CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

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

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

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Stephanie Carlson | Mayoral Appointed | 4-year term | 1/1/24-12/31/27
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27
Ryan Monney | Council Appointed | 4-year term | 1/1/24-12/31/27
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27

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 16, 2025

Review Rules of Procedure

CONSENT AGENDA

2502-DDP-06
Midtown at Westfield Southeast
Generally, 600 feet south / southeast of the intersection at East 191st Street and North East Sreet.
Thompson Thrift Development, Inc by Kimley-Horn and Associates, Inc. request Detailed Development Plan approval for a proposed mixed-use, multi-family residential and retail development on 12.06 acres in the Midtown at Westfield Planned Unit Development (PUD) District.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2506-DDP-17
Northpoint Commerce Park, Lot 1
20421 Commerce Park Drive.
JRF Construction by Fritz Engineering requests Detailed Development Plan approval for an 11,985 square-foot enclosed industrial warehouse building on 1.89 acres +/- in the Northpoint Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

ITEMS OF BUSINESS

Plan Commission Order 25-06
Grand Junction Economic Development Area (EDA)
Resolution of the Westfield-Washington Township Advisory Plan Commission Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Grand Junction Economic Development Area and Creation of the Jersey Street Allocation Area.
(Presenter: Rachel Baker - Rbaker@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 park.
(Planner: Weston Rogers - Wrogers@westfield.in.gov)

2506-PUD-12
Jersey 32 PUD
Southeast Corner 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)

PUBLIC HEARING ITEMS

2507-PUD-14
199th & Monon PUD
North Side of 199th Street, West of the Monon Trail.
Onyx and East, LLC by Nelson & Frankenberger, LLC requests a change in zoning for approximately 39 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

2507-PUD-15
Wheeler Landing PUD, Amendment X (Police Headquarters)
Generally located at 18224 Grand Park Boulevard.
The City of Westfield, represented by Veridus Advisors, requests an amendment to the Wheeler Landing Planned Unit Development (PUD) to incorporate architectural character exhibits and sign copies for 11.69 acres +/- in Wheeler Landing Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

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

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum
Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Mark Keen, Omar Khan, Ryan Mooney, Victor McCarty, Stephanie Carlson.
Commissioners Present Virtually: None.
Commissioners Absent: Chris Woodard, Billy Bunkowfst.
City Staff Present In-Person: Ryan Collingwood, Associate Planner; Kevin Todd, Director.
City Staff Present Virtually: None.
Legal Counsel Virtually: Kristine Gordan with Taft Stettinius & Hollister LLP.
Legal Counsel Present: Nicole Buskill with City of Westfield.

Announce any changes to Agenda

Approval of Minutes - June 2, 2025
Motion: Approve
By: Victor MCCarty
Seconded: Ryan Mooney

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

Motion Determination: Passed

Review Rules of Procedure
Collingwood reviewed APC rules and procedures.

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 & 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)
YouTube Time: 1:36

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

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
Motion: Adjourn
By: Victor MCCarty
Seconded: Omar Khan

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

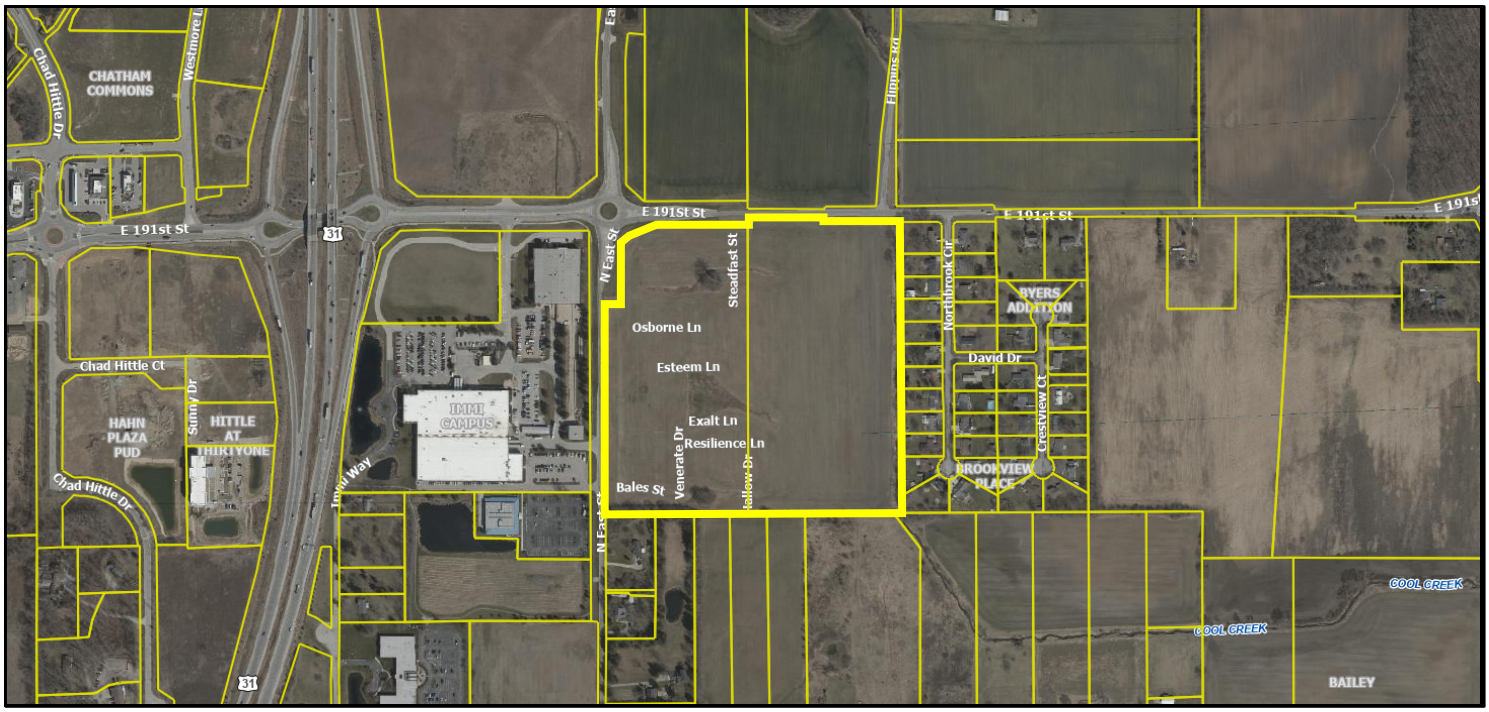
Motion Determination: Passed

CITY OF Westfield INDIANA

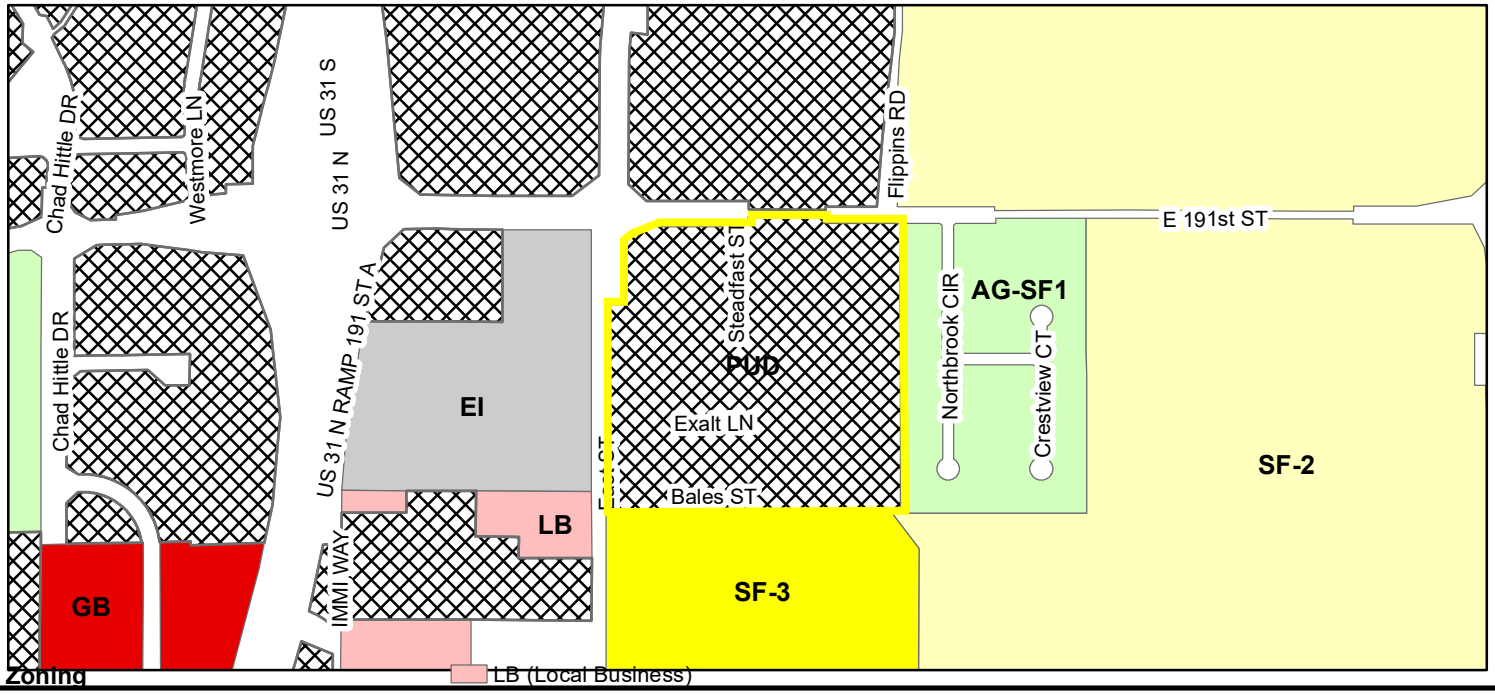
Property Location Map
Midtown at Westfield Southeast
2502-DDP-06

N W E S
Not To Scale

Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- LB (Local Business)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

Petition Number:	2502-DDP-06
Project Name:	Midtown at Westfield Southeast
Subject Site Address:	Generally, 600 feet south / southeast of the intersection at E 191st St. and N East St.
Petitioner:	Thompson Thrift Development, Inc.
Representative:	Kimley-Horn and Associates
Request:	Detailed Development Plan approval for a proposed mixed-use, multi-family residential and retail development
Current Zoning:	Midtown at Westfield Planned Unit Development (PUD) District
Current Land Use:	Vacant
Approximate Acreage:	+/-12.06
Property History:	Ordinance Establishing Zoning District: Ord. 19-21 Midtown at Westfield PUD approved 09/09/2019 Docket No. 1907-PUD-17 Primary Plat Establishing Development Framework Docket No. 2412-SPP-12 approved 12/16/2024 Secondary Establishing Development Lots / Blocks Docket No. 2502-SFP-05 in progress
Staff Reviewer:	Weston Rogers, Senion Planner

PROCEDURAL

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

DEVELOPMENT PLAN

(Article 10.7(H) of the UDO)

The plans comply.

1) Title, scale, north arrow and date.
2) Proposed name of the development.

3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.
6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
12) Location and dimensions of all existing structures and paved areas.
13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
14) Location of all Floodplain areas within the boundaries of the property.
15) Names of legal ditches and streams on or adjacent to the site.
16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
17) Identify buildings proposed for demolition.
18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
20) Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines.

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

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

21) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

22) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

23) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

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

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

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

DISTRICT STANDARDS

Underlying Zoning Districts per Ord. 19-21 Section 4

a) Business and Technology Subdistrict – EI: Enclosed Industrial District; District standards criteria per Ord. 19-21 and UDO Article 4.24

b) East of East Subdistrict – GO: General Office District; District standards criteria per Ord. 19-21 and UDO Article 4.12

The plans comply.

25)	Minimum Lot Area:	No minimum
26)	Minimum Tract Requirement:	No minimum
27)	Minimum Lot Frontage:	No minimum However, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).
28)	Minimum Lot Width:	No minimum

29) Maximum Lot Coverage: No maximum

30) Minimum Building Setback Lines:

a) 191st Street:

i) Mixed-Use Subdistrict: No minimum

ii) All Other Subdistricts: 30 feet

b) East Street:

i) Mixed-Use Subdistrict: No minimum

ii) All Other Subdistricts: 20 feet

c) All Other Streets (e.g., internal to District): 15 feet

d) District Perimeter Not Abutting Street: 30 feet

e) All Other Setback Lines: No minimum

f) Minimum Building Height:

i) The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

(1) Business and Technology Subdistrict

(a) EI: Enclosed Industrial District No minimum

(2) East of East Subdistrict

(a) GO: General Office District No minimum

g) Maximum Building Height:

i) The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

(1) East of East Subdistrict: No maximum

(2) Business and Technology Subdistrict: 60'

31) Proximity Slope:

a) No structure shall be erected above the projected 1:5 Proximity Slope line abutting the district's shared property line with Morgan Woods and Brookview Place subdivisions.

32) Maximum Multi-family Dwelling Units:

a) The maximum number of Multi-family Dwellings within the District shall not exceed three hundred and fifty (350); however, a maximum of two hundred and fifty (250) Multi-family Dwellings may be located within single-use stand-alone buildings.

33) Permitted Uses Per Ord. 19-21

a) Business and Technology Subdistrict:

i) All uses permitted in the EI: Enclosed Industrial District

ii) All uses permitted in the GO: General Office District

iii) Hotel (or Motel)

iv) Retail and service uses shall be permitted as an Accessory Use

b) East of East Subdistrict:

i) All uses permitted in the GO: General Office District

ii) Assisted Living Facility

iii) Nursing Home

iv) Townhouse Dwelling

v) Engineering, research and testing laboratories.

vi) Hotel (or Motel)

vii) All other uses permitted in the GB: General Business District not otherwise permitted above, if located within a multi-story Building.

34) Concept Plan

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

b) The district is hereby divided into six (6) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdistrict shall be regulated as set forth in this Ordinance.

c) The size and configuration of any Subdistrict shall be permitted to increase or decrease but shall be as generally depicted in the Concept Plan.

DEVELOPMENT STANDARDS

(Chapter 6 of UDO and Midtown at Westfield PUD Ord. 19-21)

The plans comply.

35) Accessory use and Building Standards (Ord. 19-21 Section 8.1 & UDO Article 6.1):

A. Permitted Use:

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

B. General Standards:

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

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

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

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

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

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

a. Lots in Subdivisions:

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

ii. Side and Rear Setbacks:

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

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

b. Per Ord. 19-21 – Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.

D. Screening of Receptacles and Loading Areas

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

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

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

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

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

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

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

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

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

36) Architectural Standards (Ord. 19-21 Section 8.2 & UDO Article 6.3)

a) Per Ord. 19-21

i) The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.

(1) Character Imagery:

(a) The “Character Imagery Exhibit”, attached hereto as Exhibit C, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each

Subdistrict, and it provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

ii) Residential Standards:

(1) Article 6.3(E) Architectural Standards; Multi-Family Districts shall apply to any Building with only Dwelling Units. Buildings with a mix of residential and non-residential uses shall be subject to the underlying Subdistrict standards.

b) **Architectural Design Review Criteria**

i) The 32 Overlay and Article 6.3 Architectural Standards shall apply.

ii) If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.

(1) Architectural Design Review Criteria:

(a) Building Elevation Design

(i) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice.

(b) Building Modulation

(i) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet.

(ii) Offsets (building footprint modulations) shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet.

(iii) Minimum aggregate length building footprint modulations shall be twenty percent (20%) of the horizontal plane of the overall Building Façade.

(iv) The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

(c) 360-degree Architectural Design

(i) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360-degree architecture).

(d) Openings

(i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings.

(ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.

(iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

(e) Gutters and Downspouts

(i) Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

(f) Roof

(i) Roof Pitches

1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.

2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.

3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

(ii) Flat Roofs

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice.

2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:

a. A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

(iii) Dormers and cupolas

1. Shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.

(iv) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations

1. Shall be a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(g) Main Entrances

(i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

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

(iii) The location, orientation, proportion and style of doors shall complement the style of the building.

(h) Windows

(i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of windowpanes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.

(ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

(i) Awnings

(i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details

(ii) Awnings shall be made of a nonreflective material.

(iii) All awnings shall be kept in good repair.

(iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

(j) Building Materials

(i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(ii) Masonry Materials shall be used to create a wainscot or brick wrap effect around buildings.

(iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

(k) Accessory Buildings

(i) All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

c) Mechanical / Utility Meter Screening:

i) The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility.

ii) In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and Secondary Streets and are encouraged to be clustered.

iii) Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

37) Building Standards (Article 6.4)

38) Fence Standards (Ord. 19-21 and UDO Article 6.5)

a) Per Ord. 19-21

i) Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area; however, such fencing shall, at a minimum, be black vinyl-coated and located in areas of minimum visibility from rights-of-way. All other walls and fencing shall be architecturally compatible with the associated building(s).

ii) Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in an Established Front Yard to further define the streetscape

b) Per UDO Article 6.5

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

ii) Height Limitations:

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

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

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

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

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

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

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

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

v) Vision Clearance: Fences shall comply with Article 6.19 Vision Clearance Standards.

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

39) Height Standards (Article 6.6)

40) Landscaping Standards (Ord. 19-21 & udo Article 6.8)

a) Content of Landscape Plan – 6.8(C)

i) Landscape Plans shall comply with the following standards:

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

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

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

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

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

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

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

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

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

b) Preservation and Replacement of Trees – Ord. 19-21 & UDO Article 6.8(E)

i) Preservation Areas Per Ord. 19-21

(1) Existing areas of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees are identified on the Concept Plan (“Tree Preservation Area”). A tree preservation easement, in accordance with Article 8.3 Easement Standards; Tree Preservation Easement, shall be required for a Tree Preservation Area at the time of platting (“Tree Preservation Easement”). A Tree Preservation Area may overlap another regulatory easement (e.g., drainage, utility, floodplain), in which case, the removal of trees directed to be removed by municipal, county, state or federal agencies or departments or a public utility may occur within a Tree Preservation Easement.

ii) Preservation and Replacement of Trees

(1) Tree Inventory:

(a) Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article.

(b) Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter.

(c) Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

(2) Tree Preservation Plans

(a) Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

(3) Replacement

(a) If any tree designated for preservation dies within five (5) years of project completion, then the Property Owner shall replace such tree with a tree(s) of equal tree preservation value, as set forth herein, within one hundred and eighty (180) days.

(4) Incentives to Preserve Trees

(a) Existing trees that are preserved in accordance with this Article may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved if the tree meets all of the following criteria:

(i) Shall be greater than four-inch (4") Caliper.
(ii) Shall be in a good condition and have a life expectancy greater than ten (10) years.
(iii) Shall have a trunk with no extensive decay.
(iv) Shall have no more than one (1) major or several minor dead limbs.
(v) Shall have no major insect or pathological problems or otherwise be a species identified by the State, County, or City to be negatively impacted by a major insect or pathological problem.
(vi) Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.

(b) The Plan Commission or Director may credit required plantings where the existing vegetation of a preserved Natural Area is located within a Buffer Yard or External Street Frontage Landscaping Area, and where the Natural Area otherwise accomplishes the intended screening effect of a Buffer Yard or External Street Frontage Landscaping Area.

(5) Tree Protection

(a) Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.

(b) Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

(6) Tree Preservation Easement

(a) A tree preservation easement shall be required for tree identified for preservation and that are not otherwise protected by a landscape easement.

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

i) Selection:

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

(a) Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet
(b) Evergreen Trees: A minimum of six (6) feet in height.
(c) Ornamental Trees: A minimum of two (2) inches in Caliper.
(d) Shrubs: A minimum of eighteen (18) inches in height.

d) General Landscaping Design Standards – 6.8(G)

i) Groundcover:

(1) Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for: Decorative mulch planting beds containing stone or other inert materials, trees and/ or shrubs; Inert stabilization in areas subject to severe runoff or erosion; and low impact development areas (e.g., rain gardens).
(2) Areas not so designated shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.

ii) Placement:

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

building overhangs, walls, fences, and other trees.

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

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

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

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

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

(a) Per Ord. 19-51 - Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required by the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

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

f) General Screening Standards – 6.8(H)

i) Mechanical Screening:

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

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

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

g) Detention and Retention Areas – Ord. 19-21 & UDO Article 6.8(I)

i) The Concept Plan depicts detention and retention areas along the district's north and east property lines that enhances the buffer and increases the building separation from the perimeter of the district (the "Lakes"). The Lakes shall be located within the district as generally shown on the Concept Plan. The exact size and location of the Lakes may vary, however, and is subject to engineering and the permitting and approval by the City's Department of Public Works, County Surveyor's Office and the Indiana Department of Natural Resources.

ii) Natural Appearances:

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

(2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.

(3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

iii) Location:

(1) Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development.

iv) Side Slopes:

(1) Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

h) Minimum Lot Landscaping Requirements – 6.8(K)

Multi-family Residential (350 units)	Required	Provided	Difference
Shade Trees (1 / dwelling unit)	350	268	82 (contributed to tree bank)
Orn. or Evergreen Trees (1 / dwelling unit)	350	249	101 (contributed to tree bank)
Shrubs (4/ dwelling unit)	1,400	1,859	0

i) Foundation Plantings – Ord. 19-21 Sec. 8.4(B) and UDO Article 6.8(L)

i) Per Ord. 19-21; Building foundation plantings shall only be required along a Front Building Façade.

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

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

Building 1 Façade (806')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	67	67+	0

Building 2 Façade (658')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	55	55+	0

Building A Façade (226')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	19	19+	0

Building B Façade (226')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	19	19+	0

Building C Façade (226')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	19	19+	0

Building D Façade (218')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	19	19+	0

j) External Street Frontage Landscaping Requirements – Ord. 19-21 & UDO Article 6.8(M)

i) Per Ord. 19-21; Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street.

k) Buffer Yard Requirements – Ord. 19-21 and UDO Article 6.8(N)

i) Buffer Yard abutting Existing Neighborhood

(1) A buffer yard with a minimum depth of forty (40) feet shall be required abutting an Existing Neighborhood.

(2) The buffer yard shall include a minimum of six (6) shade trees, six (6) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet.

(3) A minimum four (4) foot tall undulating mound shall also be required for at least sixty (60) percent of the length of the shared Lot Line.

(a) However, no mound shall be required if a Reforestation Area or Tree Preservation Easement abuts an Existing Neighborhood.

(4) New plantings within a buffer yard that overlaps a Tree Preservation Area may be clustered or grouped in order to simulate natural tree stands and/or ensure viability due to the impact by existing trees, according to best practices.

(5) Plantings around detention and retention areas within a buffer yard shall be credited toward the buffer yard planting requirement

South Buffer Yard (829') 780'	Required	Provided	Difference
40' width	40'	40'	0
6 shade trees / 100 LF	50	50	0
6 evergreen trees / 100 LF	50	50	0

10 shrubs / 100 LF	83	83	0
4’ undulating mound for at least 60% of the length of the shared Lot Line	4’ mound 60% length	yes	n/a

East Buffer Yard (670')	Required	Provided	Difference
40’ width	40’	40’	0
6 shade trees / 100 LF	41	41	0
6 evergreen trees / 100 LF	41	41	0
10 shrubs / 100 LF	67	67	0

l) Parking Area Landscaping – 6.8(O)

i) Interior Parking Area Landscaping:

(1) Minimum Area Required:

(a) A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: 50 or more spaces requires 10% of parking area to be islands.

Minimum Parking Area Landscape +/- 236,583 SF	Required	Provided	Difference
10% of parking area to be landscaped	23,658 SF	30,000 SF +	0
1 tree & 4 shrubs / island or area	89 trees 356 shrubs	89+ tree 356+ shrubs	0

(2) Interior Parking Area Islands:

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

(b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving

over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

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

ii) Perimeter Parking Area Landscaping:

(1) Application:

(a) Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within:

(i) an Established Front Yard;

(ii) a required Yard; or

(iii) twenty (20) feet of a Lot Line or Right-of-way line.

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

(2) Design:

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

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

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

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

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

iii) Multi-family Districts: in addition to the other standards set forth in this Article, the following shall apply to Multi-family Districts:

(1) Parking Areas, Parking Spaces and service facility areas in a Multifamily District that may be visible from Streets or perimeter Lot Lines shall be screened by walls or other solid materials in addition to landscaping required herein. Screening shall be depicted on the Development Plan.

(2) Solid screens or landscape materials shall be installed to protect the privacy of residents when parking spaces are located within ten (10) feet of residential units and to prevent headlights from shining directly into windows.

m) Landscaping within Perimeter Drainage and Utility Easements

i) Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted.

ii) If plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

iii) If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required

41) Lighting Standards (Ord. 19-21 & UDO Article 6.9)

a) General Lighting Standards:

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

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

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

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

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

b) Multi-family Standards:

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

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

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

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

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

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

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

c) Per Ord. 19-21

i) Decorative Fixtures and Uniformity:

(1) Light fixtures shall be decorative throughout the district. All decorative light poles and fixtures shall be architecturally integrated with the building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the district. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the district.

ii) Full Cut-off Fixtures:

(1) All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.

iii) Maximum Light Levels:

(1) Article 6.9(F)(2) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the district's shared property lines with an Existing Neighborhood.

iv) Parking Area Lighting:

(1) Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, lighting for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five percent (35%) no later than 11:00.

v) Article 6.9(D) Prohibitions:

(1) Shall apply. In addition, neon lighting shall be prohibited within the district.

42) Lot Standards (Article 6.10)

43) Outside Storage and Display (Article 6.12)

44) Outdoor Café and Eating Areas (Article 6.13)

45) Parking and Loading Standards (Article 6.14)

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

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

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

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

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

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

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

vii) Surfacing and Curbs:

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

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

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

(4) If the proposed on-site stormwater quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from

the requirements of this subsection may be considered by the Public Works Department, in its discretion.

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

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

(1) Minimum Number of Parking Spaces Required:

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

(2) Reciprocal Parking Agreement:

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

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

xi) Required Spaces:

(1) Multi-family Dwellings: Two (2) spaces per Dwelling Unit.

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

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

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

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

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

iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and

located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

50) Performance Standards (Article 6.15)

51) Setback Standards (Ord. 19-21 & UDO Article 6.16)

52) Sign Standards (Ord. 19-21 & UDO Article 6.17)

53) Vision Clearance Standards (Article 6.19)

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

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

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

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

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

54) Yard Standards (Article 6.21)

DESIGN STANDARDS

Ord. 19-21 and Chapter 8 of UDO

The plans comply.

55) Easement Standards (Article 8.3)

56) Monument and Marker Standards (Article 8.5)

57) Open Space and Amenity Standards (Article 8.6)

58) Pedestrian Network Standards (Ord. 19-21 & UDO Article 8.7)

a) Cool Creek Trail

i) The Developer shall construct and dedicate the Cool Creek Trail through the District, as generally located and depicted on the Concept Plan. The trail shall be installed in accordance with the City's Construction Standards, as approved by the Department of Public Works.

b) Mixed-Use Subdistrict

i) Pedestrian pathways and crossings within the Mixed-use District, whether public or private, shall be delineated (e.g., pavers, edging, material, creative or artistic striping) and distinguished from vehicular surfaces.

c) Decorative Streetscape Elements. Decorative street signs, light fixtures, and traffic control devices shall be permitted within entrance drives, Right-of-ways, and walkways, and may differ from the City's standards if it conforms to the Indiana Manual on Uniform Traffic Control Devices. Such

decorative elements shall be consistent with the development theme and shall neither be installed nor maintained at the City's expense.

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

59) Storm Water Standards (Article 8.8)

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

61) Surety Standards (Article 8.12)

62) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

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

2) Action: Approve Detailed Development Plan 2502-DDP-06 with the following condition:

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

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

Drawing name: K:\IND_DEV\170001013_Thompson-Thrift_191st and East_Westfield_IN\2 Design\CAD\PlanSheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Jun 23, 2025 3:23pm by: ConnorStrege
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

MATCHLINE - SEE SHEET Cx07

MATCHLINE - SEE SHEET Cx01

S89°46'30"E 342.72'

S89°48'21"E 415.72'

S89°46'30"E 332.24'

S00°13'30"W 36.84'

75.0' 1/2 ROW

ROW DEDICATION 1
47128.88 SF
1.08 ACRES

N70°54'15"E 105.95'

N49°51'23"E 63.93'

20.0' D.&U.E.

N00°11'39"E 271.69'

74.0' ACCESS, D.&U.E.

STEADFAST STREET

BLOCK A
216765.02 SF
4.98 ACRES

BLOCK B
212282.44 SF
4.87 ACRES

30.0' FRONT YARD SETBACK

S89°48'21"E 89.93'

ROW DEDICATION 2
6250.60 SF
0.14 ACRES

OSBORNE LANE

74.0' ACCESS, D.&U.E.

90.3'

60.0' 1/2 ROW

20.0' FRONT YARD SETBACK

BUILDING 3 (AMENITIES) FFELEV = 897.50

BUILDING 3 (RESIDENTIAL) FFELEV = 895.50

BUILDING 3 (RETAIL) FFELEV = 894.00

BUILDING 3 FFELEV = 899.50

HARDSCAPE AREA SHOWN FOR REFERENCE ONLY – REFER TO LANDSCAPE SHEETS

POOL

POOL EQUIPMENT/GARAGE 1 FFELEV = 898.65 – 897.60

ESTEEM LANE

BUILDING 1 TYPE C BUILDING FFELEV = 895.45

BUILDING 1 TYPE C BUILDING FFELEV = 894.45

BUILDING 1 TYPE C BUILDING FFELEV = 893.45

BUILDING 2 TYPE C BUILDING FFELEV = 895.35

BUILDING 2 TYPE C BUILDING FFELEV = 894.35

BUILDING 2 TYPE C BUILDING FFELEV = 893.35

GARAGE 2 FFELEV = 898.15

GARAGE 2 FFELEV = 897.15

GARAGE 3 FFELEV = 897.15

938.64'(M) 938.46'(C) N00°04'46"W

ROW DEDICATION 3
50078.31 SF
1.15 ACRES

LOT 1
525286.72 SF
12.06 ACRES

EXALT LANE

GARAGE 4 FFELEV = 898.15

GARAGE 4 FFELEV = 897.15

GARAGE 5 FFELEV = 894.35

GARAGE 5 FFELEV = 893.85

GARAGE 6 FFELEV = 892.50

ANSI GARAGE 6 FFELEV = 892.00

RESILIENCE LANE

VENERATE DRIVE

HALLOW DRIVE

BUILDING 4 (RESIDENTIAL) FFELEV = 899.15

20.0' D.&U.E.

GARAGE 7 FFELEV = 898.15

GARAGE 7 FFELEV = 897.15

GARAGE 8 FFELEV = 897.15

BUILDING 5 TYPE C BUILDING FFELEV = 895.35

BUILDING 5 TYPE C BUILDING FFELEV = 894.35

BUILDING 5 TYPE C BUILDING FFELEV = 893.35

BUILDING 6 TYPE B BUILDING FFELEV = 895.35

BUILDING 6 TYPE B BUILDING FFELEV = 894.35

BUILDING 6 TYPE B BUILDING FFELEV = 893.35

P.M.F. FFELEV=898.30

DOG PARK

BALES STREET

GARAGE 9 FFELEV = 895.15

GARAGE 10 FFELEV = 892.85

N89°54'30"W (M) S89°55'03"E(D) 653.06'

30.0' BUILDING SETBACK

40.0' BUFFERYARD

10.0' D.&U.E.

10.0' U.E.

COMMON AREA 2
112010.91 SF
2.57 ACRES

VARIABLE WIDTH DRAINAGE EASEMENT

WET POND
TS = 868.00
NP = 876.00
100-YR HWEL = 880.78
TB = 883.65

ROW DEDICATION 4
18960.68 SF
0.44 ACRES

COOL CREEK TRAIL

25.3'

COMMON AREA 3
301488.24 SF
6.92 ACRES

30.0' BUILDING SETBACK AND TREE PRESERVATION EASEMENT

40.0' BUFFERYARD

S00°01'04"W 1302.44'

12.0'

282.1'

233.0'

234.8'

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE HANDHOLE	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
FIBER OPTIC HANDHOLE		

SWALE		TOE OF SLOPE	TS
FENCE LINE	X	TOP OF BANK	TB
SANITARY SEWER	SS	UNDERGROUND FIBER OPTIC	FIB
STORM DRAIN	SD	OVERHEAD ELECTRICAL	OHE
WATER LINE	W	UNDERGROUND GAS	GAS
TREE LINE		UNDERGROUND TELEPHONE	TEL

PROPOSED LEGEND

TOE OF SLOPE	TS
TOP OF BANK	TB
NORMAL POOL	NP

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- MULTI-USE TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- PERIMETER TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION
- STAMPED HEAVY DUTY ASPHALT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION; REFER TO LANDSCAPE PLANS FOR PATTERN AND COLOR
- HARDSCAPE PAVEMENT/TURF — REFER TO LANDSCAPE PLANS FOR SECTION
- ASPHALT 1.5" MILL & OVERLAY PROVIDED BY THE CITY OF WESTFIELD — DEVELOPER TO COORDINATE PAYMENT WITH THE CITY OF WESTFIELD
- ASPHALT 1.5" MILL & OVERLAY — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- INDOT CLASS III DRIVE (COMMERCIAL) — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

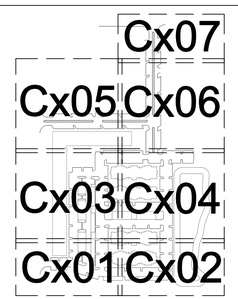
PROPOSED BUILDING DATA:

METRO BUILDING (2 TOTAL)	
UNITS	206 UNITS
BEDS	331 BEDS
COMMERCIAL SPACE	4,670 SF
BUILDING TYPE B (1 TOTAL)	
UNITS	36 UNITS
BEDS	60 BEDS
BUILDING TYPE C (3 TOTAL)	
UNITS	108 UNITS
BEDS	216 BEDS
TOTAL UNITS	350 UNITS
TOTAL BEDS	607 BEDS
TOTAL COMMERCIAL SPACE	4,670 SF

PROPOSED PARKING DATA:

MULTI-FAMILY SURFACE PARKING SPACES PROV'D	466 SPACES
MULTI-FAMILY ACCESSIBLE PARKING SPACES PROV'D	15 SPACES
MULTI-FAMILY GARAGE PARKING SPACES PROV'D	116 SPACES
ACCESS DRIVE PARKING SPACES PROV'D (OSBORNE LANE & STEADFAST ST.)	65 SPACES
ACCESS DRIVE ACCESSIBLE PARKING SPACES PROV'D* (OSBORNE LANE & STEADFAST ST.)	0 SPACES
*TO BE PROVIDED BY FUTURE DEVELOPMENT	
TOTAL QUANTITY OF PARKING SPACES PROV'D	662 SPACES
REQUIRED PARKING CALCULATIONS:	
2 SPACES/UNIT	700 SPACES
COMMERCIAL SPACE ESTIMATE	45 SPACES
CUMULATIVE TOTAL PARKING SPACES REQ'D	745 SPACES
MINIMUM QUANTITY OF PARKING SPACES REQUIRED (MIN. 80% OF CUMULATIVE REQUIRED SPACES PER SHARED PARKING STANDARDS)	596 SPACES
TOTAL QUANTITY OF QUALIFYING PARKING SPACES PROVIDED (SPACES LOCATED WITHIN 300 LF OF BUILDING ENTRANCES)	647 SPACES
SITE AREA (LOT 1 ONLY)	12.06 ACRES

KEY MAP



BENCHMARKS

ORIGINATING BENCHMARK:
29G 511
PER HAMILTON COUNTY SURVEYOR'S OFFICE VERTICAL CONTROL RECORD, A BRASS INDOT DISK SET IN THE WEST CORNER OF THE BRIDGE ABUTMENT OVER LINDLEY DITCH AT THE mACgREGOR PARK ENTRANCE DRIVE.
ELEVATION=878.36 (NAVD 88 DATUM)

TEMPORARY BENCHMARKS
AS SHOWN ON SURVEY

GENERAL PLAN NOTES

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

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

No.	REVISIONS	DATE	BY
1	CITY AND CEG COMMENTS	06/23/25	CVS
2	CITY AND CEG COMMENTS	04/04/25	CVS
3	CITY AND CEG COMMENTS	02/26/25	CVS

Kimley»Horn

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550 EAST 96TH STREET, SUITE 300,
INDIANAPOLIS, IN 46240
TEL: 317-688-5040
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CVS
DRAWN BY: VG
CHECKED BY: WAB

CONNOR MARK STREGE — REGISTERED — PE 29400 — STATE OF INDIANA — PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

NORTH WESTFIELD DEVELOPMENTS, LLC

OVERALL SITE PLAN

MIDTOWN AT WESTFIELD SOUTHEAST

ORIGINAL ISSUE: 06/17/2025
KHA PROJECT NO. 170001013
SHEET NUMBER C400

VIEW LOOKING SOUTH AT METRO APARTMENT BUILDING 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A1.1a

VIEW LOOKING EAST AT METRO APARTMENT BUILDING 1

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A1.1b

VIEW LOOKING EAST AT METRO APARTMENT BUILDING 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A1.2a

VIEW LOOKING WEST AT METRO APARTMENT BUILDING 2

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A1.2b

VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY FRONT ELEVATION

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A1.3a

VIEW LOOKING AT APARTMENT BUILDING TYPE B 3-STORY BACK ELEVATION

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A1.3b

VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY FRONT ELEVATION

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A1.4a

VIEW LOOKING AT APARTMENT BUILDING TYPE C 3-STORY BACK ELEVATION

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ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A1.4b

Building 1 West Elevation		
Thin Stone Veneer, Light	5353	62%
Thin Stone Veneer, Dark	1604	19%
Horizontal Lap Siding	1657	19%
Total Façade Area	8614	100%

Building 1 East Elevation		
Thin Stone Veneer, Light	5516	57%
Thin Stone Veneer, Dark	2267	24%
Horizontal Lap Siding	1829	19%
Total Façade Area	9612	100%

Building 1 South Elevation		
Thin Stone Veneer, Light	8661	54%
Thin Stone Veneer, Dark	3489	22%
Horizontal Lap Siding	3927	24%
Total Façade Area	16077	100%

Building 1 North Elevation		
Thin Stone Veneer, Light	9440	58%
Thin Stone Veneer, Dark	3316	20%
Horizontal Lap Siding	3487	21%
Total Façade Area	16243	100%

WEST ELEVATION - BUILDING 1

Scale: 1/16" = 1'-0"

EAST ELEVATION - BUILDING 1

Scale: 1/16" = 1'-0"

SOUTH ELEVATION - BUILDING 1

Scale: 1/16" = 1'-0"

NORTH ELEVATION - BUILDING 1

Scale: 1/16" = 1'-0"

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ARCHITECTURE & PLANNING

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EXTERIOR DESIGN 4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A2.1

Building 2 West Elevation		
Thin Stone Veneer, Light	6098	57%
Thin Stone Veneer, Dark	1943	18%
Horizontal Lap Siding	2589	24%
Total Façade Area	10630	100%

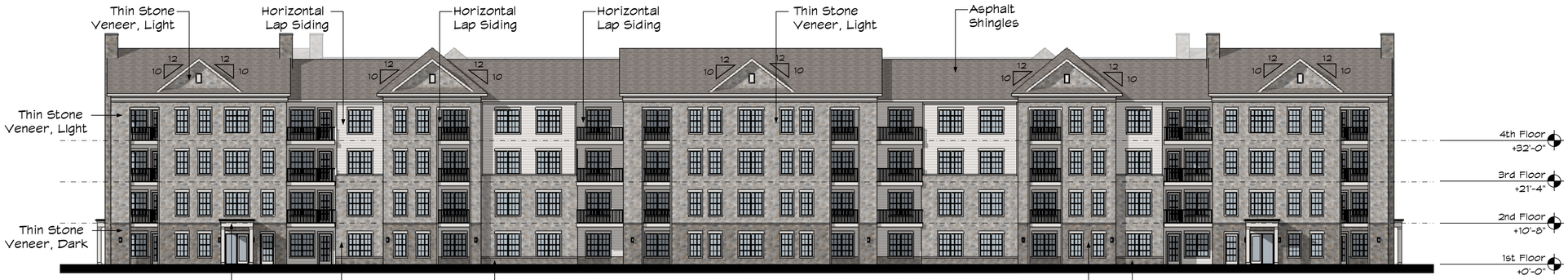
Building 2 East Elevation		
Thin Stone Veneer, Light	6661	61%
Thin Stone Veneer, Dark	2048	19%
Horizontal Lap Siding	2140	20%
Total Façade Area	10849	100%

Building 2 South Elevation		
Thin Stone Veneer, Light	1698	51%
Thin Stone Veneer, Dark	1293	39%
Horizontal Lap Siding	339	10%
Total Façade Area	3330	100%

Building 2 North Elevation		
Thin Stone Veneer, Light	1805	54%
Thin Stone Veneer, Dark	1291	39%
Horizontal Lap Siding	234	7%
Total Façade Area	3330	100%

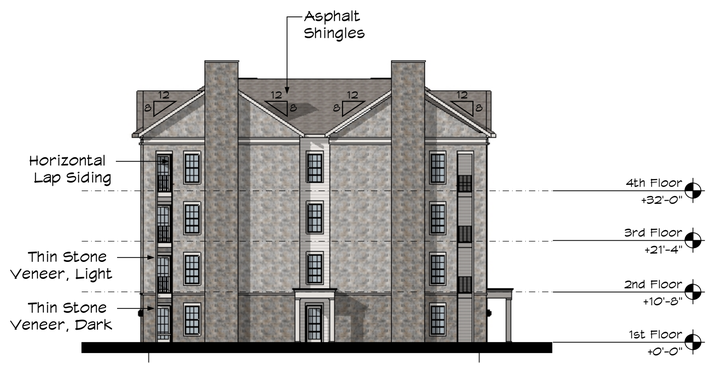
WEST ELEVATION - BUILDING 2

Scale: 1/16" = 1'-0"



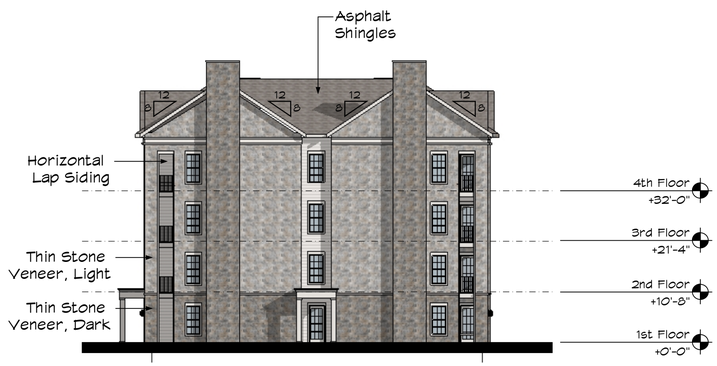
EAST ELEVATION - BUILDING 2

Scale: 1/16" = 1'-0"



SOUTH ELEVATION - BUILDING 2

Scale: 1/16" = 1'-0"



NORTH ELEVATION - BUILDING 2

Scale: 1/16" = 1'-0"

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THOMPSON THRIFT

EXTERIOR DESIGN 4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

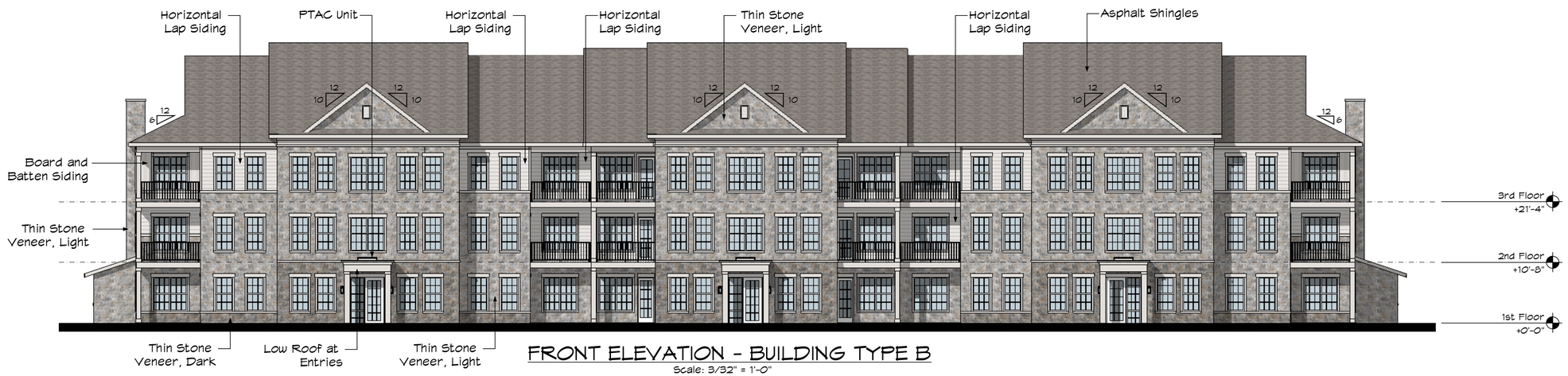
A2.2

Building Type B Front Elevation		
Thin Stone Veneer, Light	3264	63%
Thin Stone Veneer, Dark	872	17%
Horizontal Lap Siding	1035	20%
Board and Batten		
Total Façade Area	5171	100%

Building Type B Back Elevation		
Thin Stone Veneer, Light	3353	60%
Thin Stone Veneer, Dark	910	16%
Horizontal Lap Siding	1308	23%
Board and Batten		
Total Façade Area	5571	100%

Building Type B Side Elevation 1		
Thin Stone Veneer, Light	1110	51%
Thin Stone Veneer, Dark	198	9%
Horizontal Lap Siding	533	24%
Board and Batten	352	16%
Total Façade Area	2193	100%

Building Type B Side Elevation 2		
Thin Stone Veneer, Light	1121	51%
Thin Stone Veneer, Dark	216	10%
Horizontal Lap Siding	496	23%
Board and Batten	352	16%
Total Façade Area	2185	100%

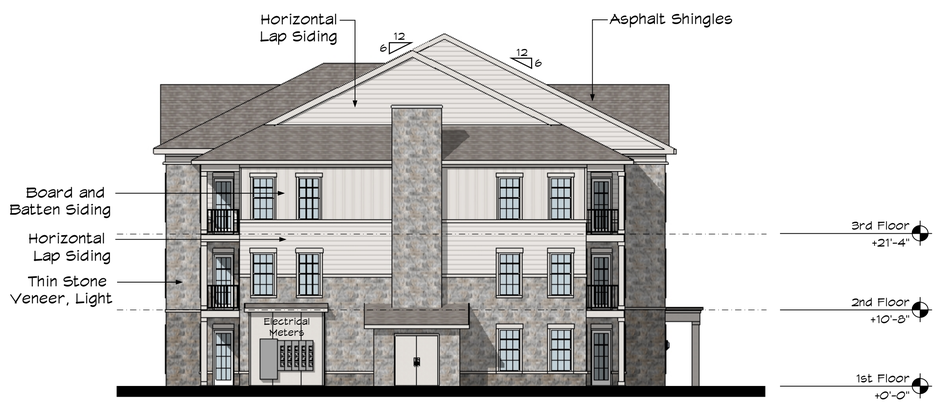


FRONT ELEVATION - BUILDING TYPE B

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

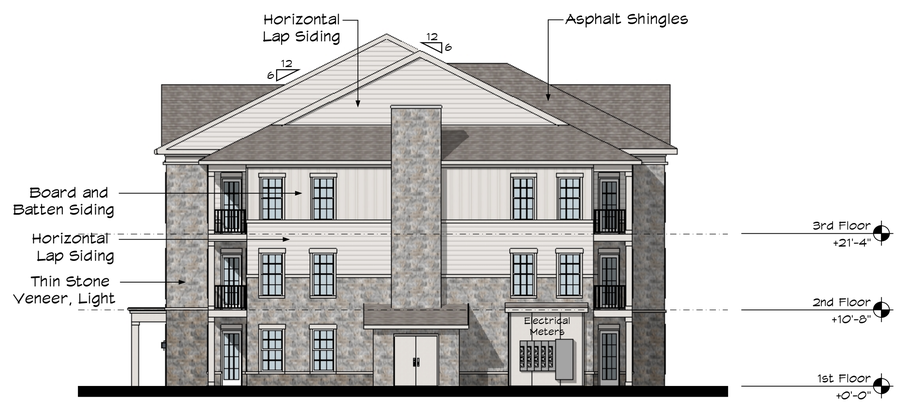
BACK ELEVATION - BUILDING TYPE B

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



SIDE ELEVATION - BUILDING TYPE B

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



SIDE ELEVATION - BUILDING TYPE B

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

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TTRES AT WESTFIELD
WESTFIELD, INDIANA

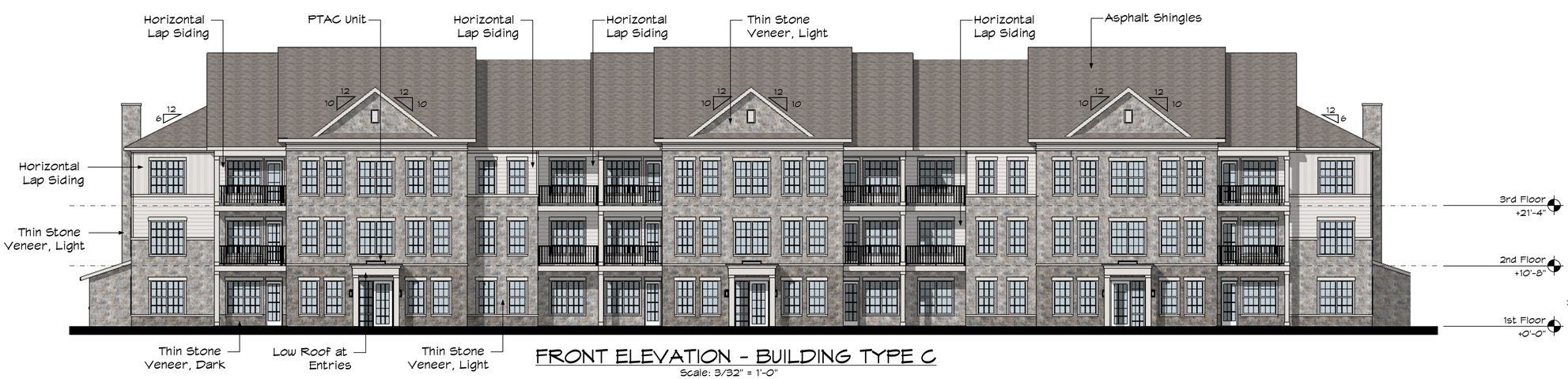
A2.3

Building Type C Front Elevation		
Thin Stone Veneer, Light	3137	60%
Thin Stone Veneer, Dark	863	17%
Horizontal Lap Siding	988	19%
Board and Batten	202	4%
Total Façade Area	5190	100%

Building Type C Back Elevation		
Thin Stone Veneer, Light	3460	60%
Thin Stone Veneer, Dark	912	16%
Horizontal Lap Siding	1234	21%
Board and Batten	202	3%
Total Façade Area	5808	100%

Building Type C Side Elevation 1		
Thin Stone Veneer, Light	1068	50%
Thin Stone Veneer, Dark	216	10%
Horizontal Lap Siding	482	23%
Board and Batten	351	17%
Total Façade Area	2117	100%

Building Type C Side Elevation 2		
Thin Stone Veneer, Light	1068	50%
Thin Stone Veneer, Dark	216	10%
Horizontal Lap Siding	482	23%
Board and Batten	351	17%
Total Façade Area	2117	100%

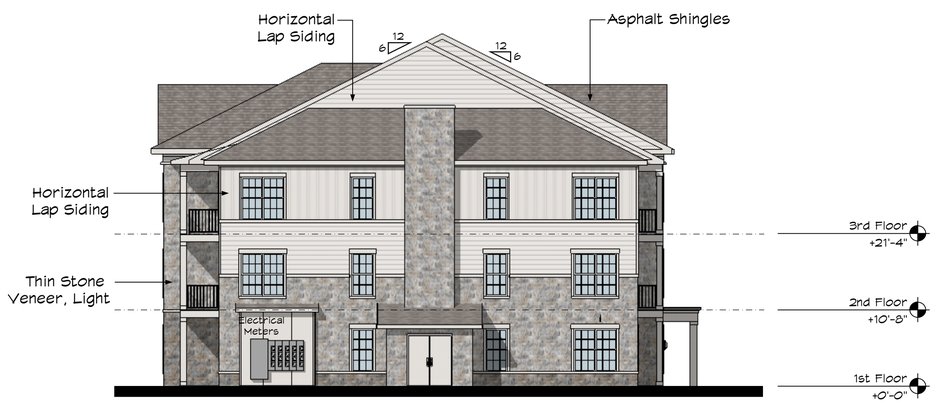


FRONT ELEVATION - BUILDING TYPE C

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

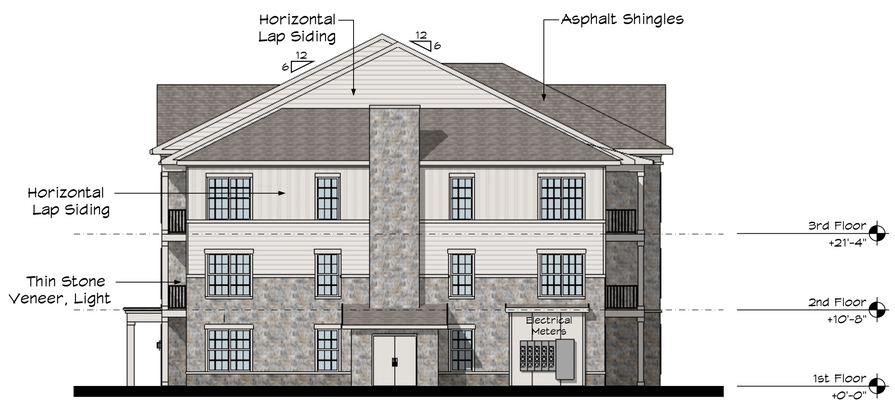
BACK ELEVATION - BUILDING TYPE C

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



SIDE ELEVATION - BUILDING TYPE C

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



SIDE ELEVATION - BUILDING TYPE C

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

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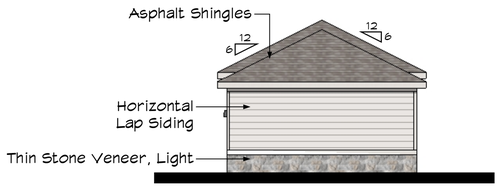
EXTERIOR DESIGN 4.4.2025

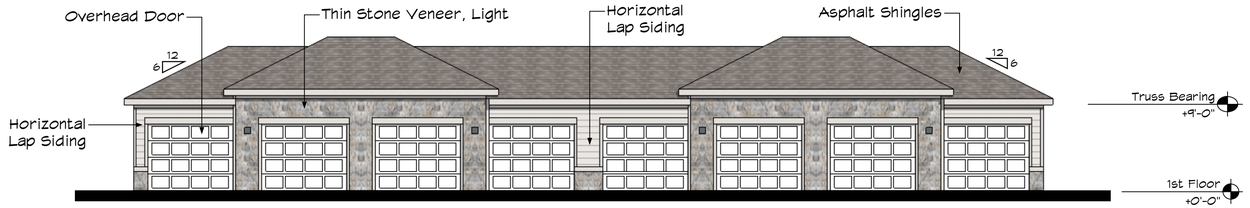
TTRES AT WESTFIELD
WESTFIELD, INDIANA

A2.4



8-BAY GARAGE SIDE ELEVATION

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



8-BAY GARAGE FRONT ELEVATION

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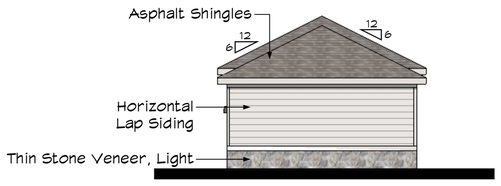

8-BAY GARAGE SIDE ELEVATION

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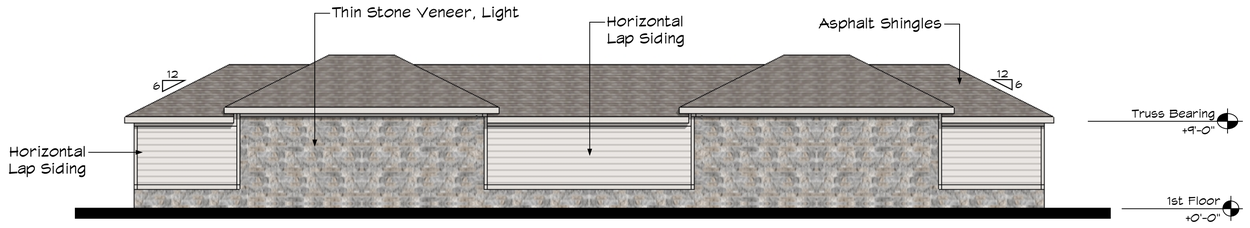
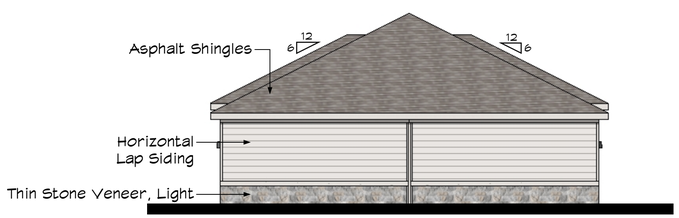


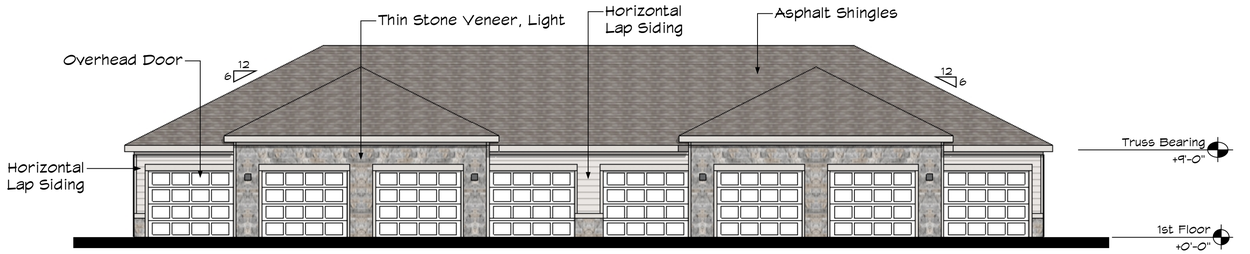
8-BAY GARAGE BACK ELEVATION

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



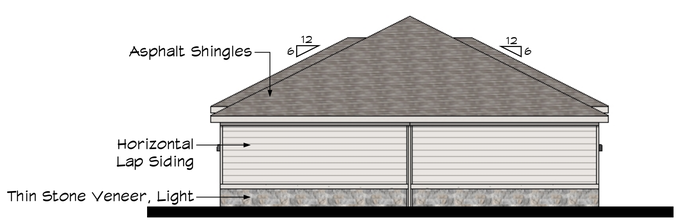
16-BAY GARAGE SIDE ELEVATION

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



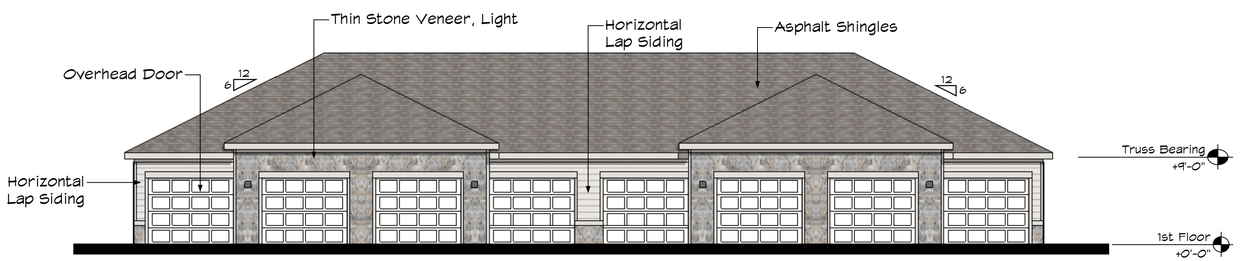
16-BAY GARAGE FRONT ELEVATION

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



16-BAY GARAGE SIDE ELEVATION

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



16-BAY GARAGE BACK ELEVATION

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

STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

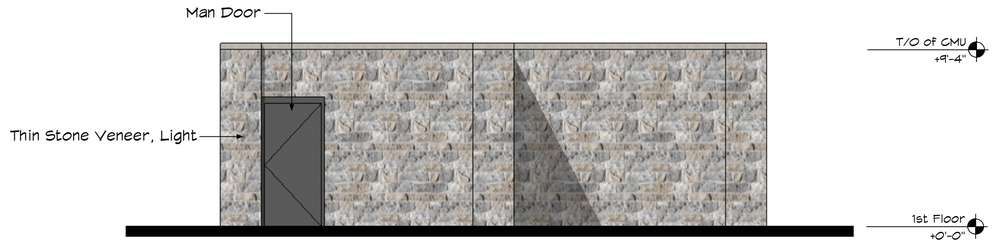
EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A2.5

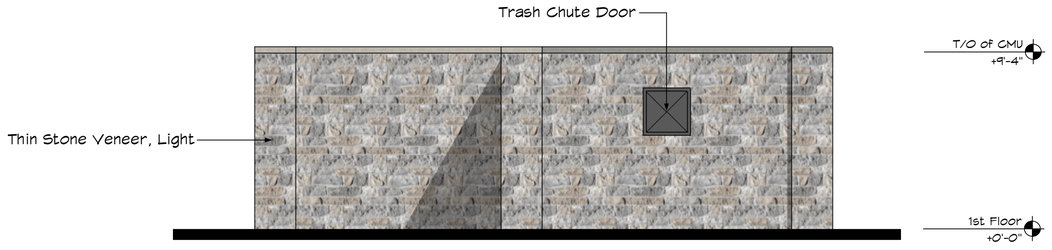
TRASH ENCLOSURE FRONT ELEVATION

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



TRASH ENCLOSURE SIDE ELEVATION

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



TRASH ENCLOSURE BACK ELEVATION

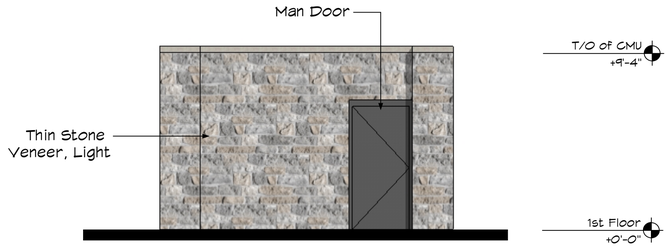
Scale: 1/4" = 1'-0"

TRASH ENCLOSURE SIDE ELEVATION

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

TRASH ENCLOSURE FRONT ELEVATION

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



TRASH ENCLOSURE SIDE ELEVATION

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

TRASH ENCLOSURE FRONT ELEVATION

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

TRASH ENCLOSURE SIDE ELEVATION

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

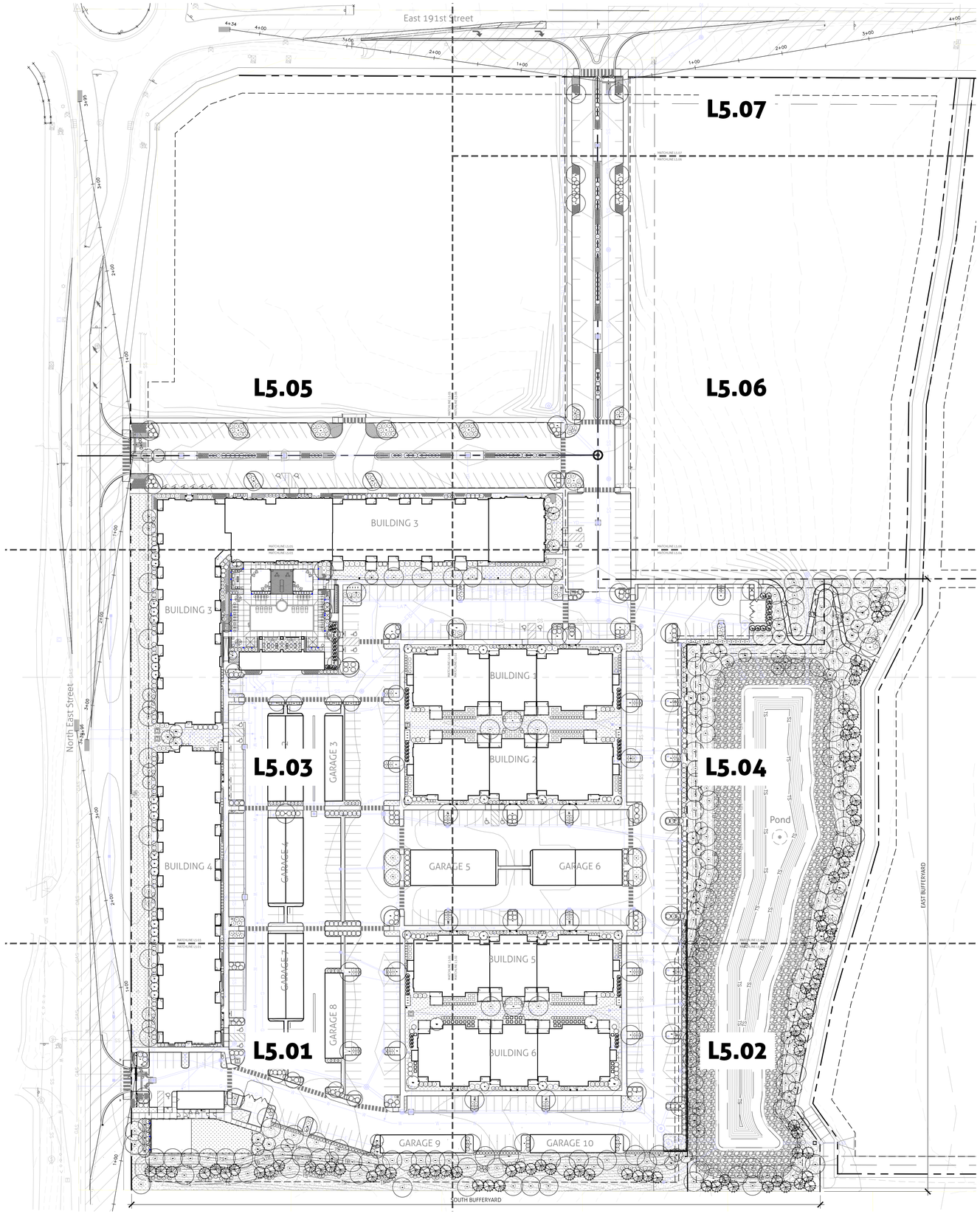
STUDIO M
ARCHITECTURE & PLANNING

THOMPSON THRIFT

EXTERIOR DESIGN
4.4.2025

TTRES AT WESTFIELD
WESTFIELD, INDIANA

A2.6



PLANTING REQUIREMENTS

SOUTH BUFFERYARD - 782' Length

6 Shade Trees, 6 Evergreen Trees & 10 Shrubs per 100LF Required

Plant Type	Required Qty.	Provided Qty.
Shade Tree	47	47
Evergreen Tree	47	47
Shrub	79	79

EAST BUFFERYARD - 670' Length

6 Shade Trees, 6 Evergreen Trees & 10 Shrubs per 100LF Required

Plant Type	Required Qty.	Provided Qty.
Shade Tree	41	41
Evergreen Tree	41	41
Shrub	67	67

INTERIOR PARKING AREA LANDSCAPING

1 Shade Tree & 4 Shrubs per Parking Lot Island Required

10% of Parking Area to be Landscaped (236,071 sf Parking Area)

Plant Type	Required Qty.	Provided Qty.
Shade Tree	74	77
Shrub	296	296+
Landscaped Area	23,607 sf	28,885 sf

FOUNDATION LANDSCAPING

1 Ornamental Tree or Shrub per 12 LF of Front building Facade

Building Facade	Shrubs/ Tree Required	Shrubs/ Tree Provided
Metro Building 1 - 806 LF	67	67+
Metro Building 2 - 658 LF	55	55+
Building A - 226 LF	19	19+
Building B - 226 LF	19	19+
Building C - 226 LF	19	19+
Building D - 218 LF	19	19+

MINIMUM LOT LANDSCAPING REQUIREMENTS

1 Shade Tree, 1 Evergreen or Ornamental Tree & 4 Shrubs per Multi-Family Dwelling Unit (350 DU)

Plant Type	Required Qty.	Provided Qty.
Shade Tree	350	265
Evergreen/Ornamental Tree	350	264
Shrub	1400	1400
Tree Bank Contributions		171

MECHANNICAL SCREENING

All ground-mounted AC units and wall mounted meter banks screened with evergreen shrubs and trees

PLANTING NOTES

1. Contractor shall import and distribute topsoil for all planting areas to depths indicated in Specifications to achieve the grades as shown on the plans.
2. Seed/Sod limit line is approximate, limits to cover extent of grading and construction disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
3. Contractor responsible for erosion control in all seeded and/or sodded areas. All disturbed areas are to be protected within 24 hours. Do not disturb more area than can be completed and protected within 24 hours.
4. Temporary fencing shall be installed around the lawn areas if the project is opened to the public before the lawn is established.
5. Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a 5'-0" mulch ring around all existing trees within the limit of work unless located in areas to receive No-Mow Fescue. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
6. The General Contractor shall be responsible for replacing any trees that the Landscape Architect determines to have been damaged during construction at no additional cost to the Owner.
7. Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
8. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
9. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
10. All dead and dying plants to be replaced no later than the subsequent planting season.

OWNER's LANDSCAPE GUIDELINES

A. All landscape beds adjacent to buildings shall be septic rock (1 1/2"h dia) with weed fabric –| see exhibit detail. Contractor to submit material samples to Owner and Landscape Architect prior to approval.
B. Landscape beds to be 4'f wide minimum
   - 3" rock mulch min depth - Refer to Specifications
   - Shovel cut edging - Refer to Dtl 06/L5.08
C. Trees: Caliper size range from 2½"cal. - 4" cal.
   - 2½"h cal –| 20%
   - 3"h cal –| 60%
   - 4"h cal –| 20%
F. Shrubs: 3 gal. Min.
G. Perennials: 1 gal. Min.
H. Sod at main entrance, around all buildings and interior of development as identified on plans.
I. Industry standard soil preparation prior to installation of sod.
   - Bedding sand to be minimum of 1/2".
   - Sod must be rolled after installation.
   - Soil preparation may also include, but not limited to, soil cultivation and soil amendments.
J. Utilize seeding in large ancillary areas, perimeter areas, and around detention ponds as directed by Owner.
K. Finish grade is to be 0.1'f below adjacent sidewalks, curbs, or other hardscape surface – Refer to Dtl05/L5.08

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Indianapolis, Indiana 46204

PROJECT
Westfield, Indiana
191st Street
Westfield, Indiana 46074

JONATHAN BOHLANDER REGISTERED LA21100001 LANDSCAPE ARCHITECT STATE OF INDIANA

ISSUE FOR ADDENDUM A
June 17, 2025

DRAWN BY:
DMM/ORB
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JBB

REVISIONS
No. Date Issue

SHEET TITLE
PLANTING PLAN - OVERALL

NORTH

SCALE : **1" = 60'-0"**

30'-0" 60'-0" 120'-0"

SHEET NUMBER
L5.00

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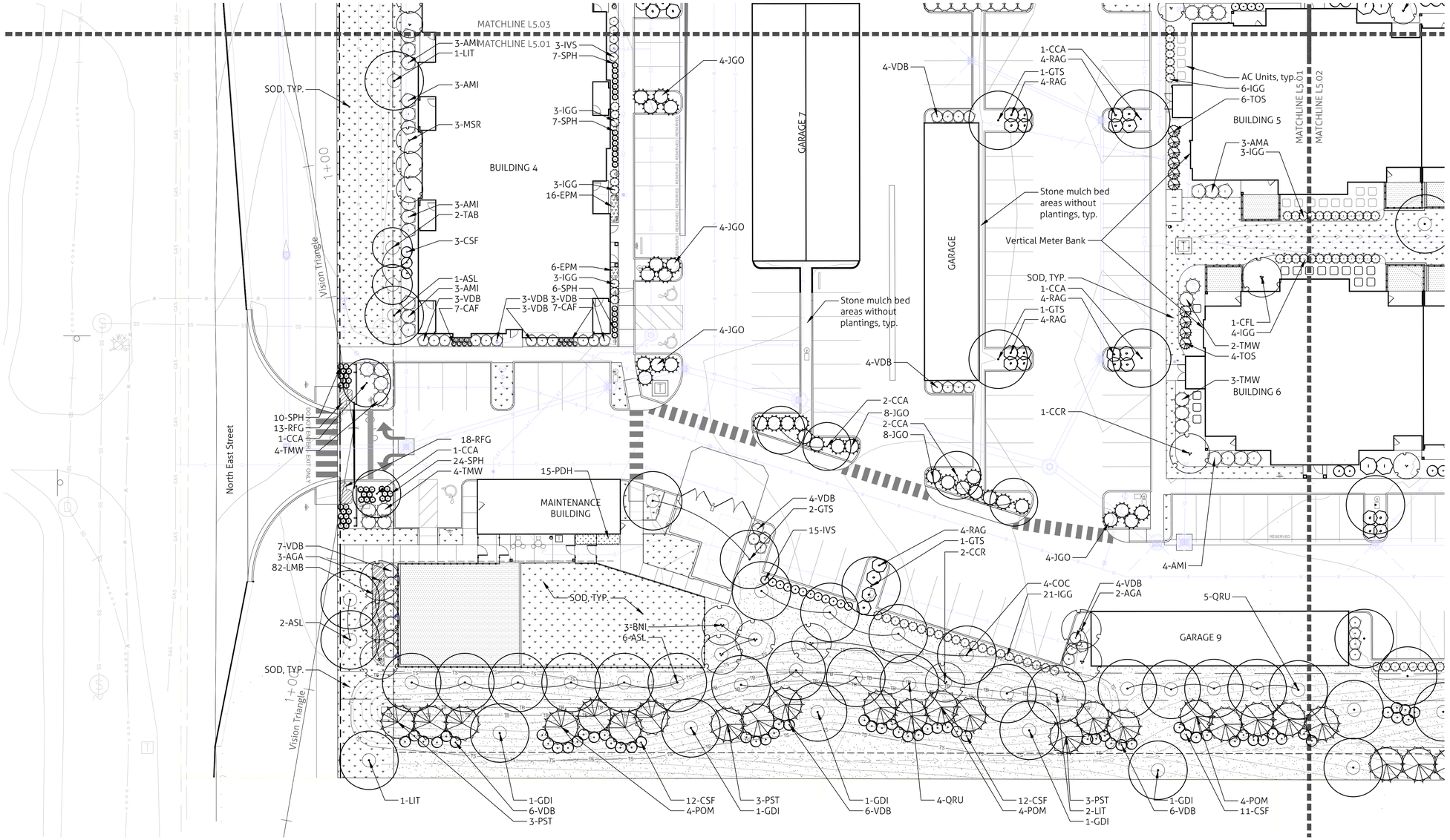

LEGEND - PLANTING

- Shade tree, typical
- Understory tree, typical
- Evergreen tree, typical
- Deciduous Shrub, typical
- Evergreen Shrub, typical
- Ornamental Grass, typical
- Perennials, typical
- Turf Grass - Seed, typical
- Turf Grass - Sod, typical

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SHEET TITLE
PLANTING PLAN

NORTH

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

SHEET NUMBER
L5.01

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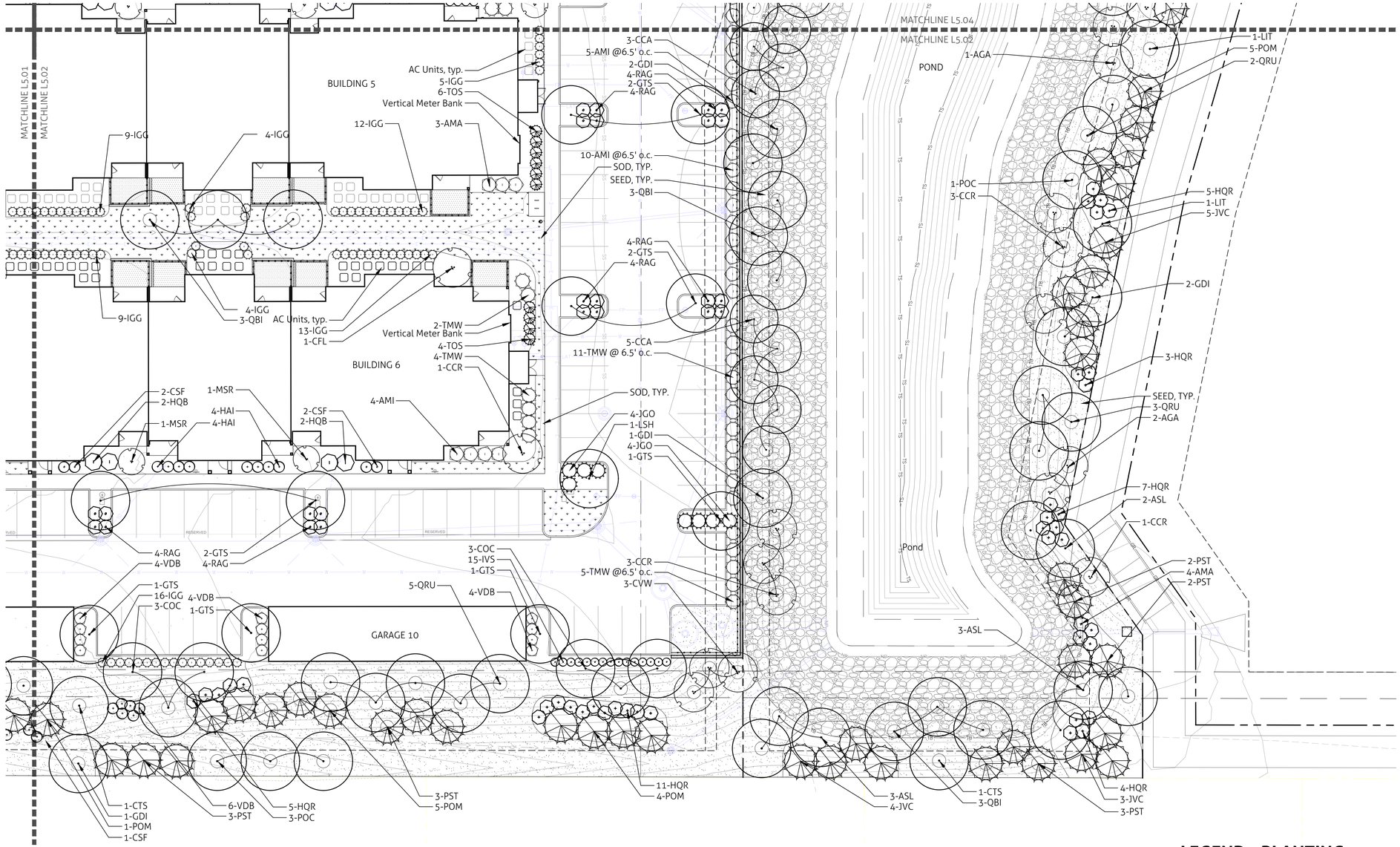

LEGEND - PLANTING

- Shade tree, typical
- Understory tree, typical
- Evergreen tree, typical
- Deciduous Shrub, typical
- Evergreen Shrub, typical
- Ornamental Grass, typical
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- Turf Grass - Seed, typical
- Turf Grass - Sod, typical

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

SHEET NUMBER
L5.02

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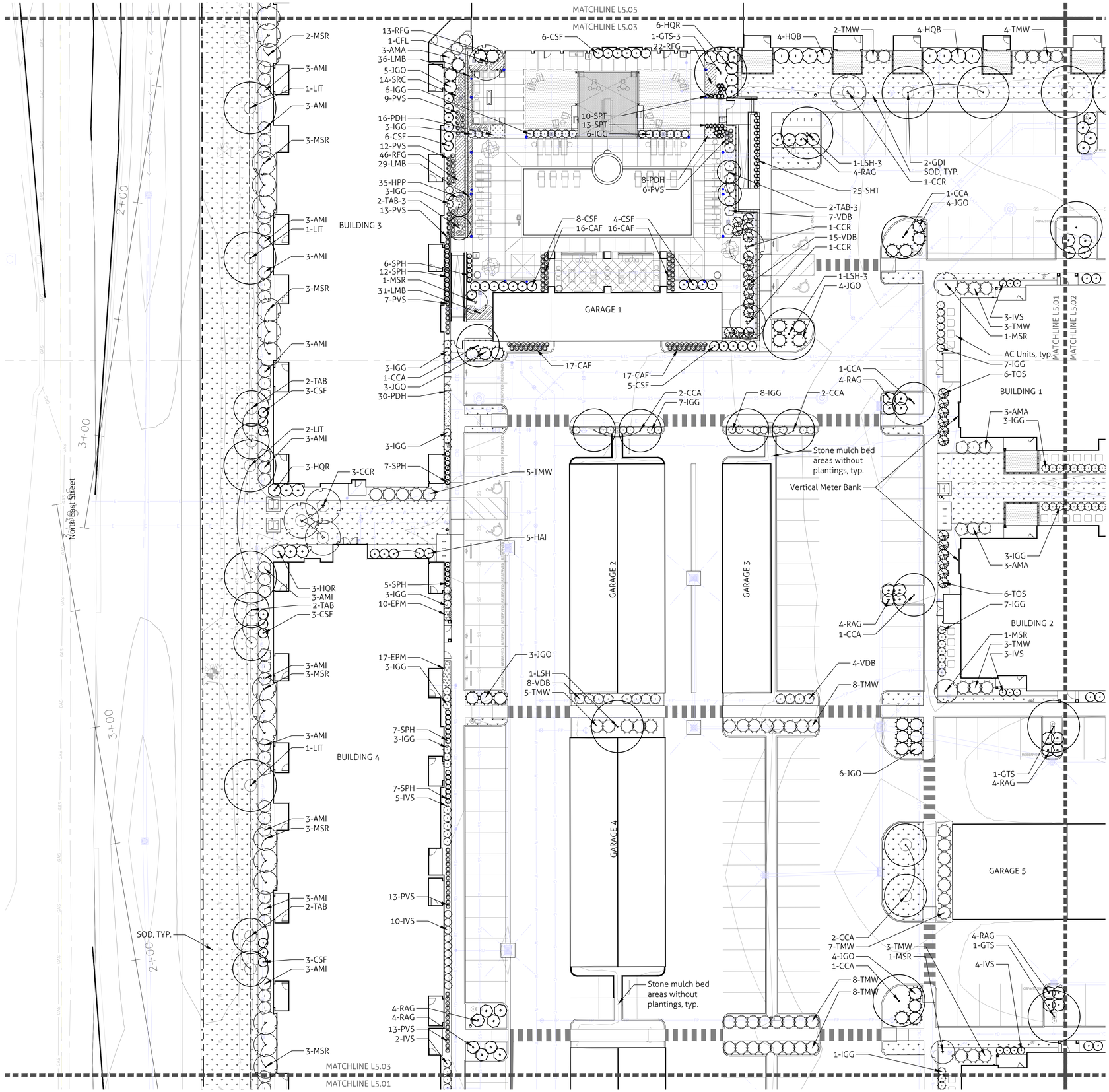

LEGEND - PLANTING

- Shade tree, typical
- Understory tree, typical
- Evergreen tree, typical
- Deciduous Shrub, typical
- Evergreen Shrub, typical
- Ornamental Grass, typical
- Perennials, typical
- Turf Grass - Seed, typical
- Turf Grass - Sod, typical

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SCALE : **1" = 20'-0"**
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SHEET NUMBER
L5.03

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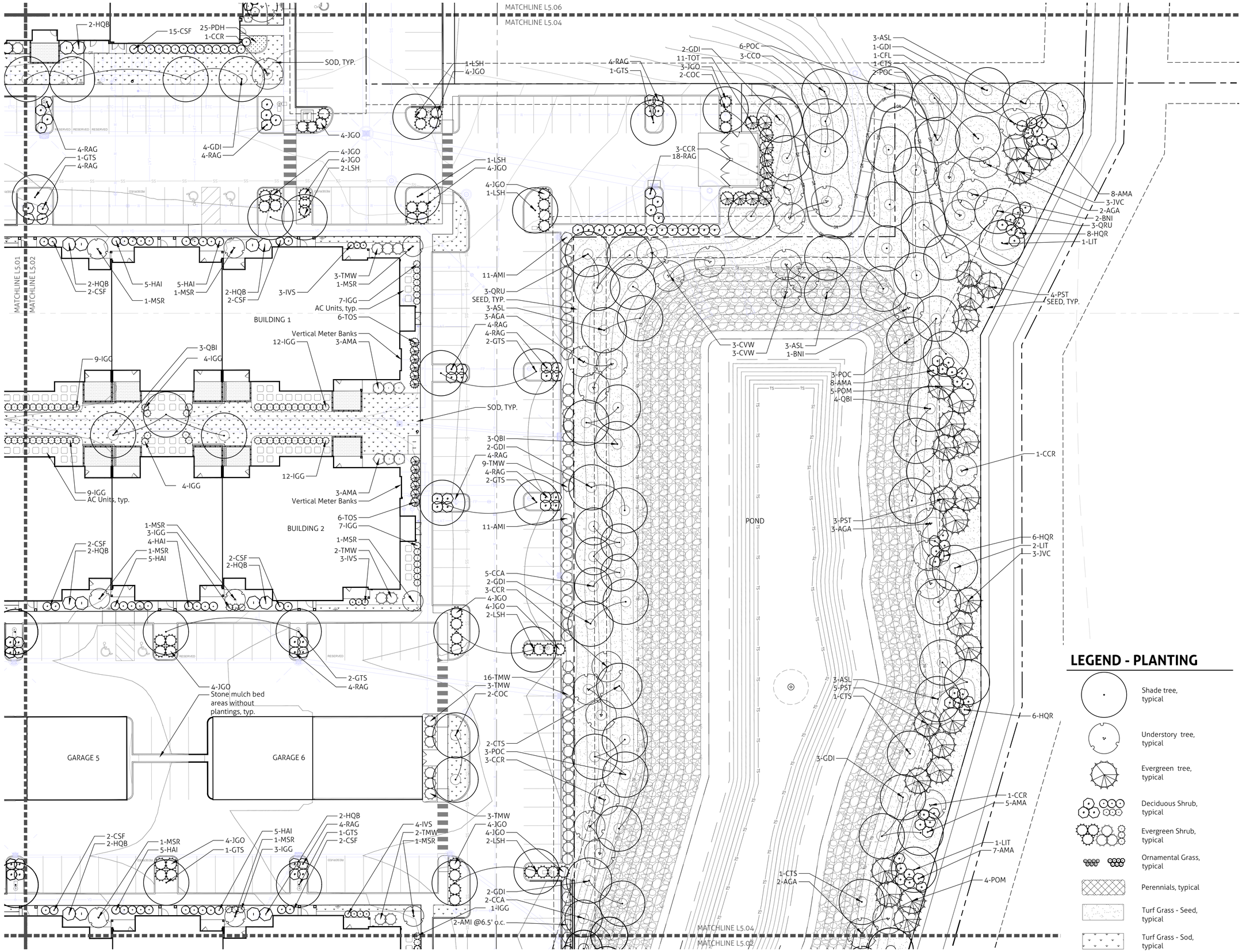

LEGEND - PLANTING

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- Understory tree, typical
- Evergreen tree, typical
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- Evergreen Shrub, typical
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- Turf Grass - Seed, typical
- Turf Grass - Sod, typical

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SCALE : **1" = 20'-0"**
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SHEET NUMBER
L5.04

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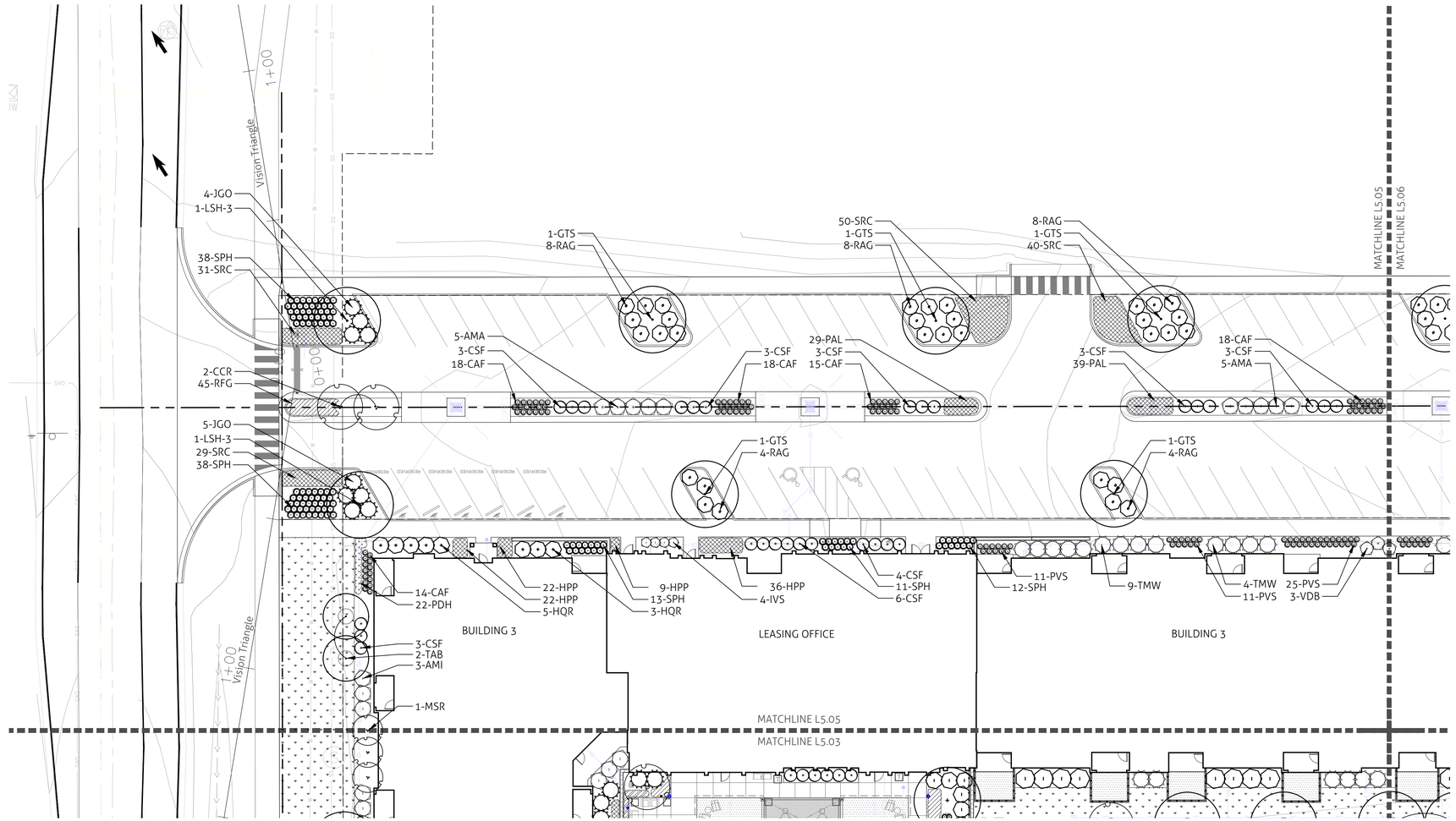

LEGEND - PLANTING

- Shade tree, typical
- Understory tree, typical
- Evergreen tree, typical
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- Evergreen Shrub, typical
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NORTH

SCALE : **1" = 20'-0"**
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SHEET NUMBER
L5.05

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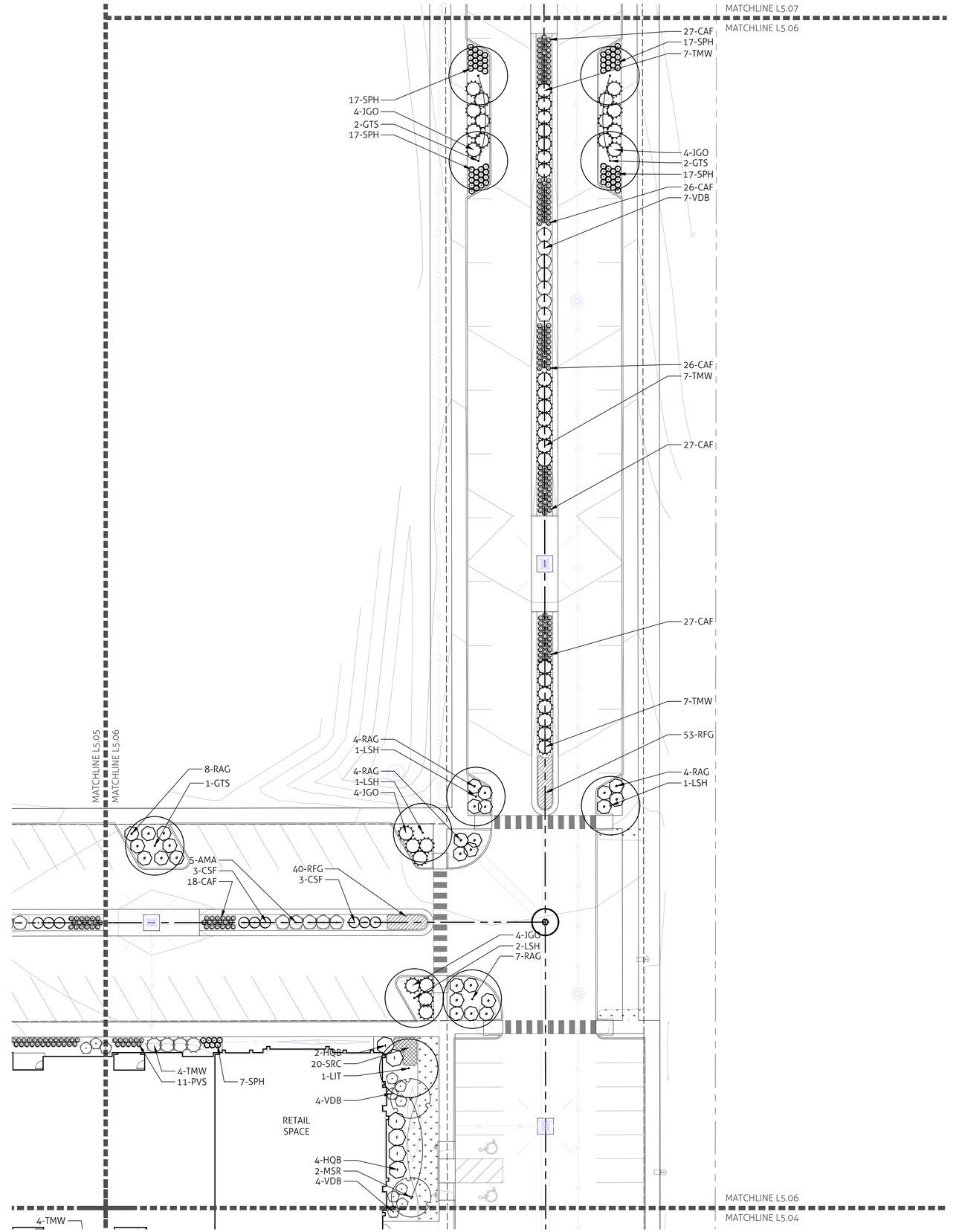

LEGEND - PLANTING

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SHEET NUMBER
L5.06

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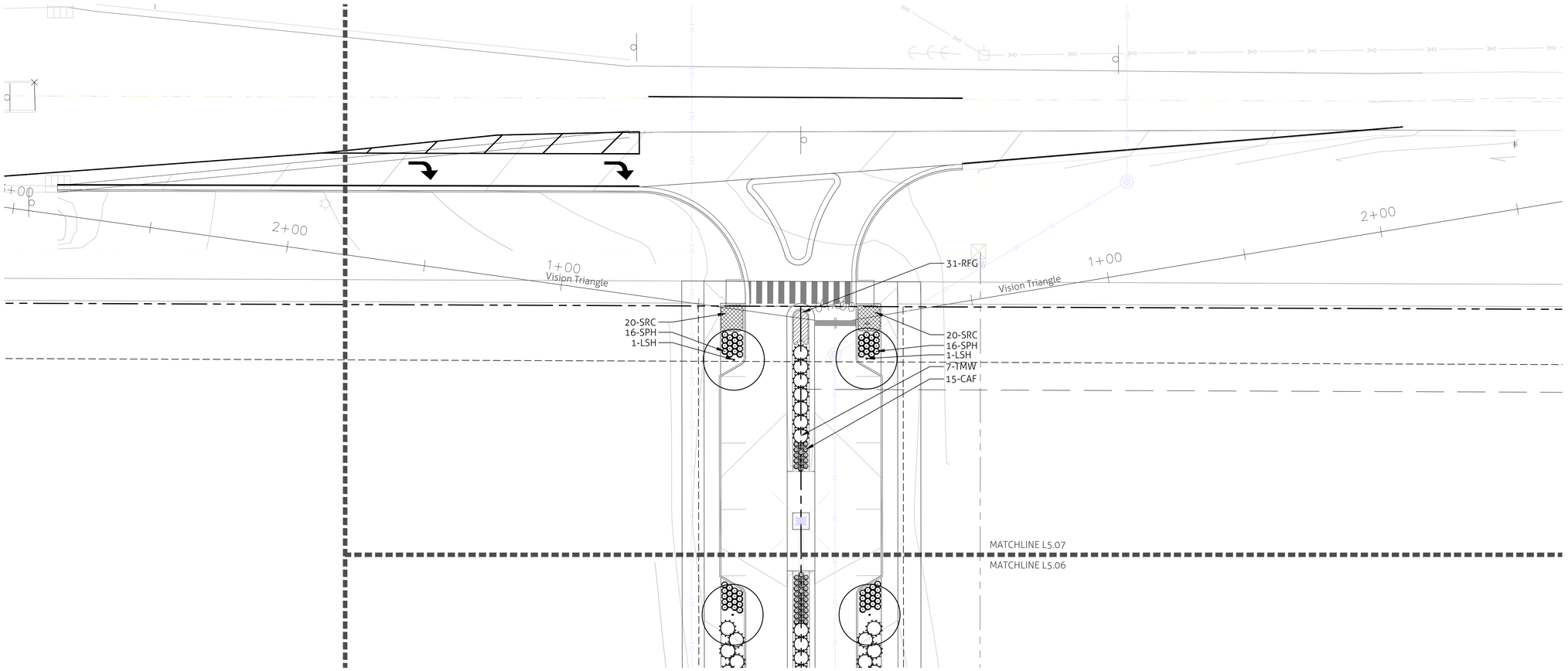

LEGEND - PLANTING

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- Understory tree, typical
- Evergreen tree, typical
- Deciduous Shrub, typical
- Evergreen Shrub, typical
- Ornamental Grass, typical
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- Turf Grass - Seed, typical
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SCALE : **1" = 20'-0"**
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SHEET NUMBER
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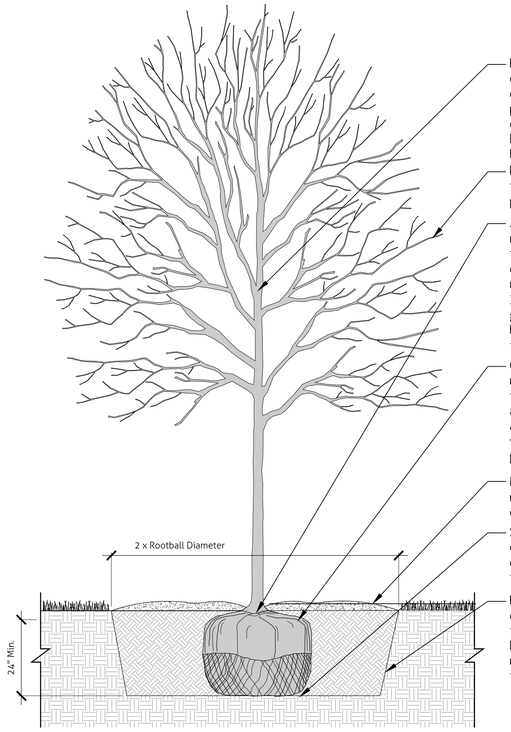
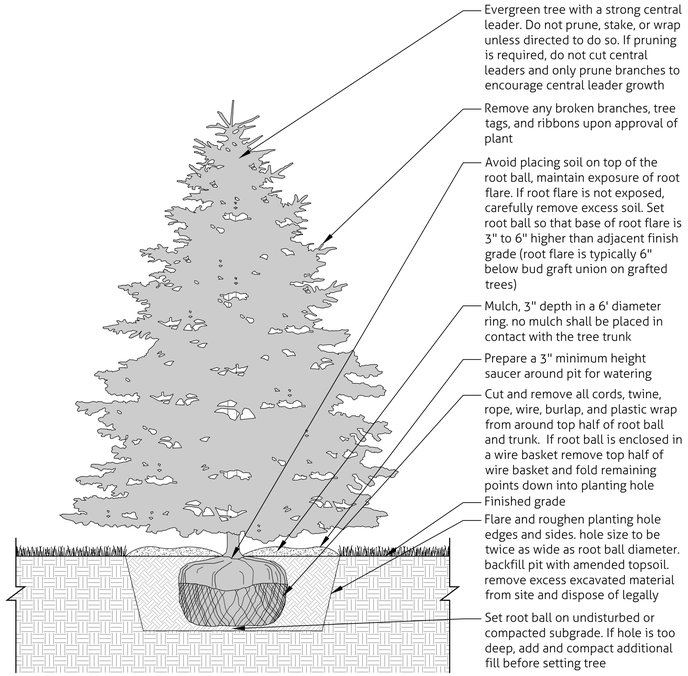


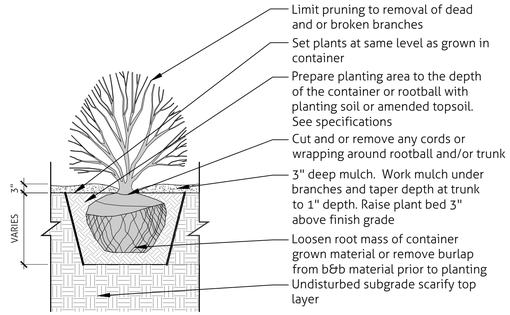
01 | Section - Deciduous Tree Planting

Scale: 1/2" = 1'-0"



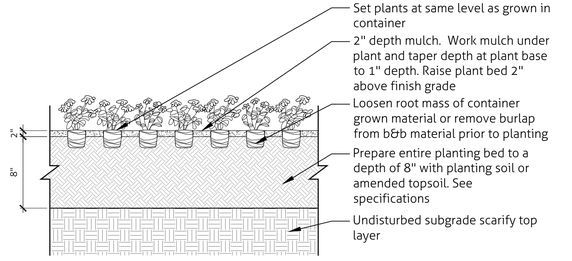
02 | Section - Evergreen Tree Planting

Scale: 1/2" = 1'-0"



03 | Section - Shrub Planting

Scale: 1/2" = 1'-0"



04 | Section - Perennial and Groundcover Planting

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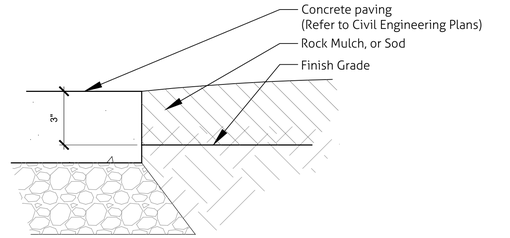
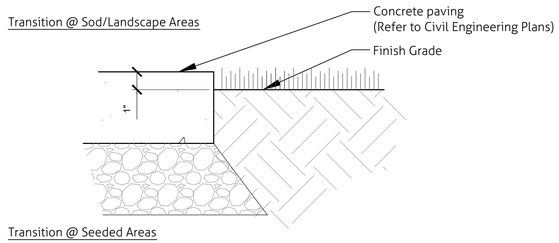
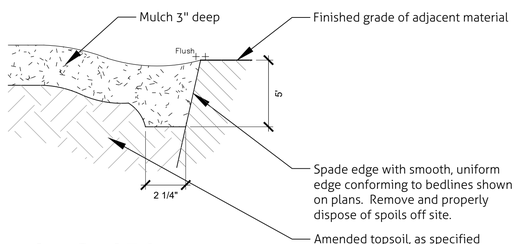




05 | Paving to Grade Transition

Scale: 3" = 1'-0"

d-PLANT-TRANSITION



06 | Planting Bed Edge

Scale: 3" = 1'-0"

d-PLANT-BED EDGE

PLANT SCHEDULE

CANOPY TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
ASL-4	2	Acer saccharum 'Legacy'	Legacy Sugar Maple	4" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
ASL	27	Acer saccharum 'Legacy'	Legacy Sugar Maple	2.5" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
CCA	34	Carpinus caroliniana	American Hornbeam	2.5" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
COC	17	Celtis occidentalis	Hackberry	2.5" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
CTS	7	Catalpa speciosa	Northern Catalpa	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
GTS-3	1	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	3" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
GTS	37	Gleditsia triacanthos 'Skycole'	Skyline Honeylocust	2.5" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
GDI	27	Gymnocladus dioicus 'Espresso'	Espresso Coffeetree	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
LSH-3	2	Liquidambar styraciflua 'Hapdell'	Hapidaze Sweetgum	3" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
LSH	20	Liquidambar styraciflua 'Hapdell'	Hapidaze Sweetgum	2.5" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
LIT	17	Liriodendron tulipifera	Tulip Tree	2.5" CAL	AS SHOWN	6' Clear Trunk, Min. 12' Tall
POC	18	Platanus occidentalis	American Sycamore	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
QBI	18	Quercus bicolor	Swamp White Oak	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
QRU	25	Quescrus rubra	Red Oak	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 10' Tall
TAB-3	4	Tilia americana 'Boulevard'	Boulevard Linden	3" CAL	AS SHOWN	5' Clear Trunk, Min. 12' Tall
TAB	10	Tilia americana 'Boulevard'	Boulevard Linden	2.5" CAL	AS SHOWN	5' Clear Trunk, Min. 12' Tall

EVERGREEN TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
JVC	18	Juniperus virginiana 'Canaerti'	Canaerti Juniper	6' TALL	AS SHOWN	Full to Base
POM	36	Picea omorika	Serbian Spruce	6' TALL	AS SHOWN	Full to Base
PST	34	Pinus Strobus	Eastern White Pine	6' TALL	AS SHOWN	Full to Base
TOS	59	Thuja occidentalis 'Smragd'	Emerald Green Arborvitae	6' TALL	4' O.C.	Full to Base
TOT	11	Thuja occidentalis 'Techny'	Mission Arborvitae	6' TALL	AS SHOWN	Full to Base

UNDERSTORY TREES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AGA	20	Amelanchier x grandifolia 'Autumn Blaze'	Autumn Blaze Serviceberry	2" CAL	AS SHOWN	Min. 3 Trunk Clump, Min. 8' Tall
BNI	6	Betula nigra	River Birch	2" CAL	AS SHOWN	Min. 3 Trunk Clump, Min. 8' Tall
CCR	31	Cercis canadensis	Eastern Redbud	2" CAL	AS SHOWN	Min. 3 Trunk Clump, Min. 8' Tall
CFL	4	Cornus florida 'Cherokee Chief'	Cherokee Chief Flowering Dogwood	2" CAL	AS SHOWN	4' Clear Trunk
CVW	9	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" CAL	AS SHOWN	4' Clear Trunk
MSR	36	Magnolia stellata 'Royal Star"	Royal Star Magnolia	2" CAL	AS SHOWN	Min. 3 Trunk Clump, Min. 6' Tall

SHRUBS

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
AMA	68	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Chokeberry	5 GAL	5' O.C.	Full to Base, Min. 24" Tall
AMI	100	Aronia melanocarpa 'Morton'	Iroquois Beauty Magic Chokeberry	5 GAL	5' O.C.	Full to Base, Min. 18" Tall
CSF	146	Cornus stolonifera 'Farrow"	Arctic Fire Redtwig Dogwood	3 GAL	4' O.C.	Full to Base, Min. 24" Tall
HAI	42	Hydrangea arborescens 'NCHAB'	Invincibelle Limetta Hydrangea	5 GAL	4' O.C.	Full to Base, Min. 24" Tall
HQB	32	Hydrangea quercifolia 'Brenhill'	Gatsby Gal Oakleaf Hydrangea	5 GAL	6' O.C.	Full to Base, Min. 36" Tall
HQR	75	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	5 GAL	5' O.C.	Full to Base, Min. 24" Tall
JGO	147	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	5 GAL	5' O.C.	Full to Base, Min. 18" Tall
IVS	151	Itea virginia 'SMNIVDFC'	Scentlandia Sweetspire	3 GAL	36" O.C.	Full to Base, Min. 18" Tall
IGG	186	Ilex glabra 'Gem Box'	Gem Box Inkberry	5 GAL	36" O.C.	Full to Base, Min. 18" Tall
RAG	193	Rhus aromatica 'Gro-low'	Gro-Low Sumac	5 GAL	5' O.C.	Full to Base, Min. 18" Tall
TMW	181	Taxus x media 'Wardii'	Ward's Yew	5 GAL	5' O.C.	Full to Base, Min. 24" Tall
VDB	110	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 GAL	4' O.C.	Full to Base, Min. 18" Tall

ORNAMENTAL GRASSES

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
CAF	329	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 GAL	24" O.C.	
PVS	120	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	3 GAL	24" O.C.	
SPH	306	Sporobolus heterolepis	Prairie Dropseed	3 GAL	24" O.C.	
SPT	48	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 GAL	18" O.C.	

PERENNIALS

KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
EPM	49	Echinacea 'Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	1 GAL	18" O.C.	Triangular Plant Spacing
HPP	124	Heuchera 'Plum Pudding'	Plum Pudding Coral Bells	1 GAL	15" O.C.	Triangular Plant Spacing
LMB	178	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 QT	18" O.C.	Triangular Plant Spacing
PDH	116	Penstemon digitalis 'Husker's Red'	Husker's Red Beardtongue	1 GAL	18" O.C.	Triangular Plant Spacing
PAL	7	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 GAL	18" O.C.	Triangular Plant Spacing
RFG	281	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-eyed Susan	1 GAL	18" O.C.	Triangular Plant Spacing
SRC	233	Sedum Rock 'N Grow 'Coraljade'	Coraljade Stonecrop	1 GAL	24" O.C.	Triangular Plant Spacing

NOTES

F.T.B. = Full to Base

NOTES - TREE SELECTION

1. All species shall be true to name, as specified. Scientific name to take precedent over common name where discrepancies occur.
2. All plant material shall conform to the ANLA American Standard for Nursery Stock ANSI.
3. All trees shall have one dominant trunk with the central leader and terminal bud at the tip left intact.
4. Trees with forked trunks are acceptable only if all the following conditions are met:
   A) The fork is in the upper 1/3 of the canopy.
   B) One fork is less than 2/3 the diameter of the dominant fork.
   C) The top 1/3 of the smaller fork is removed at the time of planting.
5. No branch is greater than 2/3 the diameter of the trunk directly above the branch.
6. Branching habit shall be more horizontal than vertical with no branches oriented nearly vertical to the trunk, unless cultivars or species of tree dictate otherwise.
7. Branches shall be evenly distributed around the trunk with no more than one major branch located directly above another, and the crown is full of foliage evenly distributed around the trunk.
8. The trunk shall be relatively straight, vertical, and free from damage including wounds, fissures/cracks, bleeding areas, signs of insect boring, cankers, girdling ties, conks (fungal fruiting bodies), mechanical injury, and sun scald.
9. The roots shall be free of injury and distributed evenly throughout the container substrate. The roots shall be of an appropriate volume for the specified size of tree.
10. The tree shall be free from pests, diseases and weeds.

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JONATHAN BOHLANDER REGISTERED LA21100001 LANDSCAPE ARCHITECT STATE OF INDIANA

ISSUE FOR ADDENDUM A
June 17, 2025

DRAWN BY:
DMM/ORB
CHECKED BY:
JBB

REVISIONS
No. Date Issue

SHEET TITLE
PLANTING DETAILS

NORTH

SCALE : **AS SHOWN**

SHEET NUMBER
L5.08

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Petition Number:	2506-DDP-17
Project Name:	Northpoint Commerce Park, Lot 1
Subject Site Address:	20421 Commerce Park Drive
Petitioner:	JRF Construction
Representative:	Fritz Engineering
Request:	Detailed Development Plan review of a 11,985 square-foot enclosed industrial building located on 1.89 acres +/- in the Northpoint PUD District.
Current Zoning:	Northpoint PUD District
Current Land Use:	Vacant
Approximate Acreage:	1.89 acres +/-
Staff Reviewer:	Ryan Collingwood, Associate Planner

PROCEDURAL

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

INFORMATIONAL REVIEW COMMENTS

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

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

DEVELOPMENT PLAN

(Article 10.7(G) of the UDO)

The plans comply.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
10) Location and dimensions of all existing structures and paved areas.
11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
12) Location of all Floodplain areas within the boundaries of the property.
13) Names of legal ditches and streams on or adjacent to the site.
14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
15) Identify buildings proposed for demolition.
16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

18) Misc.

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

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

19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

21) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

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

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

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

DISTRICT STANDARDS

Article 4.24 (EI District) and Northpoint PUD District (Ord. 17-51)

The plans comply.

23) Lot Standards for Commerce Parke: (Ord. 17-51)

a)	Minimum Lot Area:	1 acre
b)	Minimum Lot Frontage:	70 feet
c)	Minimum Width at Setback Line:	100 feet
d)	Minimum Front Yard Setbacks:	30 feet
e)	Minimum Parking Lot Setback:	20 feet (from the property line abutting any street)
f)	Minimum Side Yard:	10 feet

g) Minimum Rear Yard: 10 feet

h) Maximum gross square feet of retail per a single building in District 3:

i) 65,000 square feet

i) Minimum Building Setback from Grassy Branch Road south of 203rd St. (East of Grassy Branch)

i) 100 feet

DEVELOPMENT STANDARDS

(Chapter 6 of UDO, Northpoint PUD District (Ord. 17-51), Northpoint PUD Amendment (Ord. 21-17), and Northpoint PUD Amendment (24-44)

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

24) Accessory Use and Building Standards (Article 6.1)

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

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

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

iii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iv. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

v. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

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

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

25) **Architectural Standards**

A. *Ord. 24-44 - Northpoint PUD Commerce Park Area 3 Amendment*

i. The Character Exhibits, attached hereto as Exhibit B-1 and B-2 (collectively, "Exhibit B") are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the Commerce Parke, Area 3. Buildings shall be constructed substantially similar to those in the Exhibit B as determined by the Director of Community Development in the event that Article 5.3(K) of the UDO is not followed.

ii. Section 7.l(C) of Ordinance 17-51, Architectural Standards for Commerce Parke Area 3: Shall be amended so that Article 5.3(K), State Highway 32 Architectural Design requirements of the UDO shall not apply to Primary or Secondary Facades fronting a public Right-of-way or are visible from adjoining residential uses if, instead, said facades are compliant with the following standards herein.

iii. Façade Rules
   a. Façades that shall meet Primary Façade requirements are:
      (a) Facades facing State Road 38, East Street or Grassy Branch Road;
      (b) Facades that contain commercial or retail primary entrances; or
      (c) Façades visible from adjoining residential uses
   b. Façades that are not Primary Façades shall be deemed Secondary Façades.

iv. Roof Design
   a. Roofs may be either residential character or Low Slope. Primary Facade rooflines shall incorporate parapets and/or modulation similar to roof examples shown in Exhibit B. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
   b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
   c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).
   d. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:12.

v. Façade Materials
   a. Primary Façade Materials
      (a) Permitted building finish materials for the Primary Facade include: Masonry Material, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), EIFS (Dryvit) wall systems (if used for a maximum of 20% of the facade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the facade).
      (b) A minimum of three (3) of the following material finishes from the following list must be included on a Primary Facade: Masonry Material, architectural pre-cast panels,

engineered or synthetic wood architectural accents or entrance articulations, architectural metal panels, glass, or ornamental metal. One (1) of these materials must be Masonry Material or architectural pre-cast panels.

(c) Prohibited building finish materials on all Primary Facades include: wood (not including engineered or synthetic wood architectural accents or entrance articulations), plywood, unfinished concrete or unfinished concrete panels, smooth-face concrete block, plastics, reflective glass, standing seam panels, vinyl siding.

(d) Primary Facades may have window glazing, glass curtain walls, or glass storefronts.

(e) Permitted building trim materials include: Masonry Material, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Dryvit).

(f) Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

b. Secondary Façade Materials

(a) In addition to those materials permitted for the Primary Facade, the Secondary Facade may include architectural metal wall panels.

(b) Prohibited building finish materials for Secondary Facades include: wood (not including engineered or synthetic wood architectural accents or entrance articulations), plywood, unfinished concrete or unfinished concrete panels, smooth-face concrete block, plastics, reflective glass, and vinyl siding.

(c) Colors used on building facades must be complementary. Natural, muted colors should serve as the Secondary Facade color, with brighter colors as limited accents, if used.

c. Overhead Doors. No loading spaces, loading docks or oversized service doors shall be located on Facades immediately adjacent to the property located at 5171 Sheridan Road (immediately east of Lots 1 and 4 of North Point Commerce Park Subdivision), State Road 38, East Street, or Grassy Branch Road.

vi. Wall Planes: Primary Facades with a length greater than ninety (90) feet shall utilize one or more of the following architectural features:

a. Offsets as provided in Article 5.3(K)(2)(b) of the UDO; or

b. Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet and an offset of no less than eight (8) inches; or

c. A change in paint colors or materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width and an offset of no less than eight (8) inches.

(a) The change in paint colors must be significant enough to provide a meaningful and visually apparent contrast as determined by the Director of Community Development

vii. Roofline Modulation

a. Roofline modulation shall be required on Primary Facades in a manner consistent with those shown in Exhibit B as determined by the Director of Community Development.
b. Primary Facades adjacent to State Road 38 shall require a three-dimensional articulated cornice on raised roofline sections substantially similar to that which is shown in Exhibit B-2 as determined by the Director of Community Development.

viii. Openings
a. Design elements of all Facades shall be organized such that openings (including windows, doors, loading berths faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings as illustrated in the Character Exhibits. Compliance shall be determined by the Director of Community Development.
b. Openings in/on a Building Facade shall be arranged in a balanced and relatively uniform fashion as illustrated in the Character Exhibits. Compliance shall be determined by the Director of Community Development.
c. Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site. These exceptions shall be determined at the discretion of the Director of Community Development.

ix. Entrances
a. All buildings shall be designed with at least one (1) primary entrance with enhanced use of glass, Masonry Material and/or architectural ornamentation at the entrance as shown in the Exhibit B. Compliance shall be determined by the Director of Community Development.

26) Fence Standards

A. Article 6.5

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

27) Height Standards

A. Article 6.6 of the UDO

B. Ord. 17-51

i. Maximum building height – 35’

28) Landscaping Standards

A. Article 6.8 of the UDO

Content of Landscape Plan

Selection, Installation, and Maintenance of Plant Materials

General Landscaping Design Standards

General Screening Standards

Mechanical Screening:

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

Detention and Retention Areas

Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.

Minimum Lot Landscaping

Industrial uses require 5 shade trees, 5 ornamental or evergreen trees, and 25 shrubs per acre of development.

Lot Landscaping (1.89 acres)			
Industrial Use (per acre)	Required	Provided	Deficient
5 Shade Trees	**10**	**23**	**n/a**
5 Ornamental or Evergreen Trees	**10**	**60**	**n/a**
25 Shrubs	**48**	**132**	**n/a**

Foundation Plantings

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

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Parking Area Landscaping

Interior Parking Area Landscape:

- A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: "25 to 49 parking spaces = 7.5% of Parking Area to be landscape islands"

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

Perimeter Parking Area Landscape:

- Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.
- Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
    - A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
    - A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

Perimeter Parking Landscaping – Western Area (60 LF)			
Industrial Use	Required	Provided	Deficient
1 Tree per 30 LF	**2**	**2**	**n/a**
1 Shrub per 3 LF	**20**	**20**	**n/a**

Perimeter Parking Landscaping – Southern Area (270 LF)			
Industrial Use	Required	Provided	Deficient
1 Tree per 30 LF	**9**	**9**	**n/a**
1 Shrub per 3 LF	**90**	**90**	**n/a**

B. Ord. 17-51 (Northpoint PUD Landscape Standards)

i. Article 6.8 N of the UDO shall be replaced by this section.

ii. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty-four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

iii. A twenty-foot (20') buffer yard shall be required around the perimeter of each District except as follows:
   a. No buffer yards shall be required:
      (a) internal to the Northpoint PUD, except as provided in Subsections C(2)(c)) and C(3) below;
      (b) adjacent to proposed greenways and park areas; and
      (c) within easements prohibiting landscaping.

iv. A fifty-foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, Exhibit D). The buffer yard shall be improved as follows:
   a. The buffer yard shall have a six-foot (6') mound that runs the entire length of the buffer yard (the existing trees along the north side of 203rd street shall maintain fifty percent (50%) of the existing tree line, and no additional plantings or mounding shall be required in this area provided there is a minimum of 50 feet of detention pond provided). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
   b. The buffer yard shall be landscaped per this Ordinance.

v. Buffer along the northern, western southern and eastern borders of the Commerce Parke:
   a. In the areas as shown on Buffer Plan, Exhibit "D" a fifty-foot (50') buffer yard shall be required and shall be improved as follows:
      (a) The buffer yard shall have a six-foot (6') mound.
      (b) Shall be landscaped per this Ordinance.
      (c) Evergreen trees shall be planted on or near the top of the mound.
   b. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.

vi. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no

landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.

External Street Frontage Landscaping for SR 38 (279 LF)			
Required per 100 LF	Required	Provided	Deficient
3 Shade or Evergreen Trees	**8**	**8**	**n/a**
2 Ornamental Trees	**6**	**6**	**n/a**
25 Shrubs	**70**	**70**	**n/a**
3-foot Mound	**Yes**	**Yes**	**n/a**

vii. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

East Buffer Yard Landscaping (273 LF)			
Required per 100 LF	Required	Provided	Deficient
8 Evergreen Trees	**22**	**22**	**n/a**
5 Evergreen Shrubs	**14**	**14**	**n/a**
6-foot Mound	**Yes**	**Yes**	**n/a**

viii. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.

ix. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

x. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.

xi. Buffer yards shall not be required between uses within the same districts or within subdivisions.

29) Lighting Standards (Article 6.9)

30) Lot Standards (Article 6.10)

31) Outside Storage and Display

A. Article 6.12

B. Ord. 17-51

i. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.

ii. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.

iii. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.

iv. Service/Material Yard and Storage Areas.

a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:

(a) The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

32) Parking and Loading Standards (Article 6.14)

33) Performance Standards (Article 6.15)

34) Sign Standards (Article 6.17)

35) Vision Clearance Standards (Article 6.19)

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

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

DESIGN STANDARDS (Chapter 8 of UDO and Northpoint PUD District (Ord. 17-51))

The plans comply.

36) Block Standards (Article 8.1)

37) Easement Standards (Article 8.3)

38) Monument and Marker Standards (Article 8.5)

39) Open Space and Amenity Standards (Article 8.6)

40) Pedestrian Network Standards (Article 8.7)

41) Storm Water Standards (Article 8.8)

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

43) Street Light Standards (Article 8.10)

44) Street Sign Standards (Article 8.11)

45) Surety Standards (Article 8.12)

46) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2506-DDP-17 with the following conditions:

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

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

CITY OF Westfield INDIANA

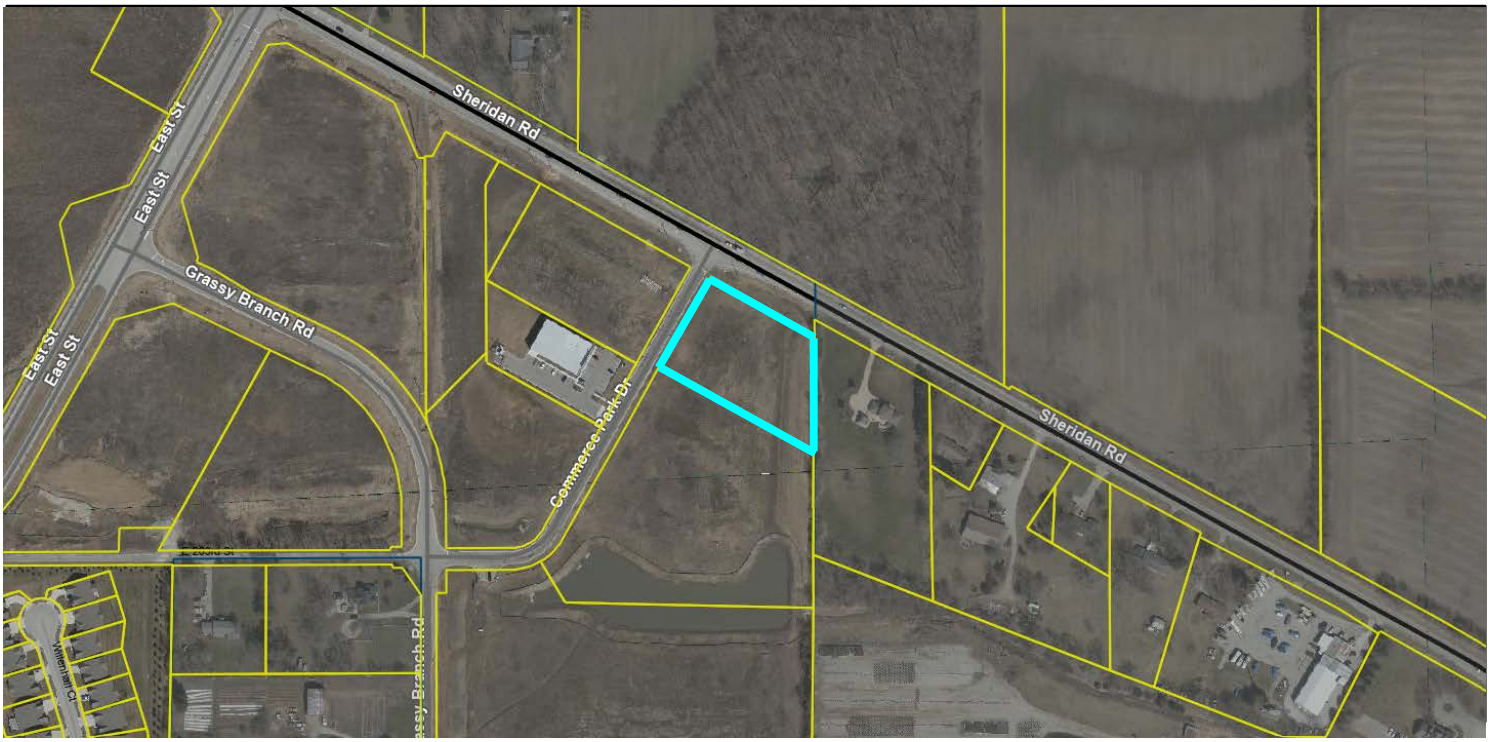
Property Location Map
Northpoint Commerce Park, Lot 1
20421 Commerce Park Drive

N W E S

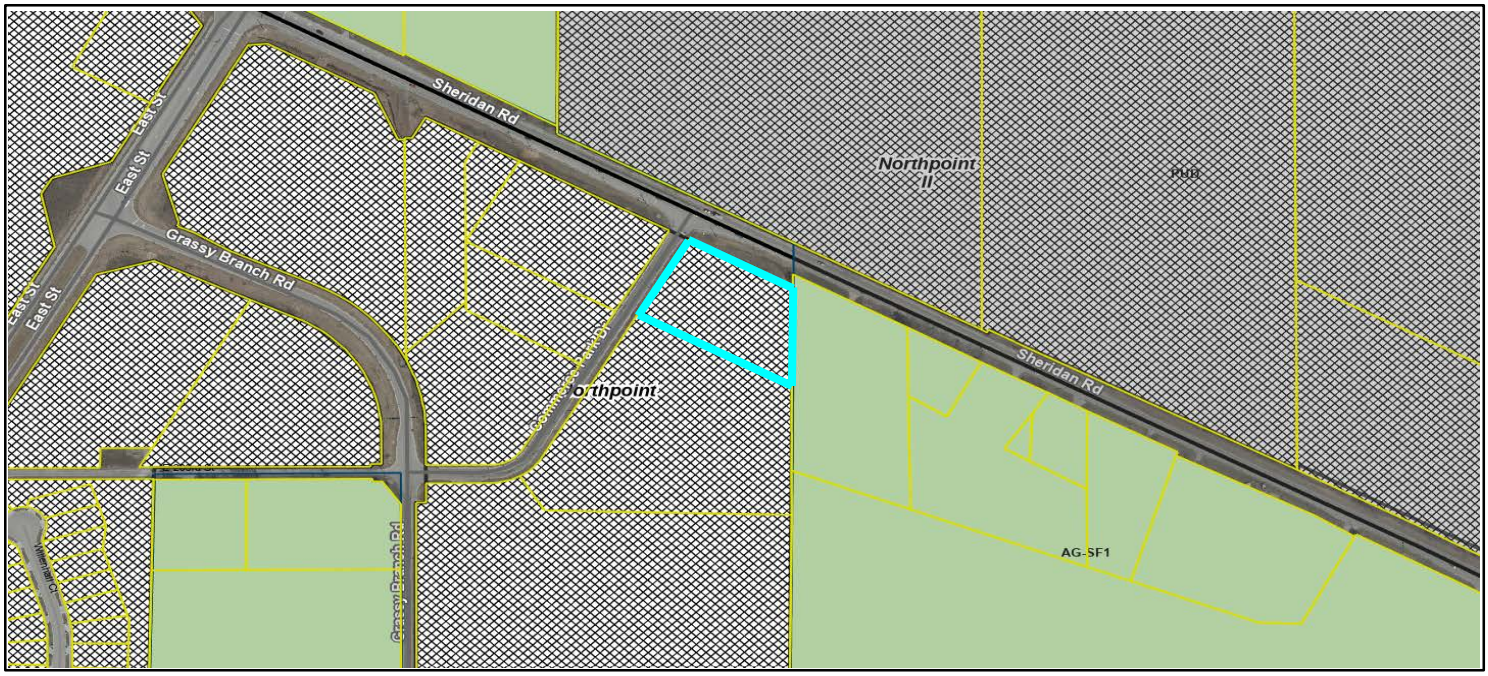
Not To Scale

Aerial Location Map

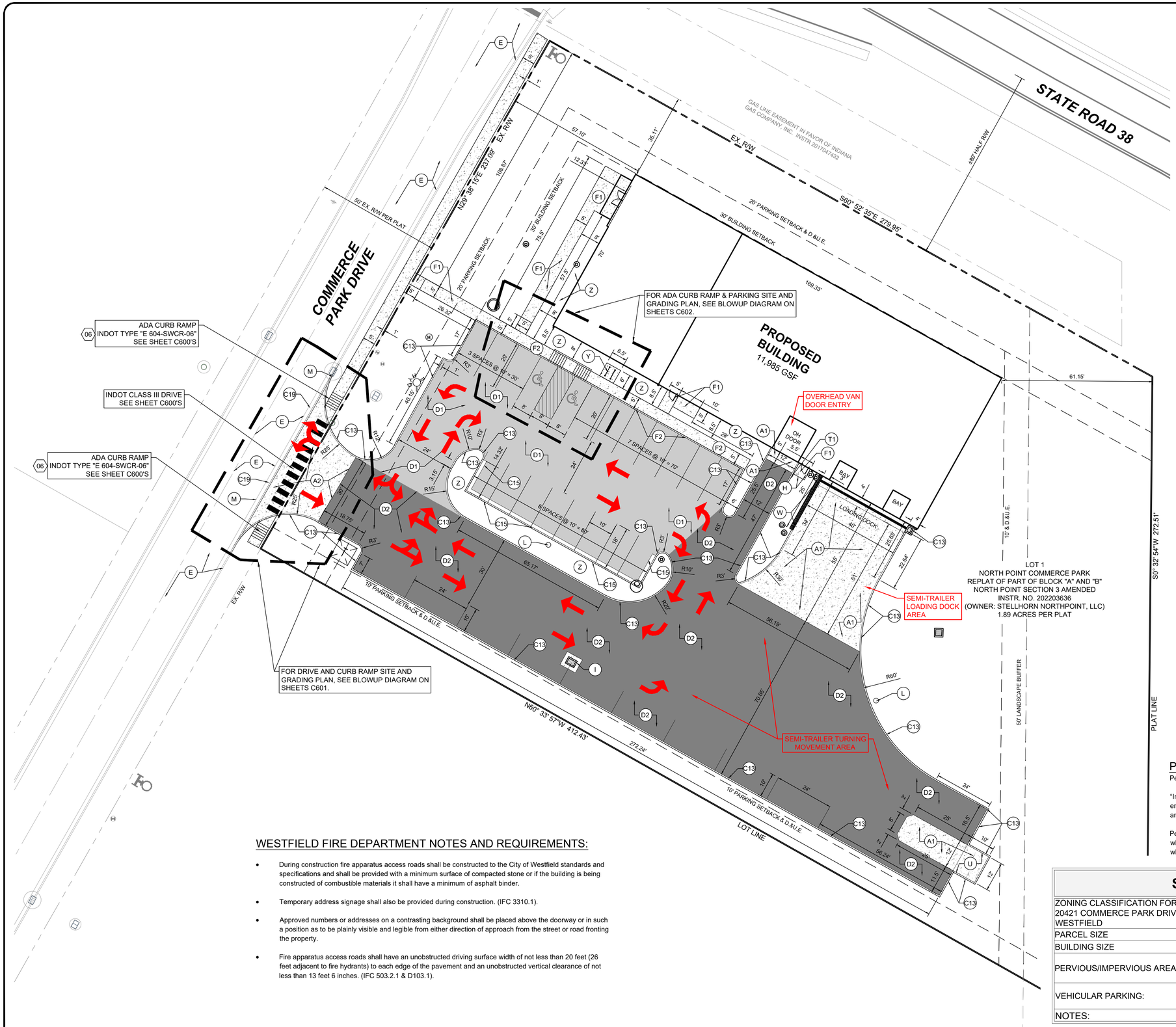
Site



Zoning Map



Zoning PUD (Planned Unit Development)
AG-SF1: Agricultural / Single-family Rural District



N

0 20' 40'

SCALE: 1" = 20'

KEY NOTES: (XX)

A1	CONCRETE PAVEMENT	
A2	PUBLIC RIGHT-OF-WAY GOVERNING MUNICIPALITY CONCRETE PAVEMENT	
B	BOLLARDS (CONCRETE / WOOD)	
C13	CONCRETE 6 INCH "STRAIGHT" CURB	
C15	CONCRETE CHAIRBACK CURB AND GUTTER	
C19	DEPRESSED CURB AND GUTTER	
D1	LIGHT DUTY ASPHALT PAVEMENT	
D2	HEAVY DUTY ASPHALT PAVEMENT	
E	EXISTING CURB / PAVEMENT / SIDEWALK TO REMAIN	
F1	CONCRETE SIDEWALK	
F2	CONCRETE INTEGRAL / MONOLITHIC CURB AND WALK	
H	HANDRAIL (VERIFY TYPE WITH ARCHITECTURAL PLANS	
I	INLET / CASTING CONCRETE COLLAR APRON	
L	EXTERIOR LIGHTS. VERIFY FINAL LOCATION WITH PHOTOMETRIC PLAN.	
M	MATCH INTO EXISTING	
S34	4 INCH SOLID WHITE PAVEMENT STRIPING (TYP.)	
S36	PAVEMENT MARKING AS SHOWN	
S37	ADA BLUE PAVEMENT STRIPING AND MARKINGS	
S38	WHITE PAVEMENT CROSSWALK TRANSVERSE MARKING	
S45	24 INCH STOP LINE PAVEMENT MARKING	
T1	CURB TAPER	
U	DUMPSTER ENCLOSURE (SEE ARCHITECTURAL PLANS)	
W	RETAINING WALL (FINAL WALL DESIGN TO BE COMPLETED BY GEOTECHNICAL OR STRUCTURAL ENGINEER. WALL SHOWN ON PLANS IS FOR GRADING LIMITS AND REFERENCE ONLY.)	
X2	STOP SIGN	
Y	BICYCLE PARKING	
Z	LANDSCAPE AREA	

VEHICULAR MOVEMENT LEGEND:

- VEHICULAR MOVEMENT ARROWS

PARKING REQUIREMENT:

Per the Westfield Zoning Ordinance, see the following:

"Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to working period when the largest number of employees are employed on the premises."

Per the user of the proposed building, they will have 8 staff using the premises, which equates to 4 minimum parking spaces required. See parking count below, which shows this project surpasses this requirement.

WESTFIELD FIRE DEPARTMENT NOTES AND REQUIREMENTS:

- During construction fire apparatus access roads shall be constructed to the City of Westfield standards and specifications and shall be provided with a minimum surface of compacted stone or if the building is being constructed of combustible materials it shall have a minimum of asphalt binder.
- Temporary address signage shall also be provided during construction. (IFC 3310.1).
- Approved numbers or addresses on a contrasting background shall be placed above the doorway or in such a position as to be plainly visible and legible from either direction of approach from the street or road fronting the property.
- Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants) to each edge of the pavement and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1 & D103.1).

SITE DATA TABLE

ZONING CLASSIFICATION FOR: 20421 COMMERCE PARK DRIVE, WESTFIELD	NORTHPOINT PUD COMMERCIAL/BUSINESS USE
PARCEL SIZE	1.890
BUILDING SIZE	11,985 SF
PERVIOUS/IMPERVIOUS AREA	IMPERVIOUS AREA = 0.908 ACRES PERVIOUS AREA = 0.982 ACRES TOTAL PROJECT AREA = 1.89 ACRES
VEHICULAR PARKING:	27 REGULAR PARKING SPACES + 2 ADA SPACES 29 TOTAL SPACES PROVIDED
NOTES:	

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

NICHOLAS M. SCHMITT
REGISTERED
No. PE11100020
STATE OF INDIANA
PROFESSIONAL ENGINEER
06/04/2025

REVISIONS AND ISSUES	DATE	BY
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----	----	----
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GENERAL NOTES / LEGEND:

PETITION NO. 2506-DD9-17
CITY PROJ. NO. 2504034

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

PROJECT:

NORTHPOINT COMMERCE PARK
LOT 1

PROJECT LOCATION:
20421 COMMERCE PARK DR.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW ¼, S20, T19N, R4E

CLIENT:
JRF CONSTRUCTION
109 W. JACKSON ST.
CICERO, IN 46034

PLAN DATE: 06/04/2025

DESIGN:	CHECK:	DRAWN:
AF / NMS	NMS / AF	JC

PROJECT NO. 2502002

SHEET NAME: **SITE LAYOUT PLAN**

SHEET NO. **C201**

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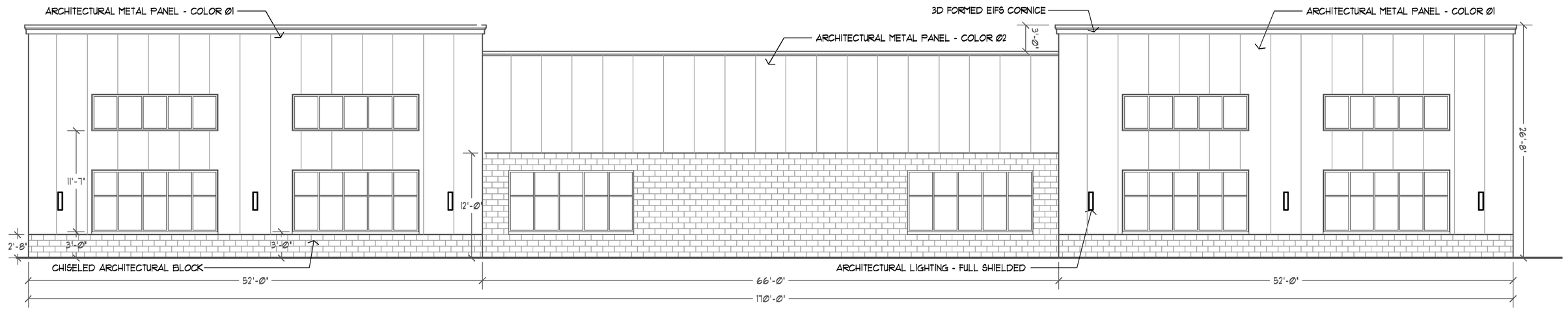
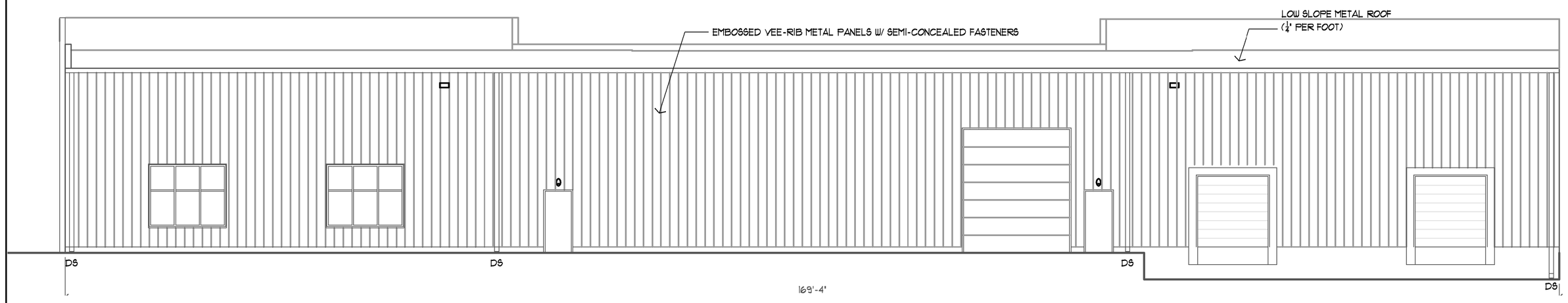
PRINTED BY: Nick Schmitt
DATE: 6/4/2025 7:23 PM
PLOT SCALE: 1:1 / AutoCAD 2018 FULL BLEED D (34.00 X 22.00 INCHES) 1:1
FILE NAME: P:\2025\2502002 - NORTHPOINT LOT 1\05 CIVIL\PLANS\C201 DWG, LAYOUT: C201 - SITE PLAN



NORTH ELEVATION (PRIMARY FACADE)

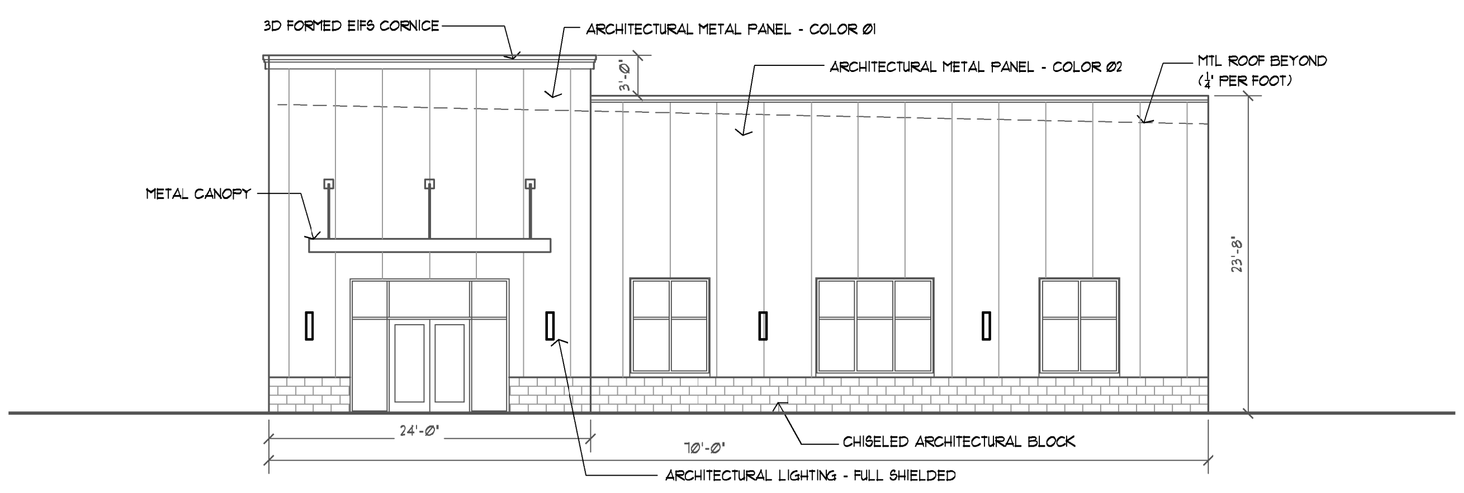
SCALE: 1/8" = 1'-Ø"

ELEVATION OVERALL AREA: 4335SF
GLAZING AREA: 840SF
TRIM (EIFS/METAL): 137SF (4%)
MASONRY: 870SF (25%)
ARCHITECTURAL PANELS: 2488SF (71%)



SOUTH ELEVATION (SECONDARY FACADE)

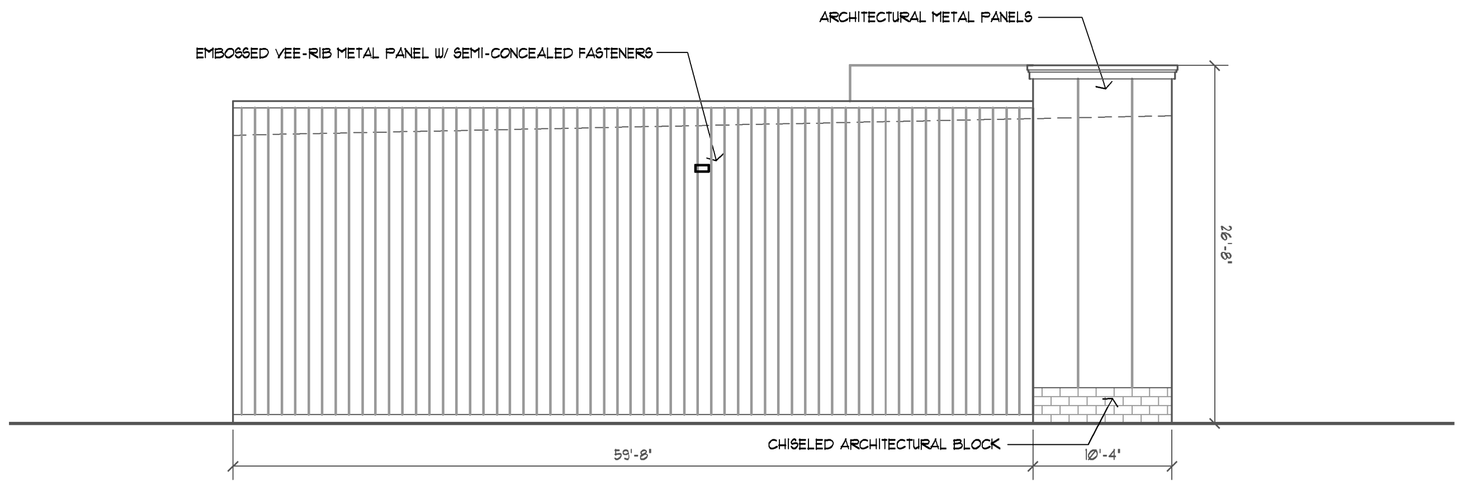
SCALE: 1/8" = 1'-Ø"



WEST ELEVATION (PRIMARY FACADE)

SCALE: 1/8" = 1'-Ø"

ELEVATION OVERALL AREA: 1729SF
GLAZING AREA: 261SF
TRIM (EIFS/METAL): 47SF (3%)
MASONRY: 155SF (11%)
ARCHITECTURAL PANELS: 1266SF (86%)



EAST ELEVATION (SECONDARY FACADE)

SCALE: 1/8" = 1'-Ø"

MATERIAL SCHEDULE

ARCHITECTURAL METAL PANEL COLOR 01 - COCOA BROWN VELOUR
ARCHITECTURAL METAL PANEL COLOR 02 - DOVE GREY VELOUR
EIFS PANELS/CORNICE - TEXTURE GRAY II
CORDOVA STONE - MIDNIGHT CHISEL
EMBOSSED VEE-RIB METAL PANEL - COOL SHELL GRAY

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION

LOT #1 FLEX BUILDING

20421 COMMERCE PARK DRIVE
WESTFIELD, INDIANA

JRF CONSTRUCTION

OWNER REVIEW

04/14/2025

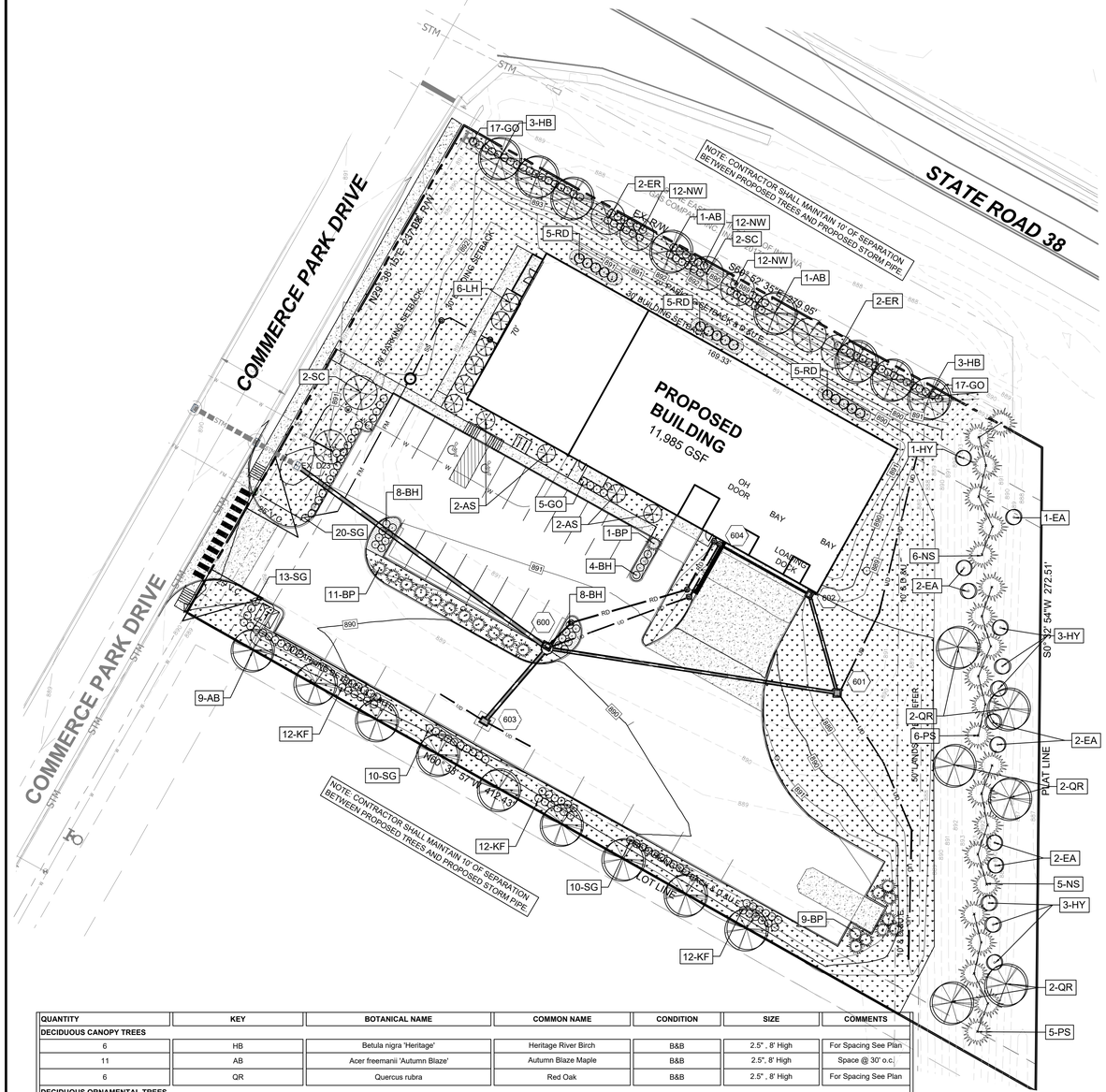
REVISIONS:
1 REVISION DATE
2 REVISION DATE
3 REVISION DATE
4 REVISION DATE
5 REVISION DATE

PLOT DATE:	2024-04-15
DRAWN BY:	T.ANKER
CHECKED BY:	-
PROJECT NUMBER:	23-0017

EXTERIOR ELEVATIONS

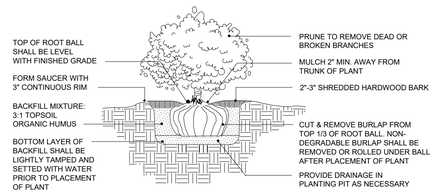
A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

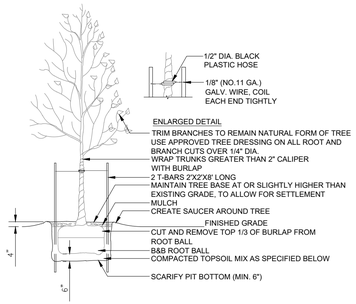


QUANTITY	KEY	BOTANICAL NAME	COMMON NAME	CONDITION	SIZE	COMMENTS
DECIDUOUS CANOPY TREES						
6	HB	Betula nigra 'Heritage'	Heritage River Birch	B&B	2.5" , 8' High	For Spacing See Plan
11	AB	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B&B	2.5", 8' High	Space @ 30' o.c.
6	QR	Quercus rubra	Red Oak	B&B	2.5" , 8' High	For Spacing See Plan
DECIDUOUS ORNAMENTAL TREES						
4	AS	Amelianchier x grandiflora 'Autumn Brilliance'	'Autumn Brilliance' Serviceberry	B&B	1.5" Multi-Stem	For Spacing See Plan
4	ER	Cercis canadensis	Eastern Redbud	B&B	1.5" Multi-Stem	For Spacing See Plan
4	SC	Malus x 'Sugartyme'	Sugar Tyme Crabapple	B&B	1.5"	For Spacing See Plan
6	LH	Hydrangea paniculata 'limelight'	Limelight Hydrangea Tree	Container	1.5" Tree Form	For Spacing See Plan
DECIDUOUS SHRUBS						
20	BH	Hydrangea paniculata 'bobo'	Bobo Hydrangea	Container	24"	For Spacing See Plan
15	RD	Cornus sericea	Red Twig Dogwood	Container	24"	Space @ 48" o.c.
EVERGREEN SHRUBS						
39	GO	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	Container	24"	For Spacing See Plan
53	SG	Juniperus chinensis 'Sea green'	Sea Green Juniper	Container	24"	For Spacing See Plan
7	HY	Taxus x media 'Hicksii'	Hicks Yew	Container	24"	For Spacing See Plan
7	EA	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	Container	24"	For Spacing See Plan
EVERGREEN TREES						
21	BP	Juniperus chinensis 'Blue Point'	Blue Point Juniper	Container	6'	Space @ 5' o.c.
11	NS	Picea abies	Norway Spruce	B&B	6'	Space @ 15' o.c.
11	PS	Pinus strobus	Eastern White Pine	B&B	6'	Space @ 15' o.c.
PERENNIAL GRASS						
36	KF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Container	#2	Space @ 36" o.c.
36	NW	Panicum virgatum 'Northwind'	'Northwind' Switch Grass	Container	#2	Space @ 36" o.c.

PLANT SCHEDULE

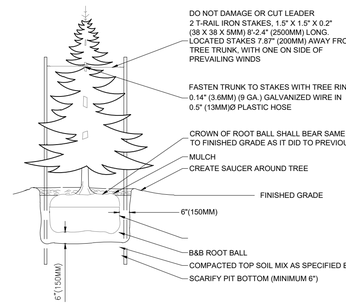


SHRUB PLANTING DETAIL



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

DECIDUOUS TREE PLANTING DETAIL



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

CONIFEROUS TREE PLANTING DETAIL

SYMBOL LEGEND

- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB/ ORNAMENTAL GRASS
- TURFGRASS REQUIRED
- MULCH REQUIRED

N

0 30' 60'

SCALE: 1" = 30'

GENERAL NOTES

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

1. LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
2. ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
3. ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
   a. STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
   b. ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
   c. EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.
   d. SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES.
   e. GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
4. IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
5. IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

PLANT MATERIAL CALCULATIONS TABLE

ZONING CLASSIFICATION, CITY OF WESTFIELD	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE NORTHPOINT PUD AND CITY OF WESTFIELD UDO	
	REQUIRED	PROVIDED
MINIMUM LOT PLANT MATERIAL	COMMERCIAL/BUSINESS USE,10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE 1.89 ACRES 19 SHADE TREES, 19 ORNAMENTAL OR EVERGREEN TREES, AND 48 SHRUBS REQUIRED.	**>19 SHADE TREES**, **>19 ORNAMENTAL OR EVERGREEN TREES**, AND >**48 SHRUBS PROVIDED**.
BUFFERYARDS	EAST, 50' WIDE GREEN SPACE 8 EVERGREEN TREES AND 5 EVERGREEN SHRUBS PER 100 LF. 273 LF OF BUFFERYARD = 22 EVERGREEN TREES, 14 EVERGREEN SHRUBS	**50' WIDE GREEN SPACE, 22 EVERGREEN TREES, AND 14 EVERGREEN SHRUBS**
BUILDING FOUNDATION	8' WIDE PLANTING AREA, 1 SHRUB OR ORNAMENTAL TREE PER 12 LF OF FRONT BUILDING FACADE, AND PLANT MATERIAL EVERY 40 LF FOR BUILDING WALLS GREATER THAN 80 LF IN LENGTH	NORTH -**14 SHRUBS OR ORNAMENTAL TREES** SOUTH -**2 SHRUBS** EAST - **NONE** WEST -6 **ORNAMENTAL TREES**
PARKING LOT INTERIOR	7.5% OF PARKING AREA TO CONTAIN ISLANDS , 1 TREE AND 4 SHRUBS PER ISLAND ~19,500 SFT PARKING AREA X 0.075= 1,462 SFT ISLAND AREA REQUIRED	**>1,500 SFT OF ISLAND AREA , 11 EVERGREEN TREES AND 16 SHRUBS PROVIDED**
PARKING LOT EXTERIOR	5' WIDE PLANTING AREA, 1 TREE PER 30 LF AND 1 SHRUB PER 3 LF OF PARKING LOT PERIMETER	WEST - 60' - **2 TREES, 20 SHRUBS** SOUTH - 270' - **9 TREES, 90 SHRUBS**
EXTERNAL STREET	SR 38 - 10' WIDE GREEN STRIP, 3 SHADE OR EVERGREEN, 2 ORNAMENTAL, 25 SHRUBS PER 100 LF., AND 3' MOUND. 279 LF OF FRONTAGE = 8 SHADE OR EVERGREEN, 6 ORNAMENTAL, AND 70 SHRUBS REQ'D.	**8 SHADE, 6 ORNAMENTAL, 70 SHRUBS, AND 3' MOUND** PROVIDED
DUMPSTER SCREENING	6' HIGH OPAQUE SCREEN	VEGETATIVE AND ARCHITECTURAL SCREEN

FRITZ ENGINEERING SERVICES

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

NICHOLAS M. SCHMITT REGISTERED No. PE11100020 STATE OF INDIANA PROFESSIONAL ENGINEER
06/04/2025

REVISIONS AND ISSUES	DATE	BY
----	----	----

GENERAL NOTES / LEGEND:

PETITION NO. 2506-DD9-17
CITY PROJ. NO. 2504034

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

PROJECT:

NORTHPOINT COMMERCE PARK
LOT 1

PROJECT LOCATION:
20421 COMMERCE PARK DR.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
NW ¼, S20, T19N, R4E

CLIENT:
JRF CONSTRUCTION
109 W. JACKSON ST.
CICERO, IN 46034

PLAN DATE: 06/04/2025

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO. 2502002

SHEET NAME
LANDSCAPE PLAN

SHEET NO.
L101

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PRINTED BY: Nick Schmitt
DATE: 6/4/2025 2:13 PM
SCALE: 1" = 30' ON ARCH D FULL BLEED (24.00 X 22.00 INCHES) 1:1
FILE NAME: P:\2025\2502002_NORTHPOINT LOT 1\03 CIVIL\PLANS\101 DWG_LAYOUT_L101

RESOLUTION NO. 25-06

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

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

WHEREAS, the Westfield Redevelopment Commission (the "Redevelopment Commission"), pursuant to IC 36-7-14 (the "Act"), has previously adopted and confirmed resolutions which (i) established and expanded an economic development area known as the "Grand Junction Economic Development Area" (the "Area"), (ii) designated and expanded a portion of the Area as an allocation area, known as the "Grand Junction Economic Development Allocation Area" pursuant to Section 39 of the Act (the "Existing Allocation Area"), and (iii) approved and amended a development plan for the Area (collectively, the "Plan") pursuant to the Act; and

WHEREAS, the Redevelopment Commission, on June 16, 2025, adopted its Resolution No. 29-2025 (the "Declaratory Resolution") which (i) designated certain additional area described in Exhibit A of the Declaratory Resolution (comprised of INDOT excess land) as an economic development area under the Act (the "2025 Area"), and consolidated the 2025 Area with the existing Area, (ii) removed the parcels described in Exhibit B of the Declaratory Resolution from the Existing Allocation Area, and designated the parcels so removed, together with all of the 2025 Area, as a separate allocation area within the Area, to be known as the "Jersey Street Allocation Area", pursuant to Section 39 of the Act, (iii) removed the parcel described in Exhibit C of the Declaratory Resolution from the Area and the Existing Allocation Area, and (iv) adopted a supplement to the Plan which was attached as Exhibit D thereto (the "2025 Plan Supplement"); and

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

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2025 Plan Supplement, and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the 2025 Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the 2025 Plan Supplement conform to the plan of development for the City.

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

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

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

[Signature Page Follows]

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 7th day of July, 2025.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For	**Voting Against**	**Abstain**
Robert Horkay	Robert Horkay	Robert Horkay
Mike Neal	Mike Neal	Mike Neal
Billy Bunkowfst	Billy Bunkowfst	Billy Bunkowfst
Stephanie Carlson	Stephanie Carlson	Stephanie Carlson
Mark Keen	Mark Keen	Mark Keen
Omar Khan	Omar Khan	Omar Khan
Victor McCarty	Victor McCarty	Victor McCarty
Ryan Mooney	Ryan Mooney	Ryan Mooney
Chris Woodard	Chris Woodard	Chris Woodard

ATTEST:

_____

Kevin M. Todd, Director of Community Development

This document prepared by Bradley J. Bingham, Esq., Barnes & Thornburg LLP
11 South Meridian Street, Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham

DMS 46903560.21

WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 29-2025

RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC DEVELOPMENT PLAN FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield Redevelopment Commission (the "Commission") pursuant to IC 36-7-14 (the "Act") serves as the governing body of the City of Westfield Redevelopment District (the "District"); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the "Declaratory Resolution") which established and expanded an economic development area known as the "Grand Junction Economic Development Area" (the "Area"), designated a portion of the Area as a consolidated allocation area known as the "Grand Junction Economic Development Allocation Area" pursuant to Section 39 of the Act (the "Existing Allocation Area"), and approved and amended a development plan for the Area (collectively, the "Plan") pursuant to the Act; and

WHEREAS, the Commission now desires to simultaneously (i) designate the area described on Exhibit A hereto (the "2025 Area") as an economic development area under the Act, (ii) adopt an economic development plan for the 2025 Area, and (iii) consolidate the 2025 Area and the existing Area into a single economic development area (the "Consolidation"), at which time the 2025 Area will thereafter constitute a portion of the Area; and

WHEREAS, the Commission now further desires to amend the Declaratory Resolution and Plan in order to (i) incorporate and effectuate the Consolidation, (ii) remove the parcels identified on Exhibit B hereto from the Existing Allocation Area, and designate the parcels so removed, together with the 2025 Area described in Exhibit A, as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the "Jersey Street Allocation Area" (the "Jersey Street Allocation Area"), (iii) remove the parcel identified on Exhibit C hereto from the Area and the Existing Allocation Area, and (iv) adopt a supplement to the Plan attached hereto as Exhibit D (the "2025 Plan Supplement") (clauses (i) through and including (iv), collectively, the "2025 Amendments"); and

WHEREAS, the 2025 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of "allocation areas" to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of "economic development areas" and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2025 Amendments; and

WHEREAS, the Commission now desires to approve the 2025 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Redevelopment District, as follows:

1. The Commission hereby finds that the 2025 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The existing Plan, as amended by the 2025 Plan Supplement, is hereby adopted as the economic development plan for the 2025 Area. The Commission hereby finds that the Plan, as amended by the 2025 Plan Supplement, as applied to the 2025 Area cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2025 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2025 Amendments and to continue to develop the Area, as amended the 2025 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended by the 2025 Amendments, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2025 Amendments, conform to the comprehensive plan of development for the City.

7. The 2025 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2025 Plan Supplement.

10. The 2025 Area is hereby designated as an "economic development area" under Section 41 of the Act, and consolidated with the Area into a single economic development area, and thereby constitutes a portion of the Area.

11. The Plan, as amended by the 2025 Plan Supplement, is hereby designated as the economic development plan for the Area, including the 2025 Area.

12. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2025 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2025 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

13. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as amended by the 2025 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

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

15. The area described in Exhibit B is hereby designated as a separate "allocation area" pursuant to Section 39 of the Act to be known as the "Jersey Street Allocation Area" for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

> Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Jersey Street Allocation Area hereby designated as the "Jersey Street Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act.

16. The foregoing allocation provision shall apply to the Jersey Street Allocation Area. The Commission hereby finds that the adoption of this allocation provision will result in new property taxes in of the Jersey Street Allocation Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit D. The base assessment date for the Jersey Street Allocation Area is January 1, 2025.

17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to the Jersey Street Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Jersey Street Allocation Area.

18. This Resolution, together with any supporting data, shall be submitted to the Westfield-Washington Advisory Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

20. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 16th day of June, 2025, by a vote of 3 in favor and 0 opposed.

Joe Plankis, President

Jon Dartt, Vice President

Brian Tomamichel, Secretary

Absent
Larry Kemper, Member

Absent
Brian Pawlowski, Member

EXHIBIT A

Map and Description of the 2025 Area

The 2025 Area consists of the area bordered in yellow on the following page, which is comprised of INDOT excess land, together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing Grand Junction Economic Development Area. The 2025 Area shall be consolidated with, and form a part of, the Grand Junction Economic Development Area. A map and a legal description of the 2025 Area is attached on the following page. The parcel identification number or numbers for the 2025 Area shall be determined and provided to the Hamilton County Auditor's Office within thirty (30) days after the Commission takes final action on this resolution, or as soon as practicable thereafter.

INDOT EXCESS LAND
Southeast Quadrant of Westfield Blvd & State Road 32
Westfield, IN

A part of the Northeast Quarter of Section 1. Township 18 North, Range 3 Ease, of the Second Principal Meridian, Hamilton County, Indiana, being that 1.363-acre parcel of land shown on the survey prepared by Tracy L. McGill, LS #20500009 on _____ __, 2025 as American Structurepoint, Inc. Project Number 2025.01254 (bearings and distances based upon the Indiana Geospatial Coordinate System's (InGCS) "Boone") said 1.363-acre parcel described as follows:

Beginning at the northwest corner of Lot 3 in Robert's Addition in the Town, now City of Westfield, as per plat thereof, recorded in Deed Record 39, Page 433; thence South 0 degrees 57 minutes 6 seconds East 64.81 feet along the west line of said Lot 2, to the southwest corner thereof and the northeast corner of parcel of land described in the Special Warranty Deed recorded as Instrument No. 2024038440; thence South 89 degrees 30 minutes 24 seconds West 151.20 feet along the north line, and the extenstion thereof, of said parcel described in Instrument No. 2024038440 to the east line of Parcel II described in the Special Warranty Deed recorded as Instrument No. 2024035069; thence North 01 degree 25 minutes 53 seconds West 71.23 feet along the east line of said Parcel II to the northeast corner thereof; thence along the north line of said Parcel II and Parcels III, IV & V described in said Instrument No. 2024035069, South 89 degrees 36 minutes 1 second West 329.94 feet to the northwest corner of said Parcel V; thence South 0 degrees 49 minutes 40 seconds West 93.45 feet along the west line of said Parcel V to the northeast corner of Lot 35 in Abel Doan's addition to the Town, now City of Westfield, as per plat thereof, recorded in Deed Record 49, Pages 516 - 517; thence North 89 degrees 55 minutes 50 seconds West 74.62 feet along the north line of said Lot 35 to the easterly right-of-way of Westfield Boulevard (per INDOT Project No. 0710215); thence along the easterly right-of-way of Westfield Boulevard and the southerly right-of-way line of State Road 32/Main Street (per INDOT Project No. 0710215) the following three (3) courses: 1) North 4 degrees 3 minutes 5 seconds West 77.17 feet; 2) North 58 degrees 3 minutes 6 seconds East 230.26 feet; 3) North 89 degrees 36 minutes 6 seconds East 314.61 feet to the west line of the parcel of land described in the Quitclaim Deed recorded as Instrument No. 200300010642; thence South 0 degrees 16 minutes 17 seconds East 110.90 feet along the west line of said parcel described in Instrument No. 200300010642 to the southwest corner thereof; thence North 89 degrees 31 minutes 39 seconds East 52.73 feet along the south line of said parcel to the point of beginning and containing 1.363 acres, more or less.

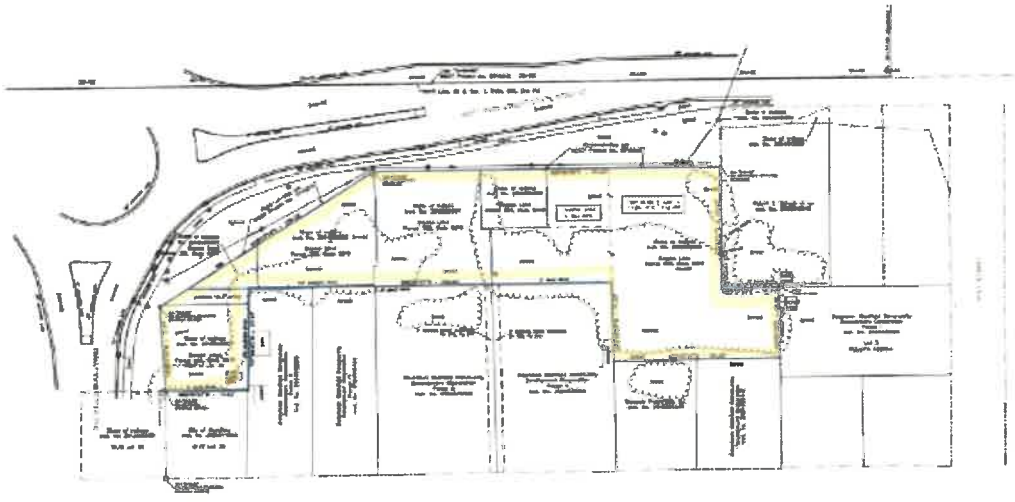


EXHIBIT B

Description of parcels removed from the existing Grand Junction Allocation Area and designated, together with the 2025 Area, as the Jersey Street Allocation Area

The following parcels are hereby removed from the existing Grand Junction Allocation Area and designated, together with the area comprising the 2025 Area, as a separate allocation area within the Grand Junction Economic Development Area, to be known as the "Jersey Street Allocation Area." The Jersey Street Allocation Area consists of the orange-shaded parcels depicted in the map set forth on the following page of this Exhibit B,

PARCEL ID NUMBERS:

09-09-01-02-03-004.001
09-09-01-02-03-010.000
09-09-01-02-03-011.000
09-09-01-02-03-012.000
09-09-01-02-03-013.000
09-09-01-02-03-014.000
09-09-01-02-03-015.000
09-09-01-02-03-016.000
09-09-01-02-03-017.000
09-09-01-02-03-018.000

In addition, the parcel identification number or numbers for the 2025 Area (described in Exhibit A) shall be determined and provided to the Hamilton County Auditor's Office withing thirty (30) days after the Commission takes final action on this resolution, or as soon as practicable thereafter.

Grand Junction EDA
Jersey Street Allocation Area (New)

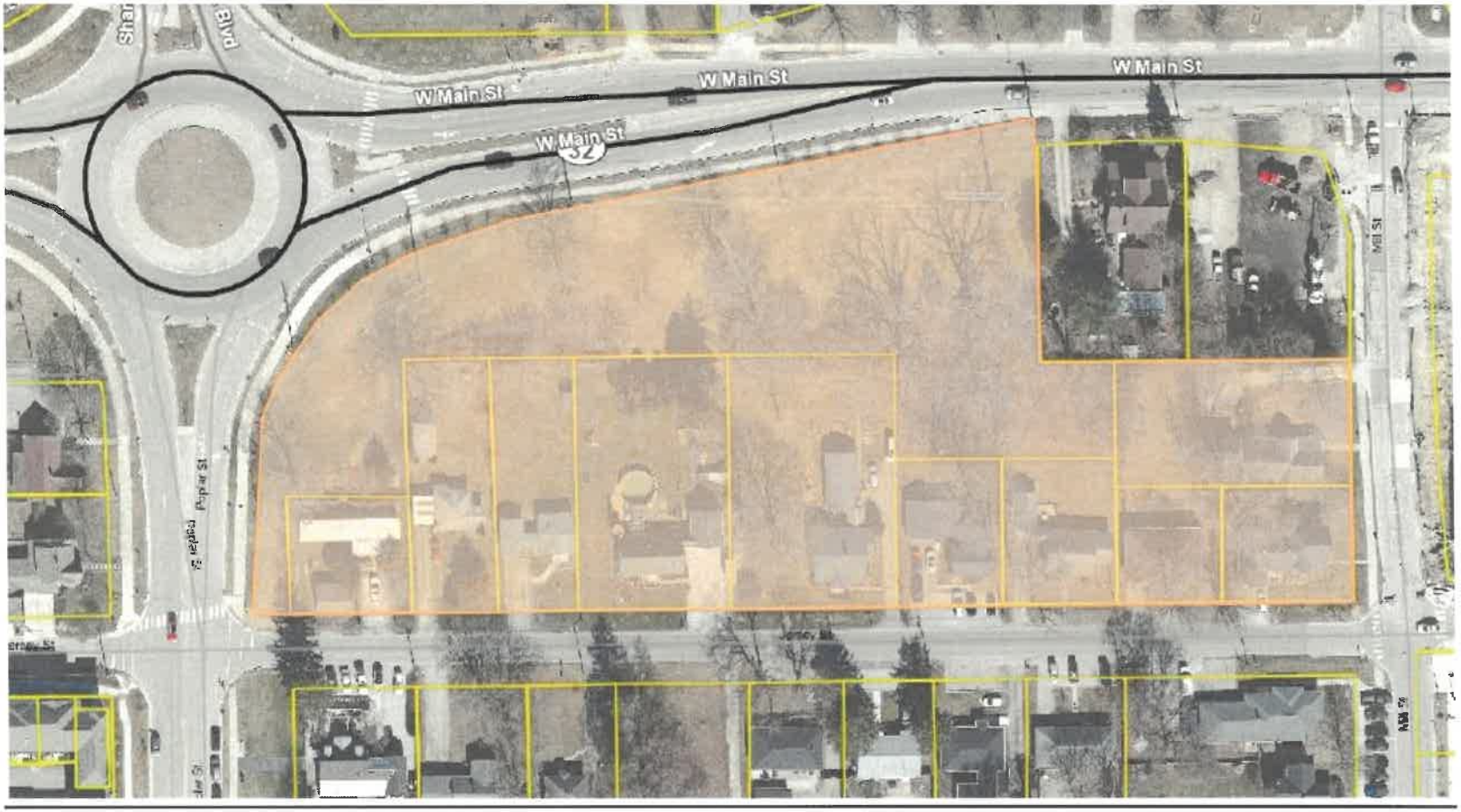


EXHIBIT C

Map and Description of Parcel to be removed from the Grand Junction Economic Development Area and the Grand Junction Allocation Area

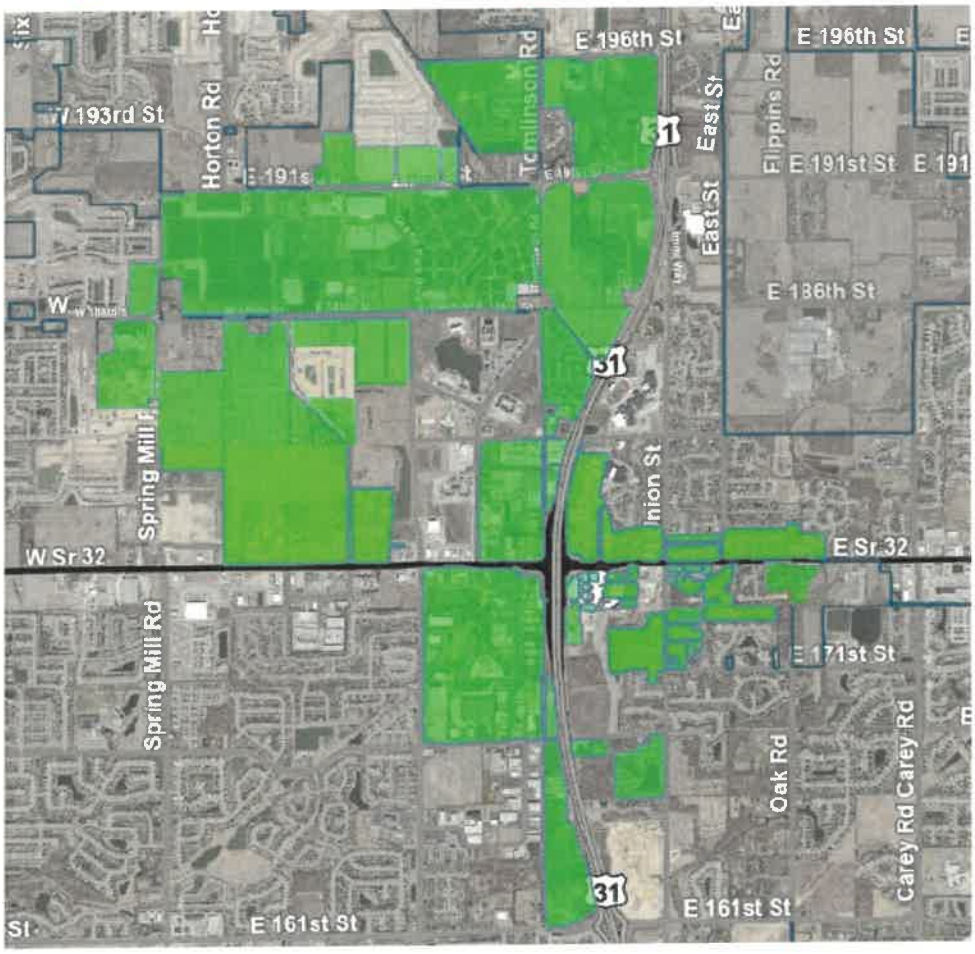
The following parcel, as depicted in the red-shaded areas of the maps attached on the following pages, is removed from the Grand Junction Economic Development Area and the Grand Junction Allocation Area.

PARCEL ID NUMBERS:

08-05-25-00-00-054.001

Grand Junction - EDA
2025 Expansion
Parcel Removed from EDA & TIF Allocation Area

= Existing Grand Junction EDA = Remove from Grand Junction EDA



Grand Junction - EDA
2025 Expansion
Area Closeup (Northwest)

= Existing Grand Junction EDA

= Remove from Grand Junction EDA

EXHIBIT D

2025 Plan Supplement

The existing Plan for the Grand Junction Economic Development Area (the "Area"), together with a description of the projects described therein and herein, is hereby adopted as the economic development plan for the 2025 Area. The Plan is hereby further supplemented by adding the following projects to the Plan:

32 Jersey Project

Jersey 32, LLC or an affiliate thereof (the "Jersey 32 Developer") is developing an area within the downtown core of the City of Westfield generally described as being located on the south side of State Road 32 on Jersey Street between Poplar Street and Mill Street. The mixed-use development is expected to include (i) an approximately 225-unit apartment complex, (ii) approximately 43,500 square feet of retail and restaurant space, and (iii) an approximate 573-space public parking garage to benefit and serve the development and the adjacent Grand Junction Plaza (collectively, the "Jersey 32 Development"). The Jersey 32 Development has a current estimated total development cost of $105,000,000.

However, due to the lack of adequate local public improvements serving or benefitting the development site, the Commission will undertake all or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the Jersey Street Allocation Area, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, structured parking and/or road, trail and sidewalk or other local public improvements (collectively the "Jersey 32 Projects"). The Jersey 32 Projects are estimated to cost the Commission approximately $20,000,000; however, such estimated costs will be refined as specific details and timing of the Jersey 32 Projects are determined. The Jersey 32 Projects will support the Jersey 32 Development. The Commission anticipates capturing tax increment revenues from the Jersey Street Allocation Area, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse all or a portion of the costs of the Jersey 32 Projects. The Commission envisions the possibility of assisting the City in issuing one or more series of bonds payable from tax increment revenues derived from the Jersey Street Allocation Area and purchased by the Jersey 32 Developer (or an affiliate thereof) or a third-party purchaser, including bonds issued by the City upon recommendation by the Westfield Economic Development Commission (pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12) to assist in financing the Jersey 32 Projects.

Findings of Fact

Based on representations of the Jersey 32 Developer, the Commission has determined that the full development of the Jersey Street Allocation Area will not proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be derived from the Jersey Street Allocation Area to the Jersey 32 Projects due to the lack of adequate infrastructure and other local public improvements in or serving the Jersey Street Allocation Area. The establishment of the Jersey Street Allocation Area is planned as part of the Commission's strategy to contribute tax

increment revenues derived from Jersey Street Allocation Area to the proposed Jersey 32 Projects, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Jersey 32 Projects, respectively. The private development projects will not proceed without this mechanism in place. The Commission does not have any other method of financing the costs of the Jersey 32 Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Jersey Street Allocation Area. The Commission hereby finds that designating the Jersey Street Allocation Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements (including the Jersey 32 Projects) located in or serving or benefitting the Jersey Street Allocation Area, thereby facilitating new investment in the Area that would otherwise not occur.

Petition Number:	2506-PUD-13
Project Name:	Trailside Business Center PUD
Subject Site Address:	Generally located at 947 West State Road 32 (the "Property")
Petitioner:	I3 Investors
Representative:	Church Church Hittle + Antrim
Request:	Change in zoning from the OI: Open Industrial District to the Trailside Business Center Planned Unit Development (PUD) District for the development of a business park.
Current Zoning:	OI: Open Industrial District
Current Land Use:	Agriculture / Vacant
Approximate Acreage:	26.44 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Project Narrative 4. Proposed Ordinance 25-35 5. Red-line Ordinance 25-35 6. Concept Plan 7. Architectural Elevations 8. Lighting Plan 9. Site Amenities 10. Neighborhood Meeting Summary 11. Reference; Proposed Commitments to City Council
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-35) received its first reading at the May 27, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

The petitioner held a neighborhood meeting on May 21, 2025, at Oak Trace Elementary School. A summary from this meeting can be found within **Exhibit 10**, *Neighborhood Meeting Summary*.

The petition received a public hearing at the June 2, 2025, Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall. Discussion regarding this petition can be found here. The workshop meeting requirement for this project was waived at this meeting.

This item is eligible for adoption consideration at the July 7, 2025, Plan Commission meeting.

PROJECT OVERVIEW

Location:

The 26.44 acre +/- Property is generally located at 947 West State Road 32, see **Exhibit 2,** *Location Map*.

Property Description:

The Property is currently zoned OI: Open Industrial District since the 1980's. The Property is currently used primarily for agricultural purposes with one (1) existing residential Dwelling.

Project Description:

The petitioner is requesting to re-zone the 26.44-acre Property to the Trailside Business Center Planned Unit Development (PUD) District. As described in **Exhibit 3**, *Project Narrative* supplied by the applicant, the proposed ordinance would permit the development of a business park on the property designed in substantial compliance with **Exhibit 6**, *Concept Plan*, require proposed buildings to be constructed in substantial compliance with **Exhibit 7**, *Architectural Elevations*, and require the development of on-site amenities as noted in **Exhibit 9**, *Site Amenities*. Specific ordinance details area outlined below.

ORDINANCE DETAILS

Concept Plan:

- The proposed Ordinance would require the Property to be developed in substantial compliance with **Exhibit 6**, *Concept Plan* as determined by the Director of Community Development.

Underlying Zoning Districts:

- The proposed Ordinance would assign the EI: Enclosed Industrial District as the underlying Zoning District to the Property.

Permitted Uses:

- The proposed Ordinance would allow for all permitted uses within the Underlying Enclosed Industrial (EI) Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property unless otherwise noted below:
    - Additional defined permitted use:
        - Business Center Uses – as defined per the proposed ordinance language
        - Development Amenities
    - Special consideration permitted uses:
        - Commercial Recreational Facility – permitted subject to the Director's determination on adequate parking facilities to support such use
        - Warehousing and Distribution Operations (Inside Storage) – permitted as an ancillary component of Business Center Uses

- Excluded uses:
  - Auction Rooms
  - Garden and Lawn Centers
  - Data Processing / Call Centers
  - Self-storage Facilities
  - Trucking Companies
  - Heliports
  - Wireless Communication Service Facilities
  - Bus Stations / Transit Stops

Overlay District Standards:

- The Property is currently located within the State Highway 32 Overlay District.
- As proposed, the PUD Ordinance would omit the following State Highway 32 Overlay District standards from applying to the development of the Property:
  - Omits Article 5.3(F) Access Control Requirements
    - A "frontage road" will not be required as part of development. Rather, vehicle cross-access would be required for the abutting property to the west
    - Vehicular access off of State Highway 32 would be granted under the purview of the Indiana Department of Transportation (INDOT).
  - Omits Article 5.3(K) Architectural Design Requirements
    - The architectural design requirements of the State Highway 32 overlay would not apply to the Property. Rather, the proposed buildings shall be designed in substantial compliance with **Exhibit 7**, *Architectural Elevations*.

Development Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Article 6.3 – Architectural Standards

- The proposed ordinance would omit Article 6.3(G)(2) (Architectural Standards, Industrial District) from applying to the property. Rather, the proposed buildings shall be designed in substantial compliance with **Exhibit 7**, *Architectural Elevations*.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards applicable to Industrial Districts as noted below:
  - General Screening Standards
    - The proposed ordinance would clarify that service and loading area screening requirements of 6.8(H)(2) would not apply to the east and west property line of the site. However, perimeter landscape buffering standards would still apply.

- Foundation Plantings
  - The proposed ordinance would not require foundation plantings along the South Elevations of Buildings 1 and 3 and the north elevations of Buildings 2 and 4.
- Buffer Yards
  - The proposed ordinance would require the buffer yard improvements along the entirety of the south property, including the Midland Trace Trail amenity area, to be installed as part of the first phase of development on the Property.
- Parking Area Landscape
  - The proposed ordinance clarifies that the vehicular use areas interior to the property shall not be considered parking areas for the purposes of calculating minimum required parking landscape islands.

Article 6.9 – Lighting Standards

- The proposed ordinance clarifies the default UDO lighting standards would apply to the Property. However, the proposed on-site lighting shall be installed in substantial compliance with the Lighting Plan Exhibit provided.

Design Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Design Standards as briefly highlighted below:

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would require site amenities to be developed in substantial compliance with the concept plan and building elevations. The proposed ordinance language includes specific types and quantities of amenities to be installed.

CHANGES SINCE LAST MEETING

Since the Public Hearing was held on June 2, 2025, the following changes have been integrated into the proposed ordinance:

- The maximum building height was limited to 35 feet
- A voluntary commitment is being proposed to the City Council that would require the developer to install golf cart parking within the trail head amenity area if the City were to approve the use of golf carts on trails in the future. This commitment is being made to the City Council. No Plan Commission action is necessary.

COMPREHENSIVE PLAN

The Property falls within the Regional Commercial land use area of the current Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Regional Retail, Office, Attached Residential Dwelling land uses are contemplated as appropriate uses within the New Suburban area.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

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 was held at the June 2, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

DEPARTMENT COMMENTS

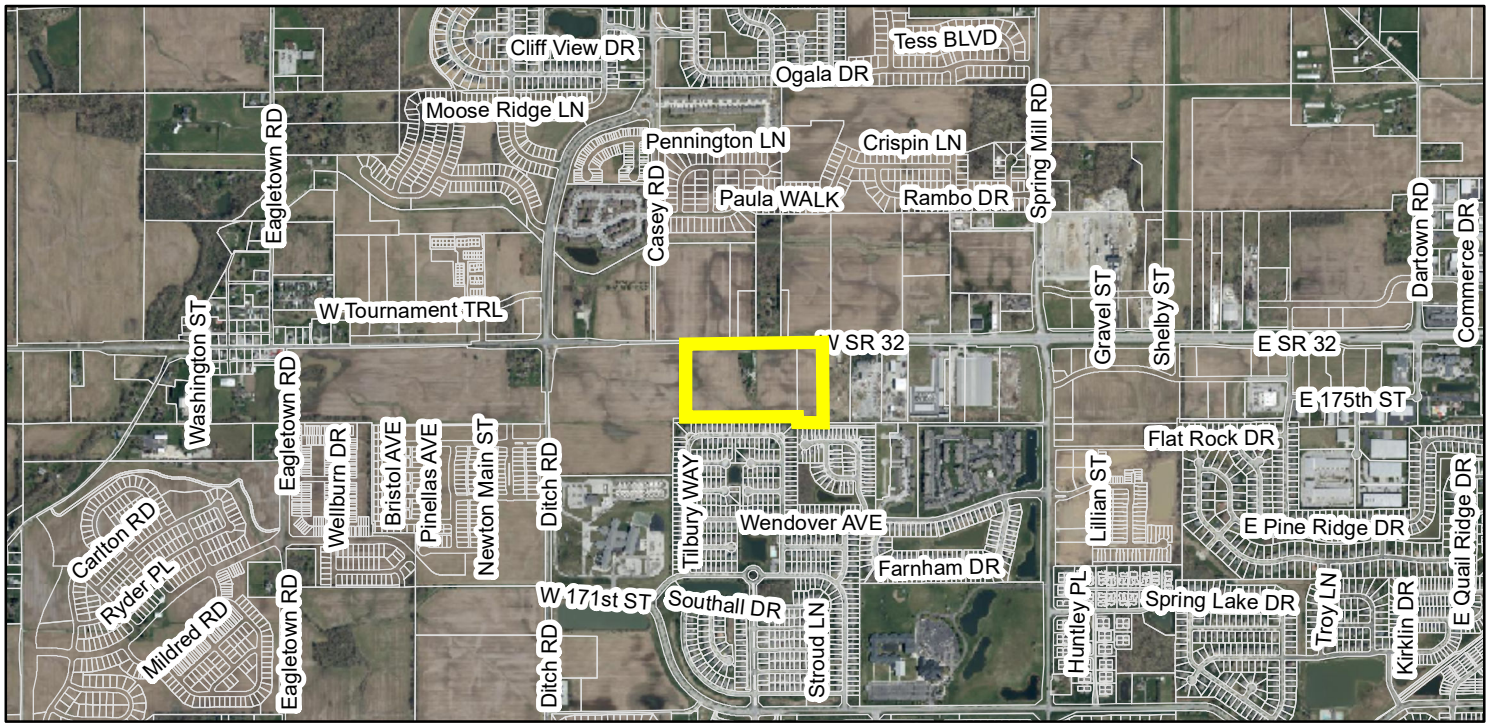
1. Action: Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

CITY OF Westfield INDIANA

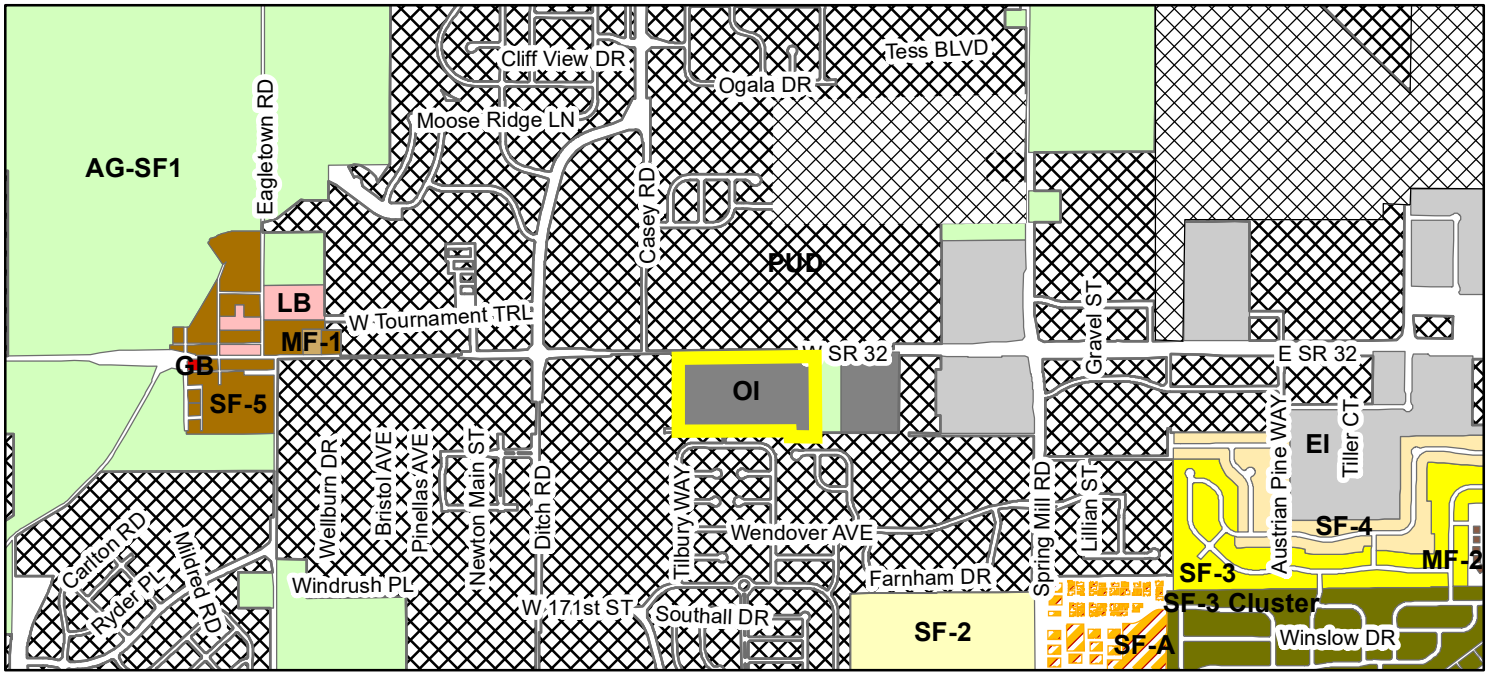
Property Location Map
Trailside Business Center PUD
2506-PUD-13

N W E S
Not To Scale

Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- LB (Local Business)
- MF-1 (Multiple Family - 1)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-3 Cluster
- SF-4 (Single Family - 4)
- SF-5 (Single Family - 5)
- SF-A (Single Family - Attached)

Narrative Statement

Trailside Business Center Planned Unit Development

947 West State Road 32

i3 Investors is pleased to present its plans for **Trailside Business Center**, to be located at 947 West State Road 32.

The property is zoned Open Industrial today. However, i3 intends to develop the property as a business park. The Trailside Business Center PUD Ordinance is designed to accommodate this use. The plans include four architecturally well-appointed buildings, each of which may accommodate multiple new business occupants.

Significant buffering and trailside enhancements have been designed along the south property line of the site to appropriately engage the Midland Trace Trail. Loading areas have been carefully designed to be internal to the site.

ORDINANCE NUMBER 25-35

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

"Trailside Business Center PUD"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**APC**") considered a petition (Petition No. 2506-PUD-13), filed with the APC requesting an amendment to the UDO and the City's Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "**Real Estate**");

WHEREAS, the APC forwarded Petition No. 2506-PUD-13 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a _____ recommendation (Vote: ___ in favor, ___ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the APC certified the action of the APC to the Council on _____ ___, 2025;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Trailside Business Center Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District 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.

"Business Center Uses" shall mean light industrial uses that combine office, assembly, limited warehousing, and distribution activities within a single facility. Such uses include the storage and movement of goods and materials that are (i) ancillary to a principal use, such as manufacturing, light assembly, research and development, or business services; or (ii) part of a flex industrial facility that combines light fabrication, limited distribution, and office or tech operations within a single tenant suite.

Section 3. Concept Plan. The concept plan (the "**Concept Plan**") attached hereto and made a part hereof as Exhibit B is hereby incorporated in accordance with the UDO's Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of the Real Estate shall be the EI: Enclosed Industrial District (the "**Underlying Zoning District**").

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

5.1 Additional Uses: The following additional uses shall be permitted:

- Development Amenities
- Business Center Uses
- Commercial Recreational Facility – permitted subject to the Director's determination of adequate parking facilities to support such use.
- Warehousing and Distribution Operation (Inside Storage) – permitted as an ancillary component of Business Center Uses.

5.2 Prohibited Uses: The following uses shall be explicitly prohibited:

- Special Exception Uses, except as otherwise permitted herein.
- Auction Rooms
- Garden and Lawn Center
- Data Processing / Call Centers
- Self-storage Facility
- Trucking Companies
- Heliports
- Wireless Communication Service Facilities
- Bus Stations / Transit Stops

Section 6. Overlay District. The standards of Article 5.3(F) and 5.3(K) shall not apply to the District. The required eight foot (8') asphalt path along the entire State Highway 32 frontage of the Real Estate shall be installed as part of Phase 1 (defined below).

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

7.1 Maximum Building Height. The maximum building height within the District shall be thirty-five feet (35').

7.2 Architectural Standards. Article 6.3(G)(2) shall not apply to the District. Instead, the Buildings in the District shall be constructed in substantial compliance with the renderings and elevations attached hereto as Exhibit C ("**Building Elevations**"). The precise locations of Building entrances and fenestrations may vary from those depicted in the Building Elevations; however, the overall architectural design and character of the Buildings shall remain substantially consistent with the Building Elevations, as determined by the Director.

7.3 Landscaping Standards.

A. General Screening Standards. Article 6.8(H)(2) is hereby clarified and shall not be applicable to the east and west property lines of the site.

B. Foundation Plantings. Article 6.8(L) of the UDO shall not apply to the following Building elevations as identified on the Concept Plan: (i) the south elevations of Buildings 1 and 3; and (ii) the north elevations of Buildings 2 and 4.

C. Buffer Yard Requirements.

a. The Real Estate shall be developed in two phases. The first phase includes Building 1 and Building 2, as identified on the Concept Plan ("**Phase 1**"). The Buffer Yard improvements along the entire south property line of the Real Estate, including the installation of the Midland Trace Trail connection amenity area and communal lawn identified on the Concept

Plan, and the Site Amenities (defined below), shall be installed as part of Phase 1.

b. To the extent Article 6.(8)(N) conflicts with the installation of the Midland Trace Trail connection amenity area and communal lawn identified on the Concept Plan, Article 6.8(N) shall not be inapplicable to the Buffer Yard along the south property line of the Real Estate.

c. Fencing shall not be required along the south property line of the Real Estate.

D. Parking Area Landscaping. For the purposes of applying Article 6.8(O)(1), the vehicular use areas between the Buildings, as depicted in the Concept Plan, shall not be considered Parking Areas.

Section 8. Lighting Standards. The standards of Article 6.9 of the UDO shall apply to the District. Lighting shall be installed in substantial compliance with the lighting plan attached hereto as Exhibit D ("**Lighting Plan**"). Minor modifications or substitutions to the Lighting Plan may be approved by the Director.

Section 9. Site Amenities.

A. Site amenities shall be provided in substantial compliance with those amenities depicted on the Concept Plan and Building Elevations.

B. Site amenity improvements to be installed include, but are not limited to, the following:

a. 1 Shawnee Shelter Structure – 16' wide, 24' long
b. 11 Denali Round Surface Mount Tables, 4 Seats Each
c. 2 Oxford Extra Heavy Duty Tables (picnic tables)
d. 4 Denali Park Benches
e. 4 Oxford Trash Receptacles
f. 3 Bike Racks
g. 1 Bike Repair Station

C. Specifications for the Site Amenities are attached hereto as Exhibit E ("**Site Amenities**"). Minor modifications or substitutions to the Site Amenities may be approved by the Director.

Section 10. Severability. If any term or provision of this Ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-35** was delivered to the Mayor of Westfield on the ___ day of _____, 2025, at _____ ___m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-35**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO **ORDINANCE 25-35**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

Exhibit A

“Legal Description”

Pettijohn Investments, LLC
Instrument #2000-64224

Part of the Northeast and Northwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of said Northeast Quarter Section; thence North 89 degrees 41 minutes 15 seconds East (assumed bearing) 286.62 feet to a point on the North line of said Quarter Section being North 00 degrees 00 minutes 00 seconds East 18.38 feet from an existing 5/8" rebar with metal cap; thence South 00 degrees 00 minutes 00 seconds West 822.98 feet to an existing 5/8" rebar with metal cap on the North right of way line of the former Central Indiana Railroad; thence South 89 degrees 58 minutes 11 seconds West along said right of way line 290.73 feet to a 5/8" rebar with red cap on the West line of said Northeast Quarter Section; thence North 00 degrees 17 minutes 12 seconds East along said West line and right of way line 27.00 feet to a 5/8" rebar with red cap; thence South 89 degrees 58 minutes 11 seconds West along said right of way line 1154.61 feet to a 5/8" rebar with red cap; thence North 00 degrees 22 minutes 16 seconds East 787.90 feet to a point on the North line of said Northwest Quarter Section being North 89 degrees 38 minutes 16 seconds East 1452.30 feet from the Northwest corner of said Northwest Quarter Section; thence North 89 degrees 38 minutes 16 seconds East 1153.50 feet to the Point of Beginning. Containing 26.411 acres, more or less.

Commonly known as 947 W State Road 32, Westfield, Indiana 46074

Exhibit B

"Concept Plan"

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

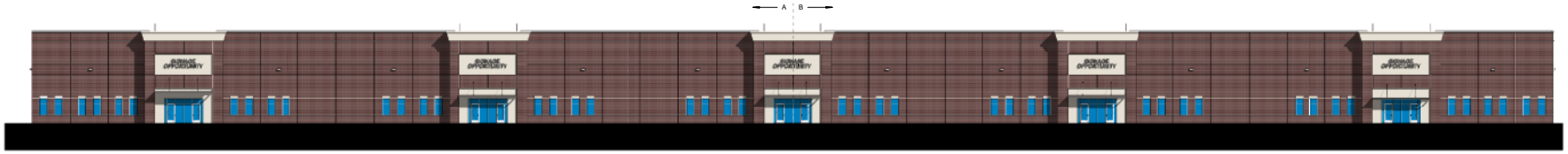
Sidewalk Connection
Building #1
Entry Plaza Opportunities
Wet Detention
Naturalized Plantings Along Landscape Corridor
Meandering Pathways
Building #3
Vehicular Connection Opportunity
Trash Enclosure Locations to be Determined Based Upon Future Tenant Layout
Building #2
Wet Detention
Meandering Pathways
Naturalized Plantings Along Landscape Corridor
Entry Plaza Opportunities
Building #4
Shade Structure w/ Covered Seating
Outdoor Gathering Plaza & Trail Amenities
Communal Lawn
Dry Detention
Bicycle Repair Station
(5) Bicycle Racks
Dry Detention
Undulating Berm and Naturalized Plantings
Undulating Berm and Naturalized Plantings
North
Scale: 1"=50'

Exhibit C

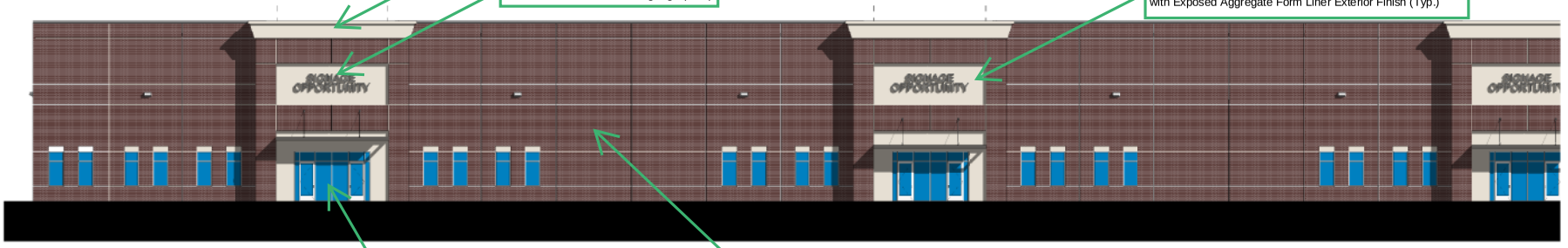
“Building Elevations”

The Building Elevations appear on the following five (5) pages of this Ordinance.

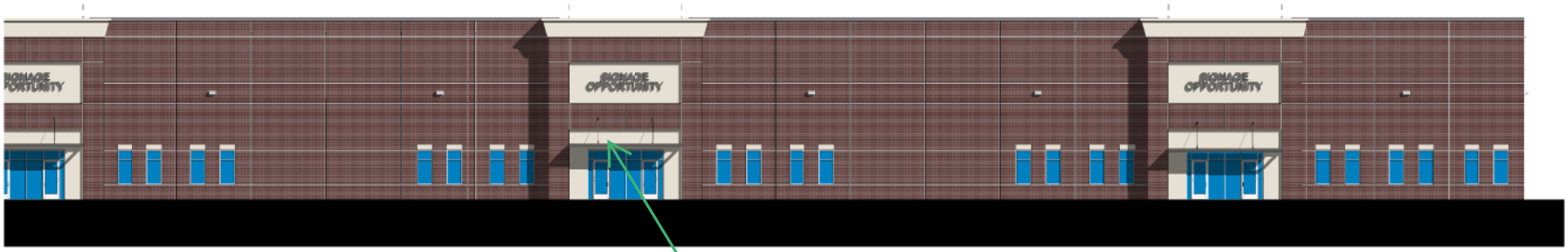
SIGNAGE
OPPORTUNITY



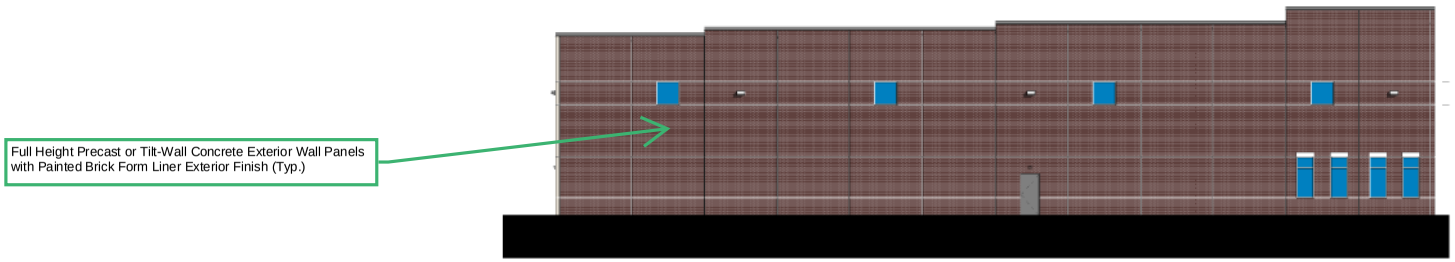
1 1-31 BUILDING 2 - NORTH ELEVATION
SCALE: 1" = 20'-0"



5 1-31 BUILDING 2 - NORTH ELEVATION - ENLARGED A
SCALE: 1" = 10'-0"



6 1-31 BUILDING 2 - NORTH ELEVATION - ENLARGED B
SCALE: 1" = 10'-0"



3 1-31 BUILDING 2 - EAST ELEVATION
SCALE: 1" = 10'-0"

ARCO
SOLUTIONS · INTEGRITY · RELATIONSHIPS

ADB / DESIGN SERVICES
380 Interstate North Pkwy. SE, Atlanta, GA 30339
Suite 210 770.541.1700

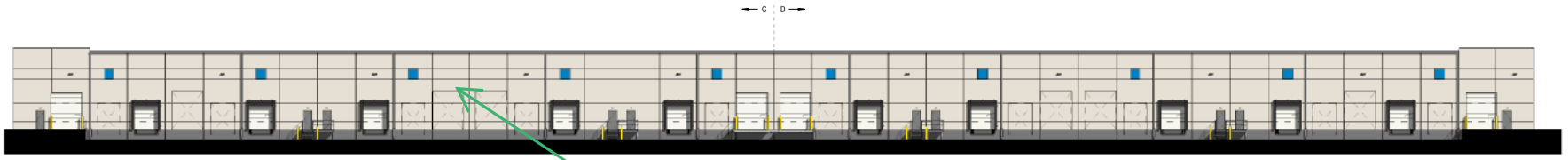
I3 WESTFIELD

Westfield, IN 46074

SCHEMATIC ELEVATIONS - BUILDING 2

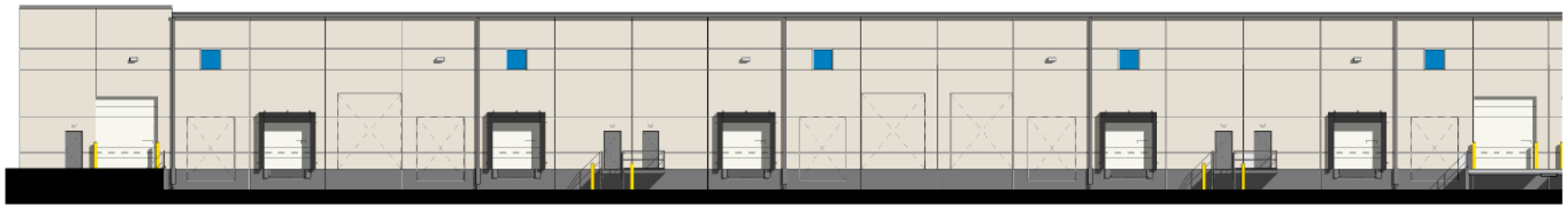
1-31

Date 2025.04.22

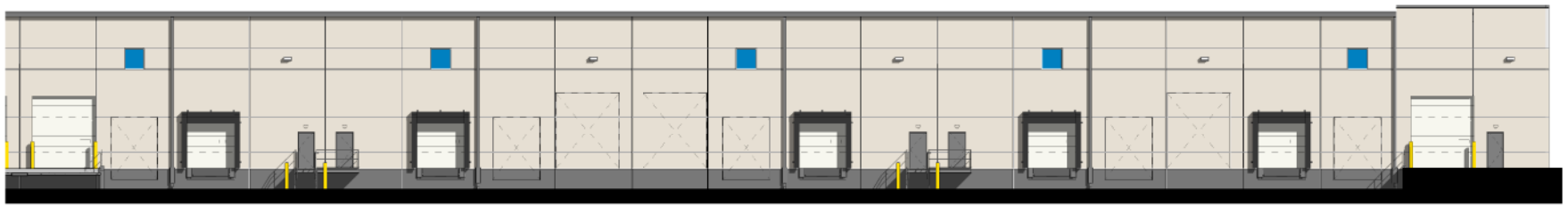


Full Height Precast or Tilt-Wall Concrete Exterior Wall Panels with Painted/ Smooth-Face Exterior Finish (Typ.)

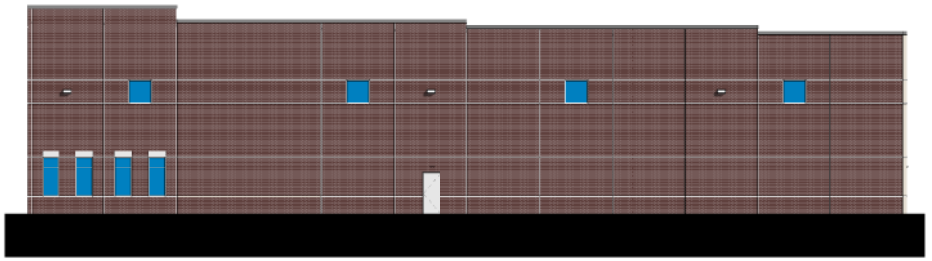
1 / 1-32 BUILDING 2 - SOUTH ELEVATION
SCALE: 1" = 20'-0"



3 / 1-32 BUILDING 2 - SOUTH ELEVATION - ENLARGED C
SCALE: 1" = 10'-0"



4 / 1-32 BUILDING 2 - SOUTH ELEVATION - ENLARGED D
SCALE: 1" = 10'-0"



2 / 1-32 BUILDING 2 - WEST ELEVATION
SCALE: 1" = 10'-0"

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ADB / DESIGN SERVICES
380 Interstate North Pkwy. SE, Atlanta, GA 30339
Suite 210 770.541.1700

I3 WESTFIELD

Westfield, IN 46074

SCHEMATIC ELEVATIONS - BUILDING 2

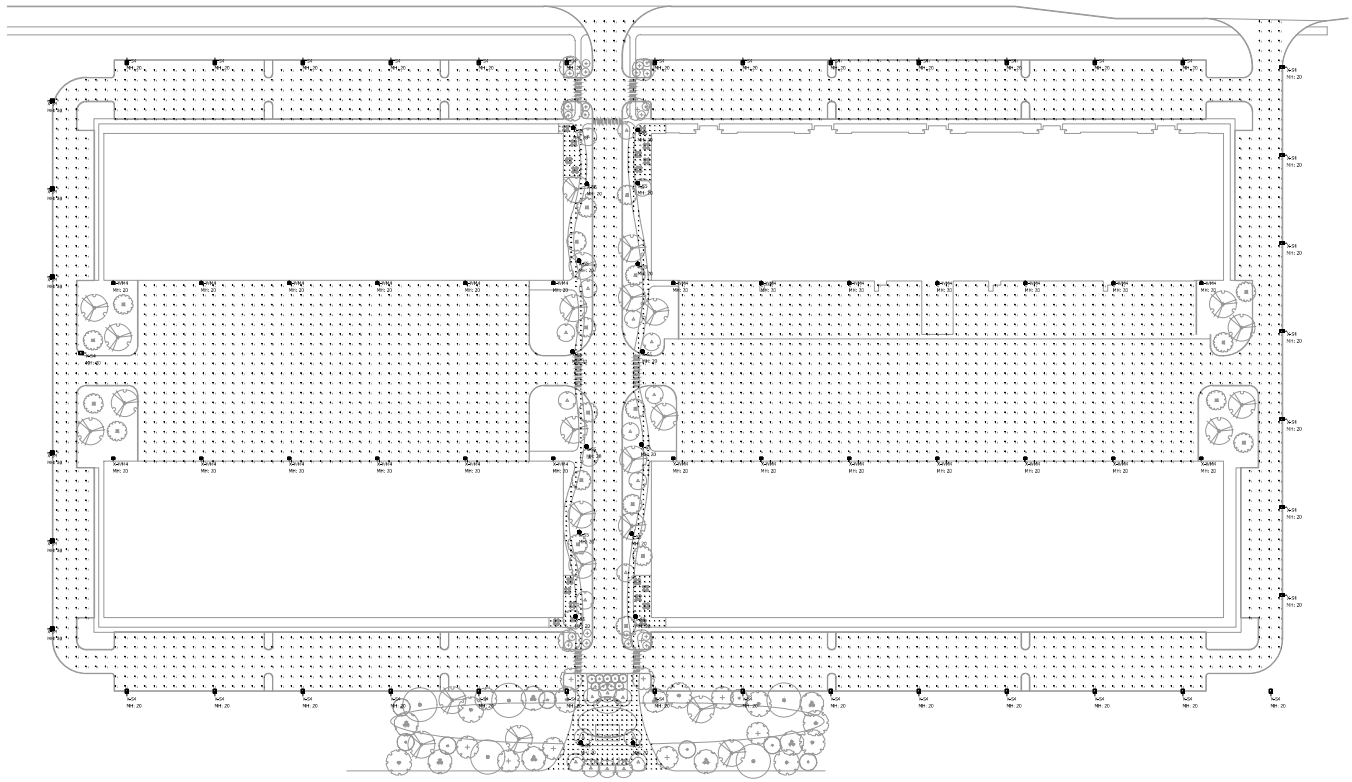
1-32

Date 2025.04.22

Exhibit D

"Lighting Plan"

The Lighting Plan appears on the following six (6) pages of this Ordinance.



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	16	X-S5	Single	13372	0.900	100	DL178754
	41	X-S4	Single	25911	0.900	160	DL195919
	26	X-WM4	Wall Mount	21956	0.900	161	DL179372

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bottom Left Bldg - Table Area	Illuminance	Fc	2.65	3.9	0.9	2.94	4.33
Bottom Right Bldg - Table Area	Illuminance	Fc	2.50	4.1	0.9	2.78	4.56
Paved Areas & Drives	Illuminance	Fc	2.50	8.3	0.1	25.00	83.00
Sidewalks - Left	Illuminance	Fc	3.01	6.7	0.9	3.34	7.44
Sidewalks - Right	Illuminance	Fc	3.09	7.4	0.7	4.41	10.57
South Trail Entrance Area	Illuminance	Fc	3.12	7.7	0.7	4.46	11.00
Top Left Bldg - Table Area	Illuminance	Fc	3.19	4.2	2.0	1.60	2.10
Top Right Bldg - Table Area	Illuminance	Fc	3.59	4.5	1.5	2.39	3.00

LIGHTING NOTES:

- Mounting Height = 20'
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ Grade
- Reflectance Values - 80/50/20 (office spaces)
  50/30/20 (warehouse areas)

National Lighting Vendor:

For pricing and technical assistance contact:
Rob Thomson of CBMC INC, tel# 317-828-4119, rthomson@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

The information contained in this document is proprietary to CBMC Lighting Solutions. This document is prepared for a specific site and incorporates calculations based on data available from the client at this time. By accepting and using this document, the recipient agrees to protect its contents from further dissemination, (other than that within the organization necessary to evaluate the specification) without the written permission of CBMC Lighting Solutions. the contents of this document are not to be reproduced or copied in whole or in part without the written permission of CBMC Lighting Solutions. **copyright © 2018 CBMC Lighting Solutions all rights reserved.**

CBMC · LIGHTING SOLUTIONS
5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350| WWW.CBMCINC.COM

SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Business Park - Westfield

SITE LAYOUT

Scale:	1" = 60'	Drawing No:	LP1
Date:	4/22/25	Project No:	CB27590-SITE-3
Drawn By:	SJM		

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Bollard (MRB)

Low Level Lighting

IP66

OVERVIEW	
Lumen Package	1,000 - 3,000
Wattage Range	23 - 38
Efficacy Range (LPW)	72 - 84
Weight lbs (kg)	40 (18)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision 2pc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" thick) with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

Optical System

- Available in two optical distributions, symmetrical and asymmetrical.
- High transmission clear flat acrylic lens seals the luminaire's optical chamber to IP66.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber. Consult Factory for other color temperature requirements.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347-480 Vac Input available.
- L91 Calculated Life: >100k Hours calculated @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F); Cold-weather emergency battery backup rated for -20°C minimum ambient.
- Power factor: >.90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available. The 90- minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Installation

- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.

Listings

- Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- IDA compliant; with 3000K or 2700K color temperature selection.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

OVERVIEW	
Lumen Package (lm)	3,000 - 14,000
Wattage Range (W)	20 - 100
Efficacy Range (LPW)	120 - 155
Weight lbs (kg)	25 (11.3)
Control Options	IMSBT, ALBCS, 7-Pin

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Steel Poles

Square Straight

QUICK LINKS

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3x6 reinforced hand hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Anchor bolts are not provided as standard on pole orders. Anchor bolts must be ordered as an accessory, anchor bolts feature zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty. NOTE: Warranty only applies to the finish.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years. NOTE: Warranty only applies to the finish.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Warranty

- LSI poles come standard with a 1 year materials and workmanship warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- BAA/TAA Compliant
- BABAA Compliant *If Specified

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Exhibit E

“Site Amenities”

The Site Amenities appear on the following twenty-nine (29) pages of this Ordinance.

ultrasite™

A PLAYCORE Company

Model # 413SM-RDR38

413SM-RDR38
DENALI ROUND SURFACE MOUNT TABLE, 4 SEAT

Seat: Minimum of 96% commingled post-consumer or post-industrial recycled plastic 2x4. With a maximum of 4% due to various additives including color and UV stabilization to obtain desirable properties.

Seat Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Seat/back support is bent over a mandrel through the bend radius producing a wrinkle free bend. Tube ends are pre-galvanized steel capped. Support brackets are 7ga laser cut steel. A 6" x 6" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting and rounded corners for a more finished look. All electrically MIG welded.

Table Frame: 3-1/2” O.D. x 11 gauge pre-galvanized structural steel tubing. Support brackets are 7ga laser cut steel. A 16" x 16" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting and rounded corners for a more finished look. All electrically MIG welded.

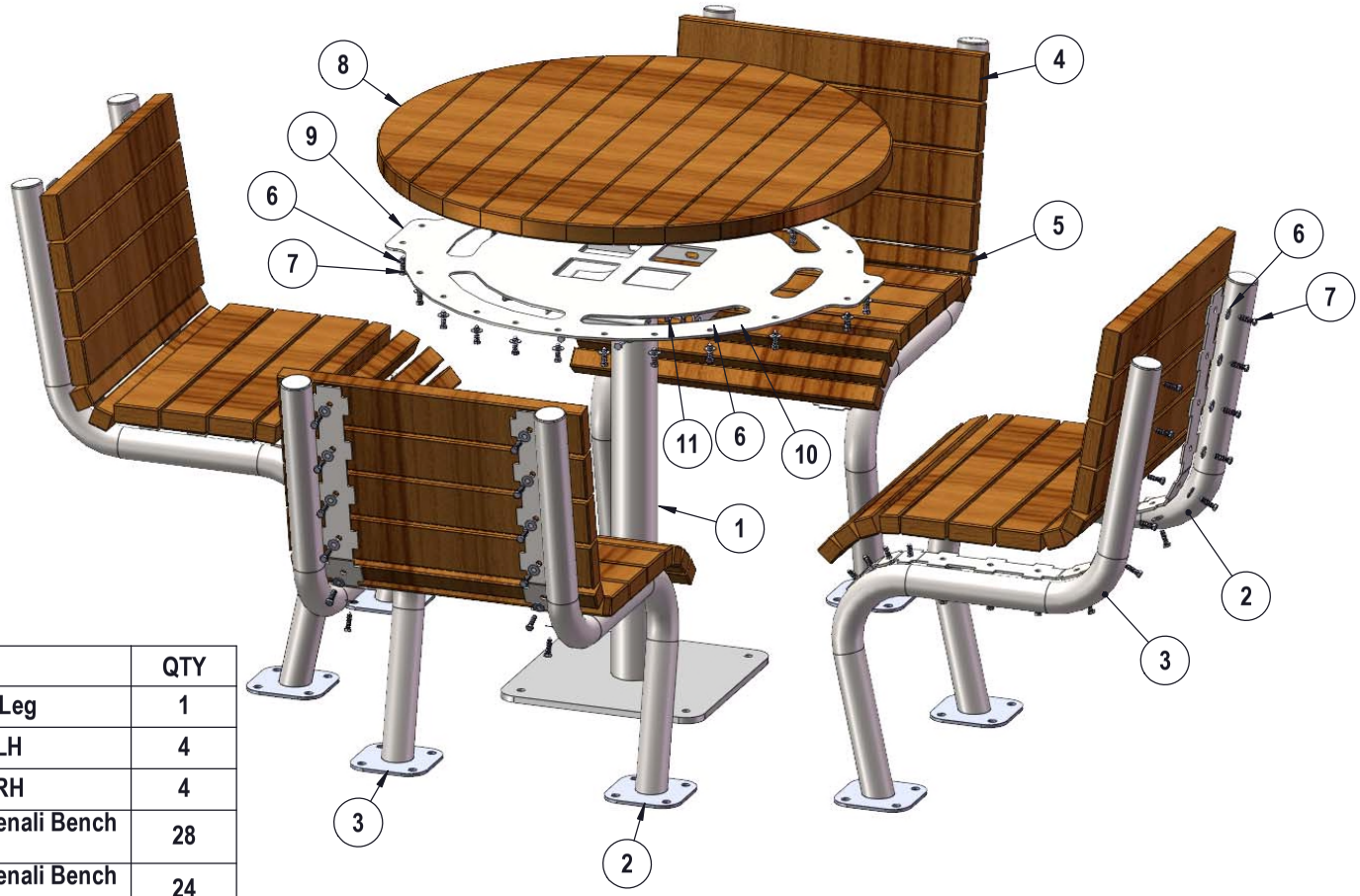
Coating: Steel is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powder coat, oven cured.

Hardware: Hardware shall be stainless steel.

Dimensions: Seats are 26-3/8” wide x 24” long. Seat height is 20” from the ground to the top of the seat. Top is 38" in diameter. Top height is 32-1/8" from the ground to the top of the table. The overall dimensions are 90-1/2” x 90-1/2” x 36-3/4".

COMPONENTS

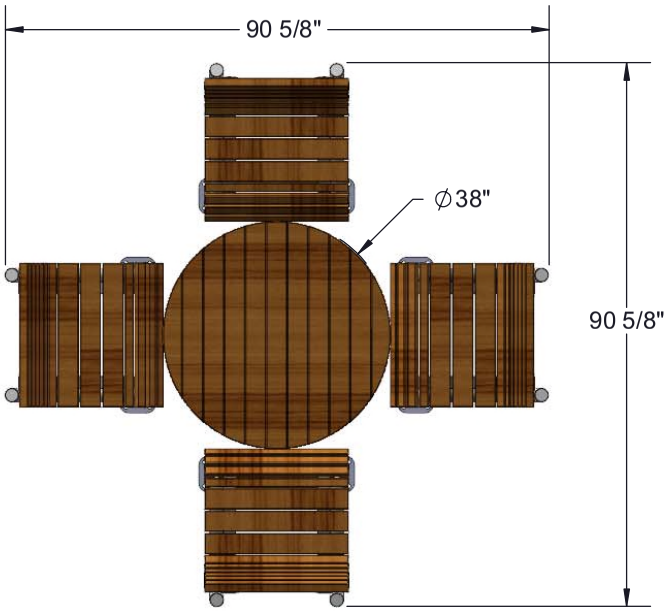
WARNING: Overtightening of lag bolts can cause damage to lumber.

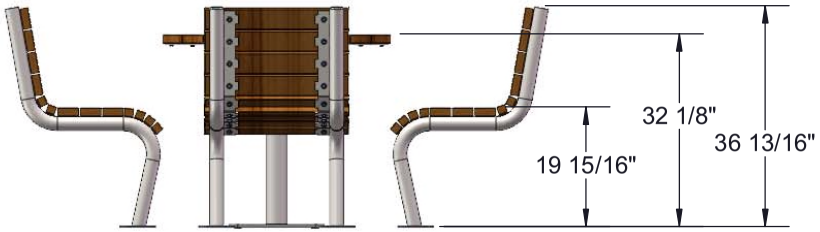


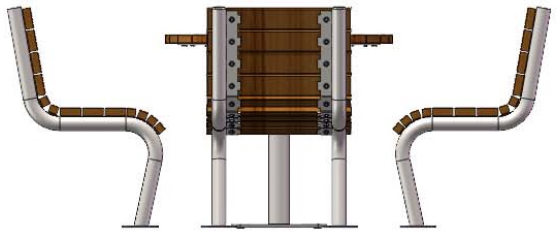
ITEM NO.	PartNo	DESCRIPTION	QTY
1	01-04-0735	Denali 413 Table SM Leg	1
2	01-01-1186	410 Denali Leg SM LH	4
3	01-01-1185	410 Denali Leg SM RH	4
4	WGR24-2x4-DB	2 x 4 Woodgrain Recycled Denali Bench Plank (2')	28
5	WGR24-2x2-DB	2 x 2 Woodgrain Recycled Denali Bench Plank (2')	24
6	33-02-0007	5/16" SS Washer	142
7	33-05-0034	5/16" x 1-1/4" lag bolt, SS	126
8	01-04-0732	Routered Recycled Denali Round Top	1
9	01-04-0746	Denali Table Top Attachment Bracket-Round	1
10	33-05-0029	5/16" x 1" Machine Bolt (SS)	8
11	33-03-0012	5/16" Kep Nut (SS)	8

Required Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

OVERALL DIMENSIONS







Roof Panel Colors & Options

We take great pride in producing a majority of our roof panel options in-house, which gives us complete control over the quality and production schedule. By doing so, we are able to provide our customers with top-notch products while also passing on cost savings

24" Aluminum Structural "W" Panel

Features:

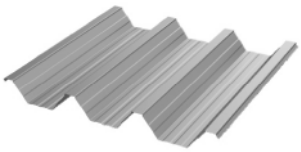
Structural roof panel designed to limit the amount rafters & purlins per structure.

—

Best overall value when comparing cost & strength.

—

Gutters are included for water erosion management.



Coverage Width - 24"
Minimum Slope - 1/2:12
Thickness - .038" & .024" (560 Anodized Only)
Finish - Stucco Embossed
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - 8" on center
Rib Height - 2-1/2"

Compatible with all model shelters except for Pergola

36" Galvalume® 26 Gauge "R" Panel

Features:

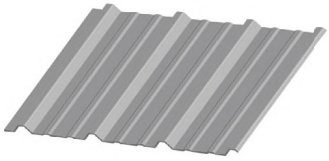
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

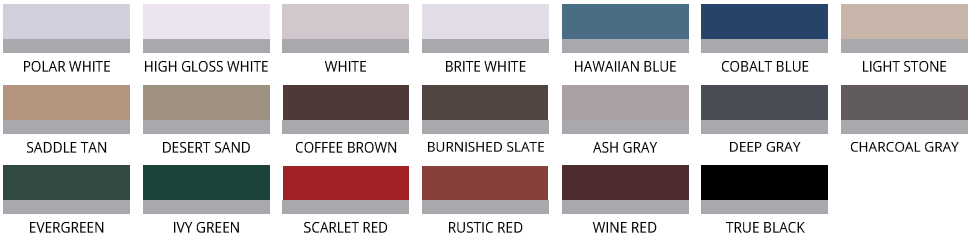
Edge trim is included for a simple & flawless finish.



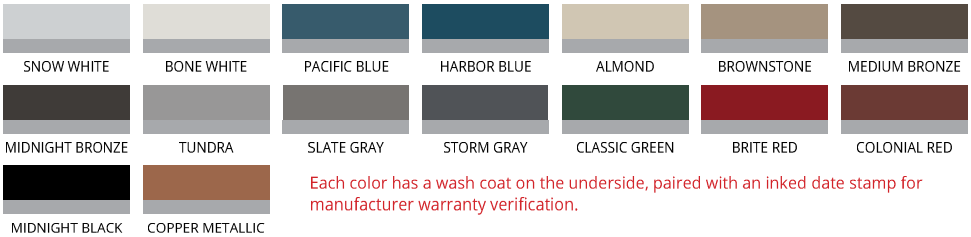
Coverage Width - 36"
Minimum Slope - 1/2:12
Gauge - 26
Finish - Smooth
Coatings - Siliconized Polyester (Series 200) | Polyvinylidene Fluride (Series 300)
Rib Spacing - 12" on center
Rib Height - 1-1/4"

Compatible with all model shelters except for Meramec, Colonial & Pergola

Signature 200 Series | High Gloss



Signature 300 Series | Low Gloss



Each color has a wash coat on the underside, paired with an inked date stamp for manufacturer warranty verification.

Roof Panel Colors & Options

18” Galvalume® 24 Gauge Standing Seam Panel

Features:

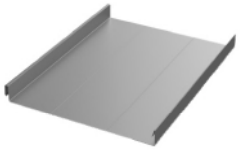
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management. Edge trim is standard with tongue and groove wood substructures applications.



Coverage Width - 18”
Minimum Slope - 1/2:12
Gauge - 24
Finish - Smooth
Coatings - Siliconized Polyester
Rib Spacing - N/A
Rib Height - 1-3/4"

Compatible with all model shelters except for Meramec, Colonial, & Pergola

275 SLATE GRAY | 515 REGAL BLUE | 540 TAN | 830 MATTE BLACK | 860 COPPER PENNY | 880 DARK BRONZE

Each color has a wash coat on the underside, paired with an inked date stamp for manufacturer warranty verification.

8” Aluminum Structural Flat Panel

Features:

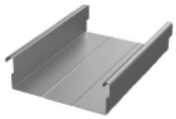
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management.



Coverage Width - 8”
Minimum Slope - 1/2:12
Thickness - .024", .032", & .040"
Finish - Smooth Matte Finish
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - N/A
Rib Height - 2-5/8"

Compatible with all model shelters except for Meramec & Pergola

275 SLATE GRAY | 510 BLACK | 520 BRONZE | 550 BONE WHITE | 560 ANODIZED

6” Aluminum Extruded Flat Panel

Features:

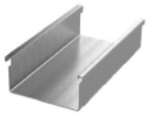
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management.



Coverage Width - 6”
Minimum Slope - 1/2:12
Thickness - .065"
Finish - Smooth Gloss Finish
Coatings - Super Durable Polyester
Rib Spacing - N/A
Rib Height - 2-7/8"

Compatible only with Walkways & Entry Covers

Powder coat finish available in all frame colors. Full RAL color palette available at additional cost.

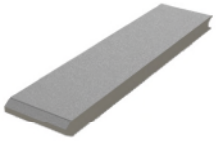
3” Thick Insulated Aluminum Panel White stucco finish with foam core

Features:

Insulated panels for noise and temperature control.

—

Flush fit for a cleaner, sleeker appearance.

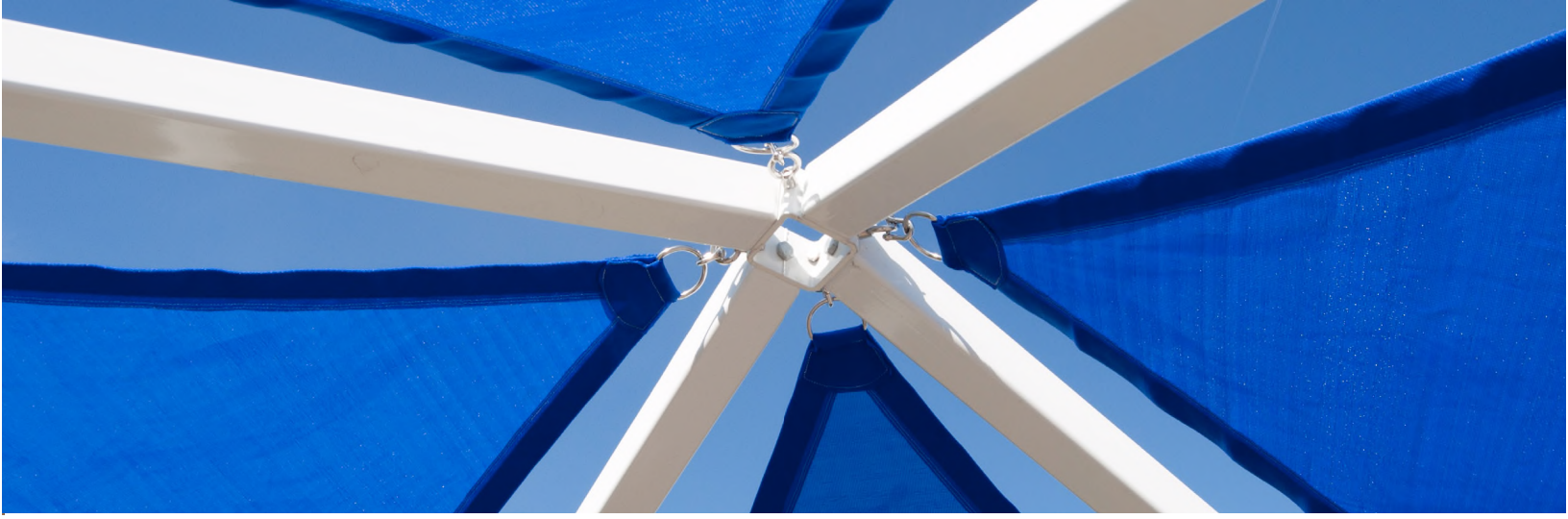


Compatible with all model shelters except for Cherokee, Pergola, Walkways & Entry Covers

Tongue and Groove Wood

1) Southern Yellow Pine
2) Western Cedar

Utilized as sub roofing for shelters using the 18" standing seem panels or shingles.



Frame & Fabric Color Options

Our Americana Industrial Coatings division enables us to powdercoat all of our products in-house, setting us apart from our competitors. This grants us complete authority over pricing, quality, and production times, allowing us to transfer these benefits to our customers.

Super Durable Frame Color Options

205 ORANGE
RAL 2004

215 YELLOW

220 RAVEN (TEXTURED)

235 NAVY BLUE
RAL 5003

240 ROYAL BLUE
RAL 5005

242 SKY BLUE
RAL 5015

245 CAST BRONZE
RAL 8019

265 HUNTER GREEN
RAL 6005

270 QUARTZ GRAY
RAL 7039

275 SLATE GRAY

285 RED
RAL 3001

290 SILVER

815 ASH GRAY

820 CHARCOAL GRAY

840 COLONIAL RED

865 LIGHT GREEN

Super Durable & Anti Graffiti Frame Color Options

510 BLACK

515 REGAL BLUE

520 BRONZE

525 BROWN

530 CLAY

535 IVORY

540 TAN

545 TERRA COTTA

550 WHITE

555 DARK GREEN

Fabric Shelter Color Options

YELLOW

ORANGE

CRIMSON

GRAPE

OCEAN BLUE

SAND

FOREST GREEN

LIME GREEN

GRAPHITE

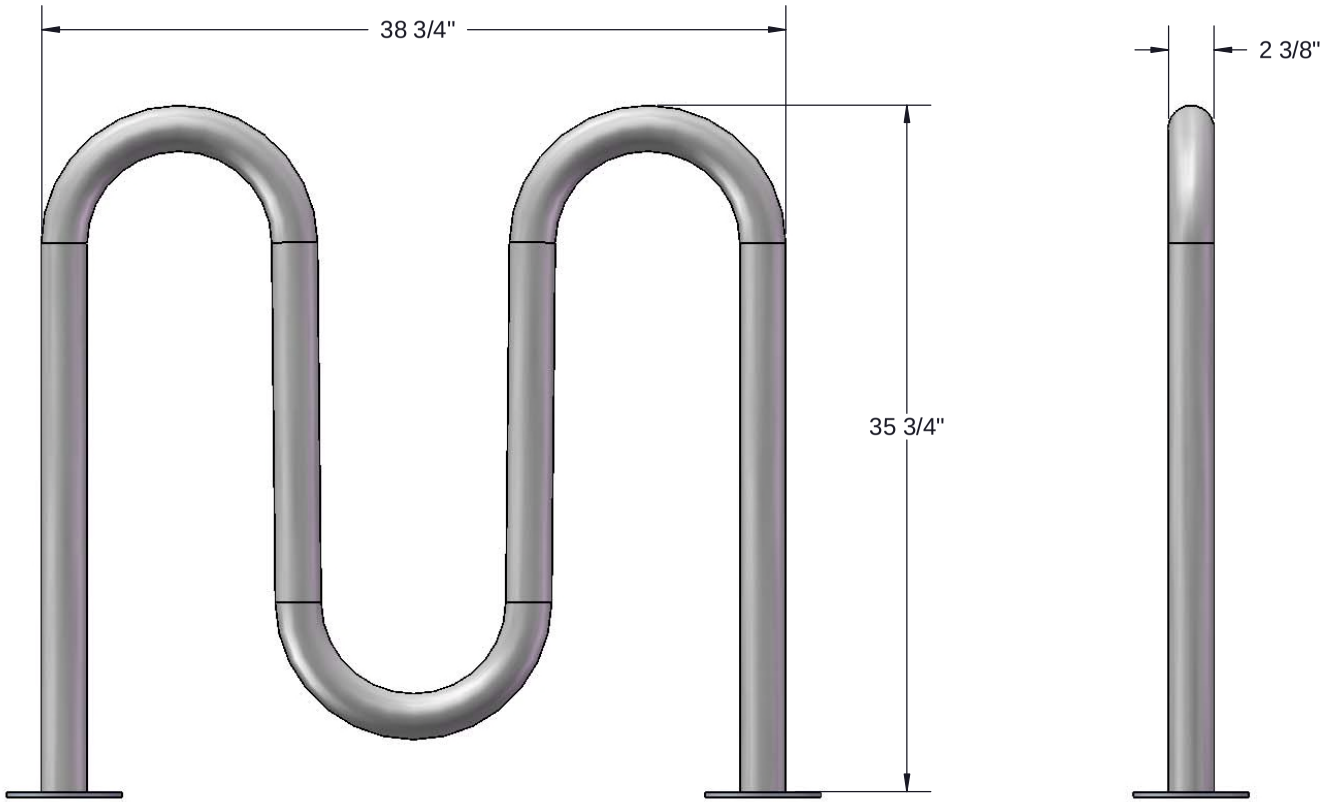
JET BLACK

ultrasite™

A PLAYCORE Company

Model # 5803SM

OVERALL DIMENSIONS

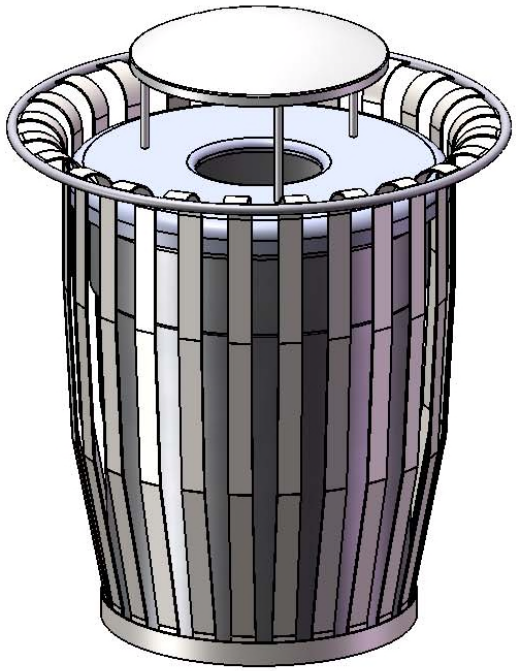


Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts

TREK
TREK

ultrasite™

A PLAYCORE Company



Model #OX-36RB

OX-36
36 GALLON TRASH RECEPTACLE

Material: Sides are fabricated with 1-1/2" x 11 gauge flat steel strips. Top and bottom rings are 1" pipe. Bottom plate fabricated from 10 gauge sheet steel precision punched. All electrically MIG welded.

Receptacle Coating: Oven fused functionalized polyethylene copolymer-based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV-stability.

Receptacle Dimensions: 32-1/2" high x 31-1/2" in diameter x 36 gallon capacity.

RBR-32-08
32 GALLON RAIN BONNET TOP

Material: Top plate shall be fabricated from 18 gauge steel flat, spun to form. Vertical posts are 1/2" diameter steel rods. Bonnet top shall be fabricated from 20 gauge steel flat, spun to form. All electrically MIG welded.

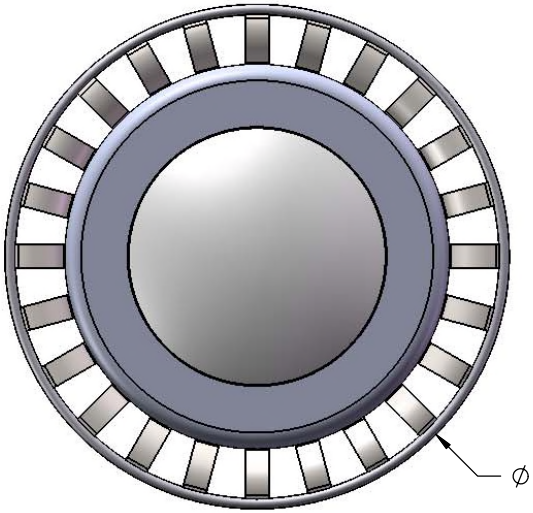
Coating: Steel is sandblasted to near white condition. Then coated with electrostatic powder coat, oven cured.

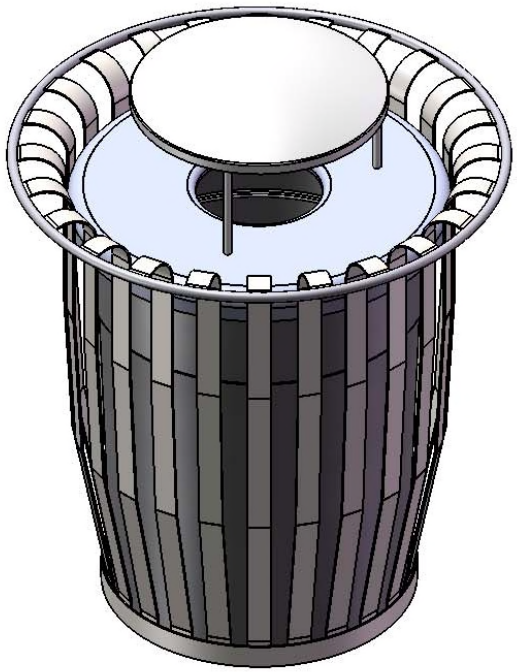
Top Dimensions: Center opening shall be an 8" inside diameter. The overall dimensions shall be 24" x 13" high.

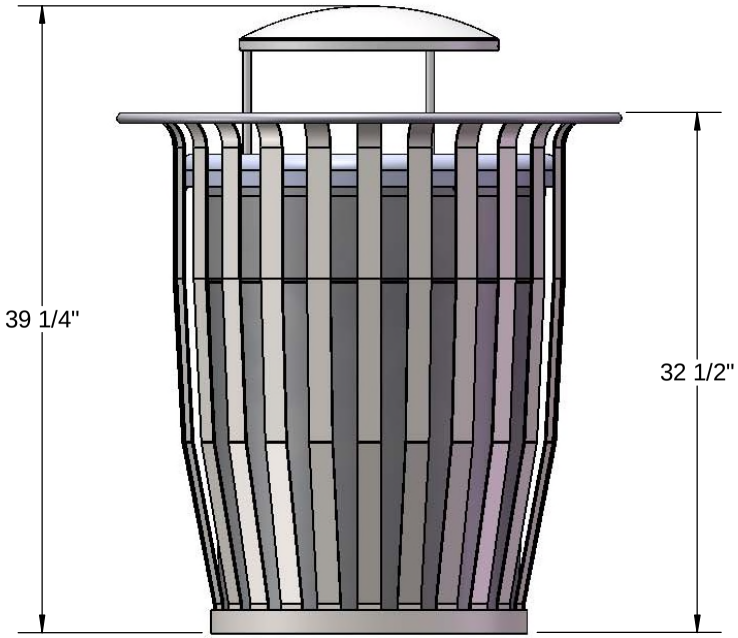
32 GALLON LINER: Made of heavy duty plastic.

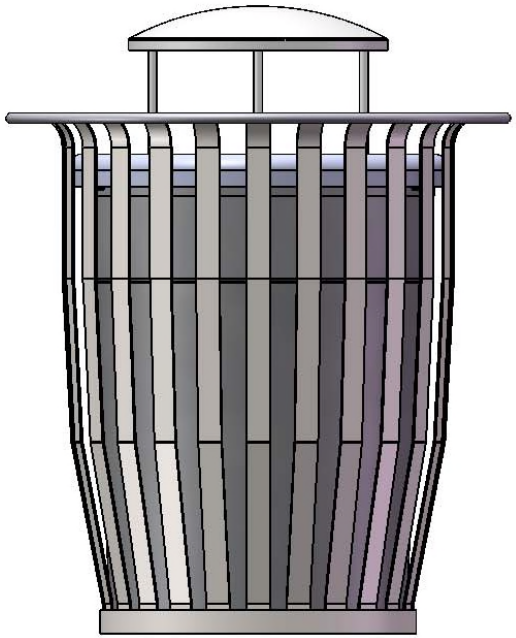
Overall Dimensions Including Top: 31-1/2" in diameter x 39-1/4" high x 36 gallon capacity.

OVERALL DIMENSIONS









UltraSite

Powder Coat Color Options

ULTRA BLUE

BURGUNDY

GREEN

BEIGE

BLUE

RED

BROWN

BLACK

YELLOW

ROYAL PURPLE

DARK GREY

MATTE BLACK

WHITE

ORANGE

SKY BLUE

SPRING GREEN

CHAMPAGNE

STANDARD POWDER COAT COLORS

The steel framework used in the UltraCoat® product line delivers one of the industry's most durable protective coatings. UltraSite® further enhances the durability by applying a superior powder coated finish. The process provides three layers of protection from harmful environmental elements, with very little maintenance.

BLUE VEIN

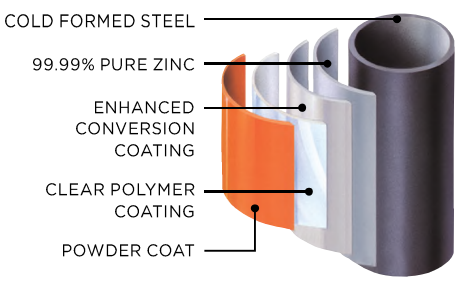
SILVER VEIN

SPARTAN BRONZE METALLIC

ULTRA SILVER METALLIC

PREMIUM POWDER COAT COLORS

- Additional upcharge



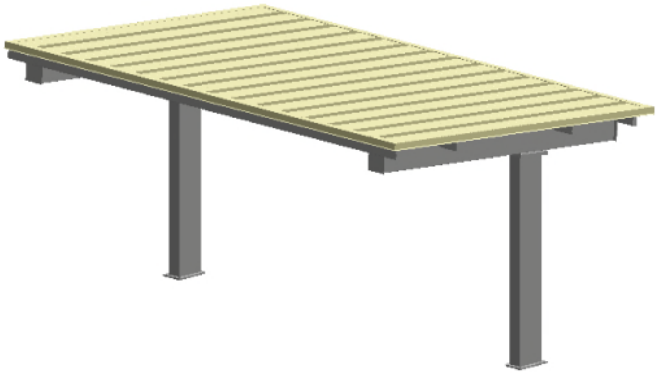
STANDARD POWDER COAT

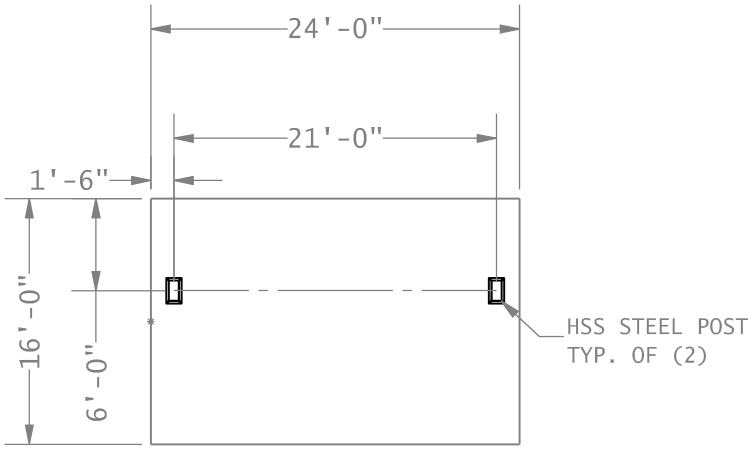
- Uniform coating
- Durability
- High-quality
- Attractive finish

HOT-DIP GALVANIZED

- Galvanized both inside and out
- Superior four-layer adhesion bond
- Excellent abrasion resistance
- Provides cathodic protection to the underlying steel
- Increases the useful life of steel

DOCUMENT NOT FOR CONSTRUCTION:
- A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY AMERICANA OUTDOORS
- A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE MUST PERFORM A FOUNDATION DESIGN





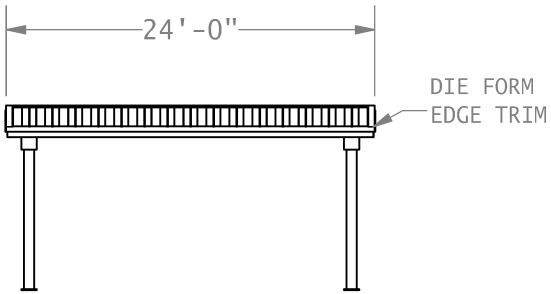
FOUNDATION PLAN

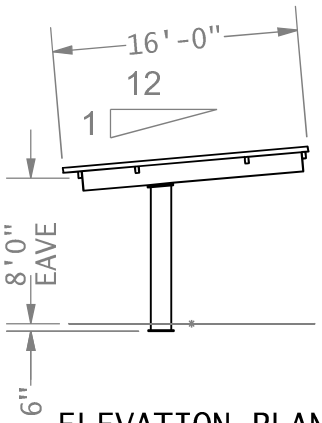
NOT FOR CONSTRUCTION

(800) 851-0865
www.americana.com

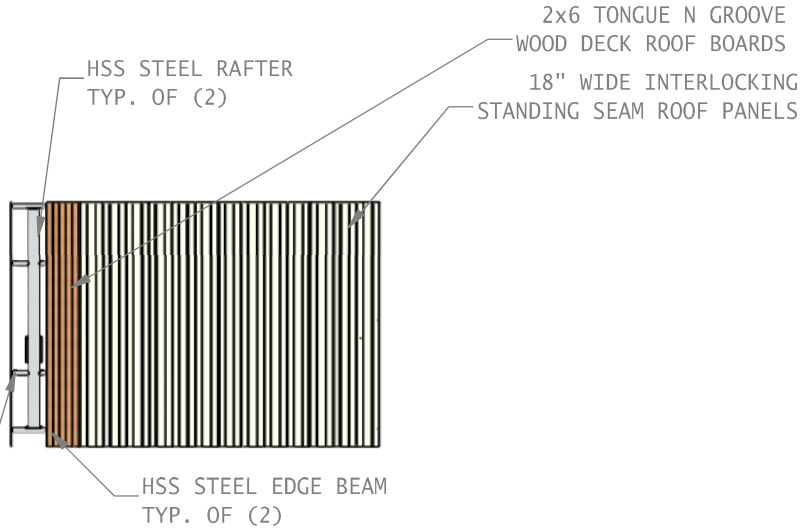
AMERICANA OUTDOORS

TITLE			
16' x 24' SHAWNEE SHELTER			
SIZE	DATE	DWG NO	REV
A	4/29/2025	120929-2	
SCALE: AS NOTED	DRAWN: TG	SHEET 1 of 2	





ELEVATION PLAN



ROOF PLAN

NOT FOR CONSTRUCTION

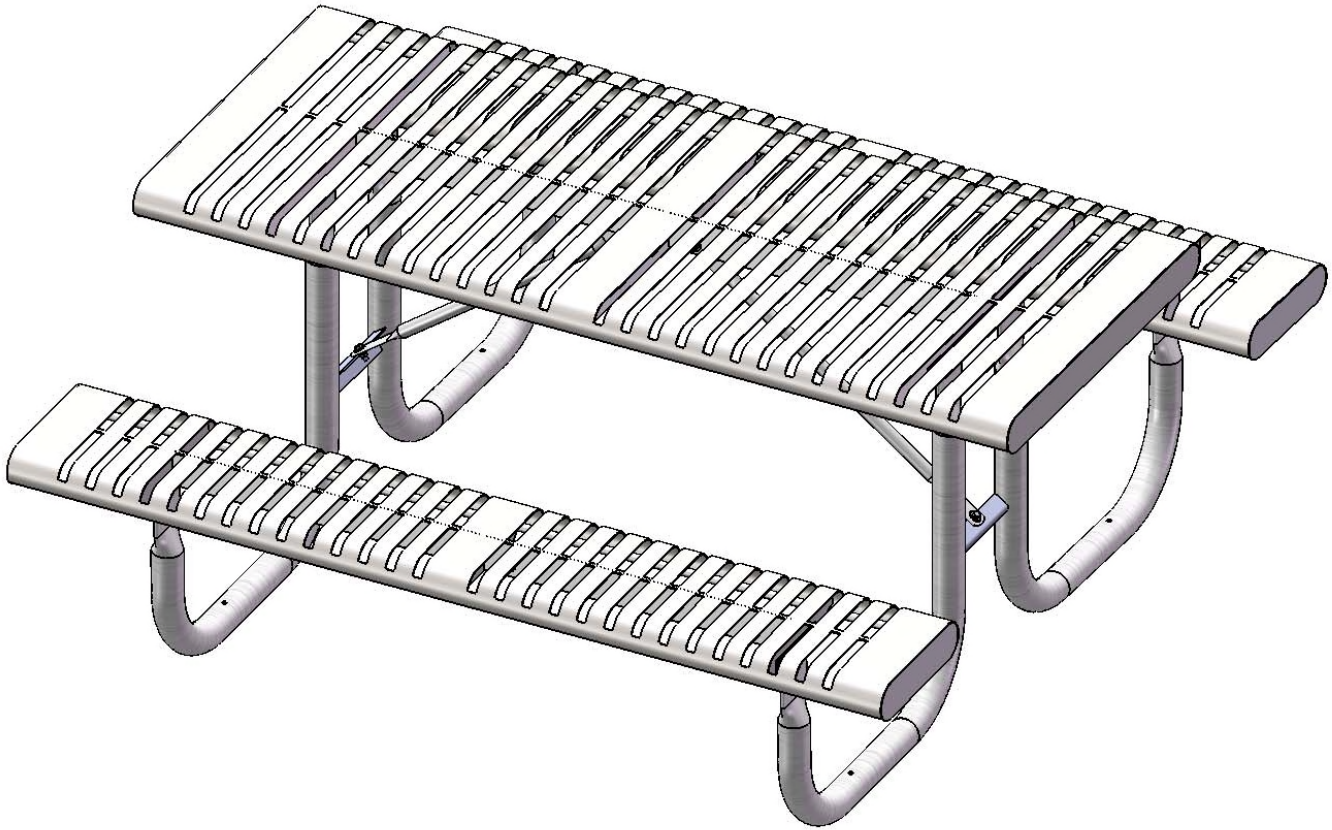
(800) 851-0865
www.americana.com

AMERICANA OUTDOORS

TITLE			
16' x 24' SHAWNEE SHELTER			
SIZE	DATE	DWG NO	REV
A	4/29/2025	120929-2	
SCALE: AS NOTED	DRAWN: TG	SHEET 2 of 2	

ultra site™

A PLAYCORE Company



Model # 238-SR6

238-SR6
6’ PORTABLE PICNIC TABLE WALK-THROUGH DESIGN

Top & Seats: End plates are fabricated out of 7 gauge x 3” with a 3” diameter corners. 12 gauge sheet steel is precision punched to create the slat pattern. 7 gauge x 1-1/2” flat bar center support and mounting bracket understructure. 5/8” rod to finish off edge. Electrically MIG welded.

Coating: Oven fused functionalized polyethylene copolymer-based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV-stability.

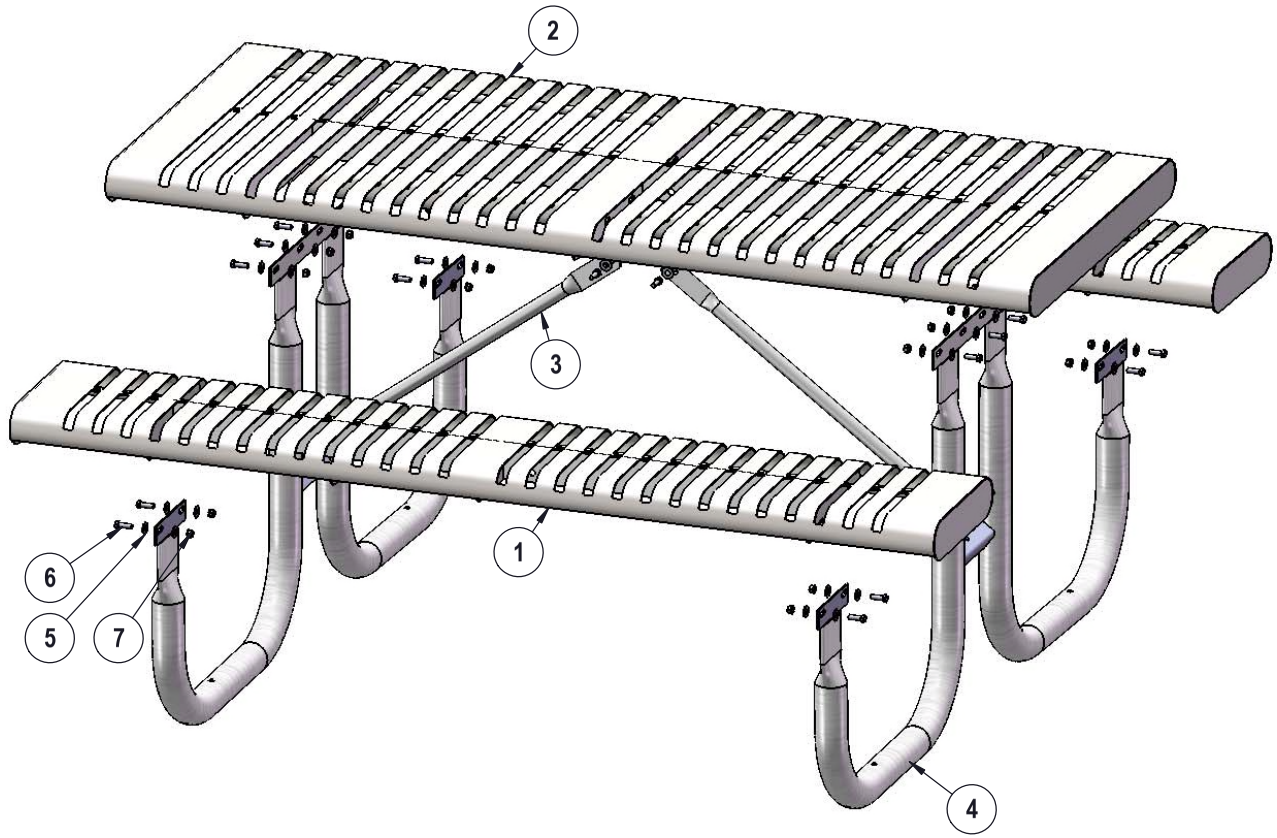
Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Cross braces 1" O.D. x 16 gauge pre-galvanized structural steel tubing. Brace attachment points 1-1/2”x1-1/2”x3/16” steel angle. Seat and top mounting points 7 gauge x 1-1/2” die stamped steel flat bar. Legs are bent over a mandrel through the bend radius producing a wrinkle free bend. All electrically MIG welded.

Frame Coating: Electrostatic powder coated application oven cured.

Hardware: All stainless steel hardware fasteners.

Dimensions: 6’ portable picnic table walk-through design. Top is 30” wide x 72” long and is 32” high. Seats are 12” wide x 72” long and 20” high. Outside to outside dimension is 69-7/16” x 72”.

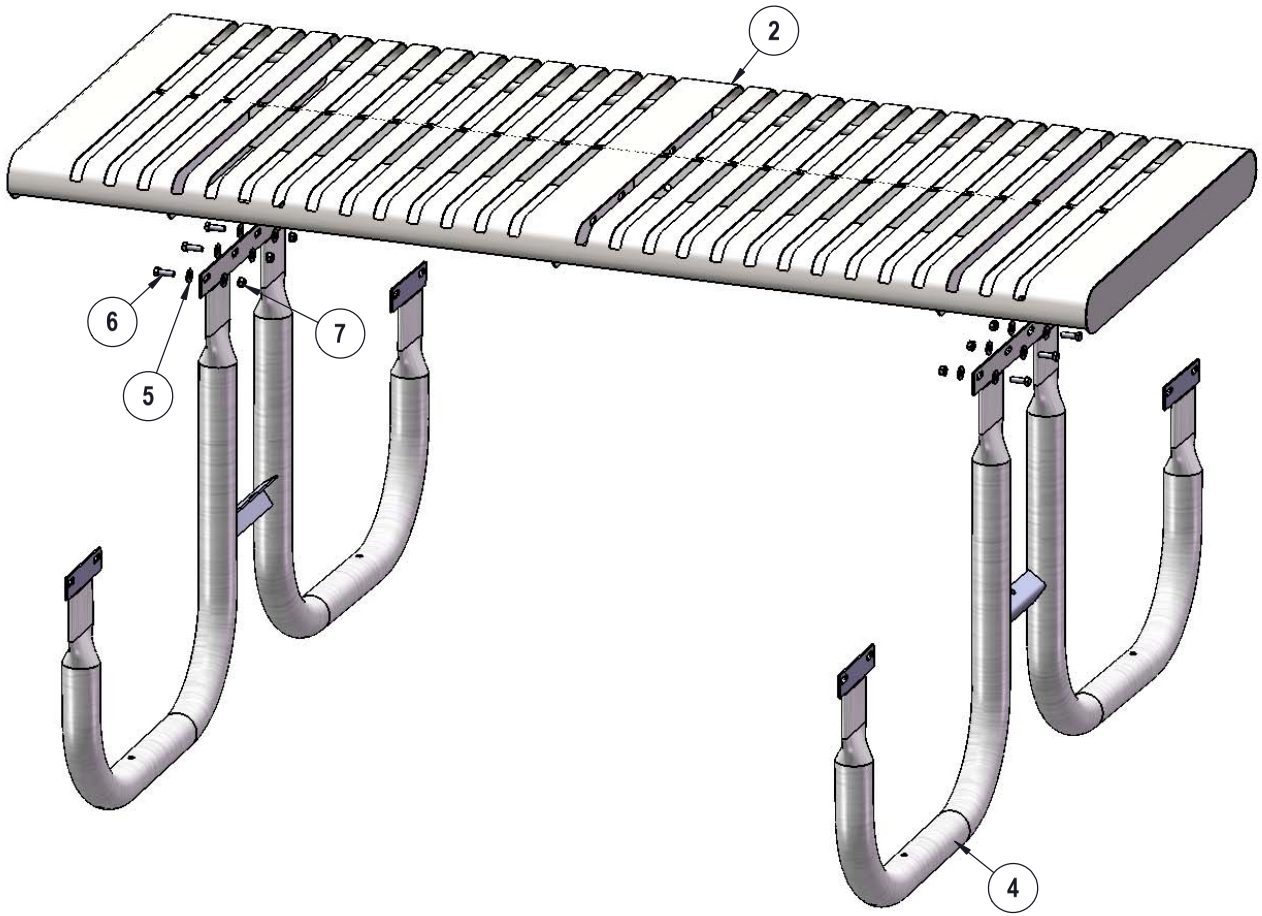
COMPONENTS



ITEM NO.	PartNo	DESCRIPTION	Qty.
1	SR72-S	6' slat rolled seat	2
2	SR72-T	6' slat rolled top	1
3	P-01-04-0125	29 7/8" Brace	2
4	P-V238	238 Vinyl Frame	2
5	33-02-0007	5/16" SS Washer	40
6	33-05-0029	5/16" x 1" Machine Bolt (SS)	20
7	33-03-0012	5/16" Kep Nut (SS)	20

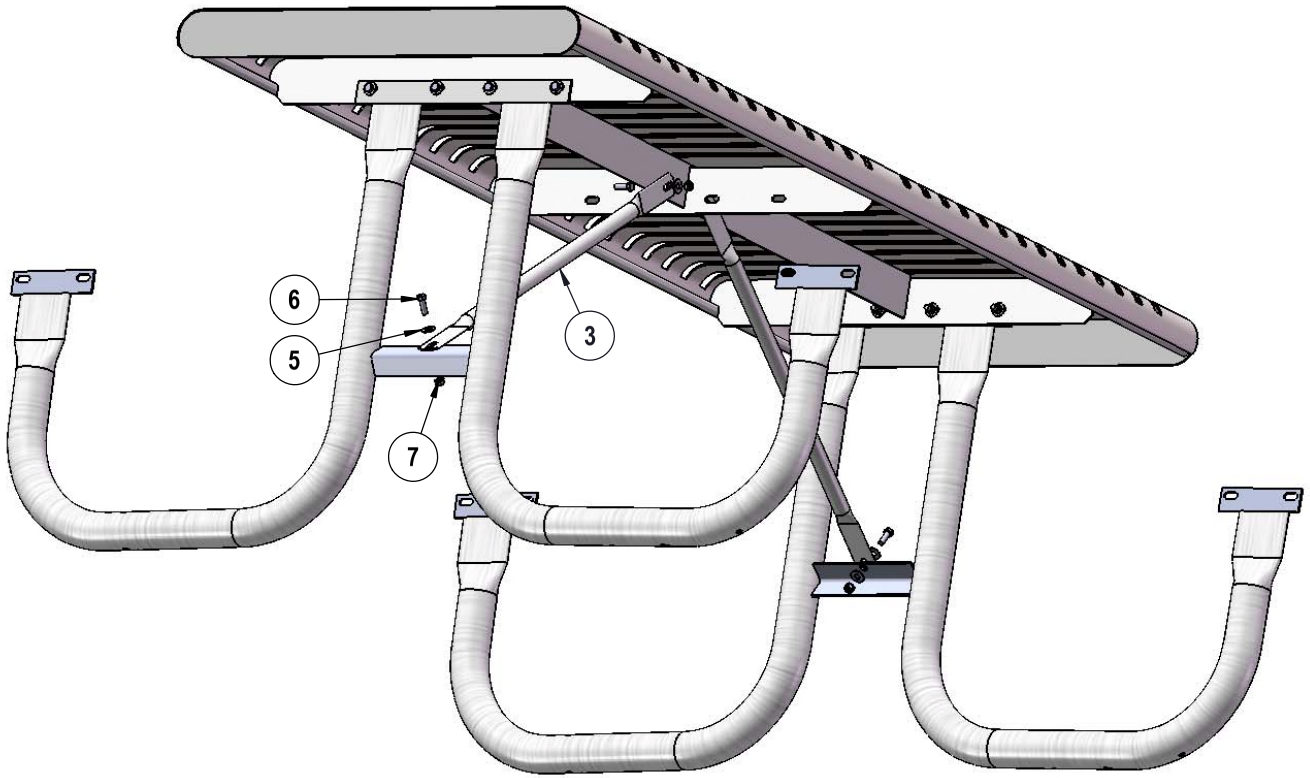
Optional Surface Mount Hardware:
5/16" x 5" Concrete Expansion Anchor Bolts
(Not Included)

STEP 1



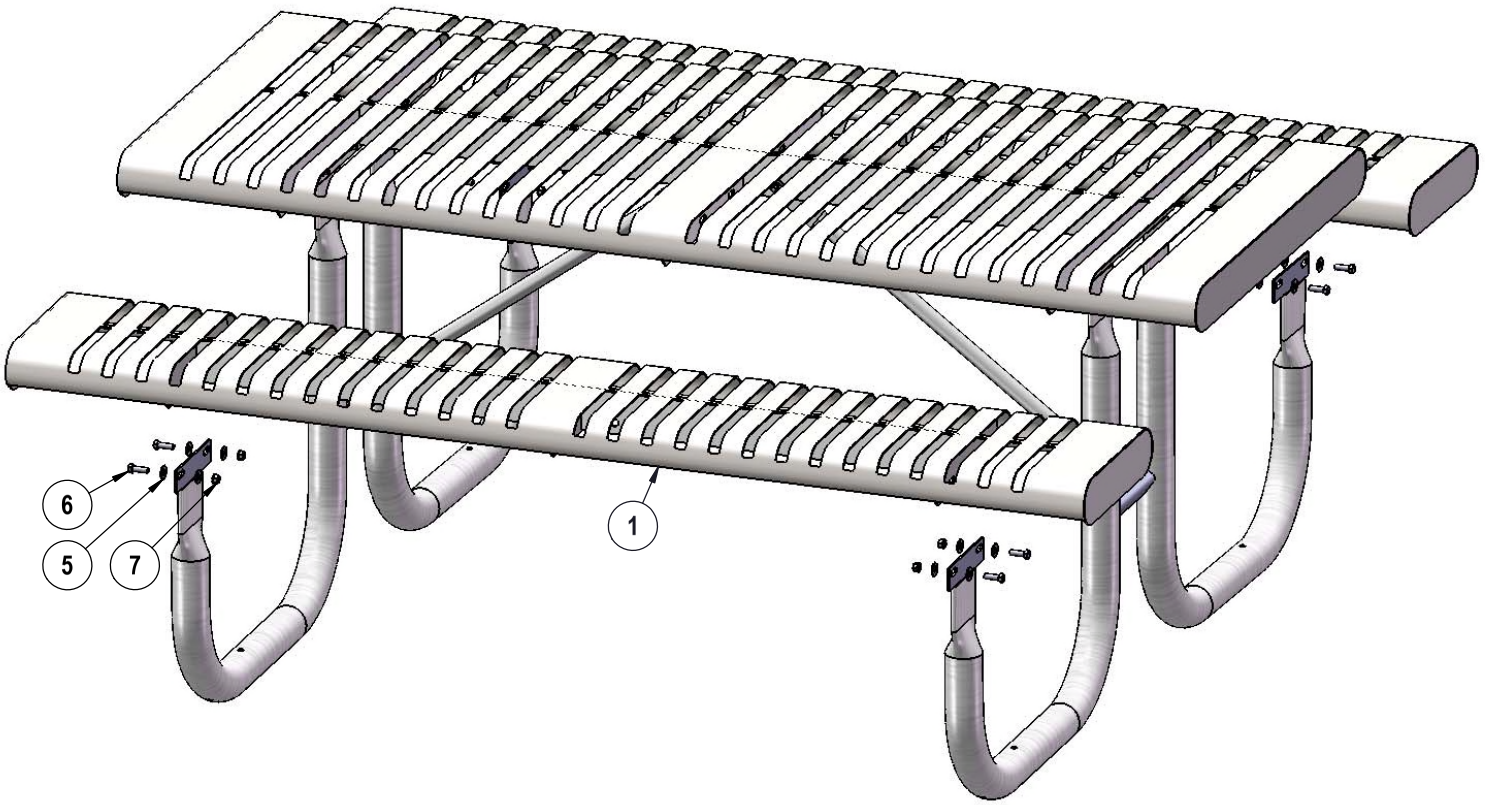
Attach the 6' Rolled Top to the 238 Frames using specified hardware.

STEP 2



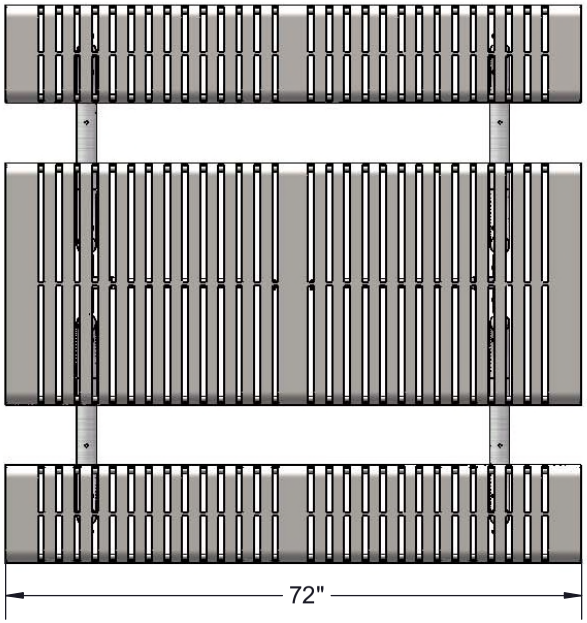
Attach the 29-7/8" Braces to the 6' Rolled Top and
the 238 Frames as shown using specified hardware.

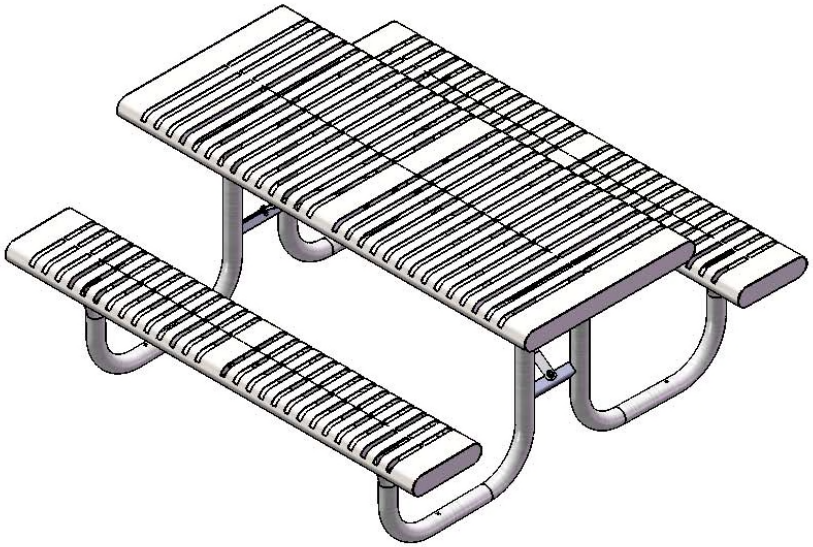
STEP 3

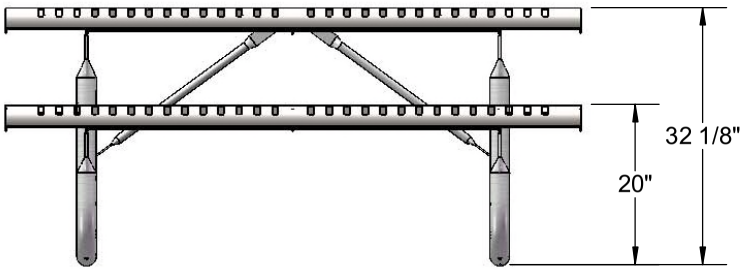


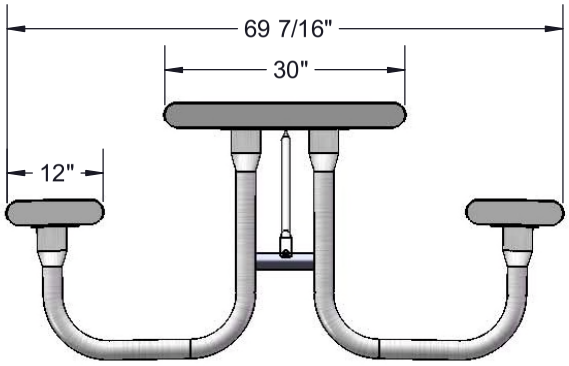
Attach the 6' Rolled Seats to the 238 Frames using specified hardware.

OVERALL DIMENSIONS









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Model # 410SM-R6

410SM-R6
DENALI SURFACE MOUNT BENCH WITH BACK

Seat: Minimum of 96% commingled post-consumer or post-industrial recycled plastic 2x4. With a maximum of 4% due to various additives including color and UV stabilization to obtain desirable properties.

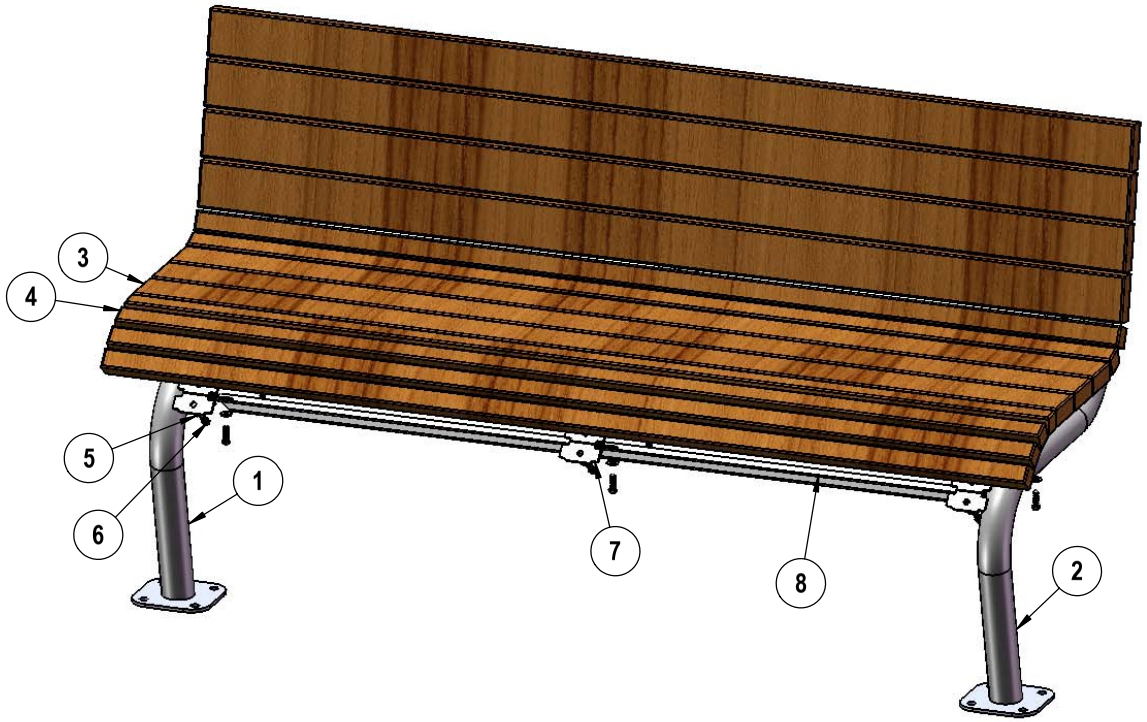
Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Seat/back support is bent over a mandrel through the bend radius producing a wrinkle free bend. Tube ends are pre-galvanized steel capped. a 6" x 6" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting, and rounded corners for a more finished look. Support brackets are 7ga laser cut steel. All electrically MIG welded.

Coating: Steel is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powder coat, oven cured.

Hardware: Hardware shall be stainless steel.

Dimensions: 6’ surface mount bench with back. Seats are 20” wide x 72” long. Seat height is 20” from the ground to the top of the seat. The overall dimensions are 72” x 26-7/16” x 36-5/8".

COMPONENTS



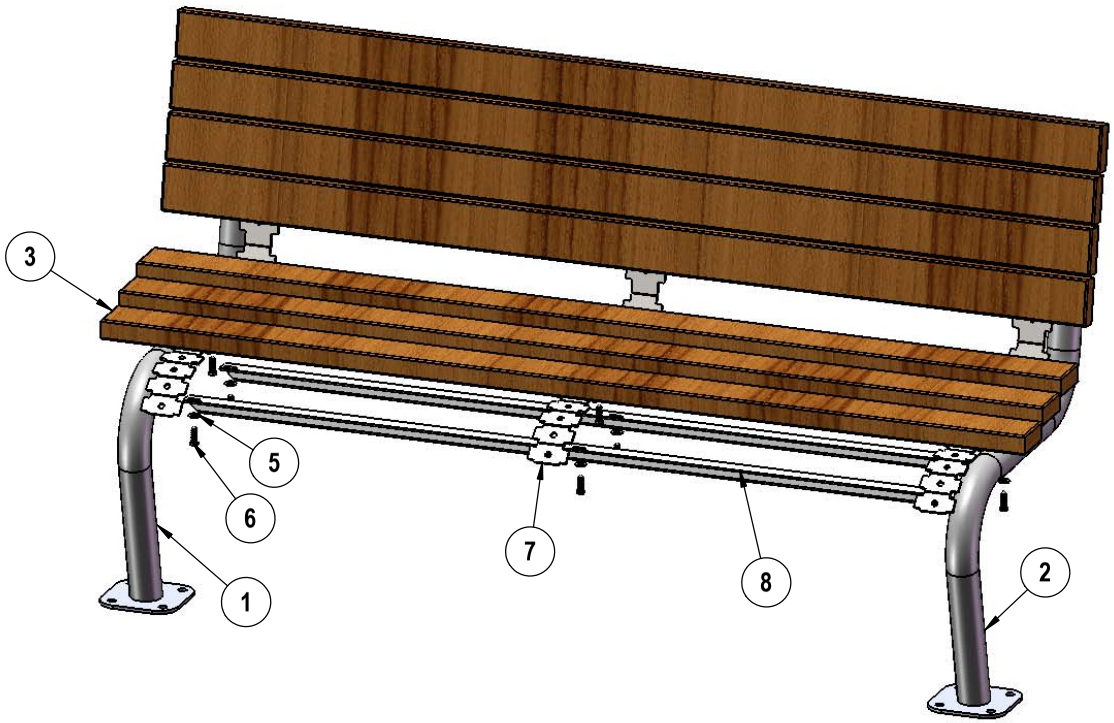
ITEM NO.	PartNo	DESCRIPTION	QTY
1	01-01-1186	410 Denali Leg SM LH	1
2	01-01-1185	410 Denali Leg SM RH	1
3	WGR72-2x4-DB	2 x 4 Woodgrain Recycled Denali Bench Plank (6')	7
4	WGR72-2x2-DB	2 x 2 Woodgrain Recycled Denali Bench Plank (6')	6
5	33-02-0007	5/16" SS Washer	39
6	33-05-0034	5/16" x 1-1/4" lag bolt, SS	39
7	01-01-1184	410 Denali Attachment Bracket	1
8	P-01-01-0105	6' Recycled Bench Angle	2

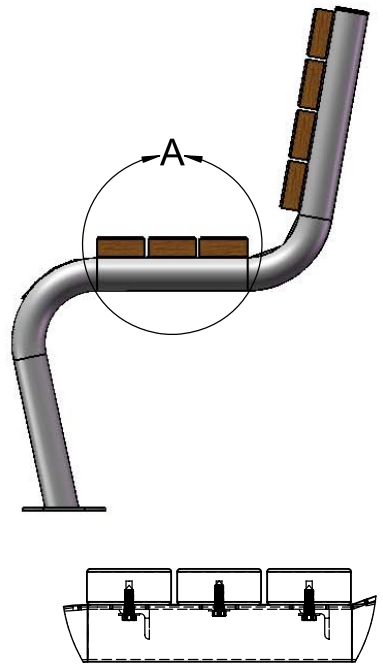
Required Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

WARNING: Overtightening of lag bolts can cause damage to lumber.

STEP 1

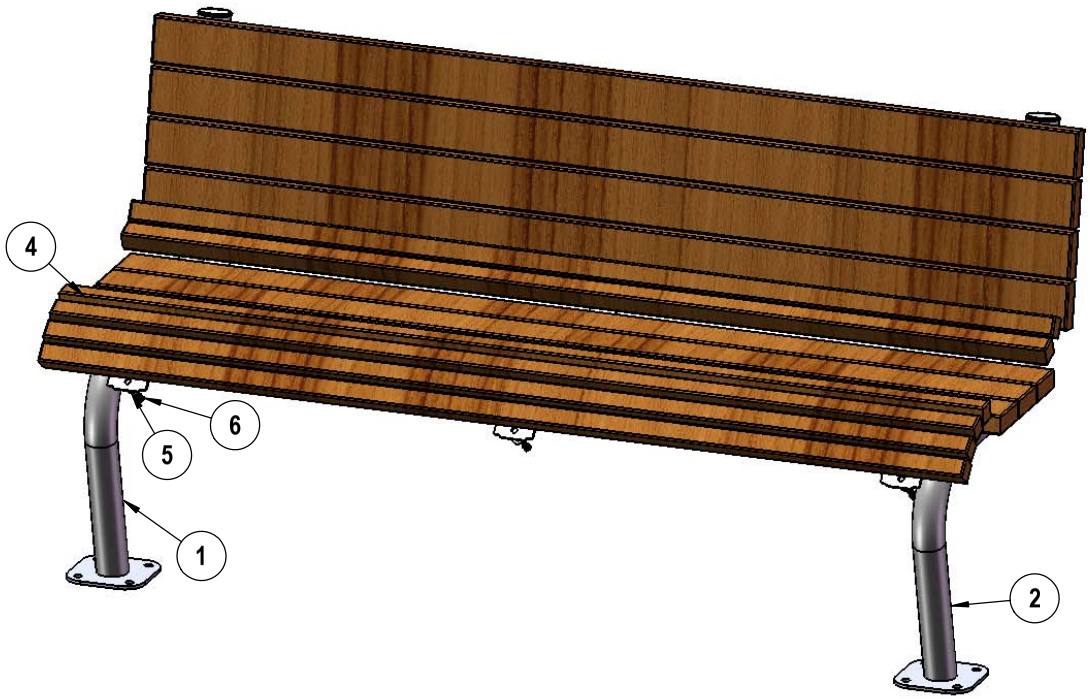
Attach the 2x4 planks to the legs and support bracket as shown below using specified hardware.
The steel support angles should be installed on the bottom side of the legs/ attachment brackets on the first and third seat plank.

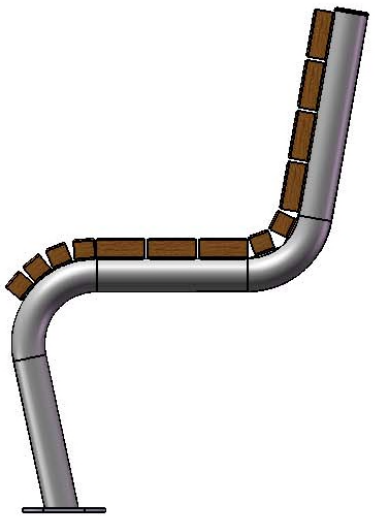




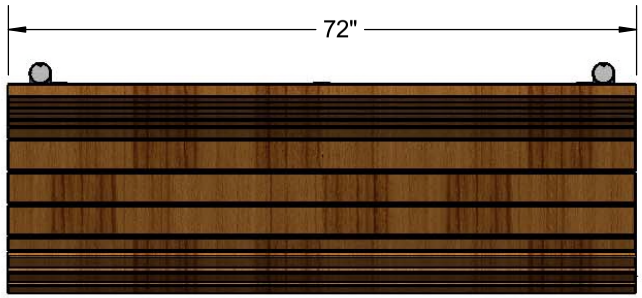
DETAIL A
SCALE 1 : 8

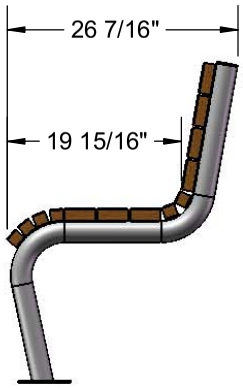
Attach the 2x2 planks to the legs and support bracket as shown below using specified hardware.





OVERALL DIMENSIONS





ORDINANCE NUMBER 25-35

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

"Trailside Business Center PUD"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**APC**") considered a petition (Petition No. 2506-PUD-13), filed with the APC requesting an amendment to the UDO and the City's Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "**Real Estate**");

WHEREAS, the APC forwarded Petition No. 2506-PUD-13 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a _____ recommendation (Vote: ___ in favor, ___ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the APC certified the action of the APC to the Council on _____ ___, 2025;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Trailside Business Center Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District 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.

"Business Center Uses" shall mean light industrial uses that combine office, assembly, limited warehousing, and distribution activities within a single facility. Such uses include the storage and movement of goods and materials that are (i) ancillary to a principal use, such as manufacturing, light assembly, research and development, or business services; or (ii) part of a flex industrial facility that combines light fabrication, limited distribution, and office or tech operations within a single tenant suite.

Section 3. Concept Plan. The concept plan (the "**Concept Plan**") attached hereto and made a part hereof as Exhibit B is hereby incorporated in accordance with the UDO's Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of the Real Estate shall be the EI: Enclosed Industrial District (the "**Underlying Zoning District**").

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

5.1 Additional Uses: The following additional uses shall be permitted:

- Development Amenities
- Business Center Uses
- Commercial Recreational Facility – permitted subject to the Director's determination of adequate parking facilities to support such use.
- Warehousing and Distribution Operation (Inside Storage) – permitted as an ancillary component of Business Center Uses.

5.2 Prohibited Uses: The following uses shall be explicitly prohibited:

- Special Exception Uses, except as otherwise permitted herein.
- Auction Rooms
- Garden and Lawn Center
- Data Processing / Call Centers
- Self-storage Facility
- Trucking Companies
- Heliports
- Wireless Communication Service Facilities
- Bus Stations / Transit Stops

Section 6. Overlay District. The standards of Article 5.3(F) and 5.3(K) shall not apply to the District. The required eight foot (8') asphalt path along the entire State Highway 32 frontage of the Real Estate shall be installed as part of Phase 1 (defined below).

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

7.1 Maximum Building Height. The maximum building height within the District shall be thirty-five feet (35').

7.2 Architectural Standards. Article 6.3(G)(2) shall not apply to the District. Instead, the Buildings in the District shall be constructed in substantial compliance with the renderings and elevations attached hereto as Exhibit C ("**Building Elevations**"). The precise locations of Building entrances and fenestrations may vary from those depicted in the Building Elevations; however, the overall architectural design and character of the Buildings shall remain substantially consistent with the Building Elevations, as determined by the Director.

7.3~~2~~ Landscaping Standards.

A. General Screening Standards. Article 6.8(H)(2) is hereby clarified and shall not be applicable to the east and west property lines of the site.

B. Foundation Plantings. Article 6.8(L) of the UDO shall not apply to the following Building elevations as identified on the Concept Plan: (i) the south elevations of Buildings 1 and 3; and (ii) the north elevations of Buildings 2 and 4.

C. Buffer Yard Requirements.

a. The Real Estate shall be developed in two phases. The first phase includes Building 1 and Building 2, as identified on the Concept Plan ("**Phase 1**"). The Buffer Yard improvements along the entire south property line of the Real Estate, including the installation of the Midland Trace Trail connection amenity area and communal lawn identified on the Concept

Plan, and the Site Amenities (defined below), shall be installed as part of Phase 1.

b. To the extent Article 6.(8)(N) conflicts with the installation of the Midland Trace Trail connection amenity area and communal lawn identified on the Concept Plan, Article 6.8(N) shall not be inapplicable to the Buffer Yard along the south property line of the Real Estate.

c. Fencing shall not be required along the south property line of the Real Estate.

D. Parking Area Landscaping. For the purposes of applying Article 6.8(O)(1), the vehicular use areas between the Buildings, as depicted in the Concept Plan, shall not be considered Parking Areas.

Section 8. Lighting Standards. The standards of Article 6.9 of the UDO shall apply to the District. Lighting shall be installed in substantial compliance with the lighting plan attached hereto as Exhibit D ("**Lighting Plan**"). Minor modifications or substitutions to the Lighting Plan may be approved by the Director.

Section 9. Site Amenities.

A. Site amenities shall be provided in substantial compliance with those amenities depicted on the Concept Plan and Building Elevations.

B. Site amenity improvements to be installed include, but are not limited to, the following:

a. 1 Shawnee Shelter Structure – 16' wide, 24' long
b. 11 Denali Round Surface Mount Tables, 4 Seats Each
c. 2 Oxford Extra Heavy Duty Tables (picnic tables)
d. 4 Denali Park Benches
e. 4 Oxford Trash Receptacles
f. 3 Bike Racks
g. 1 Bike Repair Station

C. Specifications for the Site Amenities are attached hereto as Exhibit E ("**Site Amenities**"). Minor modifications or substitutions to the Site Amenities may be approved by the Director.

Section 10. Severability. If any term or provision of this Ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-35** was delivered to the Mayor of Westfield on the ___ day of _____, 2025, at _____ ___m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-35**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO **ORDINANCE 25-35**

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

Exhibit A

“Legal Description”

Pettijohn Investments, LLC
Instrument #2000-64224

Part of the Northeast and Northwest Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of said Northeast Quarter Section; thence North 89 degrees 41 minutes 15 seconds East (assumed bearing) 286.62 feet to a point on the North line of said Quarter Section being North 00 degrees 00 minutes 00 seconds East 18.38 feet from an existing 5/8" rebar with metal cap; thence South 00 degrees 00 minutes 00 seconds West 822.98 feet to an existing 5/8" rebar with metal cap on the North right of way line of the former Central Indiana Railroad; thence South 89 degrees 58 minutes 11 seconds West along said right of way line 290.73 feet to a 5/8" rebar with red cap on the West line of said Northeast Quarter Section; thence North 00 degrees 17 minutes 12 seconds East along said West line and right of way line 27.00 feet to a 5/8" rebar with red cap; thence South 89 degrees 58 minutes 11 seconds West along said right of way line 1154.61 feet to a 5/8" rebar with red cap; thence North 00 degrees 22 minutes 16 seconds East 787.90 feet to a point on the North line of said Northwest Quarter Section being North 89 degrees 38 minutes 16 seconds East 1452.30 feet from the Northwest corner of said Northwest Quarter Section; thence North 89 degrees 38 minutes 16 seconds East 1153.50 feet to the Point of Beginning. Containing 26.411 acres, more or less.

Commonly known as 947 W State Road 32, Westfield, Indiana 46074

Exhibit B

"Concept Plan"

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

Exhibit C

“Building Elevations”

The Building Elevations appear on the following five (5) pages of this Ordinance.

Exhibit D

"Lighting Plan"

The Lighting Plan appears on the following six (6) pages of this Ordinance.

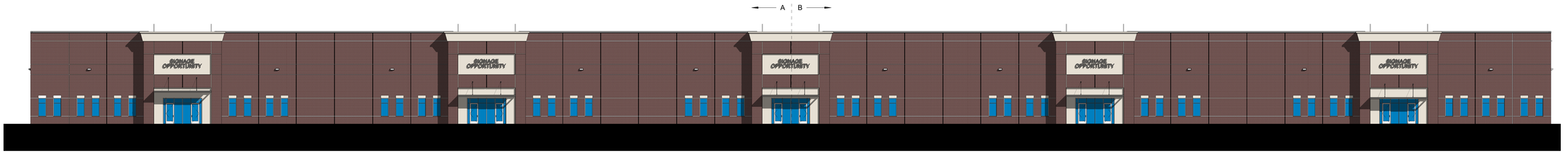
Exhibit E

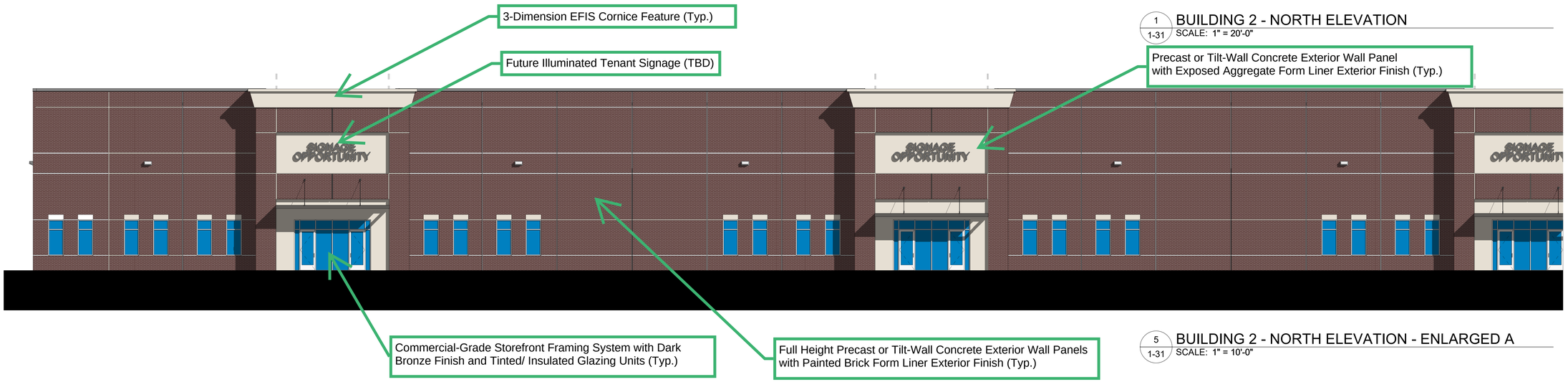
"Site Amenities"

The Site Amenities appear on the following twenty-nine (29) pages of this Ordinance.

Sidewalk Connection
Building #1
Entry Plaza Opportunities
Wet Detention
Naturalized Plantings Along
Landscape Corridor
Meandering Pathways
Building #3
Vehicular
Connection
Opportunity
Trash Enclosure Locations to be Determined
Based Upon Future Tenant Layout
Building #2
Wet Detention
Meandering Pathways
Naturalized Plantings Along
Landscape Corridor
Entry Plaza Opportunities
Building #4
Shade Structure w/
Covered Seating
Outdoor Gathering Plaza
& Trail Amenities
Communal Lawn
Dry
Detention
Bicycle Repair Station
(5) Bicycle Racks
Dry Detention
Undulating Berm and
Naturalized Plantings
Undulating Berm and
Naturalized Plantings
North
0
25'
50'
100'

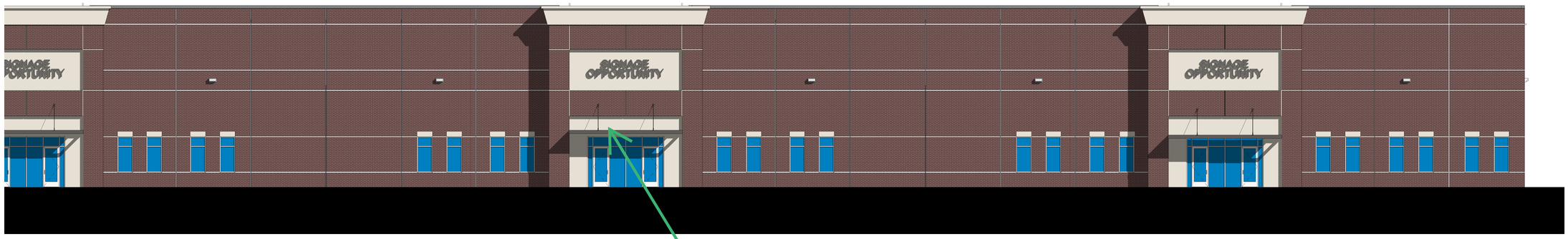
SIGNAGE
OPPORTUNITY



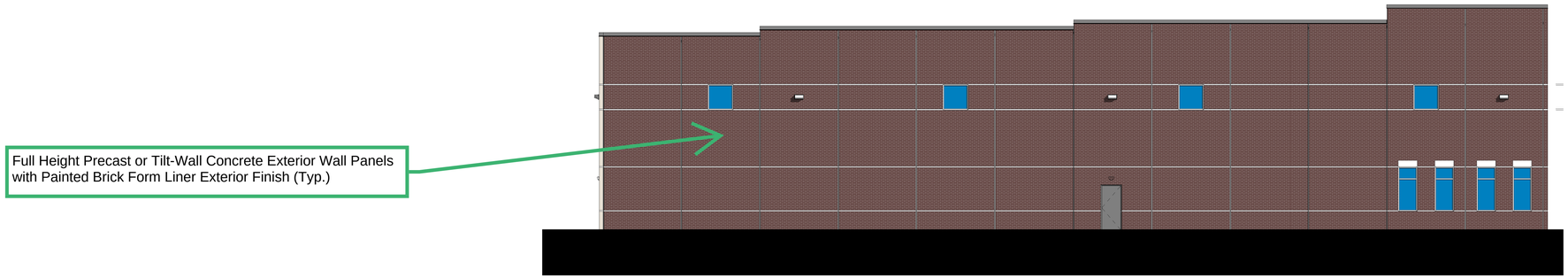


1 / 1-31 BUILDING 2 - NORTH ELEVATION
SCALE: 1" = 20'-0"

5 / 1-31 BUILDING 2 - NORTH ELEVATION - ENLARGED A
SCALE: 1" = 10'-0"



6 / 1-31 BUILDING 2 - NORTH ELEVATION - ENLARGED B
SCALE: 1" = 10'-0"



3 / 1-31 BUILDING 2 - EAST ELEVATION
SCALE: 1" = 10'-0"

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Suite 210 770.541.1700

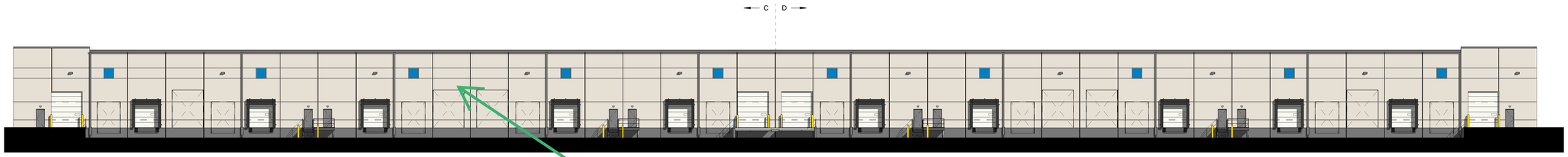
I3 WESTFIELD

Westfield, IN 46074

SCHEMATIC ELEVATIONS - BUILDING 2

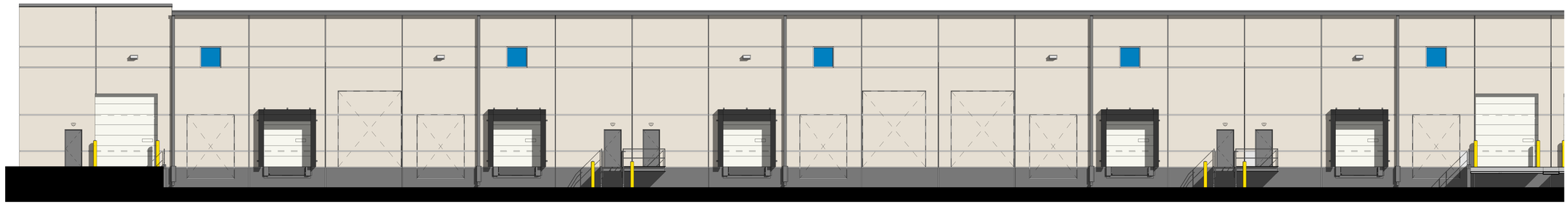
1-31

Date 2025.04.22

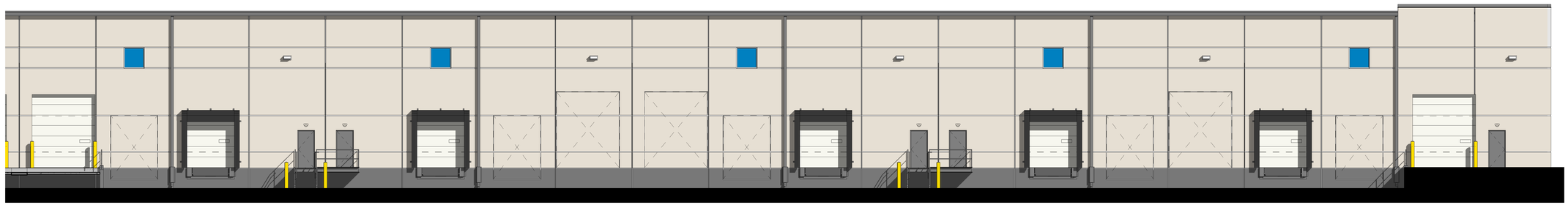


Full Height Precast or Tilt-Wall Concrete Exterior Wall Panels with Painted/ Smooth-Face Exterior Finish (Typ.)

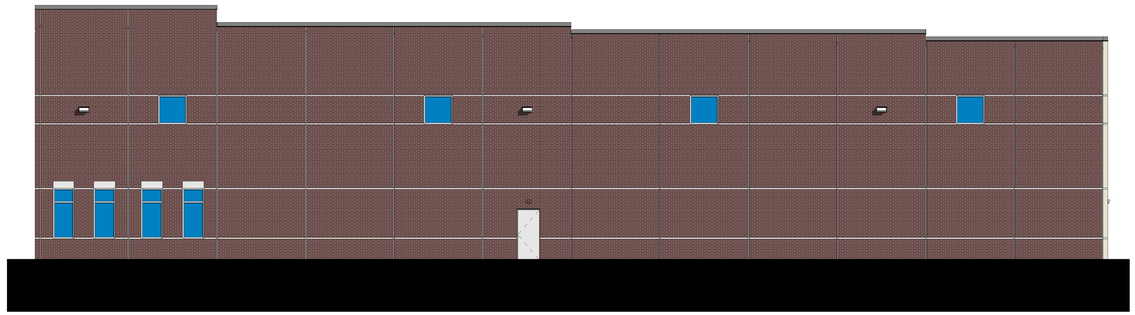
1 / 1-32 BUILDING 2 - SOUTH ELEVATION
SCALE: 1" = 20'-0"



3 / 1-32 BUILDING 2 - SOUTH ELEVATION - ENLARGED C
SCALE: 1" = 10'-0"



4 / 1-32 BUILDING 2 - SOUTH ELEVATION - ENLARGED D
SCALE: 1" = 10'-0"



2 / 1-32 BUILDING 2 - WEST ELEVATION
SCALE: 1" = 10'-0"

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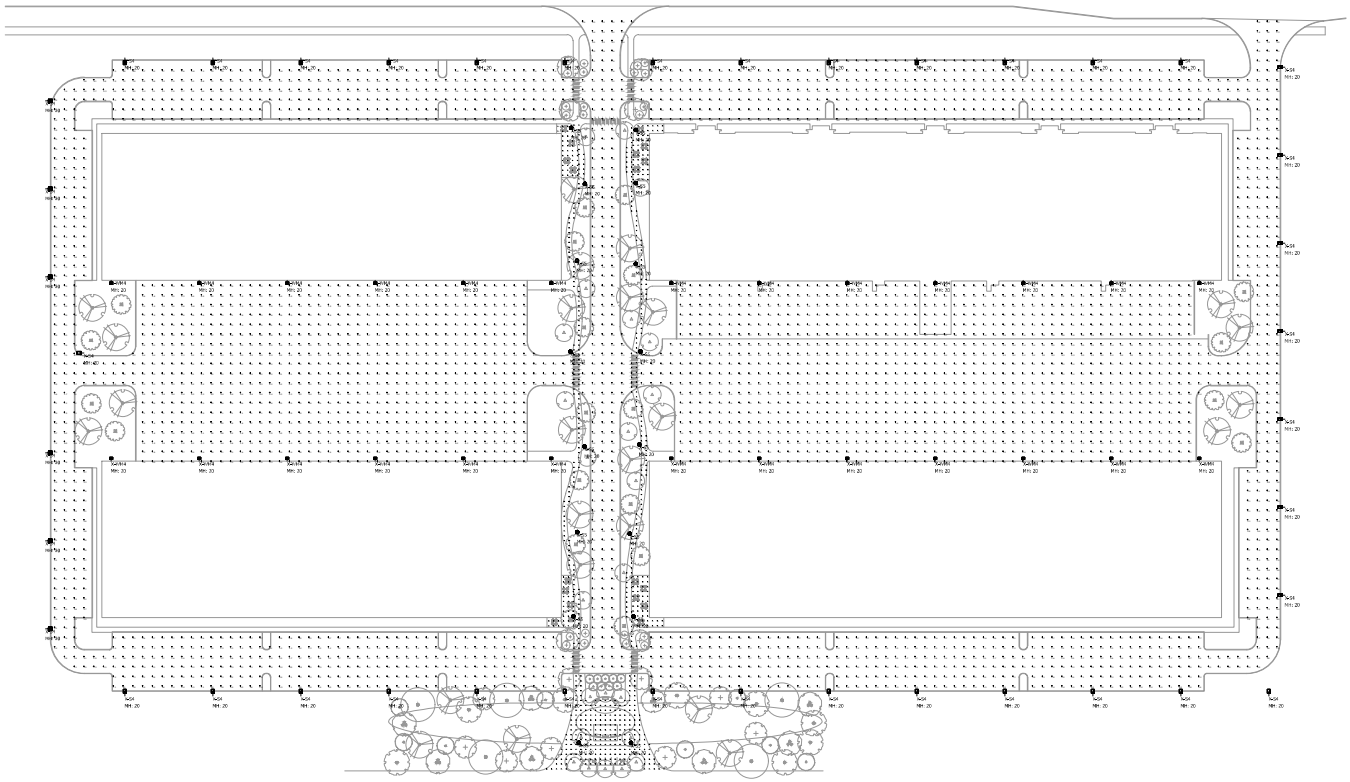
I3 WESTFIELD

Westfield, IN 46074

SCHEMATIC ELEVATIONS - BUILDING 2

1-32

Date 2025.04.22



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	16	X-S5	Single	13372	0.900	100	DL178754
	41	X-S4	Single	25911	0.900	160	DL195919
	26	X-WM4	Wall Mount	21956	0.900	161	DL179372

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Bottom Left Bldg - Table Area	Illuminance	Fc	2.65	3.9	0.9	2.94	4.33
Bottom Right Bldg - Table Area	Illuminance	Fc	2.50	4.1	0.9	2.78	4.56
Paved Areas & Drives	Illuminance	Fc	2.50	8.3	0.1	25.00	83.00
Sidewalks - Left	Illuminance	Fc	3.01	6.7	0.9	3.34	7.44
Sidewalks - Right	Illuminance	Fc	3.09	7.4	0.7	4.41	10.57
South Trail Entrance Area	Illuminance	Fc	3.12	7.7	0.7	4.46	11.00
Top Left Bldg - Table Area	Illuminance	Fc	3.19	4.2	2.0	1.60	2.10
Top Right Bldg - Table Area	Illuminance	Fc	3.59	4.5	1.5	2.39	3.00

LIGHTING NOTES:

- Mounting Height = 20'
- Light Loss Factor = 0.90
- Footcandle Values Calculated @ Grade
- Reflectance Values - 80/50/20 (office spaces)
  50/30/20 (warehouse areas)

National Lighting Vendor:

For pricing and technical assistance contact:
Rob Thomson of CBMC INC, tel#
317-828-4119, rthomson@cbmcinc.com

All electrical work shall comply with National, State, and Local codes including and not limited to the National Electric Code, NFPA 101 Life Safety Code, ASHREA and /or IECC Energy Codes.

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CBMC · LIGHTING SOLUTIONS
5855 KOPETSKY DR. SUITE G. | INDIANAPOLIS, IN 46217
317-780-8350| WWW.CBMCINC.COM

SEE MORE

This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with IESNA approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps and LED lumen package, location adjustments, and other variable field conditions.

Contractor to check and verify all dimensions on site before commencing any work shown.

Business Park - Westfield

SITE LAYOUT

Scale:	1" = 60'	Drawing No:	LP1
Date:	4/22/25	Project No:	CB27590-SITE-3
Drawn By:	SJM		

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Bollard (MRB)

Low Level Lighting

IP66

OVERVIEW	
Lumen Package	1,000 - 3,000
Wattage Range	23 - 38
Efficacy Range (LPW)	72 - 84
Weight lbs (kg)	40 (18)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Precision 2pc die-cast aluminum head maintains durability and consistency while providing vandal resistance, effective heat dissipation, and superior aesthetics.
- 8-5/8" OD one-piece extruded aluminum heavy wall .322 inch thick seamless shaft. Various heights are available in 6" increments starting at a minimum of 26" (maximum height is 62").
- Lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.
- Optional roughneck zinc plated steel base plate (.375" thick) with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.
- IP66 rated Optical and Driver compartment protects integral components from harsh environments.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Luminaire is proudly manufactured in the U.S. of U.S. and imported parts.
- Shipping weight: 40 lbs in carton.

Optical System

- Available in two optical distributions, symmetrical and asymmetrical.
- High transmission clear flat acrylic lens seals the luminaire's optical chamber to IP66.
- Available in 5000K, 4000K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber. Consult Factory for other color temperature requirements.
- Minimum CRI of 70.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz. Optional High Voltage 347-480 Vac Input available.
- L91 Calculated Life: >100k Hours calculated @ 25°C per IESNA TM-21-11.
- Total harmonic distortion: <20%.
- Operating temperature: -40°C to +50°C (-40°F to +122°F); Cold-weather emergency battery backup rated for -20°C minimum ambient.
- Power factor: >.90.
- Input power stays constant over life.
- High-efficacy LEDs with integrated circuit board mount to the housing to maximize heat dissipation and promote long life.
- Driver components are fully encased in potting long material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Electrical components are mounted on a removable power tray.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Optional 120v-277v integral emergency battery pack is available. The 90- minute batteries provide constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance.

Installation

- Easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation.
- Base plate installs with four heavy-duty 3/8" x 10" galvanized steel anchor bolts.
- Base plate attaches to lower extruded housing via four stainless steel roll pins.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsiindustries.com/resources/terms-and-warranty.aspx for more information.

Listings

- Listings
- Listed to UL 1598 and UL 8750.
- RoHS Compliant.
- Meets Buy American Act requirements.
- Suitable for wet locations.
- IP66 rated Driver compartment and IP66 rated optical chamber per IEC 60598.
- IDA compliant; with 3000K or 2700K color temperature selection.

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANS C78.377. Also Available in Phospho Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- Dark Sky compliant; with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- RoHS compliant
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Opulence Small Post Top (OPS)

Outdoor Decorative Post Top

OVERVIEW	
Lumen Package (lm)	3,000 - 14,000
Wattage Range (W)	20 - 100
Efficacy Range (LPW)	120 - 155
Weight lbs (kg)	25 (11.3)
Control Options	IMSBT, ALBCS, 7-Pin

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- High density LED optical system delivers industry leading optical performance and visual comfort.
- 7 distribution types 3W, 4F, 5Q, 5C, 5R, 5D & AD
- Diffused lens version provides maximum visual comfort with reduced brightness and LED pixelization
- Available in 5000K, 4000K, 3500K, 3000K and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 80
- External Shield available for field installation (see accessory ordering information and dimensions for details).

Electrical

- High-performance driver features overvoltage, under-voltage, short-circuit and over temperature protection (6kV surge standard).
- 0-10V dimming driver (optional extended leads).
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- Driver is fully encased in potting material for moisture resistance and complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Integral passive infrared Bluetooth™ motion and photocell sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app.
- LSI's AirLink™ Blue lighting control system is a simple feature rich wireless Bluetooth mesh network. The integrated fixture sensor module provides wireless control of grouped fixtures based on motion sensors, daylight or a fully customizable schedule. Updates and modifications to the control strategy are easily implemented via an intuitive iOS app.

Installation

- Designed to mount directly to a 2 3/8" - 3" outer diameter tenon (4" tall).
- Optional flush mount accesory slips inside the top of a 4" round pole for a virtually seamless transition from pole to luminaire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K and warmer color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP66 rated Luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Steel Poles

Square Straight

QUICK LINKS

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3x6 reinforced hand hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Anchor bolts are not provided as standard on pole orders. Anchor bolts must be ordered as an accessory, anchor bolts feature zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty. NOTE: Warranty only applies to the finish.
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years. NOTE: Warranty only applies to the finish.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Warranty

- LSI poles come standard with a 1 year materials and workmanship warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- UL Listed
- BAA/TAA Compliant
- BABAA Compliant *If Specified

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Medium Wall Sconce (XWM)

Outdoor Wall Sconce

IP65 IK08

OVERVIEW	
Lumen Package	3,000 - 21,000
Wattage Range	23 - 175
Efficacy Range (LPW)	125 - 158
Weight lbs(kg)	27 (12.2)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Hinged die-cast aluminum wiring access door located underneath.
- Galvanized-steel universal wall mount bracket comes standard with hinging mechanism to easily access the junction box wire connections without removing the luminaire.
- Optional pole-mounting bracket (XPMA) permits mounting to standard poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Max shipping weight: 30lbs in carton

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in Types 2, 3, 4, and FT distributions.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- 3L to 12L operating temperature: -40°C to +50°C (-40°F to +122°F)
- 15L operating temperature: -40°C to +45°C (-40°F to +113°F).
- 18L operating temperature: -40°C to +40°C (-40°F to +104°F).
- 21L operating temperature: -40°C to +35°C (-40°F to + 95°F).
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- The ALBMRxLR utilizing an external antenna for long range communications allows for Bluetooth Mesh wireless up to 100' from node to node. Ensures reliable wireless communications for applications where only wall-mount fixture product is being utilized.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.
- 1 Year warranty on Battery Back-up option.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant; with 3000K or lower color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet Locations.
- IP65 rated luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK08 rated luminiare per IEC 66262 mechanical impact code
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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A PLAYCORE Company

Model # 413SM-RDR38

413SM-RDR38
DENALI ROUND SURFACE MOUNT TABLE, 4 SEAT

Seat: Minimum of 96% commingled post-consumer or post-industrial recycled plastic 2x4. With a maximum of 4% due to various additives including color and UV stabilization to obtain desirable properties.

Seat Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Seat/back support is bent over a mandrel through the bend radius producing a wrinkle free bend. Tube ends are pre-galvanized steel capped. Support brackets are 7ga laser cut steel. A 6" x 6" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting and rounded corners for a more finished look. All electrically MIG welded.

Table Frame: 3-1/2” O.D. x 11 gauge pre-galvanized structural steel tubing. Support brackets are 7ga laser cut steel. A 16" x 16" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting and rounded corners for a more finished look. All electrically MIG welded.

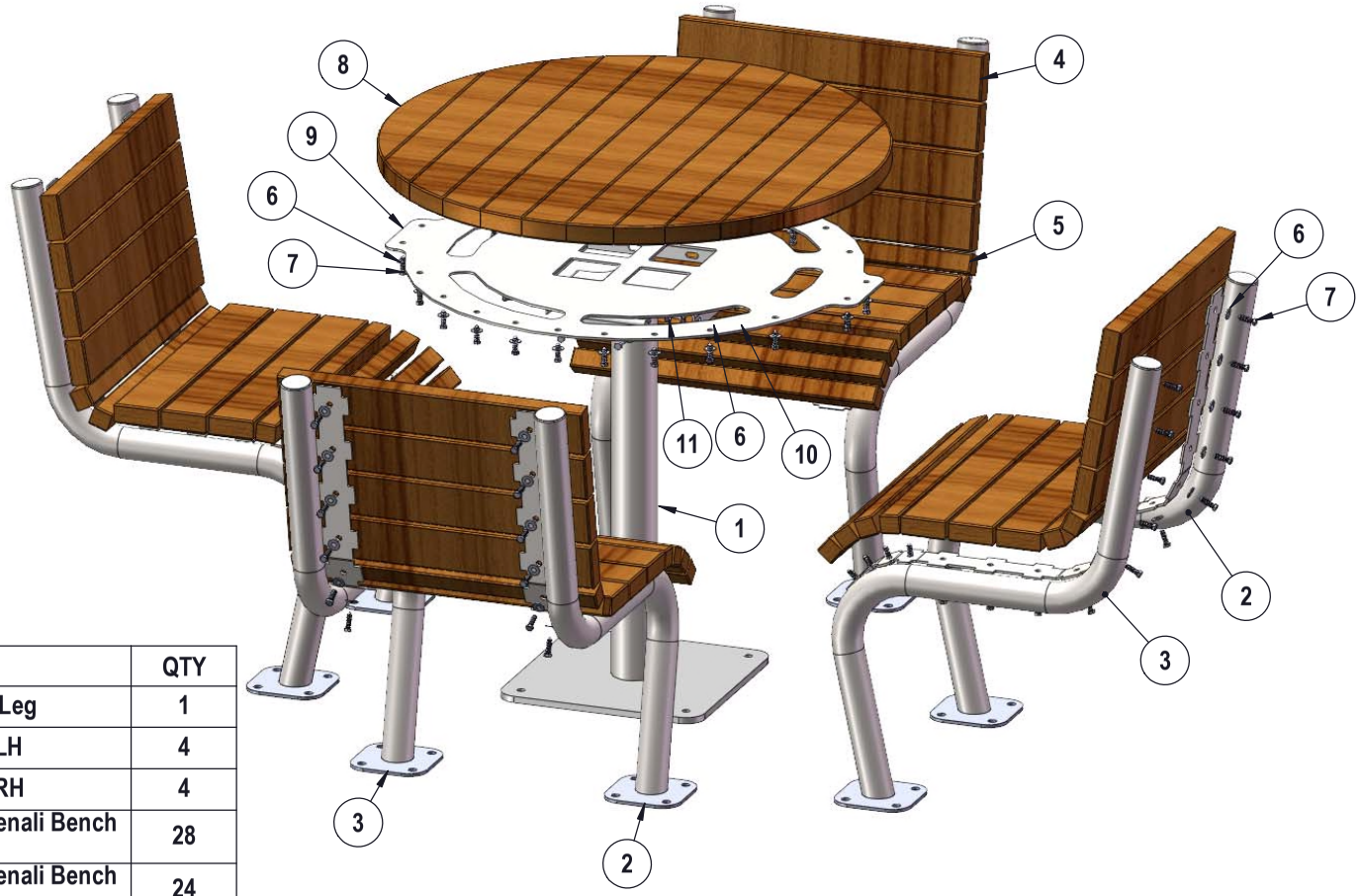
Coating: Steel is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powder coat, oven cured.

Hardware: Hardware shall be stainless steel.

Dimensions: Seats are 26-3/8” wide x 24” long. Seat height is 20” from the ground to the top of the seat. Top is 38" in diameter. Top height is 32-1/8" from the ground to the top of the table. The overall dimensions are 90-1/2” x 90-1/2” x 36-3/4".

COMPONENTS

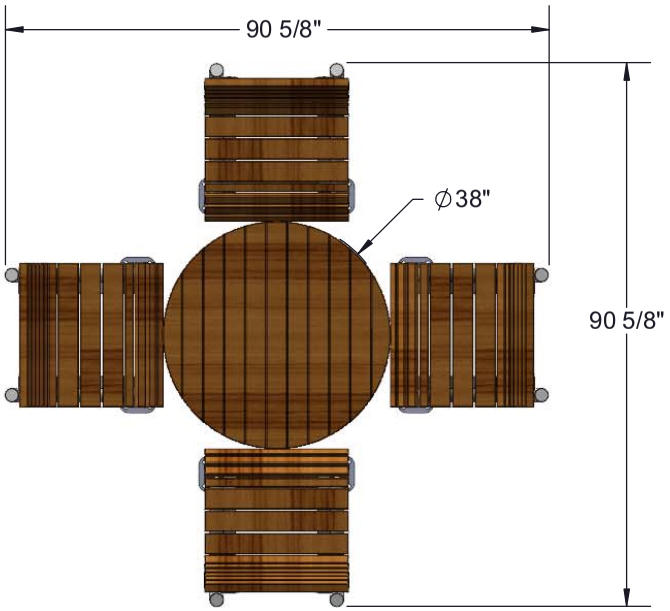
WARNING: Overtightening of lag bolts can cause damage to lumber.

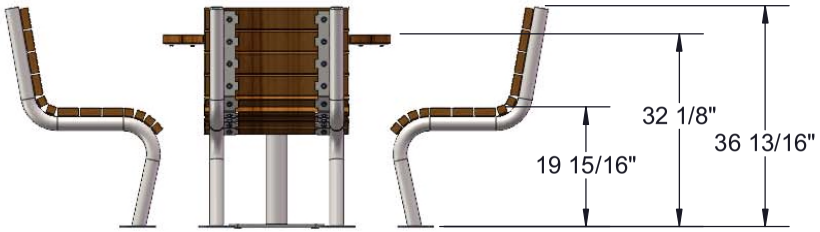


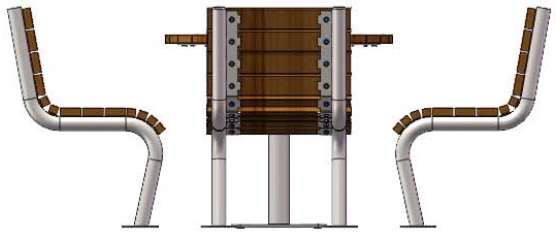
ITEM NO.	PartNo	DESCRIPTION	QTY
1	01-04-0735	Denali 413 Table SM Leg	1
2	01-01-1186	410 Denali Leg SM LH	4
3	01-01-1185	410 Denali Leg SM RH	4
4	WGR24-2x4-DB	2 x 4 Woodgrain Recycled Denali Bench Plank (2')	28
5	WGR24-2x2-DB	2 x 2 Woodgrain Recycled Denali Bench Plank (2')	24
6	33-02-0007	5/16" SS Washer	142
7	33-05-0034	5/16" x 1-1/4" lag bolt, SS	126
8	01-04-0732	Routered Recycled Denali Round Top	1
9	01-04-0746	Denali Table Top Attachment Bracket-Round	1
10	33-05-0029	5/16" x 1" Machine Bolt (SS)	8
11	33-03-0012	5/16" Kep Nut (SS)	8

Required Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

OVERALL DIMENSIONS







Roof Panel Colors & Options

We take great pride in producing a majority of our roof panel options in-house, which gives us complete control over the quality and production schedule. By doing so, we are able to provide our customers with top-notch products while also passing on cost savings

24" Aluminum Structural "W" Panel

Features:

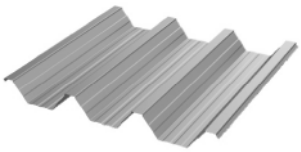
Structural roof panel designed to limit the amount rafters & purlins per structure.

—

Best overall value when comparing cost & strength.

—

Gutters are included for water erosion management.



Coverage Width - 24"
Minimum Slope - 1/2:12
Thickness - .038" & .024" (560 Anodized Only)
Finish - Stucco Embossed
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - 8" on center
Rib Height - 2-1/2"

Compatible with all model shelters except for Pergola

36" Galvalume® 26 Gauge "R" Panel

Features:

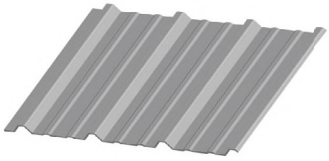
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

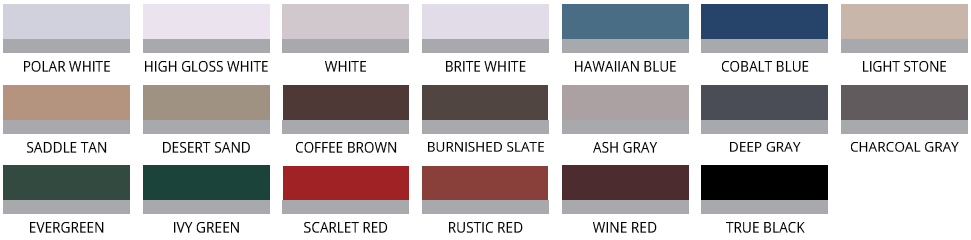
Edge trim is included for a simple & flawless finish.



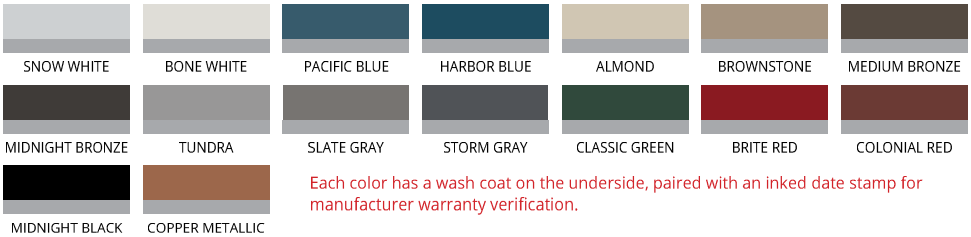
Coverage Width - 36"
Minimum Slope - 1/2:12
Gauge - 26
Finish - Smooth
Coatings - Siliconized Polyester (Series 200) | Polyvinylidene Fluride (Series 300)
Rib Spacing - 12" on center
Rib Height - 1-1/4"

Compatible with all model shelters except for Meramec, Colonial & Pergola

Signature 200 Series | High Gloss



Signature 300 Series | Low Gloss



Each color has a wash coat on the underside, paired with an inked date stamp for manufacturer warranty verification.

Roof Panel Colors & Options

18” Galvalume® 24 Gauge Standing Seam Panel

Features:

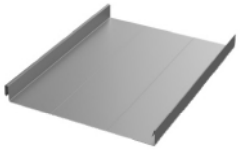
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management. Edge trim is standard with tongue and groove wood substructures applications.



Coverage Width - 18”
Minimum Slope - 1/2:12
Gauge - 24
Finish - Smooth
Coatings - Siliconized Polyester
Rib Spacing - N/A
Rib Height - 1-3/4"

Compatible with all model shelters except for Meramec, Colonial, & Pergola

275 SLATE GRAY | 515 REGAL BLUE | 540 TAN | 830 MATTE BLACK | 860 COPPER PENNY | 880 DARK BRONZE

Each color has a wash coat on the underside, paired with an inked date stamp for manufacturer warranty verification.

8” Aluminum Structural Flat Panel

Features:

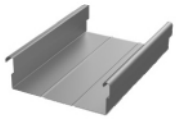
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management.



Coverage Width - 8”
Minimum Slope - 1/2:12
Thickness - .024", .032", & .040"
Finish - Smooth Matte Finish
Coatings - DuraCoat XT40 Ceranamel
Rib Spacing - N/A
Rib Height - 2-5/8"

Compatible with all model shelters except for Meramec & Pergola

275 SLATE GRAY | 510 BLACK | 520 BRONZE | 550 BONE WHITE | 560 ANODIZED

6” Aluminum Extruded Flat Panel

Features:

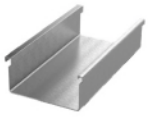
Flush fit for a cleaner, sleeker appearance.

—

Designed to deter bird roosting.

—

Gutters are included for water erosion management.



Coverage Width - 6”
Minimum Slope - 1/2:12
Thickness - .065"
Finish - Smooth Gloss Finish
Coatings - Super Durable Polyester
Rib Spacing - N/A
Rib Height - 2-7/8"

Compatible only with Walkways & Entry Covers

Powder coat finish available in all frame colors. Full RAL color palette available at additional cost.

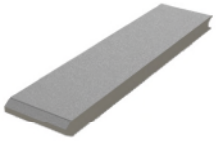
3” Thick Insulated Aluminum Panel White stucco finish with foam core

Features:

Insulated panels for noise and temperature control.

—

Flush fit for a cleaner, sleeker appearance.

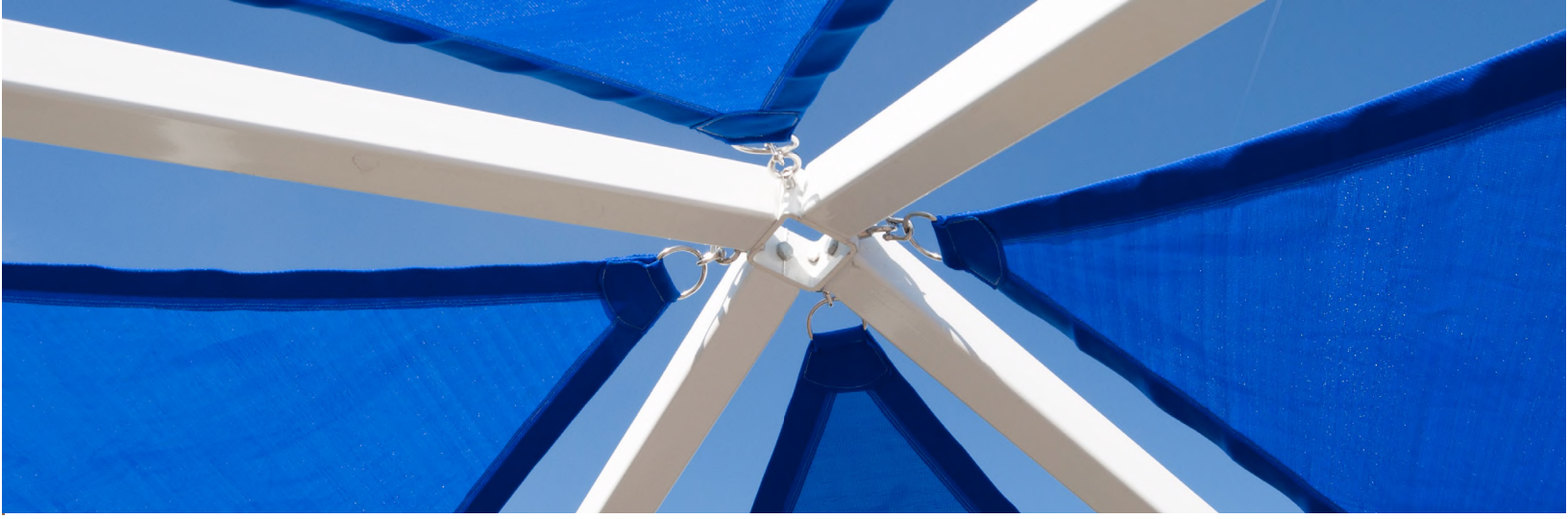


Compatible with all model shelters except for Cherokee, Pergola, Walkways & Entry Covers

Tongue and Groove Wood

1) Southern Yellow Pine
2) Western Cedar

Utilized as sub roofing for shelters using the 18" standing seem panels or shingles.



Frame & Fabric Color Options

Our Americana Industrial Coatings division enables us to powdercoat all of our products in-house, setting us apart from our competitors. This grants us complete authority over pricing, quality, and production times, allowing us to transfer these benefits to our customers.

Super Durable Frame Color Options

205 ORANGE
RAL 2004

215 YELLOW

220 RAVEN (TEXTURED)

235 NAVY BLUE
RAL 5003

240 ROYAL BLUE
RAL 5005

242 SKY BLUE
RAL 5015

245 CAST BRONZE
RAL 8019

265 HUNTER GREEN
RAL 6005

270 QUARTZ GRAY
RAL 7039

275 SLATE GRAY

285 RED
RAL 3001

290 SILVER

815 ASH GRAY

820 CHARCOAL GRAY

840 COLONIAL RED

865 LIGHT GREEN

Super Durable & Anti Graffiti Frame Color Options

510 BLACK

515 REGAL BLUE

520 BRONZE

525 BROWN

530 CLAY

535 IVORY

540 TAN

545 TERRA COTTA

550 WHITE

555 DARK GREEN

Fabric Shelter Color Options

YELLOW

ORANGE

CRIMSON

GRAPE

OCEAN BLUE

SAND

FOREST GREEN

LIME GREEN

GRAPHITE

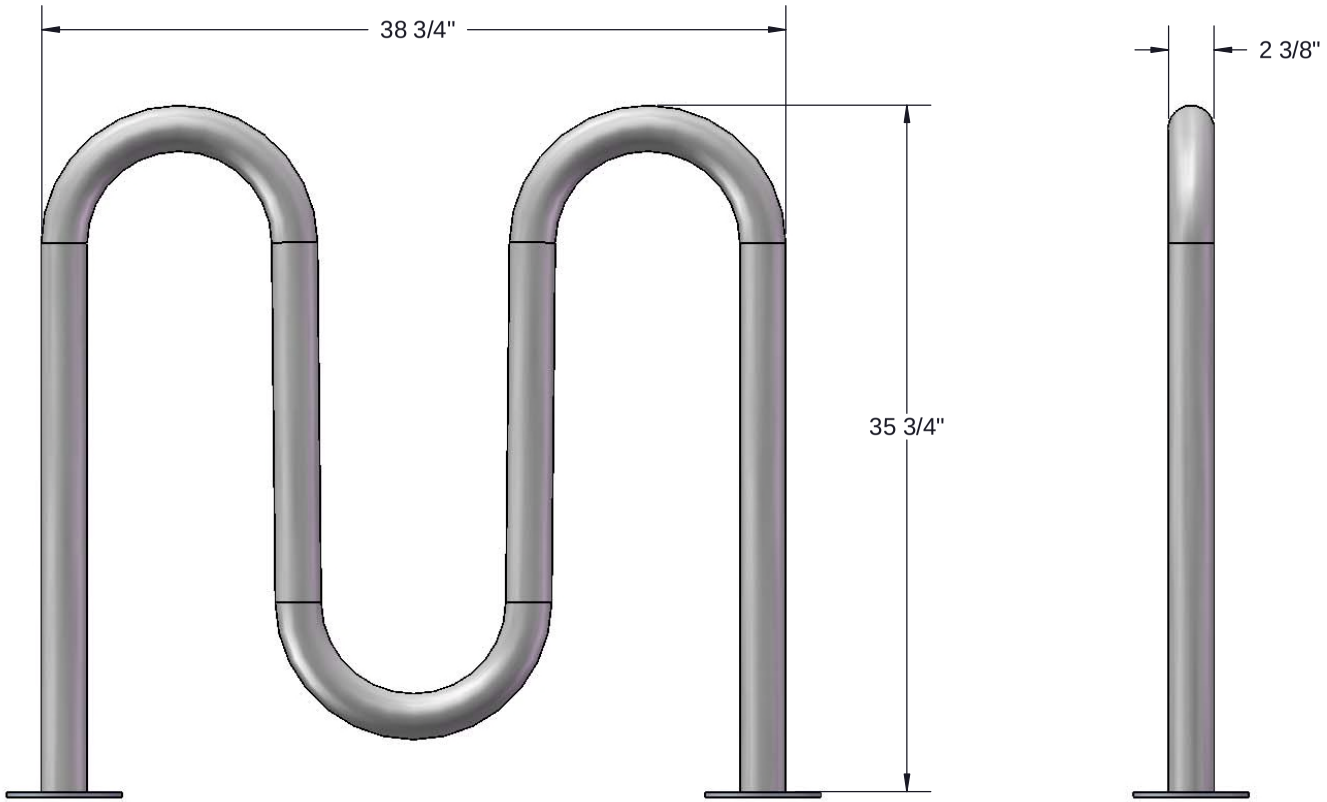
JET BLACK

ultrasite™

A PLAYCORE Company

Model # 5803SM

OVERALL DIMENSIONS



Recommended Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts

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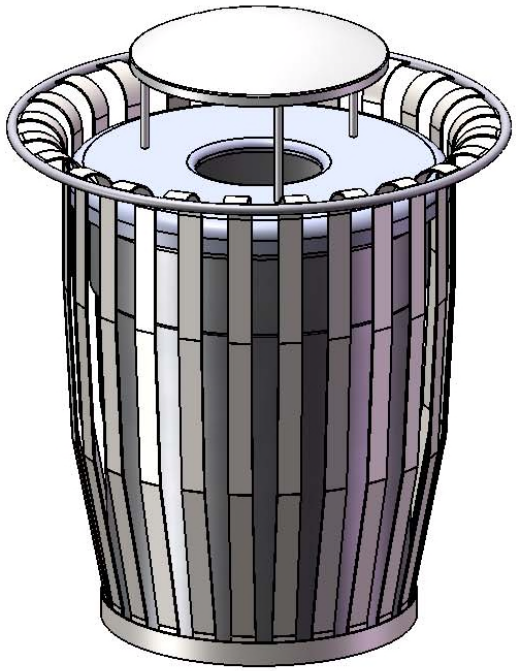


Model #OX-36RB

OX-36
36 GALLON TRASH RECEPTACLE

Material: Sides are fabricated with 1-1/2" x 11 gauge flat steel strips. Top and bottom rings are 1" pipe. Bottom plate fabricated from 10 gauge sheet steel precision punched. All electrically MIG welded.

Receptacle Coating: Oven fused functionalized polyethylene copolymer-based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV-stability.

Receptacle Dimensions: 32-1/2" high x 31-1/2" in diameter x 36 gallon capacity.

RBR-32-08
32 GALLON RAIN BONNET TOP

Material: Top plate shall be fabricated from 18 gauge steel flat, spun to form. Vertical posts are 1/2" diameter steel rods. Bonnet top shall be fabricated from 20 gauge steel flat, spun to form. All electrically MIG welded.

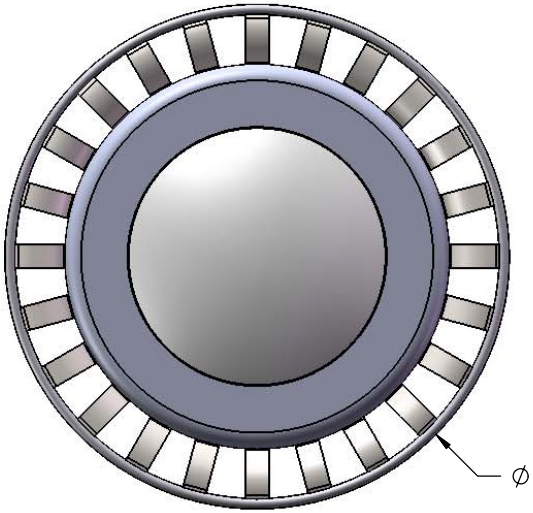
Coating: Steel is sandblasted to near white condition. Then coated with electrostatic powder coat, oven cured.

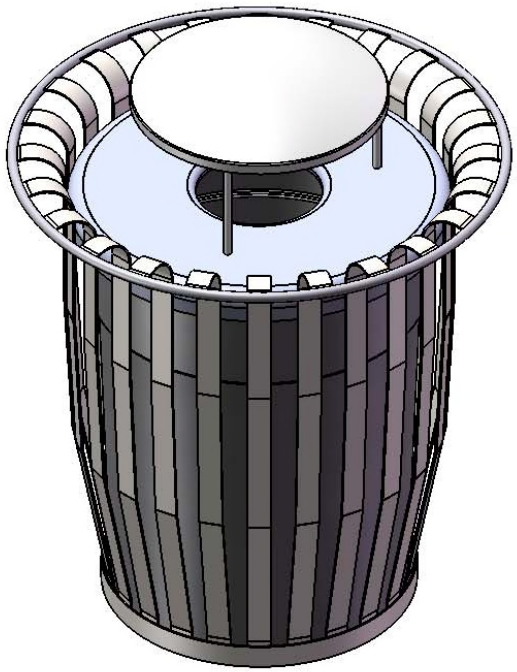
Top Dimensions: Center opening shall be an 8" inside diameter. The overall dimensions shall be 24" x 13" high.

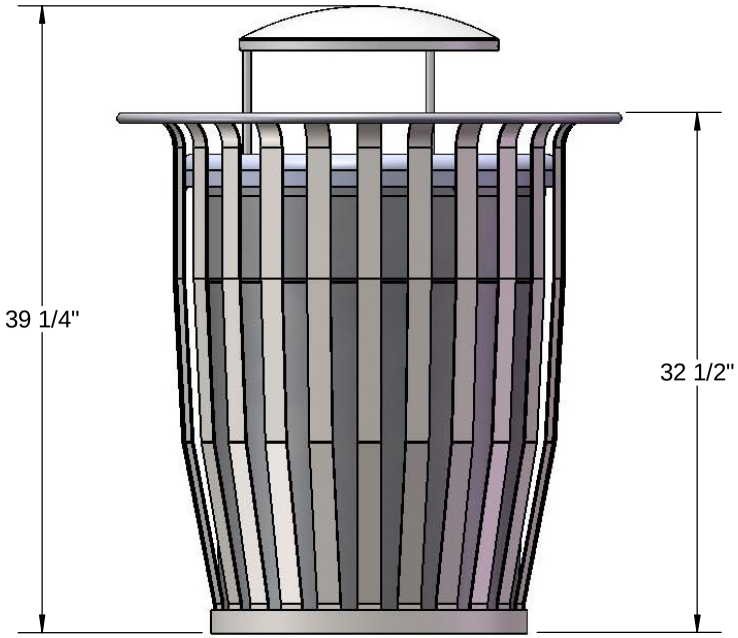
32 GALLON LINER: Made of heavy duty plastic.

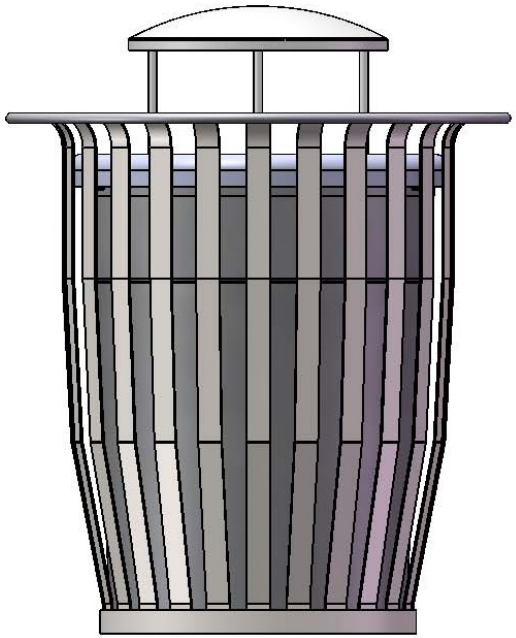
Overall Dimensions Including Top: 31-1/2" in diameter x 39-1/4" high x 36 gallon capacity.

OVERALL DIMENSIONS









UltraSite

Powder Coat Color Options

ULTRA BLUE

BURGUNDY

GREEN

BEIGE

BLUE

RED

BROWN

BLACK

YELLOW

ROYAL PURPLE

DARK GREY

MATTE BLACK

WHITE

ORANGE

SKY BLUE

SPRING GREEN

CHAMPAGNE

STANDARD POWDER COAT COLORS

The steel framework used in the UltraCoat® product line delivers one of the industry's most durable protective coatings. UltraSite® further enhances the durability by applying a superior powder coated finish. The process provides three layers of protection from harmful environmental elements, with very little maintenance.

BLUE VEIN

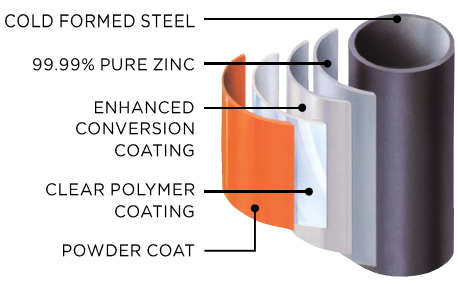
SILVER VEIN

SPARTAN BRONZE METALLIC

ULTRA SILVER METALLIC

PREMIUM POWDER COAT COLORS

- Additional upcharge



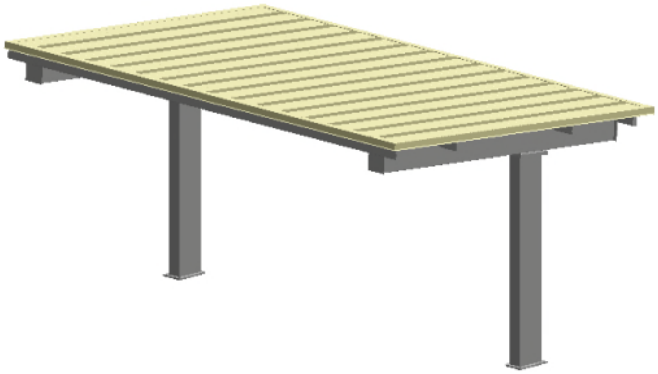
STANDARD POWDER COAT

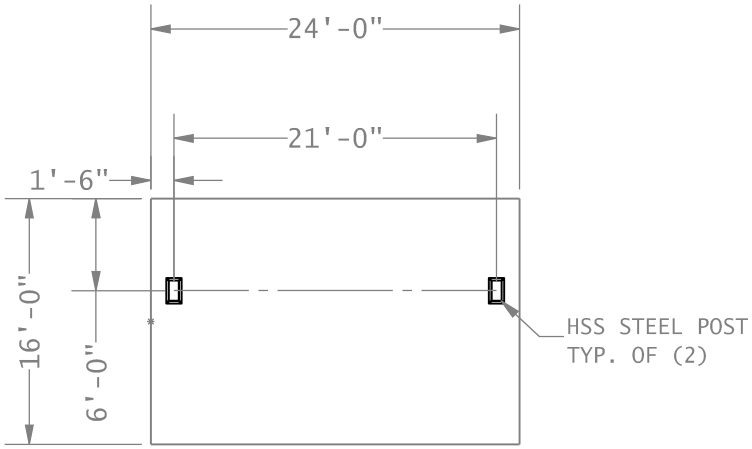
- Uniform coating
- Durability
- High-quality
- Attractive finish

HOT-DIP GALVANIZED

- Galvanized both inside and out
- Superior four-layer adhesion bond
- Excellent abrasion resistance
- Provides cathodic protection to the underlying steel
- Increases the useful life of steel

DOCUMENT NOT FOR CONSTRUCTION:
- A FOUNDATION DESIGN HAS NOT BEEN PERFORMED BY AMERICANA OUTDOORS
- A LICENSED ENGINEER FAMILIAR WITH SOIL CONDITIONS AT CONSTRUCTION SITE MUST PERFORM A FOUNDATION DESIGN





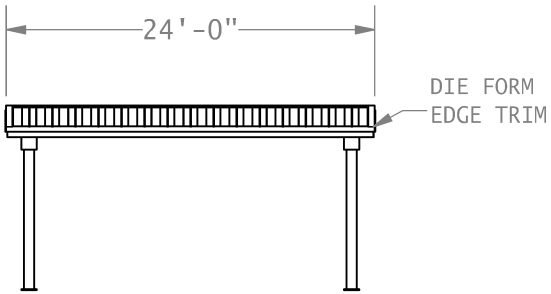
FOUNDATION PLAN

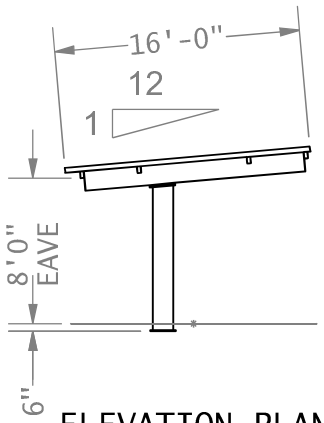
NOT FOR CONSTRUCTION

(800) 851-0865
www.americana.com

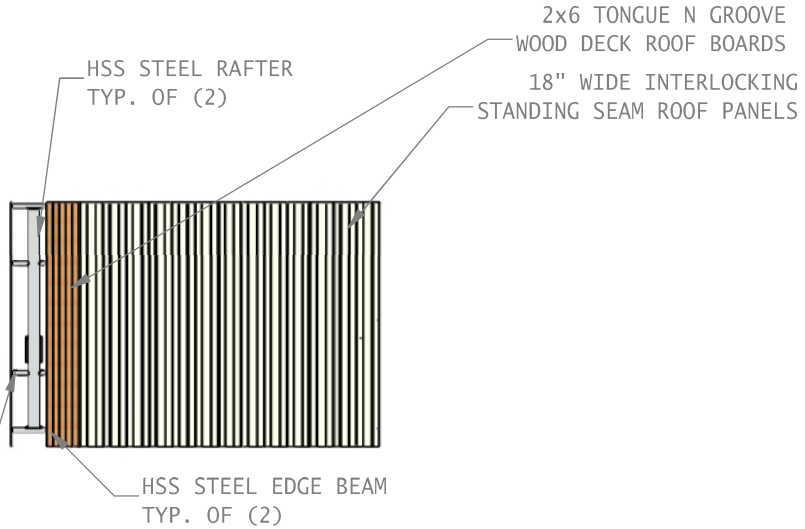
AMERICANA OUTDOORS

TITLE			
16' x 24' SHAWNEE SHELTER			
SIZE	DATE	DWG NO	REV
A	4/29/2025	120929-2	
SCALE: AS NOTED	DRAWN: TG	SHEET 1 of 2	





ELEVATION PLAN



ROOF PLAN

NOT FOR CONSTRUCTION

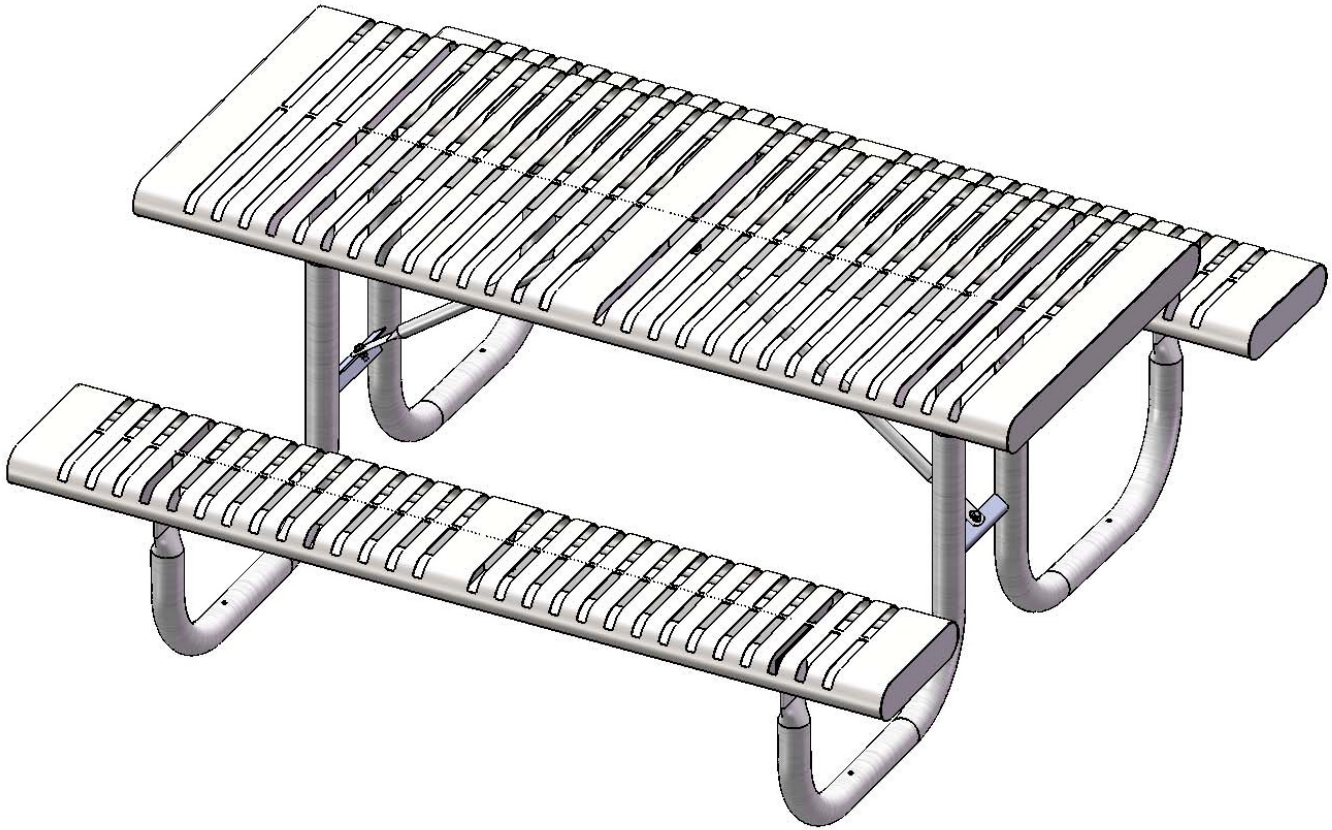
(800) 851-0865
www.americana.com

AMERICANA OUTDOORS

TITLE			
16' x 24' SHAWNEE SHELTER			
SIZE	DATE	DWG NO	REV
A	4/29/2025	120929-2	
SCALE: AS NOTED	DRAWN: TG	SHEET 2 of 2	

ultra site™

A PLAYCORE Company



Model # 238-SR6

238-SR6
6’ PORTABLE PICNIC TABLE WALK-THROUGH DESIGN

Top & Seats: End plates are fabricated out of 7 gauge x 3” with a 3” diameter corners. 12 gauge sheet steel is precision punched to create the slat pattern. 7 gauge x 1-1/2” flat bar center support and mounting bracket understructure. 5/8” rod to finish off edge. Electrically MIG welded.

Coating: Oven fused functionalized polyethylene copolymer-based thermoplastic. Fluidized bed coating application with superior mechanical performance, impact resistance and UV-stability.

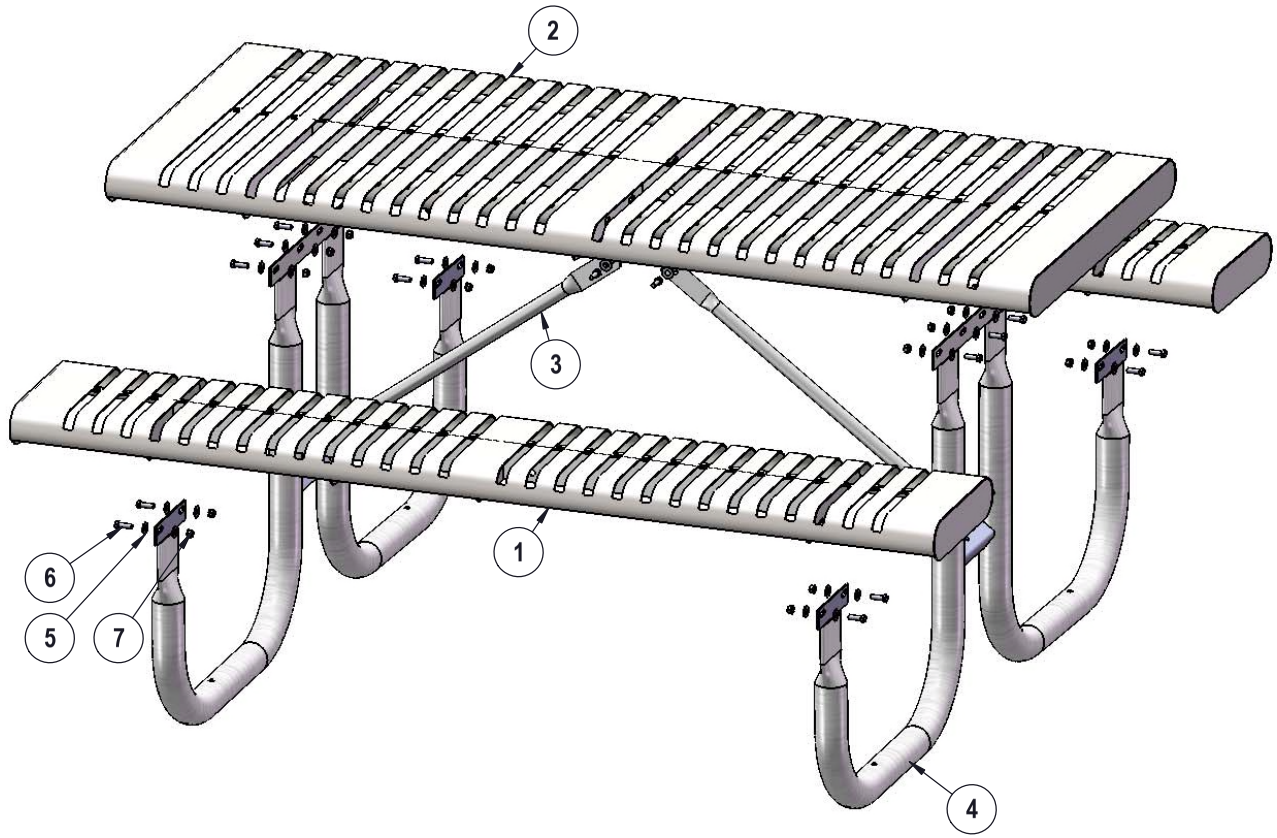
Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Cross braces 1" O.D. x 16 gauge pre-galvanized structural steel tubing. Brace attachment points 1-1/2”x1-1/2”x3/16” steel angle. Seat and top mounting points 7 gauge x 1-1/2” die stamped steel flat bar. Legs are bent over a mandrel through the bend radius producing a wrinkle free bend. All electrically MIG welded.

Frame Coating: Electrostatic powder coated application oven cured.

Hardware: All stainless steel hardware fasteners.

Dimensions: 6’ portable picnic table walk-through design. Top is 30” wide x 72” long and is 32” high. Seats are 12” wide x 72” long and 20” high. Outside to outside dimension is 69-7/16” x 72”.

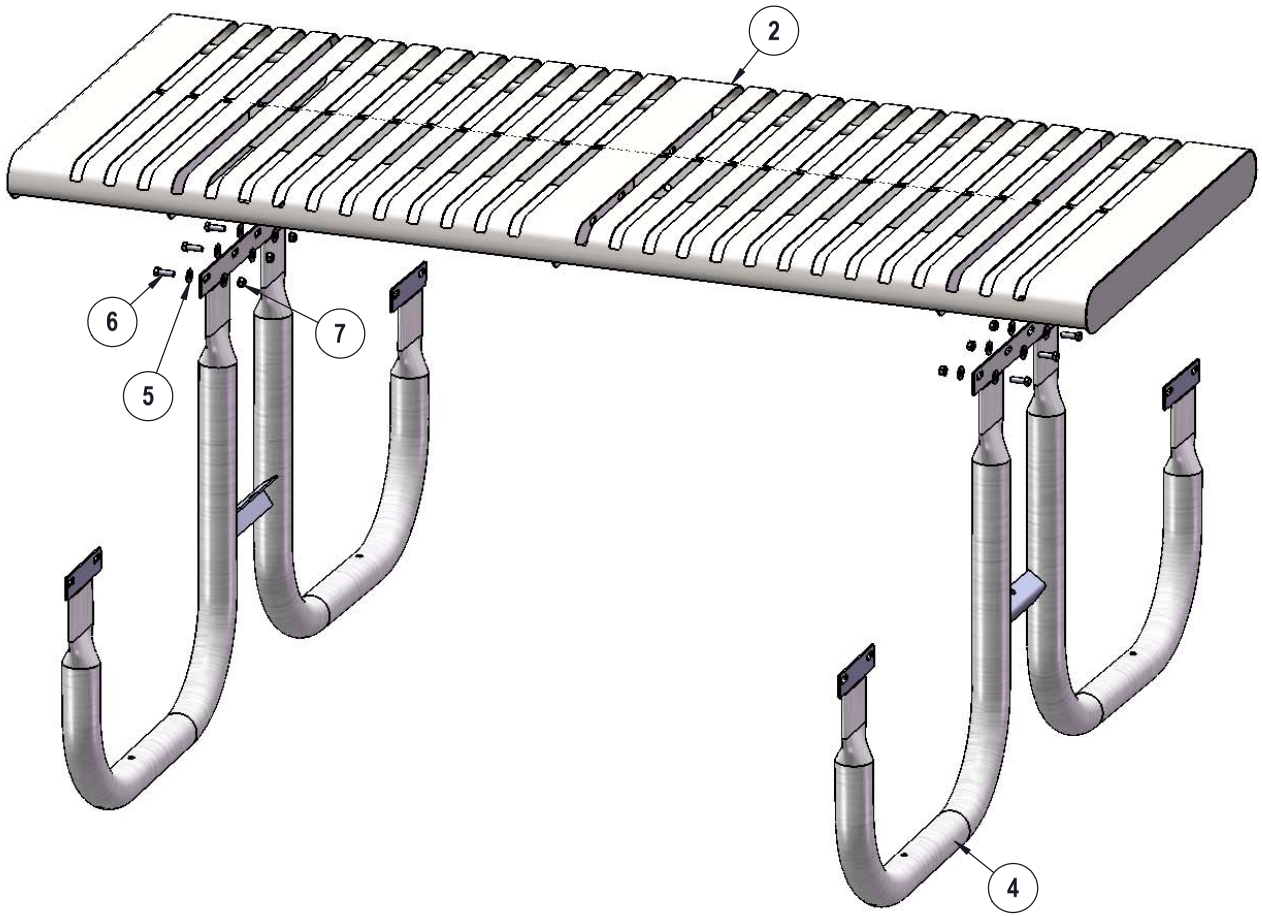
COMPONENTS



ITEM NO.	PartNo	DESCRIPTION	Qty.
1	SR72-S	6' slat rolled seat	2
2	SR72-T	6' slat rolled top	1
3	P-01-04-0125	29 7/8" Brace	2
4	P-V238	238 Vinyl Frame	2
5	33-02-0007	5/16" SS Washer	40
6	33-05-0029	5/16" x 1" Machine Bolt (SS)	20
7	33-03-0012	5/16" Kep Nut (SS)	20

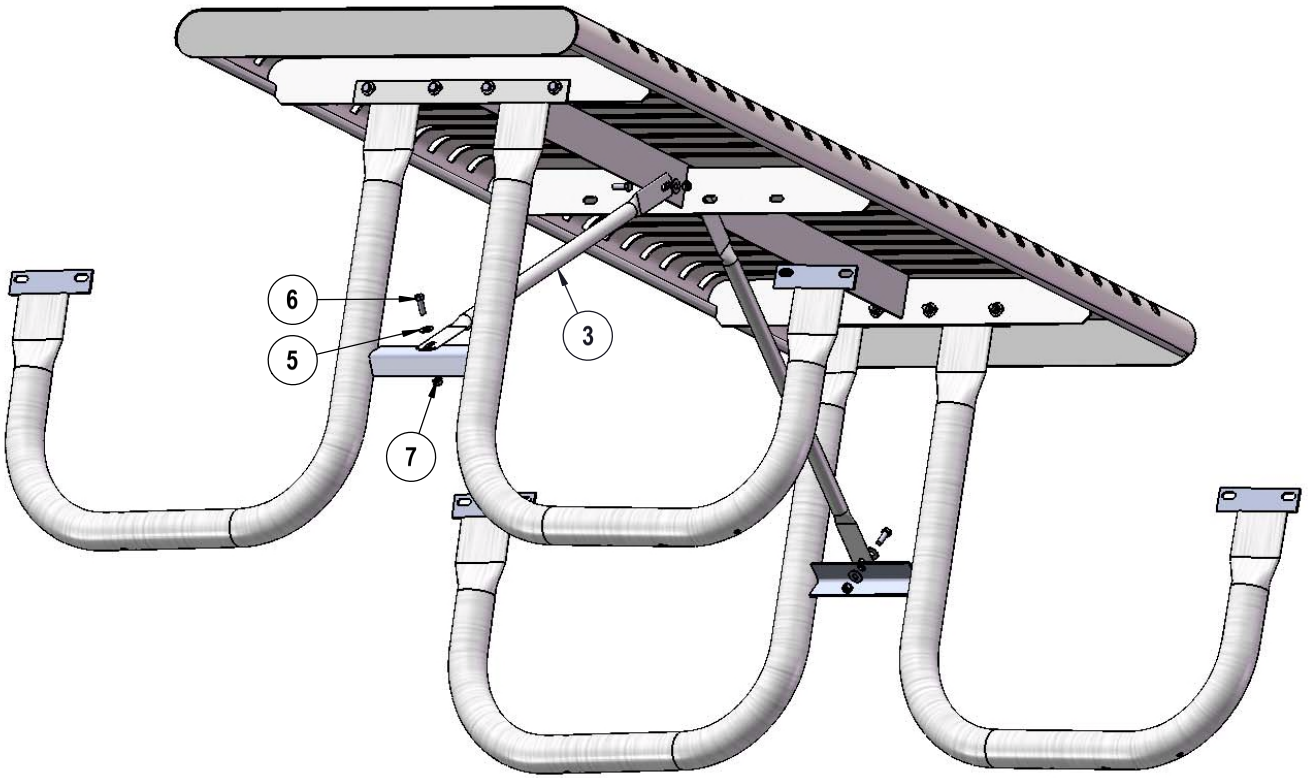
Optional Surface Mount Hardware:
5/16" x 5" Concrete Expansion Anchor Bolts
(Not Included)

STEP 1



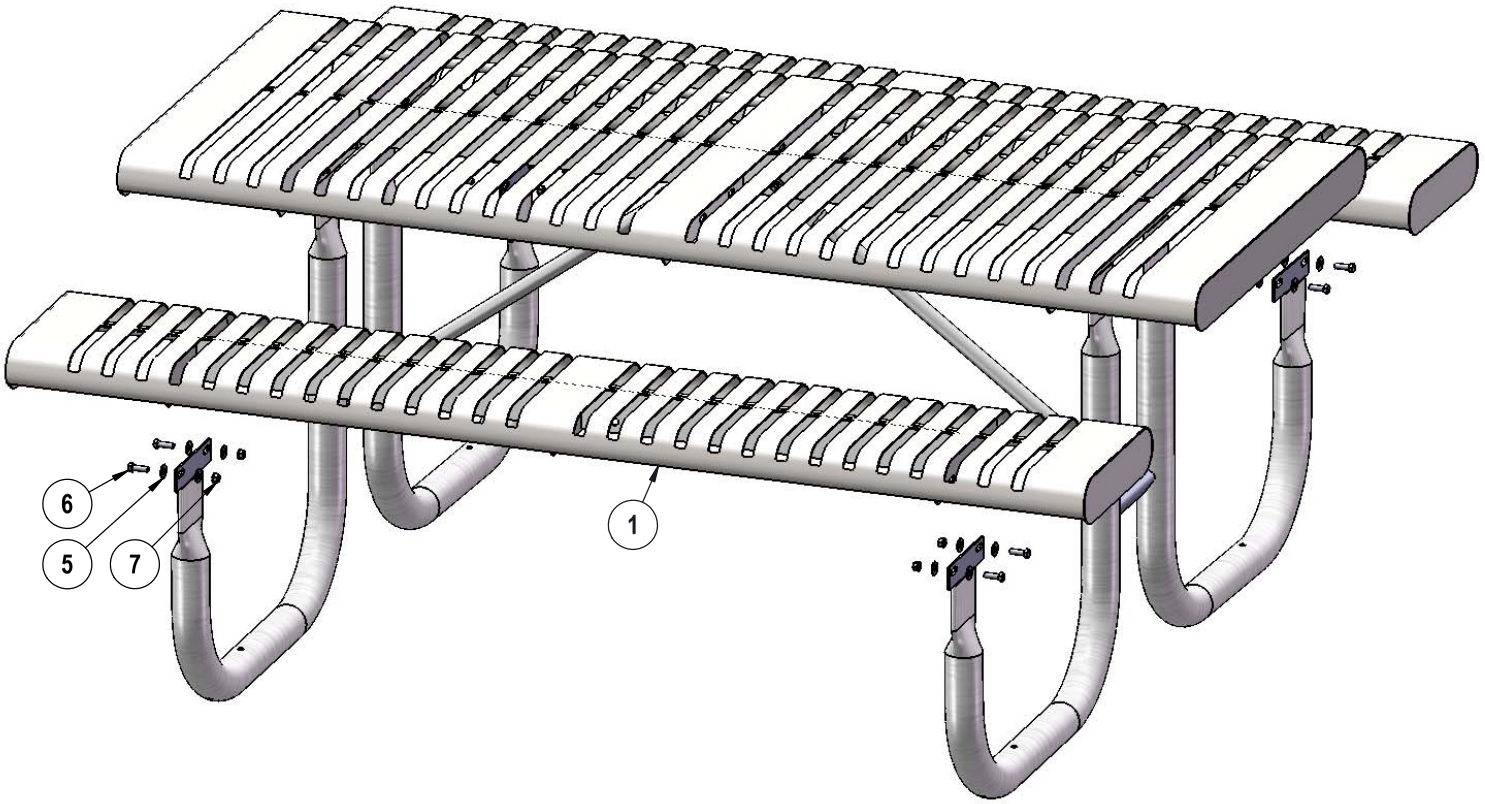
Attach the 6' Rolled Top to the 238 Frames using specified hardware.

STEP 2



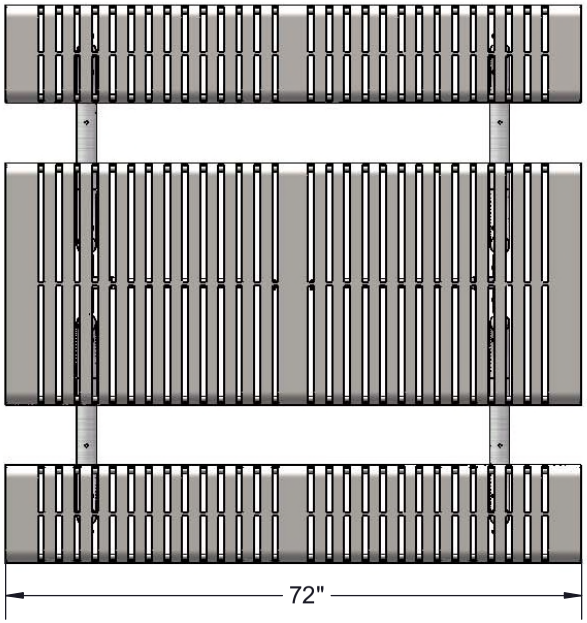
Attach the 29-7/8" Braces to the 6' Rolled Top and
the 238 Frames as shown using specified hardware.

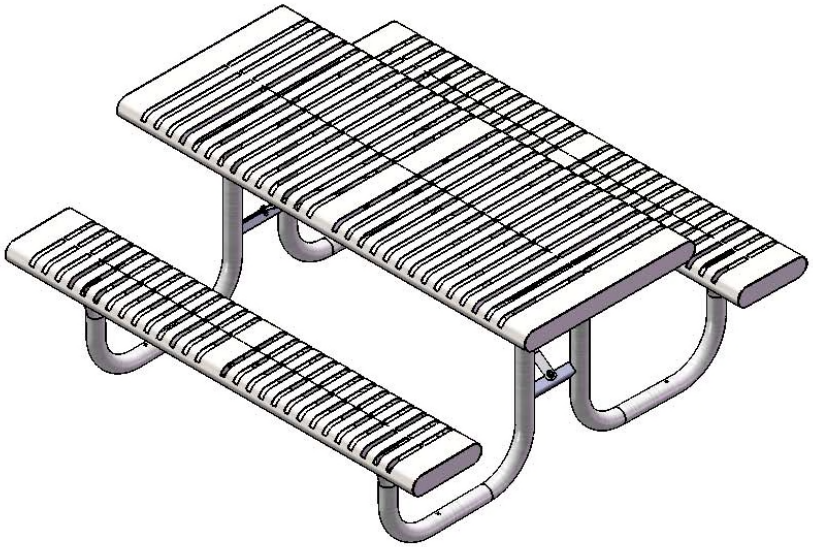
STEP 3

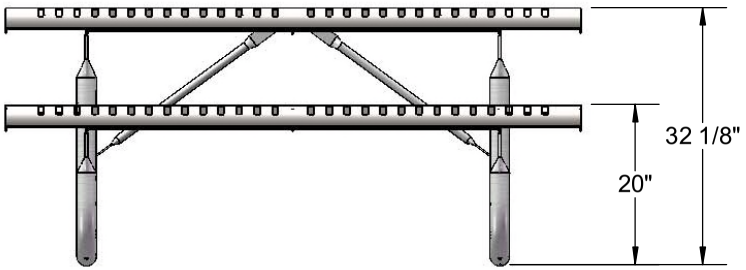


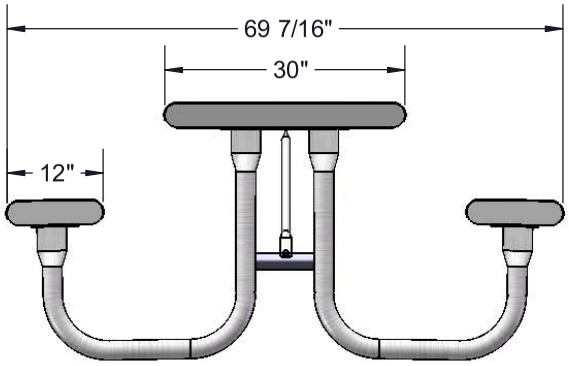
Attach the 6' Rolled Seats to the 238 Frames using specified hardware.

OVERALL DIMENSIONS









ultrasite™

A PLAYCORE Company

Model # 410SM-R6

410SM-R6
DENALI SURFACE MOUNT BENCH WITH BACK

Seat: Minimum of 96% commingled post-consumer or post-industrial recycled plastic 2x4. With a maximum of 4% due to various additives including color and UV stabilization to obtain desirable properties.

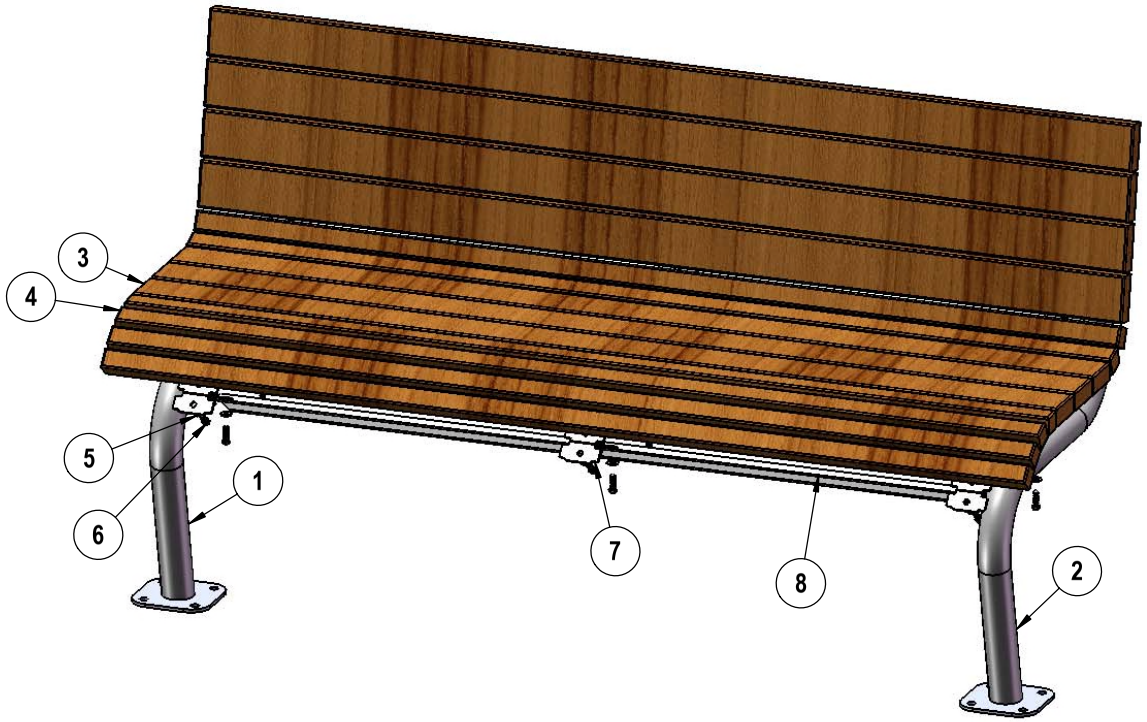
Frame: 2-3/8” O.D. x 12 gauge pre-galvanized structural steel tubing. Seat/back support is bent over a mandrel through the bend radius producing a wrinkle free bend. Tube ends are pre-galvanized steel capped. a 6" x 6" steel plate makes up the surface mount footing. The surface mount plate has four holes for stable mounting, and rounded corners for a more finished look. Support brackets are 7ga laser cut steel. All electrically MIG welded.

Coating: Steel is sandblasted to near white condition. Coated with zinc rich epoxy primer and top coated with electrostatic powder coat, oven cured.

Hardware: Hardware shall be stainless steel.

Dimensions: 6’ surface mount bench with back. Seats are 20” wide x 72” long. Seat height is 20” from the ground to the top of the seat. The overall dimensions are 72” x 26-7/16” x 36-5/8".

COMPONENTS



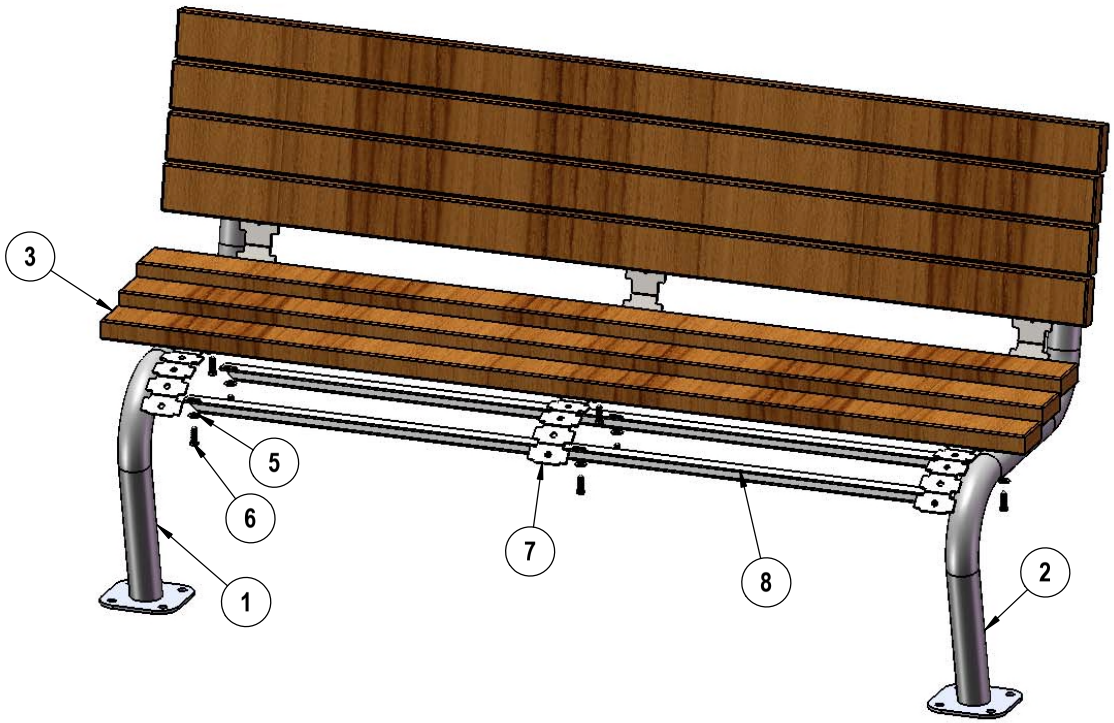
ITEM NO.	PartNo	DESCRIPTION	QTY
1	01-01-1186	410 Denali Leg SM LH	1
2	01-01-1185	410 Denali Leg SM RH	1
3	WGR72-2x4-DB	2 x 4 Woodgrain Recycled Denali Bench Plank (6')	7
4	WGR72-2x2-DB	2 x 2 Woodgrain Recycled Denali Bench Plank (6')	6
5	33-02-0007	5/16" SS Washer	39
6	33-05-0034	5/16" x 1-1/4" lag bolt, SS	39
7	01-01-1184	410 Denali Attachment Bracket	1
8	P-01-01-0105	6' Recycled Bench Angle	2

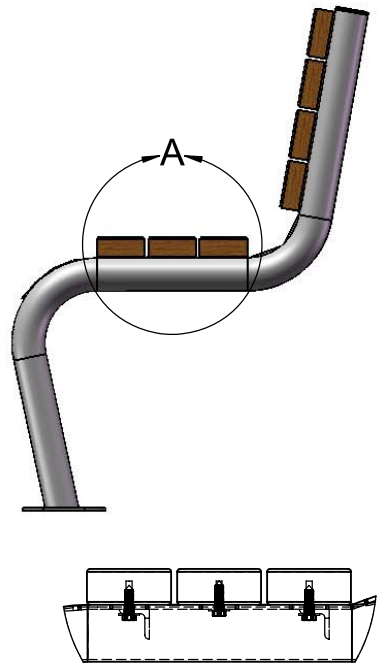
Required Surface Mount Hardware:
3/8" x 3-1/2" Concrete Expansion Anchor Bolts
(Not Included)

WARNING: Overtightening of lag bolts can cause damage to lumber.

STEP 1

Attach the 2x4 planks to the legs and support bracket as shown below using specified hardware.
The steel support angles should be installed on the bottom side of the legs/ attachment brackets on the first and third seat plank.

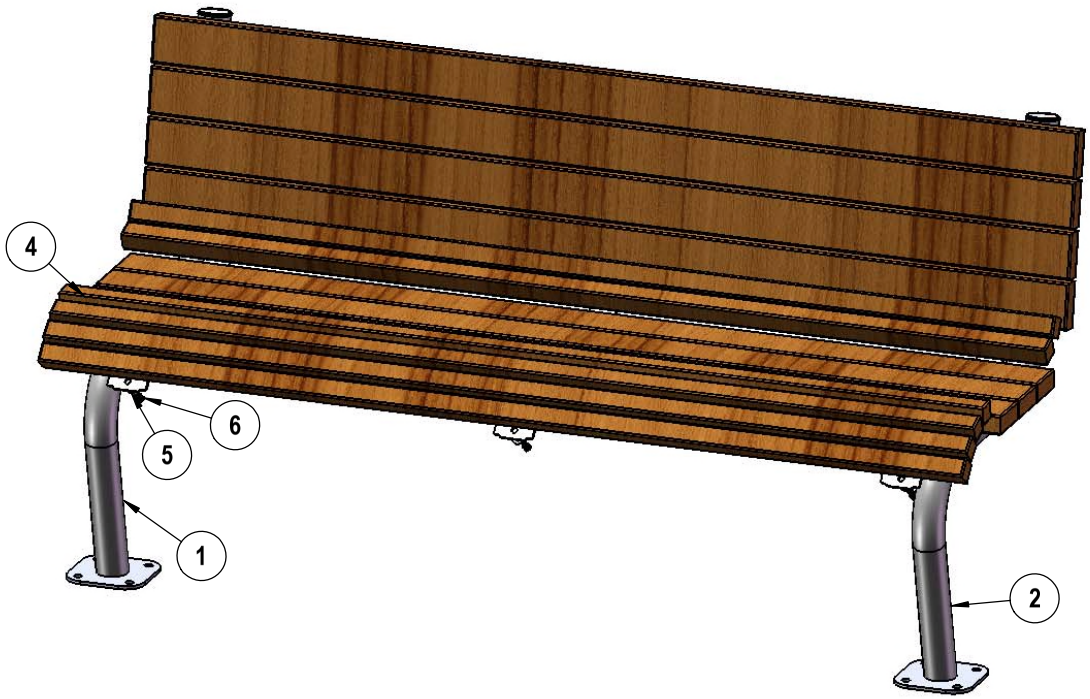


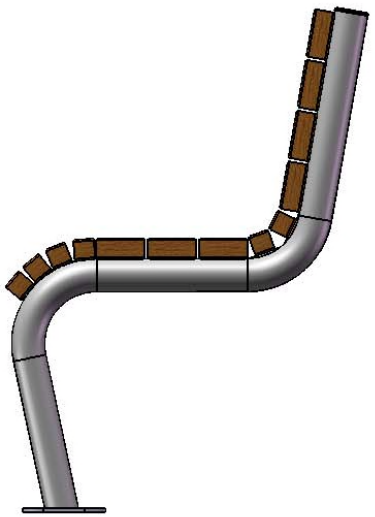


DETAIL A
SCALE 1 : 8

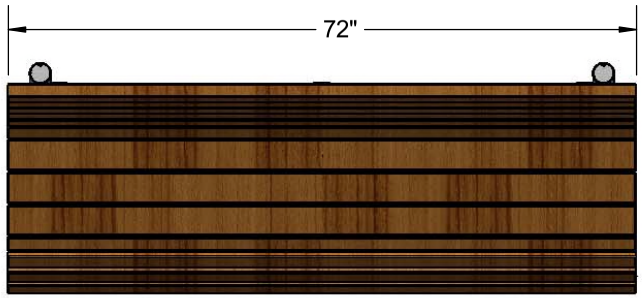
STEP 2

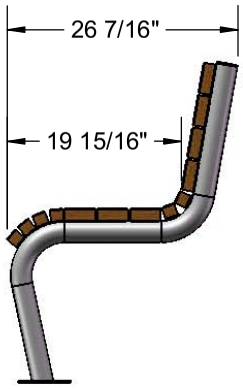
Attach the 2x2 planks to the legs and support bracket as shown below using specified hardware.





OVERALL DIMENSIONS





Patents US 9,498,880 and 9,505,124
Additional patent pending

Fixit® Plus

The Fixit Plus includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs. Stainless steel cables and tamper-proof fasteners securely attach tools to the stand, while the hanging arms allow pedals and wheels to spin freely while making adjustments. Add a second hanger for double sided access to the tools!

©2023

Fixit® Plus

Hanger arms accommodate most types of bikes

QR code takes smart phone users to comprehensive bike repair web site

Tools are secured with stainless steel aircraft cables

Large surface area for sponsorship, branding, or way-finding signage

Includes most commonly used tools for simple bike maintenance

Durable covers on hanger arms protect bikes from scratches

A cane-detectable attachment is available for placement under the bike hanger arms for improved safety.

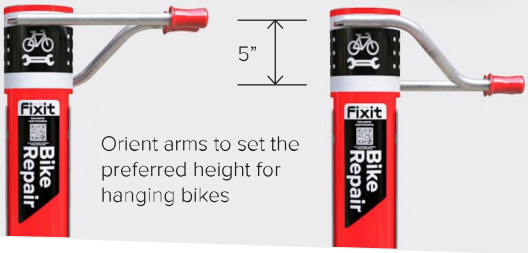
Tamper-resistant fasteners included!

Tools included:

- Philips and flat head screwdrivers
- 2.5, 3, 4, 5, 6, 8mm Allen wrenches
- T25 Torx wrench
- 32mm Headset wrench
- 15mm Pedal wrench
- 8, 9, 10, 11mm box wrenches
- Tire levers (2)

Add your choice of an Air Kit bike pump (sold separately) to keep your cyclists' tires topped up and ready to roll. The Air Kits feature our Metal Head™, a sturdy cast aluminum pump head with Presta and Schrader valve compatibility.

These public bike repair products require occasional maintenance and replacing of parts to remain serviceable.



Orient arms to set the preferred height for hanging bikes

Add a second hanger for double sided access!

FINISH OPTIONS

Galvanized

Powder Coat

- White
- Black
- Light Gray RAL 7042
- Deep Red RAL 3003
- Yellow RAL 1023
- CNH Bright Yellow
- Orange RAL 2004
- Beige RAL 1001
- Iron Gray RAL 7011
- Hunter Green RAL 6005
- Light Green RAL 6018
- Green RAL 6016
- Sepia Brown RAL 8014
- Bronze
- Silver RAL 9007
- Dark Purple
- Flat Black
- Wine Red RAL 3005

©2023

Patents US 9,498,880 and 9,505,124. Additional patent pending

Memorandum

Date: May 22, 2025

To: Weston Rogers, Senior Planner
Community Development Department

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

Re: Trailside Business Center
Summary of Neighbor Meeting

A neighborhood meeting was held on Wednesday, May 21, 2025, from 6:30 p.m. to 7:30 p.m. at Oak Trace Elementary School (16504 Oak Ridge Rd, Westfield, IN 46074) to introduce Trailside Business Center, a new business park development planned for the area.

The development team was represented by Ryan Hahn and Chip Barnes of I3 Investors. The project was presented by Matt Skelton of Church Church Hittle and Antrim (CCHA), with additional support from CCHA land use professionals Andy Wert and Lisa Claghorn.

Five neighbors attended the meeting. Presentation topics included the intended use of the site, planned trail connection, and landscaping improvements.

Attendees inquired about site lighting, location and timing of deliveries, and potential noise. The project team explained Westfield lighting standards and the type of fixtures that will be used to comply with those standards. The project team explained how the site was designed to mitigate any potential noise, such as the strategic placement of buildings and loading areas away from external boundaries, and the placement of landscaping and berms.

Neighbors were happy to learn that heavy industrial uses and more intensive commercial uses are not planned on the project site.

The meeting adjourned at approximately 7:25 PM.

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument No. 2000-64224.

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

WHEREAS, the Developer filed a petition under Docket Number 2506-PUD-13 (Ordinance 25-35) with the Plan Commission and City Council to rezone a parcel as the same is more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the "Real Estate") to the Trailside Business Center PUD (the "PUD");

WHEREAS, the Developer is requesting the Westfield City Council to consider adoption of the PUD subject to the following commitments (the "Commitments");

NOW THEREFORE, the Developer makes the following Commitments to the Westfield City Council regarding the use and development of the Real Estate:

Section 1. Commitments. The Developer shall provide golf cart parking as depicted in the attached **Exhibit B**, if the Westfield City Council authorizes the use of golf carts on the Midland Trace Trail within two (2) years following the Effective Date.

Section 2. Definitions.

1. Developer. I3 Investors, LLC, and Indiana limited liability company, its successors and assigns.

2. Department. The Community Development Department of the City of Westfield.

3. Owner. Pettijohn Investments, LLC, an Indiana limited liability company, its successors and assigns.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated in accordance with Section 10.6(F) of the UDO and/or Ind. Code 36-7-4-1015.

Section 4. Effective Date. These Commitments shall be effective upon the City Council's adoption of the PUD.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the PUD. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the City.

Section 7. Binding on Successors. These Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

[The remainder of this page is intentionally left blank.]

I**N WITNESS WHEREOF**, Developer and the Owner have caused these Commitments to be executed as of the dates identified below.

"Developer"

I3 Investors, LLC, an Indiana limited liability company

_____
Matthew Dickerson, Managing Member

Date: _____, 2025

STATE OF _____)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Matthew Dickerson, managing member of I3 Investors, LLC an Indiana limited liability company, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of_____, 2025.

[SEAL]

_____
Notary Public

Printed:_____

I am a resident of _____ County, _____ (State).

My commission expires: _____.

"Owner"

Pettijohn Investments, LLC

_____

Date: _____ , 2025

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Joseph A. Pettijohn, managing member of Pettijohn Investors, LLC, in Indiana limited liability company, as Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2025 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this_____ day of_____, 2025.

[SEAL]

_____
Notary Public

Printed:_____

I am a resident of _____ County, _____ (State).

My commission expires: _____.

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

Return to: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060.

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

EXHIBIT A
REAL ESTATE

"Legal Description"

Pettijohn Investments, LLC
Instrument #2000-64224

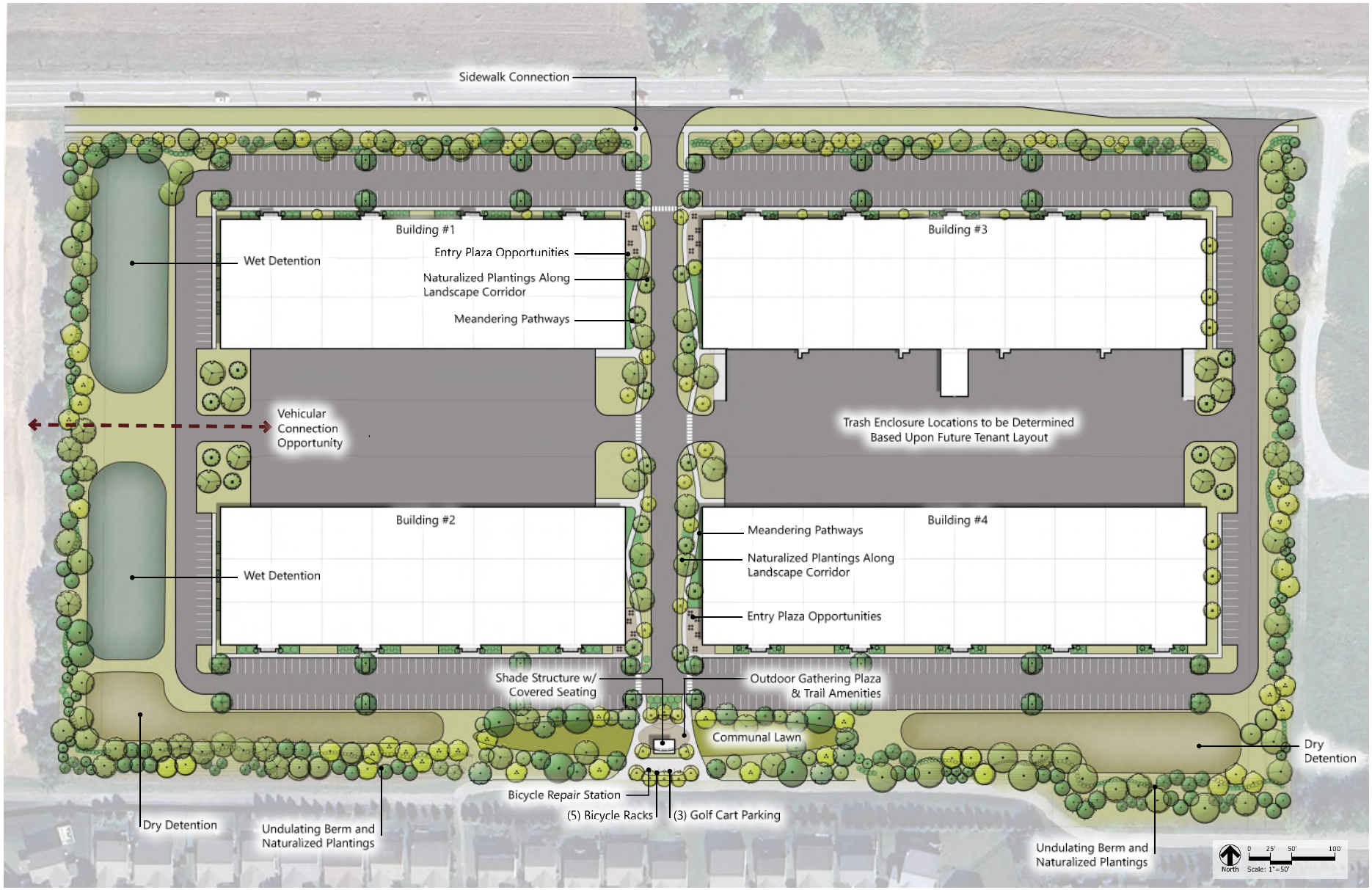
Part of the Northeast and Northwest Quarter of Section 3, Township 18 North, Range 3 East of the
Second Principal Meridian, in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Northwest corner of said Northeast Quarter Section; thence North 89 degrees 41 minutes 15 seconds East (assumed bearing) 286.62 feet to a point on the North line of said Quarter Section being North 00 degrees 00 minutes 00 seconds East 18.38 feet from an existing 5/8" rebar with metal cap; thence South 00 degrees 00 minutes 00 seconds West 822.98 feet to an existing 5/8" rebar with metal cap on the North right of way line of the former Central Indiana Railroad; thence South 89 degrees 58 minutes 11 seconds West along said right of way line 290.73 feet to a 5/8" rebar with red cap on the West line of said Northeast Quarter Section; thence North 00 degrees 17 minutes 12 seconds East along said West line and right of way line 27.00 feet to a 5/8" rebar with red cap; thence South 89 degrees 58 minutes 11 seconds West along said right of way line 1154.61 feet to a 5/8" rebar with red cap; thence North 00 degrees 22 minutes 16 seconds East 787.90 feet to a point on the North line of said Northwest Quarter Section being North 89 degrees 38 minutes 16 seconds East 1452.30 feet from the Northwest corner of said Northwest Quarter Section; thence North 89 degrees 38 minutes 16 seconds East 1153.50 feet to the Point of Beginning. Containing 26.411 acres, more or less.

Commonly known as 947 W State Road 32, Westfield, Indiana 46074

EXHIBIT B
DEPICTIONS OF GOLF CART PARKING

[Depictions appear on the following two pages]



Westfield Trailside Business Center

Concept Plan | April 2025

Docket Number: 2506-PUD-12 (Ord. 25-34)

Petitioner: Jersey 32, LLC, represented by Nelson & Frankenberger, LLC

Request: A change in zoning for roughly 4.78 acres from MF1: Multi-family Low Density District to the Jersey 32 Planned Unit Development (PUD) district.

Current Zoning: MF1: Multi-family Low Density District

Current Land Use: Single-family residential, commercial office, State right-of-way

Acreage: Approx. 4.78 acres

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 25-34
4. Redline of Proposed Ord. 25-34
5. Concept Plan
6. Renderings and Elevations
7. Economic Development Letter of Review
8. Neighborhood Meeting Summary

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

---

PETITION HISTORY

The petition was introduced for first reading at the May 27, 2025 City Council meeting.

A public hearing was held at the June 2, 2025 Advisory Plan Commission Meeting. At this time, staff has not received any public comments related to the petition. A neighborhood meeting was held on May 22, 2025; A summary of the meeting is attached as **Exhibit 7**. Economic Development has provided a favorable letter of review (see **Exhibit 6**).

Text in red denotes additions to this staff report following the June 2nd Public Hearing.

PROJECT OVERVIEW

Location: This subject real estate is approximately 4.78 acres in size and is generally located at the southeast corner of Poplar St and US 32, bound to the south by Jersey St, and to the east by Mill St, as shown in **Exhibit 2**. The site consisting of 10 established lots totaling 3.28 acres and roughly 1.5 acres of excess INDOT right-of-way.

The parcels making up the subject Property are zoned MF1: Multi-family Low Density District. Adjacent zones are MF1 to the west on the other side of Poplar St; MF1 and Najem PUD to the south; Union Square at Grand Junction PUD to the east; and GB, SF3, LB, and The Junction PUD to the north.

Project Description: The petitioner requests the change in zoning to allow for the creation of a mixed-use district which is planned to include a stand-alone, sit-down restaurant, 15,000 sq. ft of office space, 43,000 sq. ft of retail space, up to 235 market-rate apartments, over 530 parking spaces, and a public art and retail plaza. Skender Construction plans to use 10,000 sq. ft of the 15,000 sq. ft of office space for their Indiana headquarters.

A new curbs cut will be added to Jersey St to provide vehicular access into the parking garage. Of the parking spaces provided, up to 30% may be permanently reserved for apartment residents. As with any downtown-style development, residents without the use of a reserved parking space will have the ability to park in any public parking space, either on-street, in a public surface lot, or within one of the three downtown parking garages.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not create any new definitions. Capitalized terms not otherwise defined in the ordinance shall have the means ascribed to them in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate layout of the development. The PUD requires substantial conformance with the *intent* of the Concept Plan. The site design, including the location and arrangement of uses, may change pending a full engineering review of the site. Following the discussion at the public hearing, a sidewalk was removed from south of the Stultz-Stanley House (also known as the Schuck residence). Landscape screening will be provided in its place.

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

Permitted Uses: The proposed ordinance permits all uses permitted in the underlying zoning district but waives all Special Exception uses, Prohibited uses, ~~and the Childcare/Daycare Center use~~. Multifamily Dwelling (up to 235 units), Public or Private Park, and Commercial Parking Lots and Structures (in conjunction with a mixed-use building) are added as permitted uses. Childcare/Daycare Center is now a permitted use.

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

	Proposed in PUD	UDO (LB-H)
Min. Lot Area	No Minimum	Shall be compatible with the surrounding area
Min. Lot Width	No Minimum	

Max. Lot Coverage	No Maximum	
Min. Tract Requirement	No Minimum	
Min. Lot Frontage	No Minimum	
Min. Front Yard Setback	0’	
Min. Side Yard Setback	0’	
Min. Rear Yard Setback	0’	
Min. Building Height	Two Stories	
Max. Building Height	No Maximum	

Overlay Districts: The US 31 and SR 32 Overlay Districts shall not apply.

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

Architectural Standards: The proposed PUD Ordinance waives the architectural standards found in Article 6.3. Instead, a character exhibit is provided to “establish a benchmark for quality, vision, and appearance of architecture within the District” (see **Exhibit 5**). Substantial compliance with the character exhibits is not required. Mechanical equipment and utility meters must be screened, and external wall protrusions (gutters, downspouts, vents, etc.) must be integrated into the design of the building.

Landscaping Standards: Article 6.8 Landscape Standards shall not apply. Site plantings shall be generally consistent with those shown in the Concept Plan. Compliance with the Concept Plan, as well as any needed landscape substitutions or omissions, shall be agreed upon by the Director of Community Development, the Director of Public Works, and/or the Director of Parks and Recreation.

Lighting Standards: Standards found in Article 6.9(F)(2) Lighting Standards; Multi-family Residential and Nonresidential Standards shall not apply to Lot Lines adjacent to public Rights-of-Way.

Parking and Loading Standards: The proposed ordinance waives Article 6.14(C) Loading Berths and modifies Article 6.14(G) Off-Street Parking to increase the shared parking reduction from 70% to 80%, decrease the number of off-street parking spaces required per multi-family dwelling unit from 2 spaces to 1.25 spaces, reduce the minimum parking space size, and prohibit off-street parking within Established Front Yards. Standards related to surfacing material, aisle width, parking lot lighting, and bicycle parking remain unchanged.

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

COMPREHENSIVE PLAN

The 2013 Grand Junction Implementation Plan identifies the site as being entirely within the "Junction Sub-district" (north of the Midland Trail). The 2016 Grand Junction Sub-Districts Addendum further refines the Junction sub-district through the creation of sub-areas. The site lies within the Main Street Corridor and Grand Junction Plaza Block Sub-areas.

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

Main Street Corridor Sub-area:
The vision for this sub-area is to serve as the backbone of the Junction Sub-district. Buildings over three stories are encouraged, however, building facades should be design at a pedestrian-scale and contribute to a desirable public realm. A mix of land uses are encouraged, but residential uses should generally be located on upper floors.

PROCEDURAL

Public Hearing: A change of zoning request must be considered at a public hearing by the Plan Commission. A public hearing was held for this petition at the June 2, 2025 Plan Commission meeting. The notice of public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: This petition was introduced for first reading at the May 27, 2025 City Council meeting.

DEPARTMENT COMMENTS

1. **Action:**
    a. The Plan Commission shall vote to forward a recommendation to Council at the July 7, 2025 Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, please contact Lauren Gillingham-Teague, AICP at (317) 804-3175 or Lgillingham@westfield.in.gov.

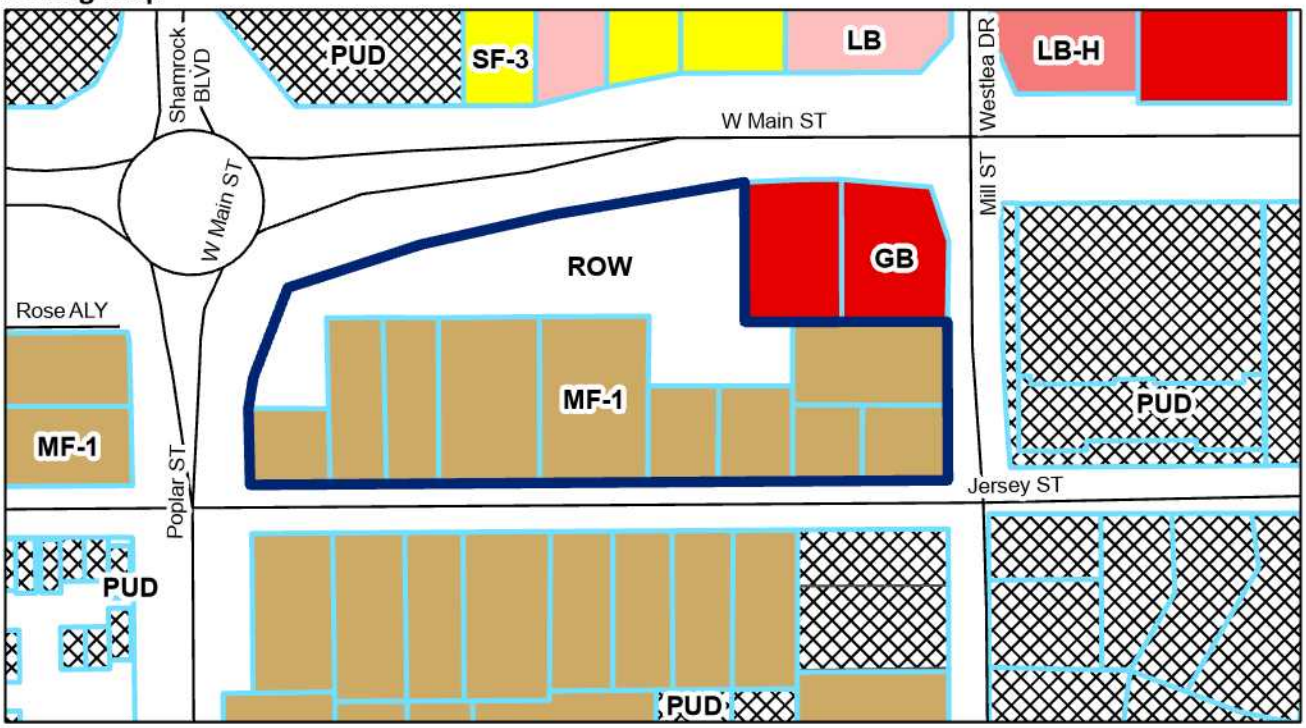
CITY OF Westfield INDIANA

Property Location Map
Jersey 32 PUD
2506-PUD-12

N
W E
S

Aerial Location Map

Zoning Map



Legend

Subject Parcel

0 0.01 0.03 0.06 Miles

N

ORDINANCE NUMBER 25-34

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

"Jersey 32"

This is a Planned Unit Development District Ordinance (to be known as the "**JERSEY 32 PUD**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2506-PUD-12**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2506-PUD-12** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Jersey 32 PUD**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. While final engineering, design and layout may vary from the Concept Plan, the Real Estate shall be developed in general conformance with the Concept Pla while maintaining consistency with the intent set forth in Exhibit B as determined by the Director of Community Development.

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

4.1 LB-H: Local Business / Historic District

Section 5. **Overlay Districts.**

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

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

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

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

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

A. A maximum of 235 multi-family dwellings shall be permitted.

B. Park, Public or Private

C. Commercial Parking Lots and Structures, Public s

- Permitted only in conjunction wit a mixed-use building. No standalone commercial parking lots and structures shall be permitted.

Section 7. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

7.1 Article 4.15(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	**Jersey 32 PUD**
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’
Minimum Building Height*	Two (2) Stories
Maximum Building Height	No Maximum

* Minimum Building Height is measured at the highest point of a building.

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

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

A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site

improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development I the District shall be consistent with the Character Exhibit as determined by the Director of Community Services.

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

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

8.2 Article 6.8 Landscaping Standards: Shall not apply. Rather, plantings shall be generally consistent with those shown on the Concept Plan, though landscaping may include substitutions, omissions, or relocations where appropriate to fulfil the overall design and effect within the District. Landscaping placement, substitutions, omissions, and ultimately general compliance with the Concept Plan shall be determined through a collaborative effort between the Director of Community Development, Director of Public Works and/or the Director of Parks and Recreation.

8.3 Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way.

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

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

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

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

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

iii. Parking Size: Off-street parking spaces with a structure shall be at least eight feet, 6 inches (8'6") in width and eighteen feet (18') in depth.

iv. Off-Street Parking: Off-Street Parking shall not be permitted in

the Established Front Yard.

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

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

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

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-__

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

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

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

Jersey 32 PUD Draft 5 062925

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A

REAL ESTATE

Page 1 of 2

Legal Description

COMBINED LAND DESCRIPTION (PER THIS SURVEY)

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 IN ROBERT'S ADDITION IN THE TOWN, NOW CITY OF WESTFIELD, IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED MARCH 3, 1884 IN DEED RECORD 39, PAGE 433 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; SAID POINT BEING ON THE NORTH LINE OF JERSEY STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS WEST 716.81 FEET ALONG THE NORTH LINE OF JERSEY STREET TO THE EAST LINE OF WESTFIELD BOULEVARD, PER THE PLANS FOR INDOT PROJECT 1298685; THENCE NORTH 00 DEGREES 17 MINUTES 36 SECONDS WEST 78.37 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 35 OF ABEL DOAN'S ADDITION TO THE CITY OF WESTFIELD, THE PLAT OF WHICH IS RECORDED IN DEED RECORD 49, PAGES 516-517 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST 74.76 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT 2024023423 IN SAID RECORDER'S OFFICE; THENCE NORTH 01 DEGREES 00 MINUTES 34 SECONDS EAST 93.45 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS EAST 329.94 FEET TO THE EAST LINE OF THE LAND DESCRIBED IN INSTRUMENT 2024022157 IN SAID RECORDER'S OFFICE; THENCE SOUTH 01 DEGREES 14 MINUTES 59 SECONDS EAST 71.23 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE TRACTS DESCRIBED IN INSTRUMENT 2018022225 AND INSTRUMENT 2002099473, BOTH IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 41 MINUTES 18 SECONDS EAST 151.20 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 4 IN SAID ROBERT'S ADDITION; THENCE NORTH 00 DEGREES 46 MINUTES 12 SECONDS WEST 64.81 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST 156.75 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF MILL STREET; THENCE SOUTH 00 DEGREES 46 MINUTES 12 SECONDS EAST 165.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; CONTAINING 2.386 ACRES, OR MORE LESS.

(INCLUSIVE OF LOTS 3 AND 4 IN ROBERT'S ADDITION IN THE TOWN, NOW CITY OF WESTFIELD, IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED MARCH 3, 1884 IN DEED RECORD 39, PAGE 433; AND THE EAST HALF OF LOT 35 IN ABEL DOAN'S, AN ADDITION TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, AS PER THE PLAT THEREOF RECORDED IN DEED RECORD 49, PAGES 516-517, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.)

EXHIBIT A

REAL ESTATE

Page 2 of 2

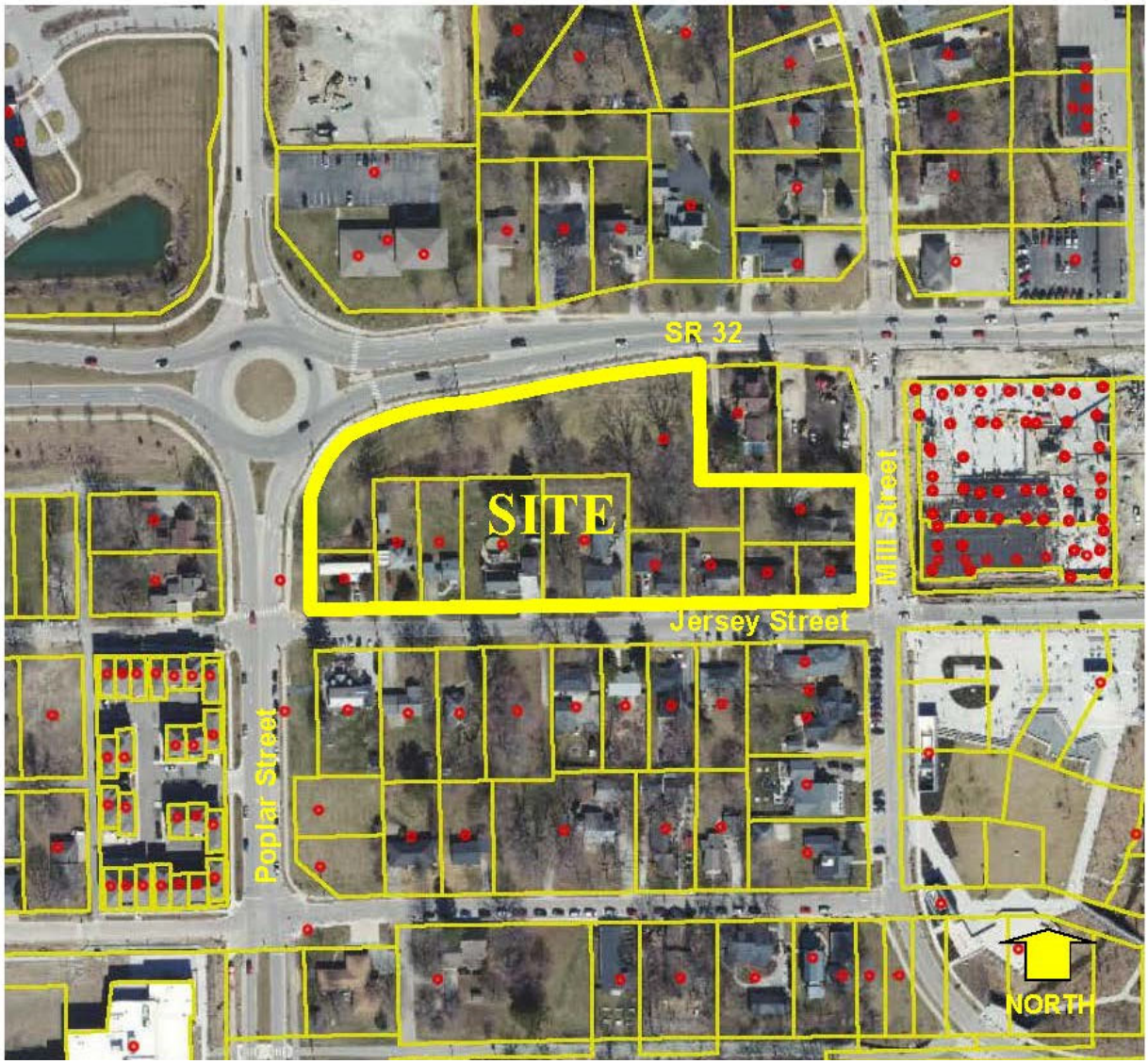


EXHIBIT B

CONCEPT PLAN
(Page 1 of 1)

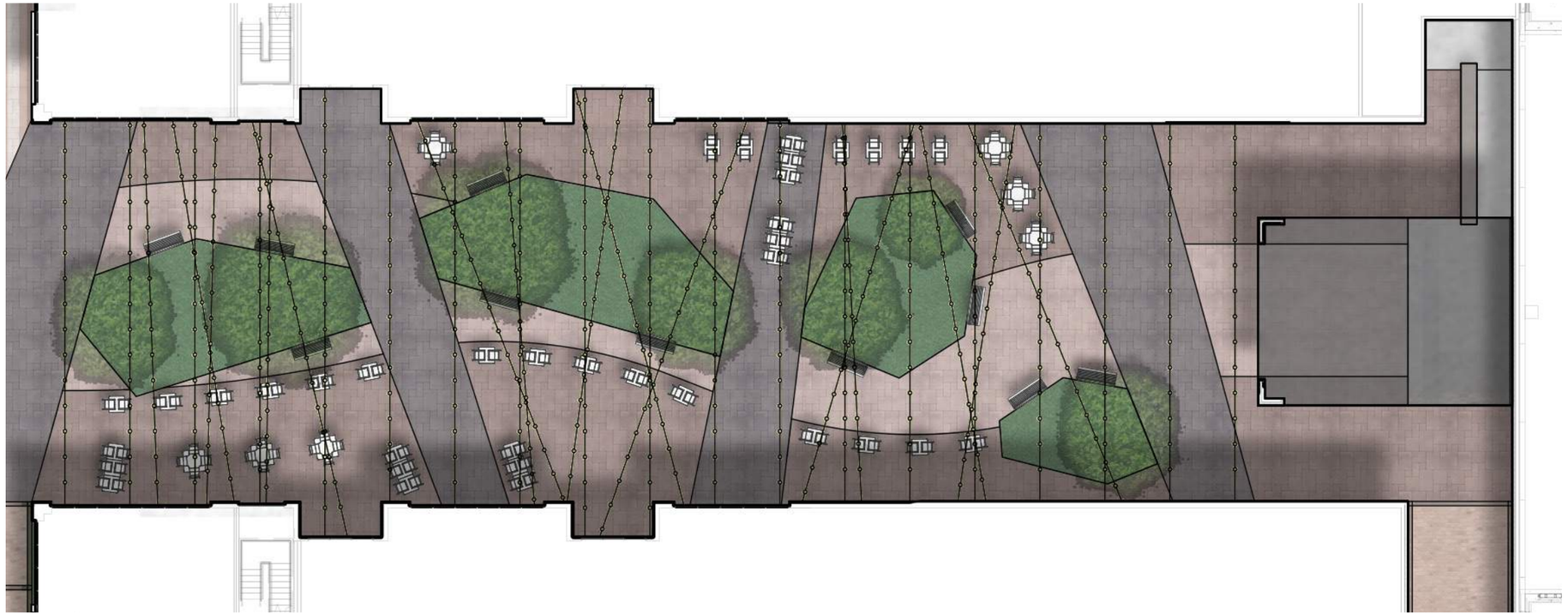
Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 2506-PUD-12.

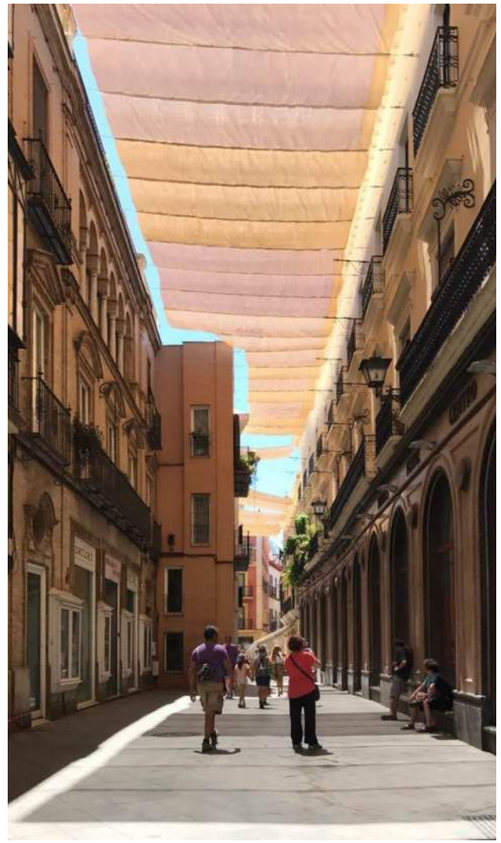
EXHIBIT C

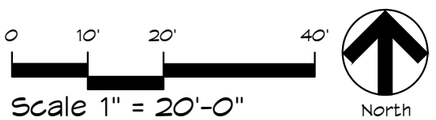
CHARACTER EXHIBIT

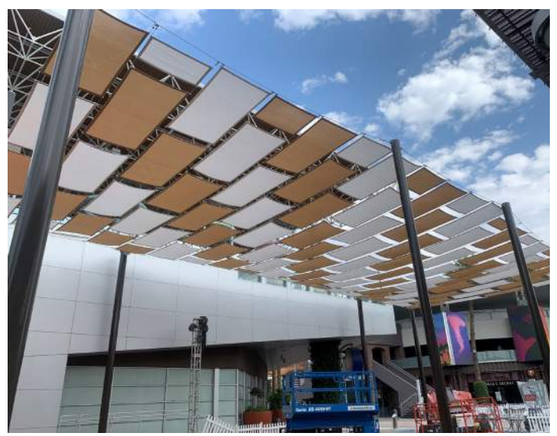
(See following 11 pages)

RETAIL PLAZA ENLARGED PLAN

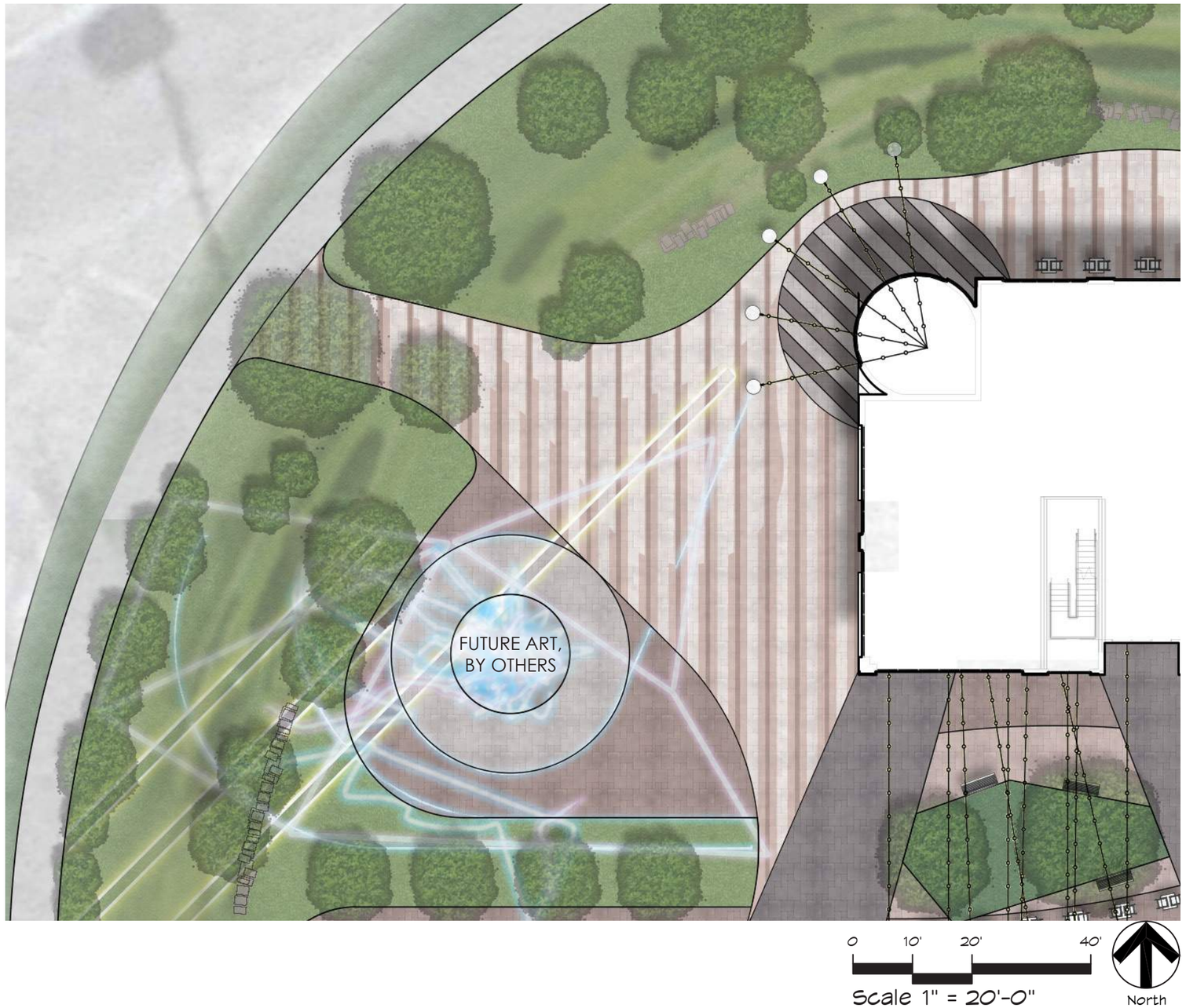






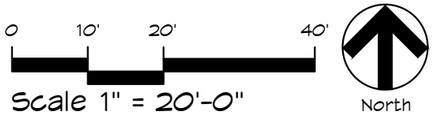


ART PLAZA ENLARGED PLAN

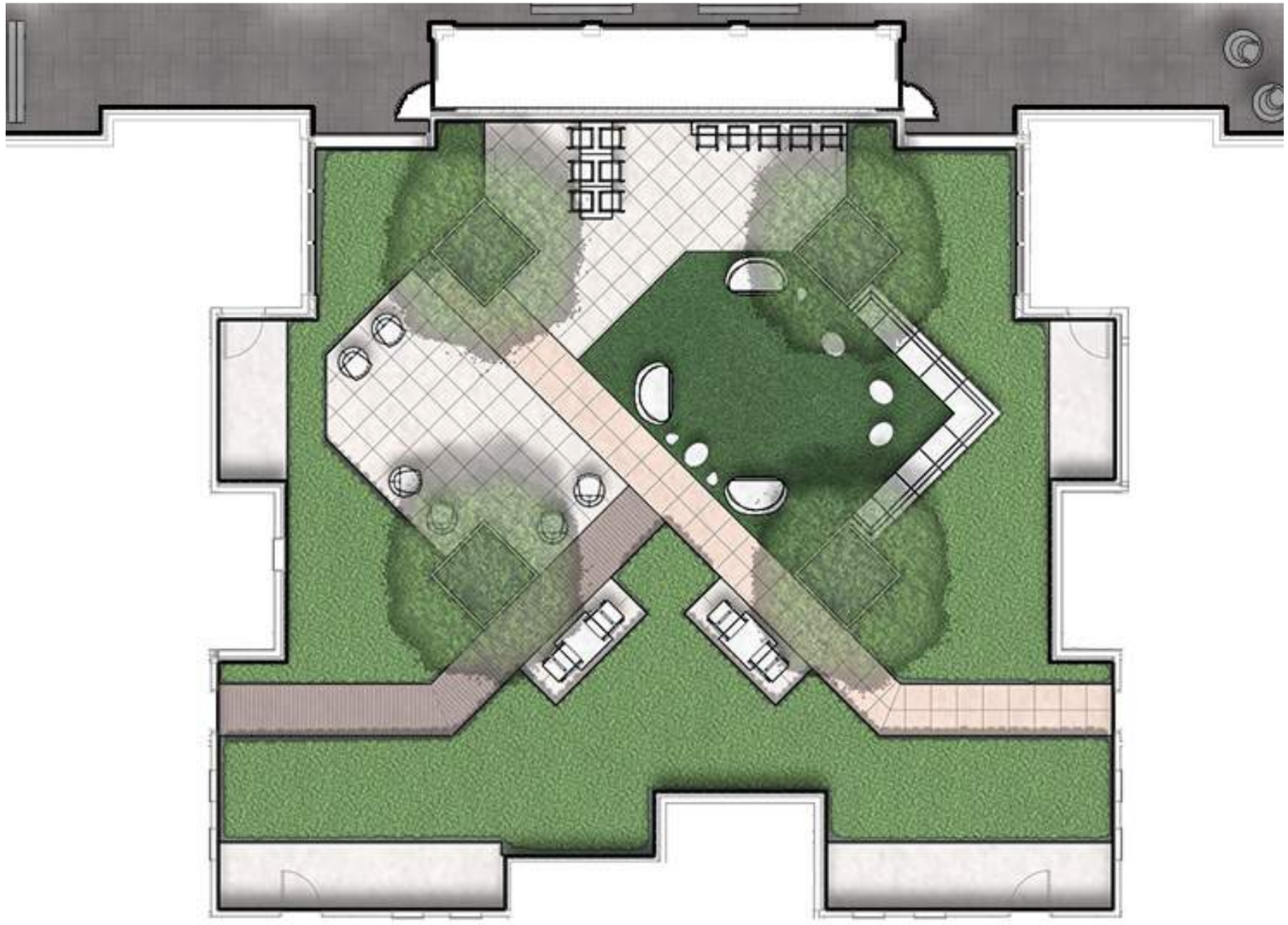


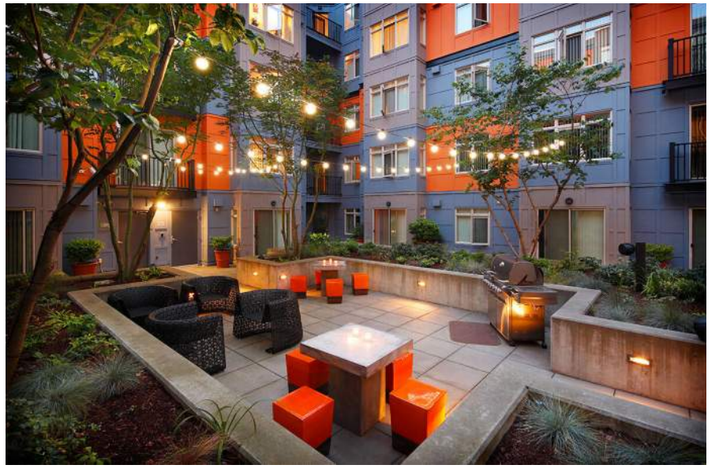
32 RETAIL PLAZA ENLARGED PLAN

OFFICE PLAZA ENLARGED PLAN



PASSIVE ROOF DECK ENLARGED PLAN



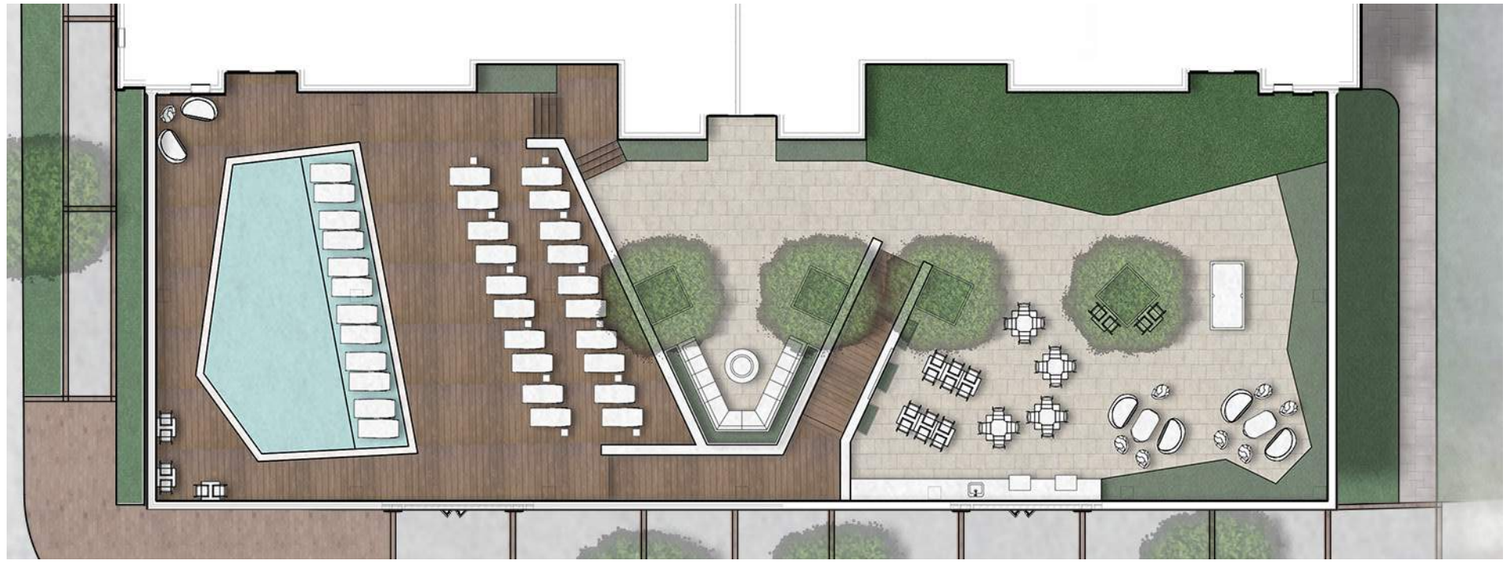


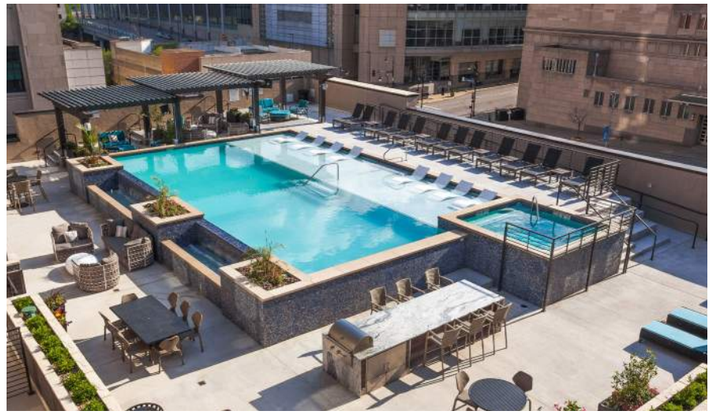
0 5' 10' 20'

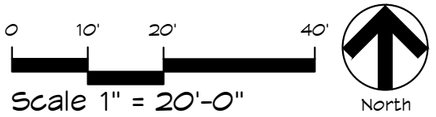
Scale 1" = 10'-0"

North

ACTIVE ROOF DECK ENLARGED PLAN







RENDERED VIEW

RENDERED VIEW

RENDERED VIEW

RENDERED VIEW

RENDERED VIEW

ORDINANCE NUMBER 24-__

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

"Jersey 32"

This is a Planned Unit Development District Ordinance (to be known as the "**JERSEY 32 PUD**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~25~~-2506-PUD-~~__~~-12),** requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **~~25~~-2506-PUD-~~__~~-12** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_-_ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as the "**Jersey 32 PUD**" (the "District").

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

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

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. While final engineering, design and layout may vary from the Concept Plan, the Real Estate shall be developed in general conformance with the Concept Pla while maintaining consistency with the intent set forth in Exhibit B as determined by the Director of Community Development.

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

4.1 LB-H: Local Business / Historic District

Section 5. **Overlay Districts.**

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

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

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6.1 All Special Exception Uses, and Prohibited Uses ~~and Childcare /Daycare Centers~~

shall be prohibited.

~~6.1~~

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

A. A maximum of 235 multi-family dwellings shall be permitted.

B. Park, Public or Private

C. Commercial Parking Lots and Structures, Public s

- Permitted only in conjunction wit a mixed-use building. No standalone commercial parking lots and structures shall be permitted.

Section 7. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

7.1 Article 4.15(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	**Jersey 32 PUD**
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Minimum Lot Width	No Minimum
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Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
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* Minimum Building Height is measured at the highest point of a building.

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

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establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development I the District shall be consistent with the Character Exhibit as determined by the Director of Community Services.

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8.3 Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way.

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

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

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

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in depth.

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

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

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-__

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A

REAL ESTATE

Page 1 of 2

Legal Description

COMBINED LAND DESCRIPTION (PER THIS SURVEY)

A PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, SITUATED IN THE COUNTY OF HAMILTON, STATE OF INDIANA AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 IN ROBERT'S ADDITION IN THE TOWN, NOW CITY OF WESTFIELD, IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED MARCH 3, 1884 IN DEED RECORD 39, PAGE 433 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; SAID POINT BEING ON THE NORTH LINE OF JERSEY STREET; THENCE SOUTH 89 DEGREES 42 MINUTES 24 SECONDS WEST 716.81 FEET ALONG THE NORTH LINE OF JERSEY STREET TO THE EAST LINE OF WESTFIELD BOULEVARD, PER THE PLANS FOR INDOT PROJECT 1298685; THENCE NORTH 00 DEGREES 17 MINUTES 36 SECONDS WEST 78.37 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 35 OF ABEL DOAN'S ADDITION TO THE CITY OF WESTFIELD, THE PLAT OF WHICH IS RECORDED IN DEED RECORD 49, PAGES 516-517 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST 74.76 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF THE LAND DESCRIBED IN INSTRUMENT 2024023423 IN SAID RECORDER'S OFFICE; THENCE NORTH 01 DEGREES 00 MINUTES 34 SECONDS EAST 93.45 FEET ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 46 MINUTES 55 SECONDS EAST 329.94 FEET TO THE EAST LINE OF THE LAND DESCRIBED IN INSTRUMENT 2024022157 IN SAID RECORDER'S OFFICE; THENCE SOUTH 01 DEGREES 14 MINUTES 59 SECONDS EAST 71.23 FEET ALONG SAID EAST LINE TO THE NORTH LINE OF THE TRACTS DESCRIBED IN INSTRUMENT 2018022225 AND INSTRUMENT 2002099473, BOTH IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 41 MINUTES 18 SECONDS EAST 151.20 FEET ALONG SAID NORTH LINE TO THE WEST LINE OF LOT 4 IN SAID ROBERT'S ADDITION; THENCE NORTH 00 DEGREES 46 MINUTES 12 SECONDS WEST 64.81 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID LOT 4; THENCE NORTH 89 DEGREES 42 MINUTES 24 SECONDS EAST 156.75 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID LOT 4 AND THE WEST LINE OF MILL STREET; THENCE SOUTH 00 DEGREES 46 MINUTES 12 SECONDS EAST 165.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING; CONTAINING 2.386 ACRES, OR MORE LESS.

(INCLUSIVE OF LOTS 3 AND 4 IN ROBERT'S ADDITION IN THE TOWN, NOW CITY OF WESTFIELD, IN HAMILTON COUNTY, INDIANA, AS PER PLAT THEREOF, RECORDED MARCH 3, 1884 IN DEED RECORD 39, PAGE 433; AND THE EAST HALF OF LOT 35 IN ABEL DOAN'S, AN ADDITION TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, AS PER THE PLAT THEREOF RECORDED IN DEED RECORD 49, PAGES 516-517, ALL IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.)

EXHIBIT A

REAL ESTATE
Page 2 of 2

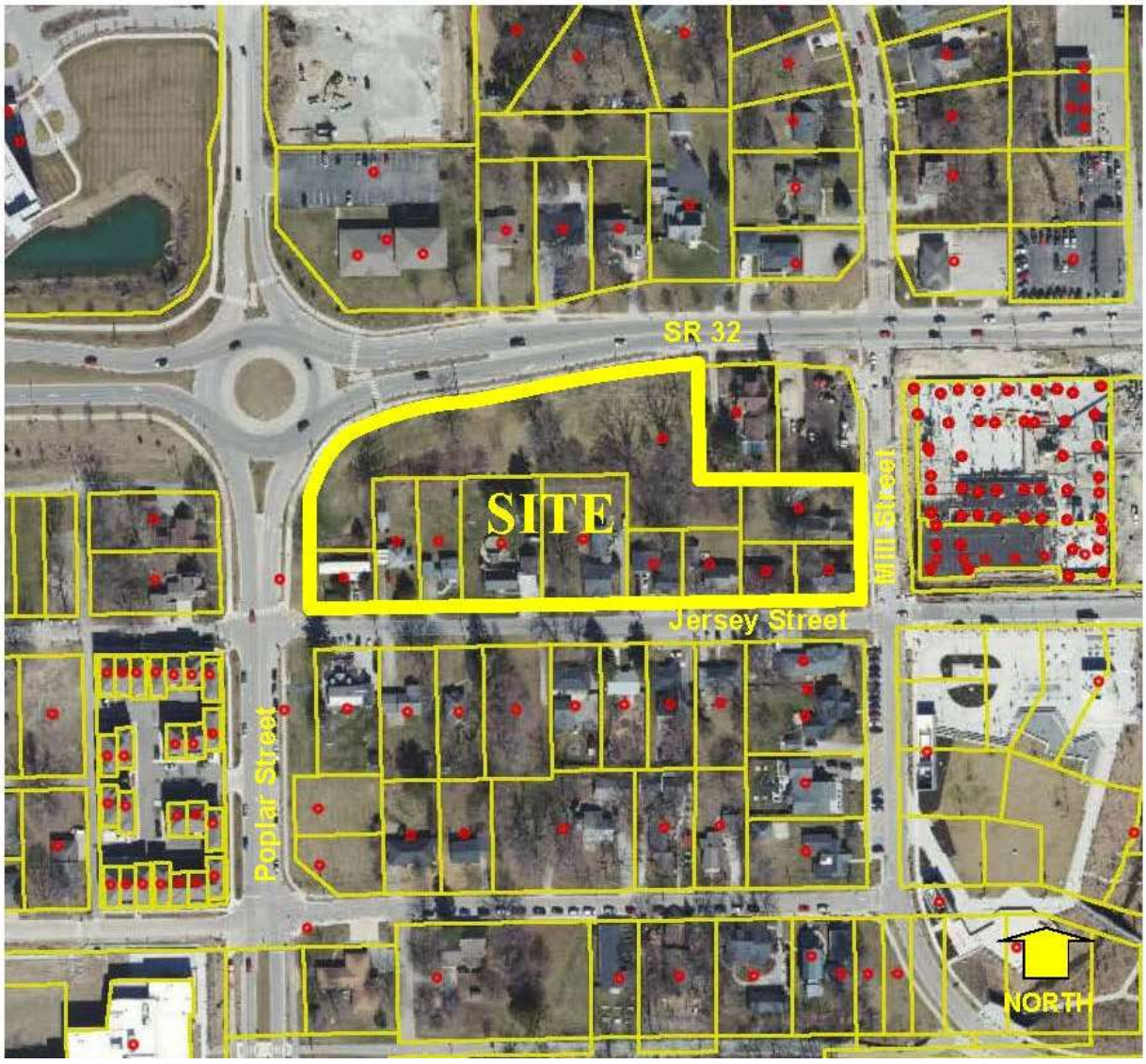
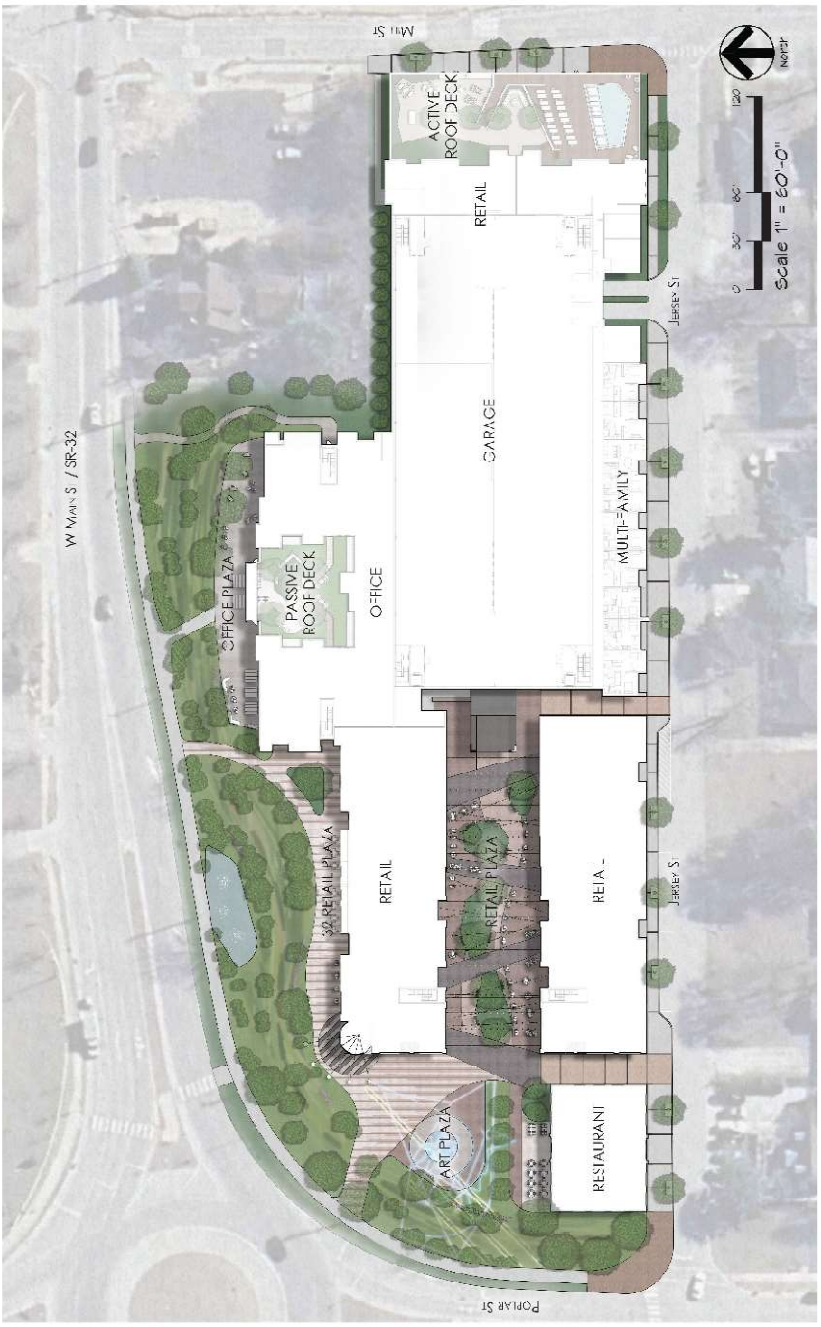


EXHIBIT B

CONCEPT PLAN

(Page 1 of 1)

CONCEPTUAL SITE PLAN RENDERING



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number ~~25~~___-2506-PUD-~~___~~-12.

EXHIBIT C

CHARACTER EXHIBIT

(See following 11 pages)

CONCEPTUAL SITE PLAN RENDERING

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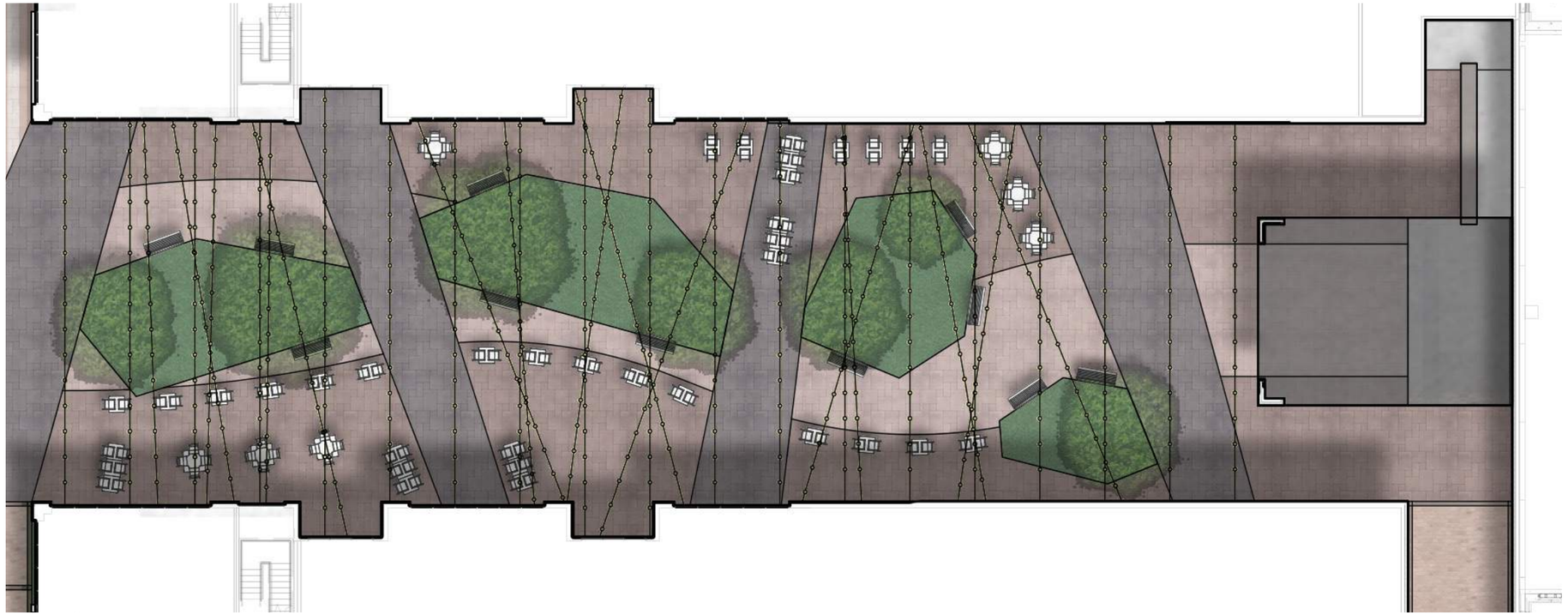

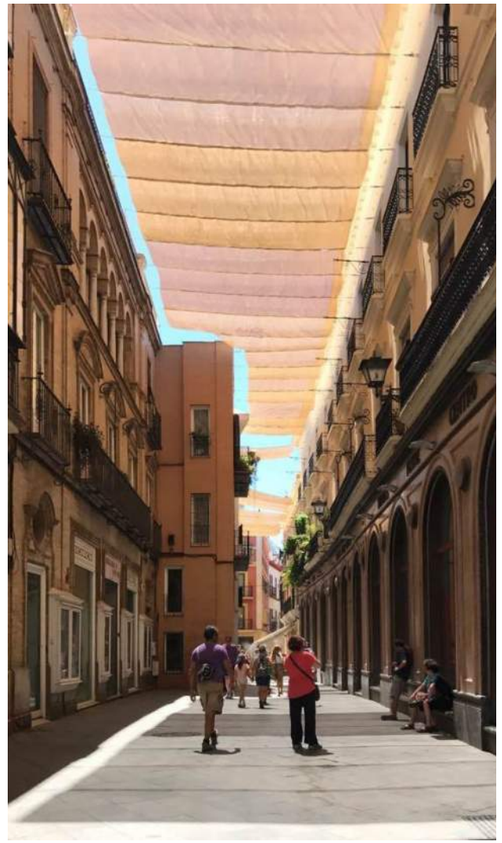

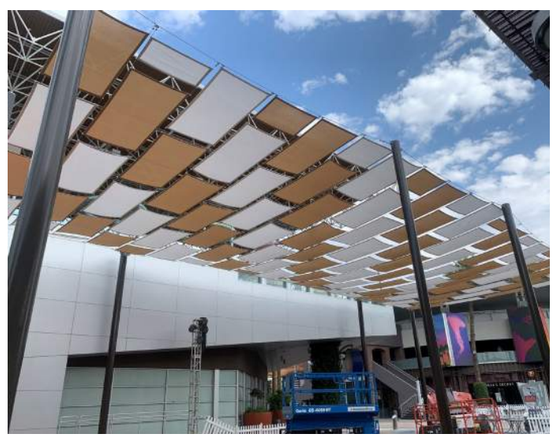

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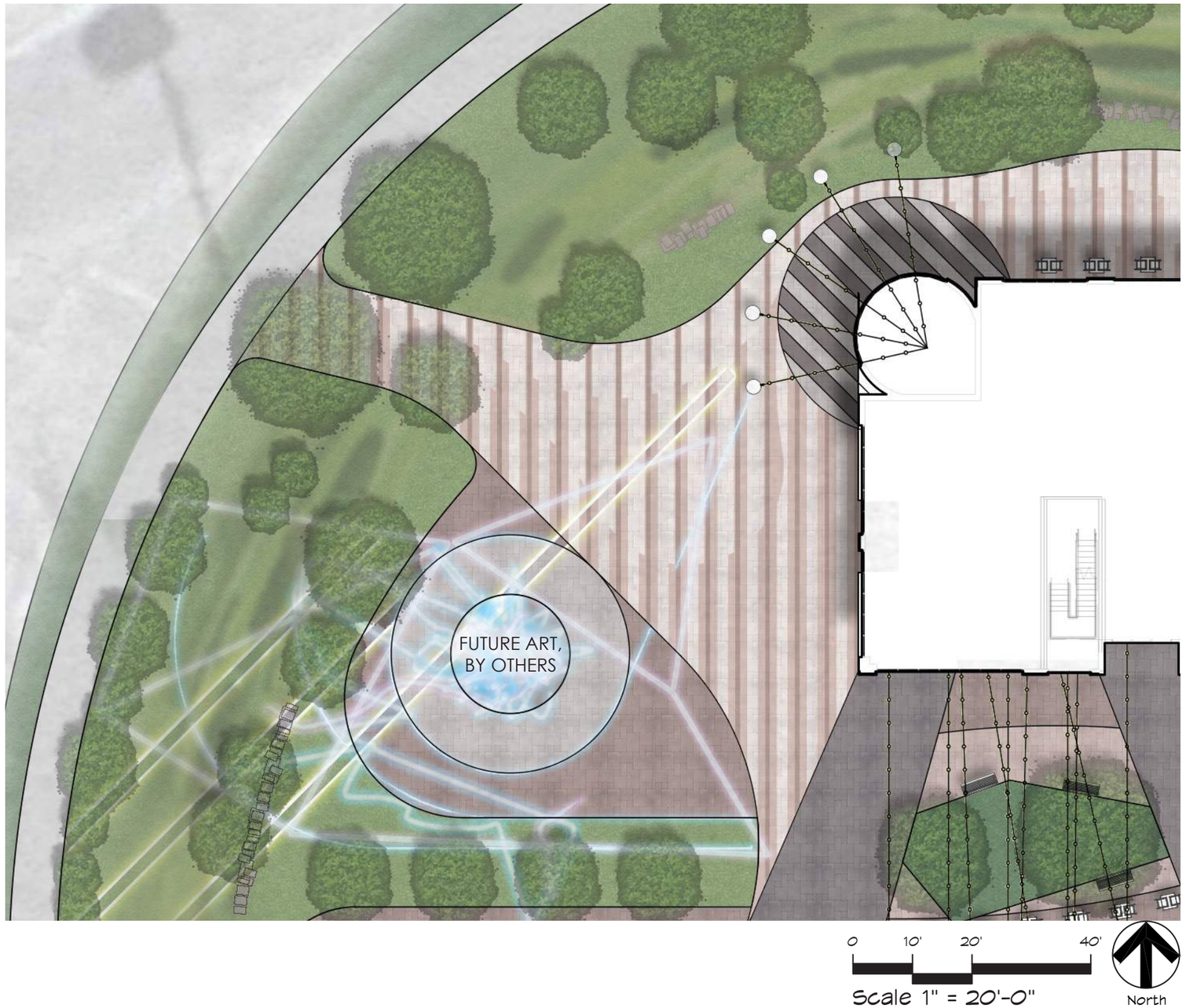
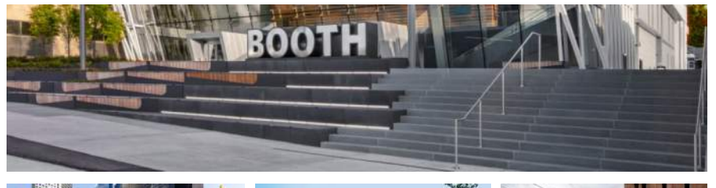
North

STUDIO M
ARCHITECTURE & PLANNING

ART PLAZA ENLARGED PLAN





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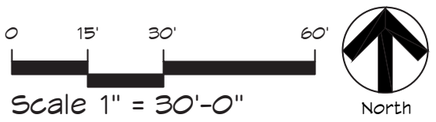

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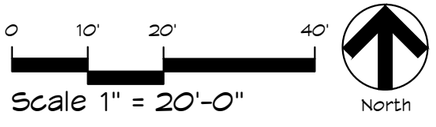

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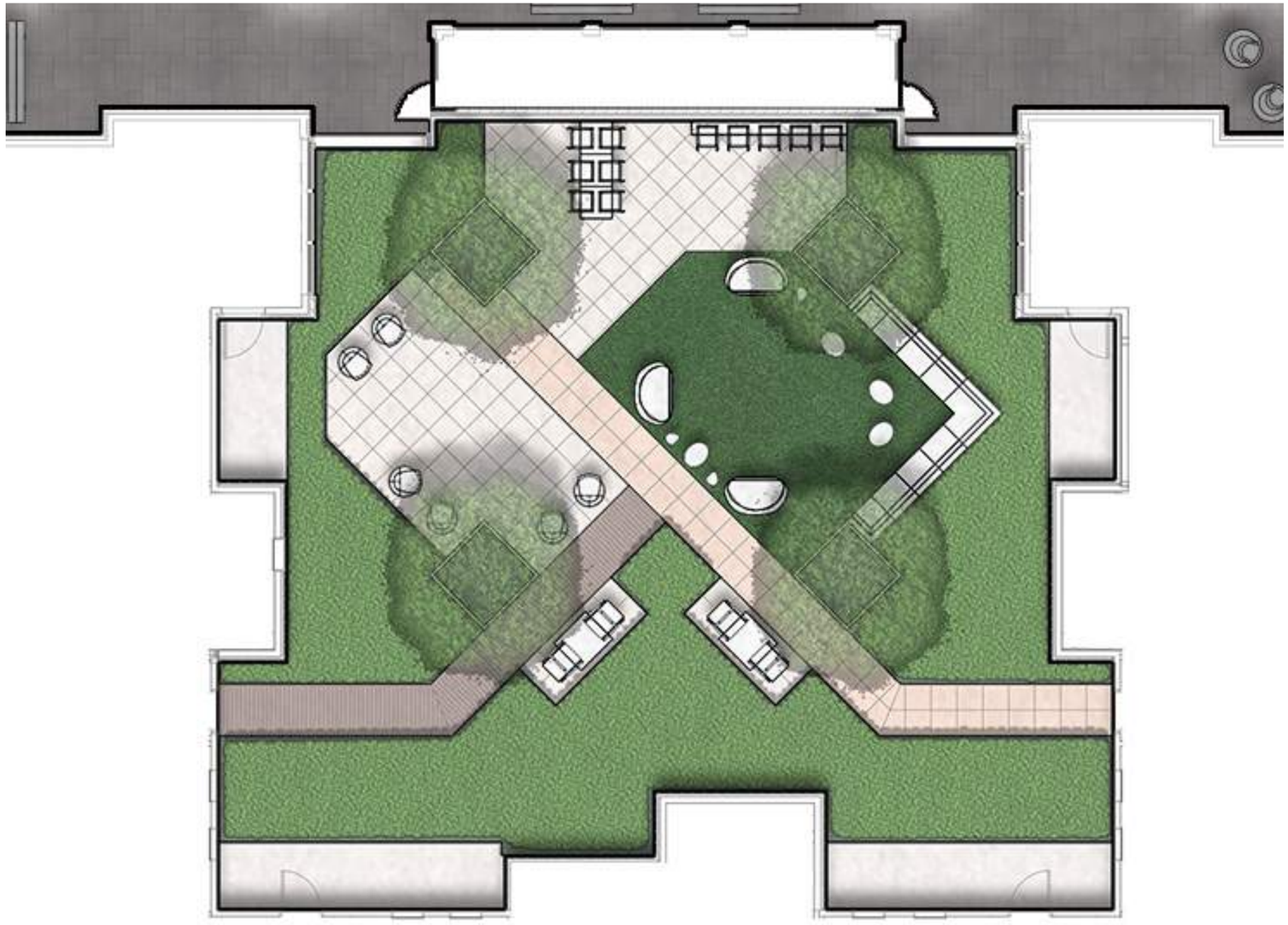

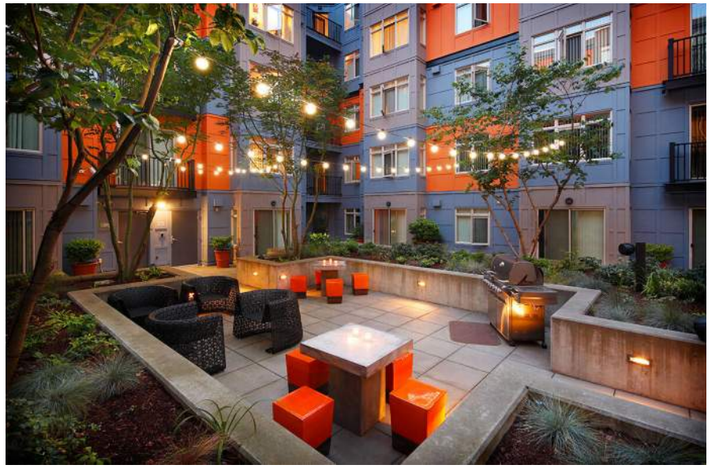

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North

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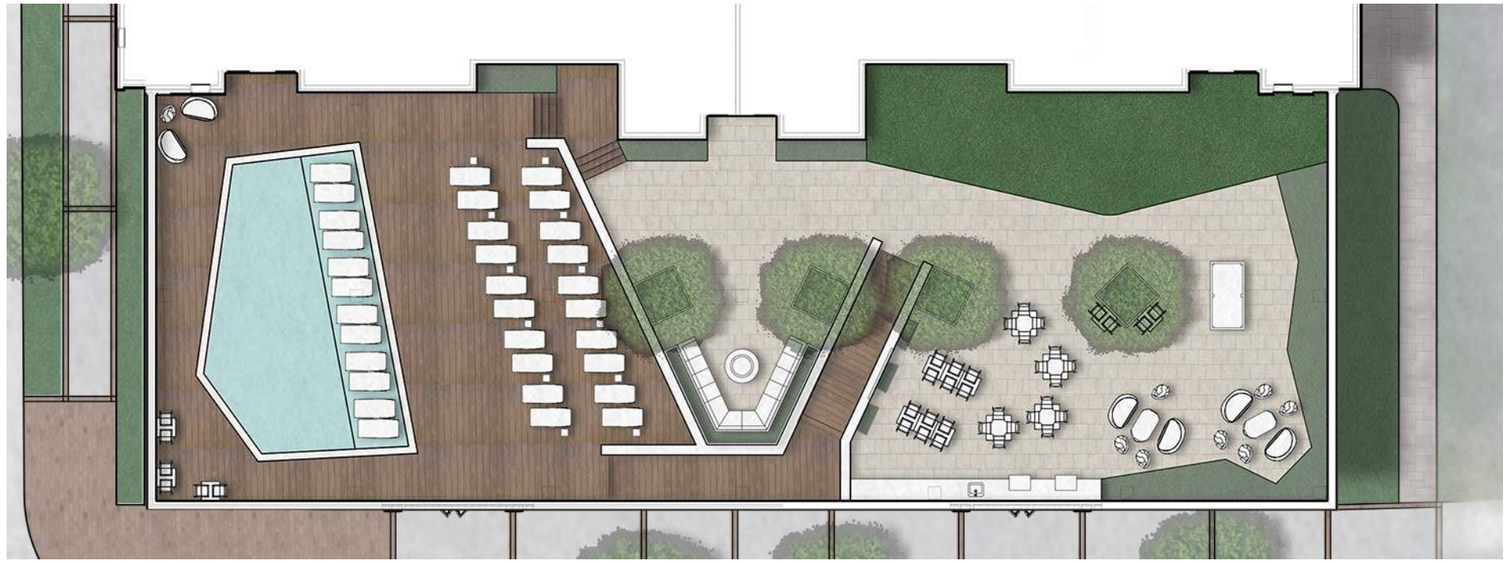
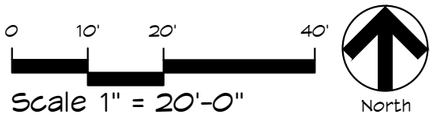




RENDERED VIEW

RENDERED VIEW

RENDERED VIEW

RENDERED VIEW

RENDERED VIEW

May 1, 2025

Brian Simons- Skender

Jersey 32 Project

bsimons@skender.com

Dear Mr. Simons,

The City of Westfield Economic Development department has reviewed your proposed site plan, building elevations, and renderings for your proposed development, Jersey 32. In conjunction with incentives being requested from the City of Westfield and the Westfield Redevelopment Commission, the attached concept design has been recommended to move forward toward zoning and development plan approvals, with modifications requested as noted on the plans as shown in Exhibit A. Any and all changes to the design following this review must be reviewed and accepted by our department to ensure that the City of Westfield's goals for the project are maintained.

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

Sincerely,

Jenell Fairman

Jenell Fairman

Executive Director, Westfield Redevelopment Commission

EXHIBIT A

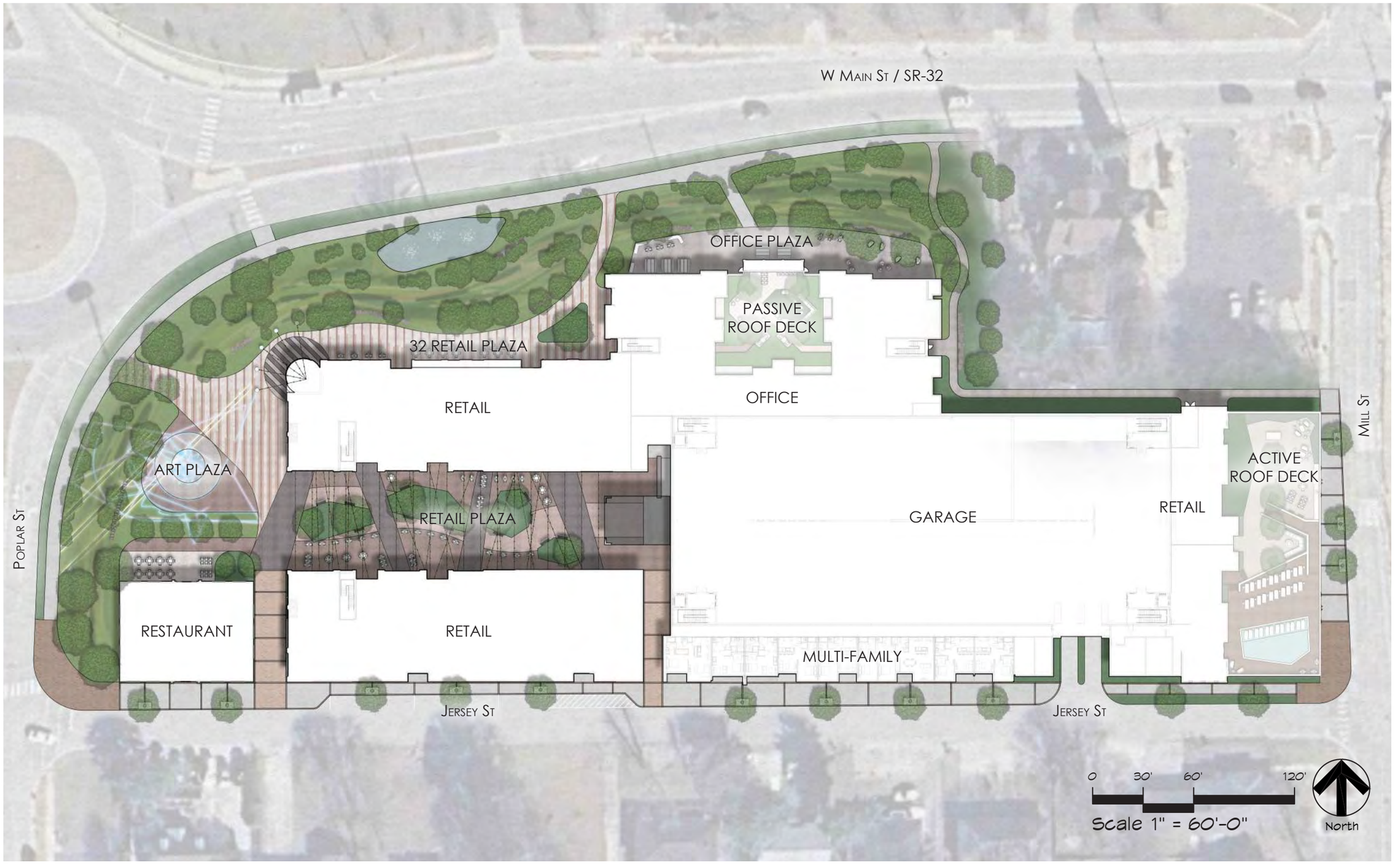
JERSEY 32

Conceptual Package

Westfield, Indiana

STUDIO M
ARCHITECTURE & PLANNING

CONCEPTUAL SITE PLAN RENDERING



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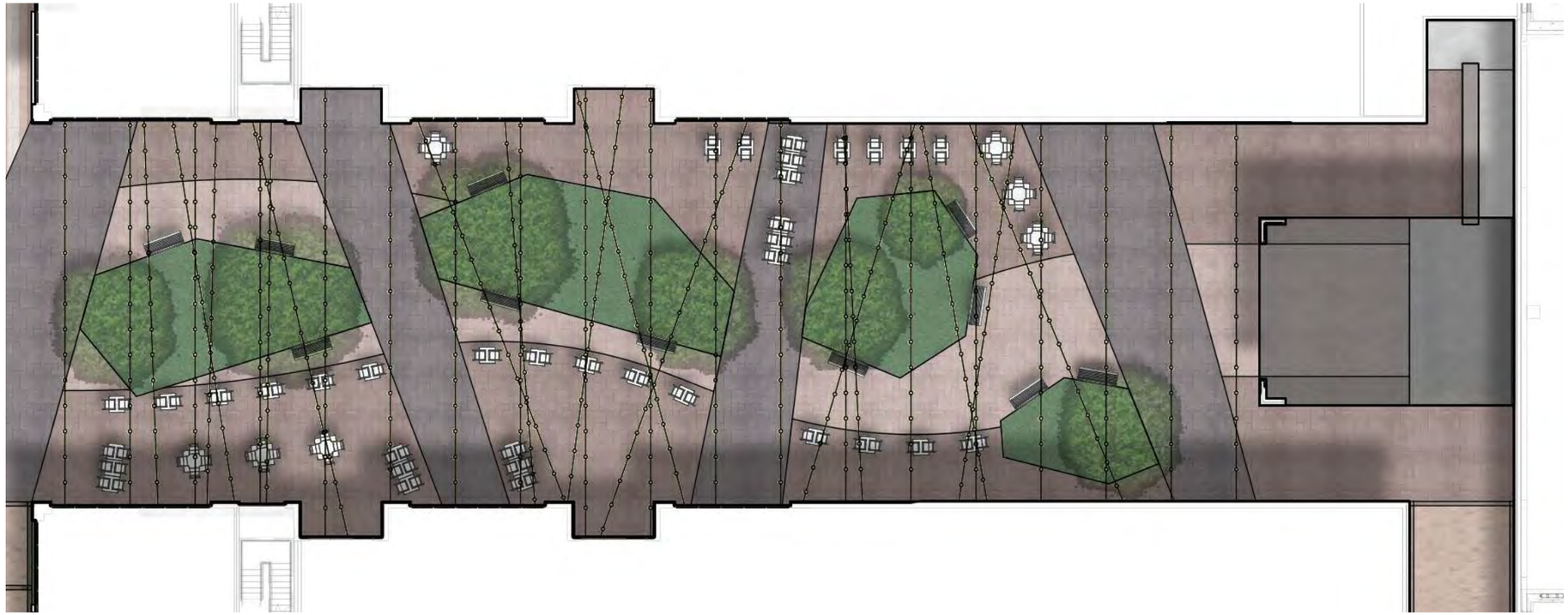

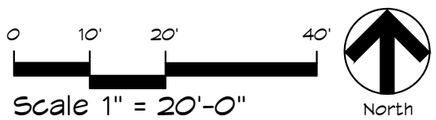

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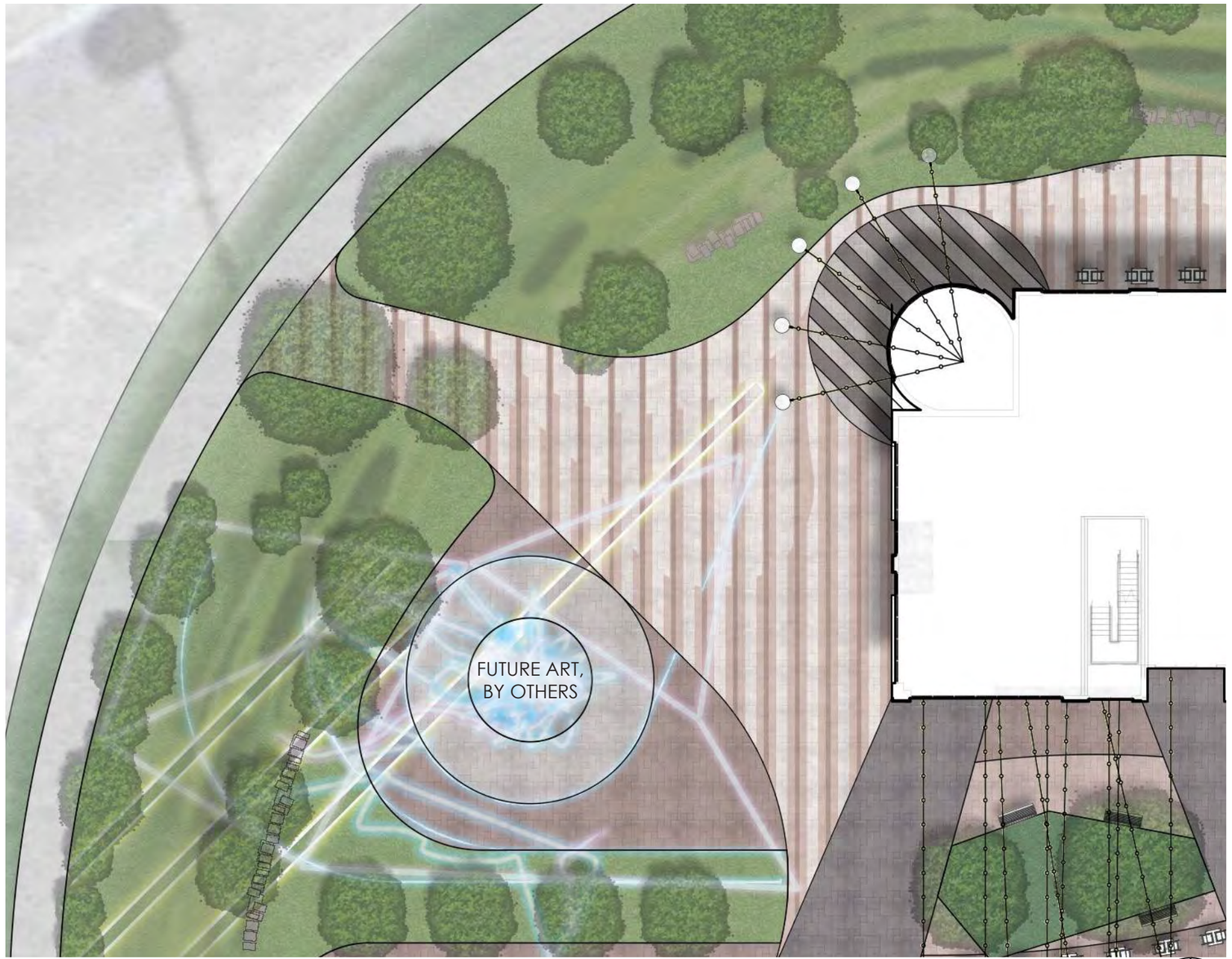

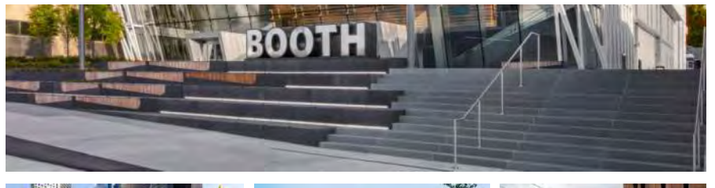

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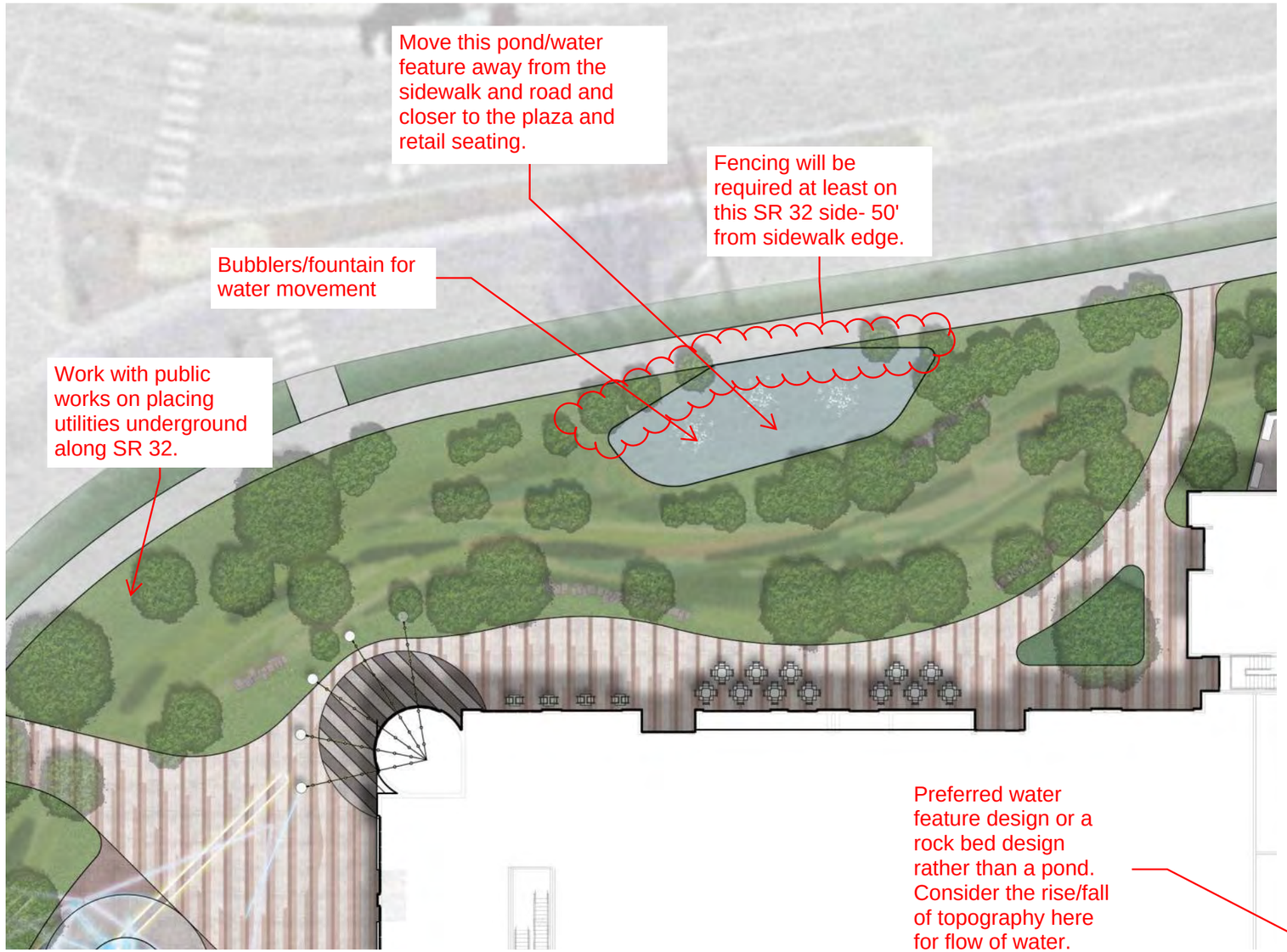

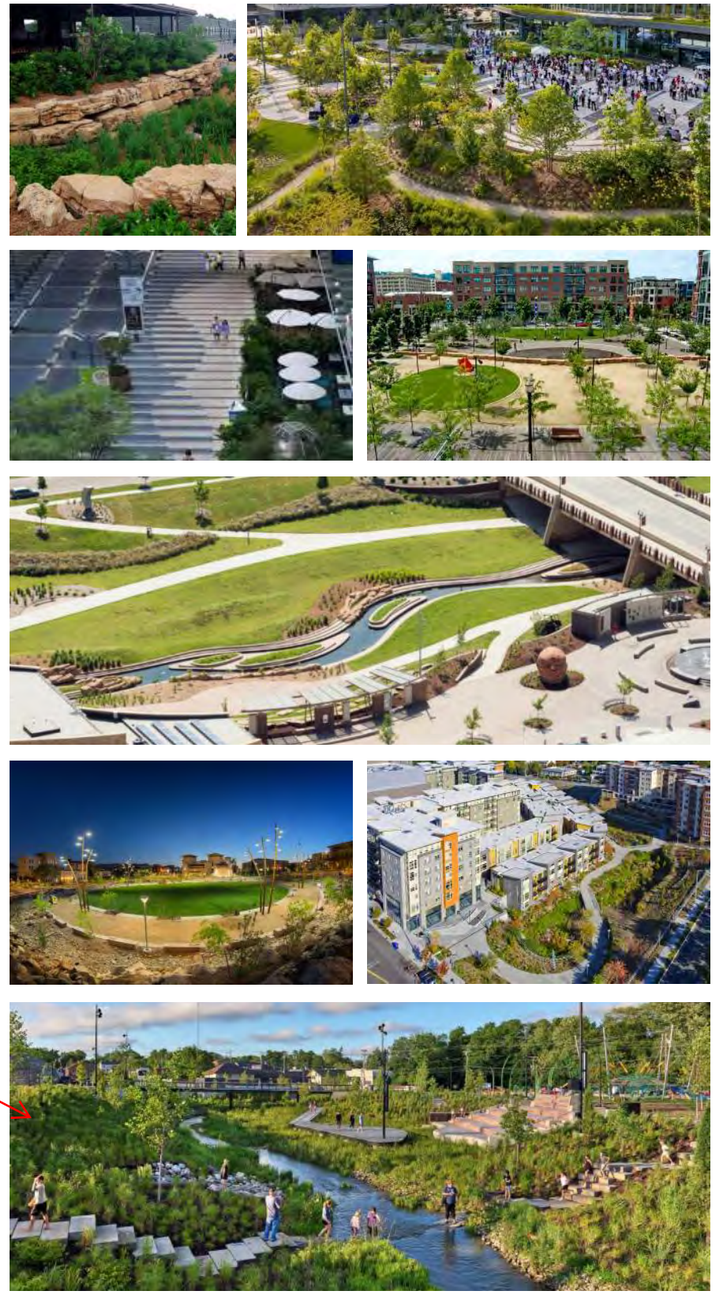

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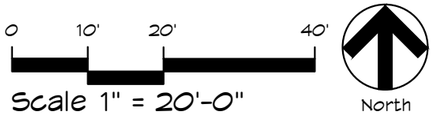

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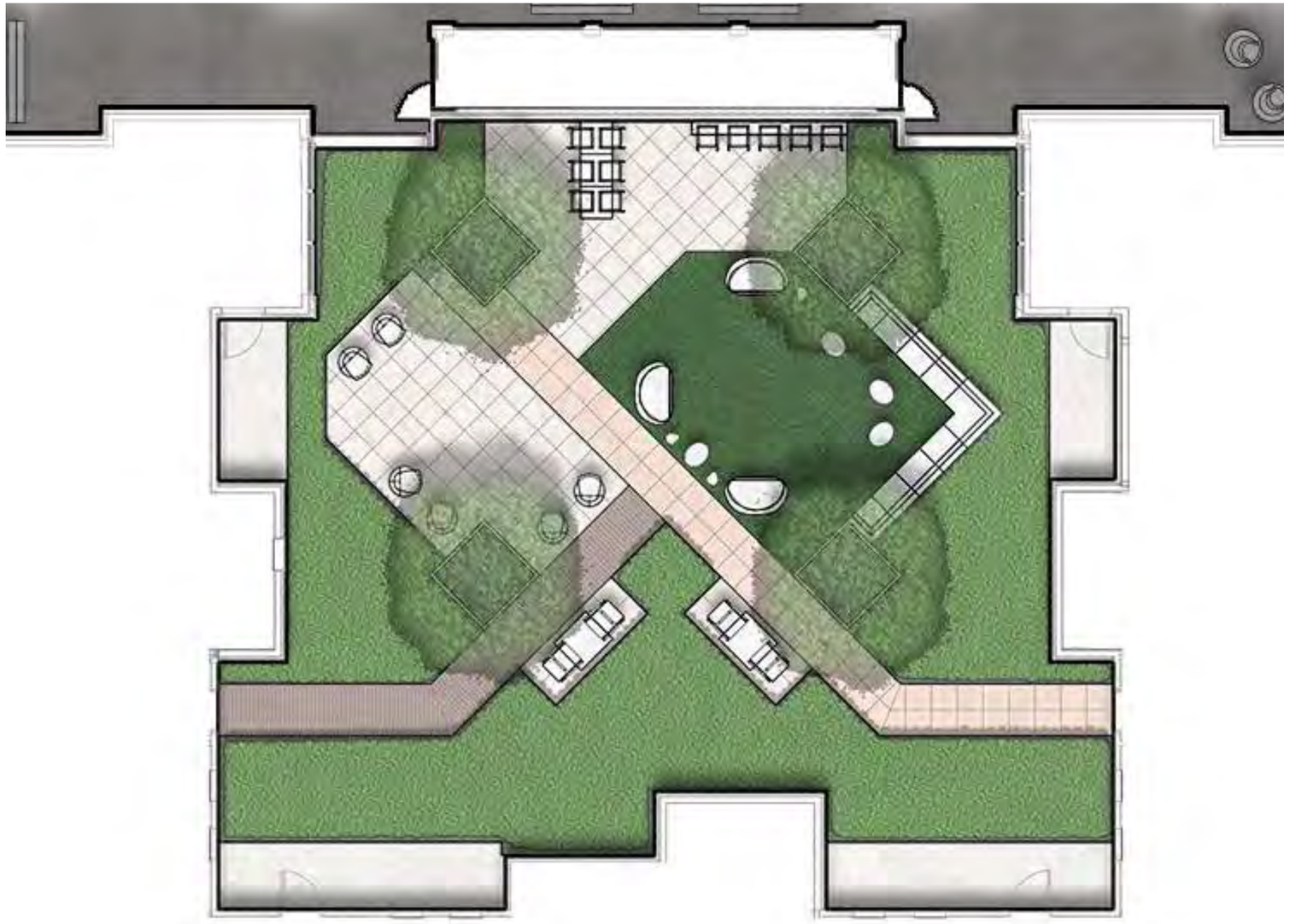

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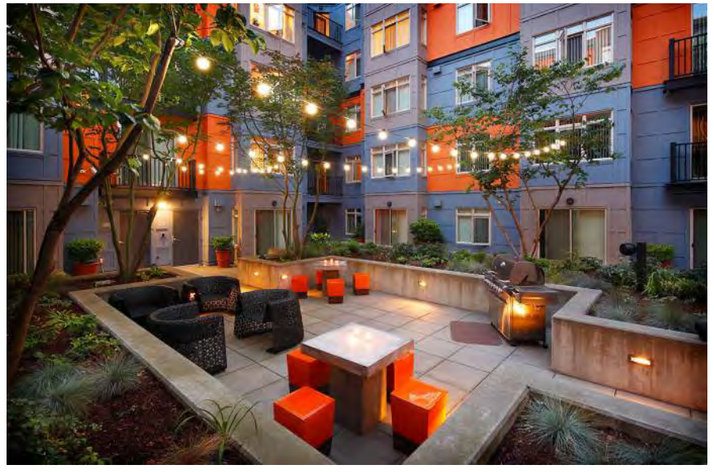

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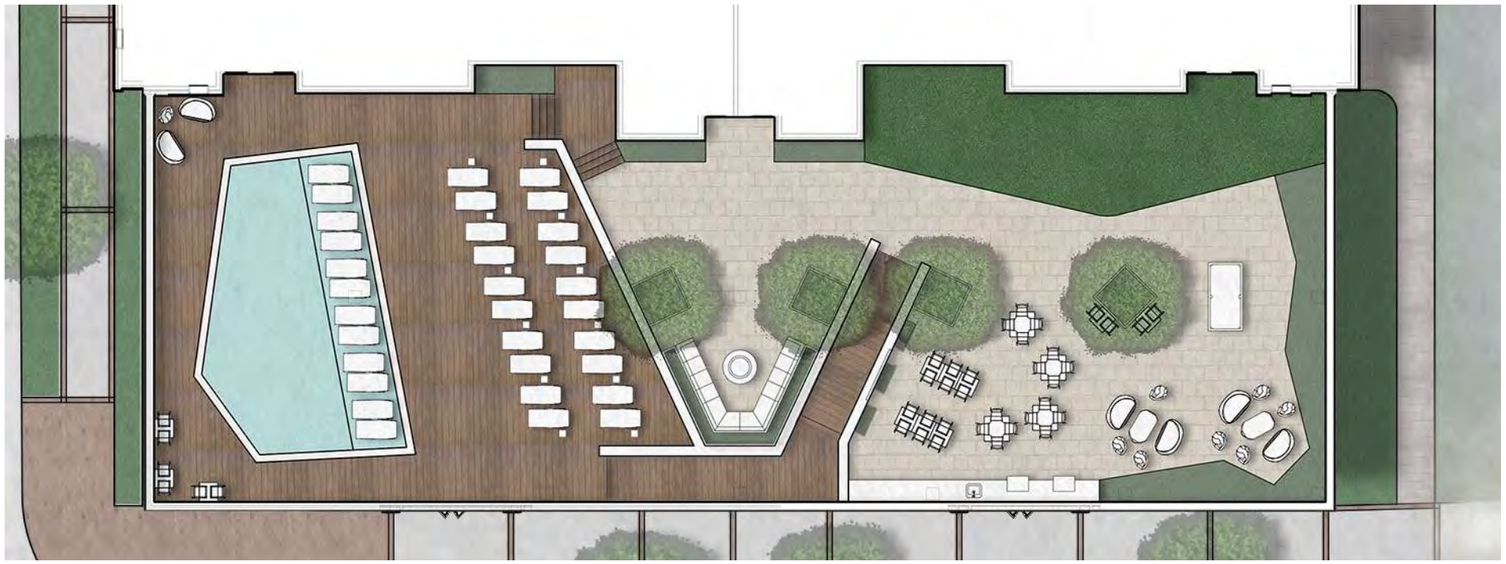

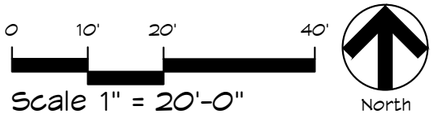

RENDERED VIEW

RENDERED VIEW

RENDERED VIEW

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RENDERED VIEW

Summary of Jersey 32, LLC Neighborhood Meeting

Project/Applicant: **Jersey 32, LLC**
Jersey 32 PUD Rezone Request
Docket Number: 2506-PUD-12

Date: **May 22, 2025, at 6:30 pm**

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

Presenters: **Jon Dobosiewicz, Nelson & Frankenberger, LLC**
Robbie Waggoner, Jersey 32, LLC

Attendees: **See attached Ex. A Sign-In-Sheet**
See attached Ex. B Council Quorum Sign Posted on Site
Lauren Gillingham Teague, Westfield Community Development Department
Jenell Fairman, Director Economic Development

A. **Jon Dobosiewicz (JD) and Robbie Waggoner (RW) provided overview summary of the proposal and the following topics were discussed:**

1. How many stories will the building be?
2. What is the water feature near SR 32?
3. Comments about traffic in the area.
4. Question about nearby alleys and what would happen to them.
5. Are there sidewalks around the building?
6. What type of buffering and landscaping will there be around the surrounding properties?
7. Is part of the proposed park area in the development related to the Underground Railroad?
8. Are you required to provide historic artwork as part of the agreement with the State for the SR 32 project?
9. If the request is approved, what is the construction timeframe and when will the buildings be completed? Would any of the businesses or restaurants be open before the multi-family units are completed?
10. Why is child-care a prohibited use in your PUD? Are child-care uses permitted in the core of the City?
11. Who do you expect to live in the multi-family units?
12. How close is the nearest fire station?
13. Will on-street parking be provided?

The meeting ended at approximately 7:05 p.m.

Neighborhood Meeting Sign In-Sheet

RE: **Neighborhood Meeting**
Jersey 32 PUD Rezone Request
Docket Number: 2506-PUD-12

Date: **Thursday, May 22, 2025, at 6:30 pm**
Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074 (317-896-3000).

	NAME	ADDRESS	PHONE	EMAIL
1.	Bes + Michelle	16405 Westfield Blvd	317-445-8275	BCB1640 @aol.com
2.	Beam Ventures			
3.	Eric Angelotti	211 Jersey St	317-766-3355	eric@ellpharmacy.com
4.	Jodi Stanley Shuck	209 W. Main St	317-370-5296	gramnjrshuck@comcast.net
5.	Linda Naas	1188 E 161	317-691-0029	LNAAS@LOGICKEY.COM
6.	Jenell Fairman	2728 E 171st St	317-663-9530	jfairman@westfield.in.gov
7.	Lauren Gillingham-Teague	"		lgillingham@westfield.in.gov
8.	Frances LaBere	337 Jersey St.	317-315-9880	frances@riret.coffee.com
9.	MIKE SHOUP	214 W Main	765-652-3279	MikeShoup@yahoo.com
10.				
11.				
12.				
13.				
14.				
15.				
16.				
17.				

with Allie Comms 3174092601
allie@riretcoffee.com
caroline@riretcoffee.com

EXHIBIT A

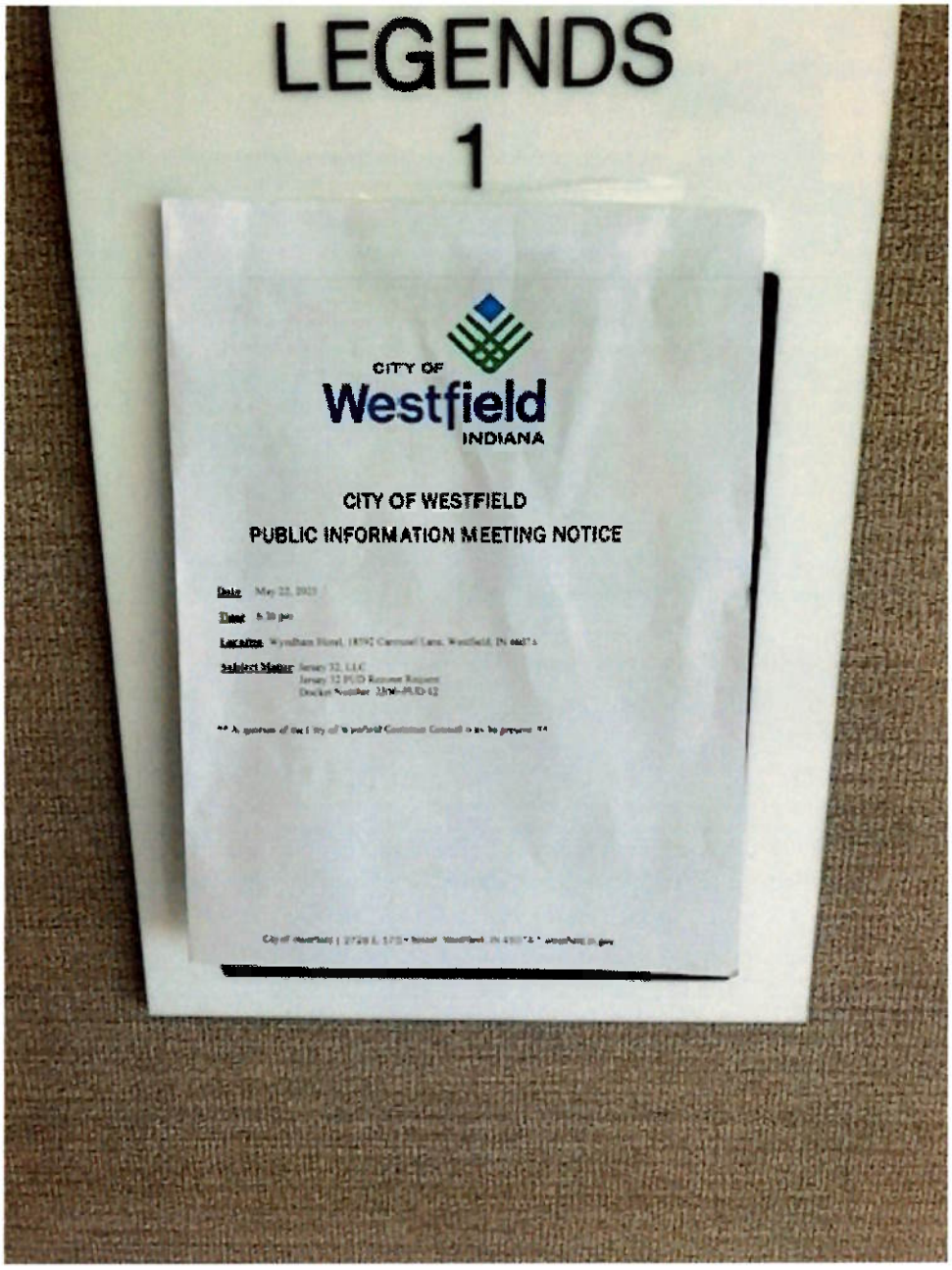

LEGENDS
1
CITY OF
Westfield
INDIANA
CITY OF WESTFIELD
PUBLIC INFORMATION MEETING NOTICE
Date:
Time:
Location:
Subject Matter:

EXHIBIT
tabbies
B

Docket Number:	2507-PUD-14 (Ord. 25-39) (the "Ordinance")
Petitioner:	Onyx and East, LLC by Nelson & Frankenberger, LLC
Request:	A change in zoning for 39 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 199th & Monon Planned Unit Development (PUD) District
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Vacant
Acreage:	39 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 25-39 4. Concept Plan 5. Cluster Courtyard Site Exhibit 6. Building Elevations 7. Court and Garden Character Exhibits 8. Additional Character Exhibits 9. Neighbor Meeting Summary 10. City Engineer Letter, RE: 199th Street 11. Public Comment Exhibit
Staff Reviewer:	Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the June 23, 2025 City Council meeting.

A neighbor meeting was held June 25, 2025. A summary of the meeting can be found as part of **Exhibit 9**. Answers to a significant number of the questions posited by the neighbors can be found in the proposed Ordinance itself, the underlying UDO standards that are applicable and/or the general Public Works Department standards regarding infrastructure review and improvements.

There were a significant number of questions about 199th Street, its condition, and its future. City Engineer, Michael Pearce, was in attendance for the neighborhood meeting and was able to answer those questions. In addition, a summary of the expected improvements to 199th Street, slated to happen later this Summer 2025, can be found in **Exhibit 10**.

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

PROJECT OVERVIEW

Location: The petitioner is requesting to rezone approximately 39 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 199th Street and Monon PUD, an entirely single-family residential development.

The Property is located within the New Suburban area of the current Comprehensive Plan's Land Concept Map and is currently surrounded on all sides by existing residential development of the Chatham Hills PUD save for three AG-SF1 zoned parcels, a cumulative of approximately 10 acres in size southwest of the Property, south of 199th Street.

ZONING REQUEST

Concept Plan

A concept plan is included within the Ordinance. As the Concept Plan does not present an engineered plan, the final site design may differ from what is shown; lots may shift, the size of common areas may shrink or swell and so forth provided all other design and development standards continue to be met. Despite these potential modifications, general conformance with the Concept Plan as determined by the Director of Community Development is still required.

As shown on the Concept Plan, Area A contains 31 lots, Area B contains 37 lots and Area C includes 37 lots. Per language in the PUD, the number of lots in each area may be reduced or enlarged by no more than fifteen percent (15%) provided the total number of dwelling units on the Property does not exceed 125, which is the stated maximum number of dwelling units in Section 5.2 of the proposed Ordinance.

Uses

All uses permitted in the Underlying Zoning District, SF-4: Single-Family High Density, with the exception of Educational Institution Without Dormitories, are proposed to be permitted. With the aforementioned use prohibited, the underlying zoning would permit only Single-Family Dwellings, Home Businesses, Residential Facilities, Public Safety and Service Uses, and Development Amenities.

General Regulations / Development Standards

Development Standards for lot area, lot frontage, setbacks and minimum living area can be seen in Section 6.1 of the Proposed Ordinance. Although the lot standards proposed are more similar

to SF5 standards, the proposed Minimum Living Area requirements are more similar to SF2 standards or greater. Specific development standards not listed in Section 6.1 would default to the UDO's SF4 standards.

For context, the Minimum Lot Width standard of 50 feet for Areas A and B of the proposed Ordinance is less than the 65-foot minimum lot size for the Chatham Hills PUD-zoned Aberdeen subdivision immediately to the south and Chatham Brook to the west. But, the proposed lot width and setback standards are greater than other developments in the area, such as Harvest Trails and are equal with other areas of the Chatham Hills PUD, such as Chatham Villages,

Exhibits C and **D** of the PUD incorporate a compilation of images designed to capture the intended architectural style of structures. Architecture shall be in general conformance with the character exhibits shown as determined by the Director of Community Development.

Additional, specific, architecture requirement/enhancement language can be seen in Section 7.1(C) which details items such as overhangs, garage composition, building materials and front and side façade requirements. A minimum 24-inch Masonry wainscot is required on all 4 sides of homes. Vinyl and aluminum siding is prohibited.

Design Standards

Private cluster courtyards, a design unique to Westfield, are permitted in Area C of the Concept Plan. Pedestrian pathways and amenities are detailed in Section 9.2(B) and (C) of the proposed Ordinance with visual details in **Exhibit 8**.

COMPREHENSIVE PLAN

The Property is located within the New Suburban area of the Comprehensive Plan's Land Use Concept Map.

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

> The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies

developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.

The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

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

PROCEDURAL

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

Statutory Considerations:

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

1. The Comprehensive Plan.

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

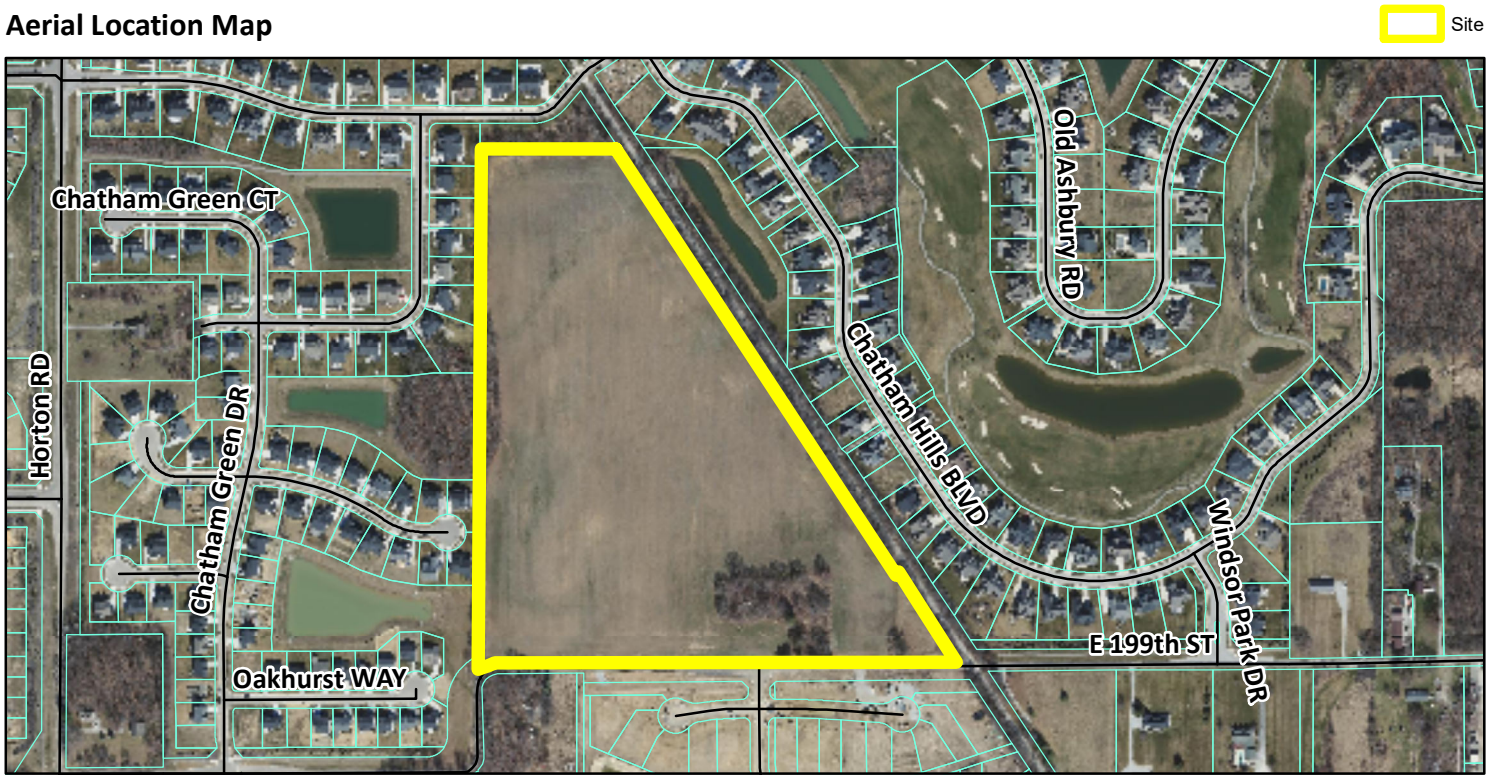
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the July 7, 2025, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

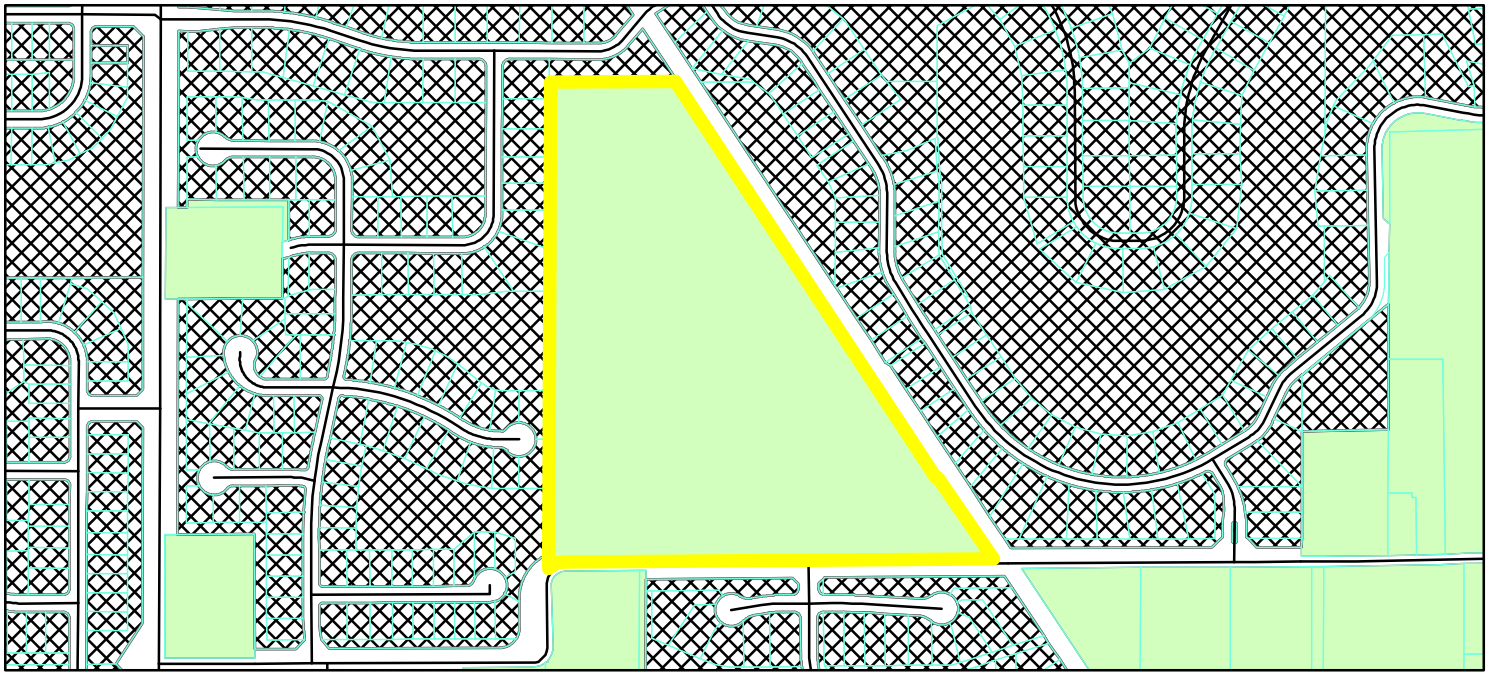
CITY OF Westfield INDIANA

199th & Monon PUD

Aerial Location Map



Zoning Map



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

0 0.075 0.15 Miles

N W E S

ORDINANCE NUMBER 25-39

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

"199th & Monon"

This is a Planned Unit Development District Ordinance (to be known as the "**199th & Monon PUD DISTRICT**") 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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2507-PUD-14**), 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**. **2507-PUD-14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (x-x vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**199th & Monon PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the 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: A discrete geographic area within the District. The District contains three (3) Areas, "Area A", "Area B", and "Area C", which are conceptually represented on Page 2 of the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.

2.2 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to qualify as a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall qualify as at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."

2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.

2.6 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.

2.7 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, Costal Farmhouse, and Traditional.

2.8 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, 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 Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

3.2 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.

3.3 The Concept Plan, shall be supplemented by the vehicular and pedestrian access and lot configuration illustrated on the Cluster Courtyard Exhibit represented on **Exhibit C**. Area C shall be developed in general conformance with the Cluster Courtyard Exhibit as determined and approved by the Director.

3.4 Area A, Area B and Area C are conceptually represented on Page 2 of the Concept Plan and regulated further by the terms of this Ordinance. Area A (including 31 Lots), Area B (including 48 lots) and Area C (including 37 Lots), as illustrated on page 2 of the Concept Plan, may be reduced or enlarged in area and number of lots by up to fifteen (15) percent of the total number of permitted Lots. This provision does not permit the number of lots to exceed one-hundred and twenty-five (125) as permitted in Section 5.2.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family Medium Density District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except Educational Institution, Without Dormitories, which use shall be prohibited.

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred and twenty-five (125).

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 The following standards for shall be applied to the three (3) Areas:

Standard	**Area A**	**Area B**	**Area C**
Minimum Lot Area	6,250 SF	5,000 SF	3,600 SF
Minimum Lot Frontage	40’	40’	None, though all lots shall have access to a public right-of-way.
Minimum Building Setback Lines			
Front Yard	15’	15’	*10’
Side Yard	5’	5’	**0’ / 10’
Rear Yard	15’	15’	5’
Minimum Lot Width	50'	50'	Not Applicable
Max. Building Height	2 ½ stories		
Minimum Living Area (Total)			
One Story Dwellings	2,400 SF	1,800 SF	1,800 SF
Two Story Dwellings	2,400 SF	1,800 SF	1,800 SF

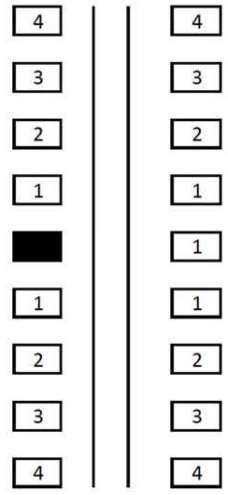
* Measured from public right of way adjacent to Cluster Court.
** Ten (10) feet shall be the required minimum building separation.

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

A. The Architectural Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

B. Streetscape Diversity: Article 6.3(C)(2) shall not apply. It is not the intent to limit the architectural styles shown in the Character Exhibit, attached hereto as **Exhibit D**, but to encourage a diversity in architectural styles of Dwellings within the District. Therefore, the following shall apply:



1 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.

2 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.

3 Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.

4 Homes may be identical to the Subject Home.

C. Additional Architectural Standards: The following shall apply to all Dwellings:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of six (6) inches, as measured prior to the installation of Masonry Materials.

ii. Garage Composition and Orientation:

a) All Dwellings shall have a minimum two (2) car attached garage.

b) In order to vary the appearance of garage doors, garage door designs shall include a variety of design elements. A minimum of two (2) basic garage door styles (individual bay door / multi-bay door, with windows / without windows, with and without hardware) matching the door style shall be utilized and a variety of color packages will be utilized. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.

c) All garage doors shall have trim of no less than four (4") inch nominal width unless surrounded by masonry in which case trim is not required.

iii. Building Materials:

a) In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
b) Masonry Requirements: A minimum of a 24-inch wainscot but no higher than the first-floor windows is required on all 4 sides of the home.

iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:

a) Side load or courtyard garage.
b) Covered front porch (with a minimum of twenty-one square feet).
c) Roofline direction change or roofline height change greater than sixteen (16) inches.
d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum three and one-half inch (3-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
f) A minimum of a four-foot (4') deep offset at one (1) or more points along the front elevation or a two-foot (2') deep offset

at two (2) or more points along the front elevation.

g) A minimum roof pitch of 6/12 for the primary roof and 8/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
h) Separate overhead garage door per garage bay.
i) Roof design featuring one of the following: a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
j) Bay window (a minimum of six (6) feet wide).
k) Transom window, palladium window or at least one front door sidelight.
l) Garage doors containing decorative windows.
m) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.
n) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade.

a) Side load or angled garage.
b) Hip roof.
c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
e) A minimum of two (2) or more windows with an aggregate minimum of twenty-one (21) square feet in size, on the Side Building Façade.
f) Bay window (a minimum of six (6) feet wide).
g) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that

enhances the architectural interest of the Front Building Facade.

h) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

i) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

j) Covered porch, sunroom or screened porch (a minimum of one hundred and twenty (120) square feet in size).

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

A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

i. Lots in Area A and Area B shall require a minimum of two (2) trees (shade, evergreen or ornamental) and six (6) shrubs.

ii. Lots in Area C shall require a minimum of one (1) tree (shade, evergreen or ornamental) and six (6) shrubs.

iii. At a minimum, the Established Front Yard of all Lots shall be sodded and the remainder of the Lot shall be seeded.

C. Perimeter Street Frontage Landscaping: Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall be required along 199th Street.

D. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified below.

i. No buffer yard shall be required along the east perimeter of the Real Estate and adjacent to the small strip of real estate along the Monon Trial which small strip is zoned AG-SF1.

ii. Tree Preservation shall remain within the Monon Trail property allowing for sidewalk and utility crossings.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation

of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Easement Standards: Shall apply except as modified below:

A. Cluster Courtyards. Private Cluster Courtyards shall be permitted in Area C.

9.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Article 8.6.C Access: Easements providing access to required Open Space shall be not less than eight (8) feet in width.

B. Pedestrian Path Network: A network of paths and sidewalks shall be installed as generally depicted on **Exhibit B**. 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.

C. Amenities: The following amenities shall be provided:

i. Gathering Areas: Outdoor gathering areas shall be provided in the Greenspace and Court and Courtyard areas as noted on the Concept Plan and detailed as illustrated on **Exhibit E**. Gathering areas shall include but are not limited to site furniture, landscaping, and specialty pavement as detailed as illustrated on **Exhibit E**.

ii. Community Facilities: For the benefit of residents and Monon Trail users, facilities shall be provided (i.e., bike racks, a bike repair station, seating).

9.3 Article 8.7 Pedestrian Network Standards: Article 8.7(D) shall apply with the following modifications:

A. Paths shall be constructed as generally illustrated on the Concept Plan. 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.

B. The minimum sidewalk width within public right-of-way shall be five (5) feet; all other sidewalk locations shall be a minimum of three (3) feet.

C. Sidewalks shall not be required on either side of internal private streets.

D. Connection(s) to the Monon shall accommodate Golf Cart use.

Section 10. **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 11. **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 12. **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 25-39** was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-39

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-39

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

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

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenberger. 550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106
199th and Monon PUD 7 062525

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan / Area Map

Exhibit C Cluster Courtyard

Exhibit D Architectural Character Exhibit

Exhibit E Character Exhibits

REAL ESTATE
(Page 1 of 2)

A part of the land described in Instrument Number 200300035246, Karl Manders, in the Office of the Recorder, Hamilton County, Indiana, being a part of the East Half of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Southeast Quarter of Section 23, Township 19 North, Range 3 East, thence North 00 degrees 08 minutes 09 seconds East (assumed from deed bearing) 329.15 feet to the Northwest corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter, said point also being the Point of Beginning; thence North 00 degrees 08 minutes 09 seconds East 992.94 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter, thence North 00 degrees 03 minutes 15 seconds East 659.61 feet to the Northwest corner of the South half of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 89 degrees 43 minutes 43 seconds East 439.18 feet to the west line of real estate described in Instrument Number 2015028430, Chatham Hills, LLP, being a line 40.00 feet southwest and parallel with the centerline of the former Monon Railroad; thence South 33 degrees 28 minutes 32 seconds East along said west line 1525.28 feet to the northern corner of land conveyed to City of Westfield, known as "Monon Trail, Phase 7, Parcel 19 fee;" thence South 00 degrees 08 minutes 39 seconds West 59.60' to the southern corner thereof; thence South 33 degrees 29 minutes 09 seconds East along the westerly line thereof 374.74 feet to a point 330 feet north of the South line of the Northeast Quarter of the Southeast Quarter of said Section 23, thence South 89 degrees 38 minutes 22 seconds West 166.02 feet parallel with the South line of said Northeast Quarter of the Southeast Quarter to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 23, thence South 00 degrees 10 minutes 30 seconds West 0.85 feet to the Northeast corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 38 minutes 22 seconds West 1324.07 feet to the place of beginning.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

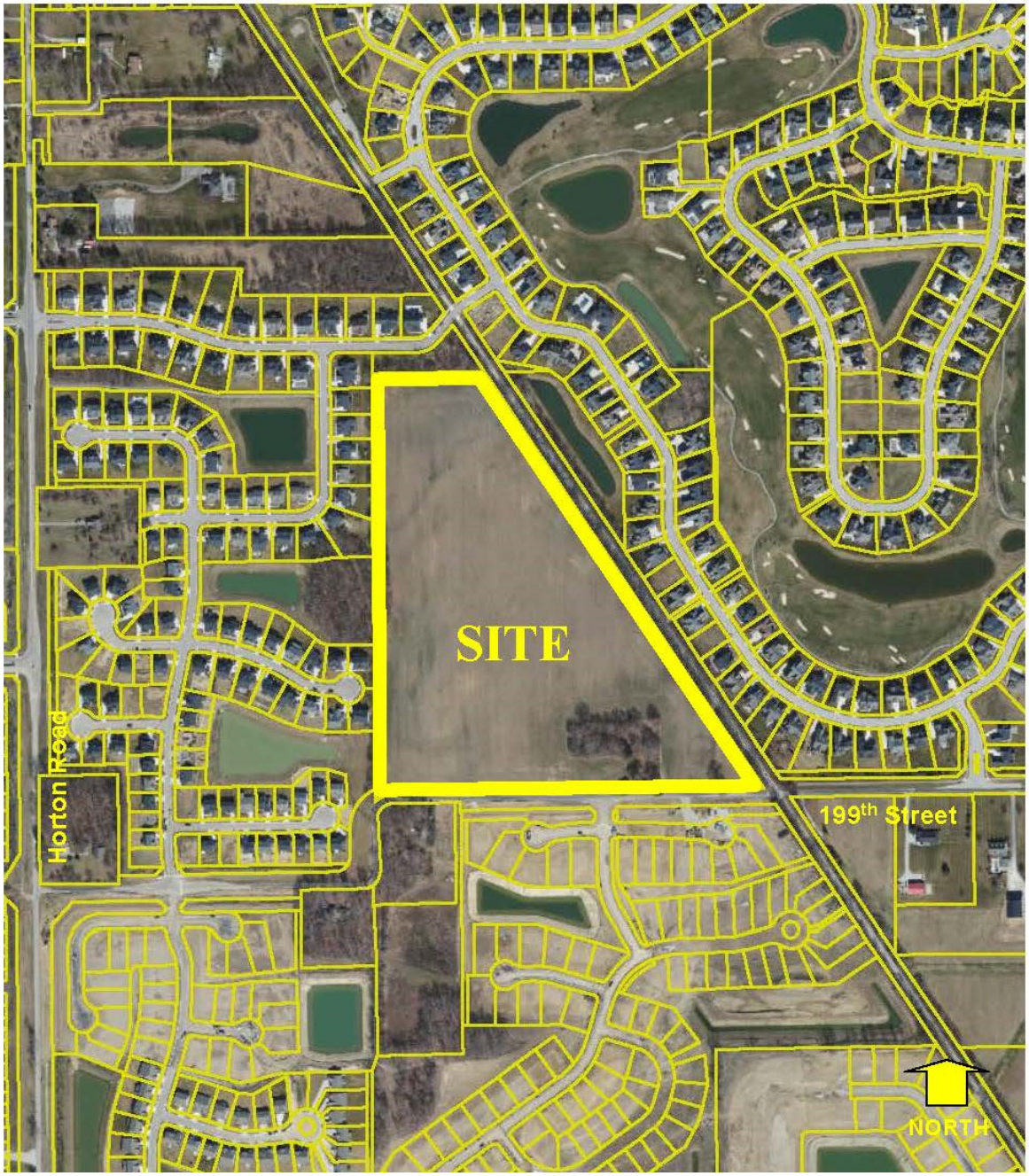


EXHIBIT B

CONCEPT PLAN

(Page 1 of 2)

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 2507-PUD-14.

EXHIBIT B

CONCEPT PLAN

(Page 2 of 2)

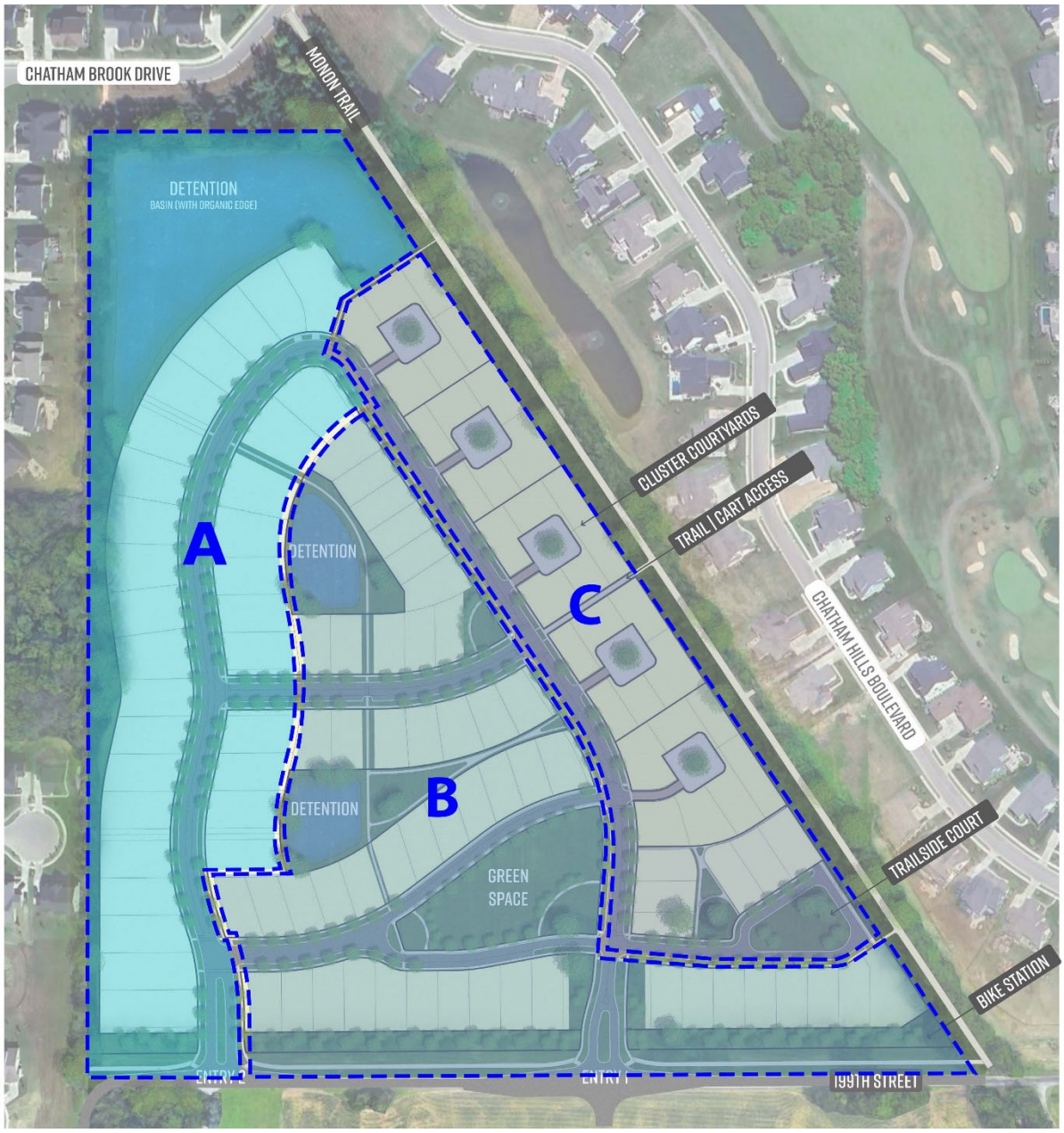


EXHIBIT C

Cluster Courtyard

(Page 1 of 1)

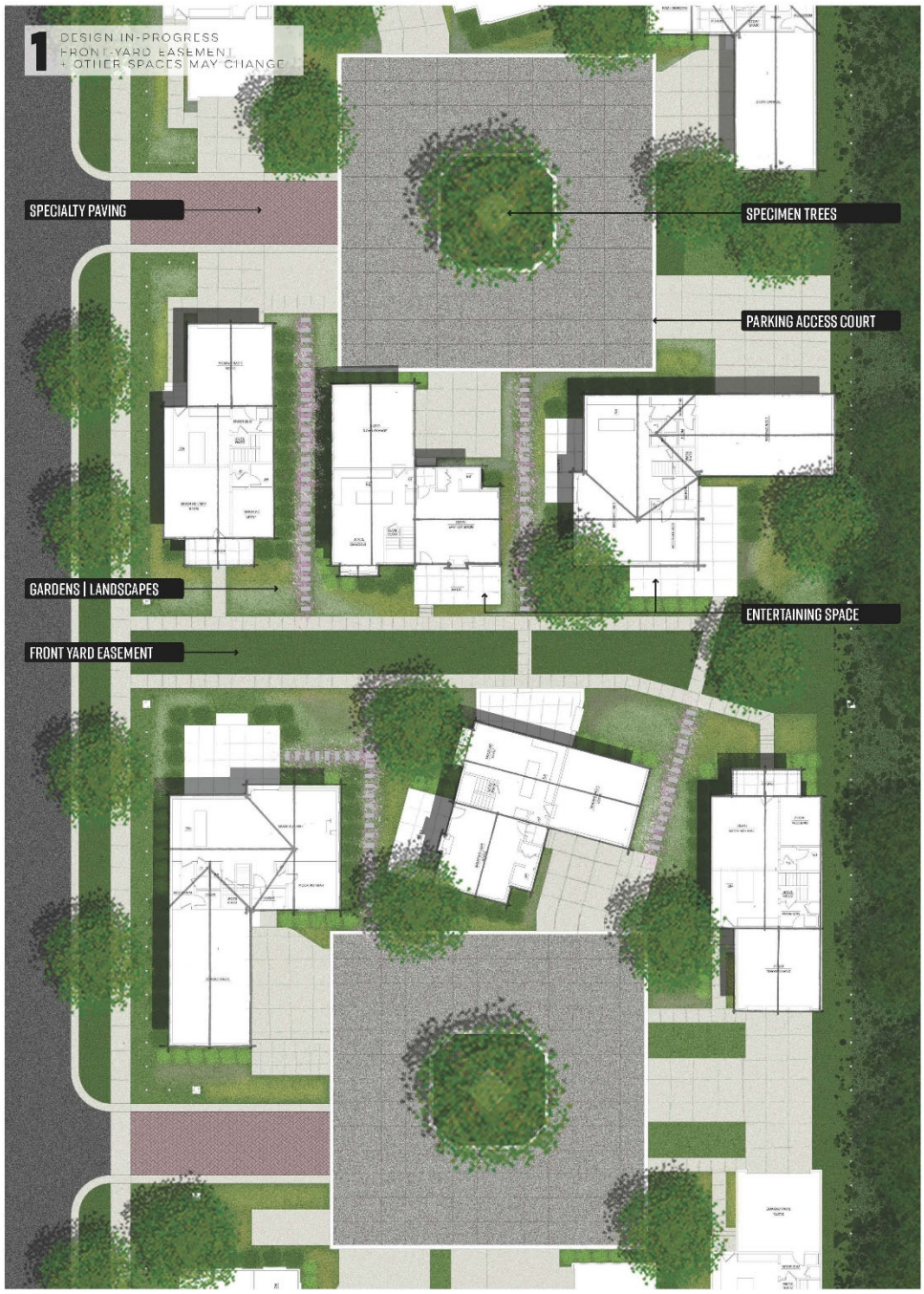


EXHIBIT D

CHARACTER EXHIBITS
(See following 22 pages)

SEGMENT 1
28’ WIDE REAR LOADED

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

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ELEVATION 2

ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - A

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28X54 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

ELEVATION 2

ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - B

lessard DESIGN
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SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

ELEVATION 2

ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - C

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ALT. WRAP AROUND PORCH

ELEVATION 2

ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - D

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28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

ALT. WRAP AROUND PORCH

ELEVATION 2

ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - E

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SEGMENT 2
38’ WIDE REAR LOADED

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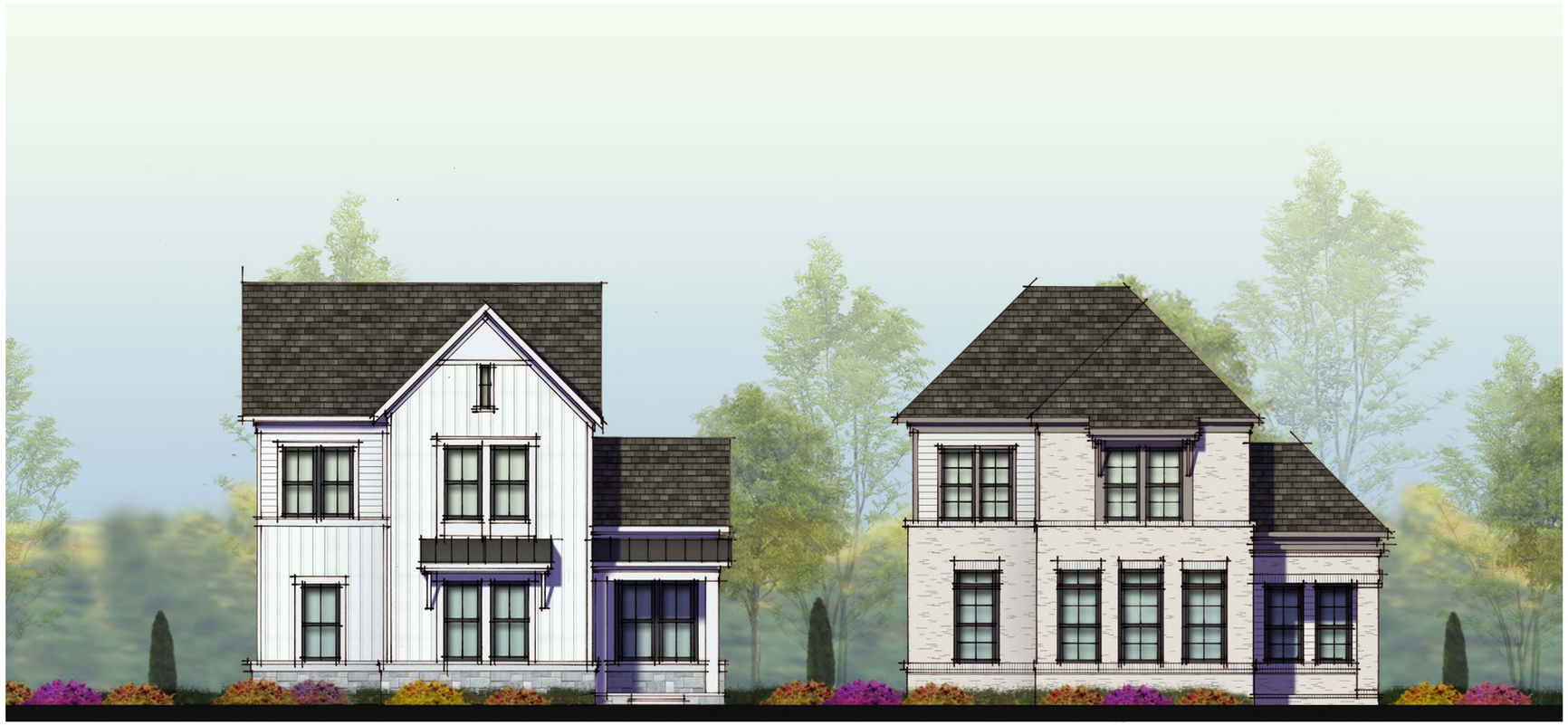

ELEVATION 2

ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - A

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38X72.5 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

ELEVATION 2

ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - B

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38X70 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

ELEVATION 2

ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - C

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38X68 SCHEMATIC MONOCHROMATIC ELEVATIONS

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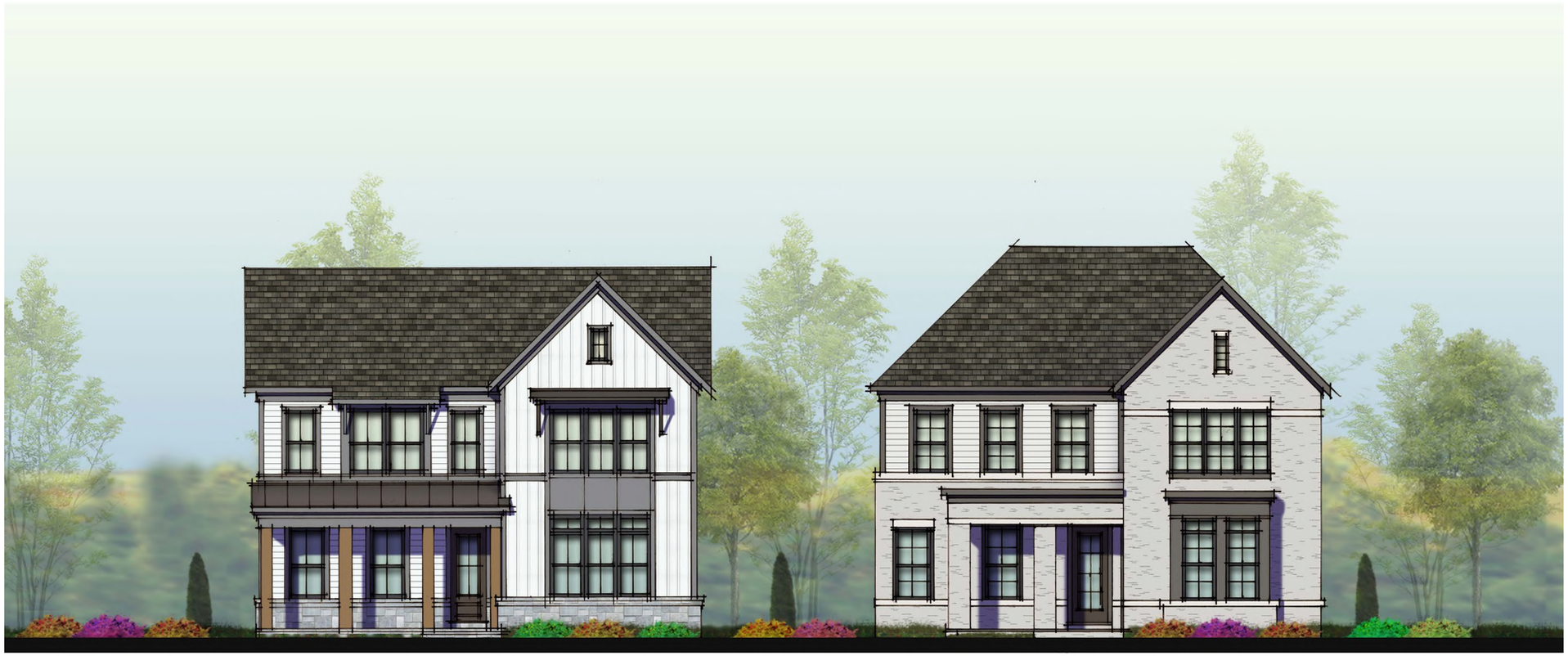
SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)



ELEVATION 2

ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - D

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38X64 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

SEGMENT 3
42’ WIDE FRONT & SIDE LOADED

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ELEVATION 2

ELEVATION 1

SEGMENT 3
42’ WIDE FRONT LOADED - A

lessard DESIGN
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42X53 SCHEMATIC MONOCHROMATIC ELEVATIONS

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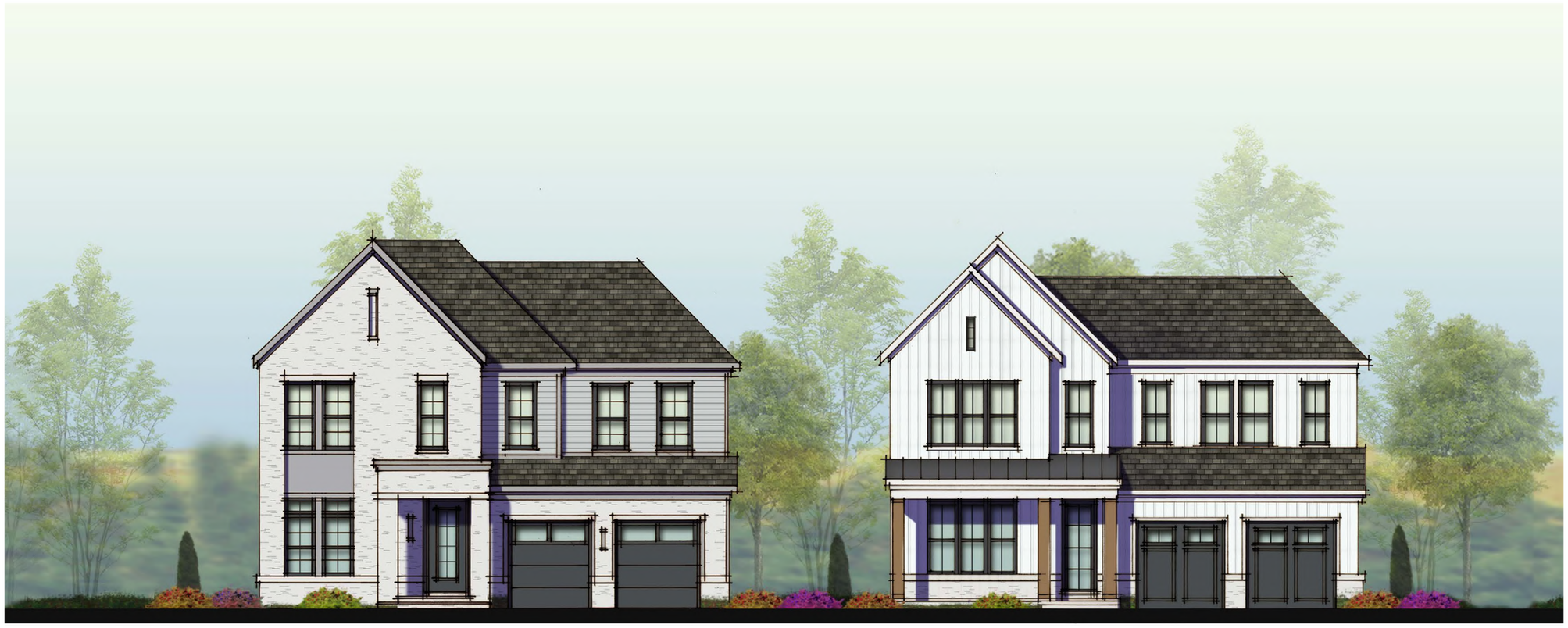
SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)



ELEVATION 2

ELEVATION 1

SEGMENT 3
42’ WIDE FRONT LOADED - B

lessard DESIGN
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42X55 SCHEMATIC MONOCHROMATIC ELEVATIONS

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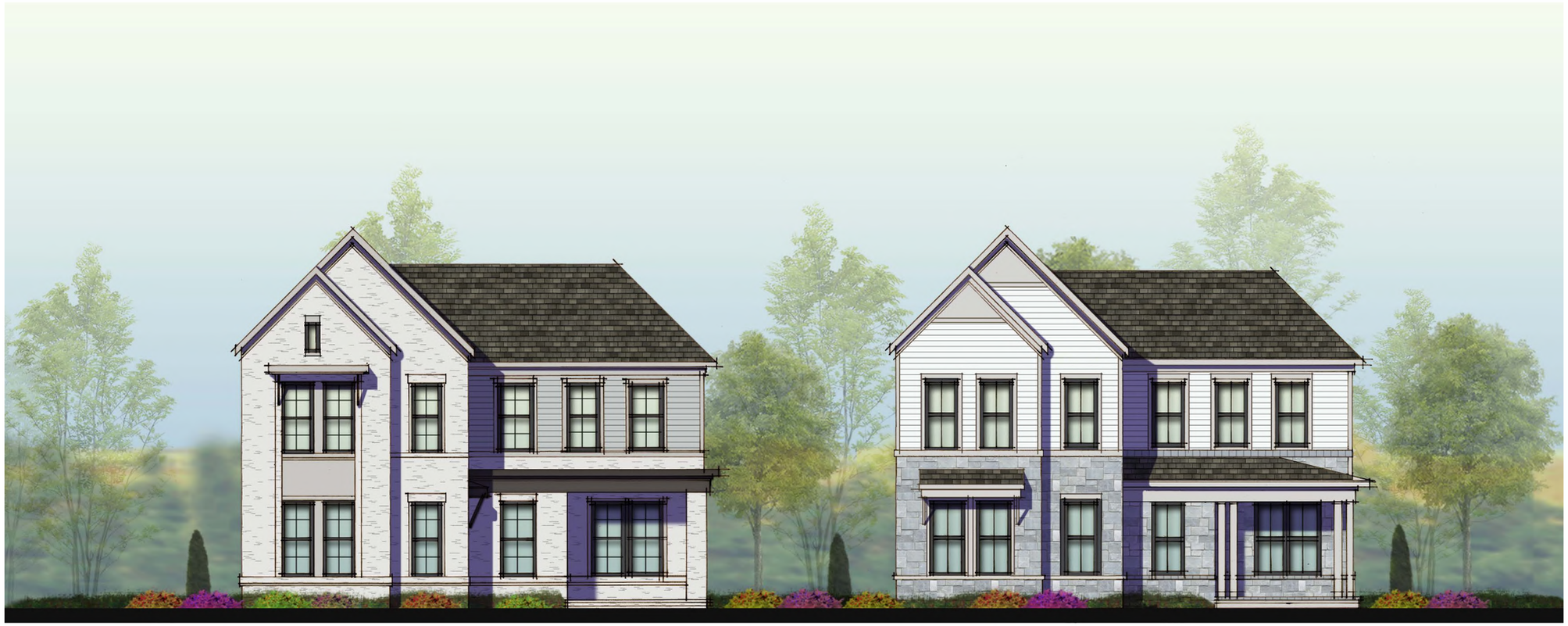
SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)



ELEVATION 2

ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - C

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ELEVATION 2

ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - D

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42X49 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

ELEVATION 2

ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - E

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SEGMENT 4
53’ WIDE FRONT & SIDE LOADED

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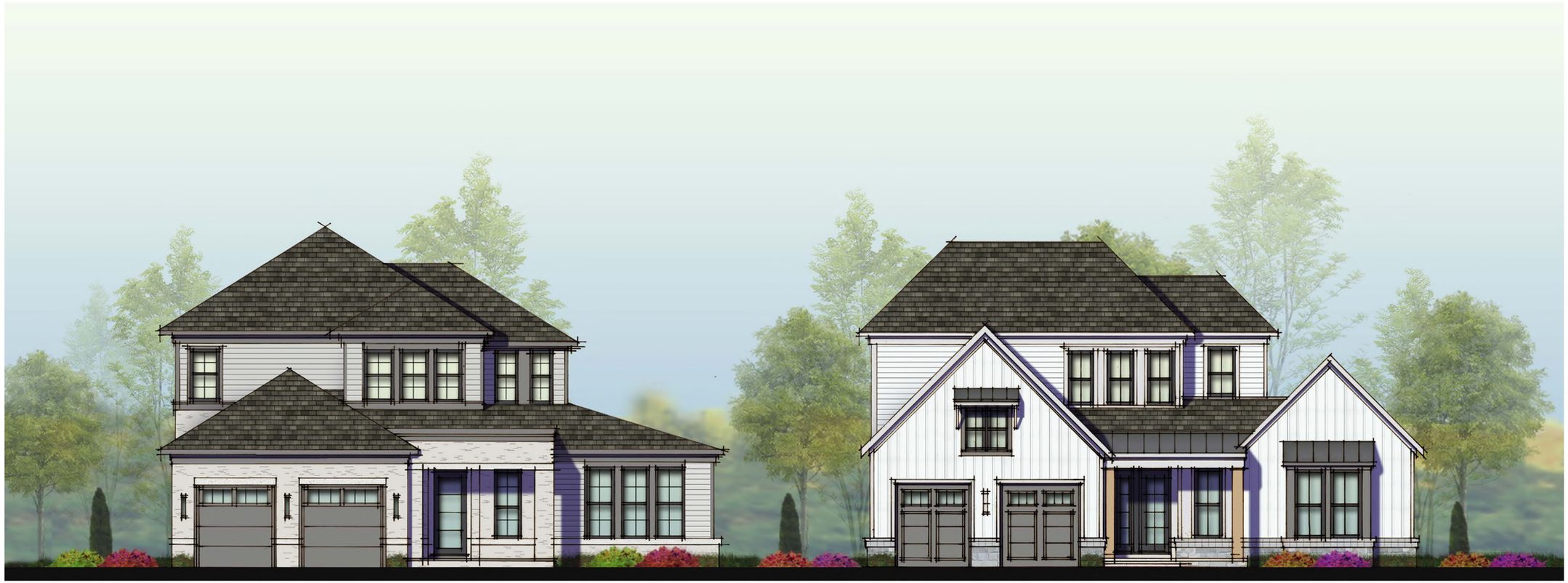

ELEVATION 2

ELEVATION 1

SEGMENT 4
53’ WIDE FRONT LOADED - A

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53X70 SCHEMATIC MONOCHROMATIC ELEVATIONS

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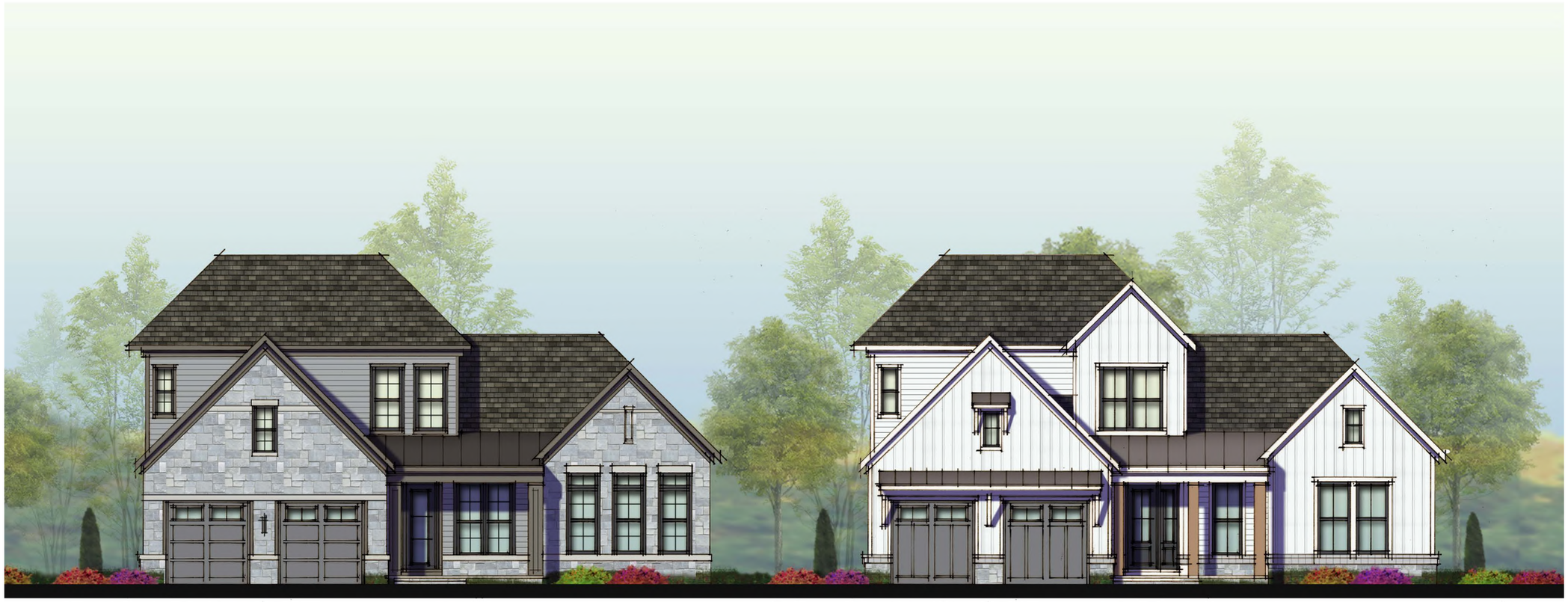
SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)



ELEVATION 2

ELEVATION 1

SEGMENT 4
53’ WIDE FRONT LOADED - B

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53X66 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

ELEVATION 2

ELEVATION 1

SEGMENT 4
53’ WIDE SIDE LOADED - C

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ELEVATION 2

ELEVATION 1

SEGMENT 4
53’ WIDE SIDE LOADED - D

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53X85 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES

INDIANA

ONYX + EAST

05/12/25
OAE001

SCALE: 3/16”=1’ (@ 22”x34”)
SCALE: 3/32”=1’ (@ 11”x17”)

EXHIBIT E

CHARACTER EXHIBITS
(Page 1 of 5)

EXHIBIT E

CHARACTER EXHIBITS

(Page 2 of 5)

VIGNETTES

1: CLUSTER COURT GARDENS
2: VILLAGE GREEN GATHERING SPACE
3: VILLAGE GREEN SEATING CORNER
4: SECOND SEATING CORNER

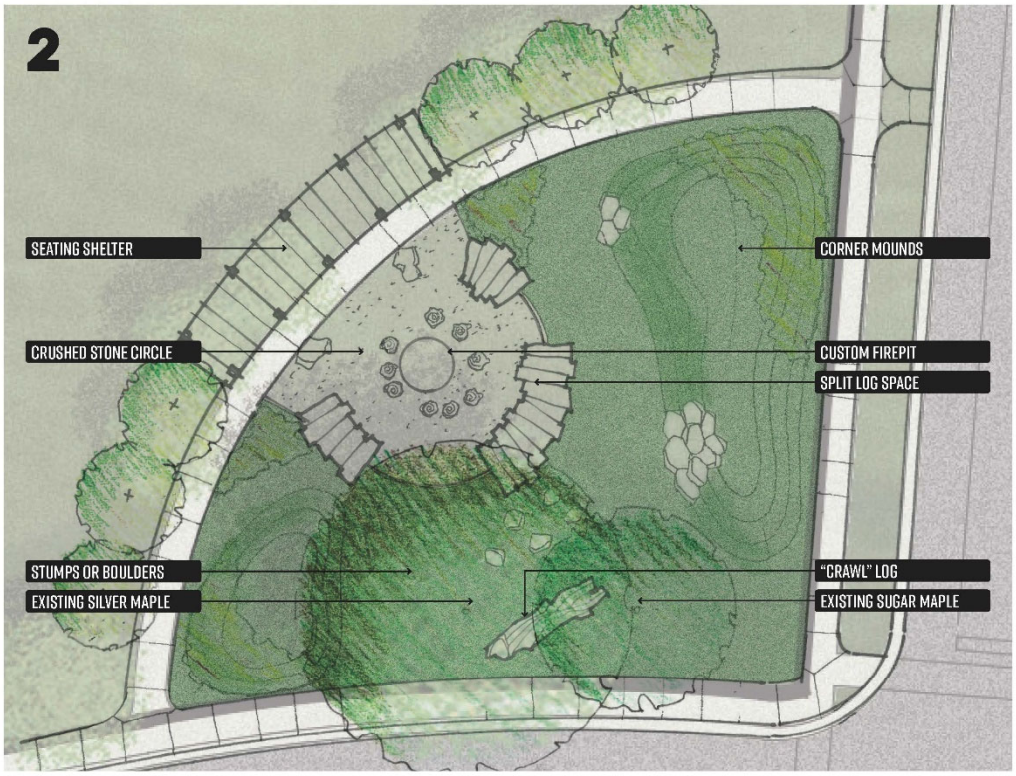
199 AND MONON AMENITY KEY MAP

MAY 29, 2025

EXHIBIT E

CHARACTER EXHIBITS

(Page 3 of 5)



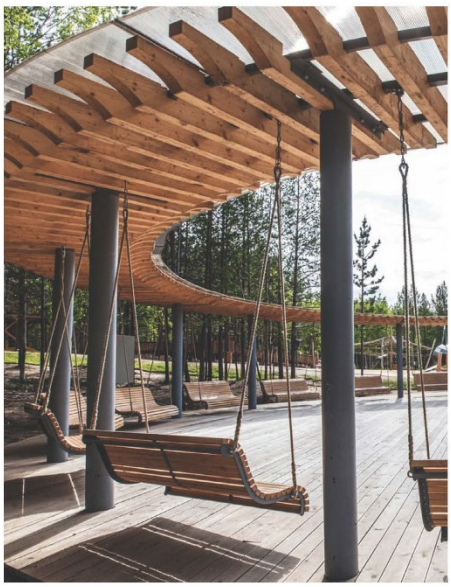


EXHIBIT E

CHARACTER EXHIBITS
(Page 4 of 5)

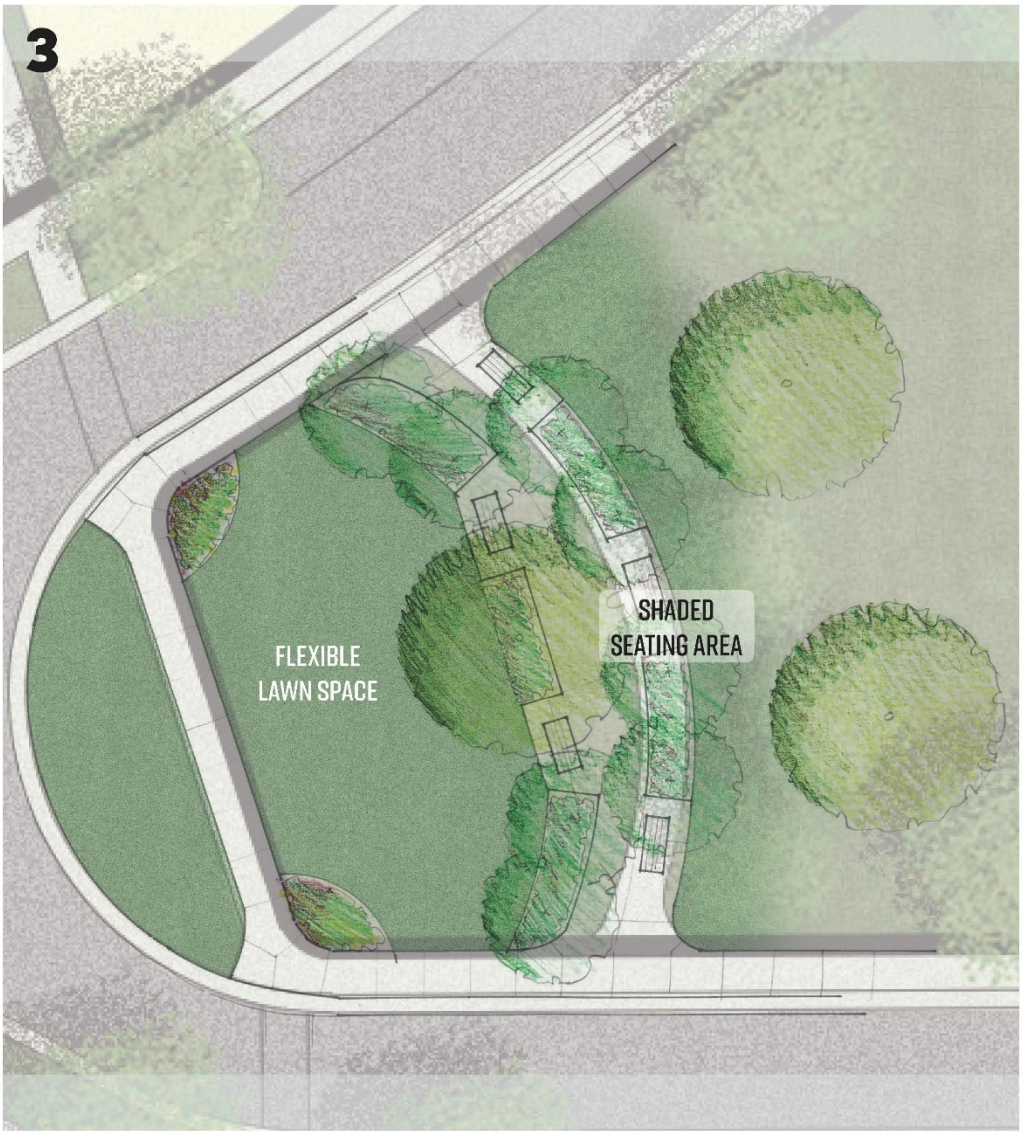


EXHIBIT E

CHARACTER EXHIBITS
(Page 5 of 5)

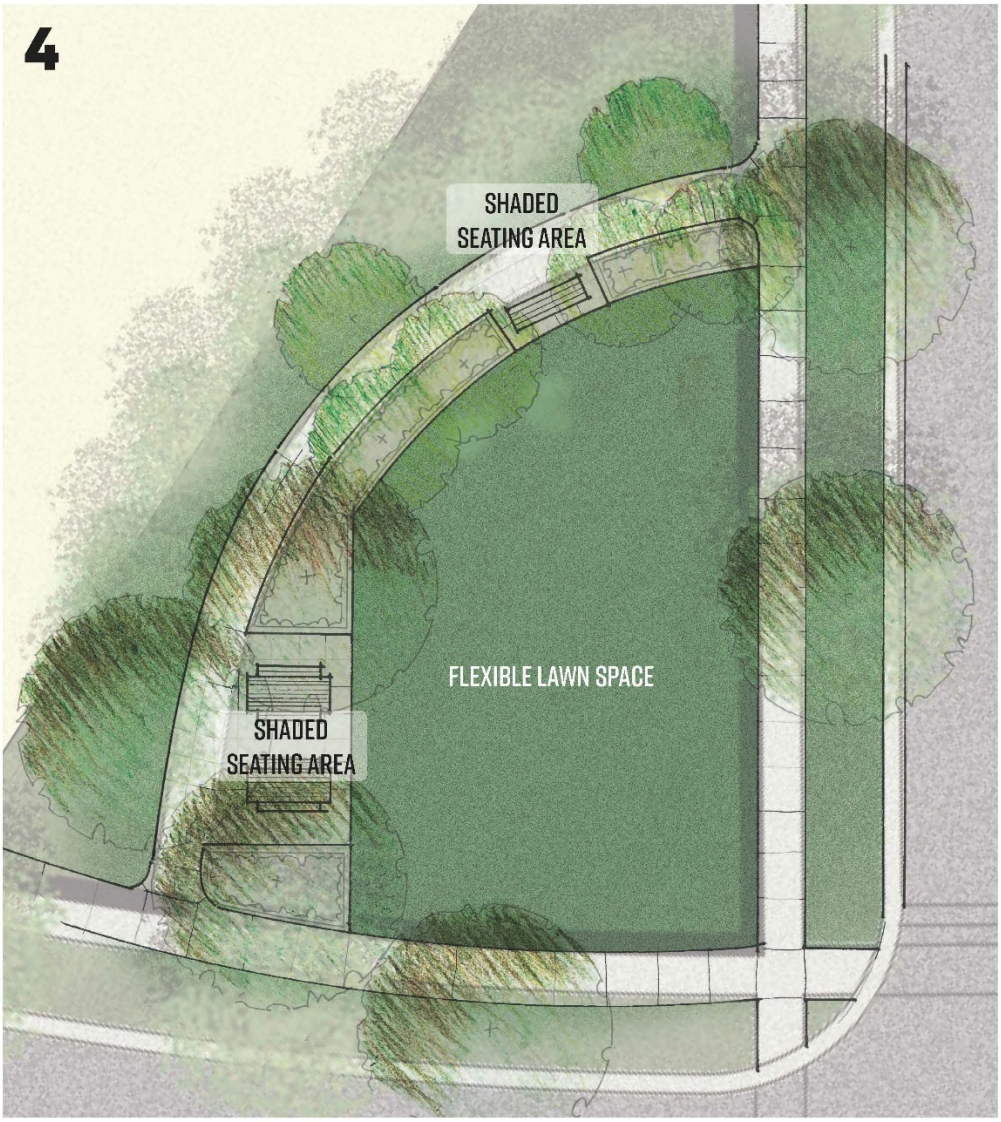


EXHIBIT B

CONCEPT PLAN

(Page 1 of 2)

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 25__-PUD-__.

EXHIBIT B

CONCEPT PLAN

(Page 2 of 2)

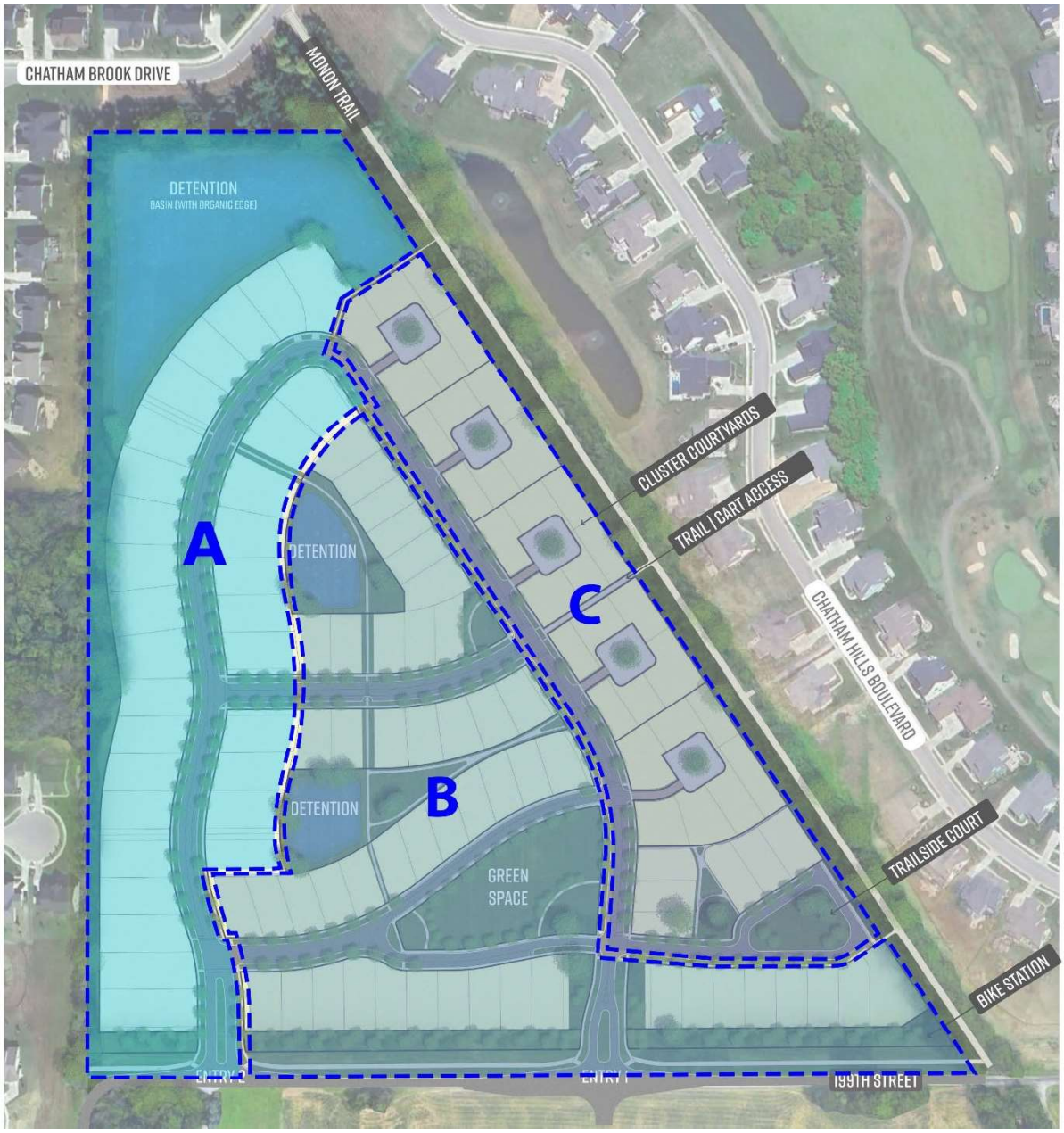
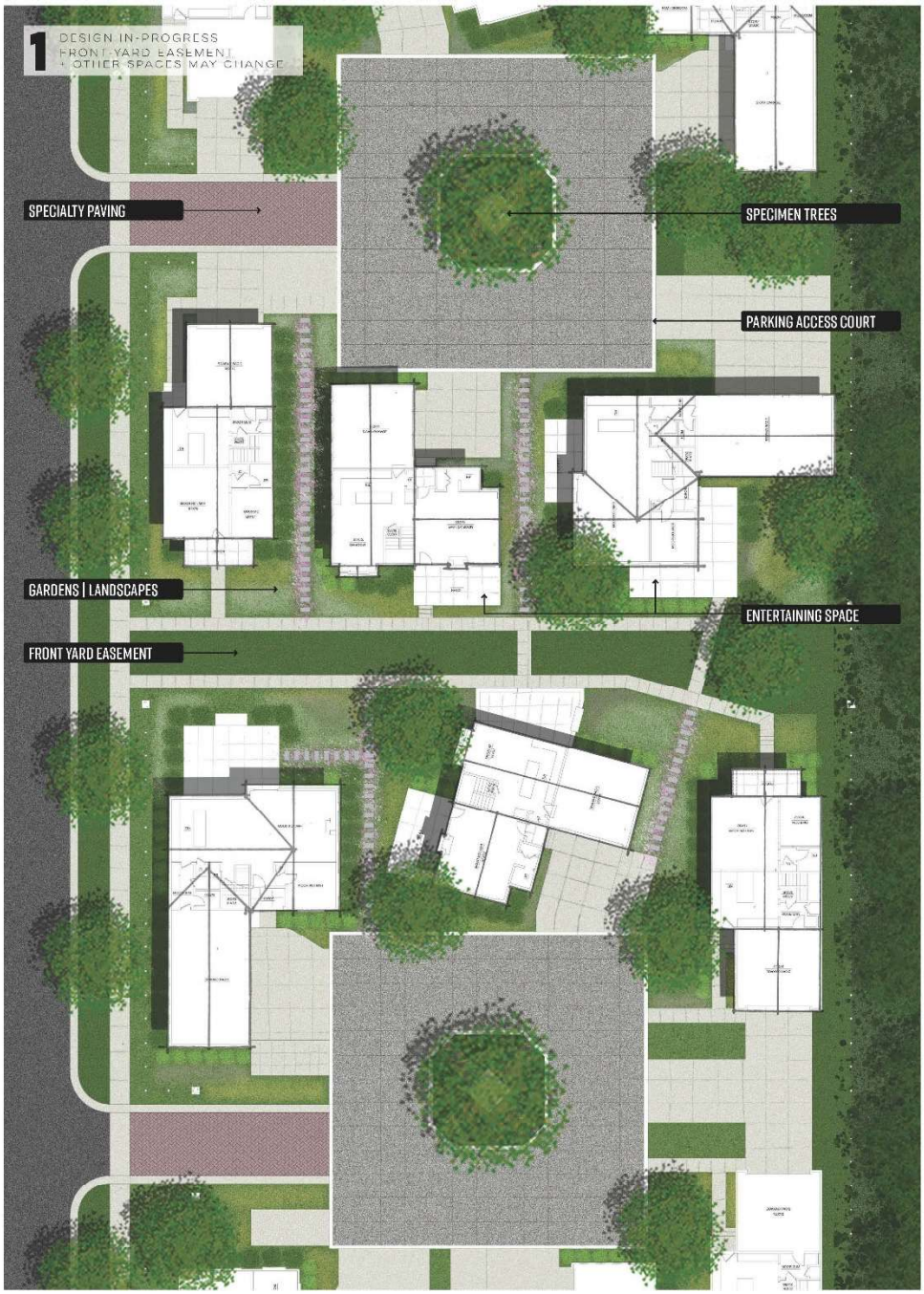


EXHIBIT C

Cluster Courtyard

(Page 1 of 1)



SEGMENT 1
28’ WIDE REAR LOADED

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ELEVATION 2 ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - A

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ELEVATION 2 ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - B

ELEVATION 2 ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - C

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ALT. WRAP AROUND PORCH

ELEVATION 2 ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - D

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ALT. WRAP AROUND PORCH

ELEVATION 2 ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - E

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38’ WIDE REAR LOADED

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ELEVATION 2 ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - A

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ELEVATION 2 ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - B

ELEVATION 2 ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - C

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ELEVATION 2 ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - D

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SEGMENT 3
42’ WIDE FRONT & SIDE LOADED

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ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE FRONT LOADED - A

ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE FRONT LOADED - B

ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - C

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ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - D

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ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - E

SEGMENT 4
53’ WIDE FRONT & SIDE LOADED

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ELEVATION 2 ELEVATION 1

SEGMENT 4
53’ WIDE FRONT LOADED - A

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ELEVATION 2 ELEVATION 1

SEGMENT 4
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ELEVATION 2 ELEVATION 1

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ELEVATION 2 ELEVATION 1

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EXHIBIT E

CHARACTER EXHIBITS

(Page 2 of 5)

VIGNETTES

1- CLUSTER COURT GARDENS
2- VILLAGE GREEN GATHERING SPACE
3- VILLAGE GREEN SEATING CORNER
4- SECOND SEATING CORNER

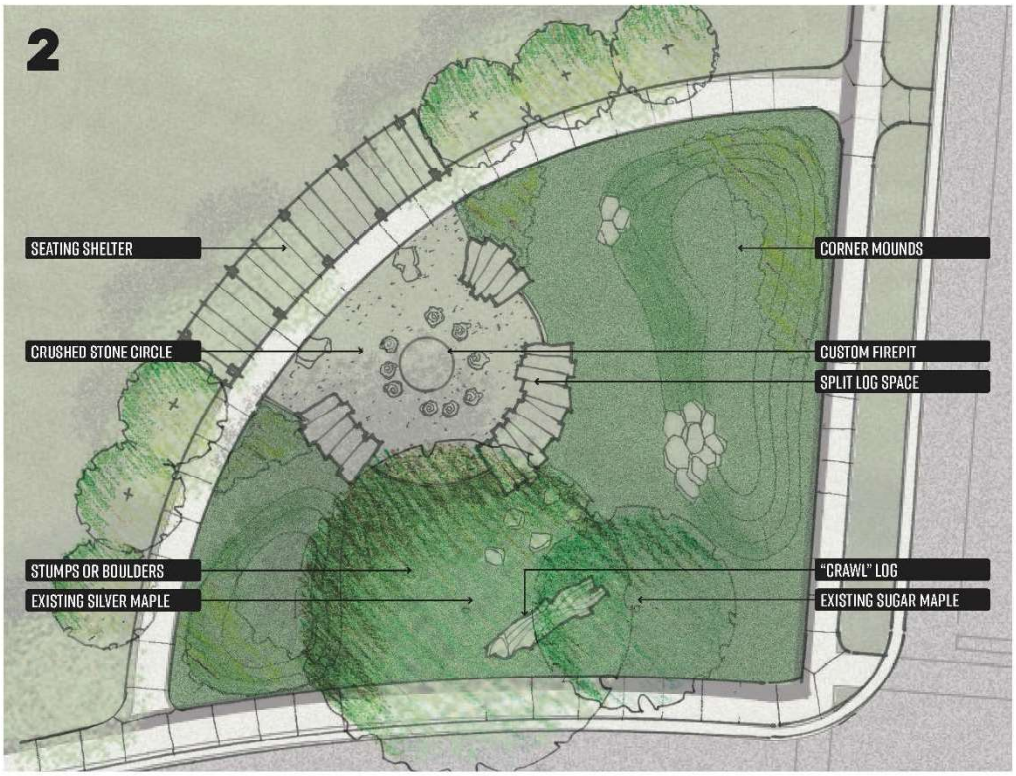
199 AND MONON AMENITY KEY MAP

MAY 29, 2025

EXHIBIT E

CHARACTER EXHIBITS

(Page 3 of 5)



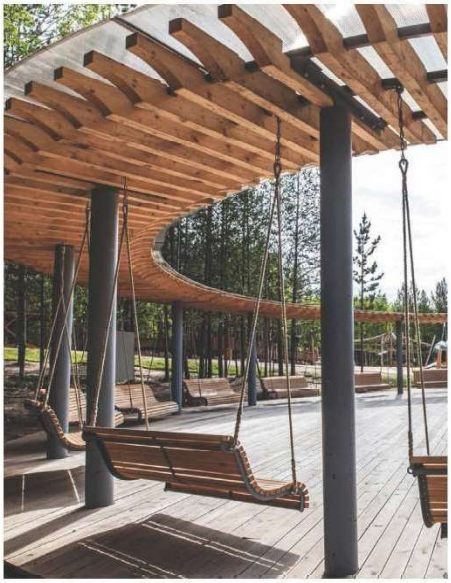


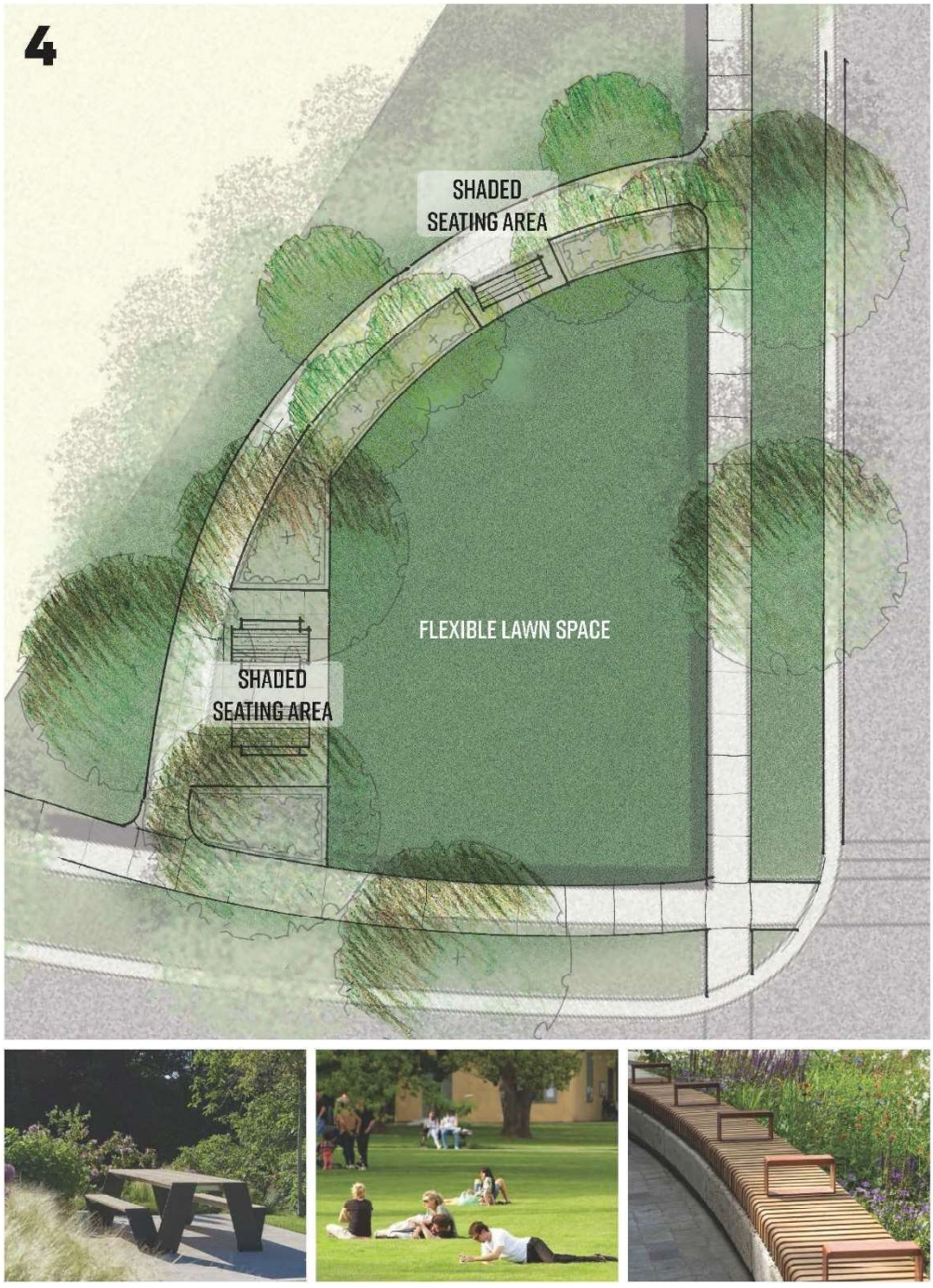
EXHIBIT E

CHARACTER EXHIBITS
(Page 4 of 5)

EXHIBIT E

CHARACTER EXHIBITS

(Page 5 of 5)



Summary of Neighborhood Meeting

Project/Applicant: **Onyx + East, LLC**
199th & Monon PUD Rezone Request
Docket Number: 2507-PUD-14

Date: **June 25, 2025, at 6:30 pm**

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

Presenters: **Jon Dobosiewicz, Nelson & Frankenberger, LLC**
Jake Dietrich, Onyx + East, LLC

Attendees: **See attached Ex. A Sign-In-Sheet**
See attached Ex. B Council Quorum Sign Posted on Site
Daine Crabtree, Westfield Community Development Department
Michael Pearce, Westfield Public Works

A. Jon Dobosiewicz (JD) and Jake Dietrich (Dietrich) provided overview summary of the proposal and the following topics/questions were discussed:

1. What are the heights of the homes?
2. What types of homes will be along 199th Street?
3. Will there be a berm along 199th Street?
4. How many homes will be on each side of the entry drive from 199th Street?
5. What are the lot sizes, lot widths and front, rear and side yard setbacks?
6. What will happen to the trees along the western perimeter, will they be preserved?
7. Preference not to allow Monon Trail access by golf carts.
8. How many path connections from your development to the Monon Trail?
9. For the homes along the western perimeter of your development, what are home square footages, what are price ranges?
10. For the cluster courtyard homes, are they attached or detached homes? What are the square footages and how far are homes set back from the Monon Trail?
11. Will the homes be for-sale or for-rent?
12. General questions and discussion regarding road improvements planned for 199th Street with responses from Michael Pearce, Public Works Department.
13. General questions about drainage, detention and ponds.
14. What is the plan for construction traffic?

15. Request for less homes and larger lots.

16. Will this development become part of the Chatham Hills HOA?

17. Comment about all undeveloped parcels become developed; why add more housing and growth?

18. Comment about no evidence the homes will be multi-generational and the planned homes don't fit the area.

19. What are the brick requirements?

20. Where will utilities come from?

The meeting ended at approximately 7:20 p.m.

Neighborhood Meeting Sign In-Sheet

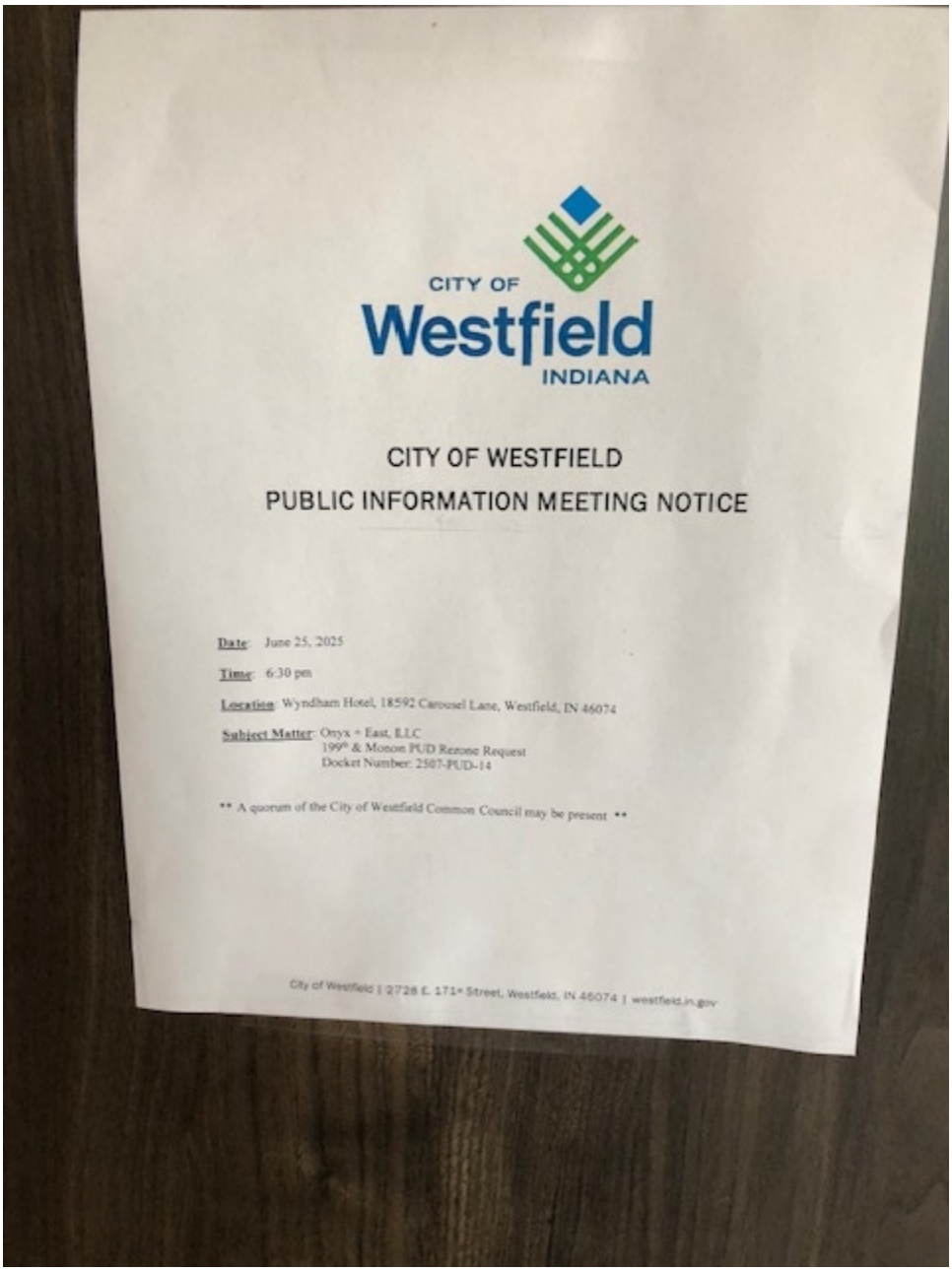
RE: **Neighborhood Meeting**
Onyx +East – 199th & Monon PUD Rezone Request
Docket Number: 2507-PUD-14

Date: **Wednesday, June 25, at 6:30 pm**
Wyndham Hotel, 18592 Carousel Lane
Westfield, IN 46074

NAME	ADDRESS	PHONE	EMAIL
1. Jeremy Buchanan	275 Chatham Bend Dr.	317-697-5081	jeremyrbuchanan@gmail.com
2. Warner Roberts	269 Chatham Bend Dr	813-401-8753	warner.roberts@gmail.com
3. Mike + Lee Ann Roeder	305 Chatham Bend	812-205-5833	indvalues@gmail.com
4. TERRY + SANDY WILDI	301 [illegible] HILL BLVD	317-590-5565	SLWb852@yahoo.com
5. Jill Wildermuth	181 Elmsborough Bend	630-329-5875	wildermuthj@gmail.com
6. M+t Bilby	198 Elmsborough Bend	317-407-6973	MWBTLB@comcast.com
7. Patrick Howe	61 Chatham Hills Blvd	317-438-7217	phowe22@icloud.com.
8. Thomas/Merilee Kiatwyk	77 Chatham Hills Blvd	3178466802	TKL3@gmx.com
9. Chris + Andie Schrader	525 Chatham Hills Blvd	317-557-4305	andySchrader@gmail.com
10. Jami Ross	647 McCaffrey Circle	404-376-0775	jami@teamendicott.
11. He Dai	213 Elmsborough Bend	317-625-5317	lijingdu88@gmail.com
12. Julie Lamarre	396 Chatham Hills Blvd	317 691-1662	Jlamarre2000@yahoo.com
13. Mitch Frazier	253 Chatham Hills Blvd	317-670-9611	frazierlinz@gmail.com
14. Lindsey Frazier	253 Chatham Hills Blvd	317-518-6761	mitchellfrazier@gmail.com
15. Scott Stayer	230 Elmsborough Bend	317-504-8939	scostayer@yahoo.com
16. Kathy Verble	Lot 39 CH		Kverble@gmail.com
17. Mick Schleich	20274 CHATHAM CREEK	317-418-9878	MSchleich@[illegible]Schleich.com

EXHIBIT
tabbies
A

Exhibit B



CITY OF
Westfield
INDIANA

CITY OF WESTFIELD

PUBLIC INFORMATION MEETING NOTICE

Date: June 25, 2025

Time: 6:30 pm

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

Subject Matter: Onyx + East, LLC
199th & Monon PUD Rezone Request
Docket Number: 2507-PUD-14

** A quorum of the City of Westfield Common Council may be present **

City of Westfield | 2728 E. 171st Street, Westfield, IN 46074 | westfield.in.gov

CITY OF
Westfield
INDIANA

Public Works
John Nail, Director
Justin Jones, Streets
Michael Pearce, Engineering

July 1, 2025

TO: Daine Crabtree
Community Development
2728 E 171st Street
Westfield, IN 46074

RE: 199th St Repairs

The City of Westfield Public Works Department is aware that several residents have expressed concerns regarding the proposed Onyx and East development on 199th Street, particularly in relation to the current condition of the roadway. The City has been actively coordinating with the Hamilton County Highway Department over the past several months to develop a plan to rehabilitate and improve 199th Street. As the County still retains ownership of a portion of the roadway, they have agreed to share in the cost of the planned improvements.

Following discussions with our contractor, the City will be proceeding with the following repairs to 199th Street within the next four to five weeks:

- Patching of deteriorated pavement sections
- Profile milling to restore the proper roadway crown and cross-slope
- Placement of a 3-inch hot mix asphalt (HMA) structural overlay

These improvements are intended to enhance the overall condition and longevity of the roadway in advance of any adjacent development. If you have any questions or would like additional information, please feel free to contact me directly.

Sincerely,

Michael Pearce

Michael Pearce, PE
City Engineer
City of Westfield Public Works Department
2706 E 171st Street
Westfield, IN 46074

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov

WRITTEN PUBLIC COMMENTS

Docket Number: 2507-PUD-14

Petitioner: Onyx and East, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for 39 acres +/- from AG-SF1: Agriculture/Single-family Rural District to the 199th & Monon Planned Unit Development (PUD) District

Enclosed Attachments (as Monday, July 7, 2025)

July 7, 2025 - Advisory Plan Commission Meeting

1.	Mike & Lee Ann Roeder	305 Chatham Bend Dr.	7/1/25
2.	Barbara Jennings	145 E 199th St	7/3/25
3.	Jessica Novak	Aberdeen Neighborhood	7/7/25
4.	Andrew Kleiman	281 Chatham Bend Dr.	7/7/25

July 1, 2025

Community Development Department
Daine Crabtree
2728 E. 171st St.
Westfield, IN. 46074

Members of the Westfield-Washington Township Advisory Plan Commission:

This letter is in reference to the July 7, 2025, meeting with change of zoning application item filed by Onyx and East, LLC and Docket Number 2507-PUD-14. We are out of town and unable to share our comments in person, but wanted to provide commitments we believe must be addressed before approval.

As contiguous property owners, we attended the informational meeting on June 25. While we may prefer a less dense neighborhood, we recognize this is more acceptable than multi-family or some type of retail rezoning request.

We respectfully request the APC consider the following before approval:

- Limit the rezoning request to this project. In the event this project, as presented, fails for any reason, the property would revert to its current AG-SF1 designation. This would ensure any future change would have to restart notifications and considerations;
- Obtain written commitment from the developer to maintain all existing, perimeter trees on the property, rental restrictions and any other commitments in the Chatham or Aberdeen neighborhoods as well as financial assurance measures to hold the developer accountable for any drainage issues caused by the development;
- Review and share HOA requirements of the new homeowners to ensure property maintenance levels consistent with Chatham Hills and Chatham Brooke. This needs to ensure the same exclusions that apply to neighborhoods such as preventing yard barns, fencing, landscaping, common area maintenance, etc.

Thank you for considering these requests, and for your service to our community.

Mike & Lee Ann Roeder
305 Chatham Bend Dr.
Westfield, IN 46074
indvalues@gmail.com & leeann.roeder@me.com

Cc: Jon C. Dobosiewicz, Nelson & Frankenberger, LLC
Jake Dietrich, Onyx and East, LLC

From:	Barbara Jennings
To:	APC
Cc:	Mark Jennings
Subject:	199th & Monon PUD Rezone Request - Ordinance No.25-29
Date:	Thursday, July 3, 2025 2:47:41 PM

WARNING: This external email is from barbara@cvartandframe.com.

Dear Members of the Westfield Planning Commission,

I am writing to express my strong opposition to the proposed rezoning of approximately 39 acres of agricultural land on 199th Street to a Planned Unit Development (PUD) allowing for the construction of 115 homes.

This section of 199th Street is a narrow, rural road with two sharp S-curves and gravel shoulders. In the 10 plus years that I have lived here, the road has been consistently filled with potholes, eroding edges and stagnant water. It was built to accommodate low-volume traffic from fewer than 15 existing homes and a single business. Today, when two vehicles approach from opposite directions, drivers often must slow down significantly and pull onto the shoulder to pass safely. The current infrastructure is not designed to support any significant increase in traffic volume.

According to the Institute of Transportation Engineers (ITE), a single-family home generates approximately **9.5 vehicle trips per day**. For a development of 115 homes, this translates to:

1,093 vehicle trips per day (115 homes × 9.5 trips/home/day)

This is a dramatic and unsafe increase in traffic for a road that currently serves a very small number of daily users. The design of 199th Street, with its curves, narrow width, and lack of proper shoulders or sidewalks, makes it wholly inadequate to absorb such traffic safely.

Additionally, it is worth noting that nearby new subdivisions have been developed with significantly **lower housing density** and are mostly accessed by more appropriate, higher-capacity roads. This proposed PUD would be completely out of character with the surrounding development patterns and would overload a rural roadway never intended for high-density use.

This is not just a planning concern; it is a **public safety issue**. Emergency access, school transportation, pedestrian safety, and overall quality of life for existing residents would all be adversely affected.

I respectfully urge the Planning Commission to reject this rezoning request and protect the integrity and safety of this rural corridor.

Thank you for your consideration and your ongoing commitment to responsible and sustainable development in our community.

--

Very Best,
Barbara

Barbara Jennings
Corner Vise, Inc
dba: CV Art and Frame
317/873-2976
Love Us? Please give us a 5 Star Review

From: Jessica Novak
To: planners
Subject: Dissent of Docket Number 2507-PUD-14
Date: Monday, July 7, 2025 9:16:07 AM

WARNING: This external email is from jessicajmnovak@gmail.com.

Hello,

As a resident of the Aberdeen neighborhood, I want to register my dissent of the proposed rezoning filed by Onyx and East off of 199th street. 199th is incredibly poorly maintained and too narrow as it is and the additional traffic of the construction crew and new residents will only worsen the road conditions and congestion.

Furthermore, there are too many houses on 199th; we need green, shared, public spaces, not more homes.

I understand that these developments bring in more tax dollars to the town, but until those tax dollars are being used to improve the lives of the current residents, we will not be happy with additional residential building and crumbling infrastructure.

Please widen and repair 199th, no more housing developments!

From:	Kleiman, Andrew A.
To:	jims@nf-law.com; jond@nf-law.com; Daine Crabtree; planners
Subject:	Change in Zoning Application Docket Number 2507-PUD-14 Onyx and East, LLC
Date:	Monday, July 7, 2025 2:30:24 PM

WARNING: This external email is from AKleiman@taftlaw.com.

All –

I am writing to you in my capacity as the owner of 281 Chatham Bend Drive, Westfield and not as an attorney. I have reviewed the materials which were mailed to adjoining property owners in advance of tonight's meeting. I will try to make it to the meeting tonight but I have a redevelopment commission meeting to attend. I have some concerns and questions which I would like to share with you.

One of my concerns is density. It looks like the lots on the west side of the development are much smaller than the lots in Chatham Brook and Chatham Hills. I already have concerns with all of the new construction on Horton Road and this development will only serve to exacerbate that problem, especially with the density and the number of homes being planned. I also wanted to confirm that the Detention Pond on the north side of the property will be a wet pond and not a dry detention pond. Any details on the pond which can be provided would be appreciated. Is the plan to turn over the common areas to the HOA once the last lot is sold?

I'm concerned about the tree line which separates my property from the pond. Will it be maintained by a homeowner or the HOA? The tree line, while not on my property, is important to my privacy and view. There are a number of dead trees in the tree line. For the second time, a tree fell in my yard in mid June. I contacted the land owner (presumably the land seller) and asked that the tree be removed. The tree was removed from my yard but the remnants were thrown in the tree line and the cut up tree is not a pleasant sight from my house (see second picture taken this morning). I know that this is not your problem (for now) but a commitment to preemptively remove the dead trees and properly maintain the tree line would be a good start.

I think that adding 2 more points of ingress/egress from 199th Street will make it very dangerous to use an already inadequate street. I presume that there are plans to rebuild 199th Street but its still going to be a mess and Horton Road seems to get worse and more dangerous every day.

I'm not opposed to the development since its inevitable but hope that you listen to my concerns and those of the neighbors and impose limitations and guidelines which serve the entire community. Thanks for your consideration.

Andrew Kleiman

Andrew A. Kleiman
Partner
AKleiman@taftlaw.com
Dir: 317.713.3575 | Cell: 317.658.0618
Tel: 317.713.3500 | Fax: 317.713.3699
One Indiana Square, Suite 3500
Indianapolis, Indiana 46204-2023

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ONYX+EAST
URBAN BUILDS

199TH & Monon Trail

Proposed For-Sale Housing Community in Westfield, IN

ABOUT ONYX+EAST

Indiana

Corporate Office

460 Virginia Avenue
Indianapolis, IN 46203
317-559-0169

Land Acquisition | Development | Operations+Construction | Design | Sales + Marketing | Customer Experience

2020 BEST THINGS THE OFFICIAL COMMUNITY'S CHOICE AWARDS IndyStar. FIRST PLACE

2021 BEST THINGS IndyStar. WINNER

BEST THINGS 2023 THE OFFICIAL COMMUNITY'S CHOICE AWARDS WINNER

BEST THINGS 2024 THE OFFICIAL COMMUNITY'S CHOICE AWARDS WINNER

LOCATOR MAPS

PRIORITIES

1. Respect Monon Trail frontage
2. Creative design solution for homes along Monon
3. Sensitivity to adjacent neighborhoods
4. Strong sense of place within the neighborhood
5. Intricate design of semi-custom homes

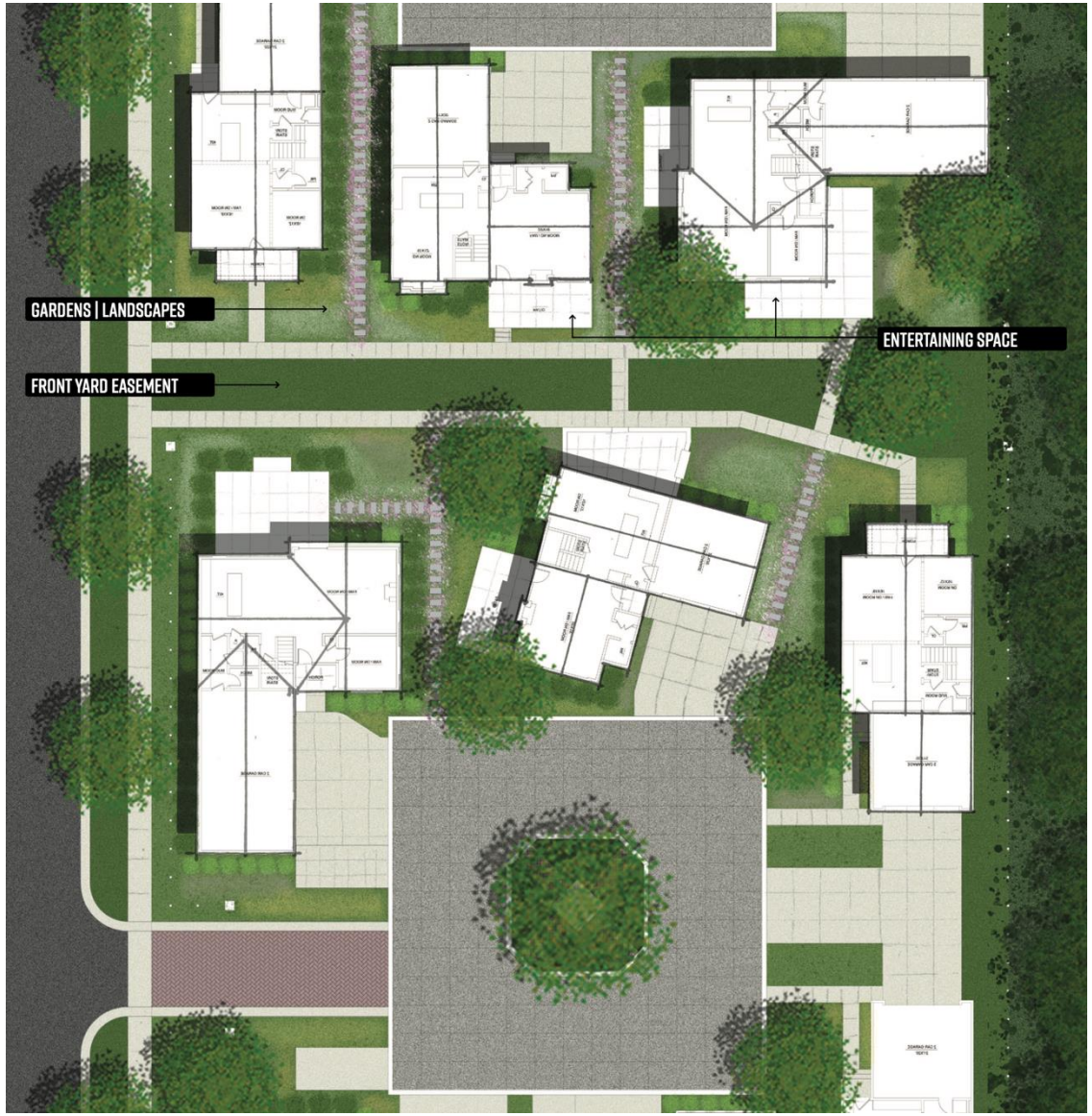
SITE PLAN

Parcel Area:	+/- 40 acres
Open Space:	+/- 9.5 acres (~24%)
Density:	Up to 125 Homes
Lot Types:	65', 54', Courtyard
Streets:	Public

AMENITIES

1. Cluster courtyards
2. Village Green gathering space
3. Village Green seating corner
4. Pocket Park
5. Bike fix-it station
6. Walking paths
7. Monon Trail connection

AMENITIES



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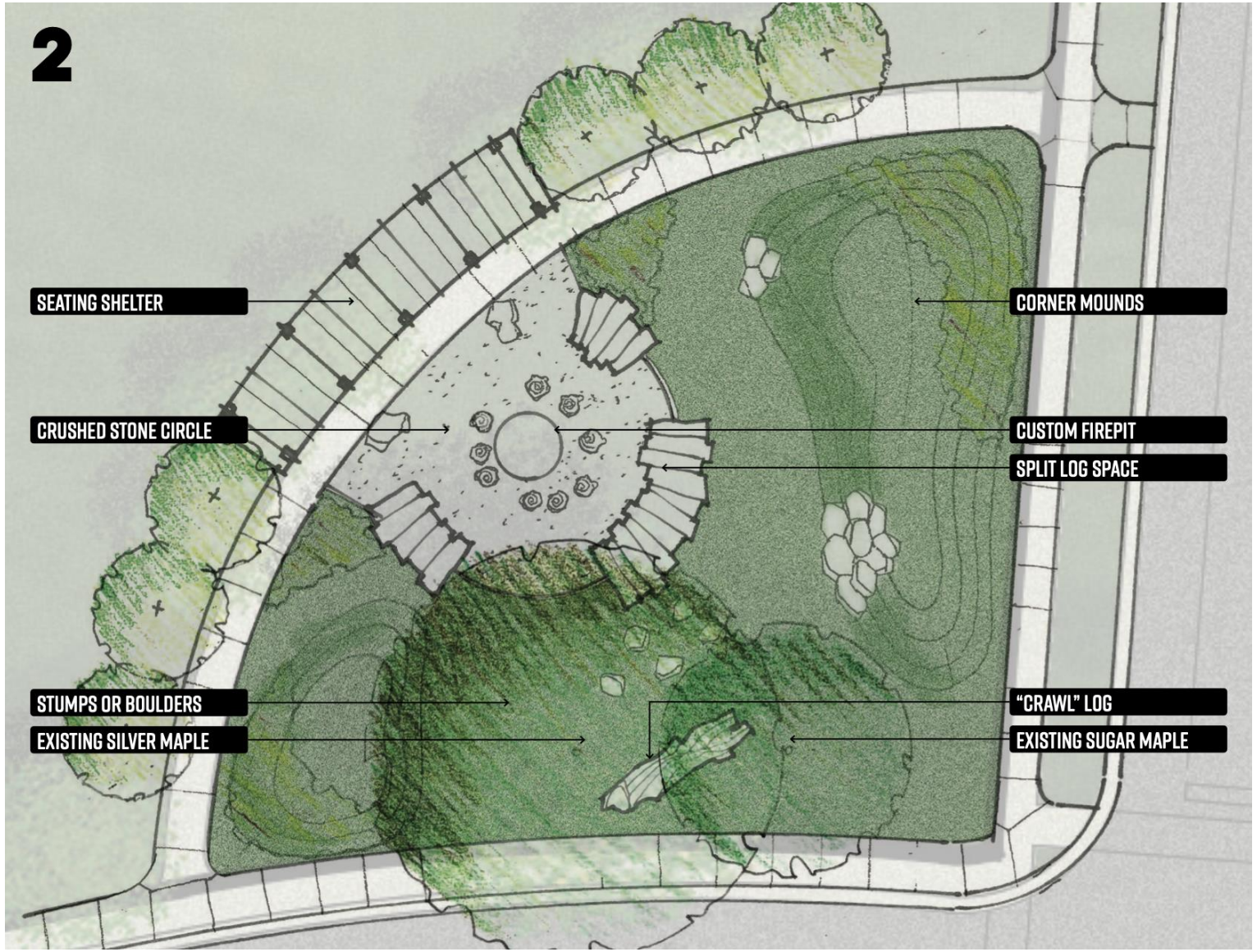

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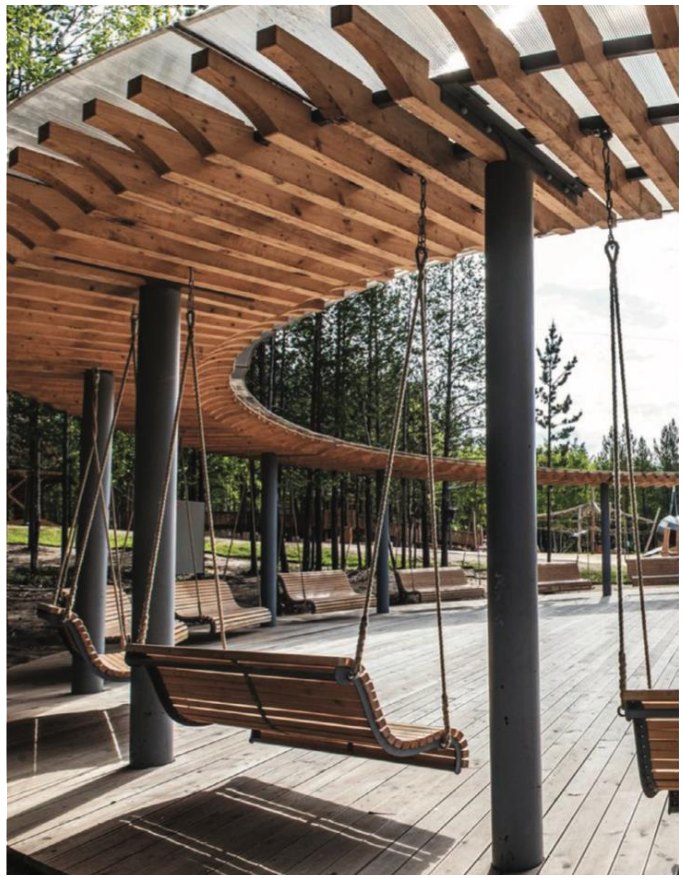

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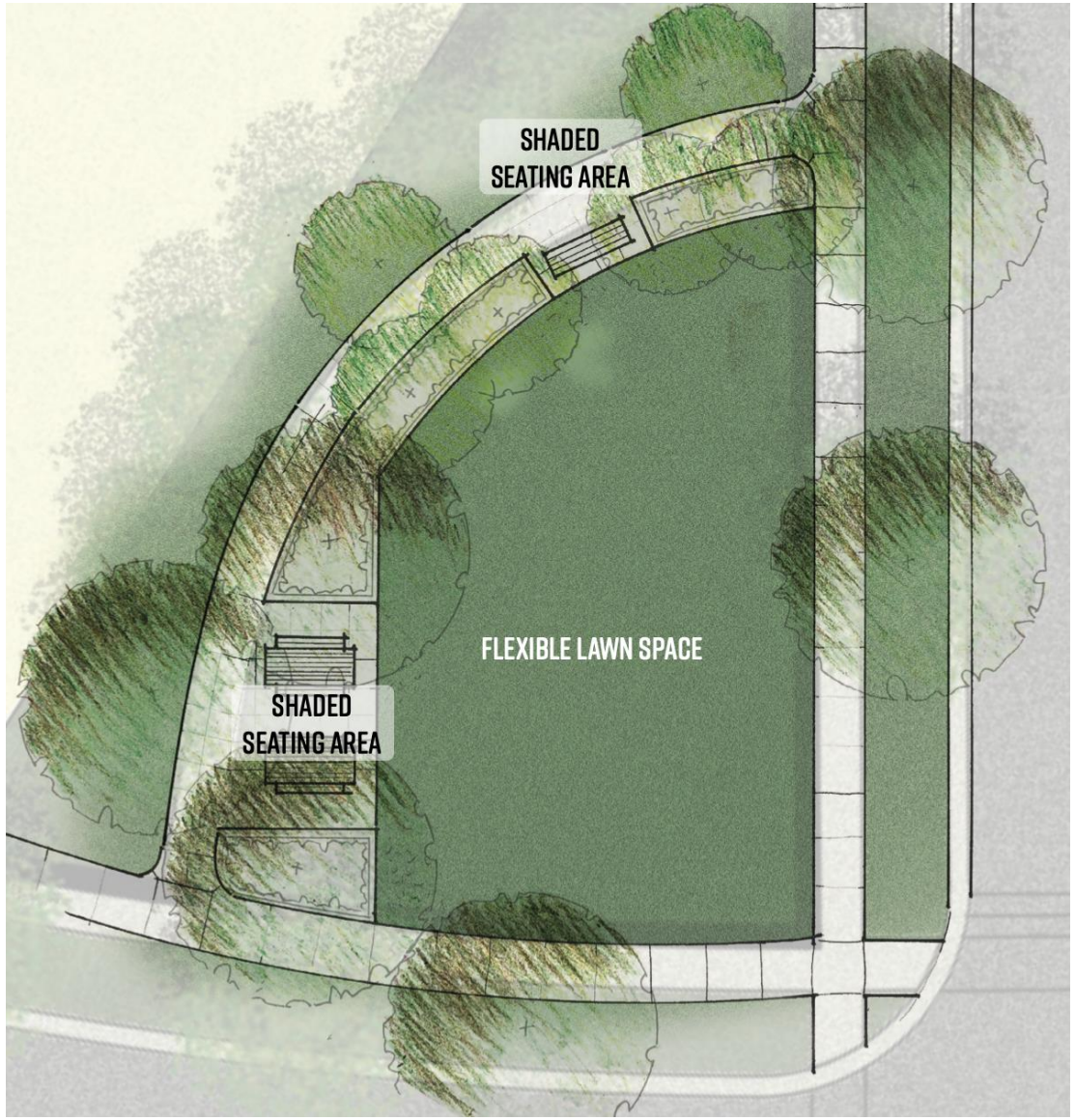

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7. **Monon Trail connection**

CLUSTER COURTYARDS

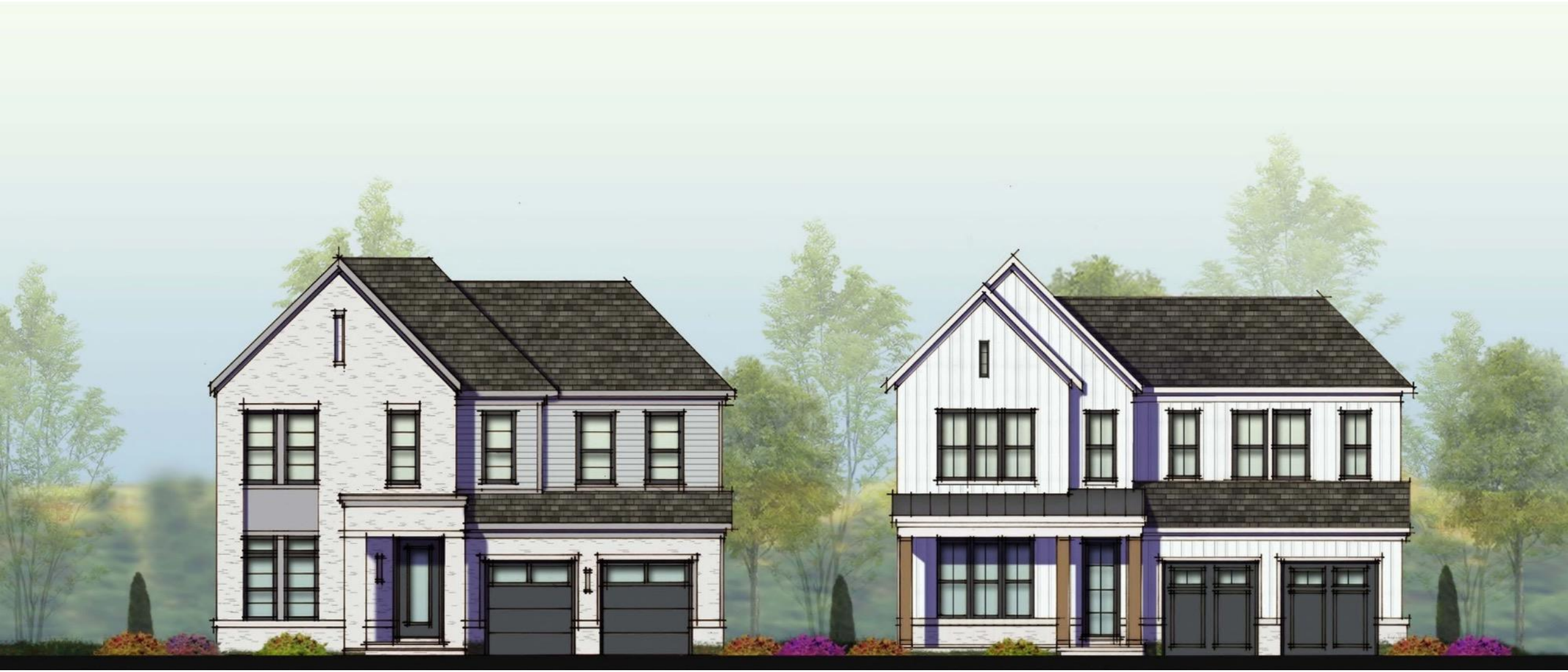
CLUSTER COURTYARDS

TYPICAL STREETSCAPE

ARCHITECTURE

ARCHITECTURE

ARCHITECTURE



ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

ARCHITECTURE

ONYX+EAST
URBAN BUILDS

Docket Number: 2507-PUD-15 (Ord. 25-40)

Petitioner: The City of Westfield, represented by Veridus Advisors

Request: An amendment to the Wheeler Landing PUD to incorporate character exhibits for architectural elevations and sign copies on 11.69 acres +/- in the Wheeler Landing PUD District.

Current Zoning: Wheeler Landing PUD (Ord. 18-04, as amended)

Current Land Use: Agriculture / Vacant

Acreage: 11.69 acres +/- (the "Property")

Exhibits:
1. Staff Report
2. Location Map
3. Proposed Ord. 25-40
4. Building Renderings
5. Signage Exhibit

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

The Wheeler Landing PUD was approved at the September 24, 2018 Westfield Town Council meeting. Numerous amendments to the original PUD have persisted throughout the PUD's lifespan, a majority of them being specific to a certain development within the PUD District, such as this request here.

This petition was introduced at the June 23, 2025, City Council meeting. This introduction can be viewed here. The petition will receive a public hearing at the July 7, 2025 Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 11.69 acres in size and generally located West and adjacent to Grand Park Blvd. & about a thousand feet north of the 181st Street & Grand Park Blvd. intersection (see **Exhibit 2**).

Project Description: The petitioner is requesting an amendment to the Wheeler Landing PUD, specific just to the proposed real estate, to provide predetermined character exhibits in the form of architectural elevations and monument sign copies that will be tied to substantial compliance once constructed and implemented on-site. The City of Westfield's future Police Headquarters will be developed on the Property.

ORDINANCE DETAILS

Development Standards:

- **Architectural Standards**
  - The building constructed on the Property will develop in substantial compliance with the Character Exhibits within Exhibit B of the proposed Ordinance (**Exhibit 3**).
    - Detailed building renderings may be viewed within **Exhibit 4**.

- **Sign Standards**
  - The monument signs on the Property will develop in substantial compliance with the Character Exhibits within Exhibit C of the proposed Ordinance (**Exhibit 3**).
    - Signage details can be viewed within **Exhibit 5**.

- All other development standards will remain in control of the Wheeler Landing PUD, its previous amendments, and the UDO, as applicable to the development.

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 this site as part of the Business Park area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area.

The Property also falls within the Grand Park Sports Campus. In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the July 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:

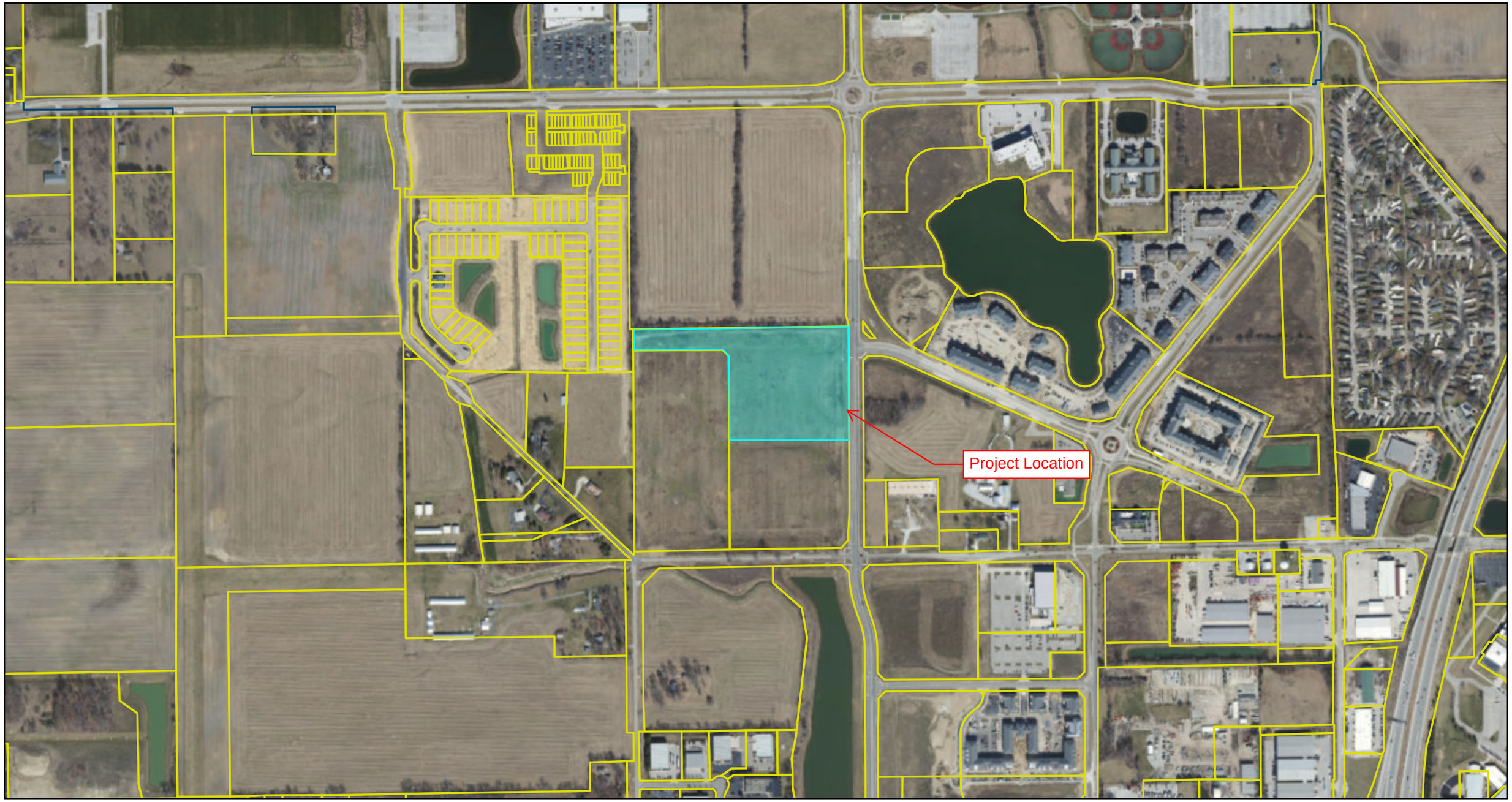
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the June 23, 2025, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the July 7, 2025, Plan Commission meeting. If the Plan Commission is satisfied with the status of the request, Staff recommends waiving the Workshop requirement and providing a Recommendation to the City Council tonight.
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.

City of Westfield, Indiana



1/31/2025, 9:27:01 AM

Hamilton County Parcels

Westfield Boundary

1:8,610

0 0.07 0.15 0.3 mi

0 0.13 0.25 0.5 km

ORDINANCE NUMBER 25-40

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

This is an Ordinance Amendment (to be known as the "WHEELER LANDING PUD AMENDMENT X") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 18-04 (the "Wheeler Landing PUD Ordinance"), on September 24th, 2018 as amended by Ordinance 19-37 (the "Wheeler Landing PUD Amendment I"), enacted by the Council on September 9th, 2019; Ordinance 19-62 (the "Wheeler Landing PUD Amendment II") enacted by the Council on November 25, 2019; Ord. 20-08 (July 13, 2020), Ord. 21-05 (February 22, 2021), Ord. 22-40 (October 10, 2022), Ord. 22-52 (September 11, 2023), Ord. 23-03 (May 8, 2023); Ord. 23-21 (November 13, 2023), and Ord. 23-25 (October 9, 2023)

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2507-PUD-15**), requesting an amendment to Wheeler Landing PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2507-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X - X) 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 _____;

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 Wheeler Landing PUD Ordinance, Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance or the Wheeler Landing PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Architectural Standards. The standards of *Wheeler Landing PUD Ordinance* shall apply to the development of the District, except as otherwise modified below.

3.1 *Architectural Standards*: The building on Lot 2 of Exhibit A (Real Estate) shall be constructed in substantial compliance with Exhibit B (the Illustrative Character Exhibit).

Section 4. Sign Standards. The standards of *Wheeler Landing PUD Ordinance* shall apply to the development of the District, except as otherwise modified below.

4.1 *Sign Standards*: Signs constructed on Lot 2 of Exhibit A (Real Estate) shall be constructed in substantial compliance with Exhibit C (the Illustrative Character Exhibit).

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2025.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-40** was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-40** this _____ day of _____, 2025.

_____
Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-40** this _____ day of _____, 2025.

_____
Scott Willis, Mayor

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Illustrative Character Exhibit (Elevations)

Exhibit C Illustrative Character Exhibit (Signs)

EXHIBIT A

REAL ESTATE (Legal Description)

LOT 2 OF WHEELER LANDING, SECTION 2, BLOCK "F" – LOT 2, PER PLAT THEREOF RECORDED MARCH 11, 2025, IN PLAT CABINET 6, SLIDE 622 AS INSTRUMENT NUMBER 2025009294 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, CONTAINING 11.69 ACRES, MORE OR LESS.

PC6 slide 622

WHEELER LANDING, SECTION 2, BLOCK 'F' - LOT 2

2025008294 PLAT $30.00
03/11/2025 12:49:42P 2 PGS
Trini Beaver
HAMILTON County Recorder IN
Recorded as Presented

DULY ENTERED FOR TAXATION
Subject to final acceptance for transfer
11 day of March ,2025
Auditor of Hamilton County
Parcel #

REPLAT OF WHEELER LANDING SECTION 2 BLOCK 'F' - INST. #2024007922
PART OF THE SOUTHEAST QUARTER, NORTHEAST QUARTER- SEC. 35 - T19N - R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

PIDN - 29-05-35-000-009.001-015

Schneider

OWNER/SUBDIVIDER

WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, INDIANA 46074
SOURCE OF TITLE:
DEED INST. #2011069204

DESIGNER

KIMLEY-HORN
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, INDIANA 46240
(317) 218-9560

SURVEYOR

NORMAN H. HISELMAN
PROFESSIONAL SURVEYOR
#LS0461
SCHNEIDER GEOMATICS
HISTORIC FORT HARRISON
8901 OTIS AVENUE
INDIANAPOLIS, INDIANA 46216
(317) 826-7100

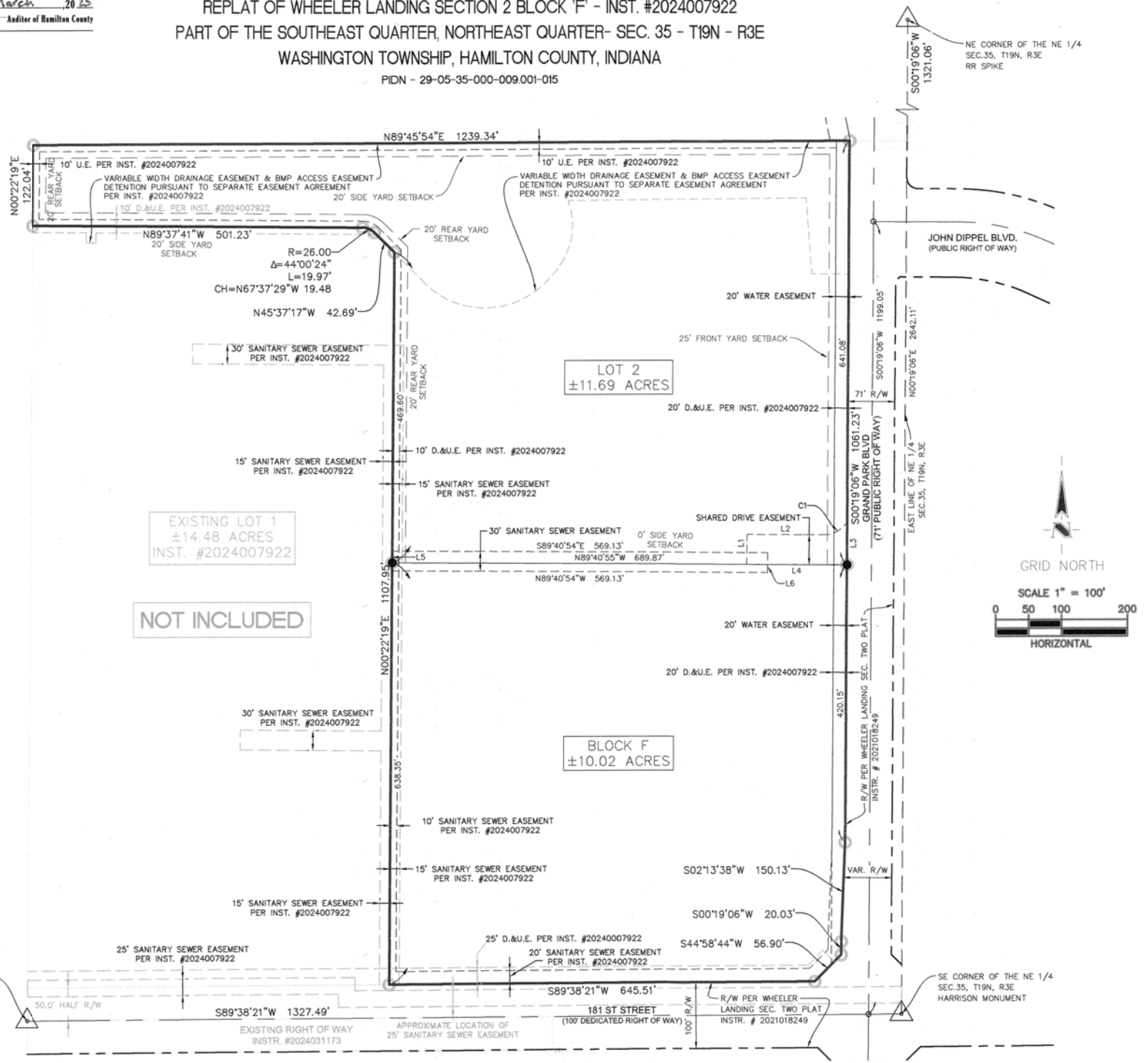
JOB #14838
February 19, 2025

LEGEND		
U.E.	-	UTILITY EASEMENT
D.&U.E.	-	DRAINAGE & UTILITY EASEMENT
EX.	-	EXISTING
R/W	-	RIGHT-OF-WAY
INST.	-	INSTRUMENT
○	-	5/8" REBAR WITH YELLOW CAP STAMPED "SCHNEIDER - FIRM #0001" FOUND
●		5/8" REBAR WITH YELLOW CAP STAMPED "SCHNEIDER - FIRM #0001" SET

ORDINANCE 18-24 1803-PUD-08		
AREA III & IV DEVELOPMENT STANDARDS		
FRONT YARD	-	25'
SIDE YARD	-	0' (INTERNAL TO DISTRICT)
SIDE YARD	-	20' (ABUTTING DISTRICT)
REAR YARD	-	20'
MAX. HEIGHT	-	75'
MIN. DISTANCE BETWEEN BUILDINGS	-	15'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°18'34"E	45.27'
L2	S89°40'54"E	117.44'
L3	S00°19'06"W	65.66'
L4	N89°40'55"W	152.29'
L5	N00°19'06"E	17.72'
L6	S00°19'06"W	30.00'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	60°38'29"	40.00'	42.34'	N59°59'52"E	40.39'

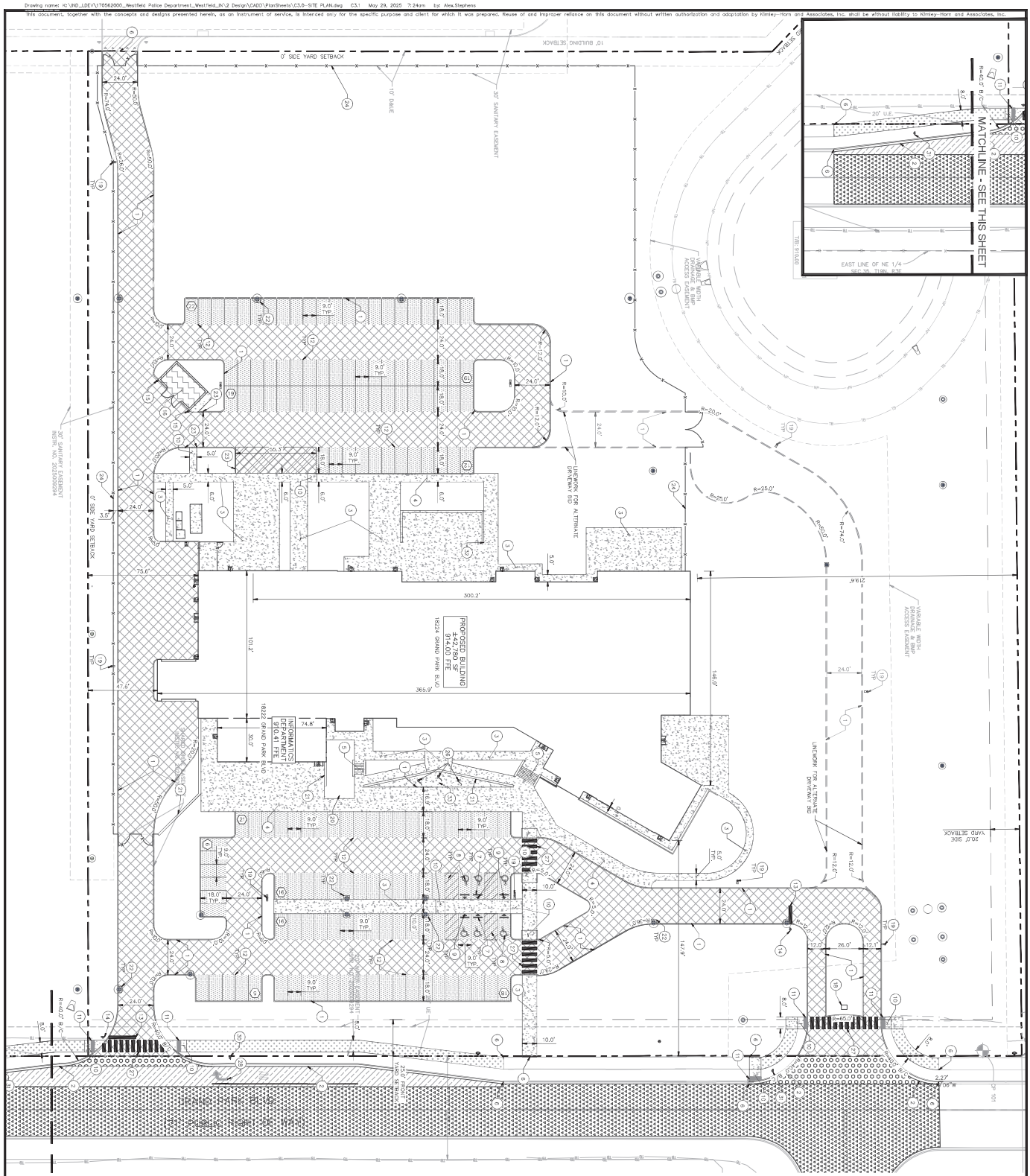


T:\14K\14838\2025 Replat of Block F\CAD\14838_RP 2.dwg 2/25/2025 8:17 AM

EXHIBIT B

ILLUSTRATIVE CHARACTER EXHIBITS FOLLOW NEXT PAGES

Drawing name: K:\IND_LDEV\170562000_Westfield Police Department_Westfield_IN\2 Design\CADD\PlanSheets\C3.0- SITE PLAN.dwg C3.1 May 29, 2025 7:24am by: Alex.Stephens
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. STAIRS
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE
17. TRANSFORMER AND GENERATOR PAD ENCLOSURE (SEE TO MEP PLANS FOR DETAILS)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
21. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. MH, MANHOLE CONCRETE COLLAR
23. 3-FT TRANSITION CURB (SEE DETAILS)
24. SECURITY FENCE
25. GUARDRAIL / WOODEN POSTS
26. FLAG POLE
27. CROSSWALK STRIPING
28. DIRECTIONAL PAVEMENT MARKING
29. RELOCATED PEDESTRIAN CROSSING SIGN
30. RELOCATED SPEED LIMIT SIGN
31. RELOCATED INTERSECTION WARNING SIGN
32. SCREEN WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
33. PUBLIC ART PIECE (STATUE)

SITE SUMMARY

SITE ZONING	PUD
SITE ACREAGE	11.60 AC±
BUILDING AREA	34,790 SF
BUILDING HEIGHT	1 FT
REQUIRED PARKING: PARKING SPACE PER 300 SF OF BUILDING AREA	143 SPACES
PARKING SPACES (STANDARD) PROVIDED	148 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	5 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	6 SPACES
TOTAL PARKING SPACES PROVIDED	154 SPACES

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — REFER TO CITY/COUNTY COLLECTOR STREET STANDARDS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- BRICK PAVERS — SEE CONSTRUCTION DETAILS FOR INDOT CLASS III APPROACH PAVEMENT SECTION
- 1.5" MILL AND OVERLAY

PLANNING COMMENTS	05/23/25	AMS
PLANNING COMMENTS	05/27/25	AMS

No.	REVISIONS

SCALE: AS NOTED
DESIGNED BY: AMS
DRAWN BY: CWF
CHECKED BY: AMS

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500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240
PHONE: 317-218-9360
WWW.KIMLEY-HORN.COM

NOT APPROVED FOR CONSTRUCTION
ALEXANDRIA M. AMSTUTZ
PRELIMINARY
CIVIL ENGINEER

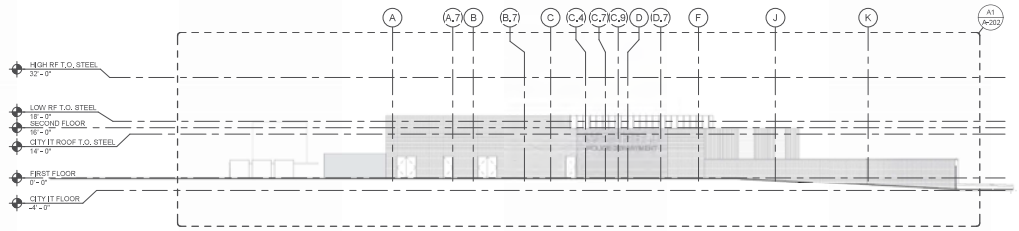
CITY OF Westfield INDIANA

WESTFIELD POLICE DEPARTMENT
GRAND PARK BLVD
WESTFIELD, IN 46074

SITE PLAN

ORIGINAL ISSUE: 05/02/2025
KHA PROJECT NO. 170562000

SHEET NUMBER C3.1



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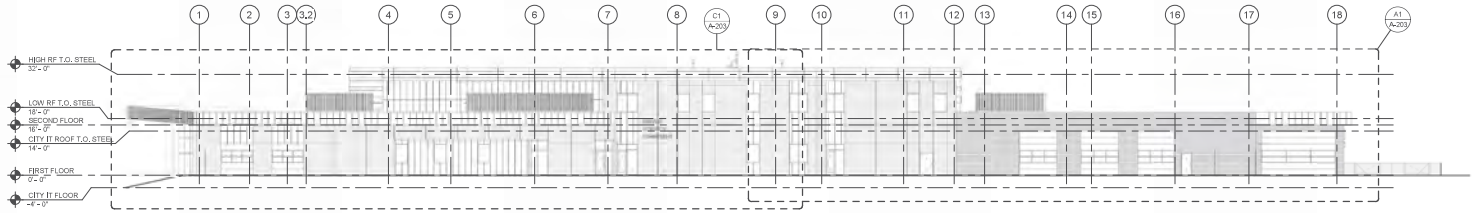

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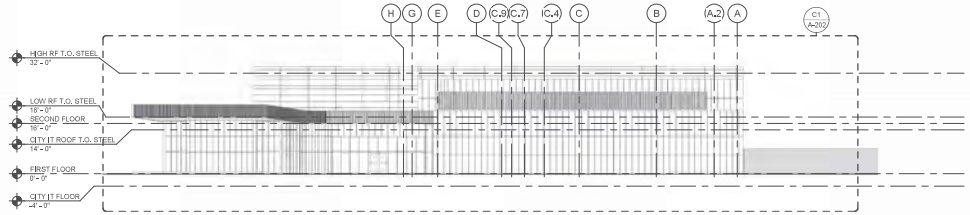

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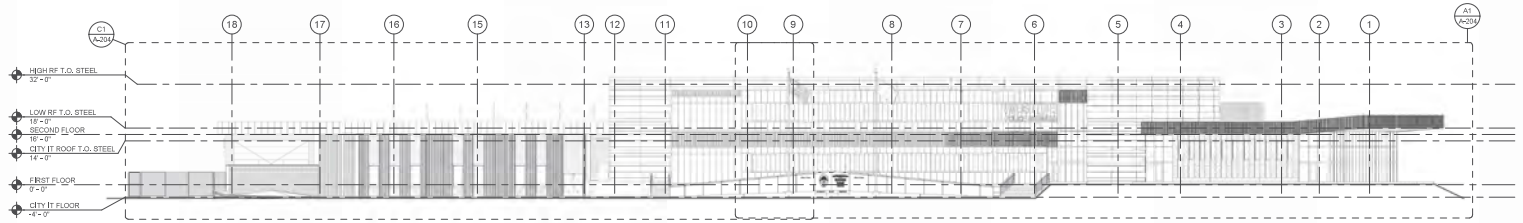

A1 EAST ELEVATION
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5/1/2025 4:51:41 PM

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Dewberry Architects Inc.
132 North York Street
Suite 2C
Elmhurst, IL 60126-3079
309.282.8000

WESTFIELD POLICE DEPARTMENT

WESTFIELD POLICE DEPARTMENT

GRAND PARK BLVD. & JOHN DIPPEL BLVD.
WESTFIELD, IN 46074

PUD AMENDMENT

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

0' 8' 16' 32'
SCALE: 1/16" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	JGS
APPROVED BY	JT
CHECKED BY	KF
DATE	5/29/25

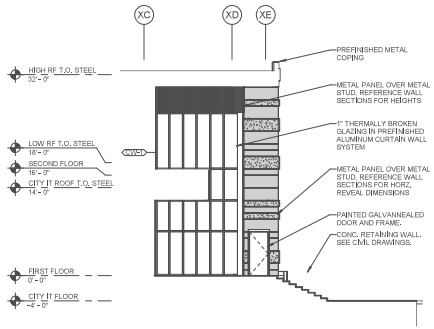
TITLE

OVERALL EXTERIOR ELEVATIONS

PROJECT NO. 50182057

A-201

SHEET NO.



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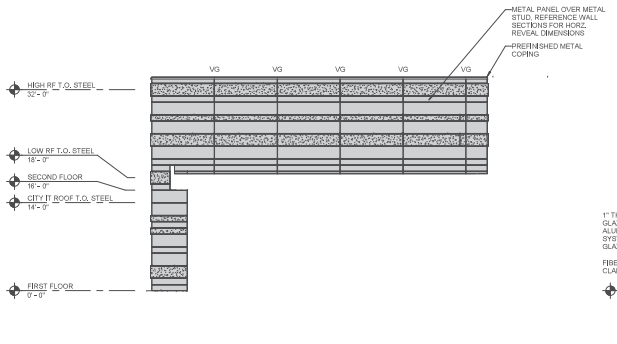

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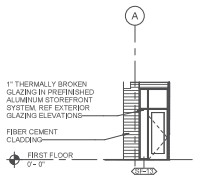

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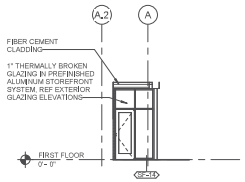
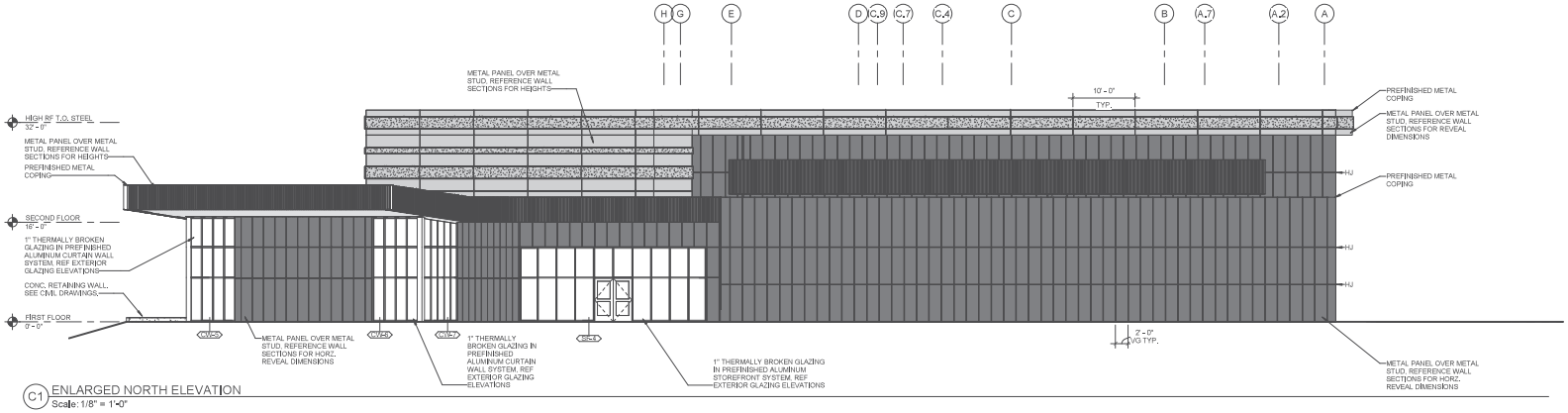


E5 ENLARGED ELEVATION
Scale: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- FIBER CEMENT BOARD CLADDING
- EXTERIOR METAL PANEL 1
- EXTERIOR METAL PANEL 2A
- EXTERIOR METAL PANEL 2B
- EXTERIOR METAL PANEL 3
- BRICK VENEER, TITAN SIZE, 1/3 BOND
- 4" SANDSTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
- 3" SANDSTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
- CHAIN LINK FENCE
- VJ VERTICAL JOINT
- HJ REFERENCE WALL SECTIONS FOR HORIZONTAL JOINT SPACING



C1 ENLARGED NORTH ELEVATION
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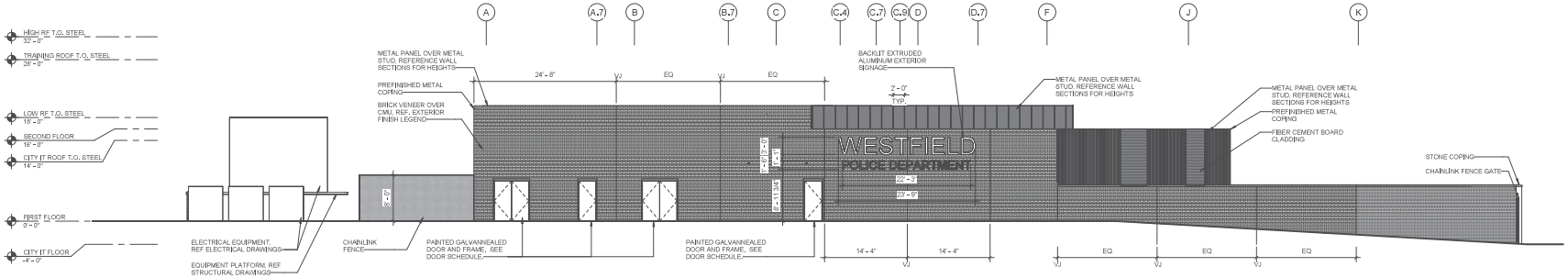

A1 ENLARGED SOUTH ELEVATION
Scale: 1/8" = 1'-0"

Dewberry
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309.282.8000

WESTFIELD POLICE DEPARTMENT
WESTFIELD POLICE DEPARTMENT
GRAND PARK BLVD. & JOHN DIPPEL BLVD.
WESTFIELD, IN 46074
PUD AMENDMENT

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE
0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	JGS
APPROVED BY	JT
CHECKED BY	KF
DATE	5/29/25

TITLE
ENLARGED EXTERIOR ELEVATIONS

PROJECT NO. 50182057

A-202

SHEET NO.

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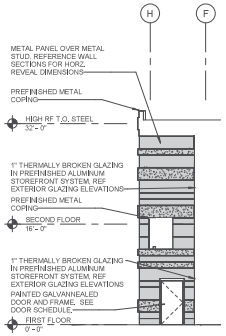

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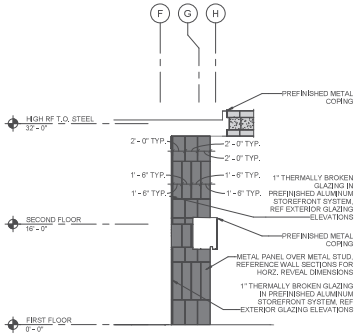

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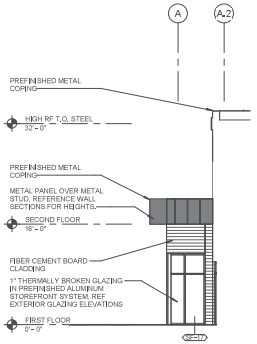

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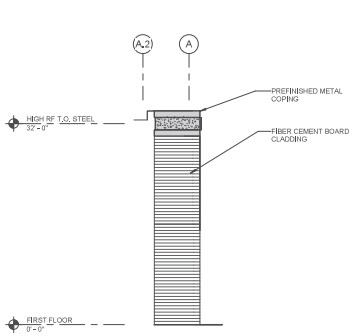

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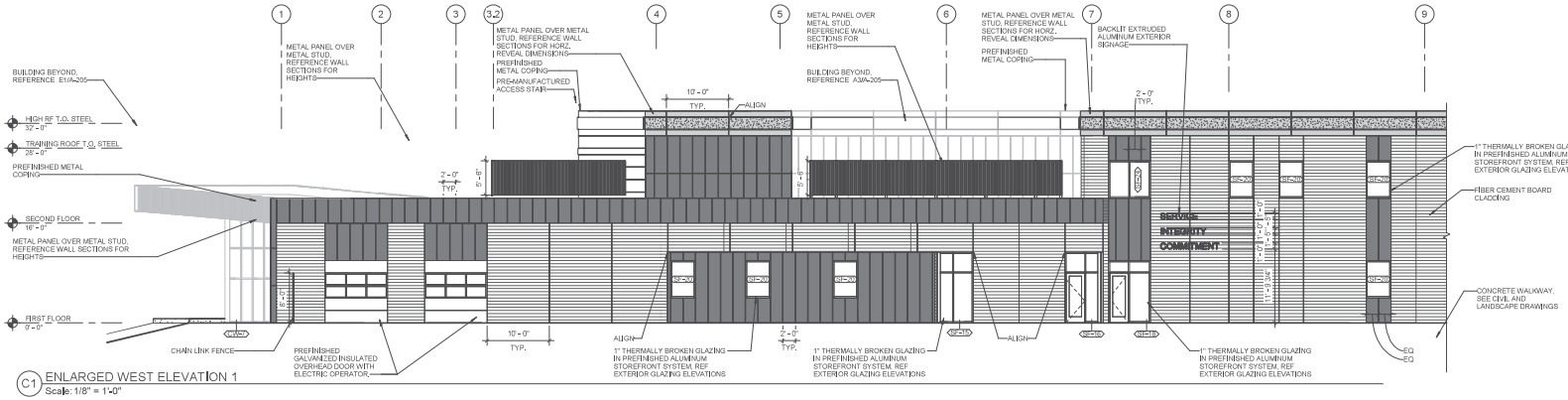

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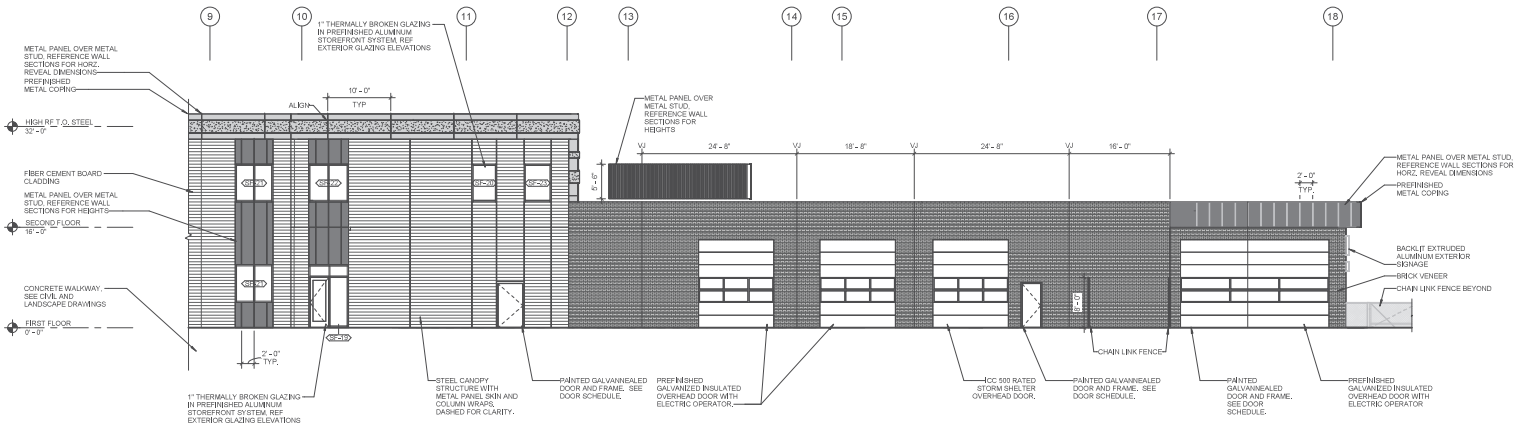

A1 ENLARGED WEST ELEVATION 2
Scale: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- FIBER CEMENT BOARD CLADDING
- EXTERIOR METAL PANEL 1
- EXTERIOR METAL PANEL 2A
- EXTERIOR METAL PANEL 2B
- EXTERIOR METAL PANEL 3
- BRICK VENEER, TITAN SIZE, 1/3 BOND
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PUD AMENDMENT

SEAL

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NOT FOR CONSTRUCTION

KEY PLAN

SCALE

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	JGS
APPROVED BY	JT
CHECKED BY	KF
DATE	5/29/25

TITLE

ENLARGED EXTERIOR ELEVATIONS

PROJECT NO. 50182057

A-203

SHEET NO.

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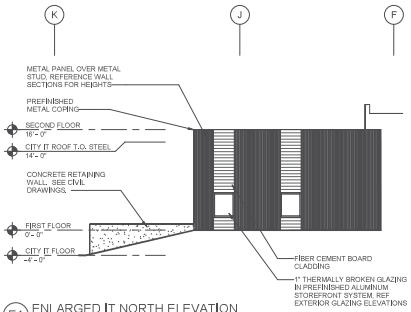
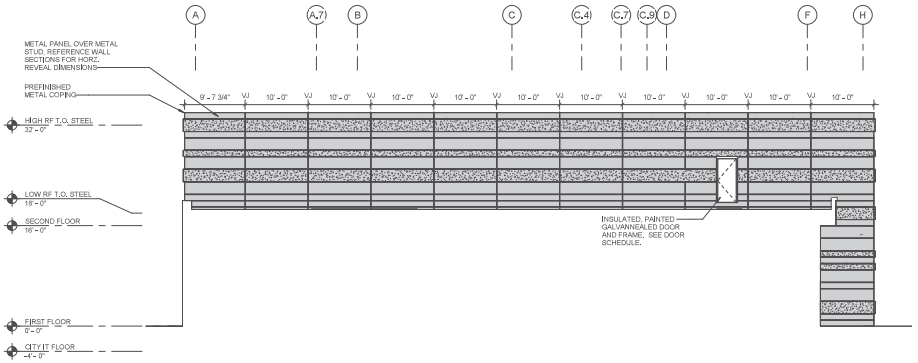
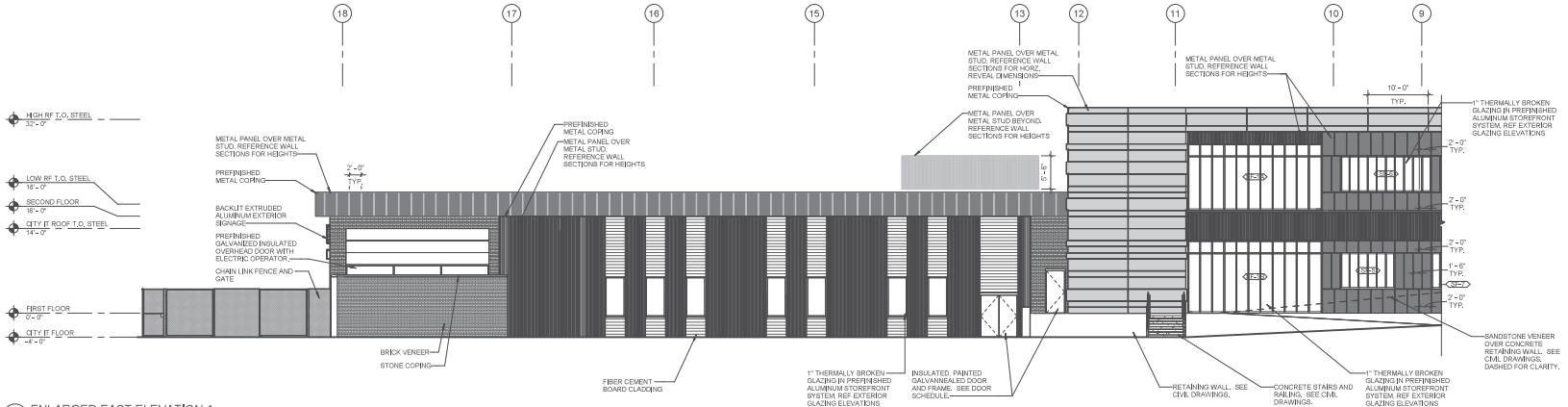


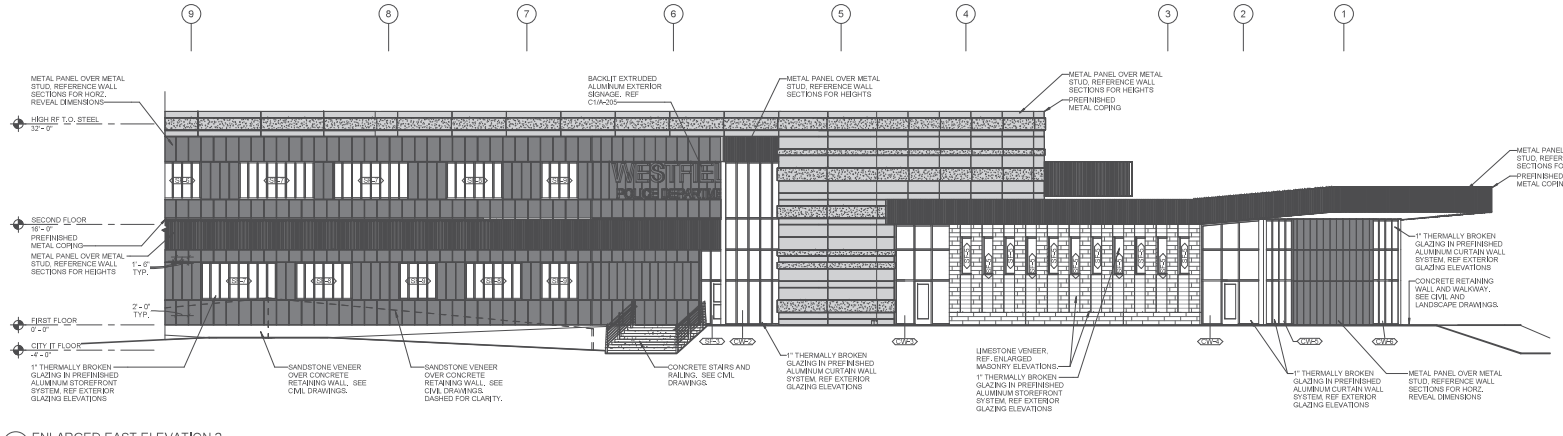
E1 ENLARGED IT NORTH ELEVATION
Scale: 1/8" = 1'-0"



E3 ENLARGED 2ND FLOOR SOUTH ELEVATION 2
Scale: 1/8" = 1'-0"



C1 ENLARGED EAST ELEVATION 1
Scale: 1/8" = 1'-0"



A1 ENLARGED EAST ELEVATION 2
Scale: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- FIBER CEMENT BOARD CLADDING
- EXTERIOR METAL PANEL 1
- EXTERIOR METAL PANEL 2A
- EXTERIOR METAL PANEL 2B
- EXTERIOR METAL PANEL 3
- BRICK VENEER, TITAN SIZE, 1/3 BOND
- 4" SANDSTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
- 3" SANDSTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
- CHAIN LINK FENCE
- VJ VERTICAL JOINT
- RJ REFERENCE WALL SECTIONS FOR HORIZONTAL JOINT SPACING

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GRAND PARK BLVD. & JOHN DIPPEL BLVD.
WESTFIELD, IN 46074
PUD AMENDMENT

SEAL

PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

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

REVISIONS

NO.	DESCRIPTION	DATE

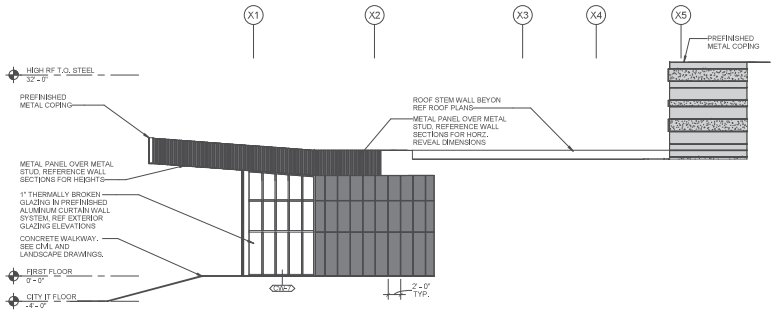
DRAWN BY	JGS
APPROVED BY	JT
CHECKED BY	KF
DATE	5/29/25

TITLE
ENLARGED EXTERIOR ELEVATIONS

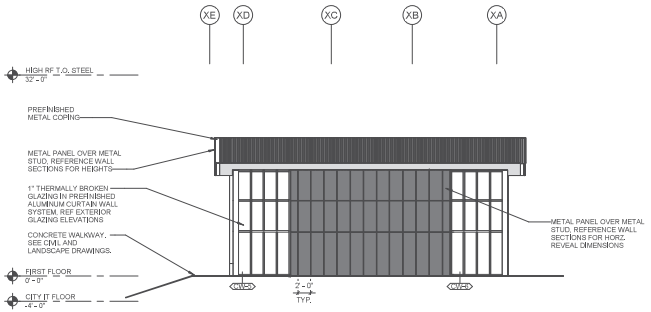
PROJECT NO. 50182057

A-204
SHEET NO.

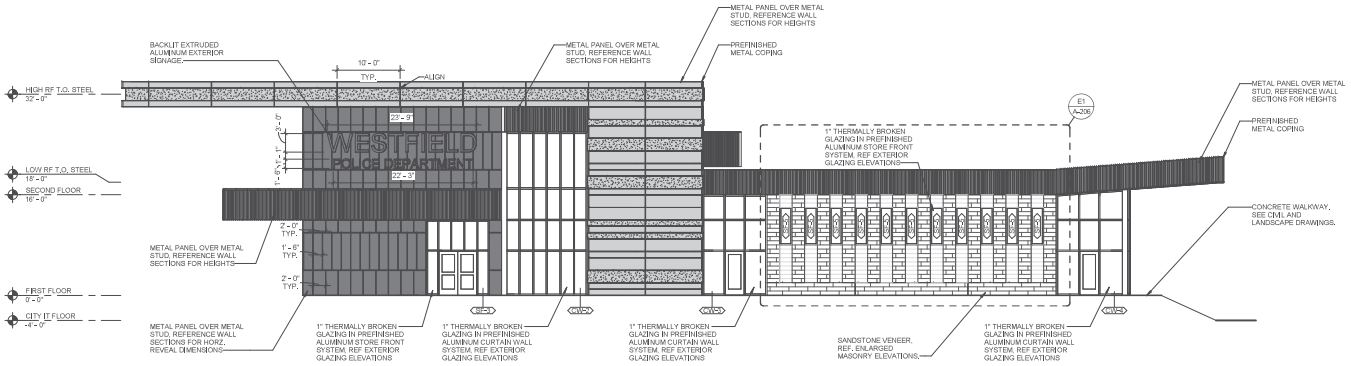
5/1/2025 4:51:49 PM



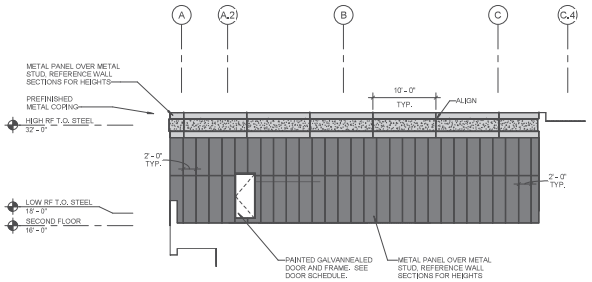
E1 ENLARGED WEST TRAINING ROOM ELEVATION
Scale: 1/8" = 1'-0"



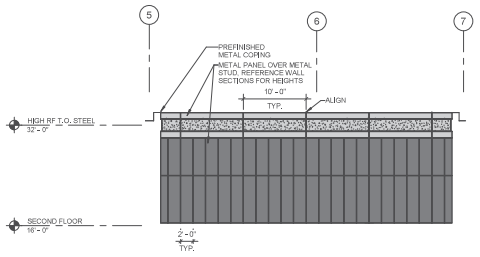
E3 ENLARGED NORTH TRAINING ROOM ELEVATION
Scale: 1/8" = 1'-0"



C1 ENLARGED EAST TRAINING ROOM ELEVATION
Scale: 1/8" = 1'-0"



A1 ENLARGED 2ND FLOOR EQUIPMENT ENCLOSURE NORTH
Scale: 1/8" = 1'-0"



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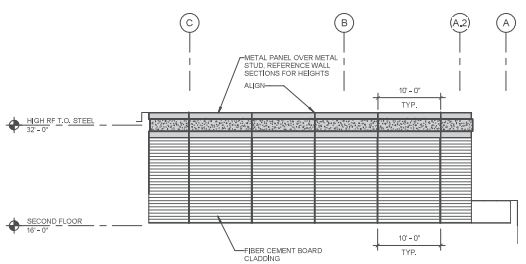

A5 ENLARGED 2ND FLOOR EQUIPMENT ENCLOSURE SOUTH
Scale: 1/8" = 1'-0"

EXTERIOR FINISH LEGEND

- FIBER CEMENT BOARD CLADDING
- EXTERIOR METAL PANEL 1
- EXTERIOR METAL PANEL 2A
- EXTERIOR METAL PANEL 2B
- EXTERIOR METAL PANEL 3
- BRICK VENEER, TITAN SIZE, 1/3 BOND
- 4" SANDSTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
- 3" SANDSTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
- CHAIN LINK FENCE
- VJ VERTICAL JOINT
- RJ REFERENCE WALL SECTIONS FOR HORIZONTAL JOINT SPACING

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PUD AMENDMENT

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PRELIMINARY DOCUMENTS
NOT FOR CONSTRUCTION

KEY PLAN

SCALE

0' 4' 8' 16'
SCALE: 1/8" = 1'-0"

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	JGS
APPROVED BY	JT
CHECKED BY	KF
DATE	5/29/25

TITLE

ENLARGED EXTERIOR ELEVATIONS

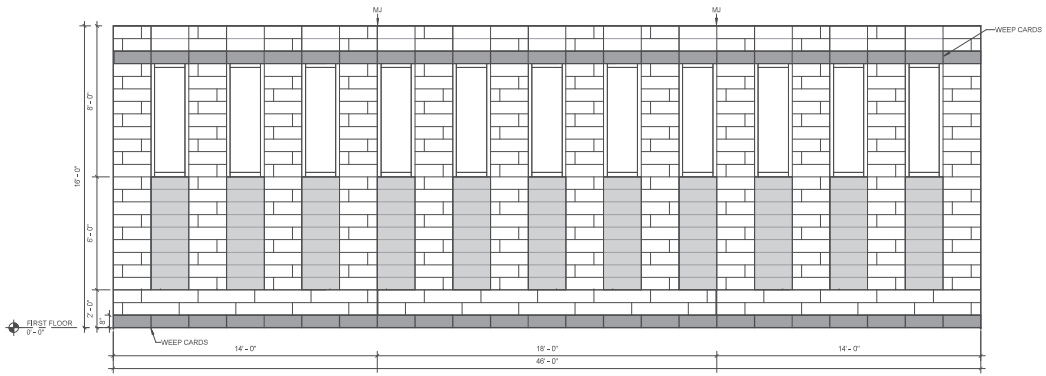
PROJECT NO. 50182057

A-205

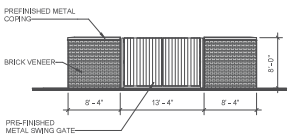
SHEET NO.

5/1/2025 4:51:54 PM

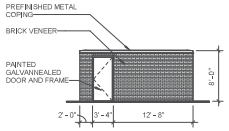
EXTERIOR MASONRY LEGEND	
	4" LIMESTONE VENEER - 8"X36 WITH A 12", (1/3) OFFSET
	3" LIMESTONE VENEER - 8"X24
	4" LIMESTONE VENEER - 8"X24
	WEEP CARDS
MJ	MOVEMENT JOINTS



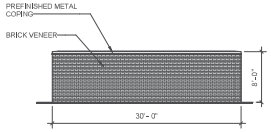
E1 ENLARGED EAST TRAINING ROOM MASONRY ELEVATION
Scale: 3/8" = 1'-0"



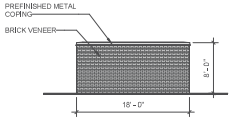
B1 DUMPSTER ENCLOSURE EAST ELEV.
Scale: 1/8" = 1'-0"



B2 DUMPSTER ENCLOSURE NORTH ELEV.
Scale: 1/8" = 1'-0"



B3 DUMPSTER ENCLOSURE WEST ELEV.
Scale: 1/8" = 1'-0"



B4 DUMPSTER ENCLOSURE SOUTH ELEV.
Scale: 1/8" = 1'-0"

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KEY PLAN

SCALE
0' 2' 4' 8'
SCALE: 3/8" = 1' - 0"
0' 4' 8' 16'
SCALE: 1/8" = 1' - 0"

REVISIONS

NO.	DESCRIPTION	DATE

DRAWN BY	Author
APPROVED BY	Approver
CHECKED BY	Checker
DATE	5/29/25

TITLE
ENLARGED MASONRY ELEVATION

PROJECT NO. 50182057

A-206

SHEET NO.

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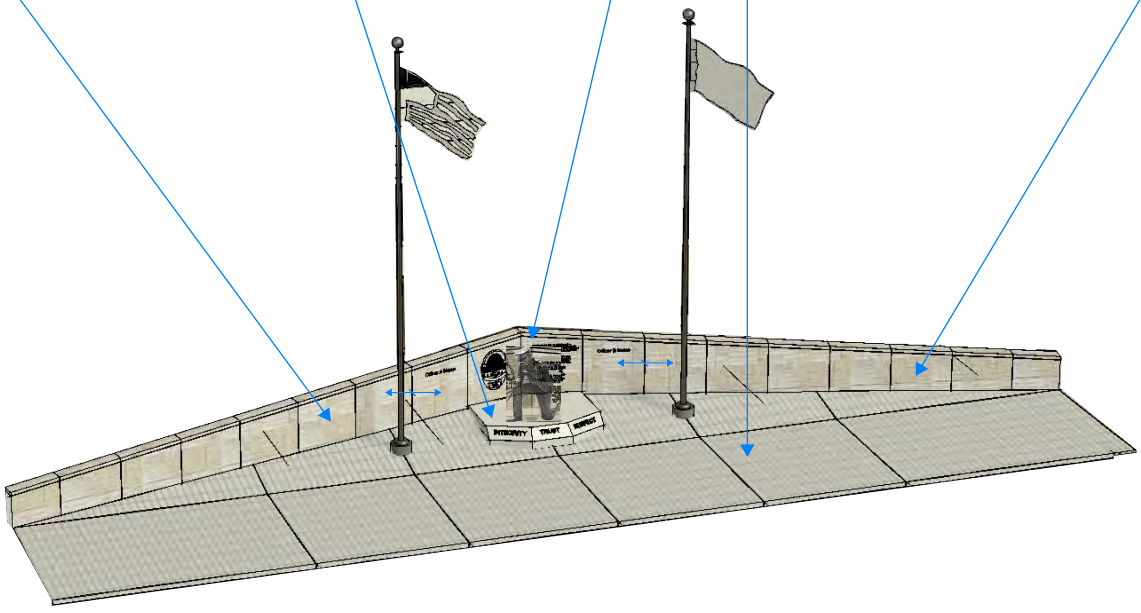
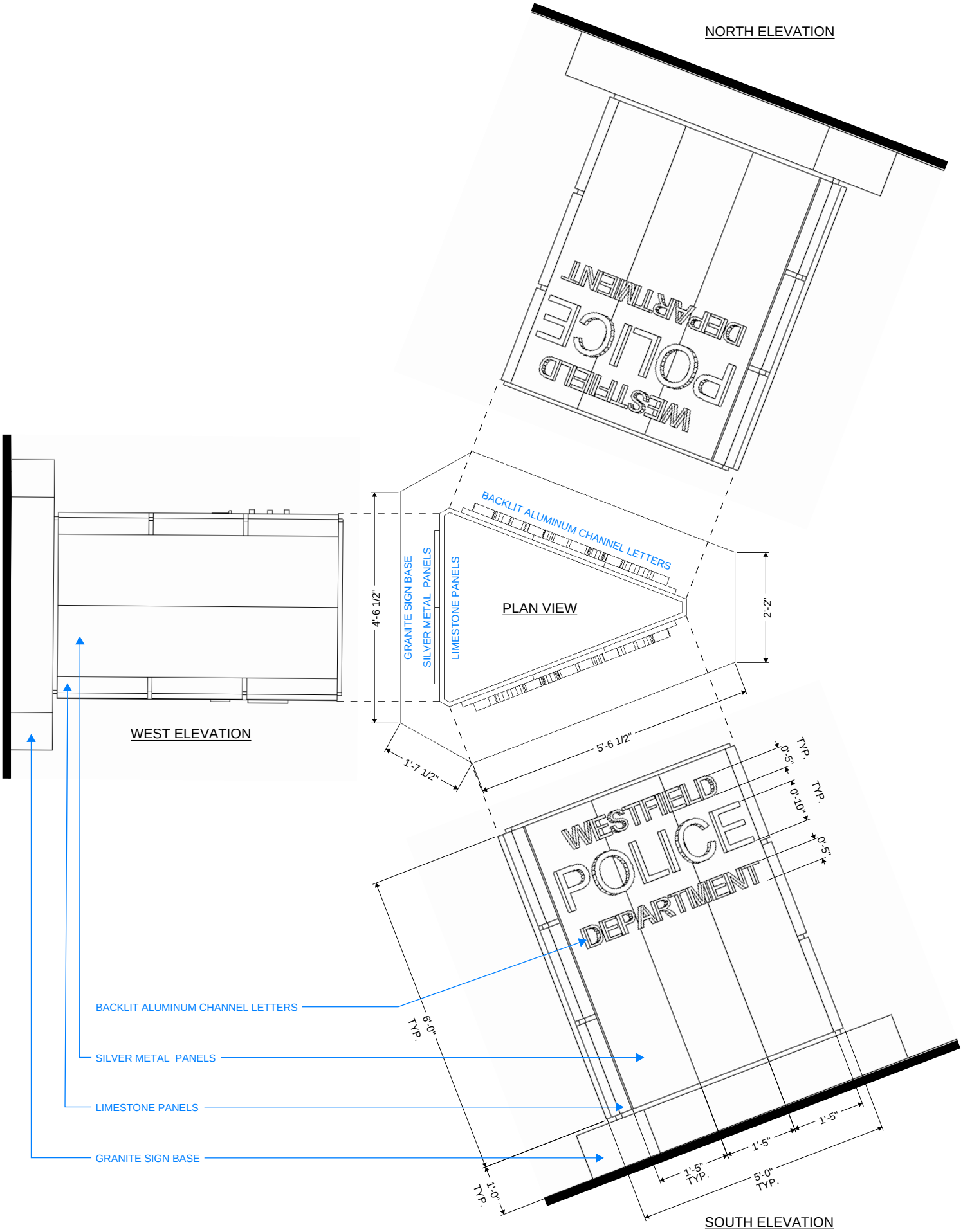
WESTFIELD POLICE DEPARTMENT SITE ADJACENCIES

EXHIBIT C

ILLUSTRATIVE CHARACTER EXHIBITS FOLLOW NEXT PAGES



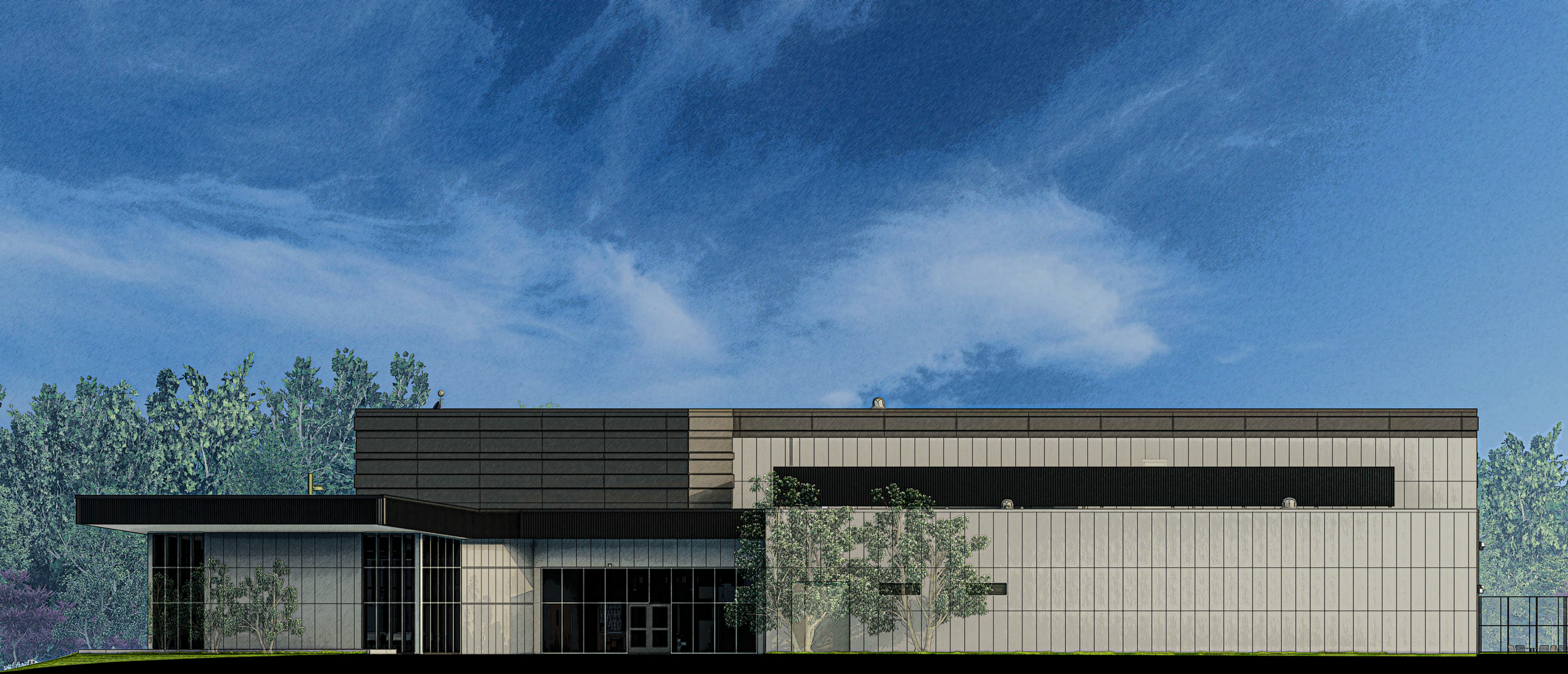
MEMORIAL PUBLIC ART AND SIGNAGE EXHIBIT



MONUMENT SIGN SIGNAGE EXHIBIT

WESTFIELD
POLICE DEPARTMENT
STOP

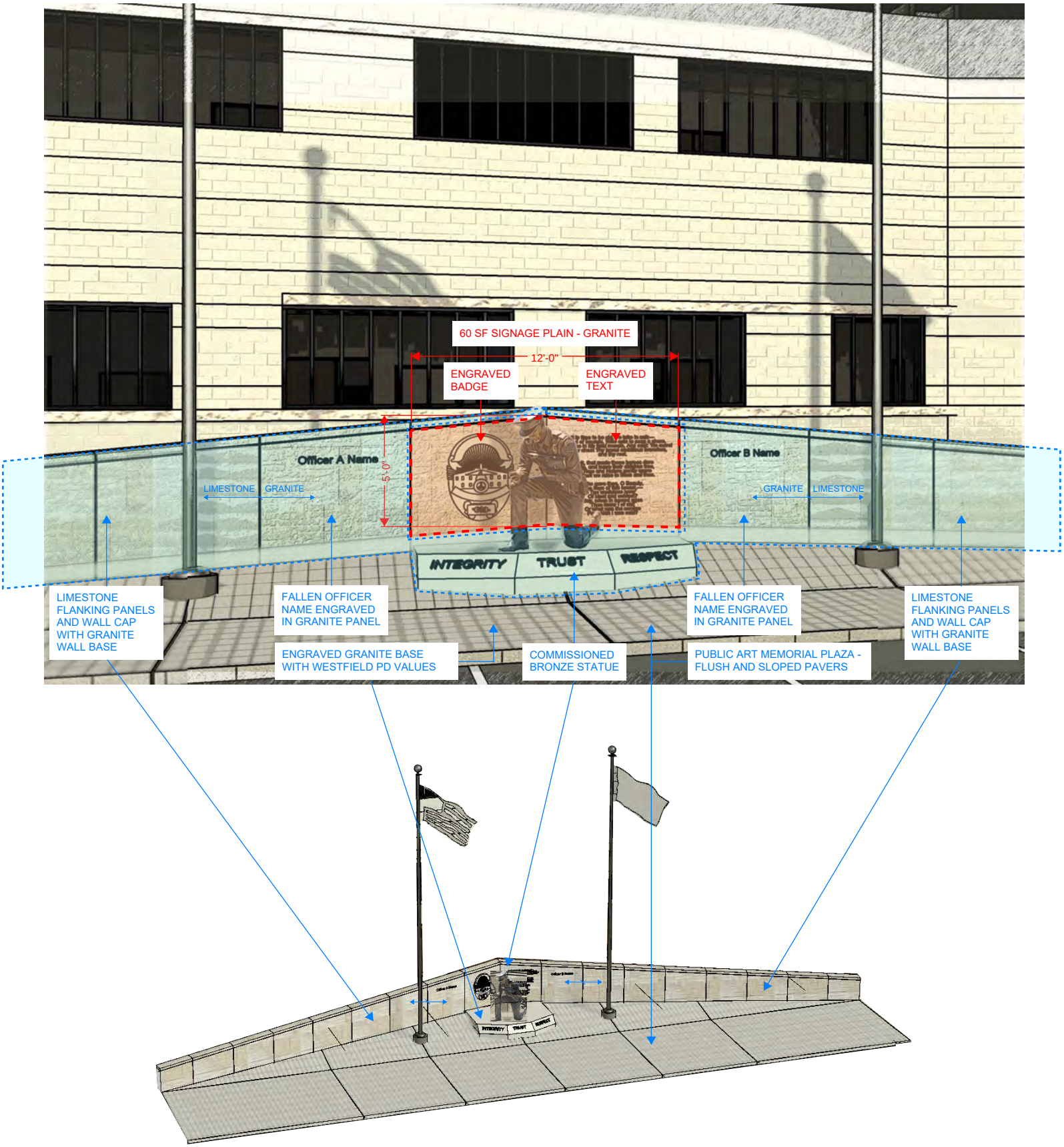
WESTFIEL
POLICE DEPARTME



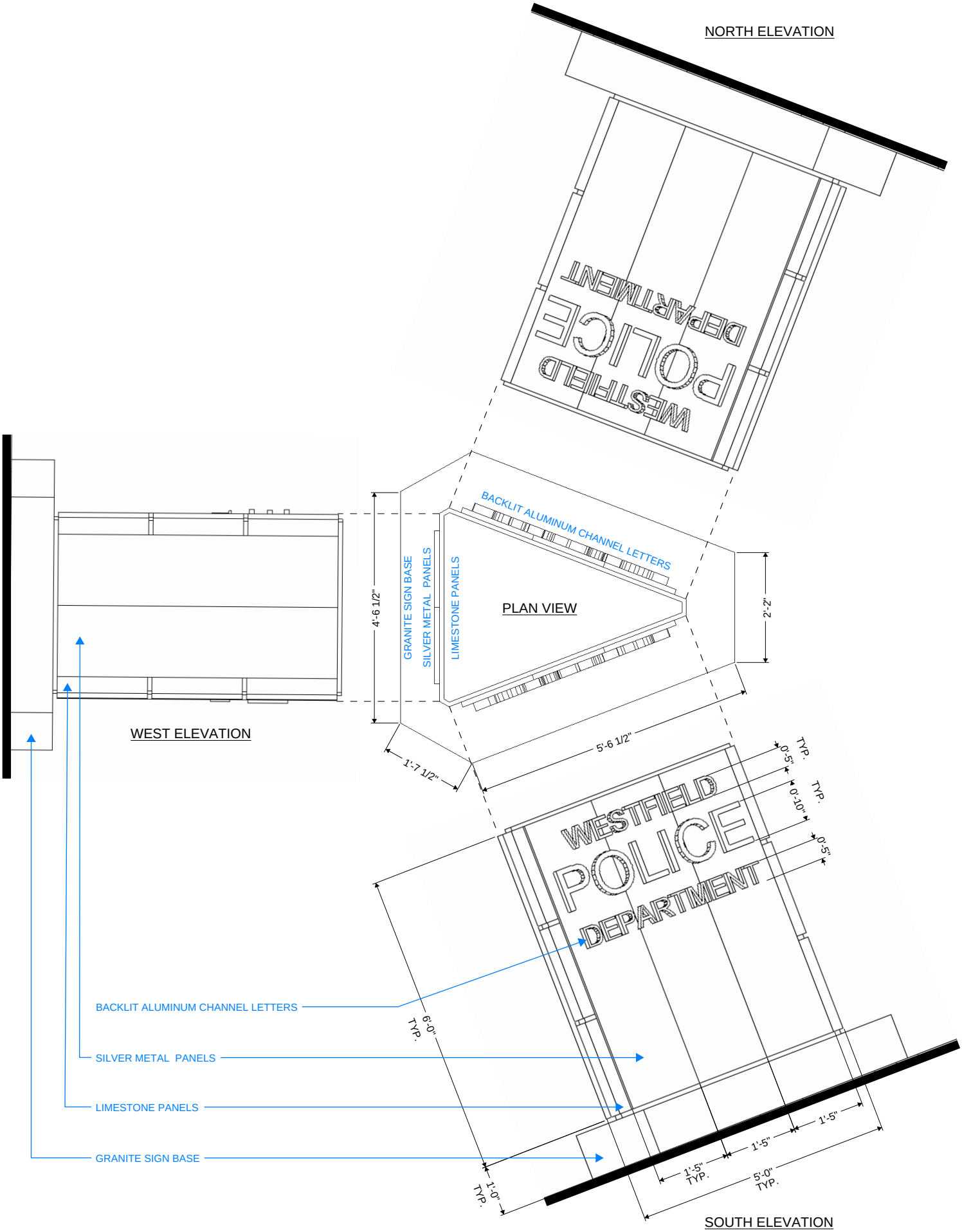
WESTFIELD
POLICE DEPARTMENT
WESTFIELD

SERVICE
INTEGRITY
COMMITMENT

WESTFIELD
POLICE DEPARTMENT
Officer A Name
Officer B Name



MEMORIAL PUBLIC ART AND SIGNAGE EXHIBIT



MONUMENT SIGN SIGNAGE EXHIBIT

Westfield Police Headquarters

PUD Amendment Review

Westfield – Indiana **July 7, 2025**

Site Overview

North

Site Plan

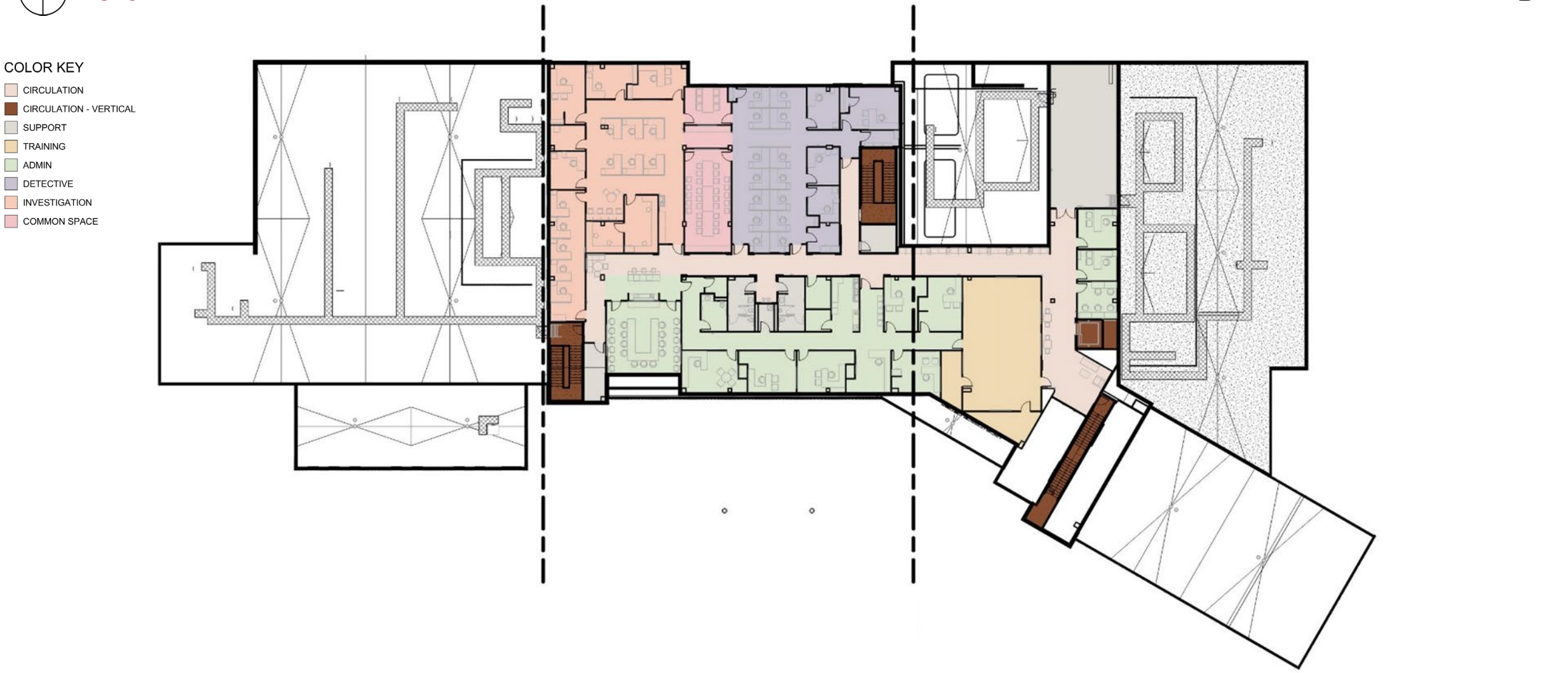
North

First Floor Plan

North

Second Floor Plan

North

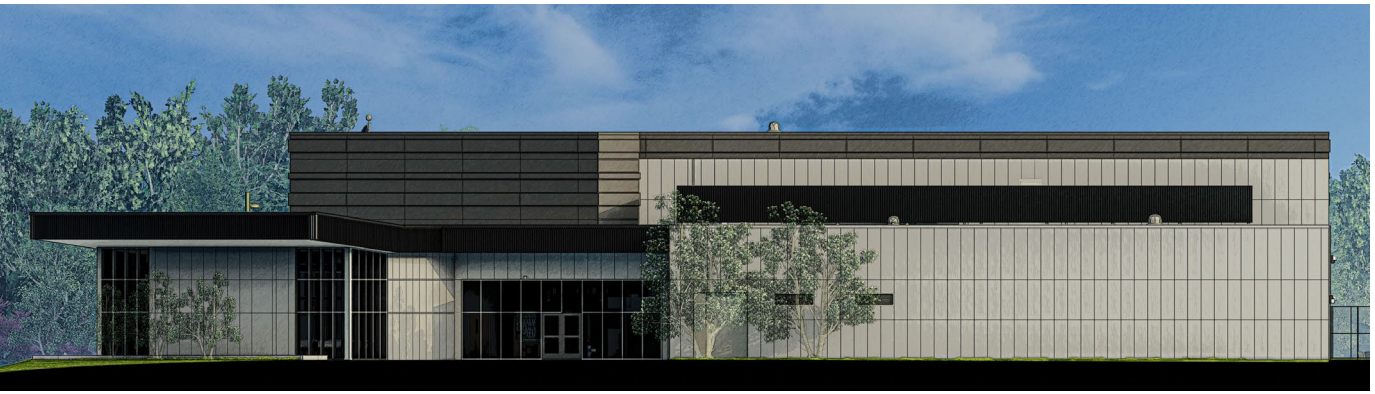


Elevations

EAST ELEVATION – public entry

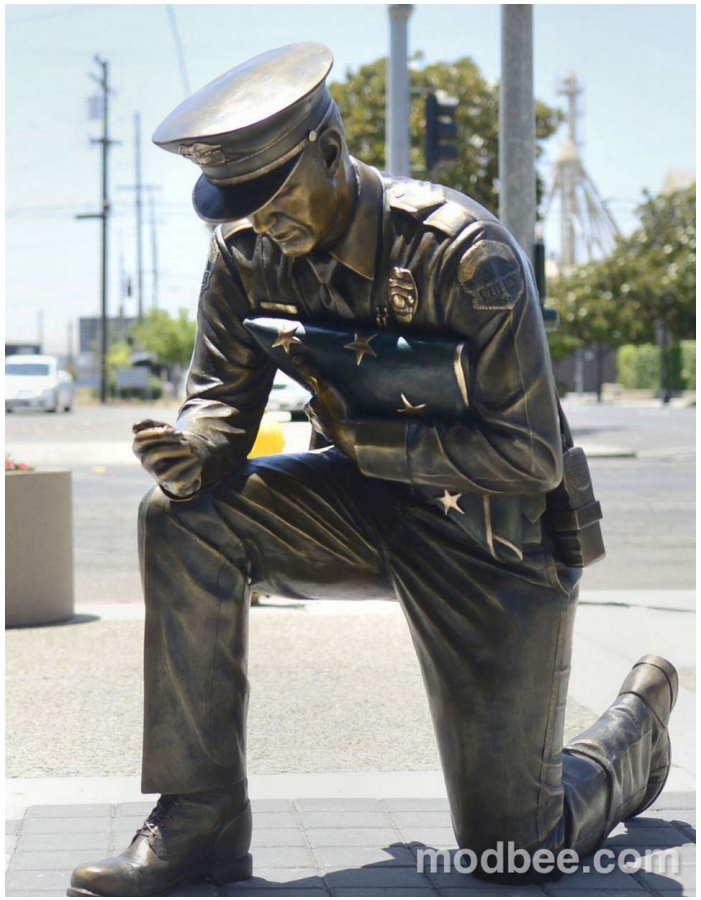
WEST ELEVATION – staff entry

Elevations



NORTH ELEVATION – training wing

SOUTH ELEVATION – intake wing



SCULTURE – example

Memorial at Entry