



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 6/16/2025
Monday, June 16, 2025 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, June 16, 2025 at 7:00 PM
MEETING PLACE: Westfield City Services Center

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

Public input can be submitted in 1 of 2 ways:

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

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - June 2, 2025

Review Rules of Procedure

CONSENT AGENDA

No items.

WORKSHOP ITEMS

2504-PUD-04

Town Road Crossing Planned Unit Development (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 & Frankenger, 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)

ITEMS CONTINUED TO A FUTURE MEETING

2506-PUD-12

Jersey 32 PUD

SEC of Poplar Street and State Road 32.

Jersey 32, LLC represented by Nelson & Frankenberger, LLC requests a change in zoning for 2.3 acres from the MF1: Multi-family Low Density District to the Jersey 32 Planned Unit Development (PUD) District.

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

2506-PUD-13

Trailside Business Center PUD

Generally located at 947 West State Road 32.

I3 Investors, LLC by Church Church Hittle + Antrim request a change in zoning for 26.44 acres +/- from the OI: Open Industrial District to the Trailside Business Center Planned Unit Development (PUD) District for the development of a business center.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 6/2/2025
Monday, June 2, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Stephanie Carlson.

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

City Staff Present Virtually: None.

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

Announce any changes to Agenda

Approval of Minutes-May 19, 2025

Motion: Approve

By: Mark Keen

Seconded: Victor MCCarty

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:30](#)

Staff presentation

Motion: Approve

By: William Bunkowfst

Seconded: Ryan Mooney

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

Motion Determination: Passed

2401-DDP-02

Village at Chatham Hills

19298 and 19399 Chad Hittle Drive.

Empire Group by Cripe Engineering request Detailed Development Plan approval for a 145 lot single-family for-rent housing community on 23.62 acres +/- in the Chatham Hill Planned Unit Development (PUD) Zoning District.

(Planner; Weston Rogers - wrogers@westfield.in.gov)

2505-DDP-14

Vision Headquarters LLC/Building Addition

221 East 175th street.

Design & Build Corporation by Schneider Geomatics requests Detailed Development Plan approval for a 4,800 square-foot building addition on 1 acres +/- in the EI: Enclosed Industrial District.

(Planner; Ryan Collingwood | rcollingwood@westfield.in.gov)

2506-DDP-18

Westfield Police Headquarters

18224 Grand Park Boulevard.

The City of Westfield by Kimley-Horn and Associates, Inc. requests Detailed Development Plan approval for a 42,780 square foot police headquarters facility on 11.69 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

(planner; Caleb Ernest - cernest@westfield.in.gov)

ITEMS OF BUSINESS

Commitment Concerning Use and Development of Real Estate

The Village at Chatham Hills, LLC voluntarily proposes a commitment to the Westfield Washington Township Advisory Plan Commission concerning the use and development of real estate located at 19298 and 19399 Chad Hittle Drive.

[YouTube Time: 4:52](#)

Staff presentation / APC comments

Motion: Approve Developer Commitment

By: Chris Woodard

Seconded: Mark Keen

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

No: None
Abstain: None

Motion Determination: Passed

Plan Commission Order 25-05

Amend East Side EDA

**Resolution of the Westfield-Washington Township Advisory Plan Commission
Approving Amendments to the Declaratory Resolution and Economic Development
Plan for the East Side Economic Development Area.**

(Rachel Baker - Rbaker@westfield.in.gov)

[YouTube Time: 8:56](#)

Staff presentation

Motion: Approve Plan Commission Order 25-05

By: William Bunkowfst

Seconded: Chris Woodard

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

No: None

Abstain: None

Motion Determination: Passed

2505-PUD-09

Woods 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 to increase the permitted number of single-family
detached residential units on 10.98 acres +/- within District 4 of the PUD. (Planner:
Weston Rogers – wrogers@westfield.in.gov)**

[YouTube Time: 10:47](#)

Staff presentation / Petitioner Presentation / APC Comments

Motion: Favorable Recommendation to City Council with Commitments

By: Chris Woodard

Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Omar Khan, Victor MCCarty, Ryan
Mooney, Chris Woodard

No: Mark Keen

Abstain: None

Motion Determination: Passed

2505-PUD-11

Osborne Trails PUD Amendment VI

Generally located northwest 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)

[YouTube Time: 19:42](#)

Staff Presentation / Petitioner Presentation / APC Comments

Motion: Favorable Recommendation to City Council with Commitments

By: Victor MCCarty

Seconded: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2506-PUD-12

Jersey 32 PUD

SEC of Poplar Street and State Road 32.

Jersey 32, LLC represented by Nelson & Frankenberger, LLC requests a change in zoning for 2.3 acres from the MF1: Multi-family Low Density District to the Jersey 32 Planned Unit Development (PUD) District.

(Planner; Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

[YouTube Time: 27:04](#)

Staff presentation / Petitioner presentation

Public Hearing for 2506-PUD-12 opened at 7:33 p.m.

Three (3) public comments.

Public Hearing for 2506-PUD-12 closed at 7:44 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop

By: William Bunkowfst
Seconded: Omar Khan

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

Motion Determination: Passed

Will return to APC for a Recommendation to City Council at a later date.

2506-PUD-13

Trailside Business Center PUD

Generally located at 947 West State Road 32.

I3 Investors, LLC by Church Church Hittle + Antrim request a change in zoning for 26.44 acres +/- from the OI: Open Industrial District to the Trailside Business Center Planned Unit Development (PUD) District for the development of a business center. (Planner; Weston Rogers - wrogers@westfield.in.gov)

[YouTube Time: 1:02:48](#)

Staff presentation / Petitioner presentation
Public Hearing for 2506-PUD-13 opened at 8:12 p.m.
Two (2) public comments.
Public Hearing for 2506-PUD-13 closed at 8:15 p.m.
APC questions and comments / Petitioner responses.

Motion: Waive Workshop
By: Omar Khan
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Victor MCCarty, Ryan Mooney
No: Chris Woodard
Abstain: None

Motion Determination: Passed

Will return to APC for a Recommendation to City Council at a later date.

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04

Town Road Crossing Planned Unit Development (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

[YouTube Time: 1:44:53](#)

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: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 16, 2025
2504-PUD-04
Exhibit 1

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

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

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

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

Current Land Use: Agriculture

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

Exhibits:

1. Staff Report
2. Vicinity Map
3. Narrative Statement
4. Ord. 25-13 (Redline)
5. Ord. 25-13 (Clean)
6. Concept Plan
7. District Areas Map
8. Neighborhood Meeting Summary

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

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

This petition was introduced at the March 24, 2025, City Council meeting. This introduction can be viewed [here](#). A neighborhood meeting summary was held the evening of March 26, 2025 for which a summary can be viewed within **Exhibit 8**.

The petition received a public hearing at the [April 7, 2025](#) Advisory Plan Commission (the “APC”) meeting, and video footage of the public hearing discussion can be viewed [here](#).

The petition is slated for a Workshop discussion at the APC’s June 16, 2025 meeting.

PROJECT OVERVIEW

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

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

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance ties the development of the Real Estate to the associated Concept Plan (see **Exhibit 6**). Following detailed site engineering, the final development will be developed in general conformance with the Concept Plan.
- The PUD District divides the real estate into four (4) distinct areas:
 - **Area A:** Single-family – A
 - **Area B:** Single-family – B
 - **Area C:** Townhomes
 - **Area D:** Commercial

Underlying Zoning Districts:

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

Permitted Uses:

- **Areas A, B, and C:**
 - All uses permitted in the respective underlying district shall be permitted, except as modified:
 - Area A & B only

- Single-family detached dwellings shall be the only permitted dwelling type to be permissible.
 - Educational Institutions are prohibited within Area A.
 - Townhome Dwelling shall be the only dwelling type permissible within Area C.
 - Two-hundred and ninety-six (296) maximum dwelling units allowed within the PUD.
- **Area D:**
- All uses permitted in the GB underlying district shall be permitted, except as modified:
 - Only one (1) Gas Station shall be permitted.
 - ~~No more than two (2)~~ **A maximum of eight (8)** free standing restaurants (single-use buildings) may include drive-thru services. Multi-tenant buildings with drive-thru service do not apply to this regulation & are permitted.
 - Additionally Removed Uses from the GB Underlying:
 - All car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

General Regulations:

- Areas A, B, & C:

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

Max. Dwelling Units per Bldg.	N/A	<i>N/A</i>	N/A	<i>N/A</i>	6 units per building	<i>4 units per building</i>
Min. Total Living Area (single-story)	1,800 sqft	<i>1,200 sqft</i>	1,400 sqft	<i>1,000 sqft</i>	N/A	<i>1,300 sqft</i>
Min. Total Living Area (two-story)	1,800 sqft	<i>800 sqft</i>	1,400 sqft	<i>750 sqft</i>	N/A	<i>1,800 sqft</i>
Total Living Area	N/A	<i>N/A</i>	N/A	<i>N/A</i>	1,250 sqft	<i>N/A</i>

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

**10 feet where adjacent to an alley.

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

- Area D:

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

Max. Bldg. Height	0'	60'
Min. Bldg. Size	No Min.	No Min.
Development Plan Required?	Yes	Yes

DEVELOPMENT STANDARDS

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

1. AREAS A & B:

Architectural Standards

- The Home Character Imagery provided within **Exhibit 5** shall provide a baseline for architectural intention. General conformance with **Exhibit 5** will be required.
- **Article 6.3(C)** will apply to Areas A & B, except as modified below within the PUD ordinance:
 - Perimeter Lots (Article 6.3(C)(1)) shall apply to Area A.
 - Building Materials (Article 6.3(C)(3)) shall be modified to prohibit vinyl and aluminum siding materials.
- The PUD further modifies and outlines specific architectural elements such as minimum overhangs, garage composition & orientation, front building façade requirements, and side building façade requirements.
 - Additional detail of modification can be seen within Section 7.1(B)(d) – (g) of the provided PUD Ordinance.

Landscaping Standards

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

2. AREA C:

Architectural Standards

- The Home Character Imagery provided within **Exhibit 5** shall provide a baseline for architectural intention. General conformance with **Exhibit 5** will be required.
- SR 32 Overlay will not apply to Area C at all.
- **Article 6.3(C)** will apply to Areas C, except as modified below within the PUD ordinance:
 - Perimeter Lots (Article 6.3(C)(1)) shall apply to those lots directed adjacent to Towne Road.

- Streetscape Diversity (Article 6.3(C)(2) & Article 6.3(C)(4)) shall not apply, but rather PUD Ordinance Section 7.2(B)(8) & Section 7.2(B)(6) shall apply instead.
- Building Materials (Article 6.3(C)(3)) shall be modified to prohibit vinyl and aluminum siding materials.
- The PUD further modifies and outlines specific architectural elements such as minimum overhangs, garage composition, roof pitch, front building façade requirements, side building façade requirements, and rear building façade requirements.
 - Additional detail of modification can be seen within Section 7.2(B)(5) – (10) of the provided PUD Ordinance.

Landscaping Standards

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

3. AREA D:

Architectural Standards

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

Landscaping Standards

- Foundation Plantings (Article 6.8(L)) shall apply, except as modified:
 - Foundation plantings shall not be required for i) a façade oriented towards the internal Frontage Road, ii) where a drive-thru aisle is located, and iii) adjacent to loading areas.
 - Planters shall be a compliant foundation planting.
 - Plantings beds shall be a minimum of 5 feet in width.

- External Street Frontage Plantings (Article 6.8(M)) shall apply, except as modified:
 - Where overlapping the greater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative).

Parking Standards

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

4. Buffer Yard Requirements (Article 6.8(N)) shall apply, except as modified:

- i. No buffer shall be required along the Western perimeter in Areas B, C, & D.
 - 1. In Area A along the Western perimeter of the real estate, a 20' tree preservation easement shall exist. No tree inventory is required to credit existing trees.
- ii. No buffer shall be required along the perimeter of the real estate adjacent to Flood Zones. Tree preservation shall still be required within Areas A, B, & C, with no tree inventory required.
 - 1. Said trees shall remain except in the result of required removal by Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of construction plan review.
- iii. No berms shall be required in buffer yards.
- iv. No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.
- v. All Common Areas shall not be located upon Lots.

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

Parking Standards

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

6. SR 32 Overlay District Standards:

- a. SR 32 Overlay Standards (Article 5.3) shall apply, except as modified:
 - i. Building Size Requirements (Article 5.3(J)) shall apply except:
 - 1. The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. *A Gasoline Service Station shall not be subject to this minimum building size standard.*
 - ii. Architectural Design Requirements (Article 5.3(K)) shall apply except as modified:
 - 1. Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22') feet. The maximum width of the canopy fascia shall be thirty (30") inches.

7. Infrastructure Standards:

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

8. Design Standards:

- o Open Space and Amenity Standards (Article 8.6) will apply, unless modified:
 - o Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.

- Open Space Ownership
 - Real estate shown east of the southernmost pond may be sold to adjacent owners of the property located on the west-side of Little Eagle Creek.
 - If an area is sold, said area would still be utilized within the calculation of open space, but not be subject to any Open Space UDO provisions nor Tree Preservation requirements.
 - A network of trails and sidewalks shall be installed as seen within **Exhibit 6**.
 - Named Trails (i) in or adjacent to right-of-way, (ii) in green belt buffers, and/or (iii) adjacent to Front Yards, do not require stone shoulders.
 - Amenities
 - Shall not be required to start amenity construction until building permit issuance of 145 dwelling units has occurred, or 50% of lots within Areas A or B, whichever comes first.
 - Amenities shall include but are not limited to: playground, shade pavilion, bathhouse building, community pool, parking, play-courts.
 - Amenities shall be generally depicted within the area denoted on **Exhibit 6**, and shall be implemented similarly as seen within **Exhibit 5**. Final locations of specific amenity features may be adjusted and will be solidified via the Detailed Development Plan.

9. Annexation:

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

PETITION MODIFICATIONS SINCE THE APRIL PUBLIC HEARING

The following elements of the project proposal have been modified since the items April 7th public hearing:

- Modified the number of permitted free-standing restaurants, of which, are permitted to have drive-thru service (pg. 4 of **Exhibit 4**)
 - *Modified from two (2) to eight (8) permitted instances of free-standing restaurants that may have drive-thru utilization.*
- Modified how the buffer yard language would be administered (pgs. 12 & 13 of **Exhibit 4**)
 - *The provided buffer yard standards within the PUD will now be administered to the overall parcel, and not just one specific Area.*

- Incorporation of the Open Space Ownership language (pgs. 14 & 15 of **Exhibit 4**)
 - o *This inclusion is following ongoing discussions with east-adjacent neighbors regarding buffering mechanisms.*
- Real Estate legal description has been compiled (pg. 20 of **Exhibit 4**)

COMPREHENSIVE PLAN

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

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

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

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

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

The Employment Corridor development policies encourages:

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

PROCEDURAL

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

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

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

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

Workshop Discussion: The petition will receive a Workshop discussion at the June 16, 2025 APC meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a Workshop discussion at the June 16, 2025, APC meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

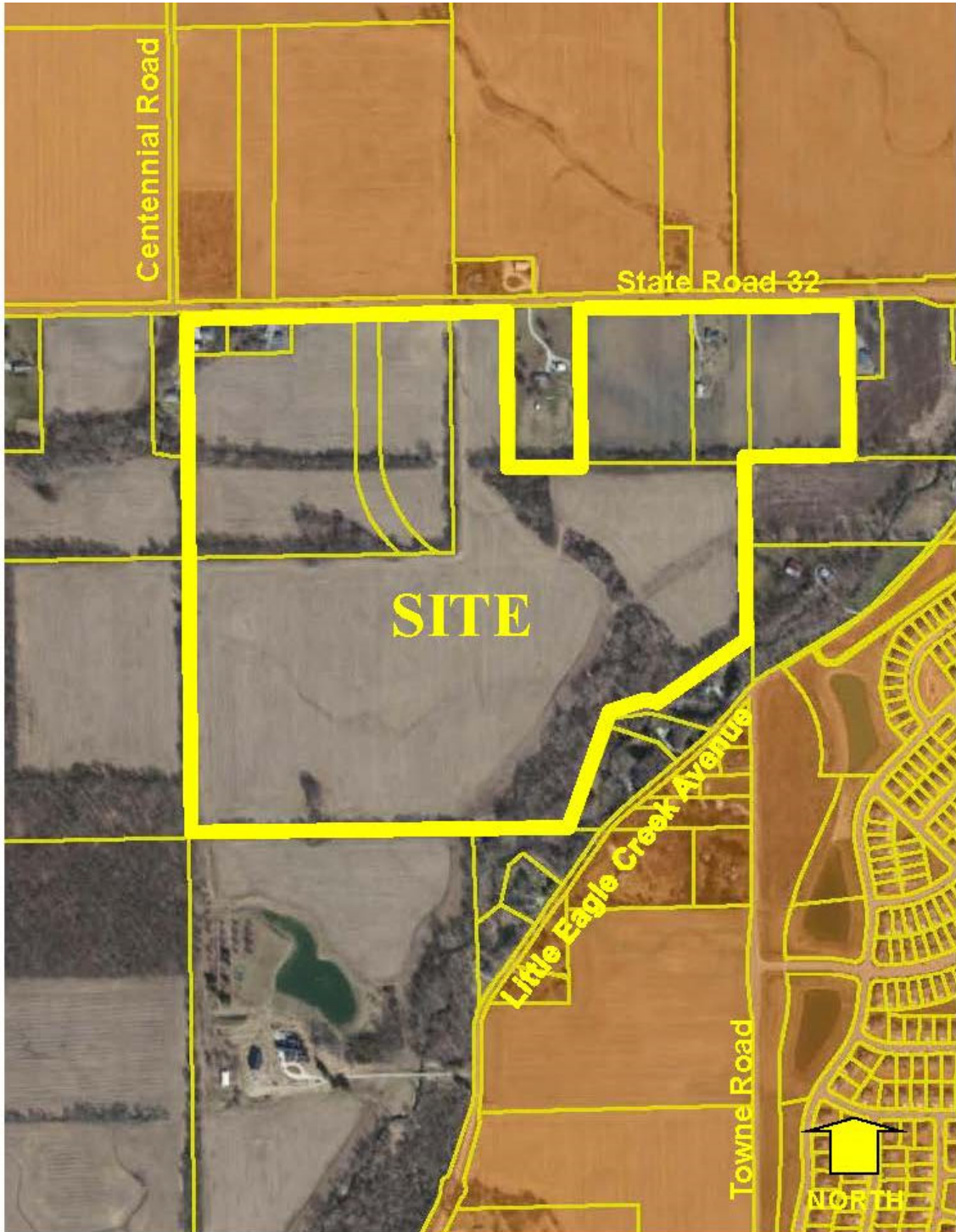


Exhibit “D”

Towne Road Crossing PUD District – 2025 Amendment I Project Description

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

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

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

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

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

ORDINANCE NUMBER 25-13

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

“Towne Road Crossing PUD District – 2025 Amendment I”

This is a Planned Unit Development District Ordinance (to be known as the "**Towne Road Crossing PUD District – 2024 Amendment I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance No. 07-26 (the “Towne Road Crossing PUD Ordinance”), on December 10, 2007;

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

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

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

- 3.1 The District is hereby divided into four (4) areas as illustrated on the Area Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Townhomes (Area C) and Commercial – (Area D), (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.2 The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.

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

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

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

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

permitted in Area A and Area B.

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

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

1. Gasoline Service Station (fueling station) shall be permitted and shall be limited to one (1) in Area D.
2. ~~No more than two (2)~~ A maximum of eight (8) freestanding (single-use building) ~~uses shall include~~ restaurants including drive-thru service shall be permitted on the Real Estate. Further, uses within multi-tenant buildings that include drive-thru service shall be permitted and not subject to the single-use building limitation.
3. The following uses shall be prohibited on the Real Estate: all car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

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

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

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

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

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

**10' where adjacent to an alley.

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

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

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

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

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

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

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

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

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

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

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

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

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

sodded and the remainder of the Lot shall be seeded.

7.2. Area C - Townhomes:

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

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

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

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

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

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

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

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

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

~~7.2~~7.3 Area D:

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

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

1. Article 6.3(F)(11)(c) shall not all, a canopy may have a flat roof.

C. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

1. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply, except as modified below:
 - a. Foundation Plantings requirement shall not apply (i) to a Building Façade oriented toward the internal Frontage Road, (ii) where a drive-thru aisle is located and (iii) adjacent to a loading areas.
 - b. Planters located at the base of a building or attached to a façade shall be counted to meet this requirement.
 - c. Planting beds shall be a minimum of five (5) feet in width.
2. Sidewalks: Paths and sidewalks shall be permitted within the planting area.
3. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply as modified below.
 - a. Where overlapping the grater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative.

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

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

~~4.7.4~~ Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.

- ~~a.A.~~ No Buffer Yard shall be required along the West perimeter of the Real Estate in Area B, Area C and Area D. In Area A (along the west perimeter of the Real Estate) there shall be a twenty (20) foot Tree

Preservation Easement. No tree inventory shall be required in this area.

~~b.~~B. No Buffer Yard shall be required where the perimeter of the Real Estate is within the Flood Zone. Tree Preservation shall be provided in Area A, Area B and Area C. No tree inventory shall be required in these areas. Existing trees will be preserved unless they are in an area required to be removed by Westfield Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of the review of Construction Plans.

~~e.~~C. No berms shall be required within Buffer Yards.

~~d.~~D. No Buffer Yard shall be required between Uses or Areas internal to the Real Estate and adjacent to the parcel identified by Hamilton County Tax Parcel 08-09-05-00-00-013.000.

~~e.~~E. Common Areas shall not be located upon Lots.

~~5.~~ 7.5 Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the “County”) or the Department of Public Works around the perimeter of Lots including road frontages (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

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

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

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

8.1 Access Control Requirements: Access Shall be limited to Towne Road and one additional access as generally illustrated on the Concept Plan.

- 8.2 **Building Size Requirements:** The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. A Gasoline Service Station shall not be subject to this minimum building size standard.
- 8.3 **Architectural Design Requirements:** Article 5.3(K) State Highway 32 Overlay District (the “32 Overlay”) shall apply except as modified below:
- A. **Fueling Station Canopy:** Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22’) feet. The maximum width of the canopy fascia shall be thirty (30”) inches.

Section 9. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), with the following exception and /or unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

- 10.1 **Article 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.
- A. **Minimum Open Space:** Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.

B. Open Space Ownership:

1. A portion of the Real Estate east of the southernmost pond as illustrated on the Concept Plan may be sold to abutting and adjoining owners of property located on the west side of Little Eagle Creek Avenue. If an area of real estate is sold, the subject area would be included in the calculation of required Open Space but not

be subject to the Open Space provisions of the UDO. Further the area would be subject to Tree Preservation requirements and prohibit the construction of any structures.

~~B.C.~~ Pedestrian Network Standards: A network of sidewalks and trails shall be installed as generally depicted on **Exhibit B**.

1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.
2. Named Trails (i) in or adjacent to right-of-way , (ii) in green belt buffers, and/or (iii) adjacent to Front Yards, do not require stone shoulders.

~~C.D.~~ Amenities: Construction of amenities shall commence no later than issuance of one-hundred and forty-five (145) dwelling units, or fifty (50) percent of the Lots within Area A &B, whichever comes first.

1. The amenities shall include, but shall not be limited to the following:
 - a. Playground: Playground equipment shall be provided.
 - b. Shade Pavilion: A shade pavilion including seating shall be provided.
 - c. Bathhouse Building: A Bathhouse Building shall be provided and shall include an outdoor patio space, restrooms, and lockable storage.
 - d. Community Pool: A swimming pool and wading pool shall be provided.
 - e. Parking: Vehicular and bike parking for the Bathhouse Building and Community Pool shall be provided.
 - d. Play-Courts: Multi-mini-court pads shall be provided. At a minimum one (1) pickle ball court and one (1) ½ basketball court shall be provided.
2. Amenities shall be as generally depicted on **Exhibit E**. The location of Amenities shall be as generally illustrated on the Concept Plan. The final location(s) of specific amenity features such as, but not limited to, the Bathhouse Build and Pool, may be adjusted and shall

be illustrated on the Final Development Plan.

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

Section 12. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 13. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Jon Dartt	Jon Dartt	Jon Dartt
Victor McCarty	Victor McCarty	Victor McCarty
Joe Duepner	Joe Duepner	Joe Duepner
Patrick Tamm	Patrick Tamm	Patrick Tamm
Noah Herron	Noah Herron	Noah Herron
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
Chad Huff	Chad Huff	Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25**~~—~~13 was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25~~—~~13
this _____ day of _____, 2025.

I hereby VETO Ordinance 25~~—~~13
this _____ day of _____, 2025.

Scott A. Willis, Mayor

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	District Map
Exhibit D	Character Exhibits (Residential Area Homes)
Exhibit E	Amenity Character Exhibit
Exhibit F	Alley and Non-standard Road Cross Sections

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Add Legal Description A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 1547.22 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 761.45 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED AS A "WEIHE REBAR"); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.93 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 818.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST 489.37 FEET TO THE NORTHEAST CORNER OF SAID RUSHING LAND; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.02 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED "FRITZ BOUNDARY CORNER"; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 19.93 FEET TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 852.15 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.34 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE WEST LINE OF SAID NORTHEAST CORNER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.87 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 9.59 FEET; (2) THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 951.50 FEET TO THE SOUTH LINE OF THE LAND OF STATE ROAD 32, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2021072286; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 0.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS 219.89 FEET TO THE POINT OF BEGINNING, CONTAINING 143.23 ACRES,

| [MORE OR LESS.](#)

EXHIBIT A

REAL ESTATE

(Page 2 of 2)

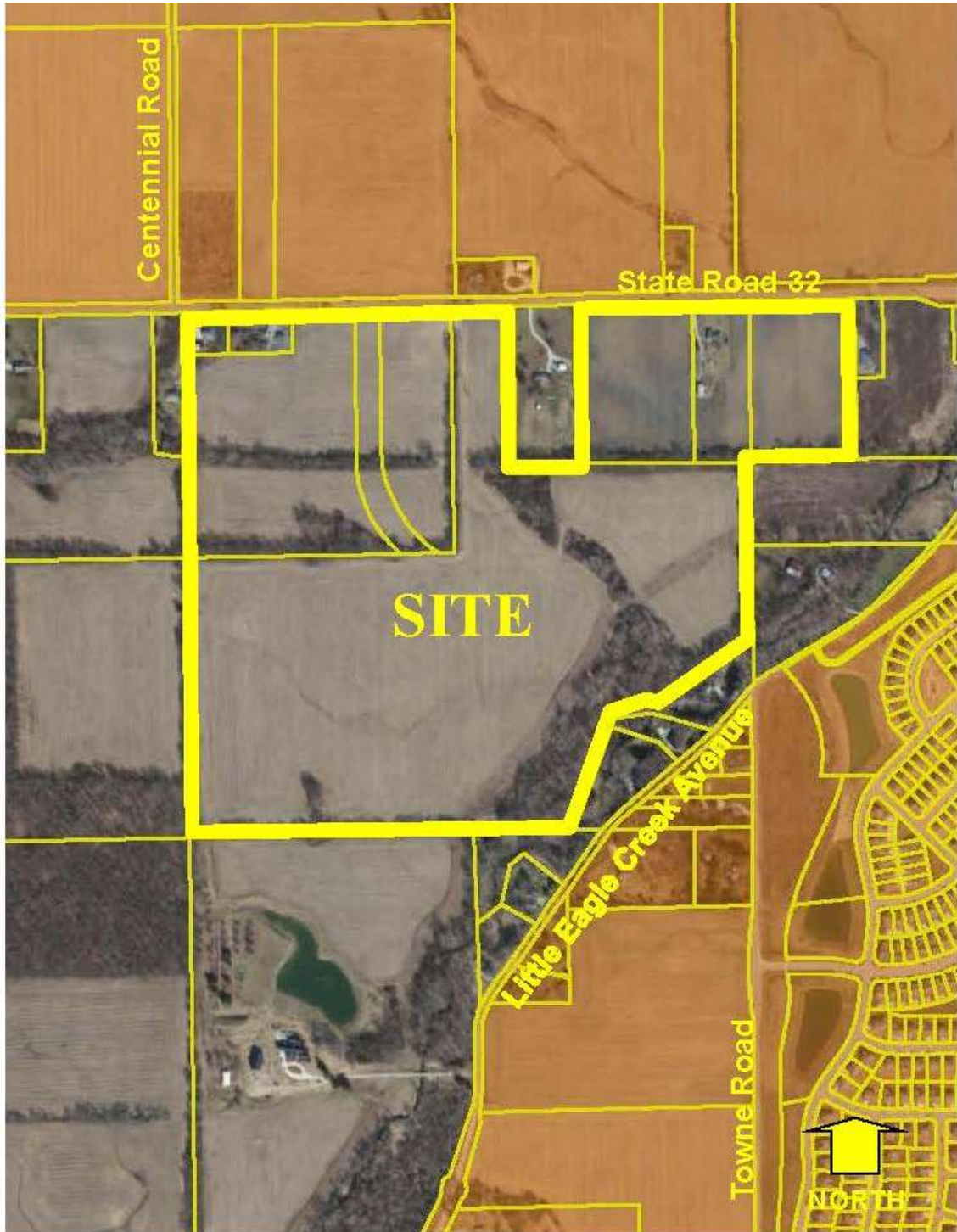
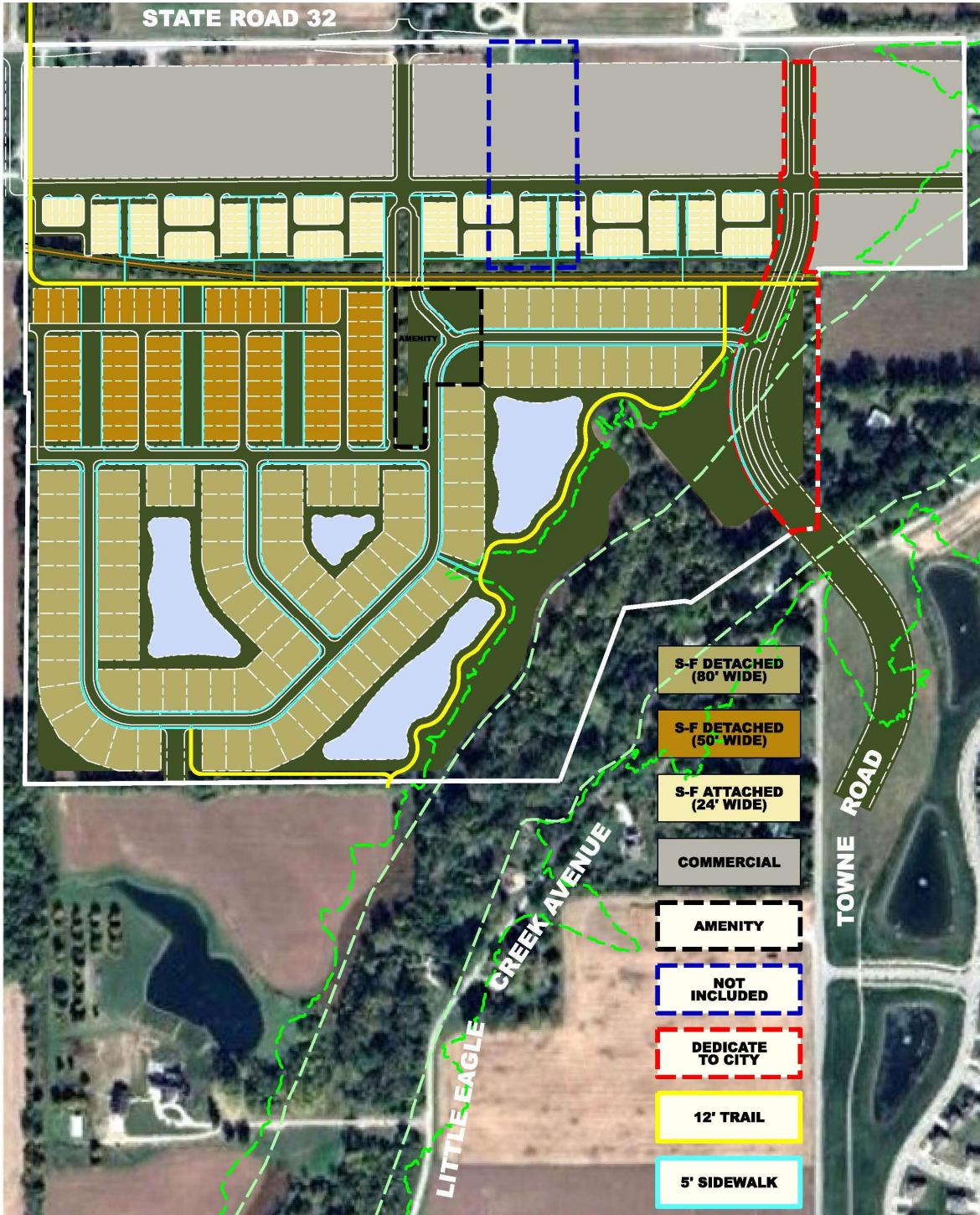


EXHIBIT B
CONCEPT PLAN
 (Page 1 of 1)



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

EXHIBIT C

Area Plan
(Page 1 of 1)

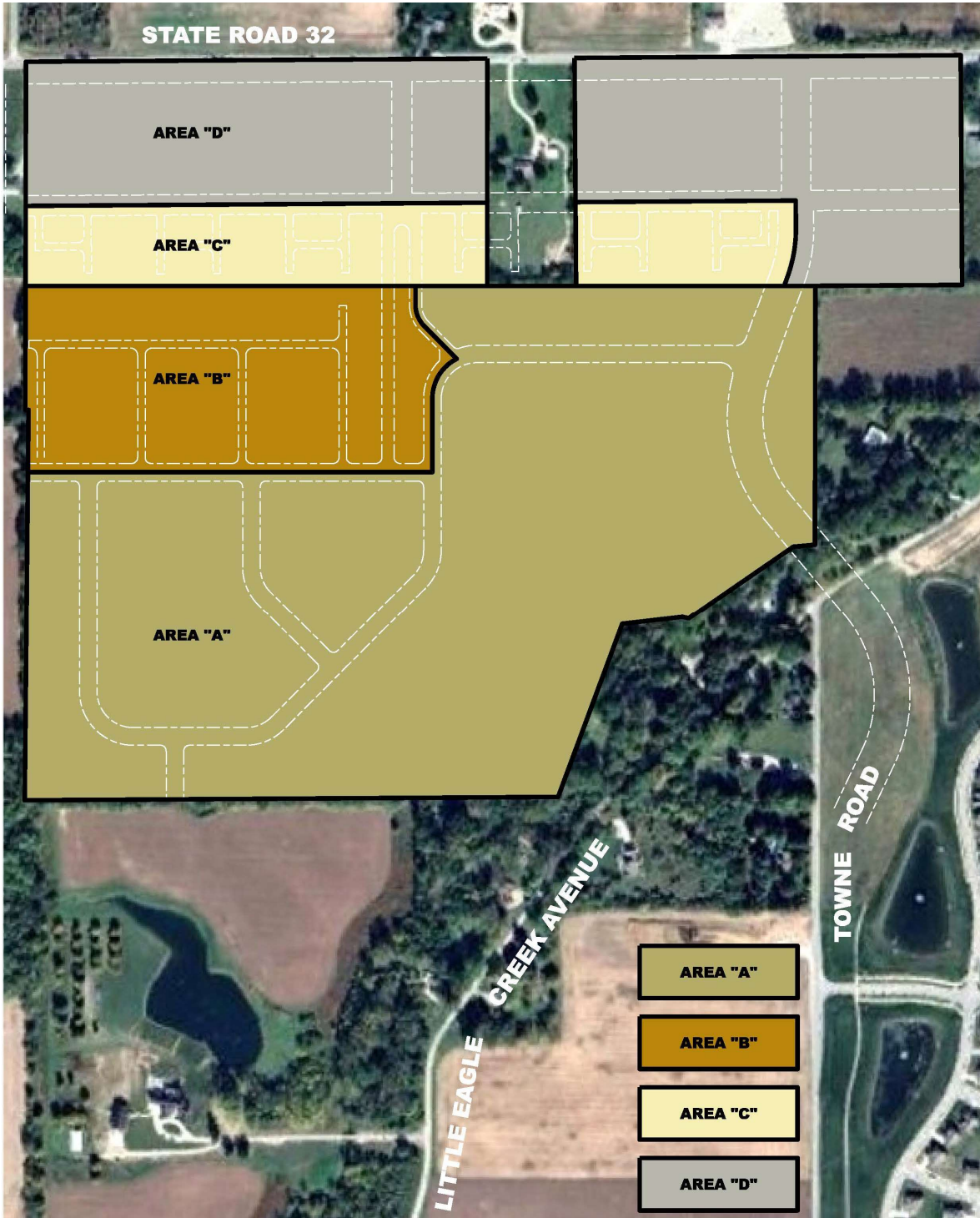


EXHIBIT D

CHARACTER EXHIBITS

(See following 10 pages)

EXHIBIT E

AMENITY CHARACTER EXHIBITS

(See following 4 pages)

EXHIBIT F

ALLEY AND NON-STANDARD ROAD CROSS SECTIONS

(See following 2 pages)

ORDINANCE NUMBER 25-13

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

“Towne Road Crossing PUD District – 2025 Amendment I”

This is a Planned Unit Development District Ordinance (to be known as the "**Towne Road Crossing PUD District – 2024 Amendment I**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 07-26 (the "Towne Road Crossing PUD Ordinance"), on December 10, 2007;

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

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

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

- 3.1 The District is hereby divided into four (4) areas as illustrated on the Area Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Townhomes (Area C) and Commercial – (Area D), (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.
- 3.2 The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.

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

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

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

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

permitted in Area A and Area B.

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

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

1. Gasoline Service Station (fueling station) shall be permitted and shall be limited to one (1) in Area D.
2. A maximum of eight (8) freestanding (single-use building) restaurants including drive-thru service shall be permitted on the Real Estate. Further, uses within multi-tenant buildings that include drive-thru service shall be permitted and not subject to the single-use building limitation.
3. The following uses shall be prohibited on the Real Estate: all car wash uses, automobile rental, pawn shop, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental.

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

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

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

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

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

**10' where adjacent to an alley.

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

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

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

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

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

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

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

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

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

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

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

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

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

sodded and the remainder of the Lot shall be seeded.

7.2. Area C - Townhomes:

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

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

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

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

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

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

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

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

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

7.3 Area D:

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

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

1. Article 6.3(F)(11)(c) shall not all, a canopy may have a flat roof.
- C. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:
 1. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply, except as modified below:
 - a. Foundation Plantings requirement shall not apply (i) to a Building Façade oriented toward the internal Frontage Road, (ii) where a drive-thru aisle is located and (iii) adjacent to a loading areas.
 - b. Planters located at the base of a building or attached to a façade shall be counted to meet this requirement.
 - c. Planting beds shall be a minimum of five (5) feet in width.
 2. Sidewalks: Paths and sidewalks shall be permitted within the planting area.
 3. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply as modified below.
 - a. Where overlapping the grater of the Parking Area Landscaping, External Street Frontage Landscaping standard shall apply (these standards shall not be cumulative.
- D. Article 6.14 Parking Standards: Shall apply, except as otherwise modified below:
 1. Parking Space requirements for all non-residential uses shall be determined by the Director based upon data supplied by the Applicant at the time of Detailed Development Plan review.
- 7.4 Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.
 - A. No Buffer Yard shall be required along the West perimeter of the Real Estate in Area B, Area C and Area D. In Area A (along the west perimeter of the Real Estate) there shall be a twenty (20) foot Tree Preservation Easement. No tree inventory shall be required in this area.
 - B. No Buffer Yard shall be required where the perimeter of the Real Estate

is within the Flood Zone. Tree Preservation shall be provided in Area A, Area B and Area C. No tree inventory shall be required in these areas. Existing trees will be preserved unless they are in an area required to be removed by Westfield Public Works, Hamilton County, IDNR, IDEM, and/or FEMA as part of the review of Construction Plans.

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

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

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

- 8.1 Access Control Requirements: Access Shall be limited to Towne Road and one additional access as generally illustrated on the Concept Plan.
- 8.2 Building Size Requirements: The Minimum Gross Floor Area (GFA) of all buildings shall be four thousand (4,000) square feet. The GFA shall include a maximum of one thousand (1,000) square feet of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities. A Gasoline Service Station shall not be subject to this minimum building size standard.
- 8.3 Architectural Design Requirements: Article 5.3(K) State Highway 32 Overlay District (the “32 Overlay”) shall apply except as modified below:
 - A. Fueling Station Canopy: Article 5.3(K)(2)(j) shall permit a flat roof. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building. Additionally, in order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height to the top of the canopy shall be twenty-two (22’) feet.

The maximum width of the canopy fascia shall be thirty (30”) inches.

Section 9. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), with the following exception and /or unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

- 10.1 **Article 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.
 - A. **Minimum Open Space:** Common Area Open space shall be a minimum of twenty (20%) percent of the aggregate of Area A, Area B and Area C of the Real Estate, as generally shown on the Concept Plan.
 - B. **Open Space Ownership:**
 - 1. A portion of the Real Estate east of the southernmost pond as illustrated on the Concept Plan may be sold to abutting and adjoining owners of property located on the west side of Little Eagle Creek Avenue. If an area of real estate is sold, the subject area would be included in the calculation of required Open Space but not be subject to the Open Space provisions of the UDO. Further the area would be subject to Tree Preservation requirements and prohibit the construction of any structures.
 - C. **Pedestrian Network Standards:** A network of sidewalks and trails shall be installed as generally depicted on **Exhibit B.**
 - 1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

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

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

Section 12. Annexation. The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 13. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Jon Dartt	Jon Dartt	Jon Dartt
Victor McCarty	Victor McCarty	Victor McCarty
Joe Duepner	Joe Duepner	Joe Duepner
Patrick Tamm	Patrick Tamm	Patrick Tamm
Noah Herron	Noah Herron	Noah Herron
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
Chad Huff	Chad Huff	Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-13** was delivered to the Mayor of Westfield

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-13

this _____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-13

this _____ day of _____, 2025.

Scott A. Willis, Mayor

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

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE NORTHWEST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 5, ALL IN TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A HARRISON MONUMENT; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 1547.22 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516 (ALL REFERENCE DOCUMENTS ARE IN THE OFFICE THE RECORDER OF HAMILTON COUNTY); THENCE CONTINUING ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES; (1) THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 761.45 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A FIVE-EIGHTHS INCH DIAMETER REBAR WITH A PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (HEREAFTER REFERRED AS A "WEIHE REBAR"); (2) THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 54 MINUTES 52 SECONDS EAST 300.14 FEET TO THE WEST LINE OF THE LANDS OF RALPH AND REBECCA RUSHING AS DESCRIBED IN INSTRUMENT NUMBER 20220011376, MARKED BY A WEIHE REBAR; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 23 MINUTES 32 SECONDS WEST, PASSING THROUGH A WEIHE REBAR AT 738.93 FEET, A TOTAL DISTANCE OF 763.93 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE ALONG THE NORTH LINE THEREOF NORTH 89 DEGREES 36 MINUTES 25 SECONDS EAST 818.89 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST, MARKED BY A HARRISON MONUMENT; THENCE CONTINUING ALONG THE NORTH LINE OF SAID QUARTER AND THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 89 DEGREES 31 MINUTES 04 SECONDS EAST 489.37 FEET TO THE NORTHEAST CORNER OF SAID RUSHING LAND; THENCE ALONG THE EAST LINE THEREOF SOUTH 00 DEGREES 15 MINUTES 33 SECONDS EAST 768.02 FEET TO THE CENTERLINE OF THE CENTRAL INDIANA RAILROAD, MARKED BY A REBAR WITH A PLASTIC CAP STAMPED "FRITZ BOUNDARY CORNER"; THENCE ALONG SAID CENTERLINE SOUTH 89 DEGREES 35 MINUTES 34 SECONDS WEST 493.90 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5, MARKED BY A WEIHE REBAR; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 19.93 FEET TO A WEIHE REBAR; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS WEST 852.15 FEET TO THE CENTERLINE OF EAGLE CREEK; THENCE ALONG SAID CENTERLINE THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 84 DEGREES 28 MINUTES 26 SECONDS WEST 73.34 FEET; (2) THENCE SOUTH 55 DEGREES 27 MINUTES 08 SECONDS WEST 428.32 FEET TO A PERIMETER CORNER OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 20120019516; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING SIX (6) COURSES: (1) THENCE NORTH 75 DEGREES 42 MINUTES 31 SECONDS WEST 21.00 FEET; (2) THENCE SOUTH 83 DEGREES 20 MINUTES 11 SECONDS WEST 204.53 FEET TO A WEIHE REBAR; (3) THENCE SOUTH 20 DEGREES 25 MINUTES 01 SECONDS WEST 619.43 FEET TO A WEIHE REBAR; (4) THENCE SOUTH 89 DEGREES 49 MINUTES 47 SECONDS WEST 468.43 FEET; (5) THENCE SOUTH 89 DEGREES 25 MINUTES 05 SECONDS WEST 1327.92 FEET TO THE WEST LINE OF SAID NORTHEAST CORNER, MARKED BY A WEIHE REBAR; (6) THENCE NORTH 00 DEGREES 34 MINUTES 01 SECONDS EAST 1313.87 FEET TO THE SOUTH LINE OF THE LANDS OF CARDINAL REAL ESTATE HOLDINGS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2020054800; THENCE ALONG THE PERIMETER THEREOF THE FOLLOWING TWO (2) COURSES: (1) THENCE SOUTH 89 DEGREES 40 MINUTES 00 SECONDS WEST 9.59 FEET; (2) THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 951.50 FEET TO THE SOUTH LINE OF THE LAND OF STATE ROAD 32, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2021072286; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 36 MINUTES 26 SECONDS WEST 0.19 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 44 SECONDS 219.89 FEET TO THE POINT OF BEGINNING, CONTAINING 143.23 ACRES, MORE OR LESS.

EXHIBIT A

REAL ESTATE

(Page 2 of 2)

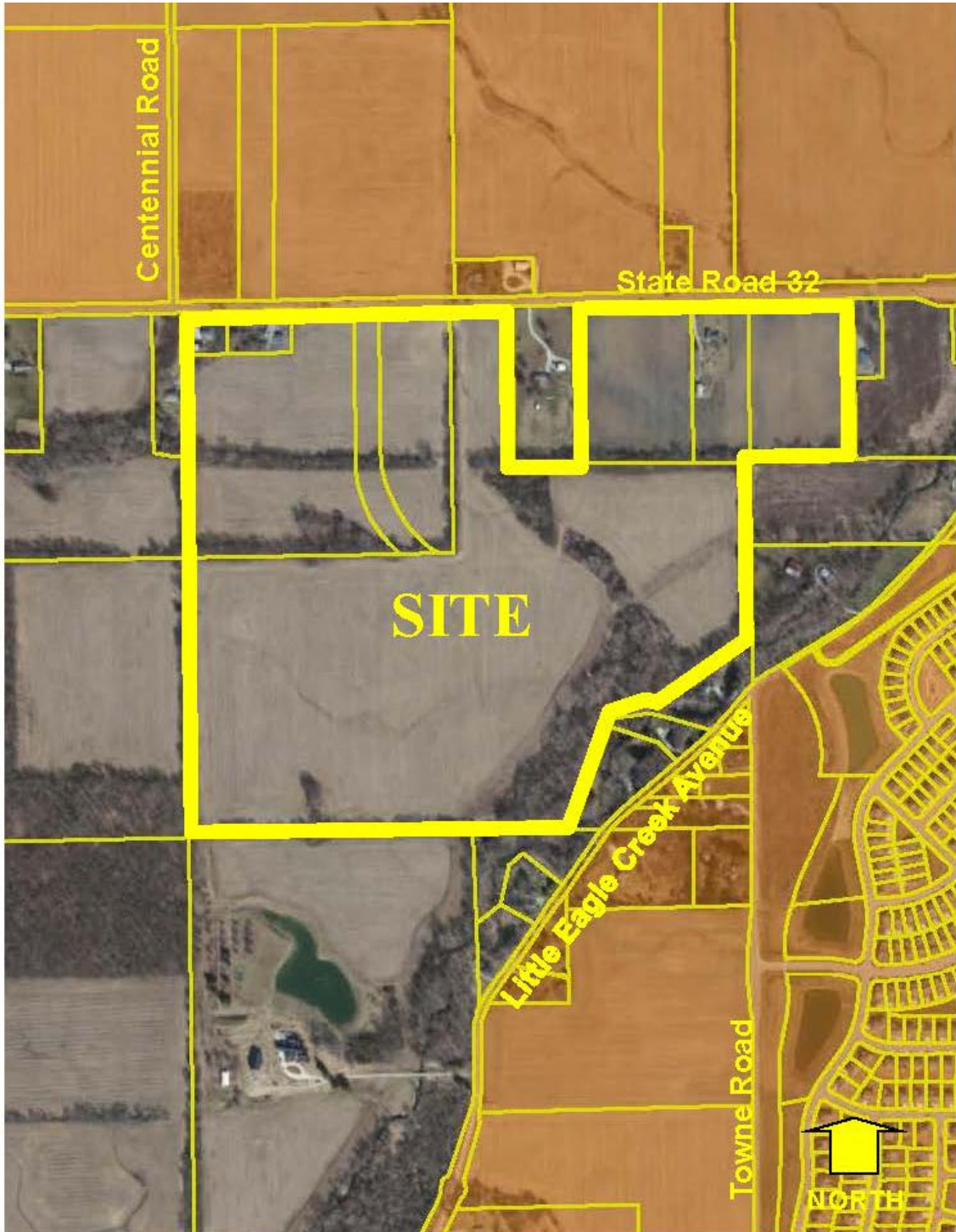
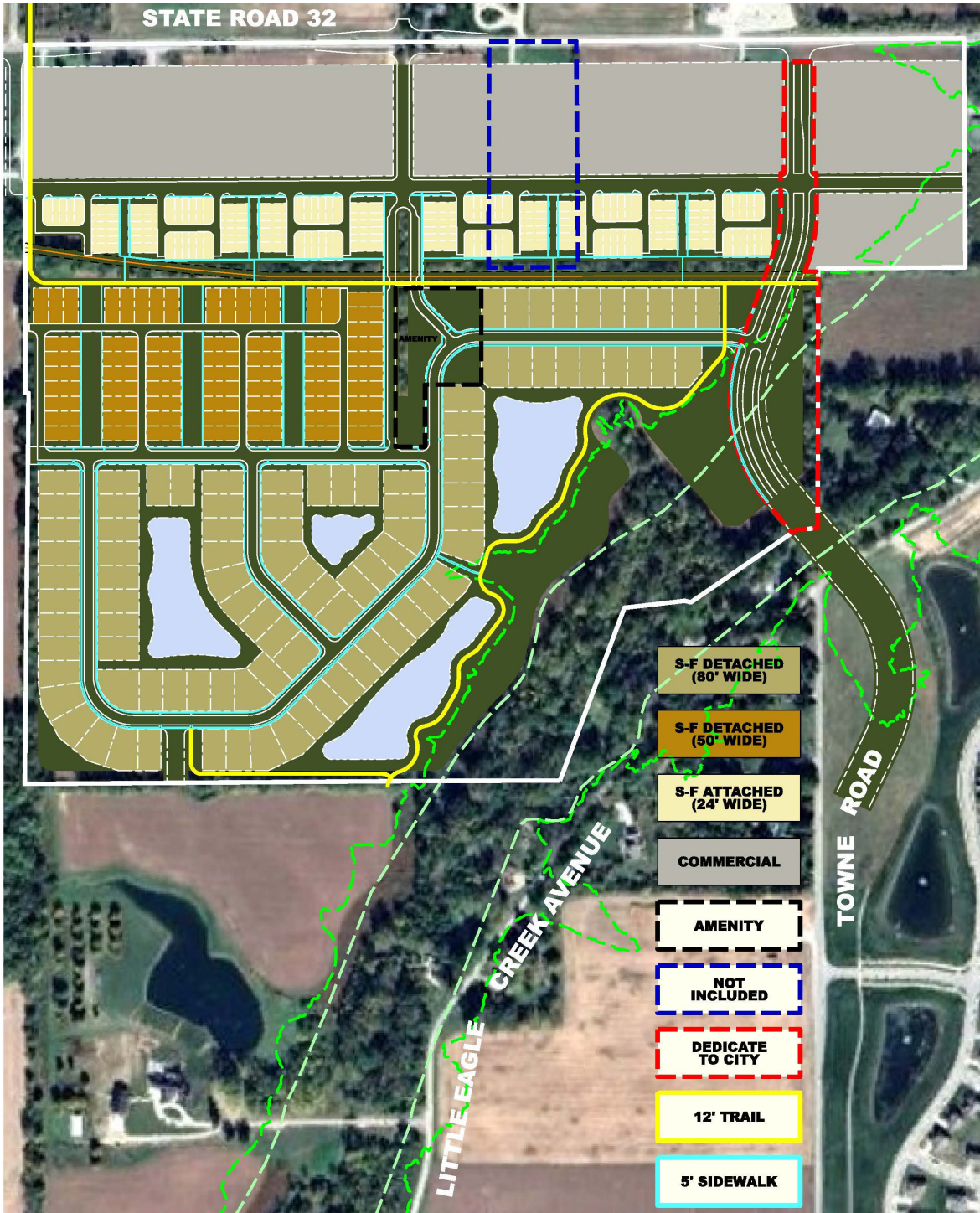


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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

EXHIBIT C

Area Plan
(Page 1 of 1)

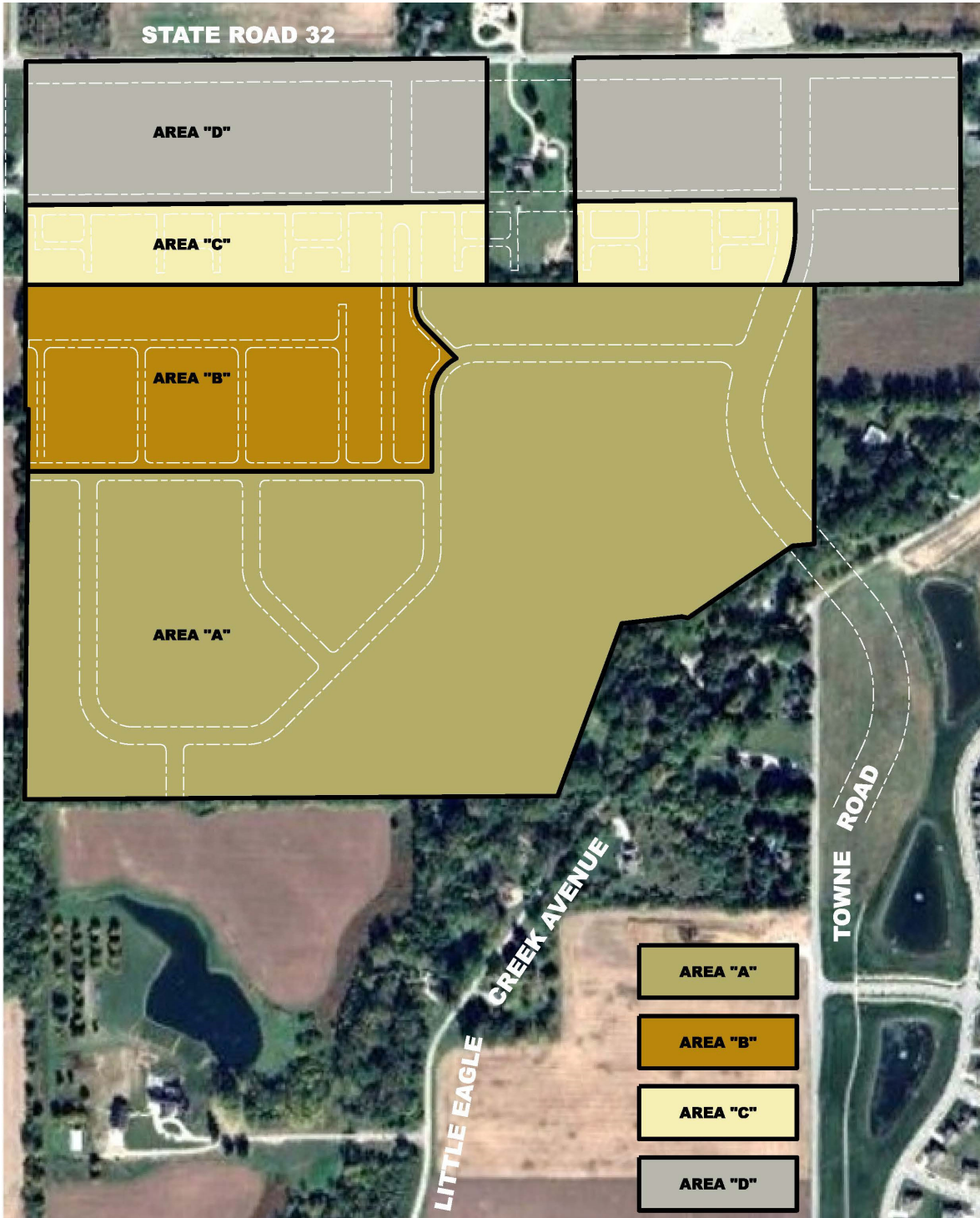


EXHIBIT D

CHARACTER EXHIBITS

(See following 10 pages)

Area A – Home Examples



EVER
INI

Victorian



Craftsman



Italianate



Area A – Home Examples



Area A – Home Examples



Area A – Home Examples



Area B – Home Examples



Elevation A



Area B – Home Examples



Elevation A



Area B – Home Examples



Elevation C



Elevation D



Elevation A



Elevation A - Shown with Brick



Area B – Home Examples



Area C – Townhome Character
(Page 1 of 2)



EXHIBIT C

Area C – Townhome Character (Page 2 of 2)

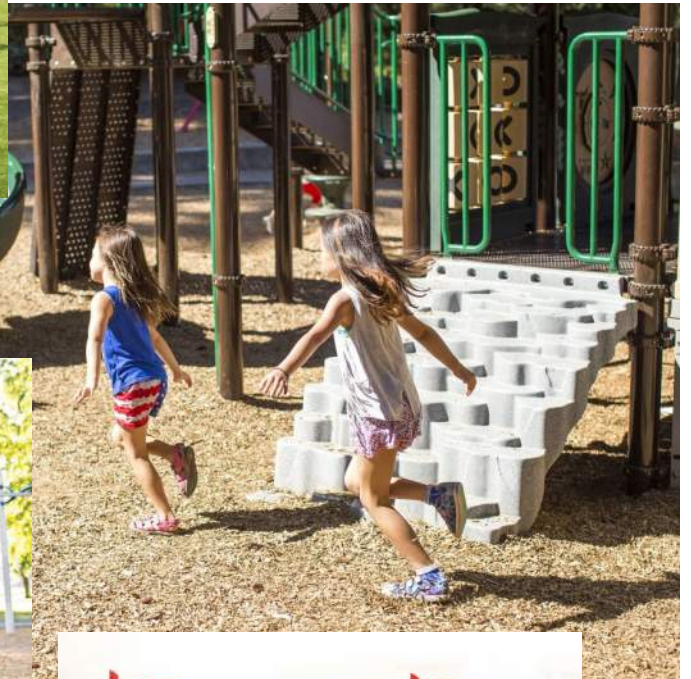


EXHIBIT E

AMENITY CHARACTER EXHIBITS

(See following 4 pages)

PLAY STRUCTURES



PAVILIONS



PLAY COURTS



SITE FURNISHINGS

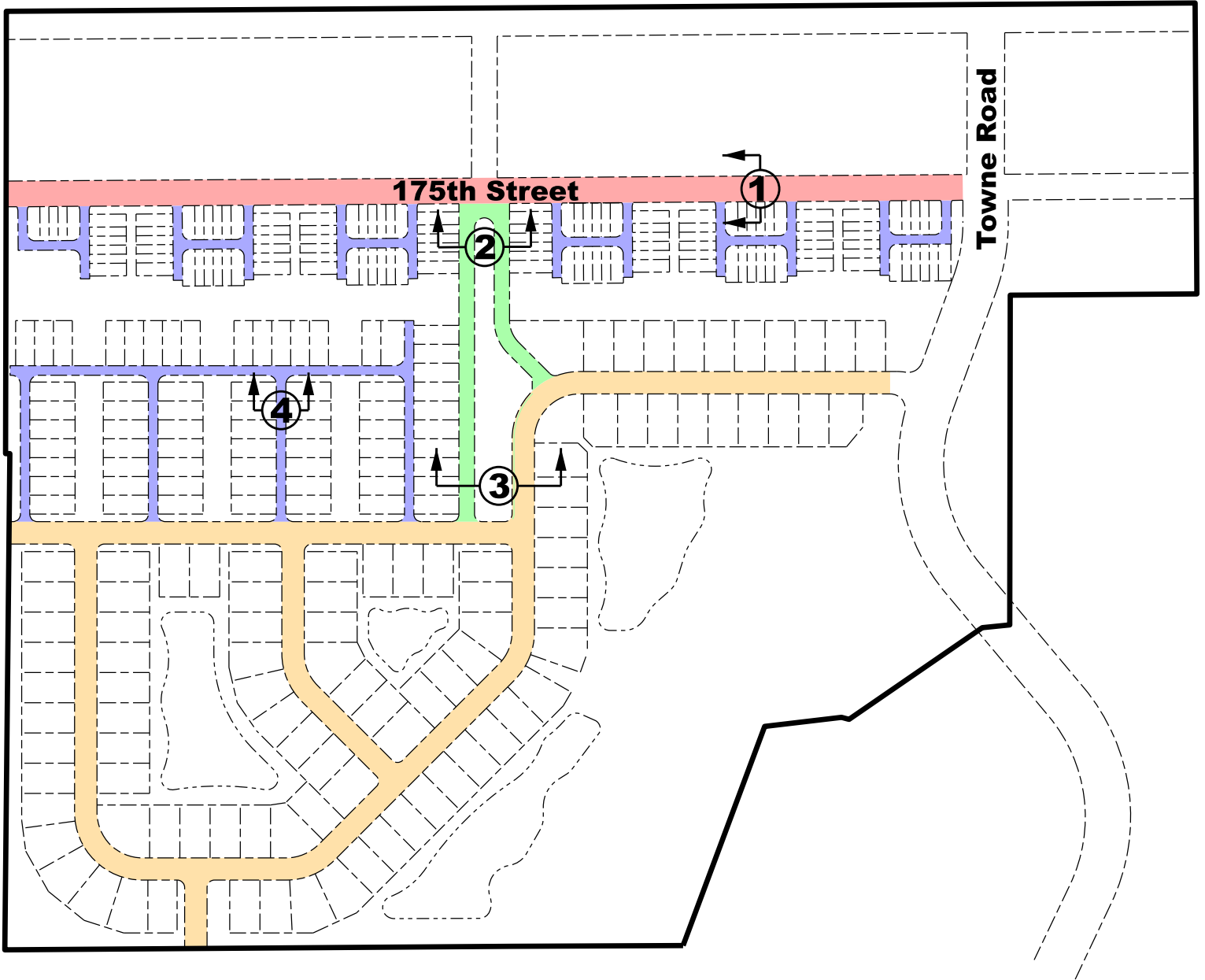


EXHIBIT F

ALLEY AND NON-STANDARD ROAD CROSS SECTIONS

(See following 2 pages)

State Road 32

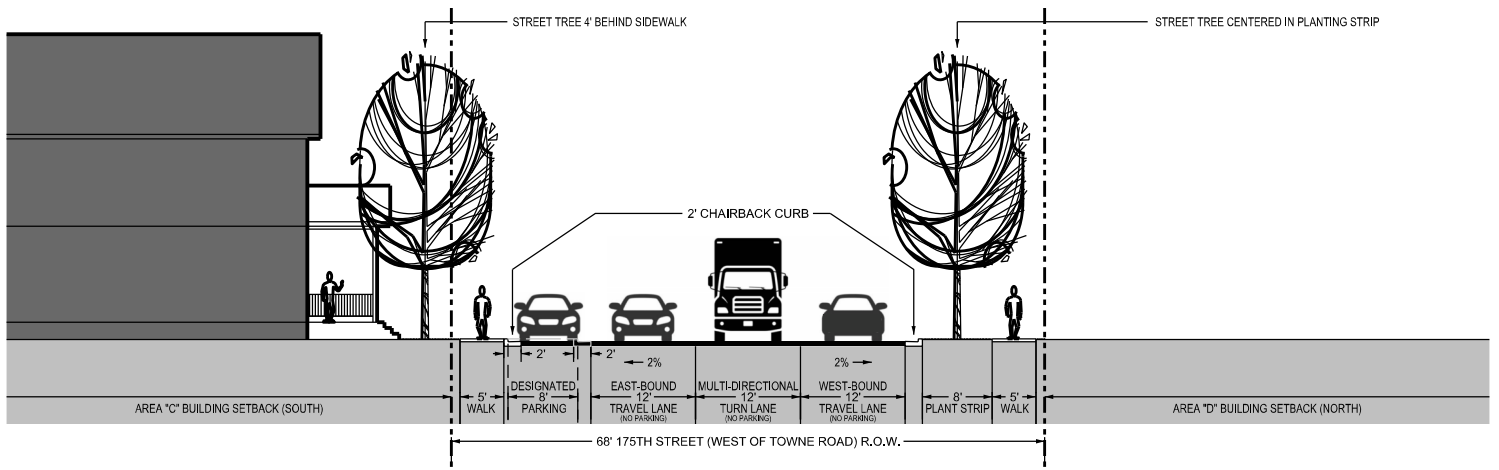


175th Street

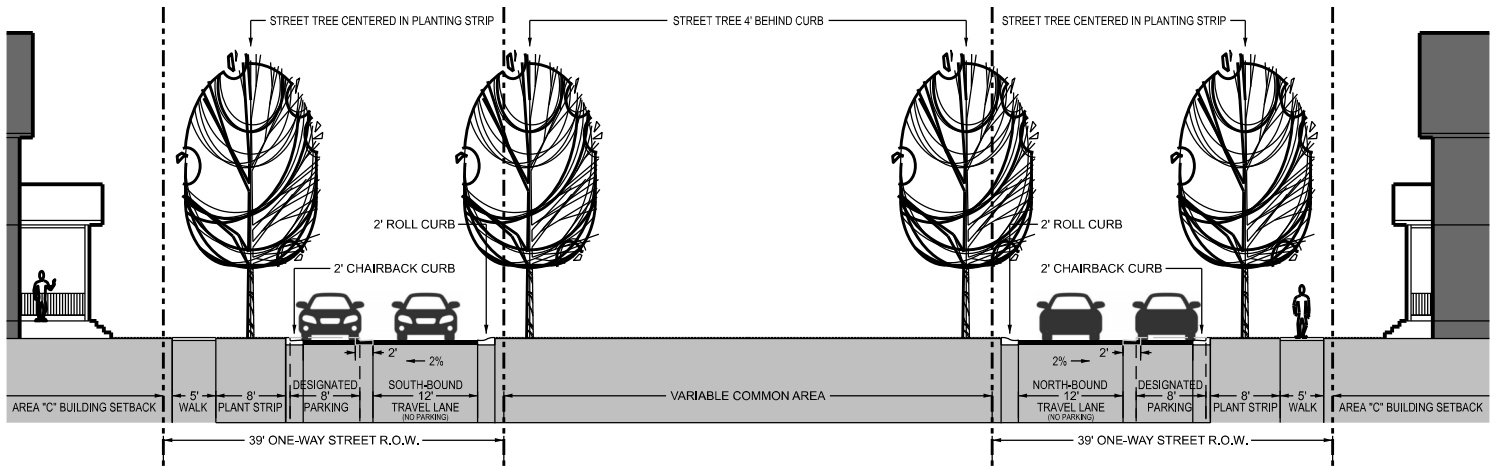
One-Way Street

UDO Local Street

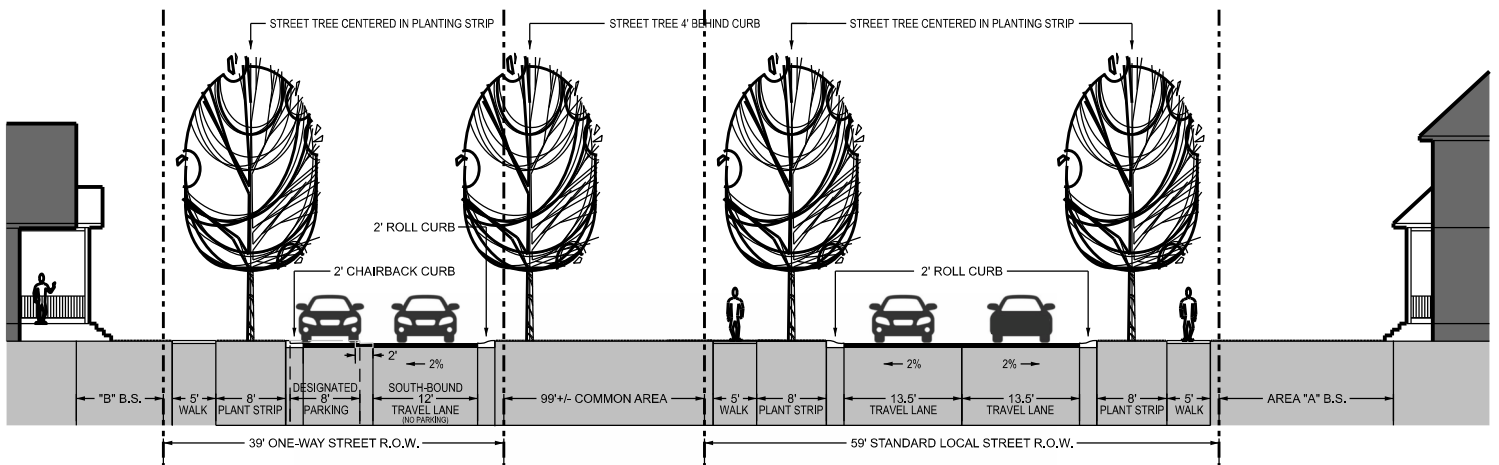
Alley



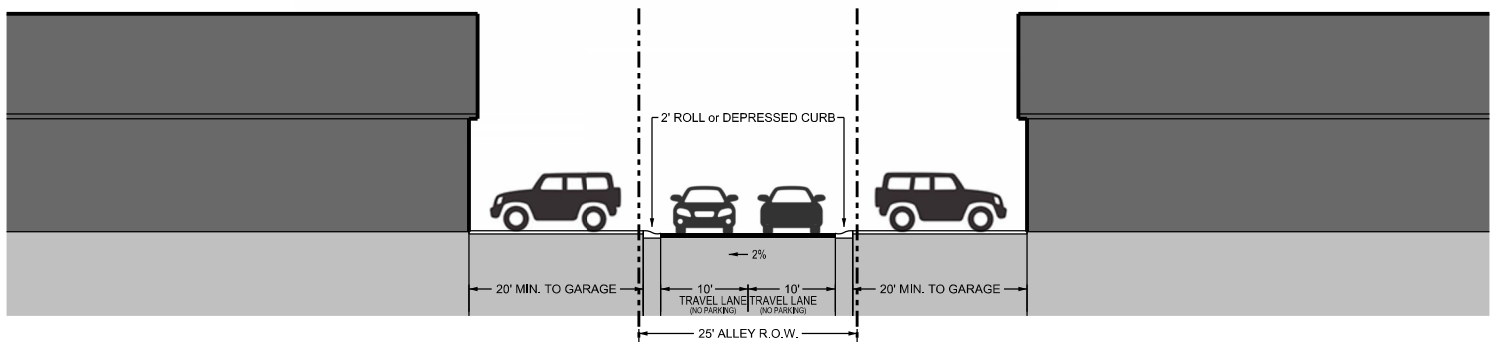
CROSS-SECTION 1



CROSS-SECTION 2

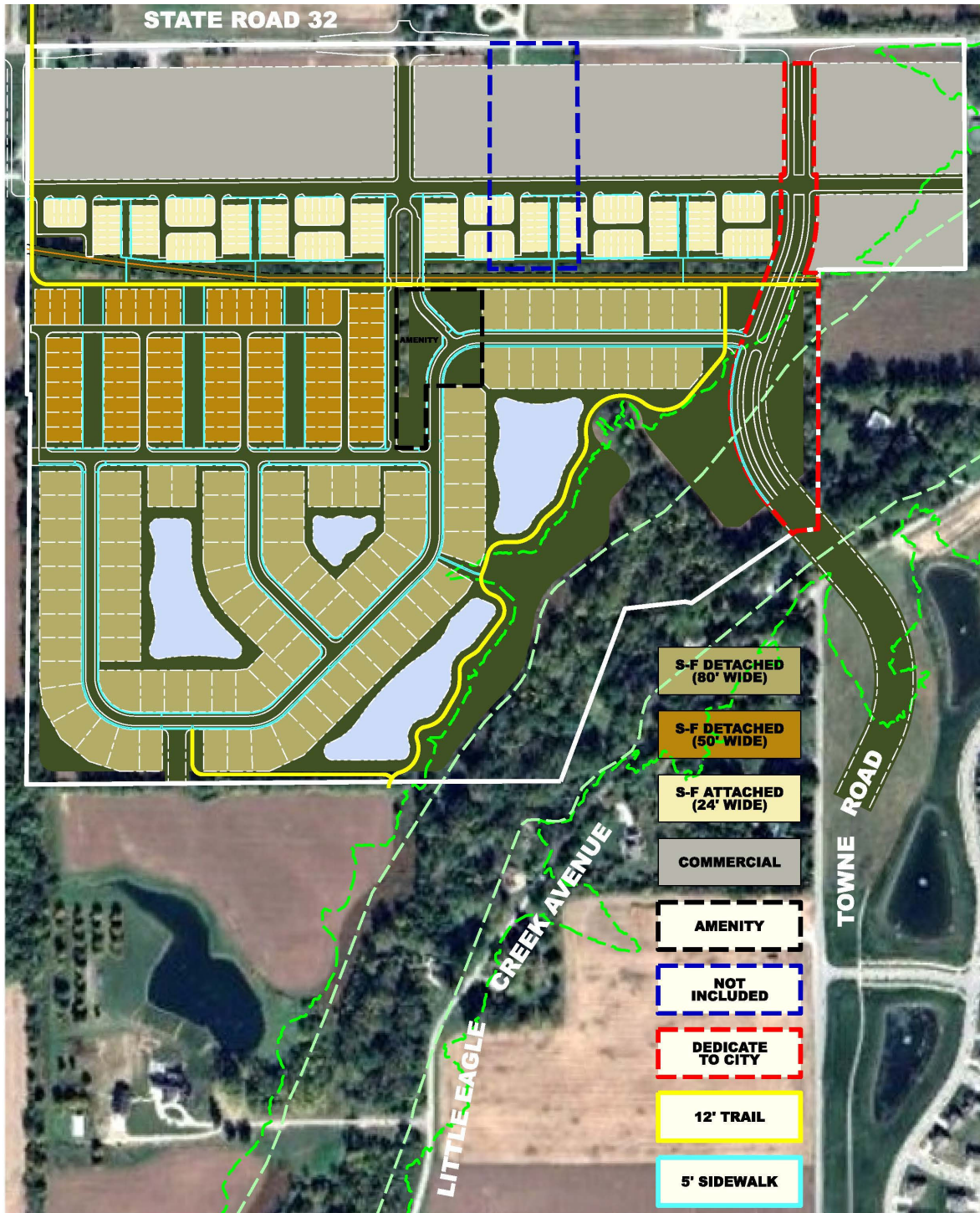


CROSS-SECTION 3



CROSS-SECTION 4

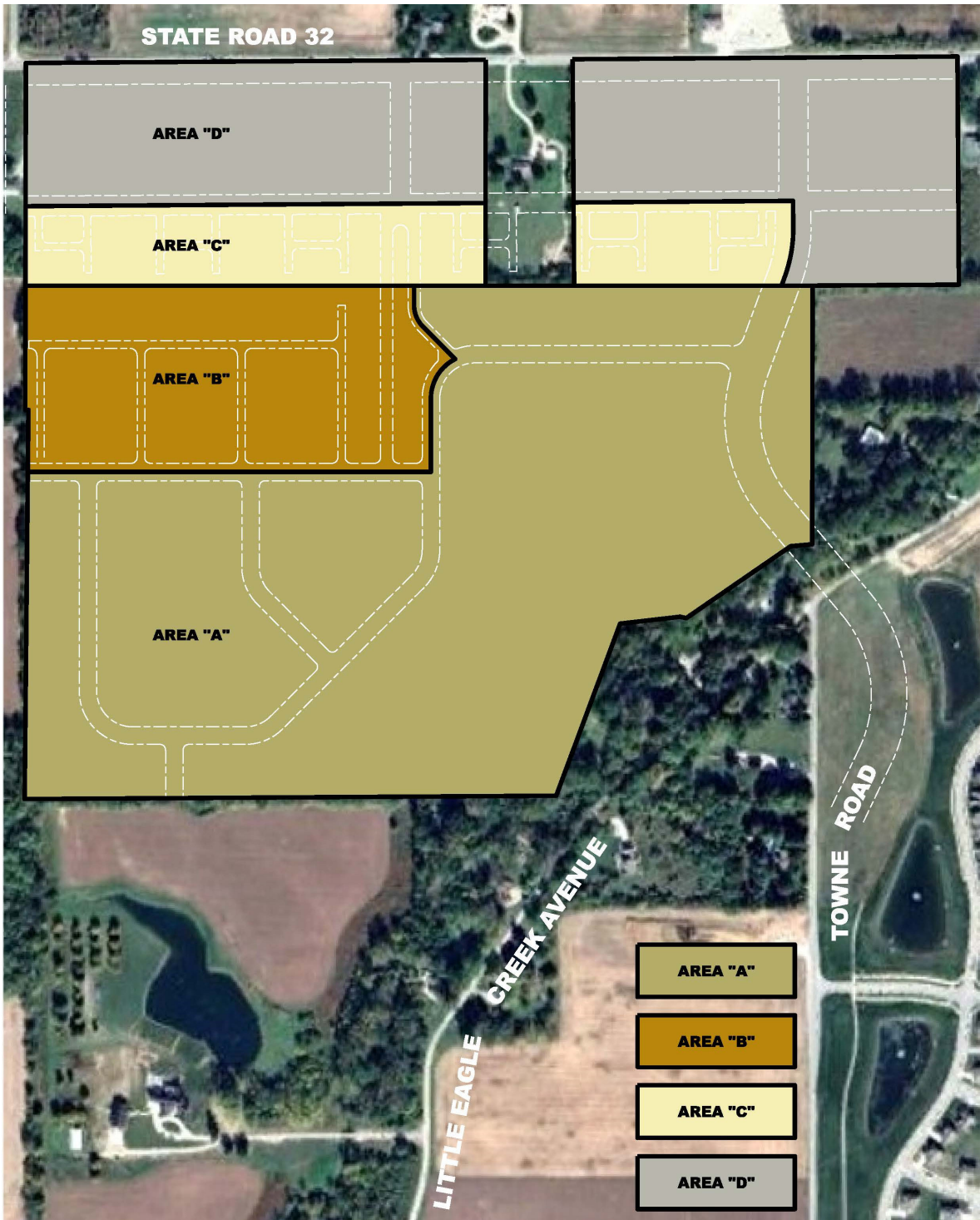
EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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EXHIBIT C

Area Plan
(Page 1 of 1)



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

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

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

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

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

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

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

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

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

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