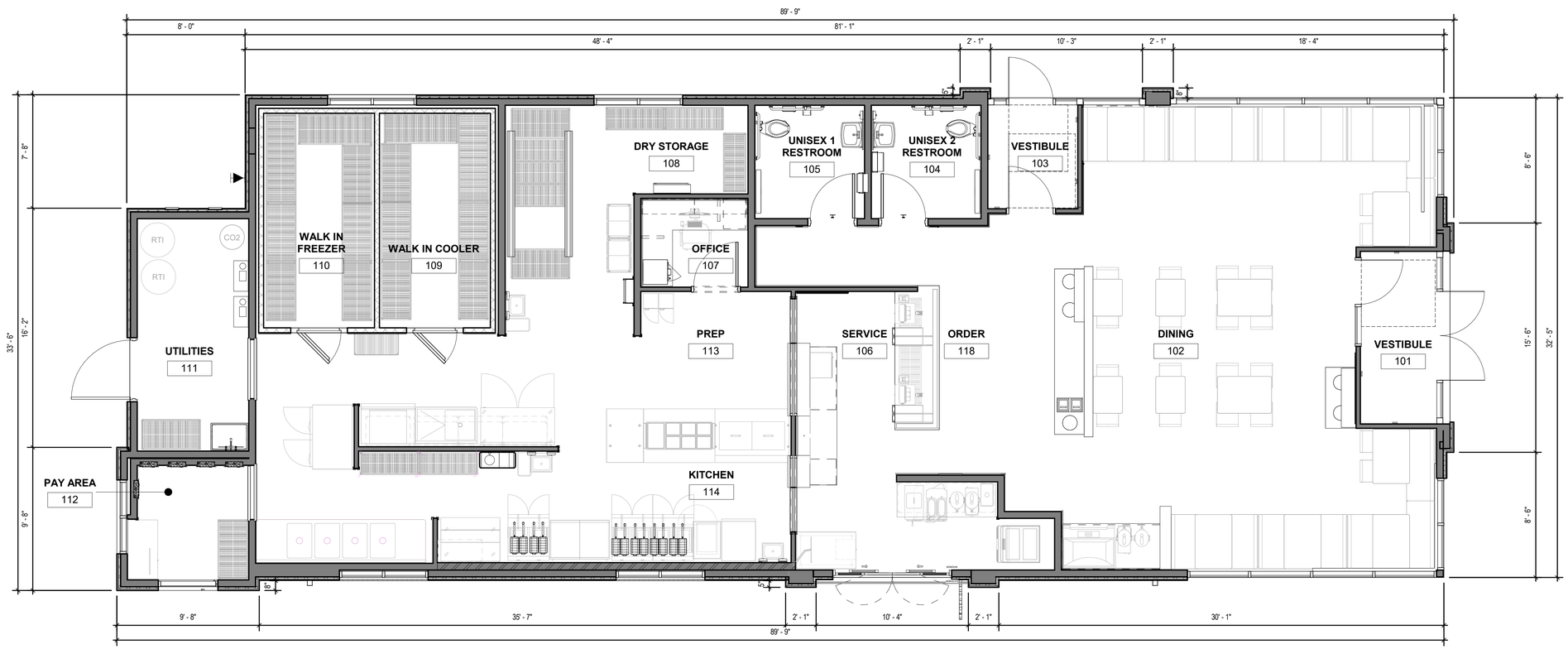
PROTOTYPE ISSUE 12/20/2024

NO	REVISION DESCRIPTION	DATE
1	TAC SUBMITTAL	04/03/2025

Drawing Title

SCHEMATIC EXTERIOR ELEVATIONS

DD-03



1 SCHEMATIC FLOOR PLAN
SCALE: 1/4" = 1'-0"

CORE STATES GROUP

1315 Walnut St
Suite 600
Philadelphia, PA 19107
215.609.4609

www.core-states.com

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WESTFIELD, IN 46074

56-SEAT WOOD

ZAXBYS

DRAWING ISSUE

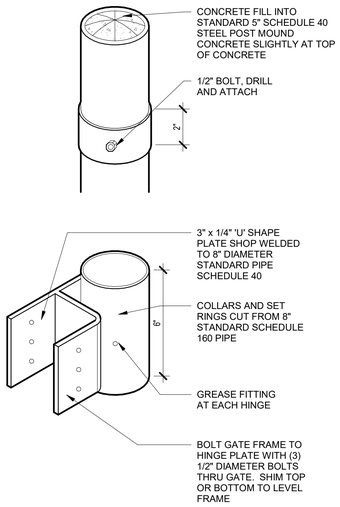
PROTOTYPE ISSUE 12/20/2024

NO	REVISION DESCRIPTION	DATE

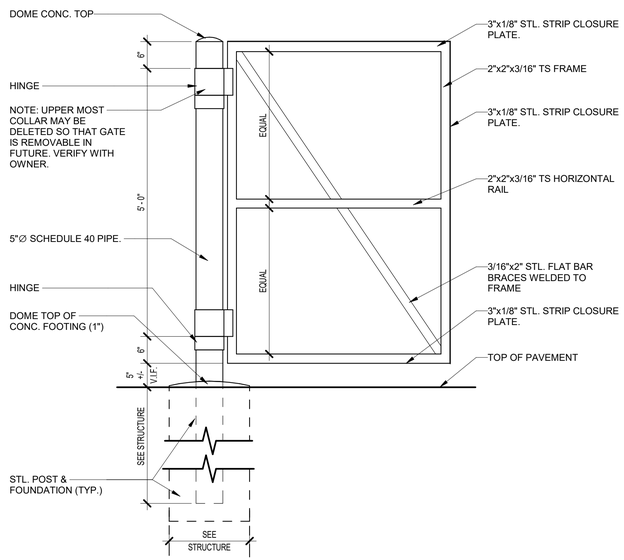
Drawing Title

SCHEMATIC FLOOR PLAN

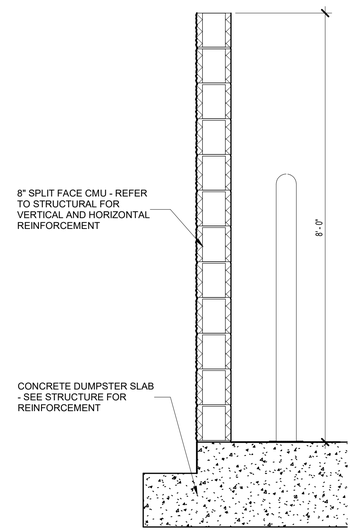
DD-01



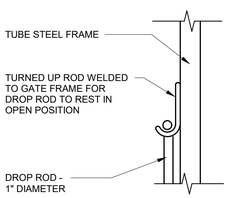
8 HINGE DETAIL
SCALE: 3" = 1'-0"



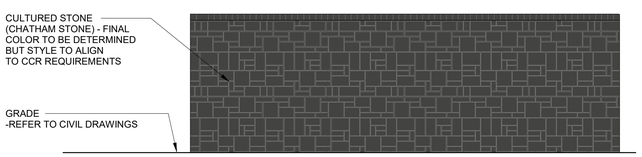
7 GATE DETAIL
SCALE: 3/4" = 1'-0"



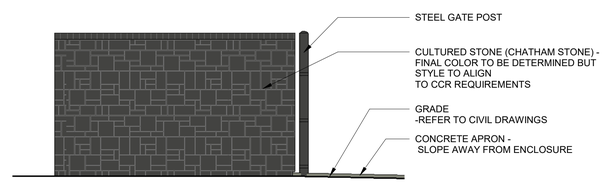
6 TRASH ENCLOSURE WALL
SCALE: 3/4" = 1'-0"



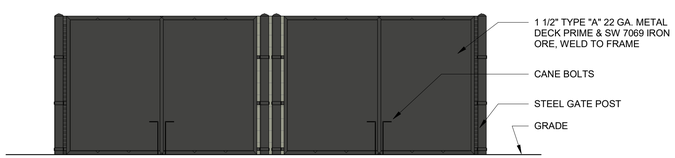
9 GATE DROP
SCALE: 3" = 1'-0"



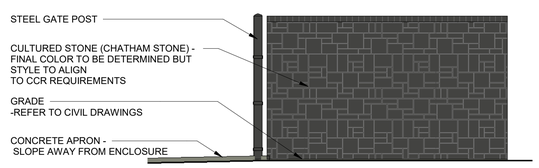
5 TRASH ENCLOSURE WEST
SCALE: 1/4" = 1'-0"



4 TRASH ENCLOSURE SOUTH
SCALE: 1/4" = 1'-0"

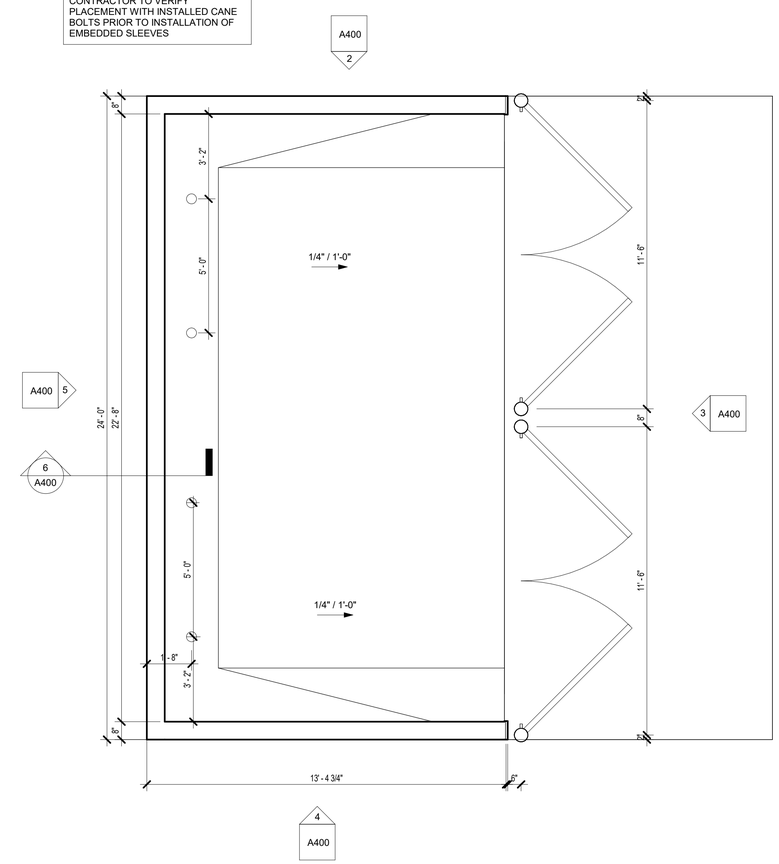


3 TRASH ENCLOSURE EAST
SCALE: 1/4" = 1'-0"



2 TRASH ENCLOSURE NORTH
SCALE: 1/4" = 1'-0"

NOTE: GENERAL CONTRACTOR TO PROVIDE STEEL EMBEDDED SLEEVES IN THE CONCRETE PAD FOR CANE BOLTS TO DROP IN FOR HOLD-OPEN OPERATION. GENERAL CONTRACTOR TO VERIFY PLACEMENT WITH INSTALLED CANE BOLTS PRIOR TO INSTALLATION OF EMBEDDED SLEEVES



1 TRASH ENCLOSURE
SCALE: 3/8" = 1'-0"

CORE STATES GROUP
1315 Walnut St
Suite 600
Philadelphia, PA 19107
215.609.4609
www.core-states.com

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PC #:
ENTITY #:
PROJECT #:

Zaxbys Franchising
1533 CHATHAM COMMONS BLVD.
WESTFIELD, IN 46074
56-SEAT WOOD

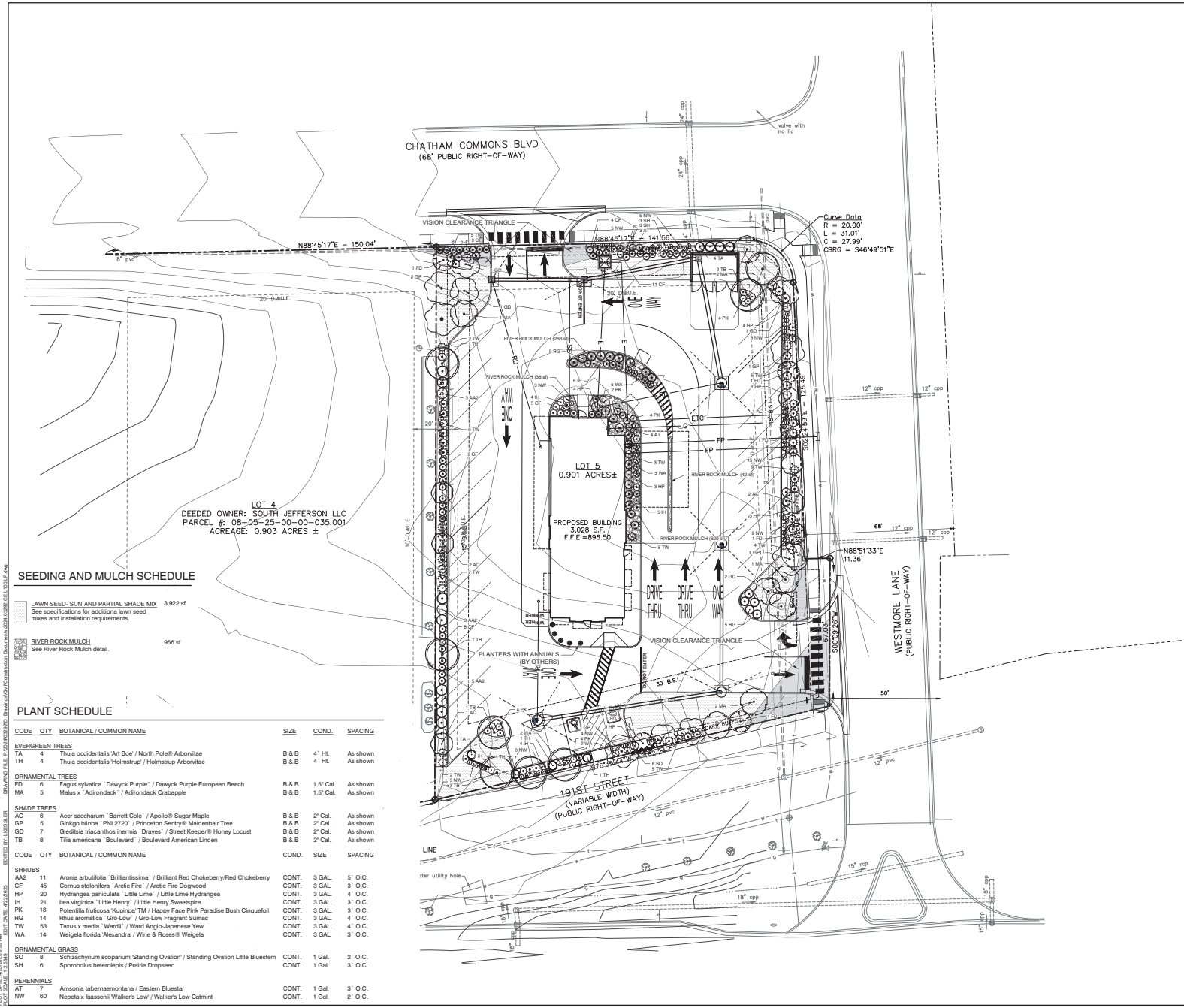
ZAXBYS

DRAWING ISSUE

NO	REVISION DESCRIPTION	DATE
PROTOTYPE ISSUE		12/20/2024

Drawing Title
DUMPSTER ENCLOSURE WITHOUT STORAGE

A400



SEEDING AND MULCH SCHEDULE

	LAWN SEED- SUN AND PARTIAL SHADE MIX See specifications for additiona lawn seed mixes and installation requirements.	3,922 sf
	RIVER ROCK MULCH See River Rock Mulch detail.	966 sf

PLANT SCHEDULE

CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COND.	SPACING
EVERGREEN TREES					
TA	4	Thuja occidentalis `Art Boe` / North Pole® Arborvitae	B & B	4` Ht.	As shown
TH	4	Thuja occidentalis 'Holmstrup' / Holmstrup Arborvitae	B & B	4` Ht.	As shown
ORNAMENTAL TREES					
FD	6	Fagus sylvatica `Dawyck Purple` / Dawyck Purple European Beech	B & B	1.5" Cal.	As shown
MA	5	Malus x `Adirondack` / Adirondack Crabapple	B & B	1.5" Cal.	As shown
SHADE TREES					
AC	6	Acer saccharum `Barrett Cole` / Apollo® Sugar Maple	B & B	2" Cal.	As shown
GP	5	Ginkgo biloba `PNI 2720` / Princeton Sentry® Maidenhair Tree	B & B	2" Cal.	As shown
GD	7	Gleditsia triacanthos inermis `Draves` / Street Keeper® Honey Locust	B & B	2" Cal.	As shown
TB	8	Tilia americana `Boulevard` / Boulevard American Linden	B & B	2" Cal.	As shown
CODE	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
SHRUBS					
AA2	11	Aronia arbutifolia `Brilliantissima` / Brilliant Red Chokeberry/Red Chokeberry	CONT.	3 GAL.	5` O.C.
CF	45	Cornus stolonifera `Arctic Fire` / Arctic Fire Dogwood	CONT.	3 GAL.	3` O.C.
HP	20	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	3 GAL.	4` O.C.
IH	21	Itea virginica `Little Henry` / Little Henry Sweetspire	CONT.	3 GAL.	3` O.C.
PK	18	Potentilla fruticosa 'Kupinpat TM / Happy Face Pink Paradise Bush Cinquefoil	CONT.	3 GAL.	3` O.C.
RG	14	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	CONT.	3 GAL.	4` O.C.
TW	53	Taxus x media `Wardii` / Ward Anglo-Japanese Yew	CONT.	3 GAL.	4` O.C.
WA	14	Weigela florida 'Alexandra' / Wine & Roses® Weigela	CONT.	3 GAL	3` O.C.
ORNAMENTAL GRASS					
SO	8	Schizachyrium scoparium 'Standing Ovation' / Standing Ovation Little Bluestem	CONT.	1 Gal.	2` O.C.
SH	6	Sporobolus heterolepis / Prairie Dropseed	CONT.	1 Gal.	3` O.C.
PERENNIALS					
AT	7	Amsonia tabernaemontana / Eastern Bluestar	CONT.	1 Gal.	3` O.C.
NW	60	Nepeta x faassenii 'Walker's Low' / Walker's Low Catmint	CONT.	1 Gal.	2` O.C.

PLANTING ORDINANCE TABLE

CHAPTER 6.8 REQUIREMENTS		LANDSCAPE REQUIREMENTS	
SEC 34-146 GENERAL REQUIREMENTS:		STREET TREES	
THE SPACING OF TREES SHALL BE IN ACCORDANCE WITH THE FOLLOWING SIZES AND NO TREE MAY BE PLANTED (AS MEASURED FROM THE CENTER OF THE TREE).			
PLANT TYPE	ITEM	LN FT OF STREET TREES REQUIRED	LARGE TREES PROVIDED
LARGE TREE	CLOSER THAN 40 AND 4' FROM SIDEWALKS OR CURBS	465	11
6.8.K REQUIREMENTS	MINIMUM LOT LANDSCAPING REQUIREMENTS		
REQUIREMENT: BUSINESS USES (PER ACRE) - 10 SHADE TREES - 10 ORNAMENTAL TREES - 25 SHRUBS (ALL REQUIREMENTS BUT STREET TREES CAN COUNT TOWARD THIS REQUIREMENT)			
TOTAL ACRES: .901			
PROVIDED	SHADE TREES: >10	ORNAMENTAL TREES: 11	SHRUBS: >25
6.8.L REQUIREMENTS	FOUNDATION PLANTINGS		
REQUIREMENTS: PLANT MATERIALS SHALL BE REQUIRED INTERMITTENTLY (APPROXIMATELY EVERY FORTY (40) FEET) AGAINST LONG EXPANSES (OVER EIGHTY (80) FEET) OF BUILDING FAÇADES.			
PLANT MATERIAL PROVIDED: YES			
6.8.M REQUIREMENTS:	EXTERNAL STREET FRONTAGE		
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.			
TOTAL LNFT OF EXTERNAL STREET FRONTAGE: CHATHAM COMMONS BLVD: 122.5 LNFT WESTMORE LANE: 159.5 LNFT 191ST STREET: 183 LNFT			
CHATHAM COMMONS BLVD.	REQUIRED	PROVIDED	
SHADE / EVERGREEN TREES	4	4	
ORNAMENTAL TREES	3	3	
SHRUBS	32	32	
WESTMORE LANE	REQUIRED	PROVIDED	
SHADE / EVERGREEN TREES	5	6	
ORNAMENTAL TREES	4	4	
SHRUBS	40	60	
191ST STREET	REQUIRED	PROVIDED	
SHADE / EVERGREEN TREES	5	5	
ORNAMENTAL TREES	4	4	
SHRUBS	45	45	
8.8.O REQUIREMENTS	PARKING AREA LANDSCAPING		
PARKING AREA ISLANDS: SHALL INCLUDE AT LEAST ONE (1) TREE AND FOUR (4) SHRUBS PER ISLAND.			
PROVIDED: YES			
PERIMETER PARKING AREA: PERIMETER PARKING AREA LANDSCAPING SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND SHALL EXTEND ALONG THE PERIMETER OF PARKING AREAS AND INCLUDE: 1 TREE PER 30' OF PARKING AND 1 SHRUB PER 2' OF PARKING.			
TOTAL LNFT OF PARKING THAT REQUIRES PERIMETER PARKING: 372 LNFT			
ITEM	REQUIRED	PROVIDED	
TREES	13	14	
SHRUBS	124	124	

REFERENCE NOTES

1. Contractor to verify all utility locations in the field prior to beginning work and is responsible for any damage to utilities associated with work. Utilities shall be repaired to satisfaction of the utility owner and/or operating authority at no additional cost.
2. In case of discrepancies between the plan and the plant list, the plan shall dictate. Dimensioned details take precedence over scaled details. If in question, contact the landscape architect.
3. No substitutions of plant material will be allowed. If plants are shown to be unavailable, the contractor shall notify landscape architect prior to bid date in writing. All plants shall be inspected and tagged with project identification at nursery or contractor's operation prior to moving to job site. Plants may also be inspected and approved or rejected on the job site.
4. All disturbed lawn areas shall be seeded or sodded as shown on plans. Refer to erosion control plans for temporary seeding and areas not shown on landscape plans.

GENERAL NOTES:

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

!! 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 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 LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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– INDIANA UNDERGROUND –

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www.structurepoint.com

ZAXBY'S

1533 CHATHAM COMMONS BLVD.
WESTFIELD, IN

CERTIFIED BY

ISSUANCE INDEX
DATE:
04/23/2025
PROJECT PHASE:
ISSUE FOR PERMIT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2024.03292

LANDSCAPE PLAN

L100

PLOT DATE: 4/23/2025 9:05 AM
PLOT SCALE: 1:1.0000
PLOT DATE: 4/17/2025
EDITED BY: LVESTER
DRAWING FILE: P:\2024\03292\20_Drawings\02-Civil\Construction Documents\2024.03292 CE L100.dwg

Petition Number:	2505-DDP-16
Project Name:	Grand Park Village Self Storage
Subject Site Address:	18425 Wheeler Rd
Petitioner:	Stakkd Storage, LLC
Representative:	Nelson & Frankenberger, LLC
Request:	Detailed Development Plan review of a 9-building self-storage facility on 5.9 acres in the Grand Park Village Planned Unit Development (PUD) District.
Current Zoning:	Grand Park Village PUD District (Ord. 12-46)
Current Land Use:	Vacant
Approximate Acreage:	+/- 5.9 acres
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Building Elevations 5. Landscape Plan
Staff Reviewer:	Lauren Gillingham-Teague, AICP – Senior Planner

---

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

The plans comply with all Development Plan requirements

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

The plans comply with all applicable development and design standards

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DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Grand Park Village PUD District (Ord. 12-46)

1) Minimum Lot Area: No minimum

2) Minimum Lot Frontage: None
3) Minimum Lot Depth: None
4) Minimum Building Setback Lines
   a) Internal Street: 0 feet
   b) External Street: 10 feet
   c) Rear Yard: 10 feet; 0 feet abutting public amenity
   d) Side Yard: 0 feet
5) Minimum Lot Width: No minimum
6) Maximum Building Height: No maximum
7) Minimum Building Size: None

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply. Staff has determined that the provided elevations are representative of the New England Style as required by the PUD. Notable PUD standards are outlined below.

8) Design Theme (Article 6(A)): The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples shown in **Exhibit 4**. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.
9) Roof (Article 6(B)): Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.
10) Windows (Article 6(C)): Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.
11) Building Materials and Exterior (Article 6(C)): Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (please see Exhibit 4, Figures 9-13 for examples of Hardie Plank), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted: (1) Vinyl, as a building material, shall only be used to clad windows and for soffits; (2) Metal siding may be permitted as an accent, trim or in signage.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply with applicable standards. Notable standards are outlined below

12) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements:

Business Use (5.9 acres)	Required	Provided	Difference
Shade Trees (10/acre)	59	59	+0
Orn. or Evergreen Trees (10/acre)	59	66	+7
Shrubs (25/acre)	148	183	+35

b) 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).

iii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

Bld. 1 N. Façade (front, 120')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 12')	10	12	+2

Bld. 2 N. Façade (front, 20')	Required	Provided	Difference

Shrub/Orn. Tree/Orn. Grasses (1 per 12')	2	4	+2

Bld. 9 N. Façade (front, 75')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 12')	7	12	+5

Bld. 9 W. Façade (front, 170')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 12')	15	18	+3

Bld. 2 W. Façade (180')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 40')	5	20	+15

Bld. 3 W. Façade (180')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 40')	5	26	+21

Bld. 4 W. Façade (150')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 40')	4	24	+20

Bld. 9 E. Façade (170')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 40')	5	6	+1

Bld. 8 E. Façade (170')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 40')	5	7	+2

Bld. 7 E. Façade (170')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 40')	5	7	+2

Bld. 6 E. Façade (180')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 40')	5	6	+1

Bld. 5 S. Façade (120')	Required	Provided	Difference
Shrub/Orn. Tree/Orn. Grasses (1 per 40')	3	4	+1

c) External Street Frontage Landscaping Requirements:

i) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental 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.

Wheeler Rd (321')	Required	Provided	Difference
Shade or Evergreen Trees (3 per 100')	10	11	+1
Orn. Trees (2 per 100')	7	7	+0
Shrubs (25 per 100')	81	81	+0

d) Buffer Yard Requirements:

Buffer yard not required; parcel to the east is zoned GB-PD

e) Perimeter Parking Area Landscaping:

Not applicable; parking area has fewer than 10 spaces

13) Lighting Standards (Article 6.9)

14) Outside Storage and Display (Article 6.12)

15) Parking and Loading Standards (Article 6.14)

a) Bicycle Parking:

Use is exempt from bicycle parking requirements

16) Sign Standards (Article 6.17)

a) Signage (Ord. 12-46, Art. 8)

i) All permanent signs shall be in substantial compliance with the New England Style (see Exhibit 4, Figure 14)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply

17) Easement Standards (Article 8.3)

18) Pedestrian Network Standards (Article 8.7)

19) Storm Water Standards (Article 8.8)

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

DEPARTMENT COMMENTS

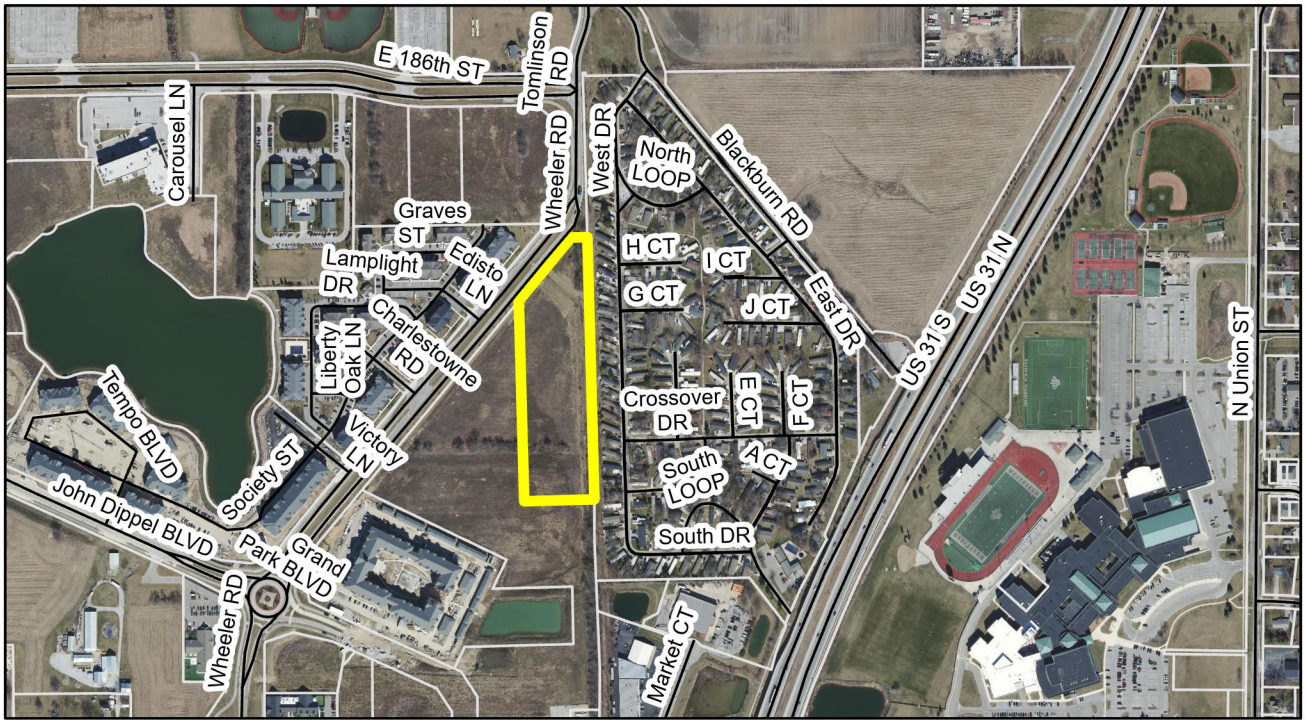
1) The plans as presented comply with the applicable zoning ordinances.
2) **Action: Approve Detailed Development Plan 2505-DDP-16 with the following condition:**

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

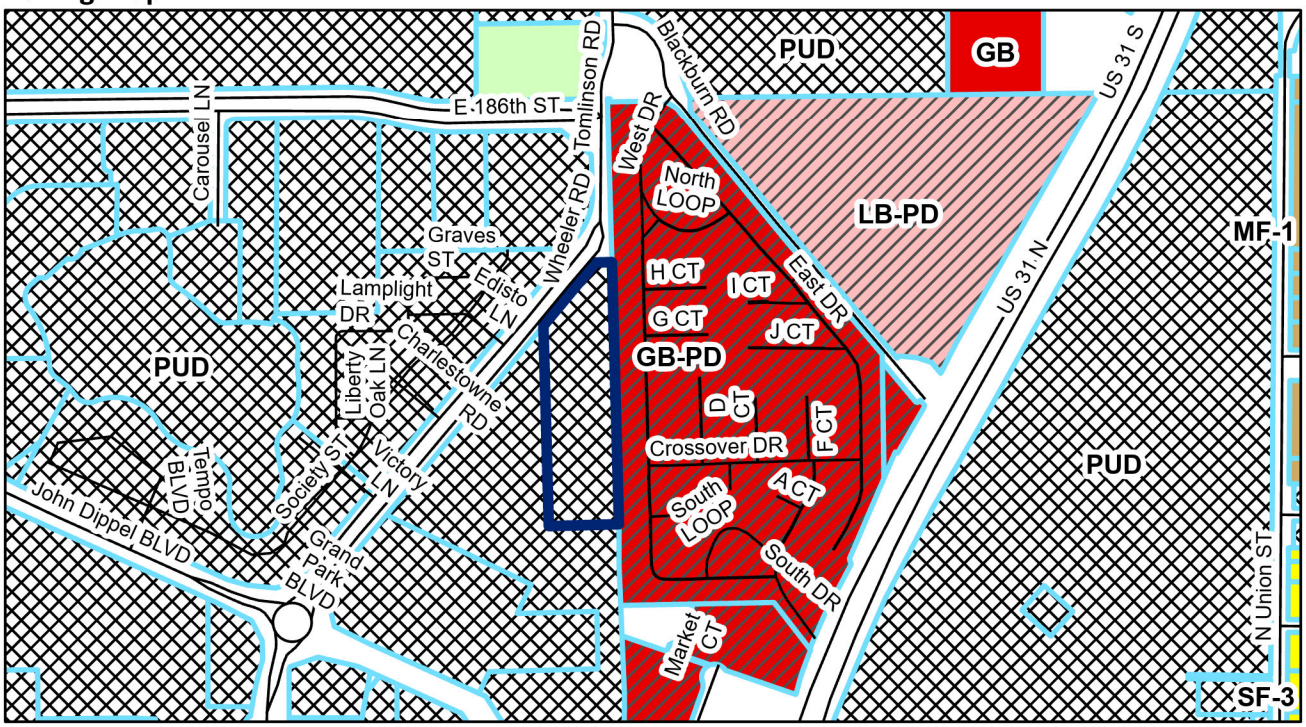
3) If any Plan Commission member has questions prior to the meeting, then please contact Lauren Gillingham-Teague at 317-804-3175 or Lgillingham@westfield.in.gov.

Property Location Map
Grand Park Village Self Storage DDP
2505-DDP-16

Aerial Location Map



Zoning Map



Legend

Subject Parcel

0 0.05 0.1 0.2 Miles

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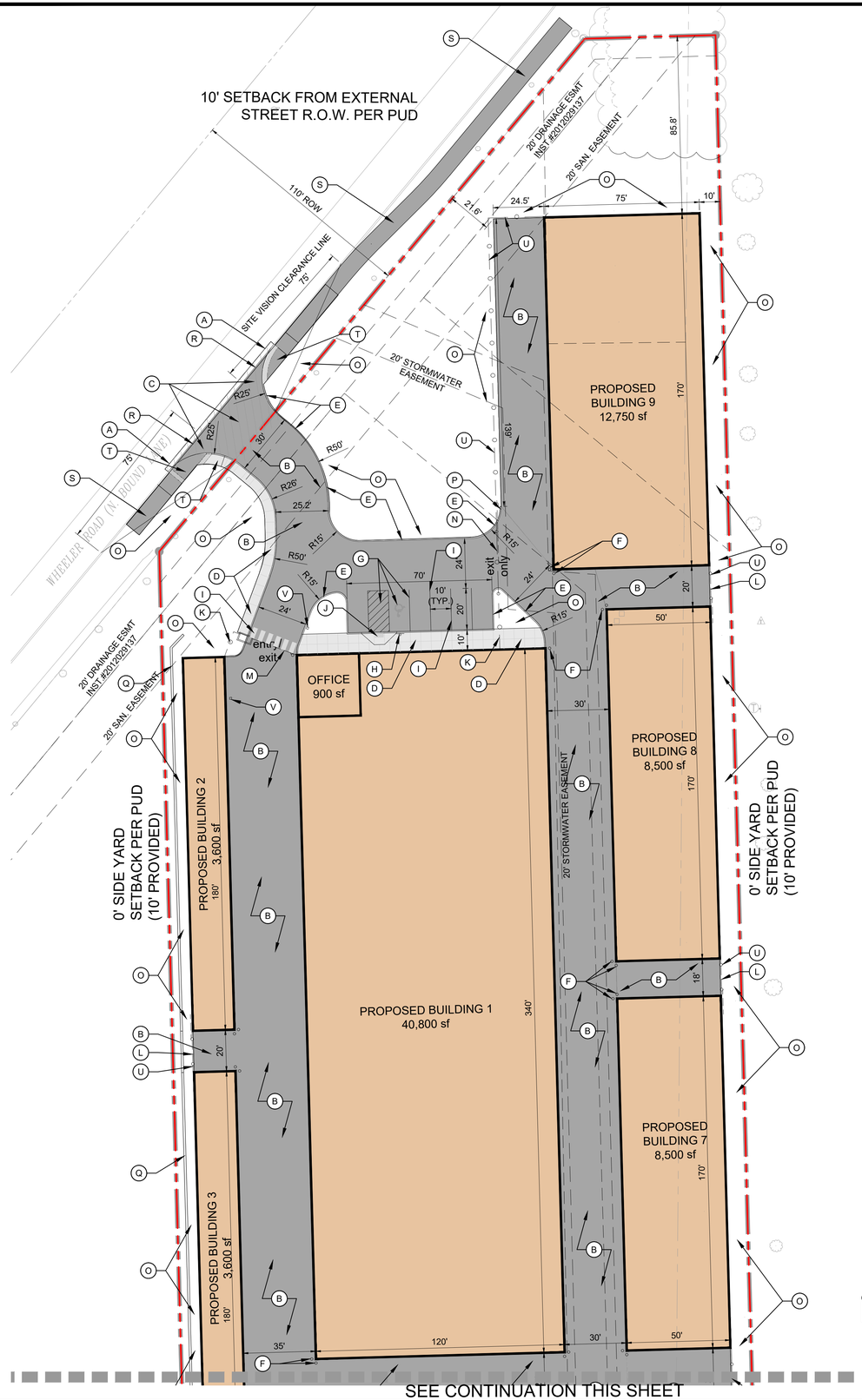

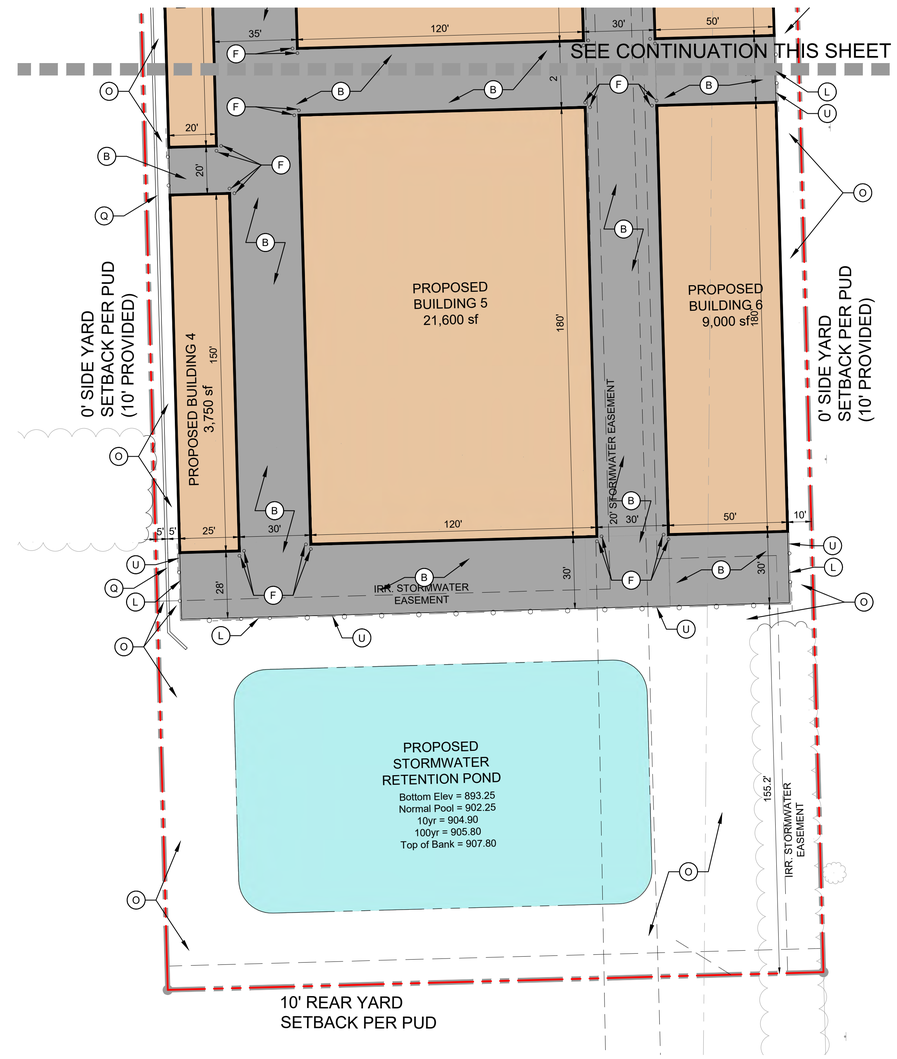

SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO THE CITY OF WESTFIELD DESIGN STANDARDS AND SPECIFICATIONS.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SODDED AND / OR SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED / SEEDED AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. THE CONTRACTOR SHALL PROTECT EXISTING RIGHT-OF-WAY INFRASTRUCTURE AND BE RESPONSIBLE FOR RESTORATION AS NECESSARY.

PLAN NOTES:

- (A) SAW CUT EXISTING ASPHALT PAVEMENT PAVEMENT ALONG THIS LINE. REMOVE RESULTING DEBRIS AS NECESSARY TO FACILITATE PROPOSED DEVELOPMENT.
- (B) PROVIDE AND INSTALL LIGHT DUTY PAVEMENT SECTION PER DETAIL SHEET C8.1.
- (C) PROVIDE AND INSTALL INDOT CLASS III CONCRETE APPROACH SECTION PER DETAIL 610-DRIV-03 AND 610-DRIV-08 SHEET C8.1.
- (D) PROVIDE AND INSTALL INTEGRAL CONCRETE CURB AND WALK PER DETAIL SHEET C8.1.
- (E) PROVIDE AND INSTALL CONCRETE STRAIGHT CURB PER DETAIL SHEET C8.1.
- (F) PROVIDE AND INSTALL CONCRETE BOLLARD PER DETAIL SHEET C8.1.
- (G) PROVIDE AND INSTALL 4" WIDE ACCESSIBLE PARKING PAINT STRIPING (BLUE) AS SHOWN IN ACCORDANCE WITH INDIANA CODE 5-16-9-4.
- (H) PROVIDE AND INSTALL ACCESSIBLE PARKING SIGN PER DETAIL SHEET C8.1.
- (I) PROVIDE AND INSTALL 4" WIDE PASSENGER CAR PAINT STRIPING (WHITE).
- (J) PROVIDE AND INSTALL CURB RAMP WITH DETECTABLE WARNING SURFACE PER INDOT STANDARD DRAWING 604-SWCR-08 DETAIL SHEET C8.1.
- (K) NOT USED.
- (L) PROVIDE AND INSTALL 6' HIGH X 12' WIDE BLACK COATED CHAIN LINK FENCE MANUAL ROLLING SNOW / ACCESS GATE.
- (M) PROVIDE AND INSTALL LIFT GATE PER DETAIL SHEET C8.1. CONTRACTOR TO OBTAIN SPECIFIC FENCE SIZE, TYPE, AND MATERIAL FROM OWNER PRIOR TO BEGINNING CONSTRUCTION.
- (N) PROVIDE AND INSTALL 6' HIGH X 30' LONG MANUAL SLIDING GATE WITH KNOX BOX.
- (O) PROVIDE A MINIMUM 6" FERTILE TOPSOIL CAPABLE OF SUSTAINING LAWN GROWTH. REFURBISHED LAWN AREA IN ACCORDANCE WITH PROJECT SPECIFICATIONS.
- (P) TAPER CURB FROM 6" TO 1" OVER FINAL 3'.
- (Q) MODULAR BLOCK RETAINING WALL. REFER TO GRADING PLANS FOR ELEVATIONS AND STRUCTURAL PLANS FOR DETAILS.
- (R) PROVIDE AND INSTALL 1" CONCRETE CHAIR CURB PER DETAIL SHEET C8.1.
- (S) PROVIDE AND INSTALL 8' ASPHALT PERIMETER TRAIL PER DETAIL SHEET C8.2.
- (T) PROVIDE AND INSTALL ONE WAY DIRECTIONAL PERPENDICULAR CURB RAMP WITH DETECTABLE WARNING SURFACE PER INDOT STANDARD DRAWING 604-SWCR-05 DETAIL SHEET C8.1.
- (U) PROVIDE AND INSTALL 6' TALL BLACK COATED CHAIN LINK FENCE.
- (V) LIFT GATE ENTRY/EXIT KEYPAD LOCATION.

N

0 15 30
(IN FEET)
1 inch = 30 ft.

LEGEND

- PROPERTY BOUNDARY
- EASEMENT/SETBACK
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT SECTION
- PROPOSED CONCRETE APPROACH PAVEMENT SECTION

ZONING AND DEVELOPMENT INFORMATION	
ZONING CLASSIFICATION: GRAND PARK VILLAGE PUD - GENERAL COMMERCIAL (GB - GENERAL BUSINESS IS UNDERLYING ZONING)	
ARTERIAL CORRIDOR OVERLAY (CHAPTER 8 OF ZONING ORDINANCE)	
MINIMUM STREET FRONTAGE (PUD)	0'
MINIMUM FRONT YARD SETBACK FROM R.O.W. (PUD)	10'
MINIMUM SIDE YARD SETBACK (PUD)	0'
MINIMUM REAR YARD SETBACK (PUD)	20'
MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES (U.D.O.)	60'
PROPOSED PARKING SPACES = (INCLUDES 1 ACCESSIBLE SPACES)	6

BUILDING TABLE	
BLDG.	SF
1.	40,800
2.	3,600
3.	3,600
4.	3,750
5.	21,600
6.	9,000
7.	8,500
8.	8,500
9.	12,750
TOTAL	112,100

APPROXIMATE SITE ACREAGE: 5.89 Ac

RED BARN ENGINEERING COMPANY, LLC
CIVIL ENGINEERING CONSULTING SERVICES
317.677.6797
WWW.REDBARNENGINEERINGCO.COM
CHRIS@REDBARNENGINEERINGCO.COM

Prepared For:
Boyle Construction Management, Inc.
8091 Crawfordsville Road
Indianapolis, Indiana 46214

OVERALL SITE PLAN

SELF STORAGE FACILITY
GRAND PARK VILLAGE
18425 Wheeler Road
Westfield, Indiana 46074

Certified By

CHRISTOPHER L. HINKLE
REGISTERED
No. 10911288
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date: 04/25/2025

811
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Project Number
21-38-01

Sheet Number
C2

NEW SELF-STORAGE CAMPUS

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peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

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WESTFIELD, INDIANA

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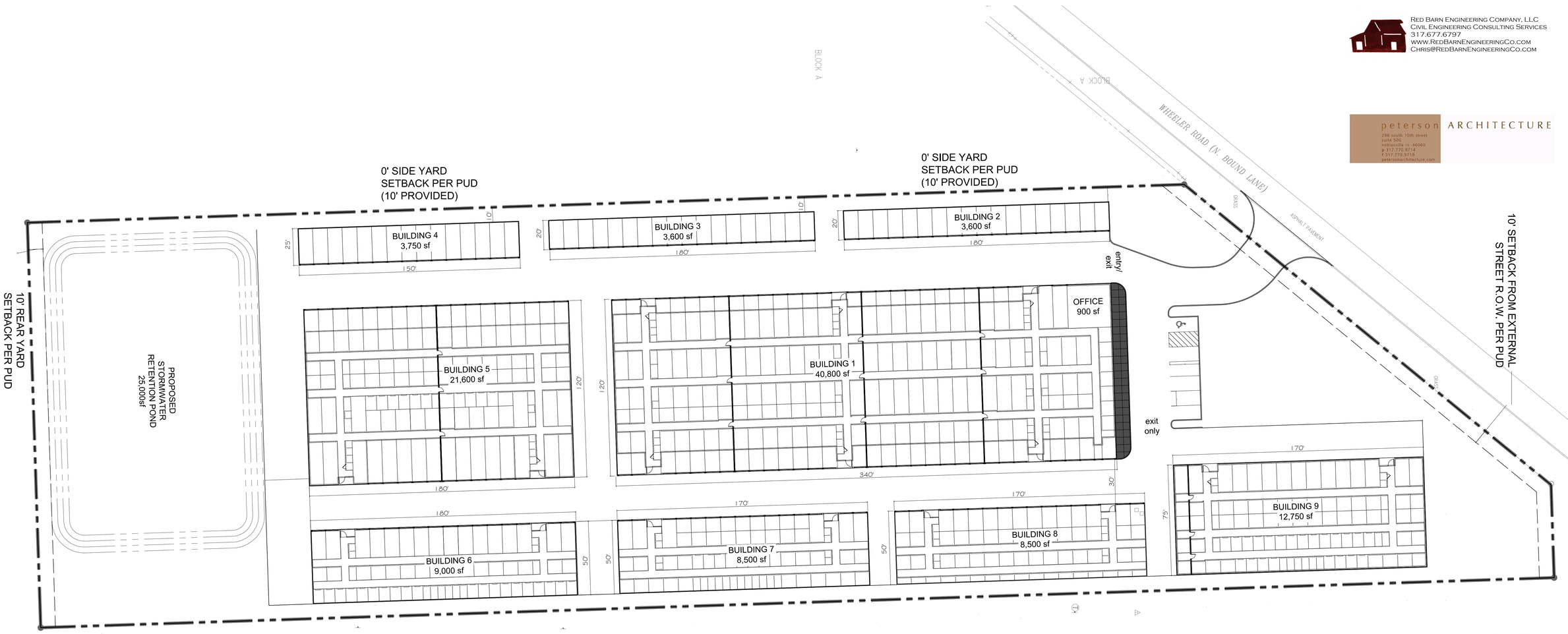
GRAND PARK SELF-STORAGE

WESTFIELD, INDIANA

BCMI
BOYLE CONSTRUCTION MANAGEMENT INC.

RED BARN ENGINEERING COMPANY, LLC
CIVIL ENGINEERING CONSULTING SERVICES
317.677.6797
WWW.REDBARNENGINEERINGCO.COM
CHRIS@REDBARNENGINEERINGCO.COM

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com



NORTH

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A204	BUILDINGS 6, 7, & 8 EXTERIOR ELEVATIONS	03-06-23
A205	BUILDING 9 EXTERIOR ELEVATIONS	03-06-23

MARKUPS / REVISIONS

NO.	BY	ISSUE	DATE

MAKORABCO
EAST COAST OFFICE: 1041 CROWN PARK CIRCLE WINTER GARDEN FL 34787 PHONE: (800)-989-0220

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GRAND PARK VILLAGE SELF
STORAGE WESTFIELD,INDIANA

ENGINEER STAMP

ENGINEER

ROBERT M. BEATTIE, PE

NAME: ROBERT M. BEATTIE, PE
COMPANY: RED BARN ENGINEERING COMPANY, LLC
ADDRESS: 1 PARK PLACE, SUITE 475 FISHERS, IN 46037
LICENSE NO.: 20100103 EXPIRATION DATE: 07/31/2023
TELEPHONE: 317-677-6797 EMAIL: ROBERT@REDBARNENGINEERINGCO.COM

ROBERT M. BEATTIE, PE PE # 20100103-DATE

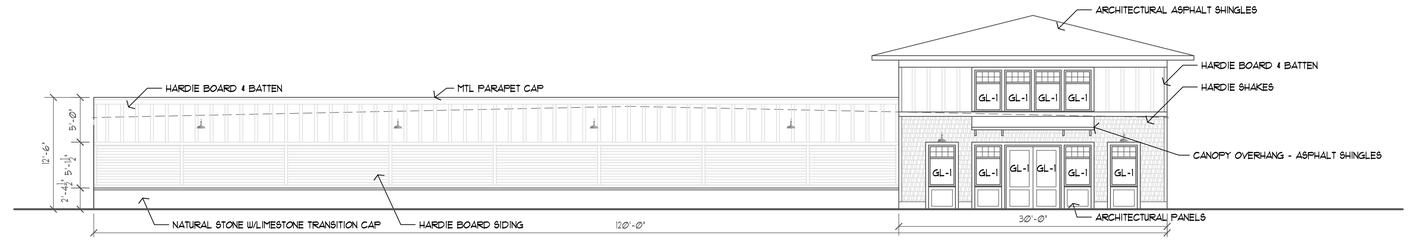
ROBERT M. BEATTIE, PE HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF INDIANA, AND THAT I AM THE OWNER OF THE PROPERTY RIGHTS TO THE STANDARD AND/OR NON-STANDARD DESIGN, DOCUMENT OR PROCEDURE REFERENCED ON THIS PLAN, & WHICH I ATTEST TO THE ACCURACY AND ADEQUACY OF THE DESIGN, DOCUMENT OR PROCEDURE.
BY: ROBERT M. BEATTIE, PE

SHEET TITLE

SITE PLAN

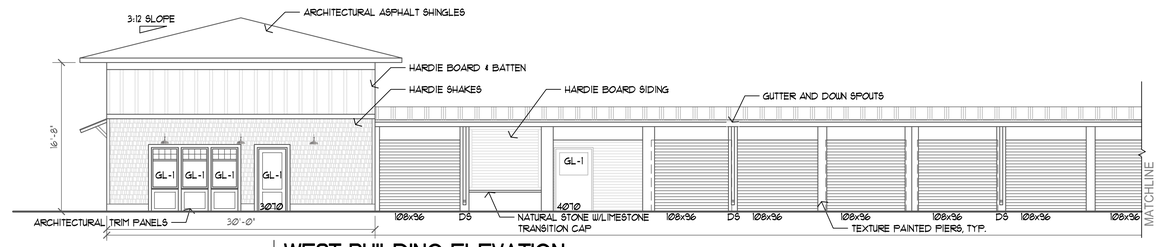
DATE	11-14-22
DRAWN BY	SJ
CHECKED BY	XXX
JOB NO.	2639
SCALE	AS NOTED
SHEET	

C-0.1



1 NORTH BUILDING ELEVATION

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



2 WEST BUILDING ELEVATION

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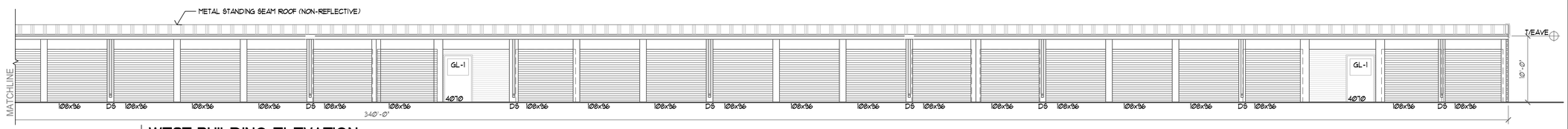
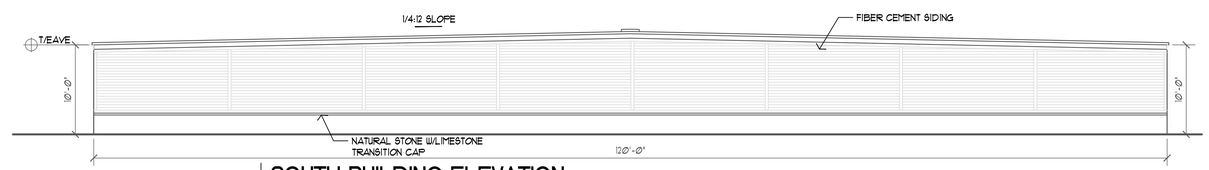


3 WEST BUILDING ELEVATION

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



4 SOUTH BUILDING ELEVATION

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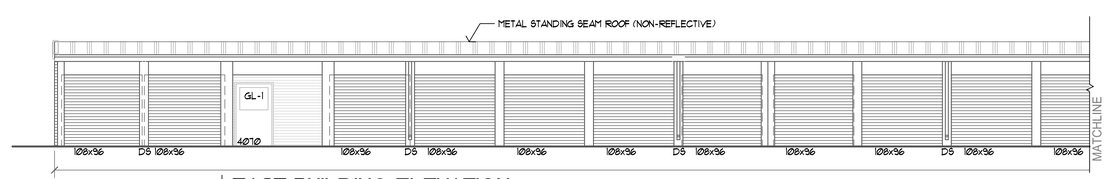
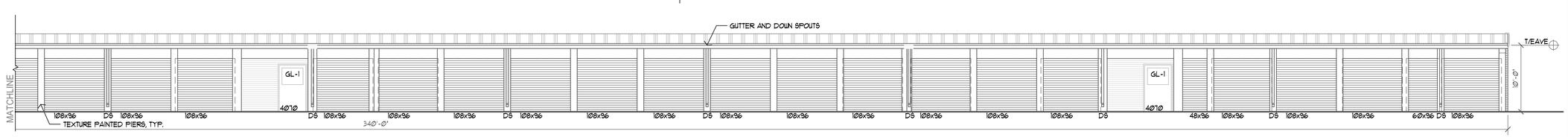


5 EAST BUILDING ELEVATION

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



6 EAST BUILDING ELEVATION

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

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NEW CONSTRUCTION

GRAND PARK VILLAGE SELF STORAGE

WHEELER ROAD
WESTFIELD, INDIANA

DESIGN DEVELOPMENT

04/27/2023

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-03-06
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	23-0013

BUILDING 01 - EXTERIOR ELEVATIONS

A201

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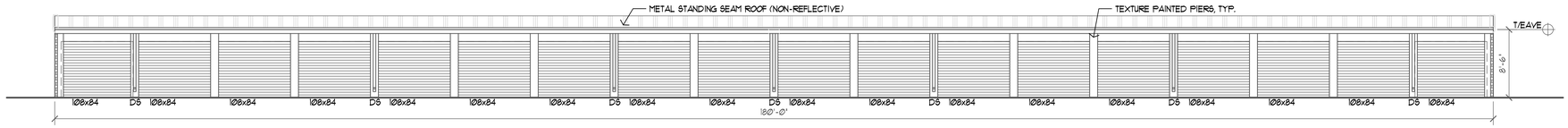
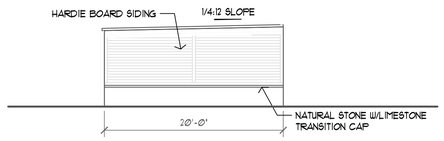


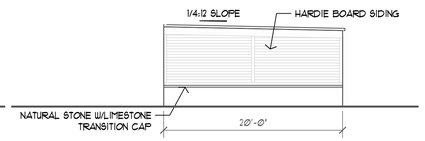
1 EAST BUILDING ELEVATION

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



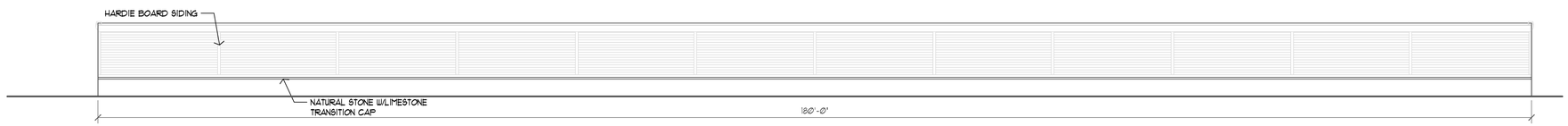
2 NORTH BUILDING ELEVATION

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



3 SOUTH BUILDING ELEVATION

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



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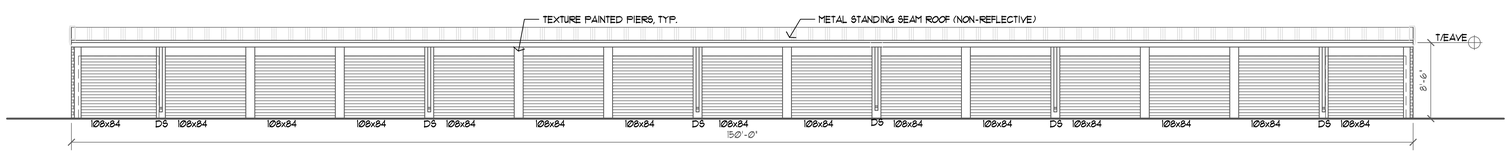
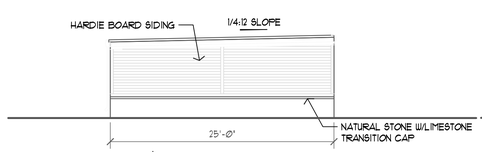


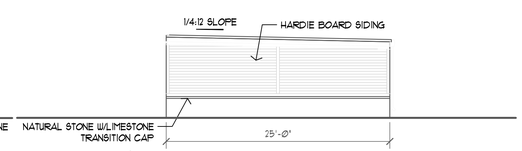
5 EAST BUILDING ELEVATION

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



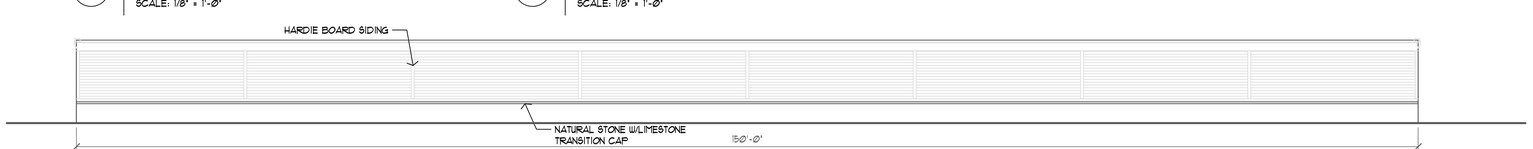
6 NORTH BUILDING ELEVATION

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



7 SOUTH BUILDING ELEVATION

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



8 WEST BUILDING ELEVATION

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

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NEW CONSTRUCTION

GRAND PARK VILLAGE SELF STORAGE

WHEELER ROAD
WESTFIELD, INDIANA

DESIGN DEVELOPMENT

04/27/2023

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-03-06
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	23-0013

BUILDINGS 02,03,04 - EXTERIOR ELEVATIONS

A202

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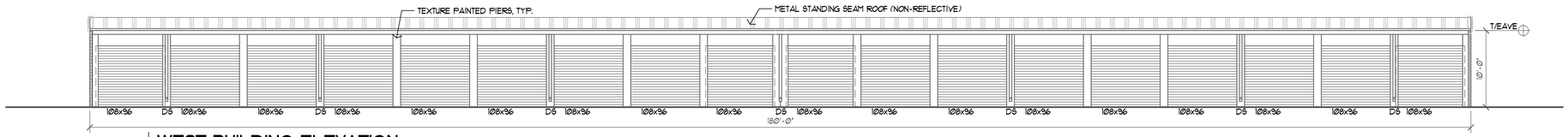
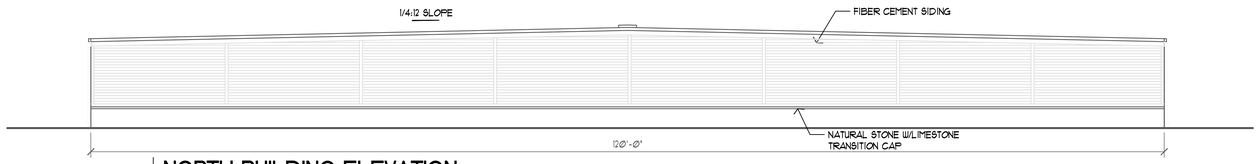


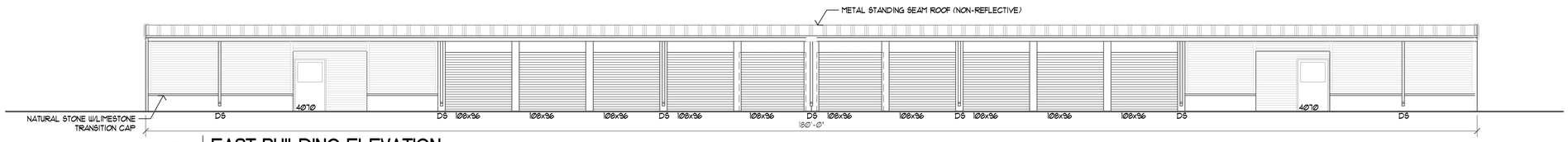
1 WEST BUILDING ELEVATION

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



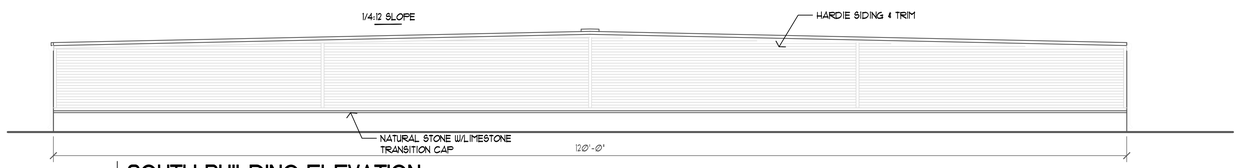
2 NORTH BUILDING ELEVATION

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



3 EAST BUILDING ELEVATION

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



4 SOUTH BUILDING ELEVATION

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

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NEW CONSTRUCTION

GRAND PARK VILLAGE SELF STORAGE

WHEELER ROAD
WESTFIELD, INDIANA

DESIGN DEVELOPMENT

04/27/2023

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-03-06
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	23-0013

BUILDING 05 - EXTERIOR ELEVATIONS

A203

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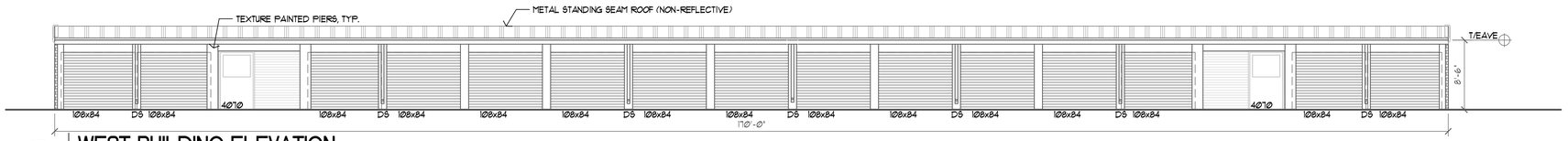
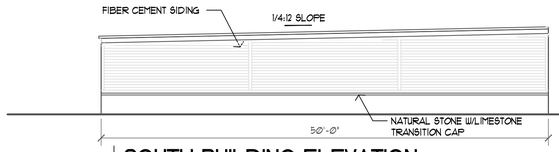


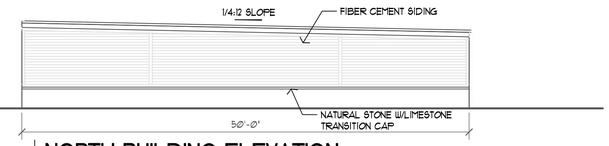
1 WEST BUILDING ELEVATION

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



2 SOUTH BUILDING ELEVATION

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

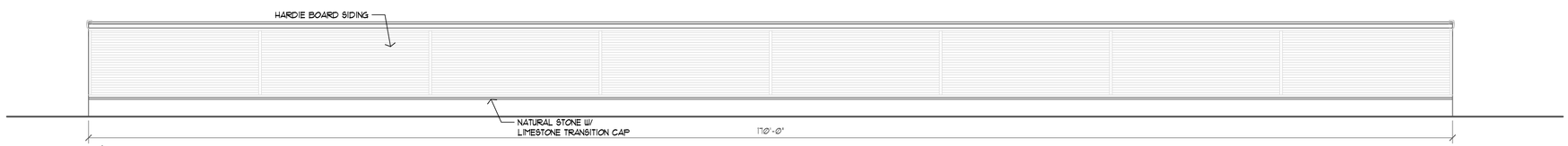


3 NORTH BUILDING ELEVATION

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

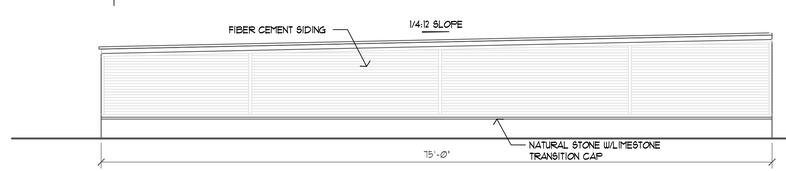
4 EAST BUILDING ELEVATION

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



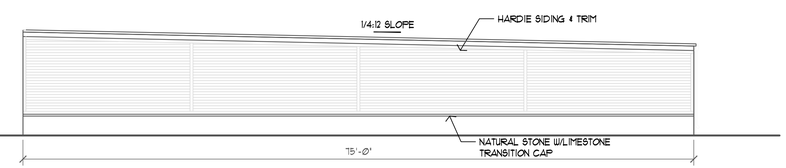
5 EAST BUILDING ELEVATION

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



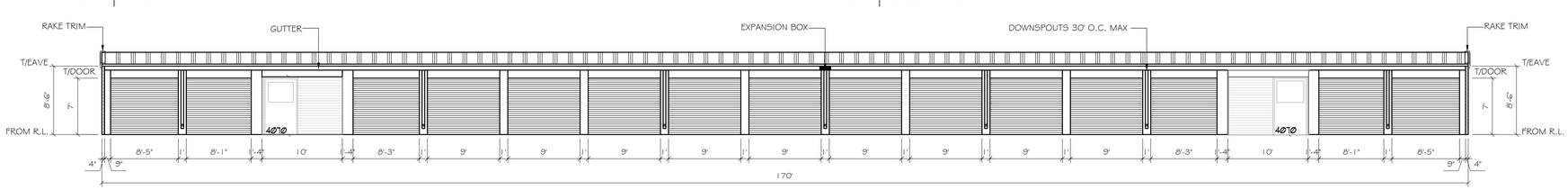
6 SOUTH BUILDING ELEVATION

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



7 NORTH BUILDING ELEVATION

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



8 WEST BUILDING ELEVATION

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

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studio@petersonarchitecture.com

NEW CONSTRUCTION

GRAND PARK VILLAGE SELF STORAGE

WHEELER ROAD
WESTFIELD, INDIANA

DESIGN DEVELOPMENT

04/27/2023

REVISIONS:

1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2023-03-06
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	23-0013

BUILDINGS 06,07,08 - EXTERIOR ELEVATIONS

A204

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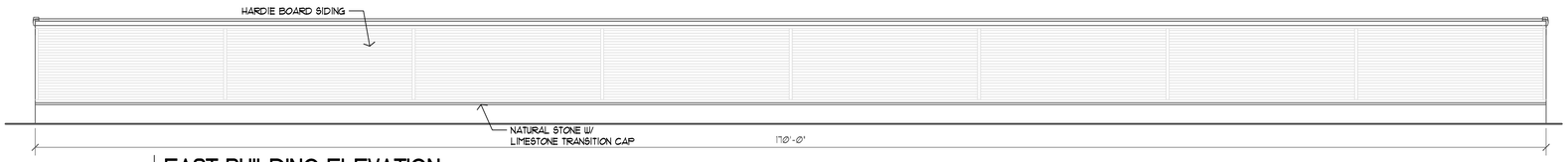
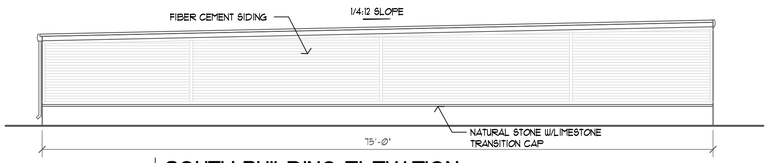


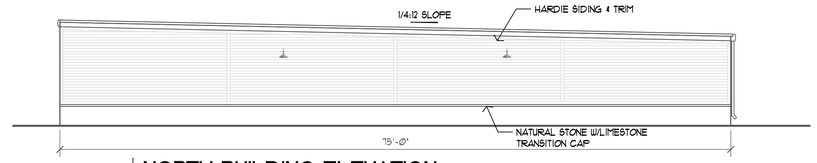
1 EAST BUILDING ELEVATION

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



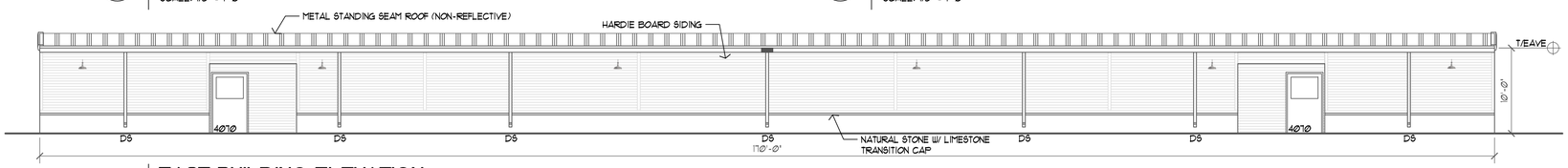
2 SOUTH BUILDING ELEVATION

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



3 NORTH BUILDING ELEVATION

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



4 EAST BUILDING ELEVATION

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

NEW CONSTRUCTION

GRAND PARK VILLAGE SELF STORAGE

WHEELER ROAD
WESTFIELD, INDIANA

DESIGN DEVELOPMENT

04/27/2023

REVISIONS:

1 REVISION DATE:
2 REVISION DATE:
3 REVISION DATE:
4 REVISION DATE:
5 REVISION DATE:

PLOT DATE:	2023-03-28
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	23-0013

BUILDING 09 - EXTERIOR ELEVATIONS

A205

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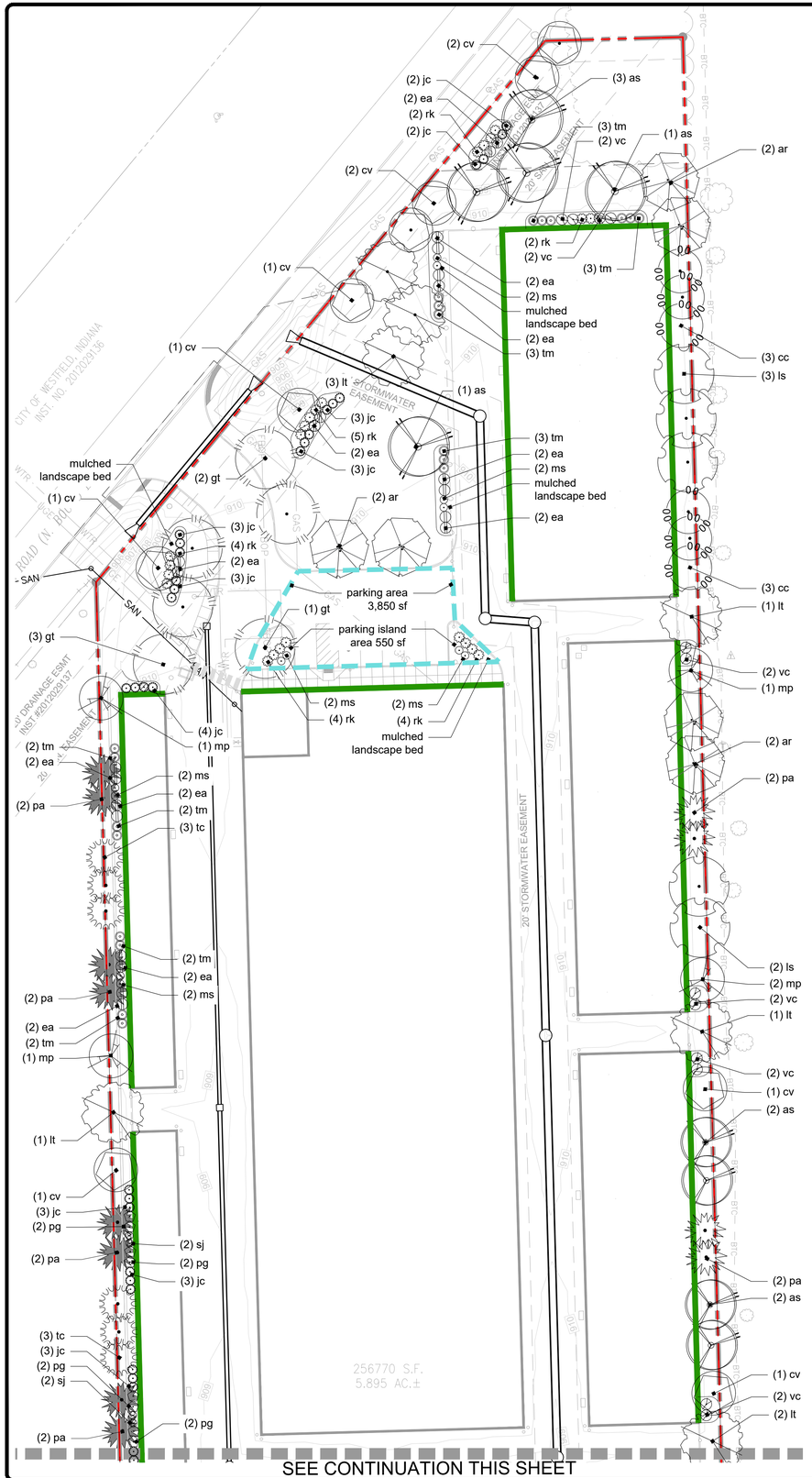

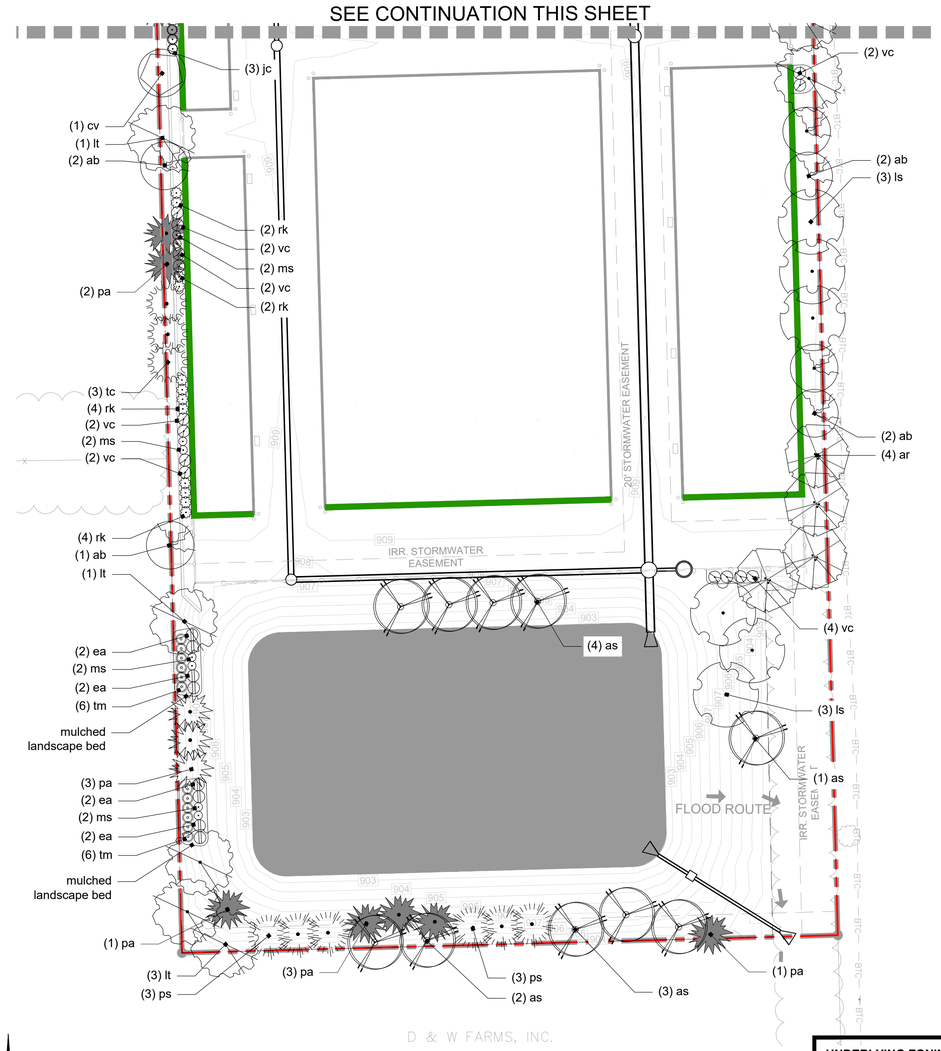

0 15 30
(IN FEET)
1 inch = 30 ft.

INDICATES ADDITIONAL NORWAY SPRUCE
(PICEA ABIES)
-17 ADDITIONAL (10 ON WEST PROPERTY LINE,
5 ON SOUTH)

PLANT LIST

SYM.	QTY.	SCIENTIFIC NAME	COMMON NAME	ROOT	SIZE	REMARKS
SHADE TREES						
as	19	ACER SACCHARUM	SUGAR MAPLE	B&B	1-3/4"	
gt	6	GLEDITSIA TRIACANTHOS VAR. INERMIS	SKYLINE HONEYLOCUST	B&B	2"	
lt	13	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2"	
ar	10	ACER RUBRUM	RED MAPLE	B&B	2"	
ls	11	LIQUIDAMBAR STYRACIFLUA	SWEETGUM	B&B	2"	
ORNAMENTAL TREES						
ab	7	AMELANCHIER AUTUMN BRILLIANCE	AUTUMN BRILLIANCE SERVICEBERRY	B&B	2"	
cc	6	CERCIS CANADENSIS	REDBUD	B&B	6'-7'	MULTI-STEM
cv	11	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	B&B	1-1/2"	
mp	5	MALUS 'PERFECT PURPLE'	PERFECT PURPLE CRABAPPLE	CONT.	25 GAL.	
EVERGREEN TREES						
pa	22	PICEA ABIES	NORWAY SPRUCE	B&B	6'-7'	
ps	6	PINUS STROBUS	EASTERN WHITE PINE	B&B	6'-7'	
tc	9	TSUGA CANADENSIS	CANADIAN HEMLOCK	B&B	5'-6'	
SHRUBS						
ea	30	EUONYMOUS ALATA 'COMPACTA'	DWARF BURNING BUSH	B&B	3'-4'	
jc	32	JUNIPERUS CHINENSIS 'KALLAYS COMPACTA'	KALLAY JUNIPER	CONT.	5 GALLON	
ms	20	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT MAIDEN GRASS	CONT.	5 GALLON	
pg	8	PRUNUS GLANDULOSA	DWARF FLOWERING ALMOND	CONT.	5 GALLON	
rk	35	ROSA KNOCK OUT DOUBLE	DOUBLE KNOCK OUT ROSE	CONT.	3 GALLON	
sj	4	SPIREA JAPONICA 'DOUBLE PLAY RED'	DOUBLE PLAY RED SPIREA	CONT.	3 GALLON	
tm	32	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	CONT.	7 GALLON	
vc	22	VIBURNUM CARLESII	KOREAN SPICE VIBURNUM	B&B	3'-4'	

** ALL LANDSCAPE BEDS TO HAVE 3" FINE, DARK HARDWOOD MUCLH**

LANDSCAPE SUMMARY

UNDERLYING ZONING (GB) REQUIREMENTS:

STREET TREES
REQUIRED : 1 PER 50 LF
EXISTING

MINIMUM LOT LANDSCAPING REQUIREMENTS
SITE IS 5.89 ACRES

REQUIRED SHADE TREES : 10 PER ACRE : 59
PROPOSED SHADE TREES : 59
REQUIRED ORNAMENTAL/EVERGREEN TREES : 10 PER ACRE : 59
PROPOSED ORNAMENTAL/EVERGREEN TREES : 59
REQUIRED SHRUBS : 25 PER ACRE : 148
PROPOSED SHRUBS : 164

FOUNDATION PLANTINGS
LENGTH OF BUILDING FACES THAT FACE PROPERTY LINES (SHOWN ON DIAGRAM AS GREEN LINES - THESE ARE THE AREAS WHERE PAVEMENT IS NOT NEEDED RIGHT UP TO BUILDING FACE) : 1,780'

REQUIRED EVERY 40' ALONG BUILDING EXPANSES OVER 80'
PROPOSED : ORNAMENTAL TREES AND SHRUBS PLACED ALONG ALL BUILDING FACES THAT FACE PROPERTY LINES

REQUIRED : 1 SHRUB/ORNAMENTAL TREE PER 12' : 148
PROPOSED : 148 SHRUBS AND 35 ORNAMENTAL TREES = 159 TOTAL

BUFFER YARDS
NO REQUIREMENT. EAST PROPERTY IS GB-PD AND THE BALANCE OF THE ADJACENT PROPERTIES ARE PART OF THE GRAND PARK VILLAGE PUD.

PARKING AREA PERIMETER LANDSCAPING
N/A; PARKING AREA HAS FEWER THAN 10 SPACES

Red Barn Engineering Company, LLC
Civil Engineering Consulting Services
317.677.6797
www.RedBarnEngineeringCo.com
Chris@RedBarnEngineeringCo.com

Prepared For:
Boyle Construction Management, Inc.
8091 Crawfordsville Road
Indianapolis, Indiana 46214

SITE LANDSCAPE PLAN

SELF STORAGE FACILITY
GRAND PARK VILLAGE
18425 Wheeler Road
Westfield, Indiana 46074

Certified By

CHRISTOPHER L. HINKLE
REGISTERED
No. 10911288
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date: 04/25/2025

811
Know what's below. Call before you dig.
1-800-382-5544

Project Number
21-38-01

Sheet Number
C7

Docket Number: 2412-PUD-27 (Ord. 24-69)

Petitioner: Old Town Companies, LLC, represented by Nelson & Frankenberger, LLC

Request: 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.

Current Zoning: GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts

Current Land Use: Largely undeveloped with some commercial uses

Acreage: 10.61 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 24-69
4. Proposed Ord. 24-69 redline
5. RCD Design Approval Letter

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

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PETITION HISTORY

The petition was introduced for first reading at the November 11, 2024 City Council meeting. A neighborhood meeting was held on November 20, 2024.

The petition received a public hearing at the December 2, 2024 Advisory Plan Commission Meeting. At this time, staff has not received any public comments related to the petition.

PROJECT OVERVIEW

Location: This subject real estate is approximately 10.61 acres in size and is generally located at the southeast corner of Park St and Poplar St/Westfield Blvd as shown in **Exhibit 2**).

The parcels making up the subject Property are zoned GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts.

Adjacent zones are Grand Millennium Center PUD to the west on the other side of Westfield Blvd; Union Street Flats PUD and Grand Junction Plaza PUD to the south and east; and GB, MF1, and Park Street in the Junction II PUD to the north.

Project Description: The petitioner requests the change in zoning to allow for the creation of a mixed-use district planned to include office and retail space, market-rate apartments, structured parking, and a public plaza space incorporating the Midland Trail. Although the buildings fronting Westfield Blvd have

the appearance of row style townhomes, they will actually include a mix of studios and two-bedroom apartments.

Three curbs cuts will be added to Westfield Blvd to provide vehicular access into the development. The north and south entrances will likely have right-in right-out limited access, while the entrance aligning with Grand Millennium is likely to be a full intersection.

Pedestrian access will be provided via the existing trail and sidewalk network on Park St and Westfield Blvd, as well as the proposed public plaza, which will serve as a node connecting the parking garage, apartments, offices, and retail space.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not create any new definitions.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) showing the approximate layout of the development. The PUD requires substantial conformance with this Concept Plan, including the uses and building heights denoted.

Underlying Zoning: As proposed, the PUD Ordinance assigns LB-H: Local Business-Historic District as the underlying zoning district for the entire development. This zone allows for large scale development of LB-H: Local Business-Historic District uses.

Permitted Uses: The proposed ordinance permits all uses permitted in the underlying zoning district but waives any uses that are only permitted through Special Exception. Multifamily Dwelling (up to 325 units), Hotel, Commercial Parking Lots and Structures, and Public or Private Park are added as permitted uses.

General Regulations: As proposed, the PUD ordinance defaults to the general regulations for the LB-H District, with some modifications. A comparison of the standards is included in the table below. It's important to note that LB-H is intended to be very flexible to better accommodate the preservation and restoration of historic buildings as well as the construction of new buildings that match or complement the historic style of surrounding buildings. As a result, the zone does not provide any definite lot standards.

	Proposed in PUD	**UDO (LB-H)**
Min. Lot Area	No Minimum	Shall be compatible with the surrounding area
Min. Lot Width	No Minimum	
Max. Lot Coverage	No Maximum	
Min. Lot Frontage	No Minimum but lots must have vehicular access to a street or access easement	
Min. Front Yard Setback	0'	
Min. Side Yard Setback	0'	
Min. Rear Yard Setback	0'	
Min. Building Height	Two Stories	
Max. Building Height	No Maximum	

Overlay Districts: The ordinance waives the US 31 and SR 32 Overlay Districts.

Development Standards: As proposed, the PUD ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed PUD Ordinance waives the architectural standards found in Article 6.3. Instead, a character exhibit is provided to "establish a benchmark for quality, vision, and appearance of architecture within the District". Substantial compliance with the character exhibits is not required. Mechanical equipment and utility meters must be screened, and external wall protrusions (gutters, downspouts, vents, etc.) must be integrated into the design of the building.

Landscaping Standards: Article 6.8 Landscape Standards shall not apply, with the exception of Article 6.8(L) Foundation Plantings standards, which may be satisfied with planter boxes containing flowers and shrubs. Landscape plans will be provided with the Overall Development Plan or Detailed Development Plan plan sets.

Parking and Loading Standards: The proposed ordinance waives Article 6.14(C) Loading Berths and modifies Article 6.14(G) Off-Street Parking to increase the allowed percentage of shared parking spaces, prohibit off-street parking within Established Front Yards, and decrease the number of off-street parking spaces required per multi-family dwelling unit from 2 spaces to 1.25 spaces. Standards related to surfacing material, aisle width, parking space size, parking lot lighting, and bicycle parking remain unchanged.

Design Standards: The PUD waives Article 8.6 Open Space and Amenity Standards and Article 8.9 Street and Right-of-Way Standards. Article 8.6 is not applicable to the development as it only applies to residential districts and doesn't include residential uses within nonresidential districts.

COMPREHENSIVE PLAN

The 2013 Grand Junction Implementation Plan identifies the site as being split between the "Grand Junction Sub-district" (north of the Midland Trail) and the "Kendall Sub-District" (south of the Midland Trail). The 2016 Grand Junction Sub-Districts Addendum further refines the Grand Junction sub-district through the creation of sub-areas. The portion of the site within the Grand Junction Sub-district lies entirely within the Park Street Corridor Sub-area.

Junction Sub-district:
The 2016 Grand Junction Sub-district Addendum contemplates the Junction sub-district as a focal point for the community by providing a complete range of goods, services, and entertainment. The district should accommodate mixed-use development and redevelopment while balancing Westfield's historic charm and character.

Park Street Corridor Sub-area:
The vision for this sub-area is to maintain a village character by encouraging the adaptive reuse of existing structures but allowing new construction if contextually appropriate. Some elements of this village character include minimal building setbacks, shared parking, and pedestrian oriented front porches and entryways.

Kendall Sub-district:
The 2013 Grand Junction Implementation Plan encourages taller buildings and attractive landscaping along US 31. Medical and office uses with ancillary retail should be encouraged while discouraging single-family housing and stand-alone retail buildings. Although the 2016 Grand Junction Sub-district Addendum includes a chapter for the Kendall Sub-district, the work was never completed.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing was held for this petition at the December 2, 2024 Plan Commission meeting. The notice of public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

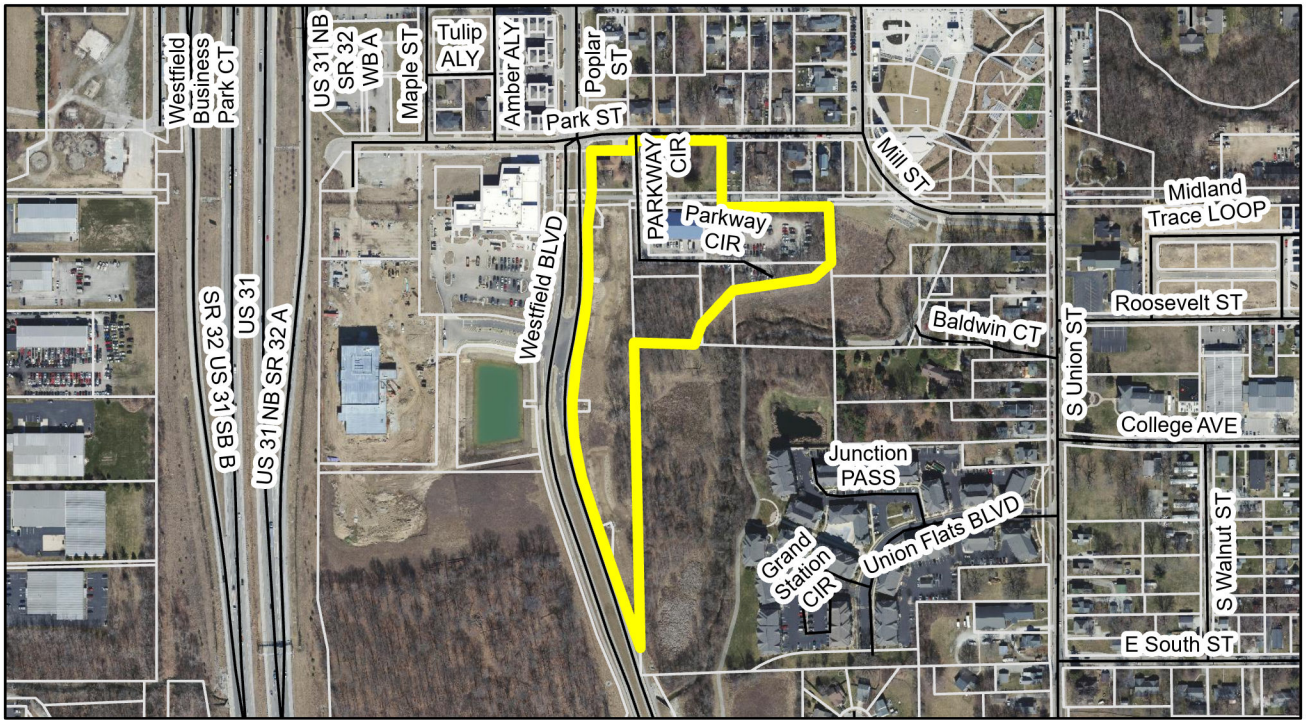
Council Introduction: This petition was introduced for first reading at the November 11, 2024 City Council meeting.

DEPARTMENT COMMENTS

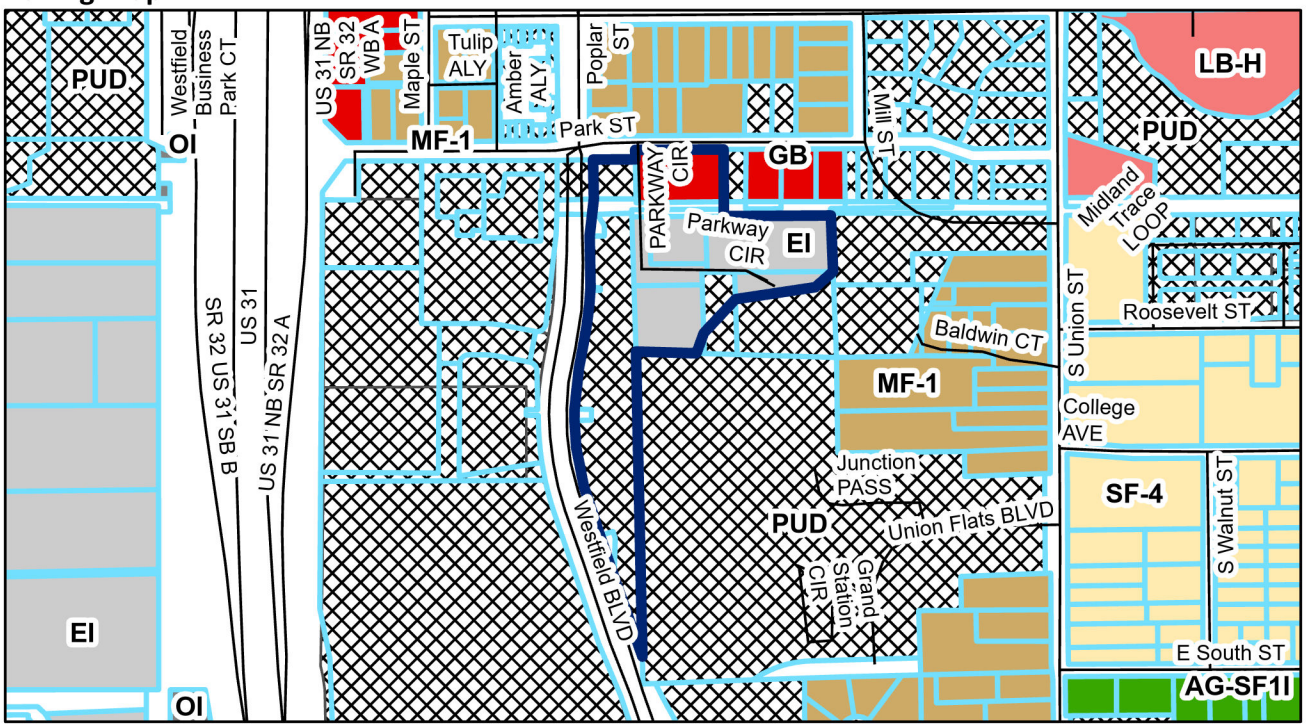
1. **Action:**
    a. Vote at the May 5, 2025 Plan Commission meeting to forward a recommendation to Council.
2. If any Plan Commission member has questions prior to the public hearing, please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.

Property Location Map
Park + Poplar PUD
2412-PUD-27

Aerial Location Map



Zoning Map



Legend

Subject Parcel

0 0.04 0.09 0.17 Miles

N

ORDINANCE NUMBER 24-69

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

"Park and Poplar"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2412-PUD-27**), requesting an amendment to the Unified Development Ordinance 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**. **2412-PUD-27** 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 April __, 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 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as the "**Park and Poplar PUD**" (the "District").

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

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the 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. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development 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. The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be as set forth below as illustrated on the attached District Map.

4.1 LB-H: Local Business / Historic District

Section 5. **Overlay Districts.**

5.1 Article 5.2 US Highway 31 Overlay District of the UDO shall not apply to the Real Estate.

5.2 Article 5.3 State Highway 32 Overlay District of the UDO shall not apply to the Real Estate.

Section 6. **Permitted Uses.** 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 modified below:

6.1 All Special Exception Uses and Prohibited Uses shall be prohibited.

6.2 The following additional uses shall be permitted in the District:

A. Dwelling, Multifamily (Maximum of 325 Dwellings)

B. Park, Public or Private

C. Hotel

D. Commercial Parking Lots and Structures

Section 7. **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 modified below:

7.1 Article 4.17(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	**Park and Poplar PUD**
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

Section 8. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

8.1 Article 6.3 Architectural Standards: Shall not apply; rather:

A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to

establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate.

B. Mechanical Equipment / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged.

C. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

8.2 Article 6.8 Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

A. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply; however, planters with shrubs and flowers located at the base of a building or attached to a façade shall be counted to meet the requirement.

8.3 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

A. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

B. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:

i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

ii. Required Spaces: Off-street Parking Spaces shall be 1.25 spaces per Multi-Family Dwelling Unit.

iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District.

9.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.

9.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

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 24-69** was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-69

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 24-69

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 & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Park and Poplar PUD Draft 9 042525

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A

REAL ESTATE

Page 1 of 2

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1217.37 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 756.89 FEET TO THE SOUTH BOUNDARY OF PARK STREET AND THE **PLACE OF BEGINNING**; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 258.73 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 147.00 FEET TO THE NORTH BOUNDARY OF THE CENTRAL RAILROAD LINE; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 321.36 FEET; THENCE SOUTH 01 DEGREE 50 MINUTES 51 SECONDS EAST A DISTANCE OF 445.40 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 45 SECONDS WEST A DISTANCE OF 572.91 FEET; THENCE SOUTH 01 DEGREE 10 MINUTES 22 SECONDS EAST A DISTANCE OF 880.76 FEET TO THE NORTHEASTERLY BOUNDARY OF WESTFIELD BOULEVARD PER INSTRUMENT NUMBER 2019034365, AS RECORDED IN THE OFFICE OF THE RECORDER OF SAID HAMILTON COUNTY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING 12 COURSES: 1) NORTH 23 DEGREES 51 MINUTES 15 SECONDS WEST A DISTANCE OF 38.92 FEET; 2) NORTH 18 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 433.82 FEET; 3) NORTH 09 DEGREES 48 MINUTES 54 SECONDS WEST A DISTANCE OF 234.04 FEET; 4) NORTH 00 DEGREES 25 MINUTES 58 SECONDS EAST A DISTANCE OF 32.74 FEET; 5) NORTH 06 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 117.06 FEET; 6) NORTH 10 DEGREES 39 MINUTES 21 SECONDS EAST A DISTANCE OF 87.25 FEET; 7) NORTH 06 DEGREES 53 MINUTES 18 SECONDS EAST A DISTANCE OF 138.19 FEET; 8) NORTH 02 DEGREES 53 MINUTES 28 SECONDS EAST A DISTANCE OF 8.41 FEET; 9) NORTH 01 DEGREE 15 MINUTES 10 SECONDS EAST A DISTANCE OF 51.74 FEET; 10) 02 DEGREES 15 MINUTES 28 SECONDS WEST A DISTANCE OF 93.82 FEET; 11) NORTH 05 DEGREES 10 MINUTES 21 SECONDS EAST A DISTANCE OF 132.97 FEET; 12) NORTH 00 DEGREES 19 MINUTES 17 SECONDS WEST A DISTANCE OF 117.00 FEET TO THE SOUTH BOUNDARY OF SAID PARK STREET; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 100.00 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 10.608 ACRES, MORE OR LESS.

EXHIBIT A

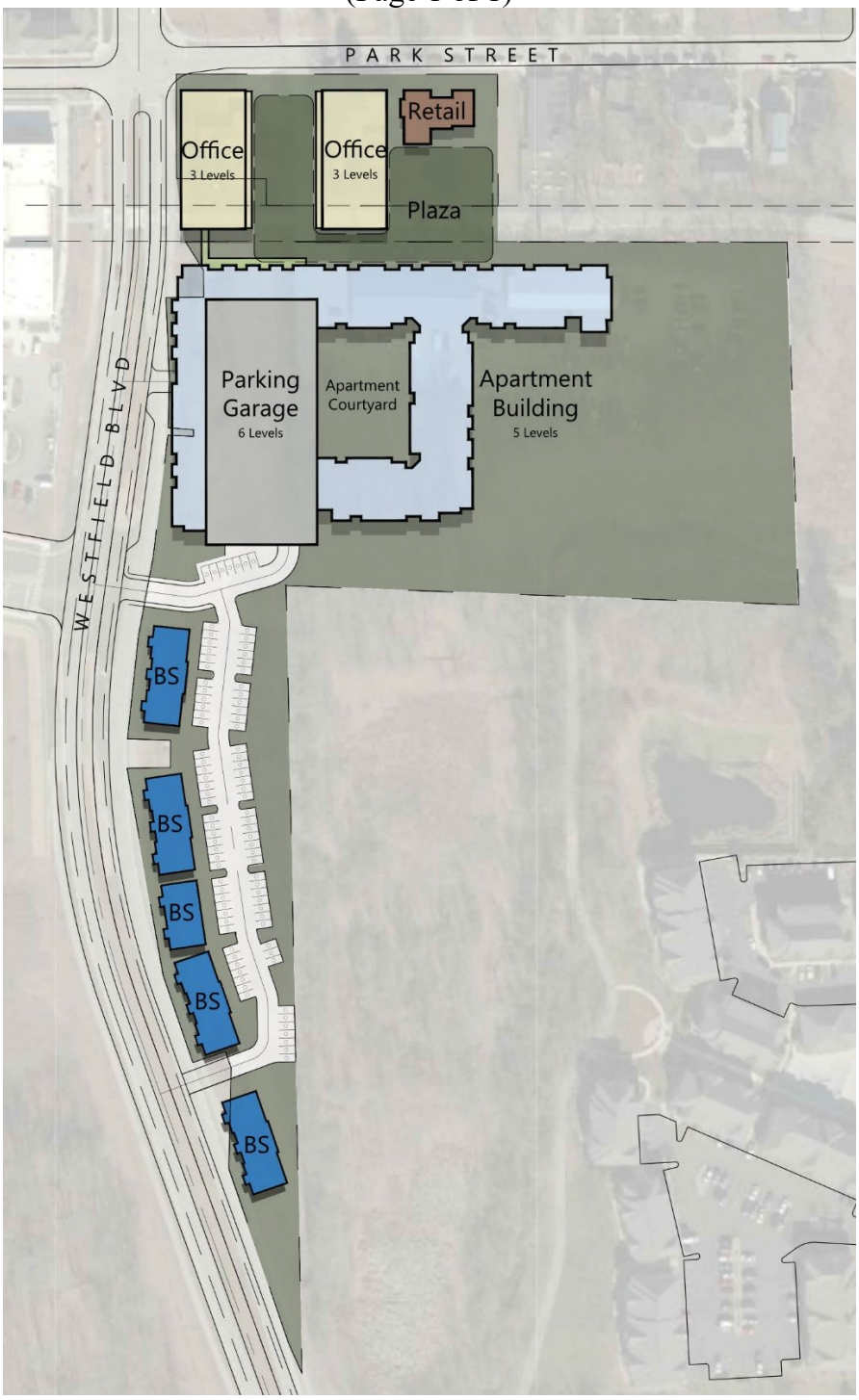
REAL ESTATE

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 Community Development under Docket Number 2412-PUD-27.

EXHIBIT C

CHARACTER EXHIBIT

(Page 1 of 3)

EXHIBIT C

CHARACTER EXHIBIT
(Page 2 of 3)

EXHIBIT C

CHARACTER EXHIBIT

(Page 3 of 5)

EXHIBIT C

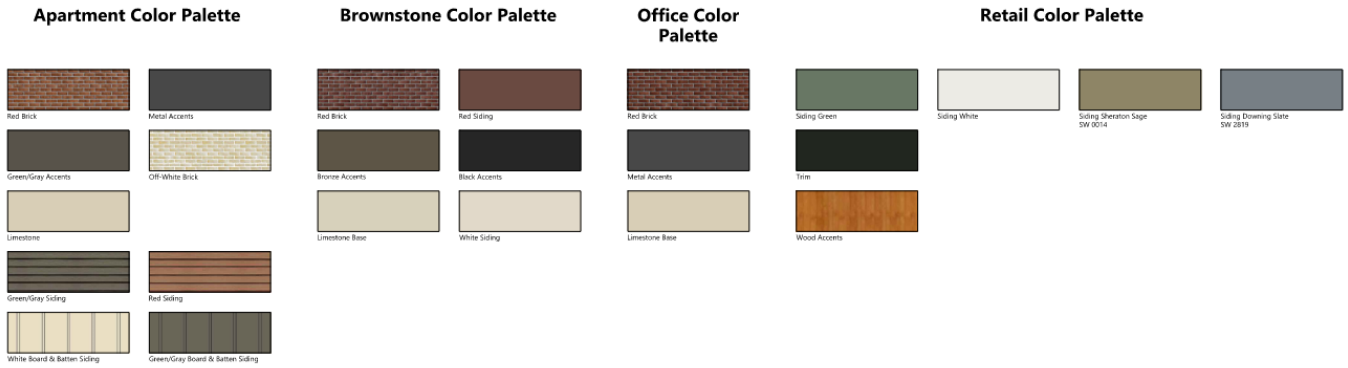
CHARACTER EXHIBIT

(Page 4 of 5)

EXHIBIT C

CHARACTER EXHIBIT

(Page 5 of 5)



Color Palette

ORDINANCE NUMBER 24-69

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

"Park and Poplar"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2412-PUD-27**), requesting an amendment to the Unified Development Ordinance 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**. **2412-PUD-27** 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 April __, 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 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as the "**Park and Poplar PUD**" (the "District").

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

1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the 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. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development 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. The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be as set forth below as illustrated on the attached District Map.

4.1 LB-H: Local Business / Historic District

Section 5. **Overlay Districts.**

5.1 Article 5.2 US Highway 31 Overlay District of the UDO shall not apply to the Real Estate.

5.2 Article 5.3 State Highway 32 Overlay District of the UDO shall not apply to the Real Estate.

Section 6. **Permitted Uses.** 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 modified below:

6.1 All Special Exception Uses and Prohibited Uses shall be prohibited.

6.2 The following additional uses shall be permitted in the District:

A. Dwelling, Multifamily (Maximum of 325 Dwellings)

B. Park, Public or Private

C. Hotel

D. Commercial Parking Lots and Structures

Section 7. **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 modified below:

7.1 Article 4.17(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	**Park and Poplar PUD**
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

Section 8. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

8.1 Article 6.3 Architectural Standards: Shall not apply; rather:

A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to

establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate.

B. Mechanical Equipment / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged.

C. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

8.2 Article 6.8 Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

A. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply; however, planters with shrubs and flowers located at the base of a building or attached to a façade shall be counted to meet the requirement.

8.3 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

A. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

B. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:

i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

ii. Required Spaces: Off-street Parking Spaces shall be 1.25 spaces per Multi-Family Dwelling Unit.

iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District.

9.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.

9.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

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 24-69** was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-69

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 24-69

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 & Frankenberger
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 Character Exhibit

EXHIBIT A

REAL ESTATE

Page 1 of 2

Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1217.37 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 756.89 FEET TO THE SOUTH BOUNDARY OF PARK STREET AND THE **PLACE OF BEGINNING**; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 258.73 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 147.00 FEET TO THE NORTH BOUNDARY OF THE CENTRAL RAILROAD LINE; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 321.36 FEET; THENCE SOUTH 01 DEGREE 50 MINUTES 51 SECONDS EAST A DISTANCE OF 445.40 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 45 SECONDS WEST A DISTANCE OF 572.91 FEET; THENCE SOUTH 01 DEGREE 10 MINUTES 22 SECONDS EAST A DISTANCE OF 880.76 FEET TO THE NORTHEASTERLY BOUNDARY OF WESTFIELD BOULEVARD PER INSTRUMENT NUMBER 2019034365, AS RECORDED IN THE OFFICE OF THE RECORDER OF SAID HAMILTON COUNTY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING 12 COURSES: 1) NORTH 23 DEGREES 51 MINUTES 15 SECONDS WEST A DISTANCE OF 38.92 FEET; 2) NORTH 18 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 433.82 FEET; 3) NORTH 09 DEGREES 48 MINUTES 54 SECONDS WEST A DISTANCE OF 234.04 FEET; 4) NORTH 00 DEGREES 25 MINUTES 58 SECONDS EAST A DISTANCE OF 32.74 FEET; 5) NORTH 06 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 117.06 FEET; 6) NORTH 10 DEGREES 39 MINUTES 21 SECONDS EAST A DISTANCE OF 87.25 FEET; 7) NORTH 06 DEGREES 53 MINUTES 18 SECONDS EAST A DISTANCE OF 138.19 FEET; 8) NORTH 02 DEGREES 53 MINUTES 28 SECONDS EAST A DISTANCE OF 8.41 FEET; 9) NORTH 01 DEGREE 15 MINUTES 10 SECONDS EAST A DISTANCE OF 51.74 FEET; 10) 02 DEGREES 15 MINUTES 28 SECONDS WEST A DISTANCE OF 93.82 FEET; 11) NORTH 05 DEGREES 10 MINUTES 21 SECONDS EAST A DISTANCE OF 132.97 FEET; 12) NORTH 00 DEGREES 19 MINUTES 17 SECONDS WEST A DISTANCE OF 117.00 FEET TO THE SOUTH BOUNDARY OF SAID PARK STREET; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 100.00 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 10.608 ACRES, MORE OR LESS.

EXHIBIT A

REAL ESTATE

Page 2 of 2

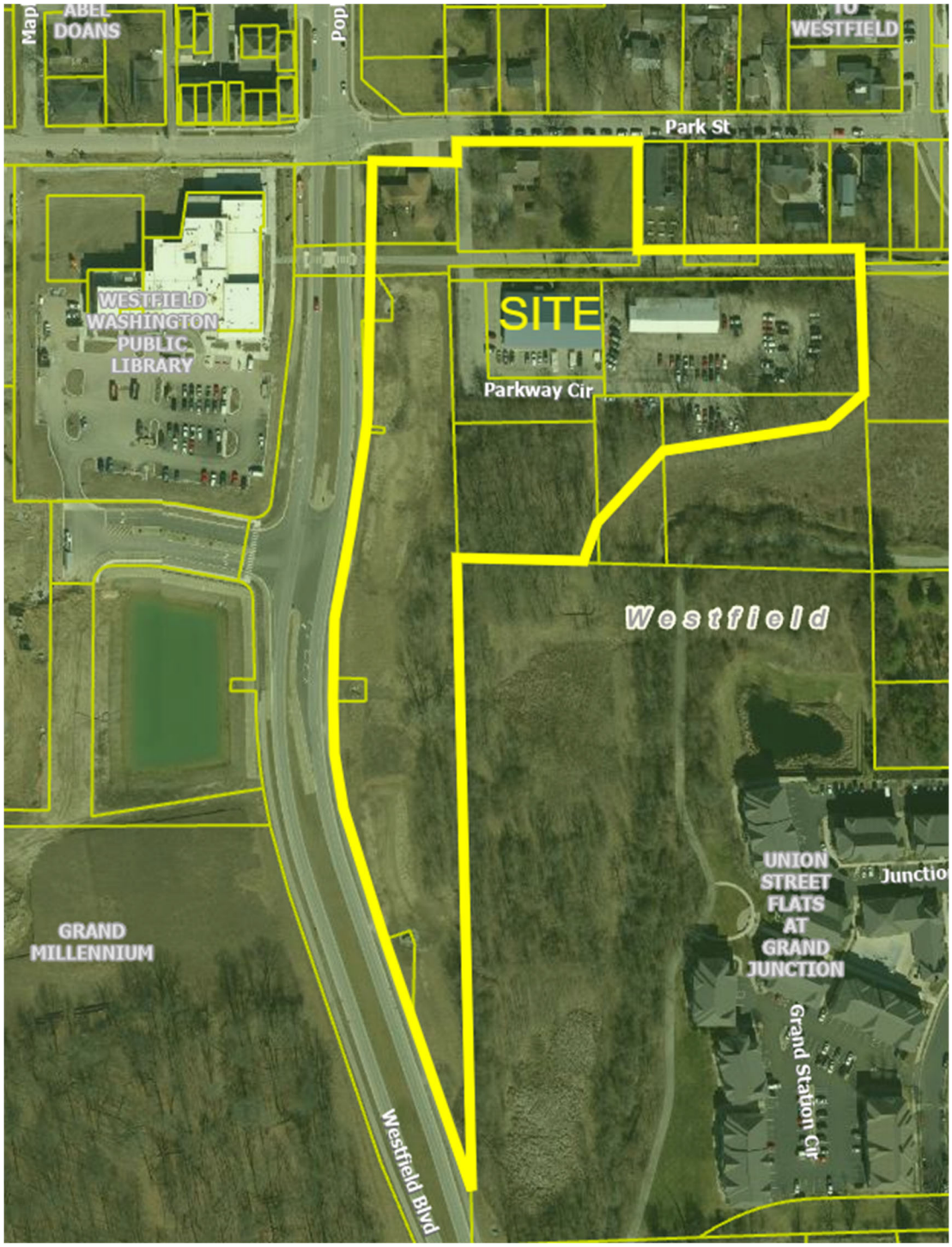
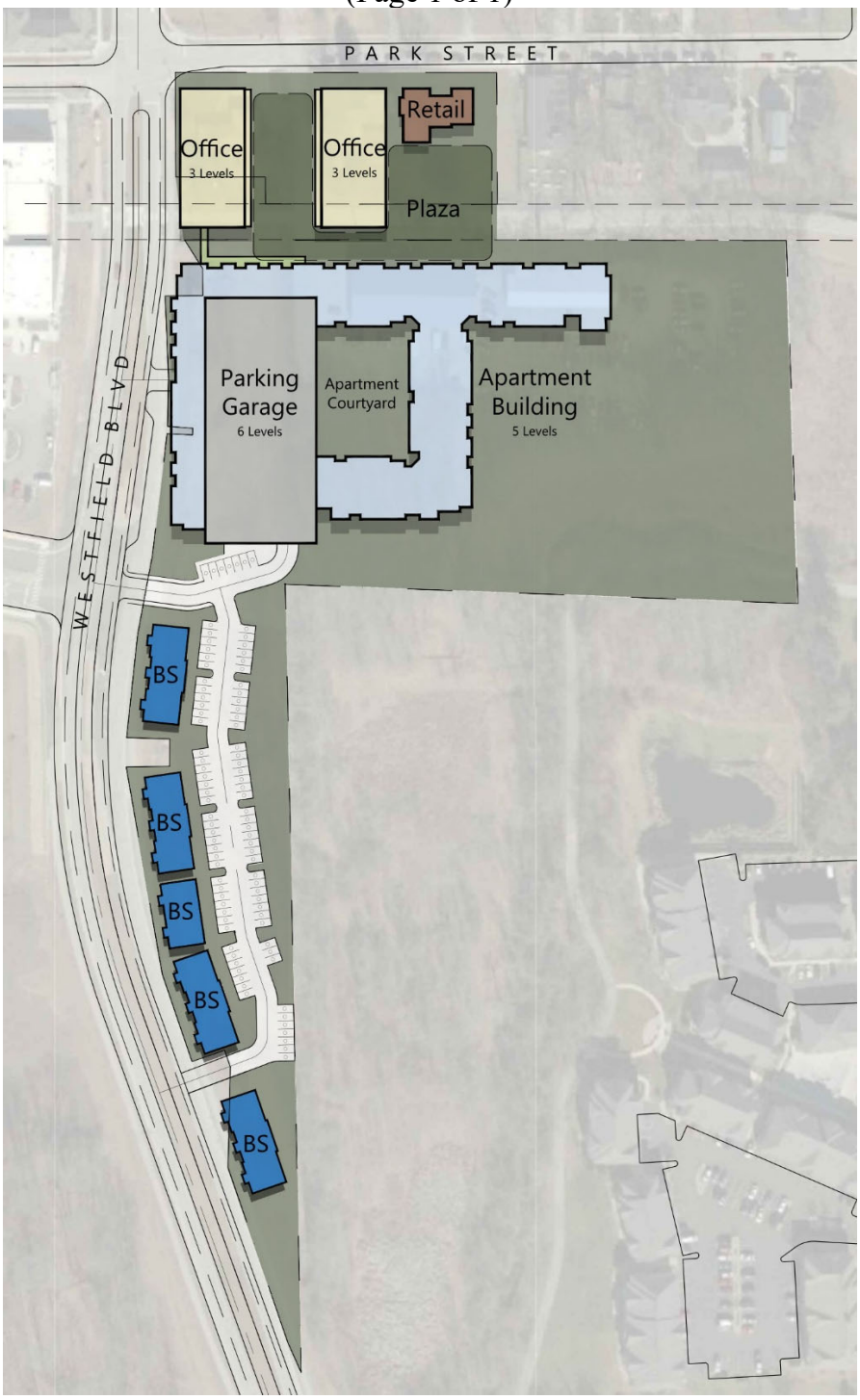


EXHIBIT B

CONCEPT PLAN

(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 2412-PUD-27.

EXHIBIT C

CHARACTER EXHIBIT

(Page 1 of 3)

EXHIBIT C

CHARACTER EXHIBIT

(Page 2 of 3)

Office Partners
Gather
GRILLE
CSO

Office Partners
CSO

EXHIBIT C

CHARACTER EXHIBIT

(Page 3 of ~~3~~5)

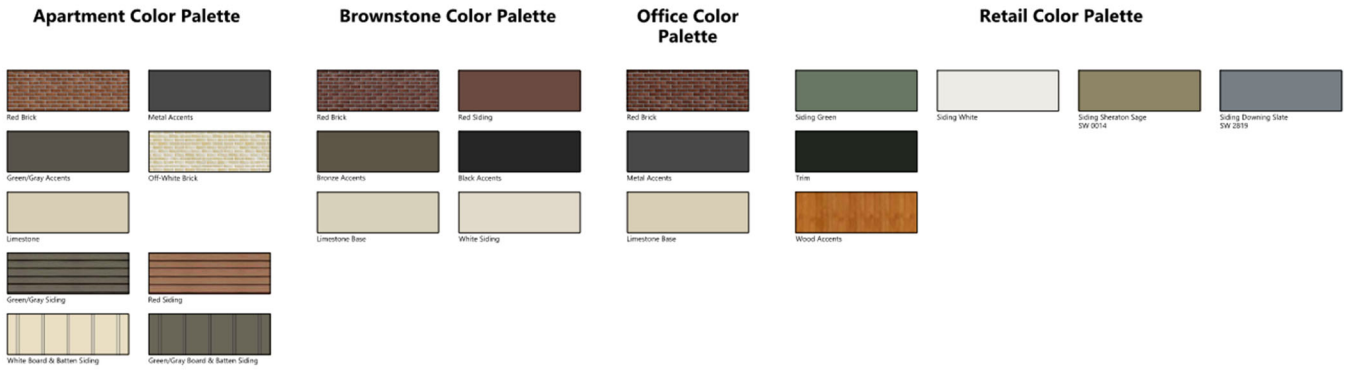
EXHIBIT C

CHARACTER EXHIBIT
(Page 4 of 5)

EXHIBIT C

CHARACTER EXHIBIT

(Page 5 of 5)



Color Palette

CITY OF Westfield INDIANA

04/28/2025

Jeremy Lollar

Old Town Companies

Jeremy.lollar@oldtowncompanies.com

Dear Mr. Lollar,

The City of Westfield Economic Development department has reviewed your proposed site plan, building elevations, and renderings for your proposed development, Park & Poplar-Old Town Companies. In conjunction with incentives being requested from the City of Westfield and the Westfield Redevelopment Commission, the attached concept design has been approved to move forward toward zoning and development plan approvals as shown in Exhibit A. Any and all changes to the design following this approval must be reviewed and approved by our department to ensure that the City of Westfield's goals for the project are maintained.

We look forward to reviewing final plans for this project as the design progresses toward construction documents and working with your team through the incentive approval process.

Sincerely,

Jenell Fairman

Jenell Fairman

Executive Director, Westfield Redevelopment Commission

RESOLUTION NO. 25-04

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE WOOD WIND ECONOMIC DEVELOPMENT AREA

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

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission") on April 21, 2025 adopted its Resolution No. 13-2025 (the "Declaratory Resolution") which (i) designated an area of the City known as the Wood Wind Economic Development Area (the "Area") as an "economic development area" pursuant to Section 41 of IC 36-7-14 (the "Act"), (ii) designated a portion of the Area described on Exhibit B to the Declaratory Resolution as the "Wood Wind East Residential Housing Allocation Area," (iii) designated a portion of the Area described on Exhibit C to the Declaratory Resolution as the "Wood Wind South Residential Housing Allocation Area," (iv) designated a portion of the Area described on Exhibit D to the Declaratory Resolution as the "Rivinia Residential Housing Allocation Area," (v) designated a portion of the Area described on Exhibit E to the Declaratory Resolution as the "Kimblewick Residential Housing Allocation Area," and (vi) adopted an economic development plan for the Area (the "Plan"), which included (i) the establishment of a program for age-restricted housing in accordance with 42 U.S.C. 3607, pursuant to Section 49 of the Act, and (ii) the establishment of residential housing development programs pursuant to section 53 of the Act; and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the Plan to this Plan Commission for approval pursuant to the provisions of Section 16 of the Act; 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 Plan and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the Plan.

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 Plan conform to the plan of development for the City.

2. The Declaratory Resolution and the Plan for the Area are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the Plan 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 Plan for the Area with the minutes of this meeting.

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 5th day of May, 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 Khan	Omar Khan	Omar Khan
Victor McCarty	Victor McCarty	Victor McCarty
Ryan Mooney	Ryan Mooney	Ryan Mooney
Chris Woodard	Chris Woodard	Chris Woodard

ATTEST:

_____

Kevin 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. 13-2025

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION DESIGNATING AND DECLARING A CERTAIN AREA AS AN ECONOMIC DEVELOPMENT AREA, APPROVING AN ECONOMIC DEVELOPMENT PLAN FOR SAID AREA, ESTABLISHING SEPARATE RESIDENTIAL HOUSING PROGRAMS IN PORTIONS OF SAID AREA, ESTABLISHING AN AGE-RESTRICTED HOUSING PROGRAM IN A PORTION OF SAID AREA, AND TAKING OTHER ACTIONS RELATED MATTERS

WHEREAS, the Westfield Redevelopment Commission (the "Commission"), as governing body of the City of Westfield, Indiana, Department of Redevelopment (the "Department") and the City of Westfield Redevelopment District (the "District") exists and operates under the provisions of Indiana Code 36-7-14, as amended from time to time (the "Act"); and

WHEREAS, the Commission has thoroughly studied and investigated that area of the City of Westfield, Indiana (the "City"), as described at Exhibit A attached hereto and hereby designated as the "Wood Wind Economic Development Area" (the "Area"); and

WHEREAS, the Department, pursuant to the Act, has conducted surveys and investigations and has thoroughly studied the Area; and

WHEREAS, the Commission has caused to be prepared maps and plats of the Area, said maps and plats of the Area showing the boundaries of the Area; the location of the various parcels of property, streets and alleys, and other features affecting the acquisition, clearance, replatting, replanning, rezoning, redevelopment or economic development of the Area; and the parts of the Area that are to be devoted to public ways, levees, sewerage, parks, playgrounds and other public purposes under the Plan (as defined herein); and

WHEREAS, the Commission has caused to be prepared estimates of the costs of the economic development projects as set forth in the Plan; and

WHEREAS, there has been presented to this meeting for consideration and approval of the Commission an economic development plan for the Area entitled "Wood Wind Economic Development Area - Economic Development Plan (Including Residential Housing Development and Age-Restricted Housing Programs)," dated April 21, 2025 (the "Plan"); and

WHEREAS, the Plan and supporting data were reviewed and considered by the Commission at this meeting; and

WHEREAS, Sections 39, 49 and 54 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 sections; 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 an area needing redevelopment or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, Section 49 of the Act permits the establishment of a "program for age-restricted housing" in accordance with 42 U.S.C. 3607 (each, an "Age-Restricted Housing Program") as part of the Plan; and

WHEREAS, Section 53 of the Act permits the establishment, as a component of the Plan, of a "residential housing development program" (each, a "Residential Housing Program") by resolution for the construction of new residential housing or the renovation of existing residential housing in the manner provided in said section; and

WHEREAS, the Commission desires to establish, as a component of the Plan, one or more Residential Housing Programs and Age-Restricted Housing Programs (collectively, the "Programs") for certain portions of the Area; and

WHEREAS, prior to this meeting, the Department (i) consulted with persons interested in or affected by the Programs; (ii) provided the affected neighborhood associations, if any, residents, and township assessors with an adequate opportunity to participate in an advisory role in planning, implementing, and evaluating the proposed program; and (iii) held a public meeting to obtain the views of neighborhood associations, if any, and residents, and provided notice thereof at least thirty (30) days prior thereto to the fiscal officers of all affected taxing units and to the superintendents and governing body presidents of all school corporations located within the proposed Area;

WHEREAS, the Commission deems it advisable to apply the provisions of said Sections 39, 41, 43, 49 and 53 of the Act to the Plan and the financing of the Plan; and

NOW, THEREFORE, BE IT RESOLVED by the Westfield Redevelopment Commission as follows:

1. The Commission hereby finds that the Plan for the Area promotes significant opportunities for the gainful employment of the citizens of the City, will assist in attracting major new business enterprises to the City, may result in the retention or expansion of significant business enterprises existing in the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation, benefiting the 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 for the Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act, because of lack of local public improvements, existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions, including without limitation the cost of the projects contemplated by the Plan and the necessity for requiring the proper use of land so as to best serve the interests of the City and its citizens.

3. The Commission hereby finds and determines that the public health and welfare will be benefited by accomplishment of the Plan with respect to the Area.

4. The accomplishment of the Plan for the Area 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.

5. The Commission hereby finds that the Declaratory Resolution and the Plan conform to the comprehensive plan for the City.

6. With respect to the portion of the Area to be comprised of the Kimblewick Allocation Area (as defined herein) which is to be designated as part of an Age-Restricted Housing Program, the Commission hereby makes the following specific findings and determinations: (a) the Age-Restricted Housing Program cannot be accomplished by regulatory processes or by the ordinary operation of private enterprise because of the lack of public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, or other similar conditions; (b) the public health and welfare will be benefited by accomplishment of the purposes of the Age-Restricted Housing Program; (c) the accomplishment of the Age-Restricted Housing Program will be a public utility and benefit as measured by an increase in the property tax base, encouraging an age-diverse population in the City, or other similar public benefits; (d) the Age-Restricted Housing Program will enable the City to encourage older residents to locate or relocate to the City; and (e) the Age-Restricted Housing Program will not increase the school-age population.

7. With respect to the portions of the Area to be comprised of Wood Wind East Allocation Area, the Wood Wind South Allocation Area and the Ravinia Allocation Area (each as defined herein) each of which are to be designated as separate Residential Housing Programs, the Commission hereby makes the following specific findings and determinations: (a) the public health and welfare will be benefited by accomplishment of the purposes of each of the Residential Housing Programs; and (b) the accomplishment of each of the Residential Housing Programs will be of public utility and benefit as measured by: (i) the provision of adequate residential housing; (ii) an increase in the property tax base; or (iii) similar benefits.

8. 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 Plan.

9. Except as otherwise may be set forth in the Plan, the Department does not currently contemplate the acquisition of property as a part of the economic development strategy, and does not at this time propose to acquire any specific parcels of land or interests in land within the boundaries of the Area. If, in the future, the Department proposes to acquire interests in real property in the Area, the required procedures for amending the Plan under the Act will be followed, including notice by publication and to the affected property owners and a public hearing.

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

11. The Plan, including the Age-Restricted Housing Program (to be established in accordance with 42 U.S.C. 3607) and each of the Residential Housing Programs, is hereby in all respects approved, and the Secretary of the Commission is hereby directed to file a certified copy of the Plan with the minutes of this meeting.

12. The Area is hereby designated as an "economic development area" under Section 41 of the Act.

13. The Commission hereby approves and establishes each of the Programs with respect to the Area as components of the Plan.

14. The portion of the Area described on Exhibit B is designated as a Residential Housing Program (the "Wood Wind East Residential Housing Program") and is hereby designated as the "Wood Wind East Residential Housing Allocation Area" (the "Wood Wind East Allocation Area"). The Wood Wind East Allocation Area is hereby designated as an allocation area pursuant to Sections 39 and Section 56 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Wood Wind East Allocation Area shall be allocated and distributed as follows:

> Except as otherwise provided in said Sections 39 and 56, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Wood Wind East Allocation Area 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 Sections 39 and 56, property tax proceeds in excess of those described in the previous sentence for the Wood Wind East Allocation Area shall be allocated to the District and when collected paid into the Wood Wind East Allocation Area Allocation Fund (the "Wood Wind East Allocation Fund") that may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Wood Wind East Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, as may be amended from time to time, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4), as modified by Section 56(d) of the Act, with respect to the Wood Wind East Allocation Area.

15. The base assessment date for the Wood Wind East Allocation Area shall be January 1, 2025, and the base assessed value shall have the meaning set forth in Section 56 of the Act. This allocation provision herein relating to the Wood Wind East Residential Housing Program and the Wood Wind East Allocation Area shall terminate on the date that is twenty (20) 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 from the Wood Wind East Residential Housing Program established with respect to the Wood Wind East Allocation Area.

16. Based on a study and examination of the Wood Wind East Allocation Area, the specific findings set forth in the Plan, and information provided by the prospective developer

associated with the development of the Wood Wind East Residential Housing Program, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Wood Wind East Allocation Area that would not have been generated but for the adoption of the allocation provision.

17. The portion of the Area described on Exhibit C is designated as a Residential Housing Program (the "Wood Wind South Residential Housing Program") and is hereby designated as the "Wood Wind South Residential Housing Allocation Area" (the "Wood Wind South Allocation Area"). The Wood Wind South Allocation Area is hereby designated as an allocation area pursuant to Sections 39 and 56 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Wood Wind South Allocation Area shall be allocated and distributed as follows:

> Except as otherwise provided in said Sections 39 and 56, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Wood Wind South Allocation Area 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 Sections 39 and 56, property tax proceeds in excess of those described in the previous sentence for the Wood Wind South Allocation Area shall be allocated to the District and when collected paid into the Wood Wind South Allocation Area Allocation Fund (the "Wood Wind South Allocation Fund") that may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Wood Wind South Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, as may be amended from time to time, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4), as modified by Section 56(d) of the Act, with respect to the Wood Wind South Allocation Area.

18. The base assessment date for the Wood Wind South Allocation Area shall be January 1, 2025, and the base assessed value shall have the meaning set forth in Section 56 of the Act. This allocation provision herein relating to the Wood Wind South Residential Housing Program and the Wood Wind South Allocation Area shall terminate on the date that is twenty (20) 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 from the Wood Wind South Residential Housing Program established with respect to the Wood Wind South Allocation Area.

19. Based on a study and examination of the Wood Wind South Allocation Area, the specific findings set forth in the Plan, and information provided by the prospective developer associated with the development of the Wood Wind South Residential Housing Program, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Wood Wind South Allocation Area that would not have been generated but for the adoption of the allocation provision.

20. The portion of the Area described on Exhibit D is designated as a Residential Housing Program (the "Rivinia Residential Housing Program") and is hereby designated as the "Rivinia Residential Housing Allocation Area" (the "Rivinia Allocation Area"). The Rivinia Allocation Area is hereby designated as an allocation area pursuant to Sections 39 and 56 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Any property taxes subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Rivinia Allocation Area shall be allocated and distributed as follows:

> Except as otherwise provided in said Sections 39 and 56, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Rivinia Allocation Area 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 Sections 39 and 56, property tax proceeds in excess of those described in the previous sentence for the Rivinia Allocation Area shall be allocated to the District and when collected paid into the Rivinia Allocation Area Allocation Fund (the "Rivinia Allocation Fund") that may be used by the District to do one or more of the things specified in Section 56(c) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Rivinia Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, as may be amended from time to time, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4), as modified by Section 56(d) of the Act, with respect to the Rivinia Allocation Area.

21. The base assessment date for the Rivinia Allocation Area shall be January 1, 2025, and the base assessed value shall have the meaning set forth in Section 56 of the Act. This allocation provision herein relating to the Rivinia Residential Housing Program and the Rivinia Allocation Area shall terminate on the date that is twenty (20) 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 from the Rivinia Residential Housing Program established with respect to the Rivinia Allocation Area.

22. Based on a study and examination of the Rivinia Allocation Area, the specific findings set forth in the Plan, and information provided by the prospective developer associated with the development of the Rivinia Residential Housing Program, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Rivinia Allocation Area that would not have been generated but for the adoption of the allocation provision.

23. The portion of the Area described on Exhibit E is designated as an Age-Restricted Housing Program and is hereby designated as the "Kimblewick Residential Housing Allocation Area" (the "Kimblewick Allocation Area"). The Kimblewick Allocation Area is hereby designated as an allocation area pursuant to Sections 39 and 52 of the Act for purposes of the allocation and distribution of property taxes on real property for the purposes and in the manner provided by said Sections. Any property taxes subsequently levied by or for the benefit of any

public body entitled to a distribution of property taxes on taxable property in the Kimblewick Allocation Area shall be allocated and distributed as follows:

> Except as otherwise provided in said Sections 39 and 52, the proceeds of taxes attributable to the lesser of the assessed value of the property located in the Kimblewick Allocation Area 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 Sections 39 and 52, property tax proceeds in excess of those described in the previous sentence for the Kimblewick Allocation Area shall be allocated to the District and when collected paid into the Kimblewick Allocation Area Allocation Fund (the "Kimblewick Allocation Fund") that may be used by the District to do one or more of the things specified in Section 52(b) of the Act, as the same may be amended from time to time, and for such other purposes as may be permitted by law. Amounts deposited into the Kimblewick Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, as may be amended from time to time, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4), as modified by Section 52(c) of the Act, with respect to the Kimblewick Allocation Area.

24. The base assessment date for the Kimblewick Allocation Area shall be January 1, 2025, and the base assessed value shall have the meaning set forth in Section 52(a) of the Act. This allocation provision herein relating to the Age-Restricted Housing Program for the Kimblewick Allocation Area shall terminate 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 from the Age-Restricted Housing Program established with respect to the Kimblewick Allocation Area.

25. Based on a study and examination of the Kimblewick Allocation Area, the specific findings set forth in the Plan, and information provided by the prospective developer associated with the development of the Age-Restricted Housing Program for the Kimblewick Allocation Area, the Commission hereby specifically finds that the adoption of the allocation provision as provided herein will result in new property taxes in the Kimblewick Allocation Area that would not have been generated but for the adoption of the allocation provision.

26. The Secretary of the Commission is directed to file a certified copy of the Plan and this Resolution with the minutes of this meeting.

27. The officers of the Commission are hereby directed to make any and all required filings and recordings with the Indiana Department of Local Government Finance, the Hamilton County Auditor and the Hamilton County Recorder in connection with the actions of the Commission contained in this Resolution regarding the allocation areas described herein and the establishment of the Programs.

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

29. This Resolution, together with supporting data, shall be submitted to the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council"), as provided by Sections 16, 49(a) and 53(b) of the Act, for the approval of this Resolution, the Plan and the establishment of the Programs, and if approved by the Plan Commission and the Council, this Resolution and the Plan shall be submitted to a public hearing and remonstrance as provided by Section 17 of the Act, after public notice in accordance with Sections 17 and 17.5 of the Act and Indiana Code 5-3-1 and after all required filings with governmental agencies and officers have been made pursuant to Section 17(b) of the Act.

30. This Resolution shall be in full force and effect from and after its adoption by the Commission.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 21st day of April, 2025.

Joe Plankis, President

/s/ Jon Dartt

Jon Dartt, Vice President

Brian Tomamichel, Secretary

Recused

Larry Kemper, Member

/s/ Brian Pawlowski

Brian Pawlowski, Member

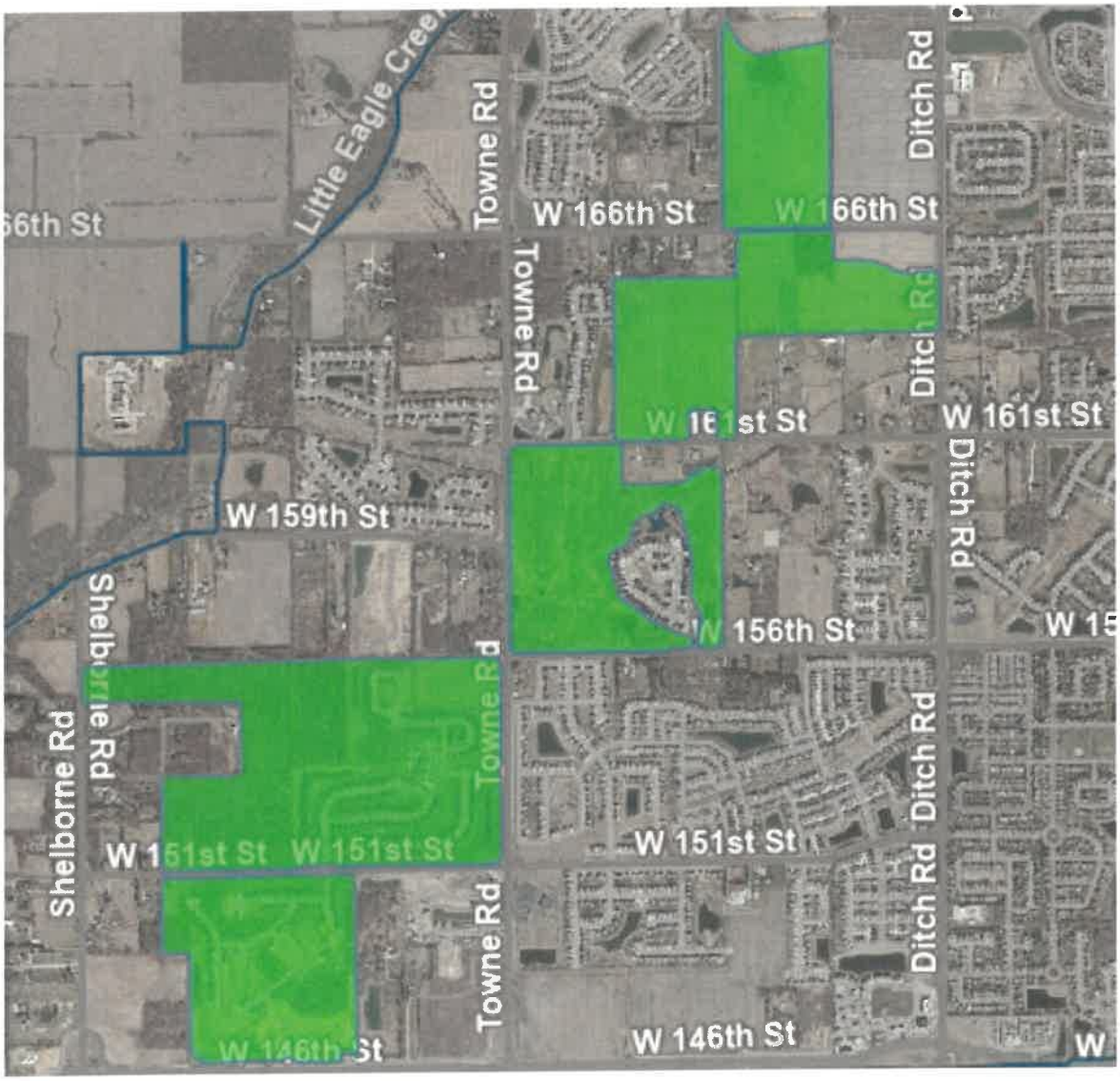
EXHIBIT A

Description and Map of the Area

The Wood Wind Economic Development Area consists of the green-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

Wood Wind - EDA
New EDA Parcels

= New Overall EDA



[ATTACH LIST OF PARCEL ID'S FOR ENTIRE EDA]

EXHIBIT B

Map of the Wood Wind East Allocation Area

The Wood Wind East Allocation Area consists of the purple-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

Wood Wind EDA
Wood Wind East Allocation Area
(New)

Parcels of the Wood Wind East Allocation Area

PARCEL ID NUMBERS:

08-09-09-00-00-004.000
08-09-09-00-00-005.000
08-09-09-00-00-007.000
08-09-09-00-00-007.001

EXHIBIT C

Description of Parcel and Map of the Wood Wind South Allocation Area

The Wood Wind South Allocation Area consists of the yellow-shaded territory in the map below, and consists of the following parcel.

PARCEL ID NUMBER:
08-09-09-00-00-003.001

Wood Wind EDA
Wood Wind South Allocation Area
(New)

EXHIBIT D

Description of Parcel and Map of the Rivinia Allocation Area

The Ravinia Allocation Area consists of the pink-shaded territory in the map below, and consists of the following parcel.

PARCEL ID NUMBER:
08-09-04-00-00-013.000

Wood Wind EDA
Ravinia Allocation Area (New)

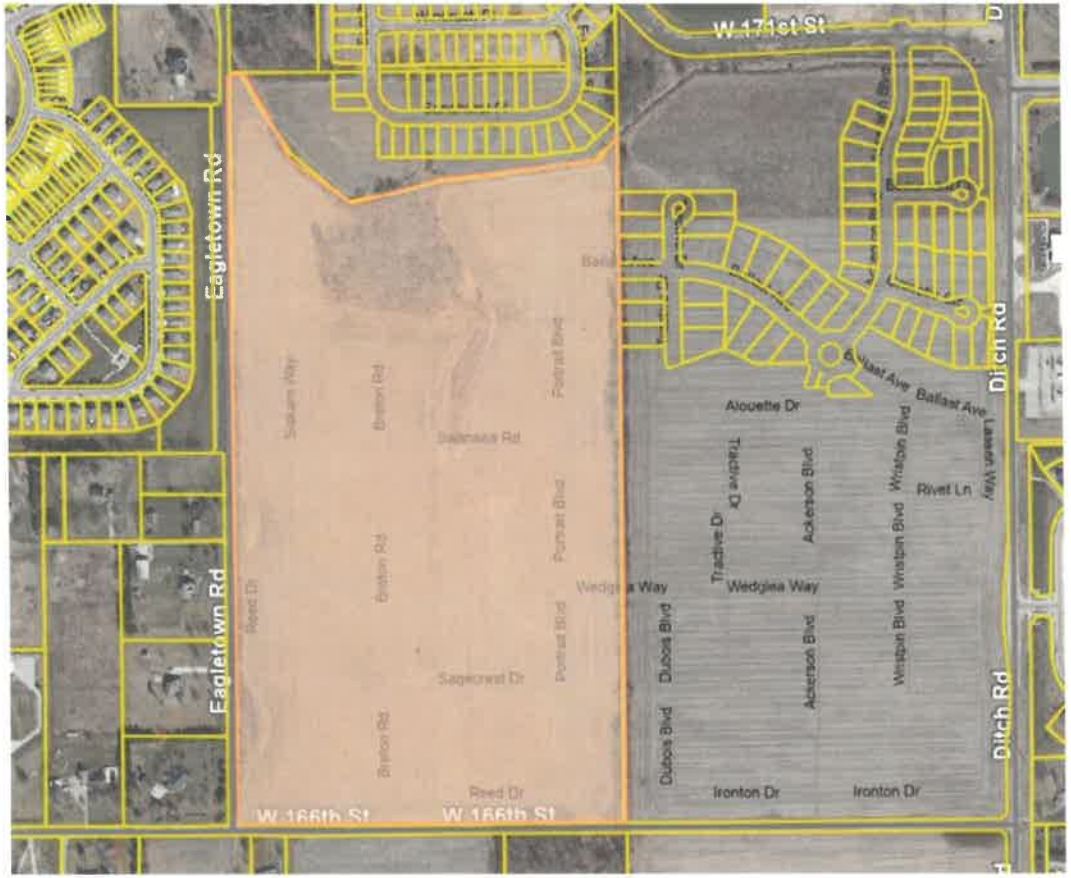


EXHIBIT E

Description of Parcels and Map of the Kimblewick Allocation Area

The Kimblewick Allocation Area consists of the light blue-shaded territory in the map below, and consists of the parcels set forth on the following page(s) of this exhibit.

Wood Wind EDA
Kimblewick Allocation Area (New)

Parcels of the Kimblewick Allocation Area

[ATTACH LIST OF PARCEL ID'S FOR KIMBLEWICK ALLOCATION AREA]

DMS 417138597.1

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

	ZONING DISTRICTS																			OVERLAYS	
LAND USE	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]					EI	OI	SR 32	US 31
RESIDENTIAL USES																					
Assisted Living Facility							P	P													
Convent, monastery	SE		SE	SE	SE	SE	SE	SE		SE	SE	SE						SE			E
Dwelling, Single-family	P	P	P	P	P	P					SE										
Dwelling, Duplex							P				SE										
Dwelling, Efficiency Unit																					
Dwelling, Multi-family							P	P	P		SE	SE									
Dwelling, Quadraplex									P		SE										
Dwelling, Townhouse							P														
Dwelling, Triplex									P		SE										
Group Home						SE	SE	SE													
Home Business	P	P	P	P	P	P	P	P													
Hospice							P	P													
Manufactured Home																					E
Manufactured Home Park							SE	SE				SE									E
Mobile Home																					E
Nursing Home							P	P				SE									
Residential Facility	P	P	P	P	P	P															
BUSINESS USES																					
Auction rooms												P						P	P		E
Bed and Breakfast (B&B)	SE										SE										
Childcare / Daycare centers							P		SE	P	P	P									
Commissary, Food Catering Service												P						P			E
Garden and Lawn Center												P						P			E
Gasoline Service Station										SE		SE									E
Health, fitness and exercise center										P	P	P									
Hotel (or Motel)												P									~~E~~

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

	ZONING DISTRICTS																			OVERLAYS	
LAND USE	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]					EI	OI	SR 32	US 31
Mortuaries												P									E
Office									P	P	P	P						P			
Office, Medical									P	P	P	P						P			
Restaurant, Fast Food											SE	P									E
Restaurant, Sit Down										P	P	P									
Restaurant, Specialty										P	P	P									
Restaurant, Takeout and Deli-style										P	P	P									E
Retail, High Intensity												P									E
Retail, Low Intensity										P	P	P									
Retail, Medium Intensity										P	P	P									
Retail, Special Handling												SE						SE	SE		E
Retail, Very High Intensity												SE									E
School, Fine Arts or Commercial									P	P	P	P						P			E
School, Professional Trade or Business										SE	SE	P						P	P		E
Veterinary hospital, large animal	SE	SE										SE						SE	SE		E
CULTURAL & INSTITUTIONAL USES																					
Amphitheater / outdoor theater										P	P	P									E
Assembly halls / auditoriums										SE	SE	P									
Cemetery	P		P																		E
Civic center										P	P	P									E
Educational Institution, without dormatory accommodations	P		P	P			P	P	P			P									E
Educational Institution, with dormatory accommodations	SE	SE			P		P	P													E
Hospital												P									E

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

	ZONING DISTRICTS																			OVERLAYS	
LAND USE	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]					EI	OI	SR 32	US 31
Museum / exhibition hall										P	P	P									
Public Safety and Service Use	P	P	P	P	P	P	P	P	P	P	P	P						P	P		
Religious Institution	P		P	P			P			P	P	P									E
ENTERTAINMENT & RECREATIONAL USES																					
Amusement parks	SE											SE						SE	SE		E
Race track or speedway, outdoor																			SE		E
Campground	SE																				E
Club, Civic										P	P	P									E
Club, Private	SE	SE		SE						P	P	P									E
Development Amenities		P	P	P	P	P	P	P	P	P	P	P									
Recreational Facility, Commercial												P						P			E
Golf Course	P	P	P																		E
Park, public or private	P	P	P	P																	E
Tavern (or Nightclub)										P	P	P						SE			E
Theater, indoor												P									E
Zoo	SE																				
INDUSTRIAL USES																					
Agricultural Processing																			P		E
Composting facility, commercial												SE						SE	SE		E
Data processing / call centers												P						P	P		
Engineering, research and testing laboratories																		P	P		
Industry, Extraction																		SE	SE		E
Industry, Heavy																			SE		E
Industry, Light																		P	P		
Industry, Medium																			P		E
Material Recycling Facility (MRF)												SE						SE			E

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

	ZONING DISTRICTS																			OVERLAYS	
LAND USE	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]					EI	OI	SR 32	US 31
Office, Construction Trade												SE						P	P		E
Recycling Collector System											SE								P		E
Salvage Yard																			SE		E
Self-Storage Facility												SE						P	P		E
Trucking companies																		P	P		E
Warehousing and distribution operations (inside storage)																		P	P		E
Warehousing and distribution operations (outdoor storage)																			P		E
Wholesalers (inside storage)																		P	P		E
AGRICULTURE-RELATED USES																					
Agricultural Use	P																				
Agritourism Use (or Agritainment Use)	SE																				E
Auction barn for sale of livestock	SE																				E
Equestrian Facility	SE	SE																			E
Farmers Market	P									P	P	P									
Stable, Private	P																				E
Nursery	P											P									E
Stockyard	SE																		SE		E
MISCELLANEOUS & TEMPORARY USES																					
Farm Stand	P								SE	SE	SE	SE									E
Model Home		P	P	P	P	P	P	P	SE			SE									
Temporary Use and Event	P	P	P	P	P	P	P	P	P	P	P	P						P	P		
TRANSPORTATION & COMMUNICATION USES																					
Airport	SE																				E
Bus stations / transit stops												P						P			E

P = Permitted Use • SE = Special Exception • E = Excluded by Overlay • Blank = Prohibited Use

	ZONING DISTRICTS																			OVERLAYS	
LAND USE	AG-SF1	SF1	SF2	SF3	SF4	SF5	MF1	MF2	GO	LB	LB-H	GB	[reserved for future use]					EI	OI	SR 32	US 31
Commercial parking lots and structures, public												P						P			
Heliports	SE	SE										P						P	P		E
Motor Truck Terminal																			P		E
Utilities - not regulated by Indiana Utility Regulatory Commissions							P	P		P	P	P						P	P		E
Utilities - Regulated by Indiana Utility Regulatory Commission	P	P	P	P	P	P	P	P	P	P	P	P						P	P		
Wireless Communication Service Facilities	SE																	P	P		E
Truck Stop																		SE	SE		E

MEMORANDUM

April 4, 2025

TO: Westfield-Washington City Council Members; Advisory Plan Commission Members

FROM: Lauren Gillingham-Teague, AICP – Senior Planner

CC: Westfield Community Development Staff

SUBJECT: UDO Patch – 31 Uses and Truck Stop Patch

EXHIBITS:
1. Memorandum
2. Proposed Ord. 25-22
3. Use Table Redlin

In line with the City's current planning and fiscal policies, it is within our interests to limit the number of non-taxable and low-taxable land uses that are permitted by-right within the US 31 Overlay District, which covers 1,320 feet (.25 mile) on either side of the US 31 right-of-way line. As with any other non-permitted use, excluded uses may be permitted on a case-by-case basis via a Use Variance or Zoning Map Amendment (most likely the creation of a PUD).

The use revisions will not apply to existing uses that predate the creation of the 31 Overlay District, or uses permitted by a PUD or variance. Westfield High School and Intermediate School, Riverview Health, Community Health, Macgregor Park, Cool Creek Park, Library & Township Trustee Office, Grand Universe, and Chatham Hills will not be affected.

Chapter 12 – Definitions

Article 12.1

Adds definition of "Truck Stop". This use is intended to broadly cover truck stops, travel centers, and gas stations intentionally designed to accommodate the parking and refueling of semi-trailers.

<u>Truck Stop:</u> A facility providing amenities or services for operators of large trucks, including any of the following:

i. Retail fuel dispensing facilities of sufficient height, size, or speed to accommodate semi-trailers,
ii. Semi-trailer parking areas,
iii. Truck maintenance, repair, or washing facilities,
iv. Weight scales

Chapter 13 – Use Table

Article 13.2 Use Table

Adds “Hotel (or Motel)” as a permitted use within the US 31 Overlay District.

Excludes the following uses from the US 31 Overlay:

- Convent, Monastery
- Manufactured Home
- School, Fine Arts or Commercial
- School, Professional Trade or Business
- Civic Center
- Educational Institution, without dormitory accommodations
- Educational Institution, with dormitory accommodations
- Hospital
- Religious Institution
- Club, Civic
- Club, Private
- Golf Course
- Park, Public or Private
- Stable, Private

Please do not hesitate to contact me with any questions or concerns.

Lauren Gillingham-Teague, AICP – Senior Planner

Lgillingham@westfield.in.gov

ORDINANCE 25-22

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the "City") is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the "Council"); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the "UDO") throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, on _____, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2402-ZOA-02 to the Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-607; and

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

Section 1. **Article 12.1 Definitions** be amended as follows:

A. Add new definition to read as follows:

1. Truck Stop: A facility providing amenities or services for operators of large trucks, including any of the following:

   i. Retail fuel dispensing facilities of sufficient height, size, or speed to accommodate semi-trailers,

   ii. Semi-trailer parking areas,

   iii. Truck maintenance, repair, or washing facilities,

   iv. Weight scales

Section 2. **Article 13.2 Use Table** shall be amended as follows:

A. Add "Truck Stop" to the Transportation and Related Uses section; identify as a "Special Exception Use" within the EI and OI districts; exclude from the US 31 Overlay District.

B. Permit the following use within the US 31 Overlay:

1. Hotel (or Motel)

C. Exclude the following uses from the US 31 Overlay:

1. Convent, Monastery
2. Manufactured Home
3. School, Fine Arts or Commercial
4. School, Professional Trade or Business
5. Civic Center
6. Educational Institution, without dormitory accommodations
7. Educational Institution, with dormitory accommodations
8. Hospital
9. Religious Institution
10. Club, Civic
11. Club, Private
12. Golf Course
13. Park, Public or Private
14. Stable, Private

Section 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

DRAFT

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2025.
WESTFIELD CITY COUNCIL

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

DRAFT

I hereby certify that ORDINANCE 25-22 was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-22

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

I hereby VETO ORDINANCE 25-22

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

This document prepared by:
Lauren Gillingham-Teague, AICP, Senior Planner
City of Westfield, Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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-Teague

DRAFT

Petition Number:	2505-PUD-09
Project Name:	Woods Robinson Briggs PUD Amendment III
Subject Site Address:	Generally located northwest of the intersection at E 191st Street and Winter Wheat Lane (the "Property")
Petitioner:	David Weekley Homes
Representative:	David Weekley Homes
Request:	Amendment to the Woods Robinson Briggs Planned Unit Development (PUD) district to increase the permitted number of single-family detached residential units
Current Zoning:	Woods Robinson Briggs Planned Unit Development (PUD) (linked here)
Current Land Use:	Agriculture / Vacant
Approximate Acreage:	10.98 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Project Narrative
	4. Proposed Ordinance 25-27
	5. Concept Plan
	6. Home Character Imagery
	7. Community Amenities
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-27) received its first reading on the April 28, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

The petition will receive a public hearing at the May 5, 2025 Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. A workshop meeting will follow on June 16, 2025 at the Westfield City Services Center.

PROJECT OVERVIEW

Location:

The 10.98 acre +/- Property is generally located northwest of the intersection at E 191st Street and Winter Wheat Lane, see **Exhibit 2,** *Location Map*.

Property Description:

The Property is currently zoned as part of the Woods Robinson Briggs Planned Unit Development (PUD) district. The Property is currently vacant and used primarily for agricultural purposes.

Project Description:

The petitioner is requesting to amend 10.98-acres of the Woods Robinson Briggs PUD, specifically the District 4 section of the PUD. As described in **Exhibit 3**, *Project Narrative* supplied by the applicant, the proposed ordinance would allow for the development of up to thirty-five (35) additional single-family residential lots (currently 235 are permitted in District 4 of the PUD), integrate proposed on-site resident amenities, and modify existing development standards. In addition, the proposed ordinance would require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan*.

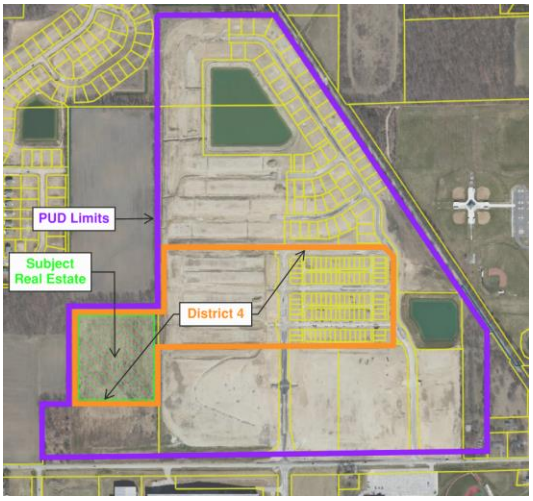
ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance would require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan* as determined by the Director of Community Development.

Maximum Dwellings:

- The proposed Ordinance would permit an additional thirty-five (35) Dwellings to be developed within District 4 of the existing Woods Robinson Briggs PUD. The requested increase would allow for a total of two-hundred and seventy (270) units within District 4.



General Regulations:

The proposed ordinance would amend the following standards within existing PUD Ordinance 21-10:

Standard	Proposed PUD Ordinance Amendment Standard	Existing PUD Ordinance Standard
Minimum Lot Area	2,100 SF	2,880 SF
Minimum Lot Frontage	22 Feet	30 Feet
Minimum Lot Width at Building Line	27 Feet	36 Feet
Minimum Living Area	1590 SF	1,700 SF
Maximum Number of Lots	270 Lots	235 Lots

Development Standards:

Architectural Standards

- The proposed ordinance would incorporate **Exhibit 6**; *Home Character Imagery* and supplement the existing architectural Character Exhibits made part of the existing Woods Robinson Briggs PUD ordinance 21-10.

Design Standards:

Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
    - Minimum Open Space
        - The UDO requires 15% open space by default.
        - Proposed ordinance would concur with this standard and require 15% of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial conformance at time of development plan review.
    - Amenities
        - The UDO does not currently require specific amenities to be installed as part of a single-family development.
        - Proposed ordinance would require the following amenities as shown on **Exhibit 7**, *Community Amenities*.

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 "New Suburban" land use as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the "Addendum"), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

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 May 5, 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.

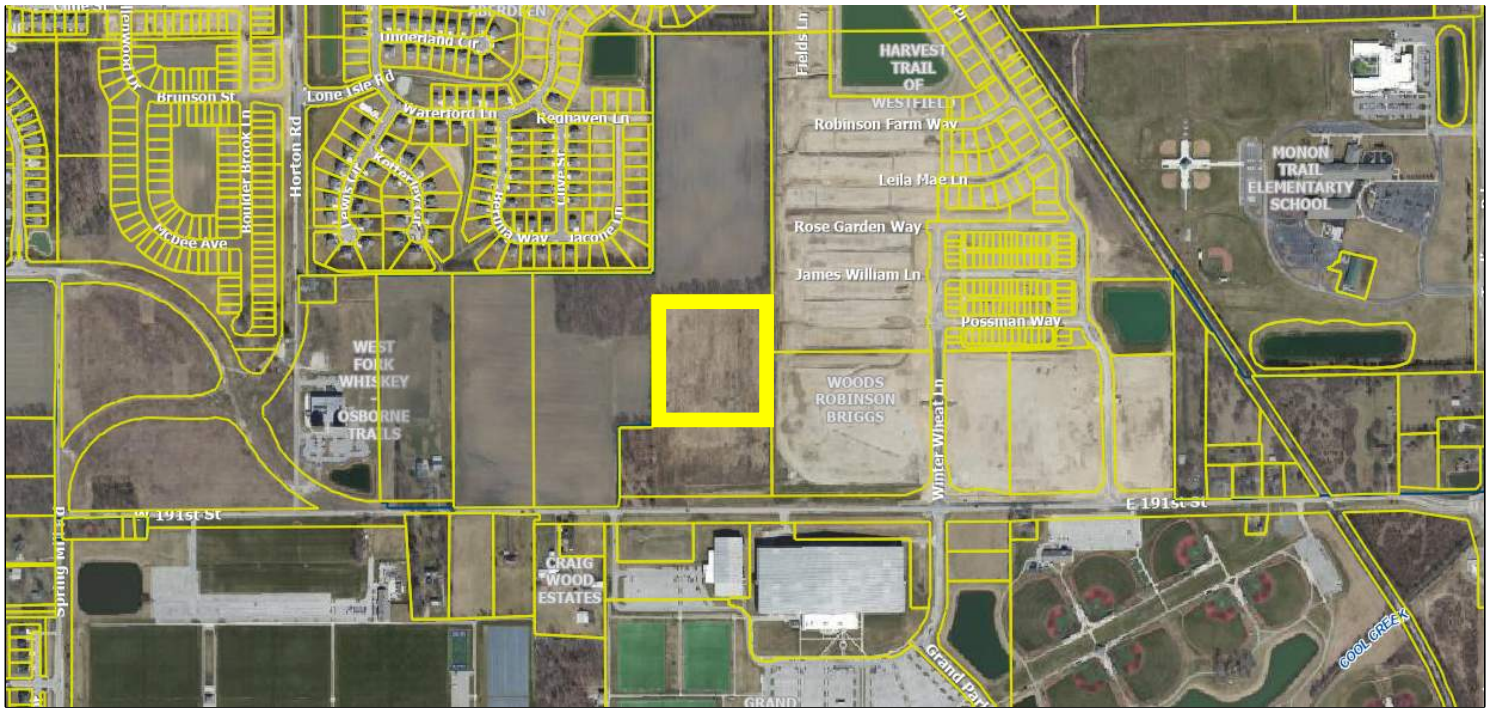
DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the May 5, 2025, Plan Commission Meeting.
2. If APC members are comfortable with the state of the amendment request following the Public Hearing, Staff would concur with the APC to waive the workshop requirement for this item.
3. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
4. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

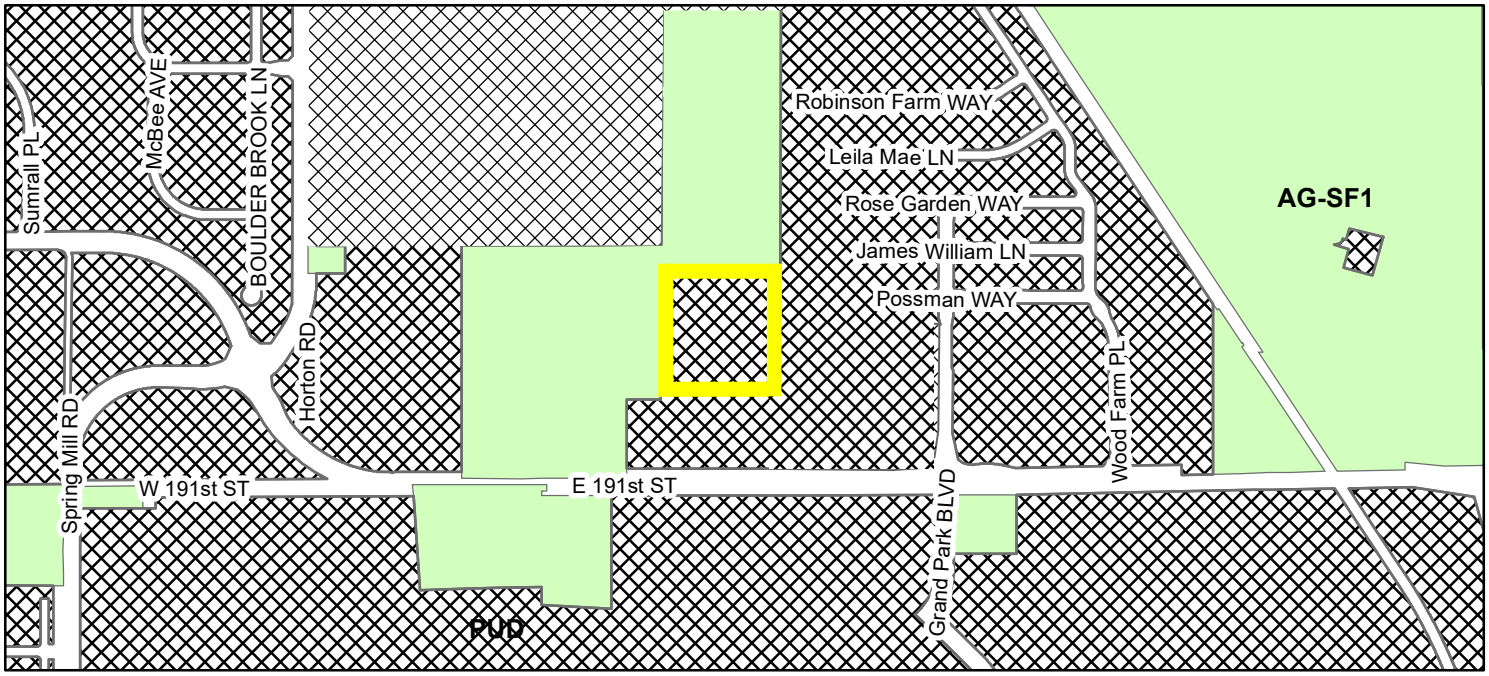
Property Location Map
Woods Robinson Briggs PUD Amendment III
2505-PUD-09

Not To Scale

Aerial Location Map



Zoning Map



Zoning

PUD (Planned Unit Development)

AG-SF1 (Agriculture - Single Family - 1)

Project Narrative

David Weekley Homes is pleased to present an upscale residential neighborhood that enhances the vibrancy of Westfield, Indiana. Building on the success of the nearby **Harvest Trails** subdivision, this proposed development is designed to integrate seamlessly with the city's core corridor, fostering increased walkability and connectivity while offering high-quality housing options that complement the surrounding area.

Located on **10.98 acres**, this community will feature an increase of **35 additional residential units**, thoughtfully designed to align with the character and quality that David Weekley Homes is known for. The homes will showcase timeless architectural design and premium craftsmanship, catering to a variety of homebuyers seeking an elevated living experience.

A key feature of this project is its **commitment to walkability and community engagement**. The neighborhood will incorporate pedestrian-friendly streetscapes, sidewalks, and trails, ensuring residents have safe and convenient access to nearby retail, dining, and recreational amenities. These features support Westfield's vision of a well-connected and dynamic urban environment.

To further enhance the resident experience, the community will include a centrally located **amenity area**, featuring:

- **Gathering Spaces** – Thoughtfully designed common areas that foster neighborly interactions, including shaded seating areas, open lawns, and fire pits.
- **Sport Courts** – Dedicated courts for recreational activities, such as pickleball and basketball, promoting a healthy and active lifestyle.
- **All-Season Seating Area** – A covered, weather-protected space with comfortable seating, allowing residents to enjoy the outdoors year-round.

Additionally, the **frontage along 191st Street, located at the northern boundary of the project, will remain commercial**, ensuring a balanced land-use approach that aligns with Westfield's development vision and economic goals.

This neighborhood represents an exciting opportunity to **enhance Westfield's urban fabric**, offering a blend of walkability, thoughtfully designed homes, and engaging community spaces. By increasing the unit count while maintaining high-quality standards, this project aligns with Westfield's long-term planning objectives and contributes to the city's continued growth as a premier destination for families and professionals alike.

David Weekley Homes is excited to continue its investment in Westfield and looks forward to bringing this vision to life in collaboration with the city and community stakeholders.

A N ORDINANCE O F THE CITY O F WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING

AMENDMENT T O UNIFIED DEVELOPMENT ORDINANCE

Cross Reference the following Instrument Numbers: 2021027349, 20220262, 2023006573, and 2021076504 as recorded in the Hamilton County Recorder's Official Records

This is an ordinance to amend the Westfield Washington Township UDO of the city of Westfield and Washington Township, Hamilton County, Indiana 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 IN (the "City") and the Township of Washington, 'both of Hamilton County, Indiana are subject to a unified development ordinance;

WHEREAS, the common council enacted ordinance number 21-10, the Woods Robinson Briggs Planned Unit Development ("PUD") on March 22, 2021;

WHEREAS, the Westfield Washington Advisory Plan Commission (the "Commission") enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment I on May 11, 2022

WHEREAS, the Westfield Washington Advisory Plan Commission enacted ordinance 22-29 the Woods Robinson Briggs PUD Amendment II on February 15, 2023.

WHEREAS, THE Commission considered a petition (2505-PUD-09), requesting: (i) an amendment to the Unified Development ordinance and the Zoning Map with regard to the subject real estate more particularly described in Exhibits A which is a legal description of the 10.98 acres of the northern, residential area of the westernmost parcel in District 4 of the Woods Robinson Briggs PUD (the "Property"), Exhibit B, which shows the Briggs Parcel, Exhibit C which is legal description from the Original Woods Robinson Briggs PUD real estate, Exhibit D the concept plan for this Amendment III and Exhibit E which are the illustrative renderings of the homes proposed in the Amendment III to the Woods Robinson Briggs PUD Ordinance;

WHEREAS, the Commission forwarded Petition No. 2505-PUD-09 to the Common Council with a _____recommendation (_____(__) in favor, _____ (___) against) 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 Common Council on , 2025;

WHEREAS, the common council is subject to the provisions of the Indiana Code § 36-7-4' et seq., as amended and Indiana Code § 36-7-4-15'12 concerning and 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 Woods Robinson Briggs PUD Ordinance, Unified Development ordinance, and The zoning Map are hereby amendment as

follows:

Section 1, Applicability of Ordinance,

1.1 'This PUD District Ordinance Amendment (this "Ordinance") applies to the subject Real Estate,

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and its exhibits, (ii) the provisions of the Woods Robinson Briggs PUD as amended, 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.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Amendment to the Woods Robinson Briggs 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 Unified Development Ordinance,

Section 3 Concept Plan, attached hereto as Exhibit D, is hereby incorporated in accordance with Article 10.9(E)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate.

Section 4, Section 8.4 of Ordinance 21-10, District 4, Small Lot Single-Family (South) District shall be amended as follows:

Minimum Lot area	2,100 SF
Minimum Lot Frontage	22 Feet
Minimum Lot Width at Building Line	27 Feet
Minimum Living Area	1590 SF
Maximum Number of Lots	270 Lots

Character exhibits, attached hereto as Exhibit E, are to be incorporated herein for illustrative purposes. Exhibit E shall supplement the character exhibits incorporated as part of Sec. 8.4 of Ordinance 21-10, Exhibit G.

Section 5 Section 5 Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

5.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

A. Open Space: The minimum open space required shall be 15% and may include ponds.

B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity throughout the Real Estate as generally depicted on the Concept Plan Exhibit D. These open space amenities, which shall include two (2) pickleball

courts, one (1) playground, one (1) covered picnic shelter, and one (1) fire pit/gathering area shall be constructed in substantially similar design as shown on the Concept Plan Exhibit D as determined by the Director of Community Development.

Section 6 Duration. Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by _____, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification to revert to the previous zoning),

Section 7. 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 LEFT INTENTIONALLY BLANK

SIGNATURE PAGE FOLLOWS

ALL OF WHICH IS ORBAINED/RESOLVED THIS _____ DAT OF_____, 2025

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____

_____, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable oars to redact each Social Security Number in this document, unless required by law: Ed Freeman

This Instrument prepared by: Ed Freeman, David Weekley Homes, Indianapolis, Indiana 46260

I hereby certify that ORDINANCE _____was delivered to the Mayor of Westfield

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

_____

_____, Clerk-Treasurer

I hereby APPROVE ORDINANCE _____ on this the _____ day of _____, 2025.

_____

Scott Willis, Mayor of Westfield, Indiana

I hereby VETO ORDIANCE _____ on this the _____ day of _____, 2025.

_____

Scott Willis, Mayor of Westfield, Indiana

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description of the Briggs Property a portion of "District 4"
Exhibit B	Depiction of the Residential Area of Briggs
Exhibit C	Overall Woods Robinson Brigg's Real Estate
Exhibit D	Concept Plan for the Cottages at Harvest Trail.
Exhibit E	Illustrative Renderings of the homes at the Cottages at Harvest-Trail

EXHIBIT A

LEGAL DESCRIPTION

PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING A PART OF THAT 20 ACRE TRACT OF LAND SHOWN ON THE PLAT OF A BOUNDARY SURVEY OF SAID TRACT CERTIFIED ON AUGUST 30, 2022 BY ANDREW D. BAXTER JR., -INDIANA PROFESSIONAL SURVEYOR NUMBER LS20400029 UNDER WEIHE ENGINEERS, INC. PROJECT NUMBER W200155 (ALL REFERENCE TO MONUMENTS AND COURSES HEREIN ARE AS SHOWN ON SAID PLAT OF SURVEY), MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION BEING MARKED BY A MAG NAIL; THENCE ON AND ALONG THE SOUTH LINE THEREOF NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST (BEARINGS ARE DERIVED FROM COORDINATES BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011) EPOCH 2010.0) 1323.22 FEET TO THE SOUTHEAST CORNER OF A WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2021076504 MARKED BY A MAG NAIL WITH WASHER STAMPED "WEIHE ENGR. 0012"; THENCE ON AND ALONG SAID WARRANTY DEED NORTH 00 DEGREES 13 MINUTES 50 SECONDS EAST 462.01 FEET TO THE **POINT OF BEGINNING**; THENCE PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION SOUTH 89 DEGREES 54 MINUTES 14 SECONDS WEST 661.66 FEET TO A POINT ON THE WEST LINE OF SAID WARRANTY DEED BEING MARKED BY A 5/8-INCH DIAMETER REBAR WITH CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED TO AS "WEIHE" REBAR); PROCEED THENCE ON AND ALONG THE PERIMETER OF SAID WARRANTY DEED FOR THE FOLLOWING THREE (3) CALLS: 1) THENCE NORTH 00 DEGREES 13 MINUTES 27 SECONDS EAST 723.04 FEET TO THE NORTHWEST CORNER THEREOF BEING MARKED BY A WEIHE REBAR; 2) THENCE NORTH 89 DEGREES 54 MINUTES 14 SECONDS EAST 661.74 FEET TO THE NORTHEAST CORNER THEREOF BEING MARKED BY AN IRON PIPE; 3) THENCE SOUTH 00 DEGREES 13 MINUTES 50 SECONDS WEST 723.04 FEET TO THE **POINT OF BEGINNING** CONTAINING 10.98 ACRES, MORE OR LESS.

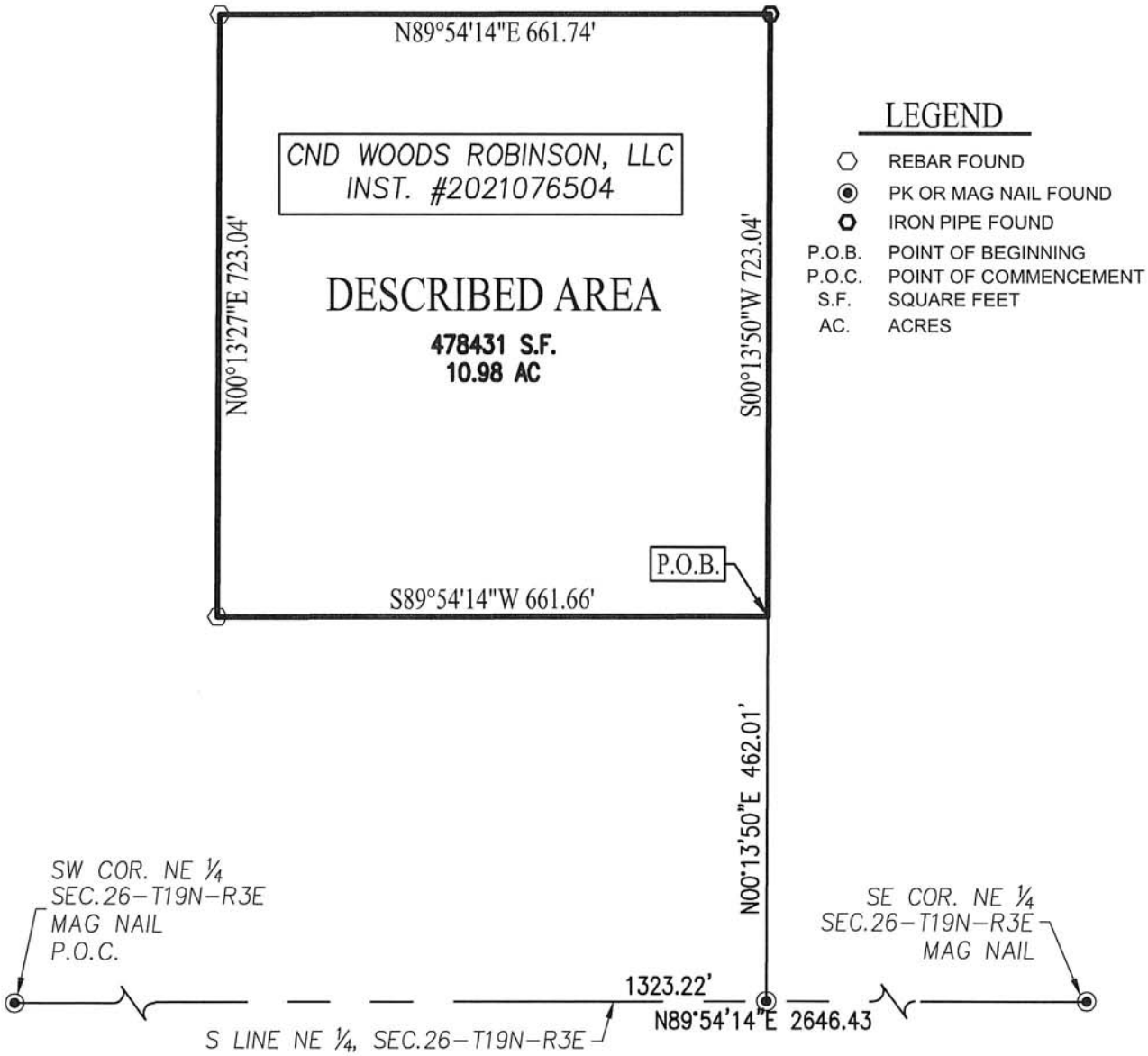
This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 1 OF 2

DATE: JANUARY 15, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

LOCATION: H:\2020\W200155\Section 3\Surveying\Easements&Exhibits\W200155-3 Briggs Property Legal Description 1 Exhibit.dwg
DATE/TIME: 1/15/2025 3:14:41 PM
PLOTTED BY: Mason Tweddell



LEGEND

⬡	REBAR FOUND
◉	PK OR MAG NAIL FOUND
⬢	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
S.F.	SQUARE FEET
AC.	ACRES

This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

BRIGGS PROPERTY LEGAL 1
PAGE 2 OF 2

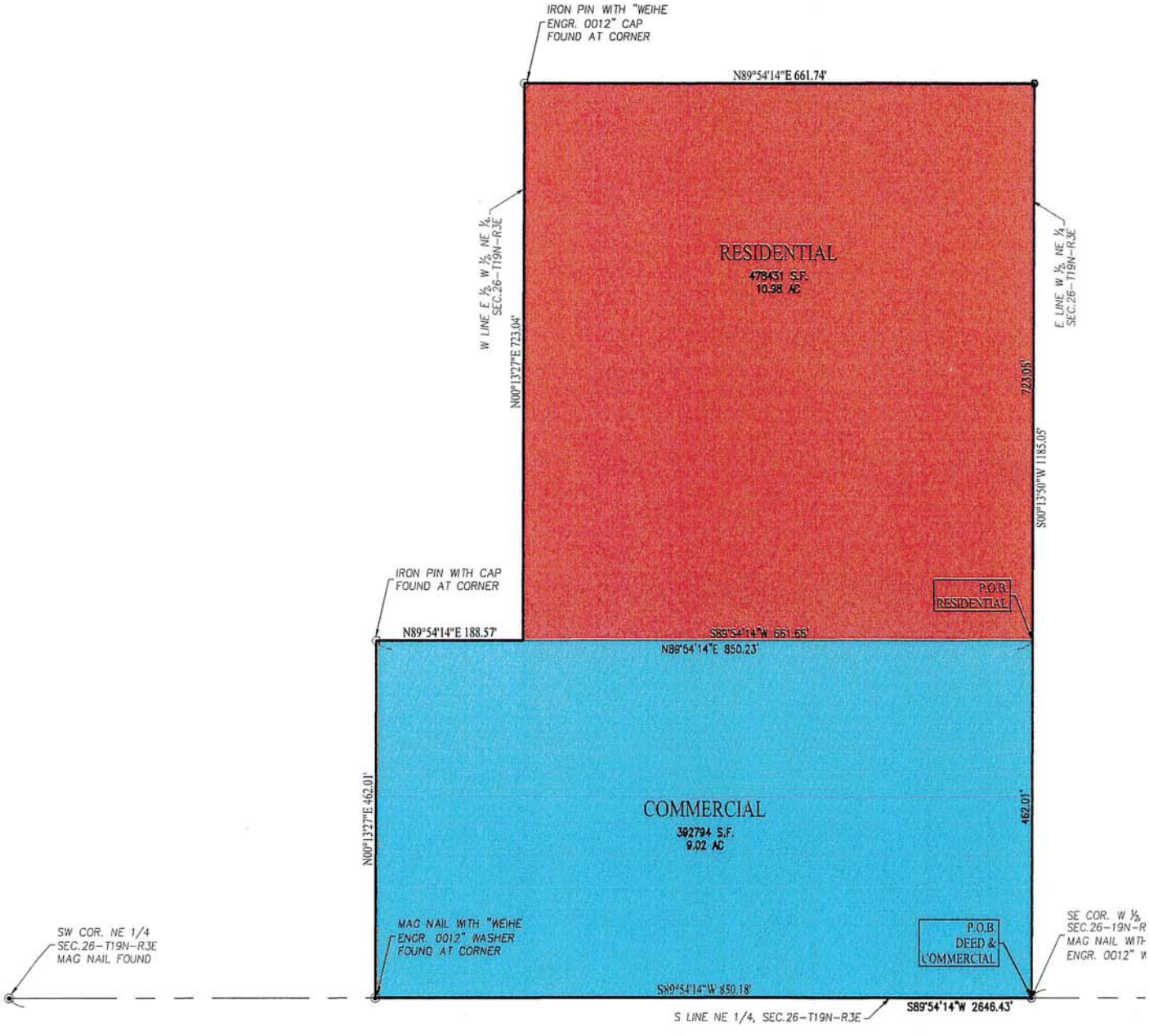
DATE: JANUARY 15, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

SCALE: 1" = 200'
0 50 150 200

N W E S

EXHIBIT B



BRIGGS PROPERTY

PAGE 1 OF 1

DATE: MARCH 06, 2025

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

This drawing is nc
survey, or a Surve

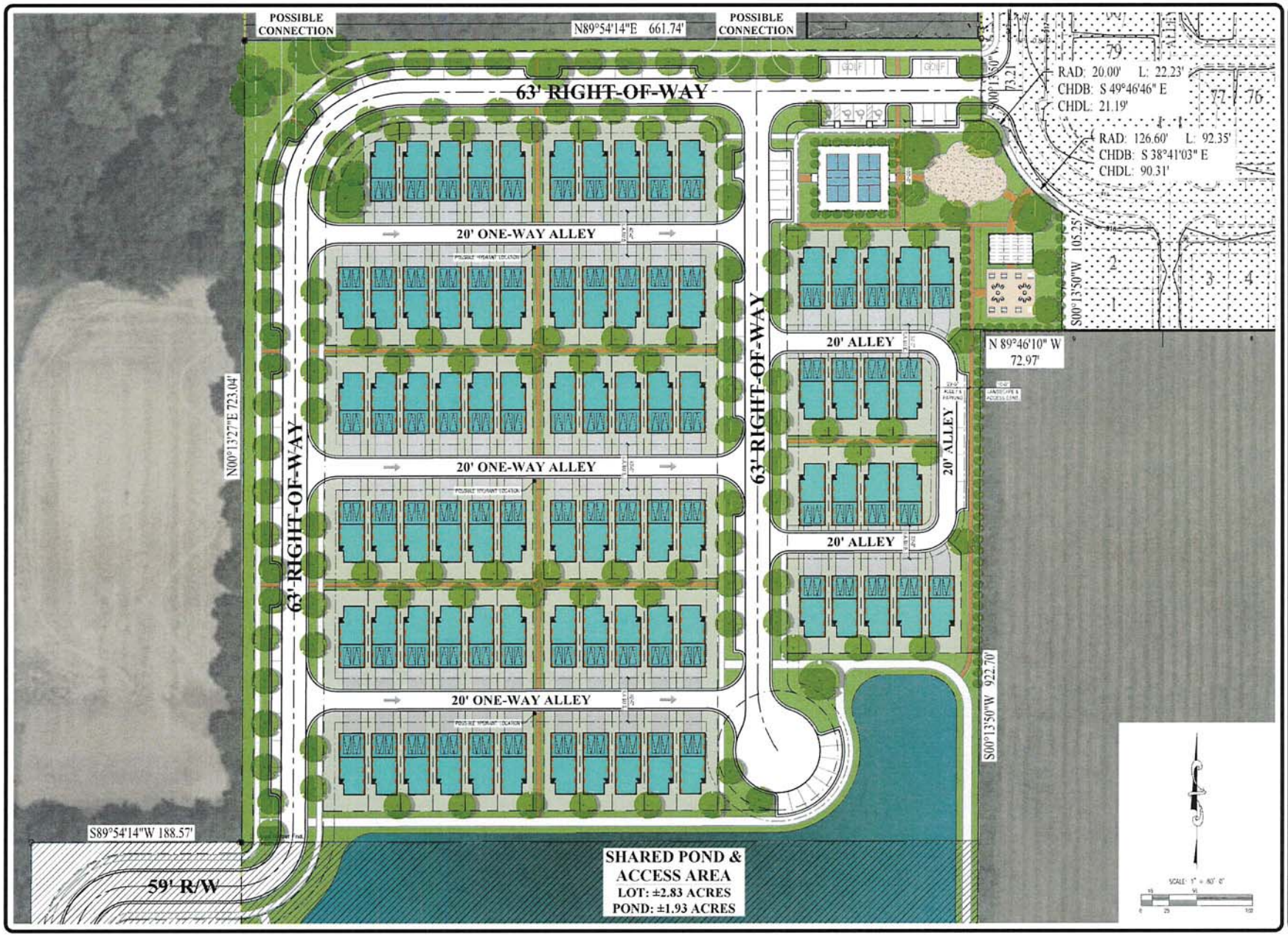
EXHIBIT C

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

EXHIBIT D



David Weekley Homes

N·C·B·D·C

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PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
83	GRAMERCY WEST 23' PLANS (9799 / 9800 / 9801 / B762)	
Product # & Color: GREEN	Pad Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
	Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
	Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

83

COMMUNITY INFO.

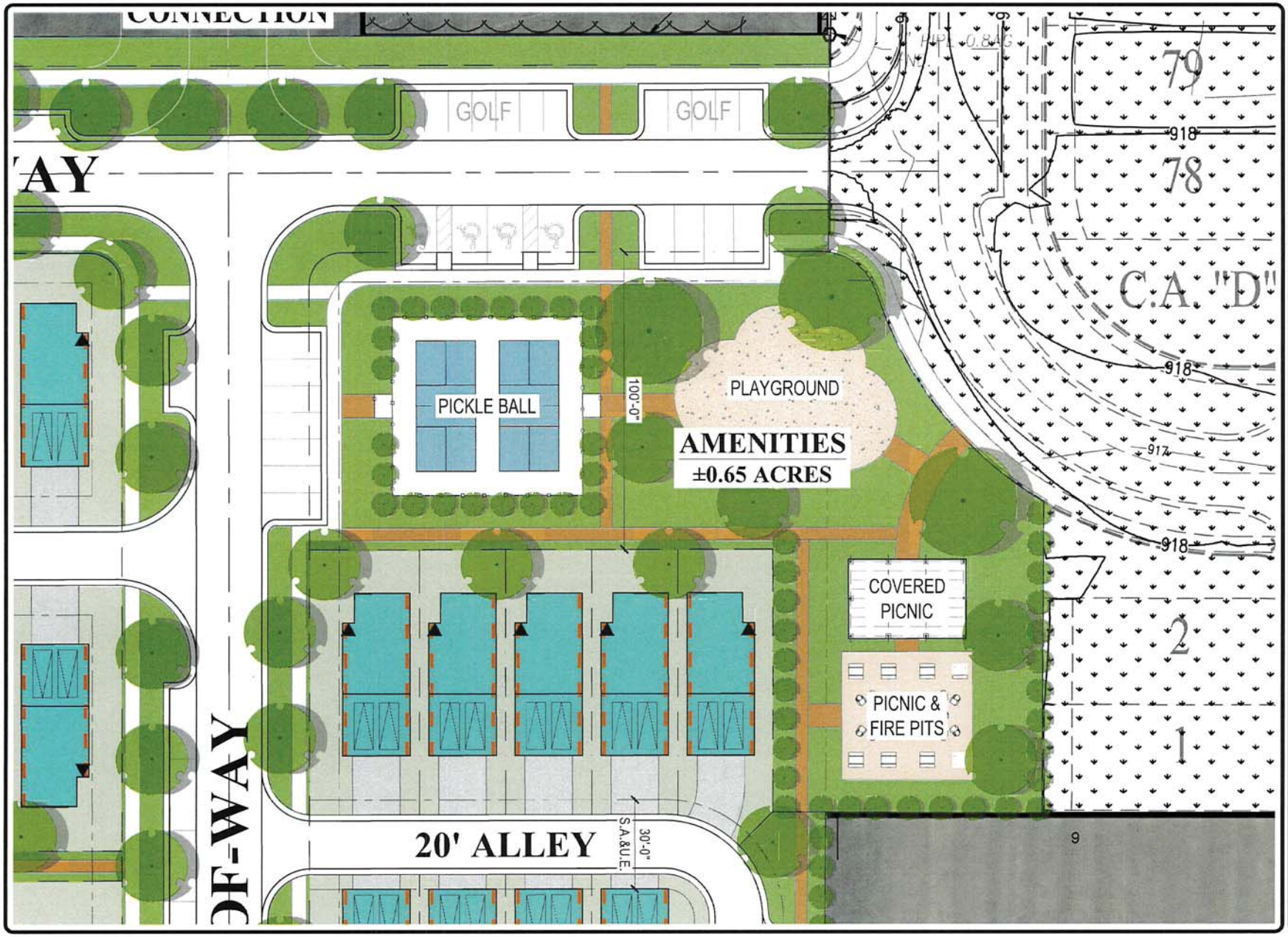
TOTAL SITE AREA:	±881,689 sqft / 20.24 acres
E 191st ST. R/W DEDICATION:	±64,189 sqft / 1.47 acres
COMMERCIAL PARCEL:	±328,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE	±488,894 sqft / 11.22 acres
JOINT DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±122,702 sqft / 2.82 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	6'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±382 spaces (4.6 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±66 spaces (0.8 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

SITE PLAN

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 80'-0"	SCALE: 1" = 40'-0"



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PRODUCT INFO.

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JOINT DETENTION AREA:	±122,702 sqft / 2.82 acres
(±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	
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MAX. DENSITY (per ZONING):	##.## D.U./acre
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~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
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DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±66 spaces (0.8 per UNIT)
AMENITY PARKING:	30 spaces
CAR PARKING:	14 spaces (10 standard + 4 ADA)
GOLF CART PARKING:	16 spaces

AMENITY AREA

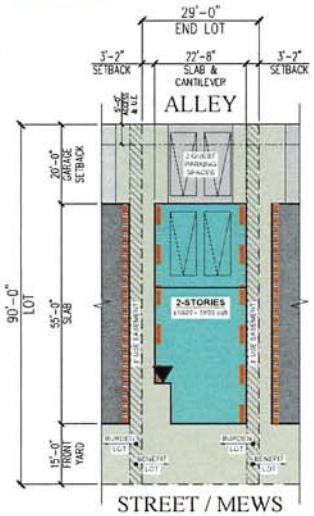
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 30'-0"	SCALE: 1" = 15'-0"

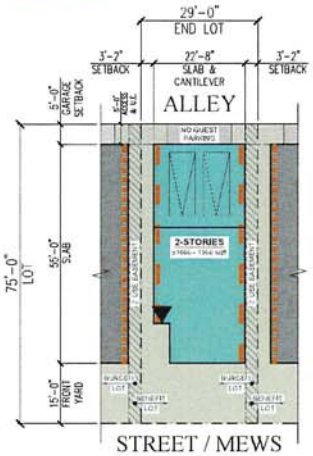
TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 20' DRIVEWAY



TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 5' DRIVEWAY



David Weekley Homes

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COMMERCIAL PARCEL:	±326,606 sqft / 7.45 acres
EFFECTIVE D.W.H. SITE:	±488,894 sqft / 11.22 acres
SHARED DETENTION AREA: (±15% OF COMBINED COMMERCIAL & DWH SITE AREAS)	±123,205 sqft / 2.83 acres
DWH SITE DENSITY:	7.40 D.U./acre
MAX. DENSITY (per ZONING):	##.## D.U./acre
DIST. BETWEEN RESIDENCE (detached)	8'
~~DIST. BETWEEN MULTI-FAMILY (attached)~~	~~N/A~~
RESIDENT & GUEST PARKING:	±374 spaces (4.5 per UNIT)
DRIVEWAY SPACES:	150 spaces (1.8 per UNIT)
GARAGE SPACES:	166 spaces (2.0 per UNIT)
ON-STREET SPACES:	±58 spaces (0.7 per UNIT)
AMENITY PARKING:	27 spaces
CAR PARKING:	15 spaces (11 standard + 4 ADA)
GOLF CART PARKING:	12 spaces

EXHIBITS

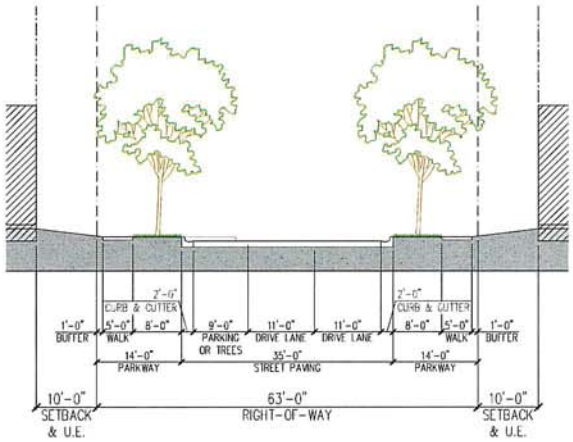
WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE

Media @ 11"x17"	Media @ 22"x34"
VARIES	VARIES

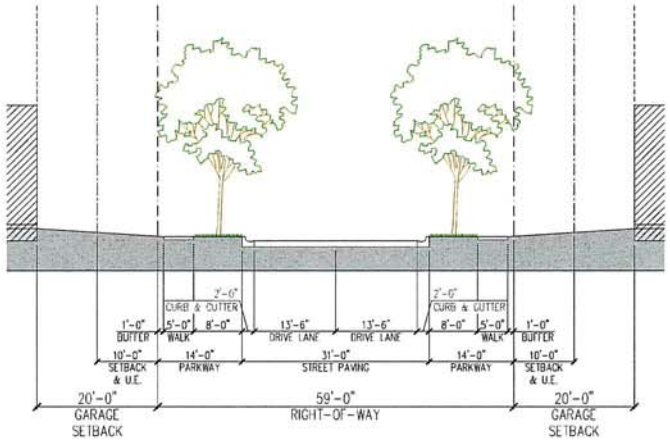
TYPICAL STREET SECTION

RESIDENTIAL STREET with ONE-SIDE PARKING: 63' RIGHT-OF-WAY



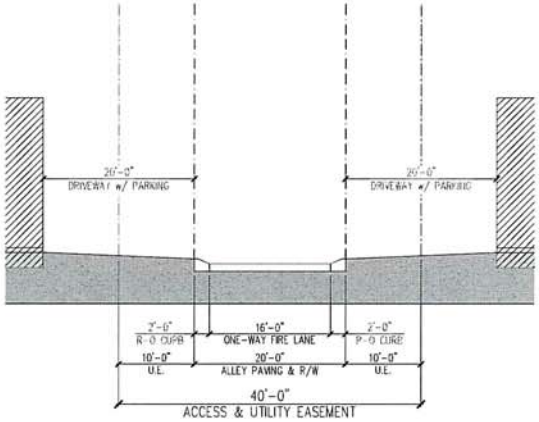
TYPICAL STREET SECTION

RESIDENTIAL STREET with NO PARKING: 59' RIGHT-OF-WAY



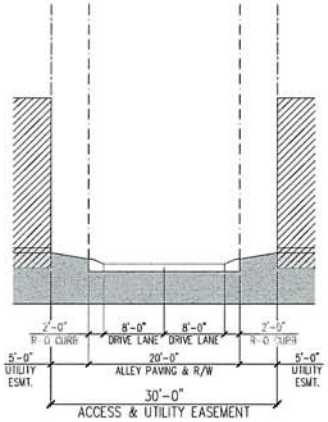
TYPICAL STREET SECTION

RESIDENTIAL ALLEY with ONE-WAY FIRE LANE: 40' ACCESS & UTILITY EASEMENT



TYPICAL STREET SECTION

RESIDENTIAL ALLEY with NO FIRE LANE: 30' ACCESS & UTILITY EASEMENT



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PRODUCT INFO.

Unit Count	Similar Community and/or Plans	
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Product # & Color: GREEN	Pod Size: 22'-8" x 55'	Typical Lot Size: 29' x 75' / 90'
	Number of Floors: 2 STORIES	Target Living Area: ±1600 - 1900 sqft
	Living/Dining/Kitchen: 1st	Master Suite: 2nd

TOTAL UNIT COUNT

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GOLF CART PARKING:	12 spaces

EXHIBITS

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE
Media @ 11"x17"	Media @ 22"x34"	
VARIES	VARIES	

EXHIBIT E

804

810

811

817

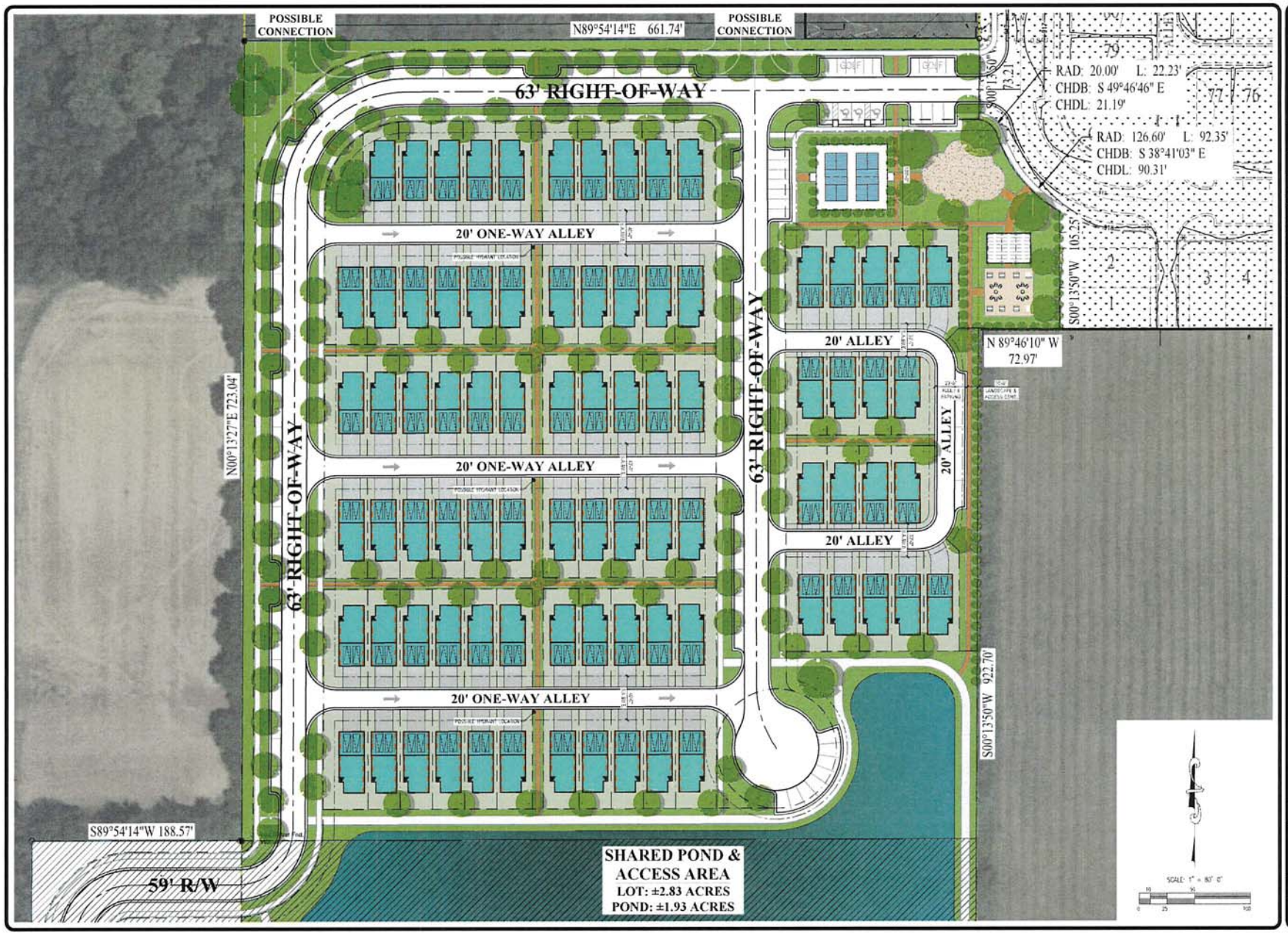
822

823

1926
The Sterling

19326
The Sterling

445



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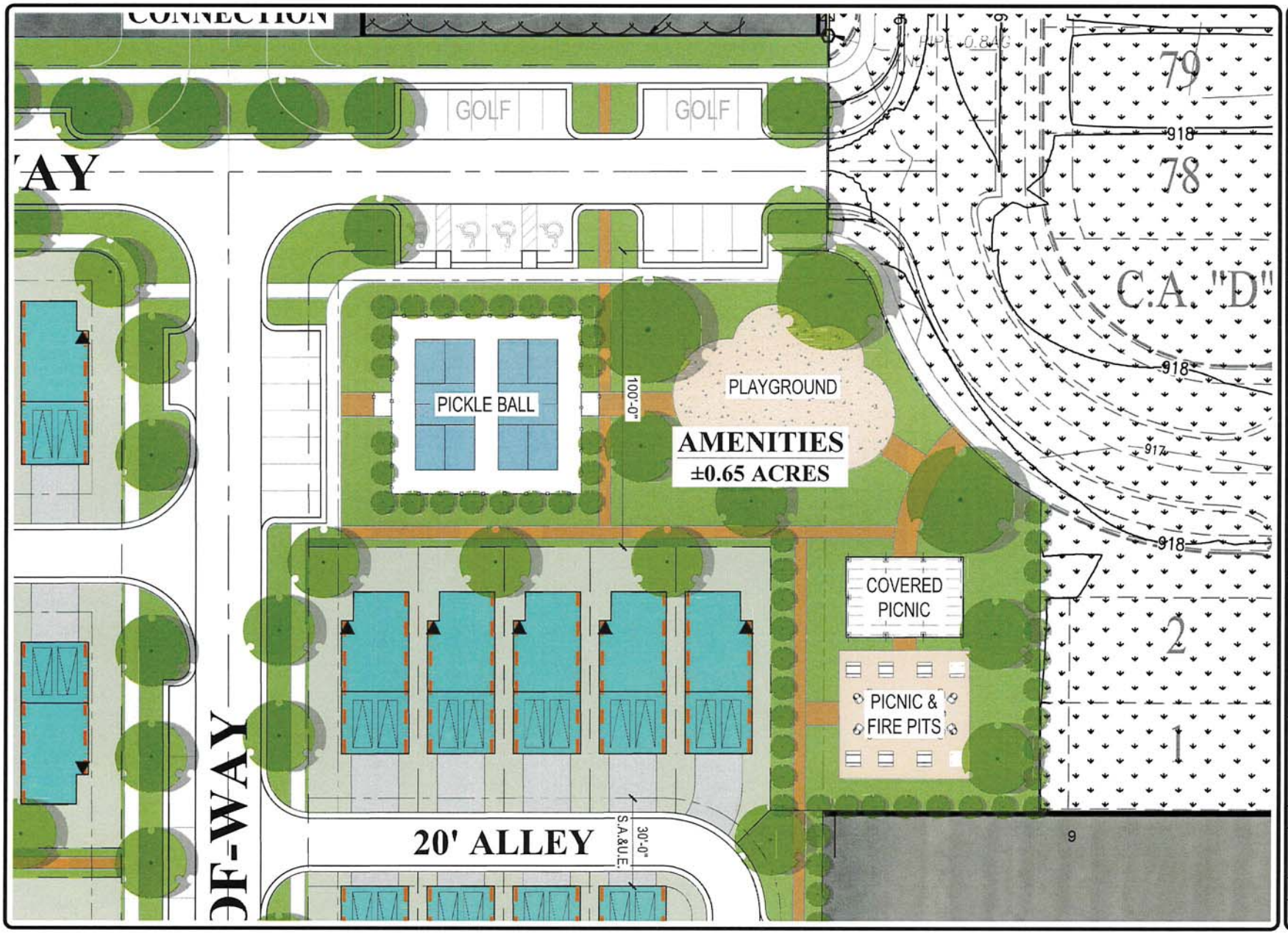
SITE PLAN

WESTFIELD - BRIGGS
IND-0024
612 EAST 191st STREET
WESTFIELD, IN

Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 80'-0"	SCALE: 1" = 40'-0"



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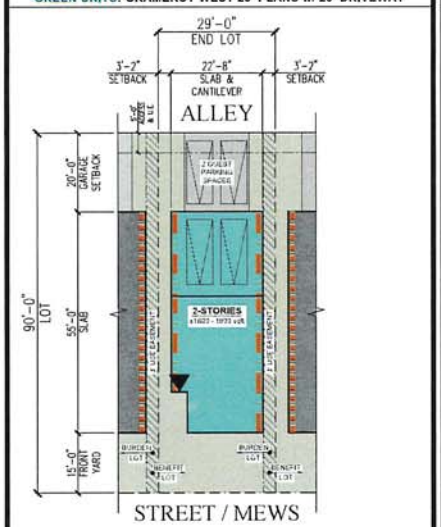
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 30'-0"	SCALE: 1" = 15'-0"

TYPICAL LOT CONDITIONS

GREEN UNITS: GRAMERCY WEST 23' PLANS w/ 20' DRIVEWAY



TYPICAL LOT CONDITIONS

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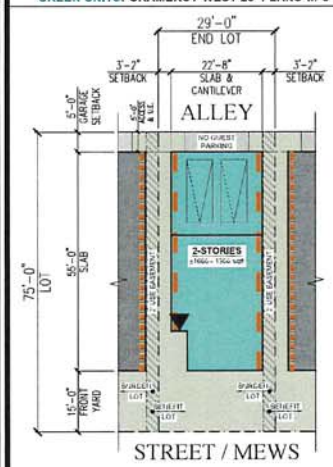

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WESTFIELD, IN

Version	Issue Date	Author
V15	04-02-2025	PE

Media @ 11"x17"	Media @ 22"x34"
VARIES	VARIES

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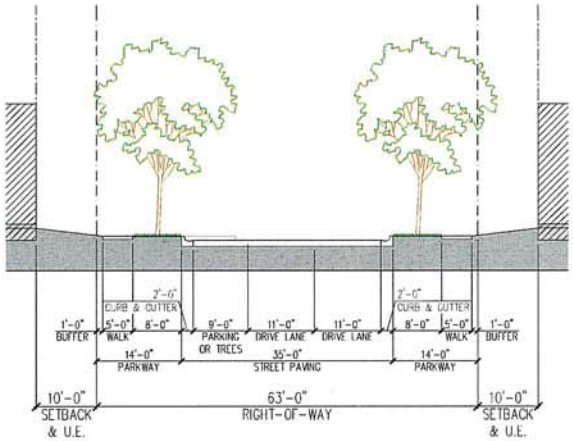
RESIDENTIAL STREET with ONE-SIDE PARKING: 63' RIGHT-OF-WAY



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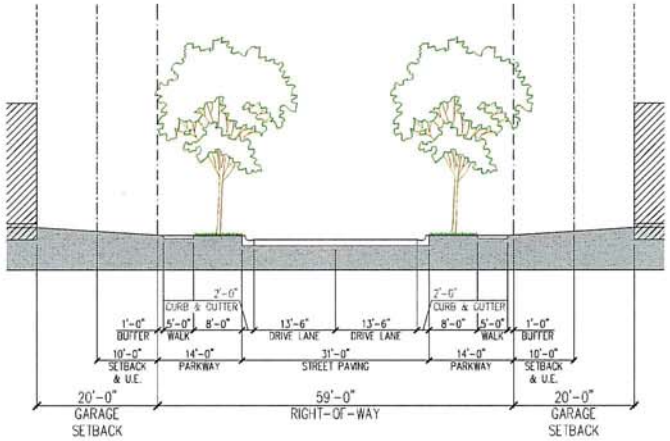
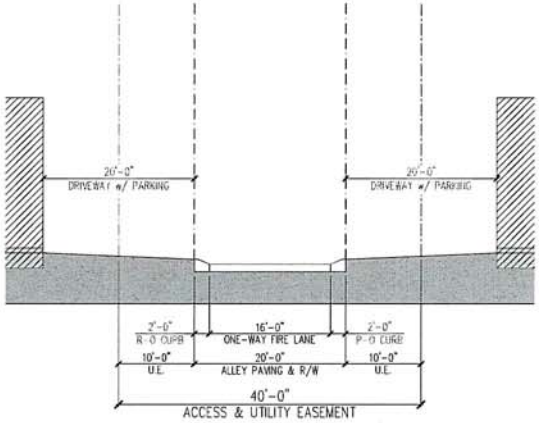


TYPICAL STREET SECTION

RESIDENTIAL ALLEY with ONE-WAY FIRE LANE: 40' ACCESS & UTILITY EASEMENT



TYPICAL STREET SECTION

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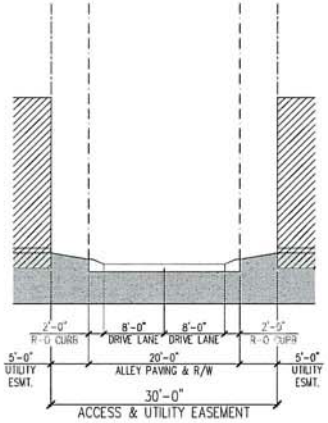

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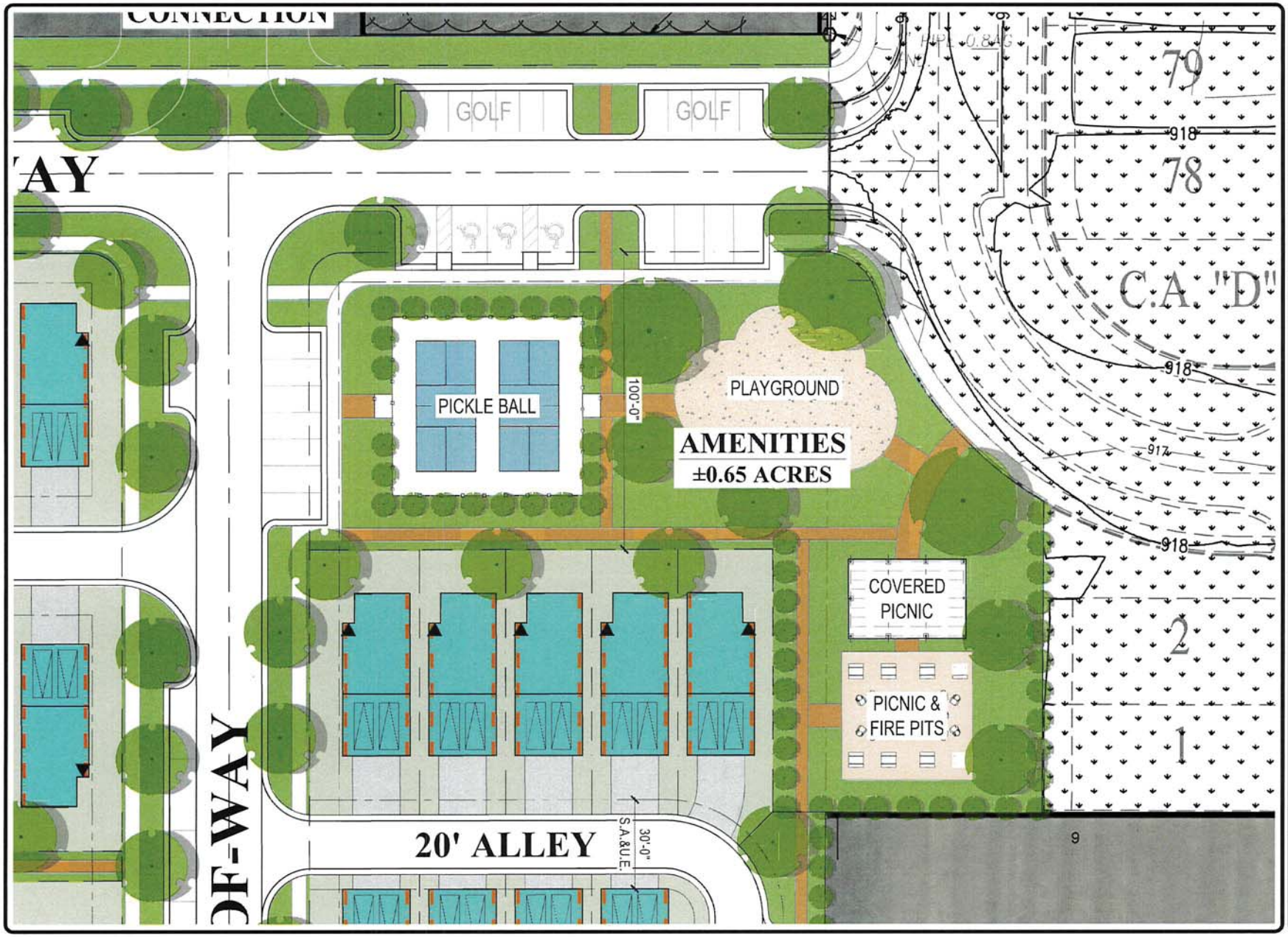

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Version	Issue Date	Author
V14	02-07-2025	PE

Media @ 11"x17"	Media @ 22"x34"
SCALE: 1" = 30'-0"	SCALE: 1" = 15'-0"

Docket Number:	2505-PUD-10 (Ord. 25-26) (the "Ordinance")
Petitioner:	Church, Church, Hittle + Antrim
Request:	A change in zoning for 12.63 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 196th & East Planned Unit Development (PUD) District
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Vacant
Acreage:	12.63 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Narrative Statement 4. Proposed Ord. 25-26 5. Concept Plan 6. Character Exhibits
Staff Reviewer:	Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the April 28, 2025 City Council meeting.

The petition will receive a public hearing at the May 5, 2025, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting to rezone approximately 12.63 acres from AG-SF1: Agriculture/Single-Family Rural to the 196th Street and East PUD, an Enclosed Industrial-underlying PUD District.

The Property is located in both the Employment Corridor and Business Park areas of the current Comprehensive Plan's Land Use Concept Map.

An Enclosed Industrial property exists to the northwest of the property while AG-SF1 properties exist north, south, and west on the opposite side of East Street. The property to the east, 70 acres in size, is zoned SF-2: Single-Family Low Density but is currently home to only one (1) single-family dwelling. Despite the existing low-intensity zoning of the aforementioned adjacent properties, all of them are located in either the "Employment Corridor" and/or "Business Park" areas of the Comprehensive Plan's Land Use Concept Plan map.

ZONING REQUEST

The petitioner in requesting to rezone the Property from AG-SF1 to an Enclosed Industrial-underlying Planned Unit Development (PUD) District.

Concept Plan

The Concept Plan, found in **Exhibit B**, shows a conceptual site plan layout for a 70,000 +/- square foot warehouse and a 10,000 square foot office +/- with room for future expansion. Language within the Ordinance requires Property to be developed in substantial compliance with Concept Plan as determined by the Director of Community Development.

Uses

The Ordinance does not propose any additional uses that not already permitted in EI-zoned districts. However, multiple uses permitted by-right in EI-zoned districts are proposed to be prohibited on the Property including Self-Storage Facilities, Garden and Lawn Centers, Trucking Companies, Wireless Communication Service Facilities and Special Exception uses.

Character Exhibits

Character Exhibits found within **Exhibit C** of the Ordinance are designed to capture the intended quality of the building to be constructed on the Property. A building on the Property must be constructed of substantial quality and character as those shown in the Character Exhibits as determined by the Director of Community Development. Many of the pictures shown in the Character Exhibits are of existing buildings in the Northpoint Business Park or are of similar style and quality.

Development Standards

- Architecture

  Language within the PUD sets forth specific requirements for roof design, façade building materials, roofline modulation, entrance design, and opening design elements (ie: windows, doors, loading berths, etc.) as well as language requiring visual relief for monotony along long wall planes. In addition, as described above, development on the Property is required to be in substantial compliance with the Character Exhibits shown in **Exhibit C**.

  The East Façade of the building within the proposed development would follow Secondary Façade building material/architectural requirements at the time of initial construction so not to provide heightened architecture for a façade that would be obsolete when future expansion occurs. When an improvement location permit for a said

expansion occurs, the east façade would then be required to be built to Primary Façade architectural standards.

- Landscaping

  A forty-foot (40') Tree Preservation Area, as shown on the Concept Plan, is proposed along the south line of the Property. No additional screening, mounding, or Buffer Yard requirements that would otherwise be applicable shall be required along this southern edge. Additionally, no foundation plantings are proposed along the southern façade of the building as this is where the truck docks/loading area(s) are proposed.

  External Street Frontage Landscaping requirements and Perimeter Parking Lot Landscaping requirements are proposed to be met in all instances with the exception of the east side of the building, which is the area of potential future expansion. These requirements are proposed to be triggered at a later date of future building expansion so not to tear out existing landscaping that would otherwise be required with the initial development.

COMPREHENSIVE PLAN

The Property is located within both the Employment Corridor and Business Park areas of the Comprehensive Plan's Land Use Concept Map.

The Employment Corridor land use is described in detail in the Highway Corridors section of the Comprehensive Plan. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area.

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.

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 May 5, 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 May 5, 2025, Plan Commission meeting.**

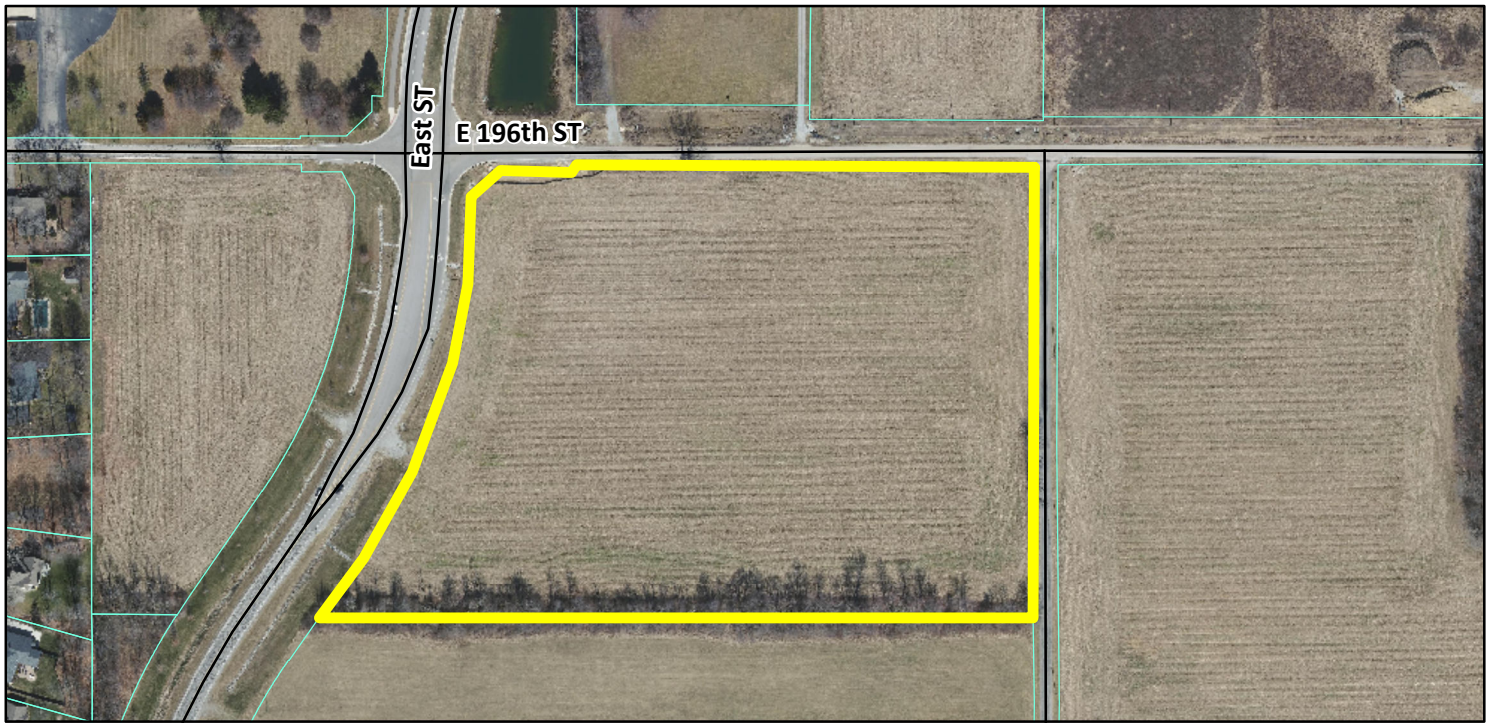
   If APC members are comfortable with the state of the amendment request following the Public Hearing, Staff recommends waiving the workshop requirement and providing a recommendation to the City Council.

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.

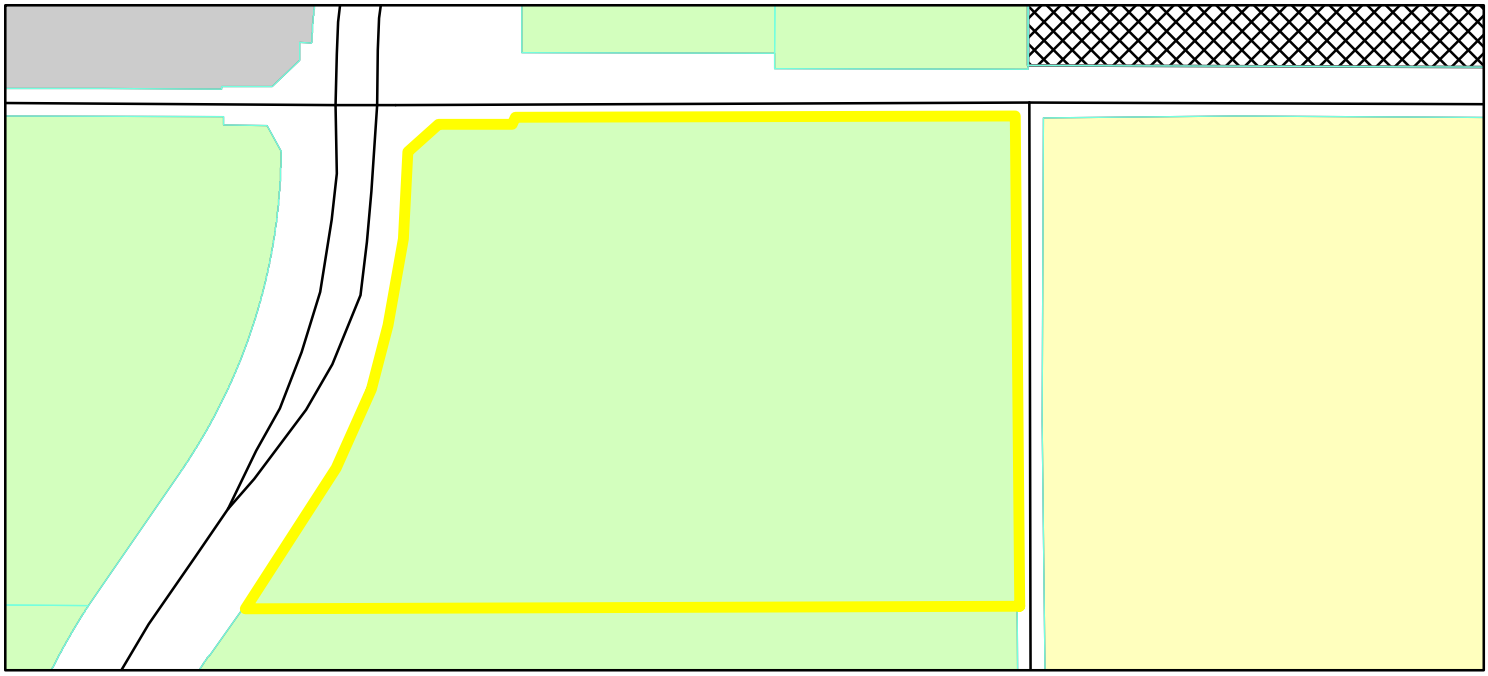
196th & East PUD

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel

Zoning - All

Zoning
- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)

0 0.025 0.05 Miles

N W E S

Narrative Statement

196th & East PUD

Southeast corner of East Street and East 196th Street

The 196th & East Planned Unit Development is proposed to permit the construction of the North American headquarters for a specialty tool supply company, including operations, sales and marketing, as well as all corporate functions. The planned improvements on the property include office space, warehouse space and room for future expansion. The architectural standards proposed are consistent with the recently amended Northpoint PUD architectural standards. This project is planned for groundbreaking later this year.

ORDINANCE NUMBER 25-26

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

"196th & East PUD"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. 2505-PUD-10(the "Petition"), 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 the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the "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 Council on September 4, 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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "196th & East PUD District" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District (defined in Section 4 herein) 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 Façade, Primary. Any building façade which contains the primary commercial public entrance(s), or a façade facing East Street or 196th Street. The east façade of the Building, facing Flippins Road, as depicted on the Concept Plan shall not be considered a Primary Façade until such time as an Improvement Location Permit is issued for an addition to the Building within the area labeled as "Future Expansion" on the Concept Plan. At that time, the façade facing Flippins Road shall be considered a Primary Façade.

2.2 Façade, Secondary. Any façade that is not a Primary Façade.

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B (the "Concept Plan") is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 4. Underlying Zoning District. The "Underlying Zoning District" for the Real Estate shall be EI: Enclosed Industrial District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except the following:

- Auction rooms
- Heliports
- Wireless Communication Service Facilities
- Garden and Lawn Center
- Self-Storage Facility
- Trucking Company
- Special Exception Uses

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.

Section 7. Character Exhibits. The Character Exhibits, attached hereto as Exhibit C (the "Character Exhibits") are hereby incorporated as a compilation of images designed to capture the intended quality of the Building to be constructed in the District. The Building shall be constructed substantially similar to those in the Character Exhibits as determined by the Director of Community Development.

Section 8. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District unless otherwise provided herein:

8.1 Architectural Standards. Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply:

a. Roof Design. The following shall apply to roof design for all façades except as otherwise specified below:

i. Roofs may be either residential character or low slope (a maximum slope of 2" rise for 12" run). Primary Façade rooflines shall incorporate parapets and/or modulation similar to roof examples shown in the Character Exhibits. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

ii. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

iii. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

iv. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:12.

c. Façade Materials.

i. Primary Façade Materials.

1. Permitted building finish materials for the Primary Façade include: Masonry Material, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), EIFS (Dryvit) wall systems (if used for a maximum of 20% of the façade and only if it is used at least eight feet (8') above grade), composite metal panel systems (if used for a maximum of 50% of the façade).

2. A minimum of three (3) of the following material finishes from the following list must be included on a Primary Façade: Masonry Material, architectural pre-cast panels, engineered or synthetic wood architectural accents or entrance articulations, architectural metal panels, glass, or ornamental metal. One (1) of these materials must be Masonry Material or architectural pre-cast panels.

3. Prohibited building finish materials on all Primary Façades include: wood (not including engineered or synthetic wood architectural accents or entrance articulations), plywood, unfinished concrete or unfinished concrete panels, smooth-face concrete block, plastics, reflective glass, standing seam metal panels, vinyl siding.

4. Primary Façades may have window glazing, glass curtain walls, or glass storefronts.

5. Permitted building trim materials include: Masonry Material, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Dryvit).

6. Colors used on building façades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.

ii. Secondary Façade Materials.

1. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include composite metal panel systems.

2. Prohibited building finish materials for Secondary Façades include: wood (not including engineered or synthetic wood architectural accents or entrance articulations), plywood, unfinished concrete or unfinished concrete panels, smooth-face concrete block, plastics, reflective glass, standing seam metal panels and vinyl siding.

3. Colors used on building façades must be complementary. Natural, muted colors should serve as the Secondary Façade color, with brighter colors as limited accents, if used.

d. Wall Planes. Primary Façades with a length greater than ninety (90) feet shall utilize one or more of the following architectural features:

ii. Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet and an offset of no less than eight (8) inches; or

iii. A change in paint colors or materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width and an offset of no less than eight (8) inches. The change in paint colors must be significant enough to provide a meaningful and visually apparent contrast as determined by the Director of Community Development.

e. Roofline Modulation. Roofline modulation shall be required on Primary Façades in a manner consistent with those shown in the Character Exhibits as determined by the Director of Community Development.

f. Openings.

i. Design elements of all Façades shall be organized such that openings (including windows, doors, loading berths faux windows and architectural or painted elements resembling openings) exist and provide meaningful relief from long spans of unbroken visual plane(s) by lining up horizontally and vertically with other openings as illustrated in the Character Exhibits. Compliance shall be determined by the Director of Community Development.

ii. Openings in/on a Building Façade shall be arranged in a balanced and relatively uniform fashion as illustrated in the Character Exhibits. Compliance shall be determined by the Director of Community Development.

iii. Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site. These exceptions shall be determined at the discretion of the Director of Community Development.

g. Entrances. All buildings shall be designed with at least one (1) primary entrance with enhanced use of glass, Masonry Material and/or architectural ornamentation at the entrance as shown in the Character Exhibits. Compliance shall be determined by the Director of Community Development.

8.2 Article 6.8 Landscaping Standards. Shall apply, except as modified or enhanced below:

A. Service and Loading Areas: Article 6.8(H)(2) General Screening Standards shall apply except as modified below:

i. A forty foot (40’) tree preservation area shall be provided along the south property line of the Real Estate.

ii. No additional screening shall be required along the south property line of the Real Estate.

B. Foundation Plantings: Article 6.8(L)(1) shall not apply to the south elevation of Building(s) on the Real Estate.

C. External Street Frontage Landscaping Requirements: Article 6.8(M)(2) shall not apply to the Flippins Road frontage of the Real Estate as shown on the Concept Plan until such time as an Improvement Location Permit is issued for an addition to the Building within the area labeled as "Future Expansion" on the Concept Plan.

D. Buffer Yard Requirements: Article 6.8(N) shall not apply to the south property line of the Real Estate. Instead, the aforementioned forty foot-wide (40') tree preservation area shall be provided along the south property line of the Real Estate.

E. Perimeter Parking Lot Landscaping: The landscaping requirements set forth in Article 6.8(O)(2) shall not apply to the easternmost terminus of the north parking lot shown on the Concept Plan until such time as an Improvement Location Permit is issued for an addition to the Building within the area labeled as "Future Expansion" on the Concept Plan.

Section 9. Infrastructure Standards. Mounds shall not be required where drainage or utility infrastructure prevents installation, as determined by the Director. Plantings shall not be required where drainage or utility infrastructure prevents installation, as determined by the Director. In this instance, such plantings shall be installed in alternative locations on the Real Estate, as determined by the Director.

Section 10. 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
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-26** was delivered to the Mayor of Westfield on the ___ day of _____, 2025, at _____ ___m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-26**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO **ORDINANCE 25-26**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A

"Real Estate"

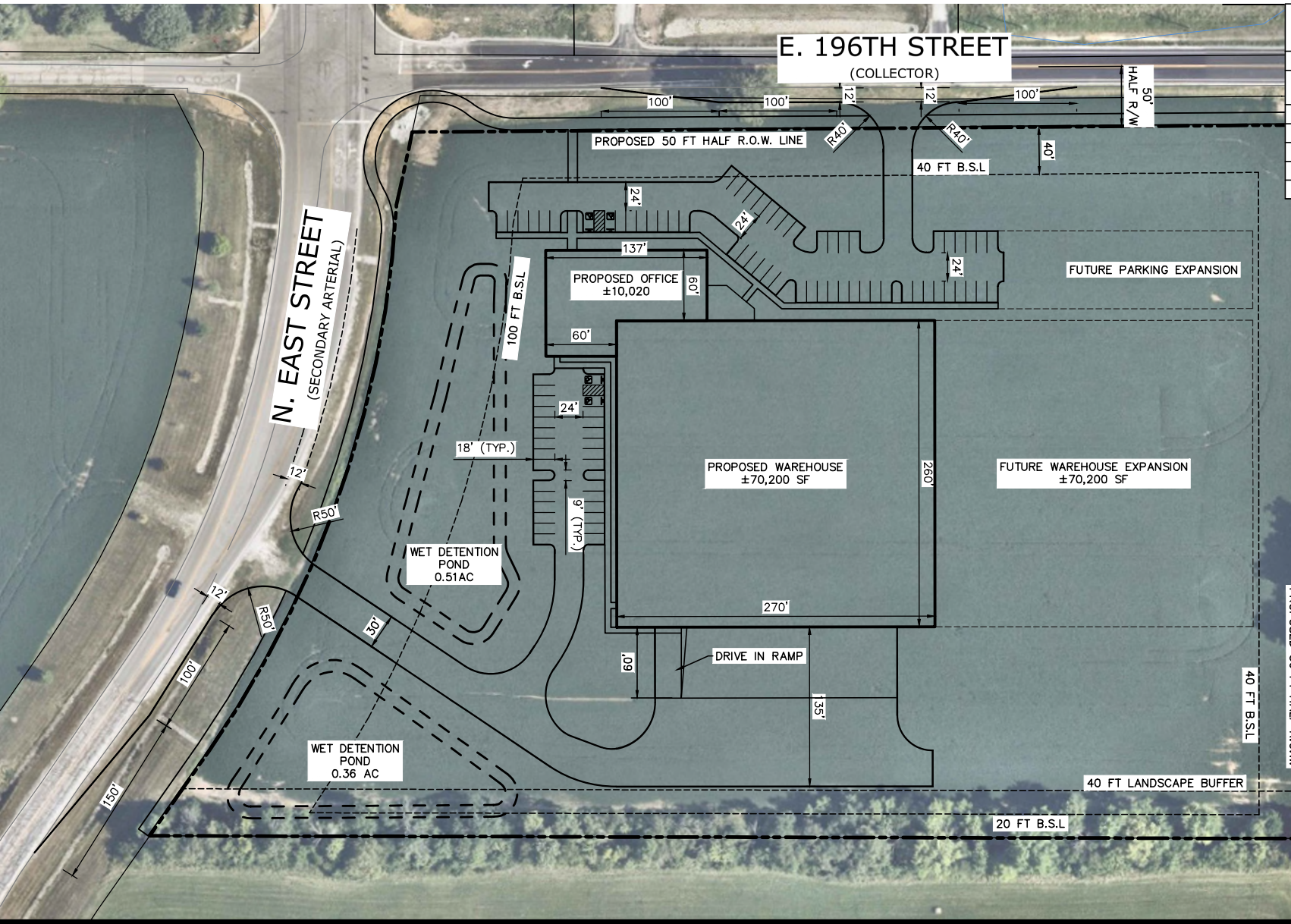
A part of the Northeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, Hamilton County, Indiana

Commencing at the Northwest Quarter of said Northeast Quarter of the Northwest Quarter of Section 30, Township 19 North Range 4 East; thence North 89 degrees 54 minutes 02 seconds East (basis of bearing Hamilton County Zone of the Indiana Geospatial Coordinate System) 664.21 feet along the North line of said Northeast Quarter of the Northwest Quarter to the Northeast corner of a tract of land granted to the City of Westfield, Indiana in Instrument No. 2019060992 in the Office of the Recorder of Hamilton County, Indiana, said point being the Point of Beginning of this description; thence continue North 89 degrees 54 minutes 02 seconds East 658.29 feet along said North Line to the Northeast Corner of said Northeast Quarter of the Northwest Quarter; thence South 00 degrees 24 minutes 55 seconds East 649.46 feet along the East Line of said Northeast Quarter of the Northwest Quarter to the southern boundary line of a tract of land granted to David Maurice Chance in Instrument Nos. 2023033466 & 2023033399 and Affidavit of Correction in Instrument No. 2023033853; thence North 89 degrees 54 minutes 08 seconds West 1006.84 feet along said southern boundary line to the eastern right of way line of East Street as described in Instrument No. 2013056342; the next two (2) courses are along said eastern right of way line; (1) thence North 34 degrees 43 minutes 09 seconds East 89.04 feet to the point of curvature of a curve concave westerly; (2) thence northerly along said curve having a radius of 885.34 feet and an arc length of 540.82 feet being subtended by a long chord with a bearing of North 17 degrees 18 minutes 18 seconds East and a chord length of 532.45 feet; then next three (3) courses are along said City of Westfield Tract; (1) thence North 43 degrees 16 minutes 31 seconds East 50.97 feet; (2) thence North 89 degrees 35 minutes 58 seconds East 100.00 feet; (3) North 00 degrees 24 minutes 02 seconds West 27.22 feet to the point of beginning, containing 12.632 acres more or less.

EXHIBIT B

"Concept Plan"

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



SITE DATA TABLE

MIN. REQUIRED PARKING (OFFICE)	30
MIN. REQUIRED PARKING (WAREHOUSE)	2 PER EMPLOYEE ON MAX SHIFT
NORTH LOT PARKING COUNT	56
SOUTH LOT PARKING COUNT	27
TOTAL ADA PARKING COUNT	4
TOTAL LOT PARKING COUNT	87
TOTAL LOT ACREAGE	±11.55 AC

0' 40' 80'

SCALE: 1"=80'

March 25, 2025

CONCEPT SITE EXHIBIT

N EAST ST & E 196TH ST
WESTFIELD, IN

AMERICAN STRUCTUREPOINT INC.

2024.02013

EXHIBIT C

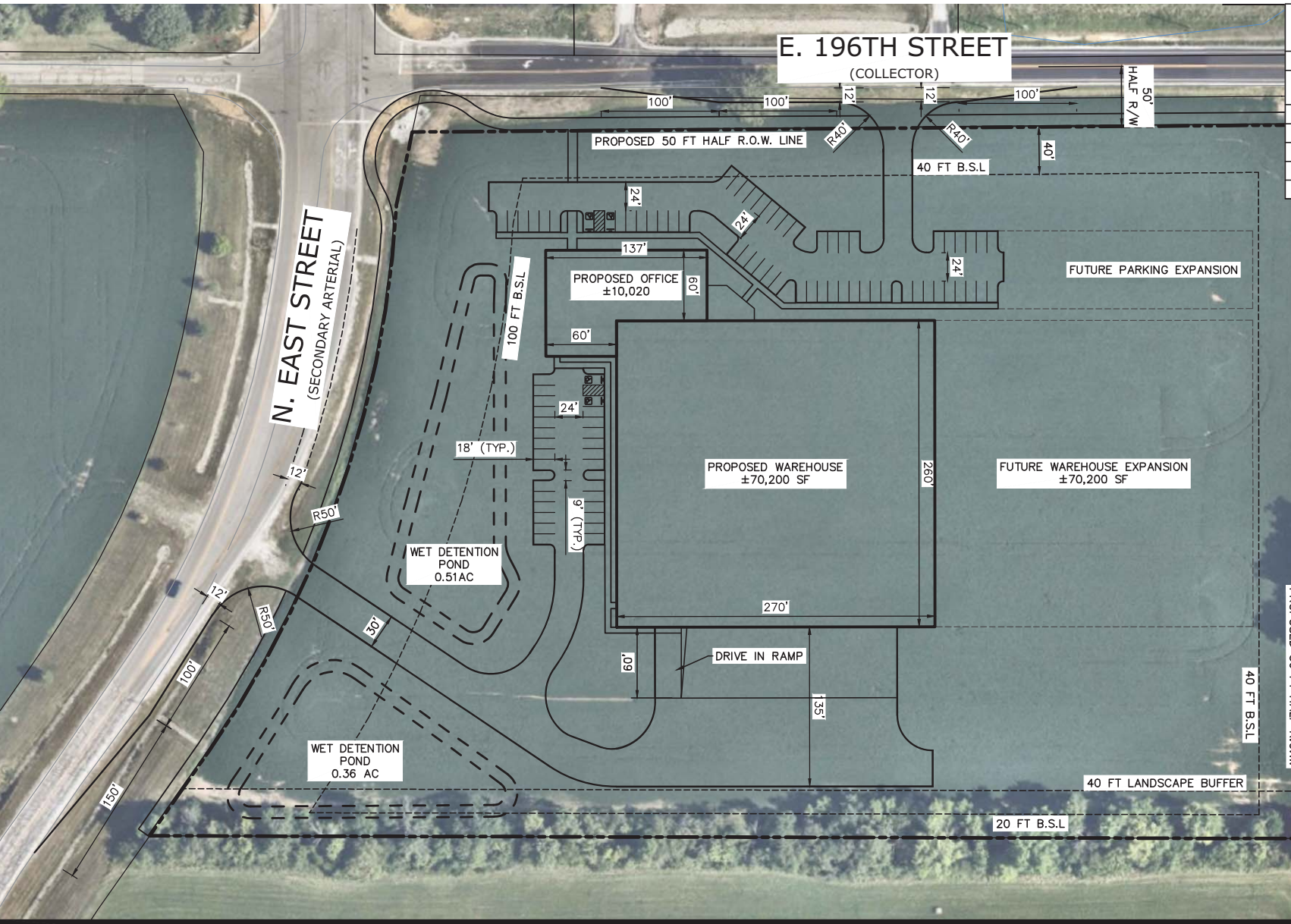
"Character Exhibits"
(page 1 of 3)

EXHIBIT C

"Character Exhibits"
(page 2 of 3)

EXHIBIT C

"Character Exhibits"
(page 3 of 3)



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MIN. REQUIRED PARKING (OFFICE)	30
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0' 40' 80'

SCALE: 1"=80'

March 25, 2025

CONCEPT SITE EXHIBIT

N EAST ST & E 196TH ST
WESTFIELD, IN

AMERICAN STRUCTUREPOINT INC.

2024.02013

PLOT DATE (17"x11"): 3/25/2025 4:06 PM
DRAWING FILE: P:\2024\02013\D. Drawings\Civil\Exhibits\2025-03-25 REMCO\REMCO Update.dwg

EXHIBIT C

"Character Exhibits"
(page 1 of 3)

EXHIBIT C

"Character Exhibits"
(page 2 of 3)

EXHIBIT C

"Character Exhibits"
(page 3 of 3)

Petition Number:	2505-PUD-11
Project Name:	Osborne Trails PUD Amendment VI
Subject Site Address:	Generally located northeast of the intersection at E 191st Street and Horton Road (the "Property")
Petitioner:	West Fork Whiskey Real Estate JV, LLC
Representative:	Clark Quinn Law
Request:	Amendment to the Osborne Trails Planned Unit Development (PUD) district for the development of a Commercial Recreational Facility and residential townhome community
Current Zoning:	Osborne Trails Planned Unit Development (PUD) (linked here)
Current Land Use:	Agriculture / Vacant
Approximate Acreage:	24.93 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Project Narrative
	4. Draft Ordinance 25-28
	5. Concept Plan
	6. Townhome Architectural Character Exhibits
	7. Commercial Recreational Facility Character Exhibits
	8. Amenity Character Exhibits
	9. Public Comment Exhibit
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-28) received its first reading at the April 28, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

The petition will receive a public hearing at the May 5, 2025, Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. A workshop meeting will follow on June 16, 2025, at the Westfield City Services Center.

PROJECT OVERVIEW

Location:

The 24.93 acre +/- Property is generally located northeast of the intersection at E 191st Street and Horton Road, see **Exhibit 2,** *Location Map*.

Property Description:

The Property is currently zoned as part of the Osborne Trails PUD. The Property is currently vacant and used primarily for agricultural purposes.

Project Description:

The petitioner is requesting to amend the 24.93 acres +/- of the Osborne Trails PUD for the development of a residential townhome community and Commercial Recreational Facility.

As described in **Exhibit 3,** *Project Narrative* supplied by the applicant, the proposed ordinance would permit up to one-hundred and four (104) Townhome Dwellings, require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan*, and require specific architectural, landscape, open space, and amenity standards. Specific ordinance details area outlined below.

ORDINANCE DETAILS

Concept Plan:

The proposed Ordinance would require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan* as determined by the Director of Community Development.

Permitted Uses:

The original Osborne Trails PUD (Ord. 16-44) identified the Property as part of "Area A" of the PUD. The underlying zoning district of Area A is LB: Local and Neighborhood Business District.

As such, all the uses permitted in the LB zoning district of the UDO are also permitted on the Property. In addition, Commercial Recreational Facilities and Assisted Living Facilities were added as additional uses.

Through the second amendment to the PUD (Ord. 20-29), a distillery use and light industrial uses which are specifically ancillary to a distillery use were also permitted on the Property.

The Proposed Amendment would add Townhouse Dwelling Units to be permitted on the Real Estate (a maximum of 104 dwelling units) as well as a permanent stage/amphitheater as part of the amenities for the area.

The aforementioned Assisted Living Facility use is requested to be removed as a permitted use on the Property through the Proposed Amendment. In addition the following uses would no longer be permitted on the property: Childcare/daycare center, Civic Club, Private Club, Tavern / nightclub, as a

stand alone use (microbrewery shall be permitted), takeout and Deli-style restaurant, and the following Medium-Intensity Retail Uses: Auto parts sales, auto rental, building finishes store, coin shop, discount store, furrier shop, locksmith shop, liquor sales, pawn shop, tobacco shop (cigar shop / cigar bar shall be permitted).

Maximum Dwellings:

- The proposed Ordinance would permit a maximum of one-hundred and four (104) Townhome Dwellings to be developed on the Property.

General Regulations:

The proposed amendment would specify the following general regulations on the Property.

Townhome Area:

Standard	Proposed PUD Standard	Default PUD Standard
Minimum Lot Area	No minimum	No minimum
Minimum Lot Frontage	No minimum	50 feet
Minimum Building Setback Lines		
Front Yard	0 feet	60 feet
Side Yard	0 feet	15 feet
Rear Yard	0 feet	20 feet
Minimum Lot Width	No minimum	n/a
Maximum Bldg. Height	35 feet	45 feet
Minimum Bldg. Height	25 feet	18 feet
One Story Dwellings		n/a
Minimum Living Area (Total)	1,400 square feet	n/a
Maximum Lot Coverage	No maximum	n/a
Minimum Distance between buildings	10 feet	n/a
Maximum Dwelling Units / building	5 dwelling units	n/a

Commercial Area:

Standard	Proposed PUD Standard	Default PUD Standard
Minimum Lot Area	No minimum	No minimum
Minimum Lot Frontage	None	50 feet
Minimum Building Setback Lines		
Front Yard	60 feet	60 feet

Side Yard	15 feet	15 feet
Rear Yard	20 feet	20 feet
Project Perimeter Setback	None	1:3 proximity slope
Maximum Building Height	45 feet	45 feet
Minimum Business (Bldg.) Size	800 square feet	800 square feet
Maximum Business (Bldg.) Size	30,000 square feet	30,000 square feet

Development Standards:

As proposed, the PUD amendment would default to the existing PUD ordinance and any underlying UDO standards unless otherwise noted below:

Article 6.3 – Architectural Standards

- The Original Osborne Trails PUD made the architectural standards of the State Highway 32 Overlay (Article 5.3(K)) applicable to the Property. These are not proposed to be modified (except as further mentioned below).
    - Residential Area Architectural Standards:
        - Townhome Dwellings would be required to be developed in substantial compliance with **Exhibit 6**, *Townhome Architectural Character Exhibits.*
        - The proposed ordinance would incorporate specific architectural standards to be applicable in regard to permitted and prohibited building materials.
        - In addition, all Townhouse Dwellings would be required to have a minimum 2-car garage.
    - Commercial Area Architectural Standards
        - Recreational Facility Standards
            - Recreational Facilities buildings and/or improvements would be required to be developed in general compliance with **Exhibit 7**, *Commercial Recreational Facility Character Exhibits.*
            - The proposed ordinance would incorporate specific architectural standards to be applicable in regard to permitted and prohibited building materials for primary and secondary facades.
        - Non-Recreational Facility Standards
            - Non-Recreational Facility buildings and/or improvements would be required to be developed per the State Road 32 Overlay architectural standards.

Article 6.8 – Landscaping Standards

- The Original Osborne Trails PUD made specific landscaping standards applicable to Area C of the PUD, which is the residential area. No modifications were made to Area A. As such, landscaping standards of the UDO will continue to be applicable with the exception of the items noted below:
    - <u>Lot Landscaping</u>
        - The proposed ordinance would specify one (1) Shade Tree and four (4) Shrubs per Townhouse Dwelling. Corner lots shall have one (1) additional Shade Tree.
        - Street trees would not be required in front of Townhouse Dwellings that meet the standards noted above.
    - <u>Buffer Yard Landscaping</u>
        - The proposed ordinance would specify the following Buffer Yard landscaping:
            - North Property Line of Development
                - 5 trees (2 Shade Trees and 3 Ornamental Trees / 100 LF)
                - Existing trees within 10 feet of property line shall remain undisturbed.
            - North Boundary of Commercial Area
                - 3 Shade or Evergreen Trees and 5 Shrubs / 100 LF
            - Perimeter Buffer Yards
                - 3 Shade or Evergreen Trees and 5 Shrubs / 100 LF

<u>Design Standards</u>:

As proposed, the PUD amendment would default to the existing PUD ordinance and any underlying UDO standards unless otherwise noted below:

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance require the following Open Space and Amenity Standards
    - The proposed ordinance would require over 15% of the Property to be Open Space as generally depicted on the Concept Plan which requires substantial compliance at time of development plan review.
    - The proposed ordinance would require the following amenities – auxiliary building / rack house, permanent stage, seating areas, gathering areas, sidewalks, walking paths, and yard games as generally shown on the Concept Plan and as generally depicted **<u>Exhibit 8</u>**, *Amenity Character Exhibits*.

<u>ANNEXATION</u>

The proposed ordinance would require the property to be annexed into the City of Westfield prior to the recording of a Secondary Plat for the property.

FURTHER MODIFICATION REQUESTS FROM STAFF

The following items may not be made a part of the PUD ordinance at the time of the public hearing.

The Plan Commission is advised that additional modification requests to the proposed ordinance language have been made to the Petitioner by City Staff.

It is expected that these requested modifications are completed prior to recommendation consideration of this item by the APC.

These items include:

- Further define the proposed Commercial Recreational Facility architectural design ordinance language and exhibits.
- Further refine the proposed landscape buffering language to ensure compatibility with the proposed Concept Plan layout.
- Further organize General Regulations and Development standards within the proposed PDU amendment ordinance language.

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 "New Suburban" land use as the appropriate land use for the Property. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the "Addendum"), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

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 May 5, 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.

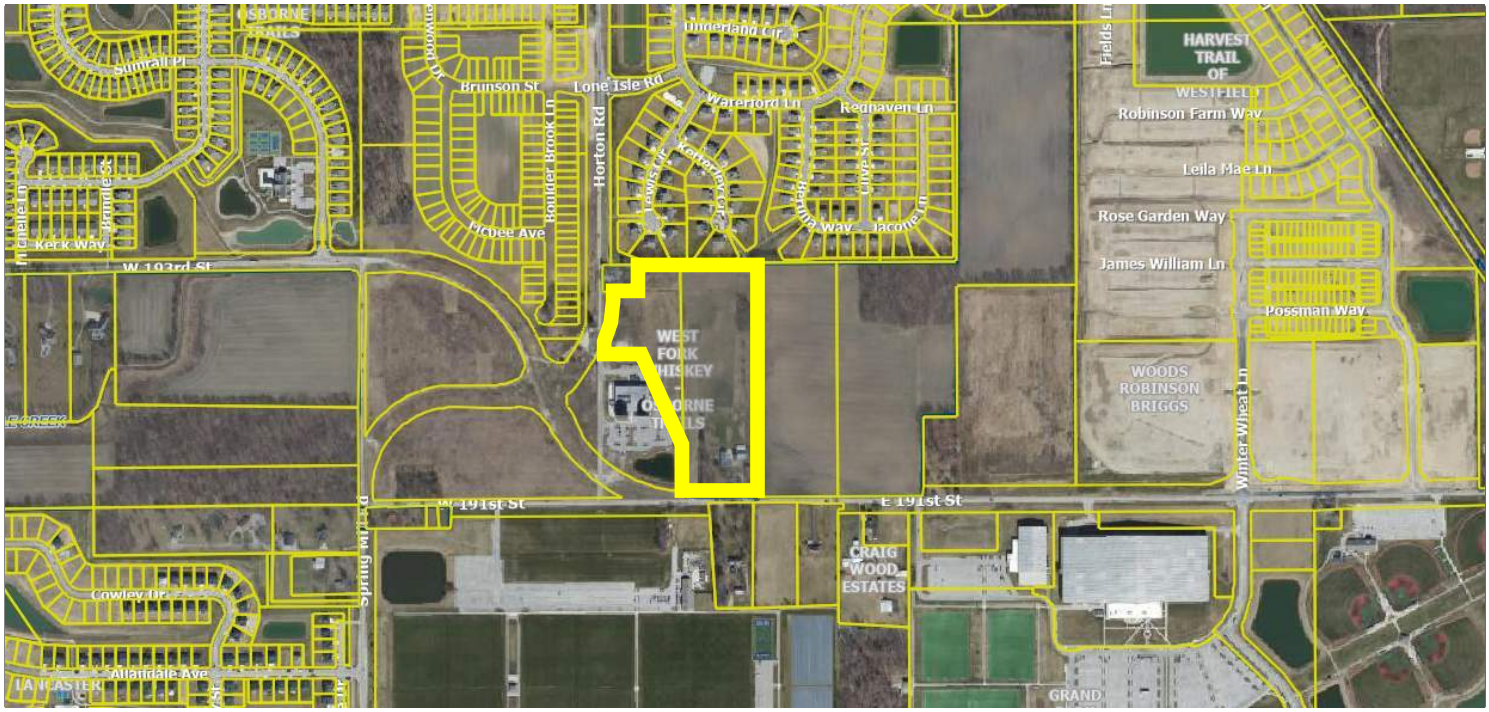
DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the May 5, 2025, Plan Commission Meeting.
2. If APC members are comfortable with the state of the amendment request following the Public Hearing, Staff would concur with the APC to waive the workshop requirement for this item.
3. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
4. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

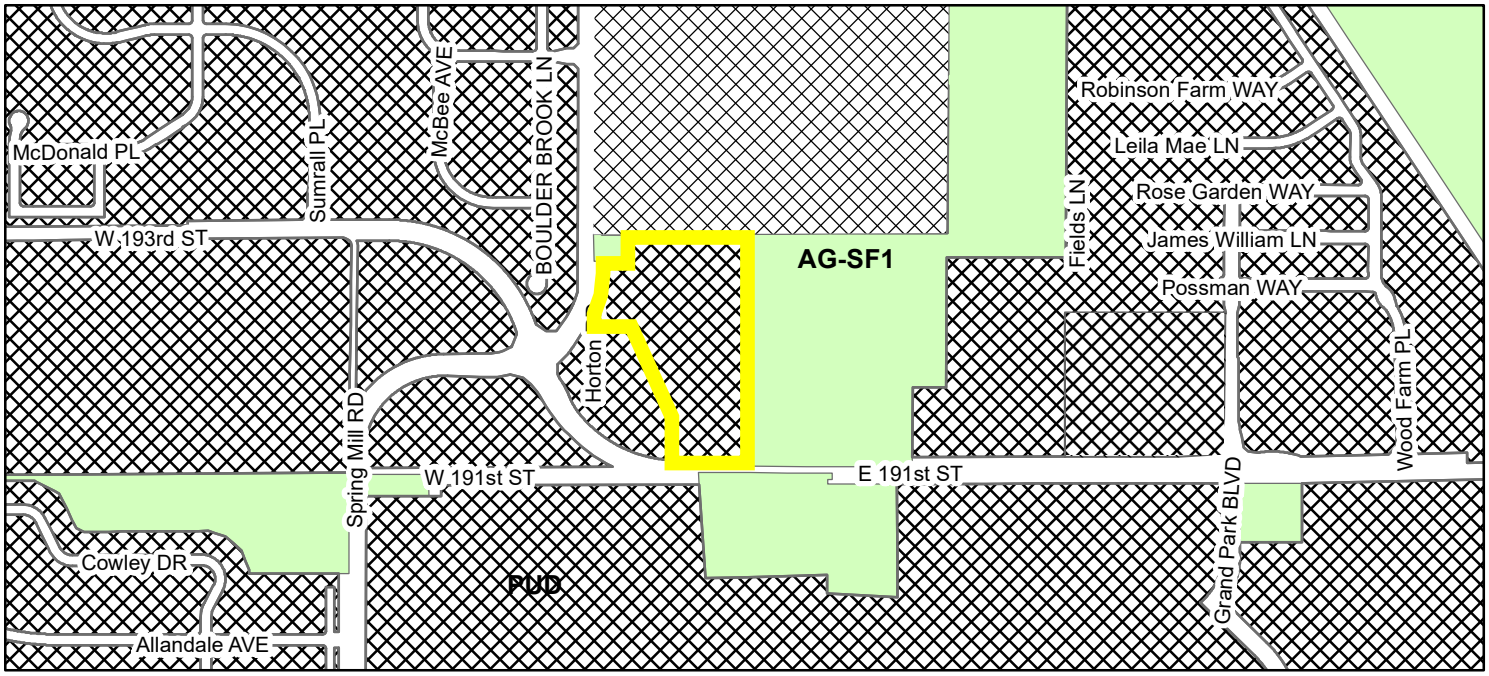
Property Location Map
Osborne Trails Amendment VI
2505-PUD-11

Not To Scale

Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

Project Narrative

Osborne Trails Amendment VI

West Fork District

2025

The purpose of Osborne Trails Amendment VI is to support the creation of the West Fork District, which will surround the existing West Fork Whiskey Distillery with townhome development while adding Commercial Recreational Facility as a new community serving commercial opportunity accessible from 191st Street. This amendment is necessary to permit Townhome Dwellings and Community Recreational Facilities as permitted uses within Area A of the Osborne Trails PUD.

The proposed concept plan included with the Amendment shows the interaction between current and future permitted uses on the West Fork Whiskey property and the new proposed residential and commercial uses. The site plan has been reviewed and revised following stakeholder input and a previous rezoning attempt.

The proposed concept plan will allow for the completion of the West Fork Whiskey development with aging facilities and permanent outdoor improvements to support public and outdoor events desired for the West Fork experience. These improvements will be located in such a way to be a visual amenity for the new townhome product. The amendment provides for architectural elevations which will be complimentary to West Fork's existing and future buildings, tying the uses together as part of the West Fork District. The proposed commercial recreational facility will provide a new amenity to visitors and guests to Westfield, West Fork and Grand Park. The commercial recreational facility is intended to have indoor and outdoor components and to be complimentary in design to the existing West Fork Facility.

The West Fork District anticipates meshing the existing distillery use, townhome uses and commercial recreational facility via shared infrastructure and via walking paths and interconnectivity to encourage walkability to and from West Fork Distillery and the various new uses proposed by this amendment.

ORDINANCE NUMBER 25-__

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

This is an Ordinance (this "Ordinance") to amend the Osborne Trails Planned Unit Development District that of Ordinance 16-44 (as amended) ("Osborne Trails Ordinance") and the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Osborne Trails Ordinance as Ordinance 16-44, which has been amended on five (5) occasions through Ordinances 17-21, 20-29, 21-60, 21-23, and 22-10;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 25__ - PUD - ___)** filed with the Commission requesting an amendment to the Unified Development Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 25__ - PUD - ___** to the Common Council with a _____recommendation (_____(__) in favor, ____ (__) against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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 Osborne Trails Ordinance, 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 (i) the provisions of this Ordinance and its exhibits, (ii) the Osborne Trails 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.

1.2 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.3 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. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

2.1 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan as determined by the Director of Community Development; this shall include, but is not limited to, the size and scope of buildings, parking area, vehicular ways, and general design of Commercial Area. This Concept Plan shall supersede any Concept Plans previously presented for the Real Estate. The area shown as Commercial Area on the concept plan shall be utilized only for uses permitted in Area A of Osborne Trails Ordinance (as amended).

Section 4. **Uses.** Section 5 of the Osborne Trails Ordinance (as amended) shall apply to the Real Estate, except as otherwise modified below:

A. Additional uses: The following uses shall be added to Section 5.1 and 5.3 of the Osborne Trails Ordinance (Area A) and permitted in the areas shown on the Concept Plan attached hereto:

1. Townhouse Dwellings. A maximum of 104 Townhouse Dwellings shall be permitted on the Real Estate.
    a. Home Businesses shall be permitted in Townhouse Dwellings. However, no standalone commercial use shall be permitted in a Townhouse Dwelling.
2. A permanent stage or amphitheater installation for use in conjunction with a Temporary Use and Event.
3. Commercial Recreational Facility, including indoor and outdoor operations.

B. Prohibited uses: The following uses shall be prohibited on the Real Estate:

1. Assisted Living Facility
2. Childcare/daycare center
3. Civic Club
4. Private Club
5. Tavern/nightclub, as a standalone use
    - Microbrewery shall be permitted
6. Takeout and Deli-style restaurant, with drive-thru facilities
7. The following Medium-Intensity Retail Uses: Auto parts sales, auto rental, building finishes store, coin shop, discount store, furrier shop, locksmith shop, liquor sales, pawn shop, tobacco shop
    - Cigar shop/cigar bar shall be permitted

Section 5. **Development Standards.** Section 7 of the Osborne Trails Ordinance (Ord. 16-44 (as amended)) and Chapter 6 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

A. The following standards shall apply to the development of Townhome Dwellings in the areas depicted on the Concept Plan:

Standard	**2-Story Townhomes**
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front Yard	0’
Side Yard	0’
Rear Yard	0’
Minimum Distance Between Buildings	10’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	5
Maximum Building Height	35’
Minimum Building Height	25’

Minimum Living Area (Total) Per Dwelling Unit	1400 SF

B. Article 6.3 Architectural Standards: Section 6.3 of UDO shall not apply to the development of Townhome Dwellings on the Real Estate, rather, the following shall apply:

i. Townhome Elevations: The Townhouse Dwellings are intended to complement the architecture style of Westfork Distillery building utilizing a Modern Farmhouse Architecture. All of the buildings may be permitted to have identical exterior architecture and may utilize the same colors to each other. The townhomes shall be constructed in substantial compliance with **Exhibit C** (the "**Townhome Elevations**"). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.

ii. Building Materials: Vinyl and aluminum siding shall be prohibited. The Townhome Elevations shall include the following materials: masonry, fiber cement siding and aluminum gutters..

iii. Garages: All Townhouse Dwellings shall have a minimum two (2) car attached garage.

C. Article 6.3 Architectural Standards: Commercial Area

i. As to any Commercial Recreational Facility shall comply with the following architectural standards:

a. Facade Materials.

1. Primary Façade Materials.

A. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural concrete block (textured, ground face or other architectural finish) and EIFS (Dryvit) wall systems steel (for areas above eight (8) feet from ground elevation) and pre-finished metal panel systems.

B. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, vinyl siding and reflective glass.

C. Primary Facades may have window glazing or glass storefronts.

D. Permitted building trim and accent materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted

aluminum, formed polymers, pre-finished metal panels and EIFS (Dryvit).

E. Colors used on building facades must be complementary.

F. Overhead doors may be permitted on the Primary Facade elevations, but shall not be utilized for deliveries/loading/unloading. Overhead doors in a Primary Façade shall have at least one decorative feature (e.g. decorative windows, decorative hardware).

2.Secondary Façades Materials.

A. Materials permitted for the Primary Façade shall also be permitted on the Secondary Facade.

B. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass and vinyl siding.

C. Overhead doors for deliveries/loading/unloading are permitted on Secondary Facade elevations.

3. Screening requirements. Any loading spaces or loading docks located on an External Façade, shall be screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.

ii. As to any non-Commercial Recreational Facility, Section 7.1 of the Osborne Trails Ordinance (as Amended) shall apply to the Commercial Area on the Concept Plan, except as modified hereby:

a. References to State Road 32 Right of Way within Article 5.3(K) shall apply to the 191st Street Right of Way.

b. Sections 5.3(G)(1), 5.3(I) and 5.3(M) shall apply.

iii. The following shall apply regardless of the use on the Commercial Area:

a, Project Perimeter Setback: None.

b. Minimum Side Yard Setback: 15 feet.

c. Minimum Rear Yard Setback: 20 feet.

d. No Minimum Lot Frontage shall apply. However, all lots shall have vehicular access to a Street.

iv. Commercial Recreational Facility buildings and/or improvements to be located on the Commercial Area as shown on the Concept Plan shall be developed in general compliance with the images shown **Exhibit D** as determined by the Director of Community Development. In the event that a proposed building/improvement is deemed as generally compliant with the images in **Exhibit D** but is in conflict with the architectural standards hereof, the character images in **Exhibit D** shall control.

D. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

i. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply to the Townhome Dwellings except as modified and enhanced below:

a. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

b. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.

c. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Tree in either Front Yard.

d. No Street Trees shall be required for in front of a Townhouse Building which landscaping plantings meet the requirements herein.

ii. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.

a. North Property Line Buffer Yard landscaping shall be provided per the following:

1. Existing trees within 10 feet of the property line shall remain undisturbed with the exception of diseased, dying or invasive instances. Trees may also be removed to accommodate required drainage easements required for approved engineering plans at the discretion of the Public Works Department

2. A minimum of 5 trees (2 canopy trees and 3 ornamental trees) per each linear 100 feet as measured along the property line.

b. No internal buffer yards shall be required on the Real Estate between different uses, except as specifically provided herein.

1. A ten (10) foot buffer yard shall be located on the north boundary of the Commercial Area. This buffer yard shall be improved with three (3) trees (either shade tree or evergreen trees) and five (5) shrubs per one hundred lineal feet. No mounding shall be required.

c. Perimeter buffer yards shall be required to be at least ten (10) feet in depth. This buffer yard shall be improved with three (3) trees (either shade tree or evergreen trees) and five (5) shrubs per one hundred lineal feet.

d. Buffering consisting of plantings of at least one (1) tree and four (4) bushes shall be planted at the east and west end of Alley A, the west end of Alley C and D, and the south end of Alley B as shown on the Concept Plan.

E. Parking. Article 6.14(G)(11) of the UDO shall apply, except as modified below:

i. Attached garages shall count toward the required off-street parking spaces for Townhome Dwellings. On-street parking shall still be required and available for Townhome Dwelling visitors and guests on Streets A and B adjacent to lots developed with Townhome Dwellings.

i. Subject to final engineering, on-street parking areas adjacent to Townhome Dwellings for Streets A and B shall be developed as shown on the Concept Plan with the bump out areas being required to be provided no less than every six (6) parking spaces on Street A and B in the area adjacent to the Townhome Dwellings.

Section 6. **Infrastructure Standards**: The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or 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.

Section 7. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

7.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below:

A. Open Space: The minimum Open Space required shall be 15% and may include ponds.

B. Amenities: An overall amenity plan shall be designed to provide amenities and foster connectivity to the West Fork Distillery and adjacent Townhouse Dwellings. The Concept Plan shows approximate locations of the proposed open space amenities.

Images made a part of **Exhibit E** are hereby incorporated to show intended design and quality of improvements to be constructed as open space amenities. These open space amenities, which shall include an auxiliary building/rack house, permanent stage, multiple seating areas, and gathering areas shall be constructed in substantially similar design as shown in these exhibits as determined by the Director of Community Development.

Open spaces will be connected through the use of sidewalks, walking paths and/or trails. In addition to sidewalks adjacent to public rights-of-way

required by City of Westfield Construction Standards, a multi-modal path shall be constructed on the Property that has the ability to accommodate pedestrian, bicycle, and golf cart traffic. This path shall provide connectivity to all commercial and residential areas on the Property.

There shall be other passive recreational facilities such as bocce ball and bean bag toss. The locations of amenities are approximate and are subject to utility and drainage conflicts. If the amenities cannot be located in the areas shown in on the Concept Plan due to a conflict, the Director of Community Development shall determine an alternate location. The amenity plan shall be reviewed as part of a Detailed Development Plan for the Townhome Development.

Section 8. **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. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

Section 9. **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 LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Jon Dartt	Jon Dartt	John Dartt
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Kurt J. Wanninger	Kurt J. Wanninger	Kurt J. Wanninger

ATTEST:

_____

Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 25-__ 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 Willis, Mayor

I hereby VETO Ordinance 25-__

this _____ day of _____, 2025.

_____
Scott Willis, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Townhome Elevations

Exhibit D Representative Commercial Recreational Facility Buildings and Improvements

Exhibit E Amenity Character Exhibits

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 26; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST (ASSUMED BEARING) 448.39 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE SOUTHEAST CORNER OF A 3.01 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NO. 2005-025459, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; THENCE NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 60.00 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 58 SECONDS WEST 14.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 00 DEGREES 13 MINUTES 02 SECONDS WEST 703.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 654.43 FEET TO THE POINT OF COMPOUND CURVATURE OF SAID CURVE, SAID POINT BEING SOUTH 53 DEGREES 07 MINUTES 11 SECONDS WEST 703.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 53 DEGREES 07 MINUTES 11 SECONDS EAST 260.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 260.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING SOUTH 69 DEGREES 57 MINUTES 25 SECONDS WEST 464.00 FEET FROM SAID POINT; THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO THE POINT OF REVERSE CURVATURE OF SAID CURVE, SAID POINT BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 464.00 FEET FROM THE RADIUS POINT OF SAID CURVE, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 54 DEGREES 36 MINUTES 34 SECONDS EAST 60.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 87 DEGREES 38 MINUTES 33 SECONDS WEST 60.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 02 DEGREES 21 MINUTES 27 SECONDS WEST 44.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 38 DEGREES 29 MINUTES 17 SECONDS WEST 389.38 FEET FROM SAID POINT; THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT OF NON-TANGENCY ON SAID CURVE, SAID POINT BEING SOUTH 57 DEGREES 32 MINUTES 09 SECONDS EAST 389.38 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 31 DEGREES 53 MINUTES 28 SECONDS EAST 141.97 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, THE RADIUS POINT OF SAID CURVE BEING NORTH 58 DEGREES 06 MINUTES 32 SECONDS WEST 570.00 FEET FROM SAID POINT; THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT BEING SOUTH 89 DEGREES 49 MINUTES 52 SECONDS EAST 570.00 FEET FROM THE RADIUS POINT OF SAID CURVE; THENCE NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 58.06 FEET TO THE SOUTH LINE OF THE 0.75-ACRE PARCEL DESCRIBED IN INSTRUMENT NO. 2017-024590 RECORDED IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY LINES OF

SAID 0.75 ACRE PARCEL: (1) NORTH 89 DEGREES 43 MINUTES 27 SECONDS EAST 160.92 FEET; (2) NORTH 00 DEGREES 10 MINUTES 08 SECONDS EAST 150.00 FEET TO THE NORTH LINE OF A 16.10 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED AS INSTRUMENT NUMBER 200000015416 IN SAID RECORDER'S OFFICE; THENCE THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 16.10 ACRE PARCEL: (1) NORTH 89 DEGREES 48 MINUTES 11 SECONDS EAST 651.16 FEET; (2) SOUTH 00 DEGREES 03 MINUTES 26 SECONDS WEST 1,319.97 FEET TO THE PLACE OF BEGINNING, CONTAINING 25.413 ACRES, MORE OR LESS.

LESS:

A PART OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 26; THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST (BASIS OF BEARINGS IS INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83)) ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER 448.39 FEET TO THE SOUTHEAST CORNER OF LAND DESCRIBED IN INSTRUMENT NO. 2018007905, RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA (THE FOLLOWING SIXTEEN COURSES ARE ALONG THE SOUTHERN, WESTERN, AND NORTHERN BOUNDARY OF SAID DESCRIBED IAND); (1) THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST ALONG SAID SOUTH LINE 371.78 FEET; (2) THENCE NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST 60.00 FEET; (3) THENCE SOUTH 89 DEGREES 47 MINUTES 03 SECONDS WEST 14.83 FEET TO A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 00 DEGREES 12 MINUTES 57 SECONDS WEST; (4) THENCE WESTERLY ALONG SAID CURVE 22.43 FEET TO THE POINT OF BEGINNING AND A CURVE TO THE RIGHT HAVING A RADIUS OF 703.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 01 DEGREES 36 MINUTES 45 SECONDS EAST; (5) THENCE NORTHWESTERLY ALONG SAID CURVE 632.00 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 260.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 53 DEGREES 07 MINUTES 16 SECONDS EAST; (6) THENCE NORTHWESTERLY ALONG SAID CURVE 76.41 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 464.00 FEET, THE RADIUS POINT OF WHICH BEARS SOUTH 69 DEGREES 57 MINUTES 30 SECONDS WEST; (7) THENCE NORTHWESTERLY ALONG SAID CURVE 124.29 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 60.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 54 DEGREES 36 MINUTES 39 SECONDS EAST; (8) THENCE NORTHERLY ALONG SAID CURVE 34.59 FEET TO A POINT WHICH BEARS SOUTH 87 DEGREES 38 MINUTES 38 SECONDS WEST FROM SAID RADIUS POINT; (9) THENCE NORTH 02 DEGREES 21 MINUTES 22 SECONDS WEST 44.63 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 389.38 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 38 DEGREES 29 MINUTES 12 SECONDS WEST; (10) THENCE NORTHEASTERLY ALONG SAID CURVE 129.45 FEET TO A POINT WHICH BEARS SOUTH 57 DEGREES 32 MINUTES 04 SECONDS EAST FROM SAID RADIUS POINT; (11) THENCE NORTH 31 DEGREES 53 MINUTES 33 SECONDS EAST 141.97 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 570.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 58 DEGREES 06 MINUTES 27 SECONDS WEST; (12) THENCE NORTHERLY ALONG SAID CURVE 315.58 FEET TO A POINT WHICH BEARS SOUTH 89 DEGREES 49 MINUTES 47 SECONDS EAST FROM SAID RADIUS POINT; (13) THENCE NORTH 00 DEGREES 10 MINUTES 13 SECONDS EAST 58.03 FEET; (14) THENCE NORTH 89 DEGREES 45 MINUTES 36 SECONDS EAST 160.92 FEET; (15) THENCE NORTH 00 DEGREES 11 MINUTES

33 SECONDS EAST 151.64 FEET TO THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; (16) THENCE NORTH 89 DEGREES 45 MINUTES 36 SECONDS EAST ALONG SAID NORTH LINE 226.74 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 26 SECONDS EAST 1261.47 FEET TO THE POINT OF BEGINNING, CONTAINING 12.828 ACRES, MORE OR LESS.

ALSO

BLOCK "A" IN WEST FORK WHISKEY – OSBORNE TRAILS, AN ADDITION TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, AS PER MINOR PLAT THEREOF RECORDED MAY 12, 2021 IN PLAT CABINET 6, SLIDE 106, AS INSTRUMENT 2021039145, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

EXHIBIT B
WEST FORK DISTRICT CONCEPT PLAN

WEST FORK DISTRICT

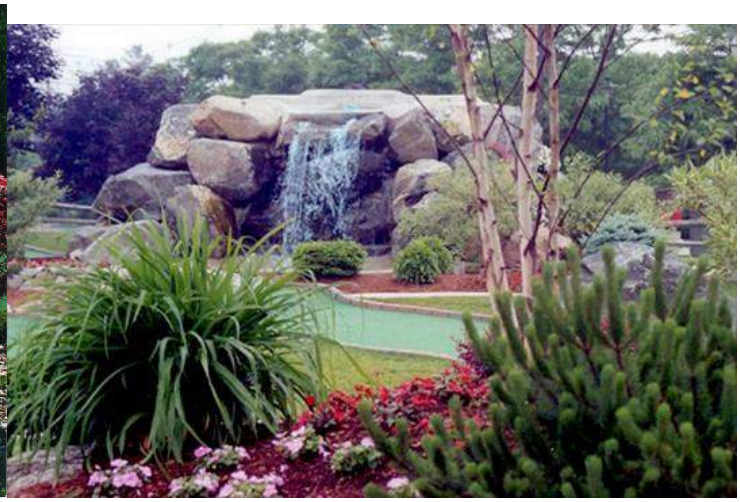
CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"

BLACKLINE

EXHIBIT C
TOWNHOME ELEVATIONS

EXHIBIT D

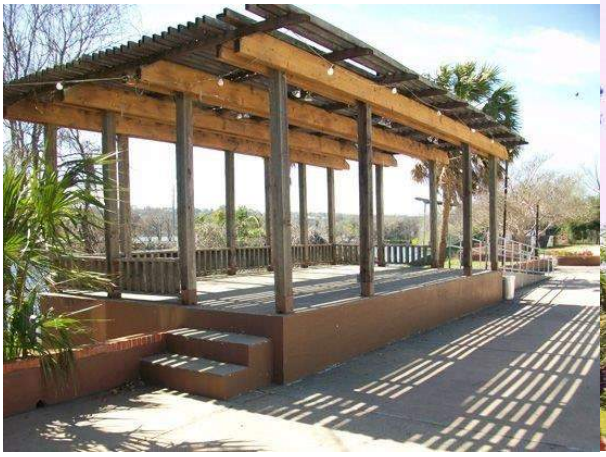
REPRESENTATIVE COMMERCIAL RECREATIONAL FACILITY BUILDINGS AND IMPROVEMENTS

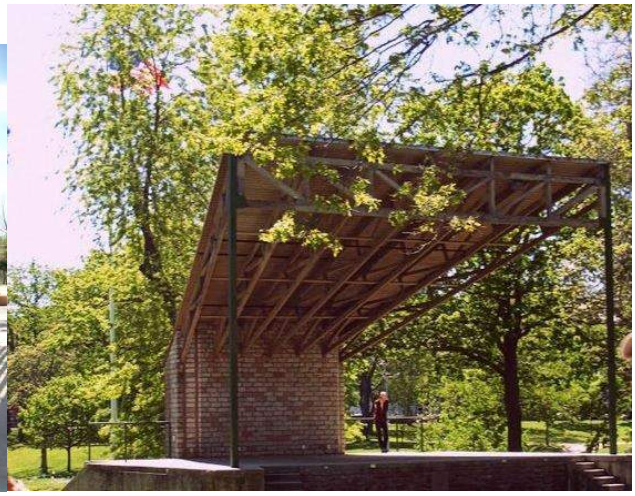


PEARL
UCI

EXHIBIT E

AMENITY CHARACTER EXHIBITS





WEST FORK DISTRICT

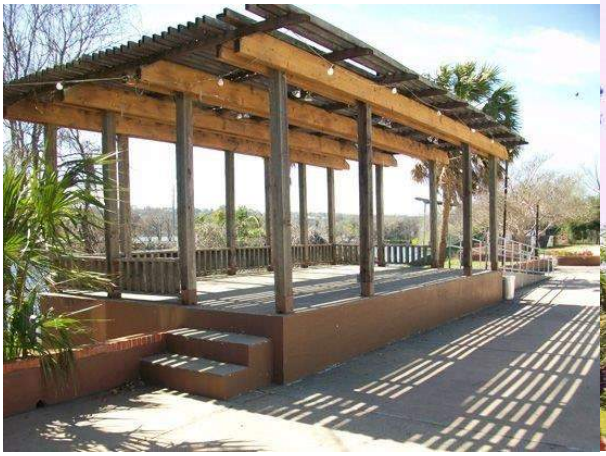
CONCEPTUAL SITE PLAN - SCALE: 1" = 60'-0"

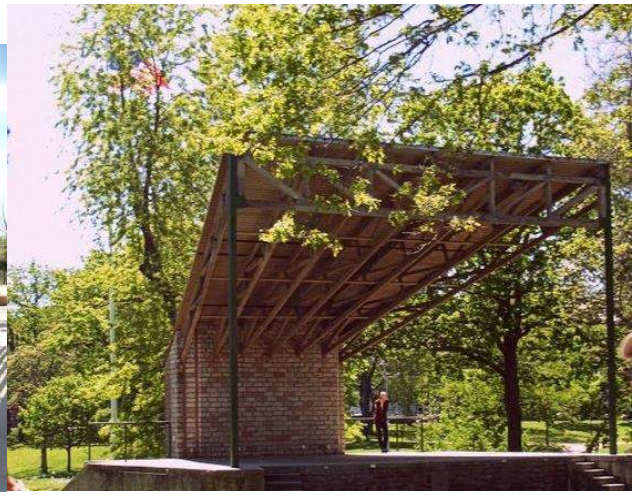
BLACKLINE

EXHIBIT C
TOWNHOME ELEVATIONS

EXHIBIT E

AMENITY CHARACTER EXHIBITS





WRITTEN PUBLIC COMMENTS

Docket Number: 2505-PDU-11

Petitioner: West Fork Whiskey Real Estate JV, LLC by Clark Quinn Law

Request: Amendment to the Osborne Trails Planned Unit Development (PUD) district for the development of a Commercial Recreational Facility and residential townhome community.

Enclosed Attachments ***(as of 5:00pm., Monday, May 5, 2025)***

May 5, 2025 - Advisory Plan Commission Meeting

1. Cheryl Austin 158 Parksville Path 04/29/2025

Weston Rogers

From: Cheryl Austin <cheraust3@gmail.com>
Sent: Tuesday, April 29, 2025 9:09 AM
To: planners
Subject: Ord 25-28 Input

WARNING: This external email is from cheraust3@gmail.com <mailto:cheraust3@gmail.com> .

Hello,

I just closed on my Osborn Trails 55+ community home on 3/28/2025. When I read the City Council notes this morning, my reaction to this project update was, “Oh no!”.

My concerns are rooted in traffic and road improvements and maintenance. I’ve learned quickly to avoid making left turns onto 191st from Horton road heading south, ever! I go to the stop sign at Spring Mill and 191st (out of my way, but safety first!) then make my left turn. And, Horton Road, Spring Mill (OT origination point at 193 going east..I think), and 191st heading north from US 31 are VERY narrow and pot hole laden. I can’t imagine more traffic on these roads!

I’ll look forward to early updates on the plan for for road and traffic management. Please don’t make me regret my home purchase in Osborn Trails, all the way from NV!

Thank you,
Cheryl Austin
158 Parksville Path
Westfield, IN 46074

Sent from my iPhone