



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, August 4, 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
Chris Woodard | 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 - July 7, 2025

Review Rules of Procedure

CONSENT AGENDA

2508-DDP-24

Simon Moon Park, Phase II

3044 East 171st Street.

Westfield Parks and Recreation Department requests Detailed Development Plan review for Simon Moon Park Phase II improvements on 27.6 acres +/- within the AG-SF1: Agriculture / Single-family Rural District.

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

2508-DDP-25

Westfield Washington Schools Modular Trailer

Generally located at 19400 Tomlinson Road.

Westfield Washington Schools by InSite Engineering LLC requests Detailed Development Plan review of a 3,500 square-foot modular classroom on 76.34 acres +/- within the AG-SF1: Agricultural / Single-family Rural District.

(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

ITEMS OF BUSINESS

No items of business.

PUBLIC HEARING ITEMS

2508-PUD-16

Chatham Hills Planned Unit Development (PUD), Amendment X (Ivy Ridge Preserve)

South side of State Road 38, approximately 1,000 feet west of Lindley Farm Road.

Jason Watters by Nelson & Frankenberger, LLC requests a change in zoning for approximately 11.9 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

2508-PUD-17

Lantern Commons Planned Unit Development (PUD), Amendment II (Ord. 25-46)

16170 Westfield Boulevard/John Burtwell Drive.

MB Lantern, LLC, represented by Church Church Hittle + Antrim requests an amendment to the standards of Area C of the Lantern Commons Planned Unit Development (PUD) District.

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

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04

Towne 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)

2507-PUD-14

199th & Monon Planned Unit Development (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)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



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

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: None.

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

City Staff Present Virtually: None.

Legal Counsel Present: Kristine Gordan with Taft Stettinius & Hollister LLP & Nicole Buskill, City of Westfield.

Announce any changes to Agenda

President Neal indicated that 2507-PUD-15, Wheeler Landing PUD, Amendment X (Police Headquarters) will be the first public hearing of this meeting.

Approval of Minutes - June 16, 2025

Motion: Approve

By: Victor MCCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 4:06](#)

Staff Presentation

Motion: Approve
By: William Bunkowfst
Seconded: Chris Woodard

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 5:27](#)

Staff Presentation

Motion: Approve Plan Commission Order 25-06

By: Victor MCCarty

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 8:41](#)

Staff Presentation

Motion: Approve

By: Mark Keen

Seconded: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 13:07](#)

Staff Presentation

Motion: Approve

By: William Bunkowfst

Seconded: Chris Woodard

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 31:10](#)

Staff presentation / Petitioner presentation

Public Hearing for 2507-PUD-14 opened at 7:39 p.m.

Four (4) public comments.

One (1) group with public comments.

Public Hearing for 2507-PUD-14 closed at 7:57 p.m.

APC questions and comments / Petitioner responses.

No motions for this item.

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)

[YouTube Time: 17:48](#)

Staff presentation / Petitioner presentation

Public Hearing for 2507-PUD-15 opened at 7:26 p.m.

No public comments.

Public Hearing for 2507-PUD-15 closed at 7:274 p.m.

APC questions and comments / Petitioner responses.

Motion: Waive Workshop

By: Omar Khan

Seconded: Mark Keen

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

No: None

Abstain: None

Motion Determination: Passed

Motion: Favorable Recommendation to City Council
By: Victor McCarty
Seconded: Omar Khan

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

Motion Determination: Passed

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 & Frankengerger, LLC requests amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.

(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

[YouTube Time:1:33:40](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: William Bunkowfst
Seconded: Omar Khan

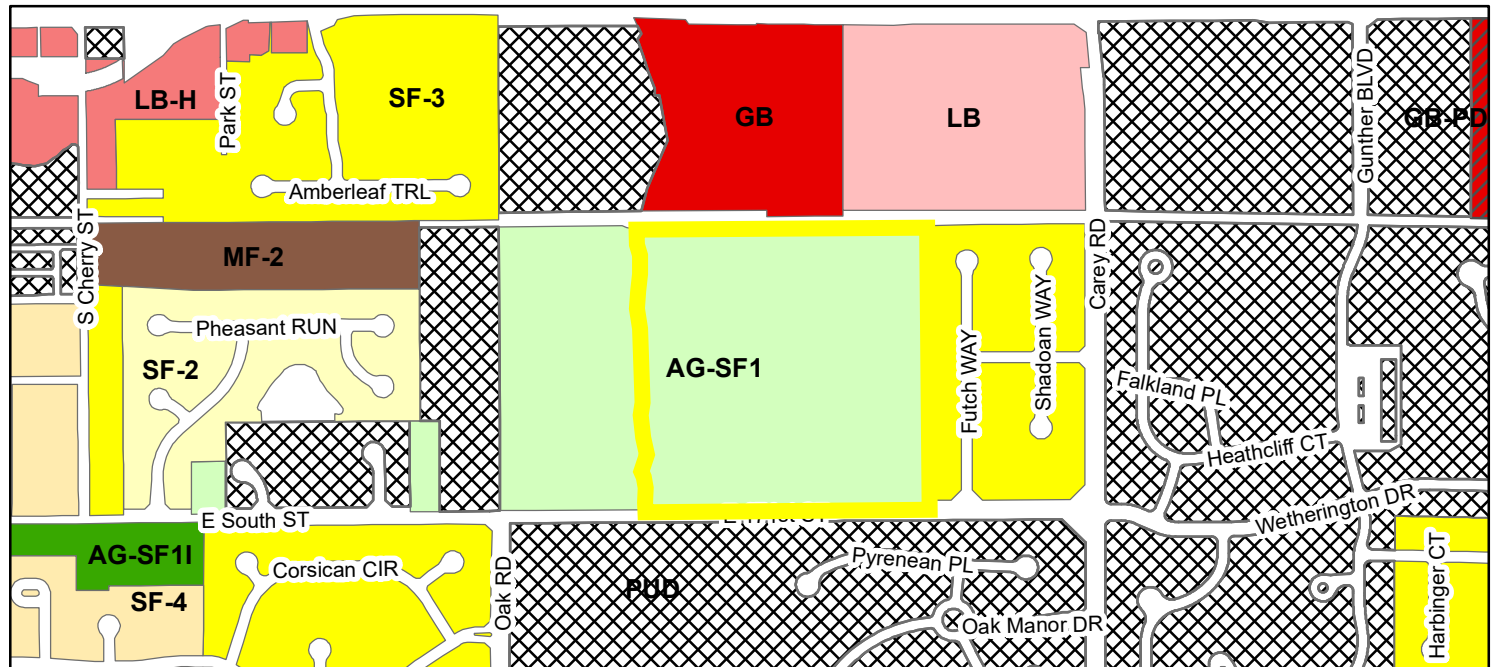
Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Ryan Mooney, Chris Woodard
No: None
Abstain: None

Motion Determination: Passed

Aerial Location Map



Zoning Map



Zoning

- | | |
|---|------------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | LB-H (Local Business - Historical) |
| AG-SF11 (Agriculture - Single Family - 1 In-town) | MF-2 (Multiple Family - 2) |
| GB (General Business) | PUD (Planned Unit Development) |
| GB-PD (General Business - Planned Development) | SF-2 (Single Family - 2) |
| LB (Local Business) | SF-3 (Single Family - 3) |
| | SF-4 (Single Family - 4) |



Petition Number: 2508-DDP-24
Project Name: Simon Moon Park Phase II
Subject Site Address: 3044 E 171st Street
Petitioner: City of Westfield Parks and Recreation Department
Representative: Christopher McConnell, Director
Request: Detailed Development Plan review for Phase II improvements to Simon Moon Park
Current Zoning: AG-SF1: Agriculture / Single-family Rural District
Current Land Use: Public Park
Approximate Acreage: +/- 37.89
Staff Reviewer: Weston Rogers, Senior Planner

PROCEDURAL

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

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(H) of the UDO)

The plans comply.

- 6) Title, scale, north arrow and date.
- 7) Proposed name of the development.
- 8) 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.
- 9) Address and legal description of the property.
- 10) Boundary lines of the property including all dimensions.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 15) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 16) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 17) Location and dimensions of all existing structures and paved areas.
- 18) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 19) Location of all Floodplain areas within the boundaries of the property.
- 20) Names of legal ditches and streams on or adjacent to the site.
- 21) 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.
- 22) Identify buildings proposed for demolition.
- 23) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 24) 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).

25) 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:

- 26) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 27) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 28) 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.
- 29) 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

AG-SF1: Agriculture / Single-family Rural District

The plans comply.

30) Permitted Uses

- a) Public Park Permitted Land Use

31) Minimum Lot Area 3 acres

32) Minimum Lot Frontage 250 feet

33) Minimum Building Setback Lines

- a) Front Yard 80 feet
- b) Side Yard 30 feet
- c) Rear Yard 30 feet

- 34) Minimum Lot Width 100 feet
35) Maximum Building Height 2 ½ stories
-

DEVELOPMENT STANDARDS

(Chapter 6 of UDO)

The plans comply.

36) Accessory use and Building Standards (Article 6.1)

37) Architectural Standards (Article 6.3)

a) Single-family District – Nonresidential Uses

i) Building Materials

- (1) In order to ensure compatibility of nonresidential Uses with surrounding residential Uses in Residential Districts, all nonresidential Uses shall use exterior building materials, roof line treatments and roofing materials that are compatible with and consistent with the residential character and building materials of the surrounding residential area.

38) Building Standards (Article 6.4)

39) Fence Standards (Article 6.5)

a) Location:

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

b) Height Limitations:

- i) 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.
- ii) Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.
- iii) Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.
- iv) 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.
- v) 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.
- vi) Fences for Agricultural Uses shall not be subject to height limitations.

c) Opaque Fences:

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

d) Outdoor Screening:

- i) Fences for screening of permitted outside storage or display areas shall also comply with Article 6.12 Outside Storage and Display.

e) Vision Clearance:

- i) Fences shall comply with Article 6.19 Vision Clearance Standards.

f) Declaration of Covenants:

- i) 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.

40) Height Standards (Article 6.6)

41) Landscaping Standards (Article 6.8)

- a) Content of Landscape Plan – 6.8(C)
- b) Preservation and Replacement of Trees –Article 6.8(E)
- c) General Screening Standards – 6.8(H)
- d) Detention and Retention Areas – UDO Article 6.8(I)
- e) Minimum Lot Landscaping Requirements – 6.8(K)
- f) Foundation Plantings –UDO Article 6.8(L)
- g) External Street Frontage Landscaping Requirements – Article 6.8(M)
- h) Buffer Yard Requirements – Article 6.8(N)
- i) Parking Area Landscaping – 6.8(O)

42) Lighting Standards (Article 6.9)

a) General Lighting Standards:

- i) All Light Fixtures, with the exception of internally-illuminated signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

- iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- v) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.
- b) Nonresidential Standards:
 - i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
 - ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines.
 - 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 non-residential 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.
- 43) Lot Standards (Article 6.10)
- 44) Outside Storage and Display (Article 6.12)
- 45) Outdoor Café and Eating Areas (Article 6.13)
- 46) Parking and Loading Standards (Article 6.14)
- 50) Performance Standards (Article 6.15)
- 51) Setback Standards (UDO Article 6.16)
- 52) Sign Standards (Article 6.17)
- 53) Vision Clearance Standards (Article 6.19)
- 54) Yard Standards (Article 6.21)

DESIGN STANDARDS

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 (Article 8.7)
- 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:

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2508-DDP-24 with the following condition:

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

Please contact Weston Rogers at wrogers@westfield.in.gov or 408.317.9895 with questions prior to the meeting.

JEFFORY L. ROUDEBUSH
INSTRUMENT #2017060058
TAX PARCEL #08-10-06-00-00-005.001

NON-ENFORCEMENT OF DRAINAGE EASEMENT
BEYOND 1' FROM SOUTH SIDE OF TOP OF BANK FOR
PEDESTRIAN TRAIL & FENCE ONLY
INSTRUMENT #2011015736

CITY OF WESTFIELD, INDIANA
INSTRUMENT #2010024353
TAX PARCEL #08-10-06-00-00-005.001

SEE ENLARGEMENT SHEET C2.6

PROPOSED WET POND
TOP OF BANK: 860'
NORMAL POOL: 855.5'
BOTTOM OF POND: 846'
2-YEAR PEAK WSEL: 856.48'
10-YEAR PEAK WSEL: 856.96'
100-YEAR PEAK WSEL: 857.47'
EMERGENCY SPILLWAY
INVERT ELEV: 859

COOL CREEK (WHEELER
& BEALS) DRAIN - JOHN
BEALS ARM
12' IN WIDTH, APPROX
STA 104+34 TO 117+25
(PER 1898 DESCRIPTION)

SITE LAYOUT NOTES

1. CONTRACTOR SHALL STAKE LAYOUT FOR ALL FLATWORK FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, OR FACE OF WALL UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SODDED AND/OR SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. INSTALLATION OF THE PLAYGROUND SURFACE AND PLAYGROUND EQUIPMENT BY OTHERS. SEE GENERAL NOTES, GRADING PLANS, AND CONSTRUCTION DETAILS FOR REFERENCE.

LEGEND

- EXISTING COBBLE
EDGE OF WATER

REFERENCE NOTES SCHEDULE

SYMBOL CODE DESCRIPTION

32 EXTERIOR IMPROVEMENTS

- 32-05 FLOATING DOCK WITH KAYAK LAUNCH ATTACHMENT, SEE DETAIL SHEET C9.7
32-08 DRAIN AT SPLASH BLOCK INSTALLATION, SEE DETAIL 01/C9.1

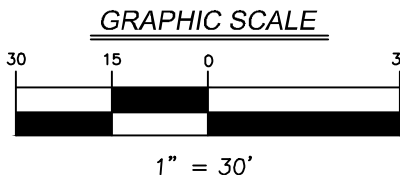
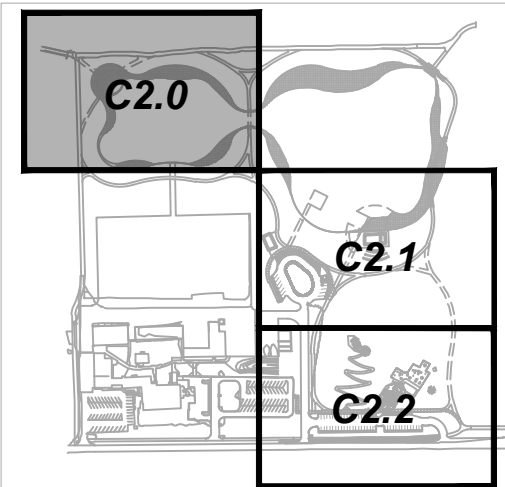
PAVING

- P-101 4" TH CONCRETE PAVEMENT, SEE DETAIL SHEETS 07/C9.0 FOR FINISH
P-102 4" TH CONCRETE PAVEMENT W/ PICTURE FRAME FINISH, SEE DETAIL 6/C9.0 FOR FINISH
P-103 CRUSHED STONE SURFACE, SEE DETAILS SHEET C9.0
P-104 CONCRETE BOARDWALK, SEE DETAIL SHEET C9.4 & C9.5

SITE FURNISHINGS

- S-107A MAGLIN OGDEN BENCH A, TYP
S-108 BIKE RACK
S-112 MAGLIN LEXICON TRASH CONTAINER

KEY MAP



REVISIONS

ORIGINAL ISSUE DATE: 05/14/2025

PROJECT NO.: 210998

PROJECT MANAGER: SE

DESIGNED BY: JR

DRAWN BY: JR

SITE PLAN

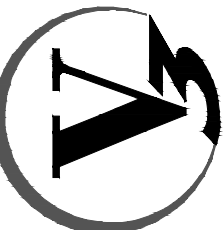
SIMON MOON PARK - PHASE II

WESTFIELD

100% CD

INDIANA

1060 N Capital Avenue
Suite 6-301
Indianapolis, IN 46204
317.423.0680
www.v3co.com



DRAWING NO.

C2.0

[illegible]

1. CONTRACTOR SHALL STAKE LAYOUT FOR ALL FLATWORK FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB, OR FACE OF WALL UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL. IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SODDED AND/OR SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. INSTALLATION OF THE PLAYGROUND SURFACE AND PLAYGROUND EQUIPMENT BY OTHERS. SEE GENERAL NOTES, GRADING PLANS, AND CONSTRUCTION DETAILS FOR REFERENCE.

<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>
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SITE FURNISHINGS

S-106	OUTDOOR EDUCATION SHELTER, SEE ARCHITECTURAL PLANS
S-107A	MAGLIN OGDEN BENCH A, TYP
S-108	BIKE RACK
S-112	MAGLIN LEXICON TRASH CONTAINER



GRAPHIC SCALE

$$1'' = 30'$$

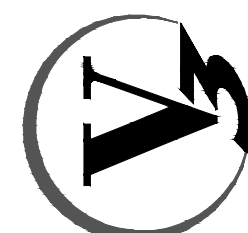
SITE PLAN

SIMON MOON PARK - PHASE II

INDIANA

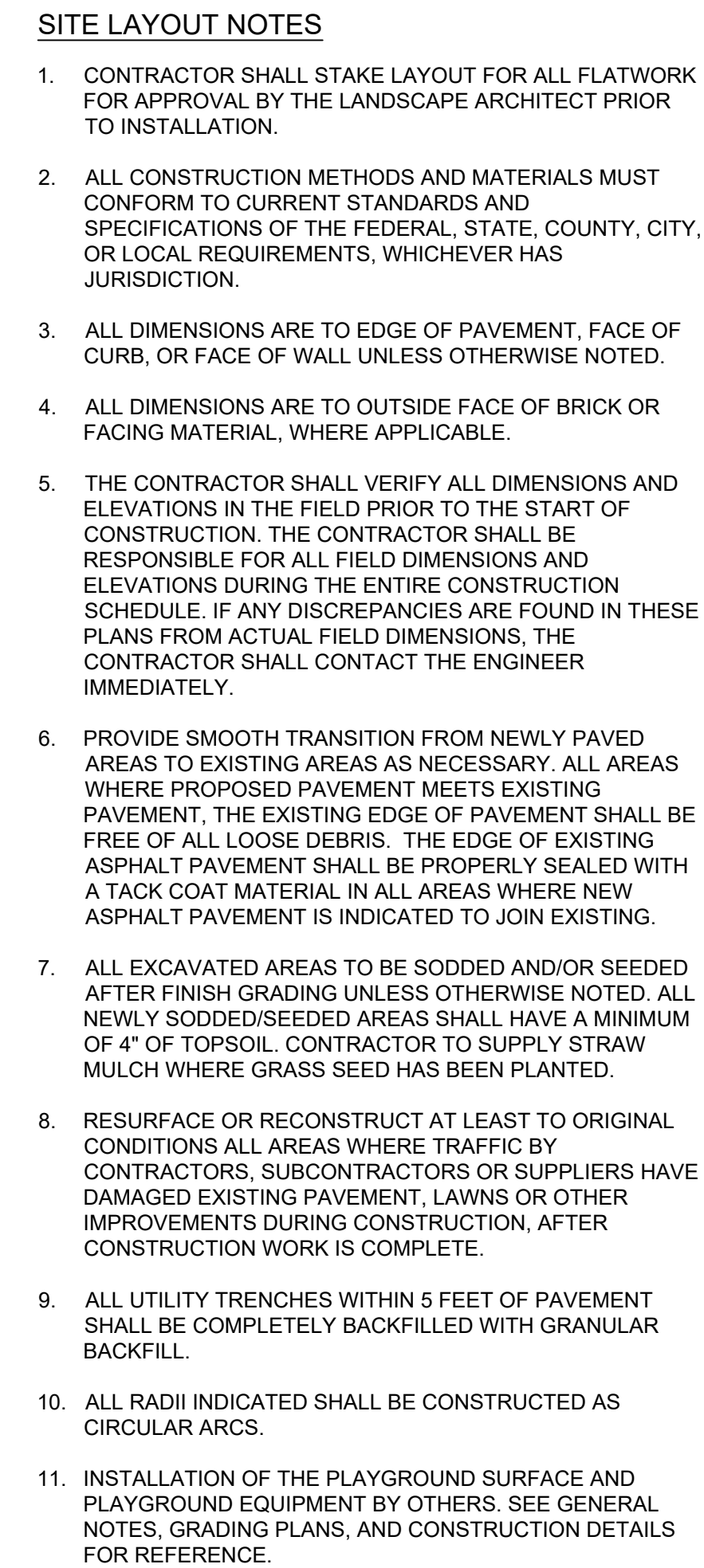
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317.423.0690
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DRAWING NO.

C2.1



GRAPHIC SCALE

30' 15' 0' 30'

1" = 30'

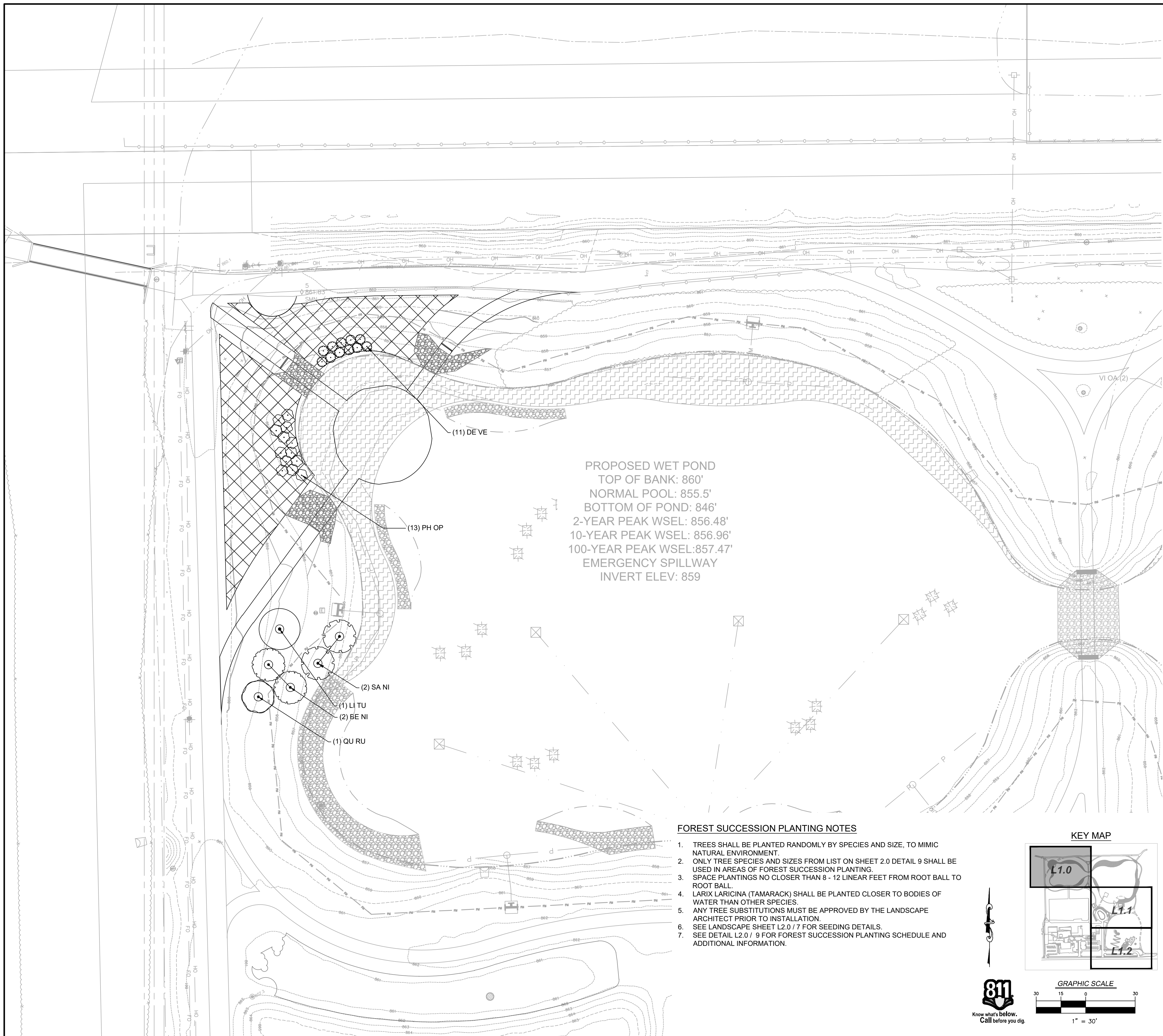
KEY MAP

C2.0

C2.1

C2.2

1060 N Capitol Avenue
Suite 6-301
Indianapolis, IN 46204
317.423.0690
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LANDSCAPE NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AS SET FORTH BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
4. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
7. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
8. BACKFILL FOR TREE PLANTING SHALL INCORPORATE A 5-10-5 ANALYSIS SLOW-RELEASE FERTILIZER AT APPROVED RATES.
9. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
10. TREE STAKING IS NOT REQUIRED AS PART OF INITIAL PLANTING. HOWEVER, STAKING WILL BE REQUIRED TO MAINTAIN ANY TREES WHICH BECOME OUT OF PLUMB.
11. LANDSCAPE CONTRACTOR IS TO COORDINATE ALL WORK WITH OTHER TRADES TO MINIMIZE RISK OF DAMAGE TO SITE UTILITIES.
12. PRIOR TO THE INSTALLATION OF LANDSCAPING, LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AND ANY OTHER AFFECTED PARTY TO DISCUSS PROPER SEPARATIONS FROM UTILITIES.

LEGEND

- FOREST SUCCESSION
SEE SHEET L2.0 FOR TREE SPECIES AND NATIVE SEED MIX
- COBBLE EDGE, SEE DETAIL SHEET C9.2
- EXISTING COBBLE
- NEW WETLAND SHELF PLANTING, SEE DETAIL 01/ L2.1 FOR QUANTITY
- EXISTING WETLAND SHELF PLANTING
- DECK UNDERLAYMENT, GRAVEL, SEE SPECIFICATIONS

PLANT SCHEDULE

CODE BOTANICAL NAME

TREES

- AC CA ACER CAMPESTRE
- AC RN ACER RUBRUM 'NORTHWOOD'
- BE NI BETULA NIGRA
- CE CA CERCIS CANADENSIS
- CO FR CORNUS FLORIDA VAR. RUBRA
- GL TI GLEDITSIA TRIACANTHOS INERMIS
- JU VB JUNIPERUS VIRGINIANA 'BURKII'
- LI TU LIRIODENDRON TULIPIFERA
- NY SY NYSSA SYLVATICA 'WILDFIRE'
- PI GD PICEA GLAUCA 'DENSATA'
- PI ST PINUS STROBUS
- QU RU QUERCUS RUBRA
- SA NI SALIX NIGRA

SHRUBS

- CA AC CALAMAGROSTIS X ACUTIFLORA
- CO AM CORNUS AMOMUM
- DE VE DECODON VERTICILLATUS
- DI LM DIERVILLA LONICERA 'MICHIGAN SUNSET'
- HY QU HYDRANGEA QUERCIFOLIA
- LI BE LINDERA BENZOIN
- PH OP PHYSOCARPUS OPULIFOLIUS
- PH LD PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'
- RH AR RHUS AROMATICA 'GRO-LOW'
- VI DE VIBURNUM DENTATUM 'ARROWWOOD'
- VI DB VIBURNUM DENTATUM 'BLUE MUFFIN'

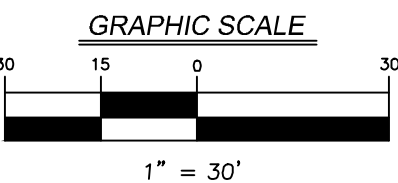
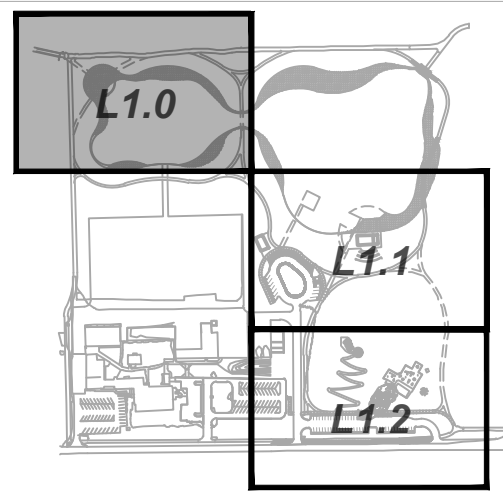
FORBS & GRASSES

- EC PU ECHINACEA PURPUREA
- NE KI NEPETA X FAASSENII 'KITTEN AROUND'
- SC SC SCHIZACHYRIUM SCOPARIUM 'LITTLE BLUESTEM'
- SP HE SPOROBOLUS HETEROLEPIS

FOREST SUCCESSION PLANTING NOTES

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3. SPACE PLANTINGS NO CLOSER THAN 8 - 12 LINEAR FEET FROM ROOT BALL TO ROOT BALL.
4. LARIX LARICINA (TAMARACK) SHALL BE PLANTED CLOSER TO BODIES OF WATER THAN OTHER SPECIES.
5. ANY TREE SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
6. SEE LANDSCAPE SHEET L2.0 / 7 FOR SEEDING DETAILS.
7. SEE DETAIL L2.0 / 9 FOR FOREST SUCCESSION PLANTING SCHEDULE AND ADDITIONAL INFORMATION.

KEY MAP



PLANTING PLAN

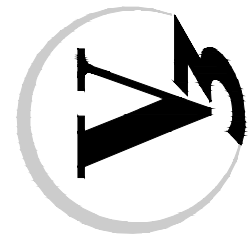
SIMON MOON PARK - PHASE II

INDIANA

WESTFIELD

100% CD

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317.423.0650
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DRAWING NO.

L1.0

REVISIONS

DESCRIPTION

05/14/2025

NO.

DATE

DESCRIPTION

1

DATE

DESCRIPTION

PROJECT NO.: 210998

PROJECT MANAGER: SE

DESIGNED BY: JR

DRAWN BY: JR



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LEGEND

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SEE SHEET L2.0 FOR TREE SPECIES AND NATIVE SEED MIX
- COBBLE EDGE, SEE DETAIL SHEET C9.2
- EXISTING COBBLE
- NEW WETLAND SHELF PLANTING, SEE DETAIL 01/ L2.1 FOR QUANTITY
- EXISTING WETLAND SHELF PLANTING
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PLANT SCHEDULE

CODE BOTANICAL NAME

TREES

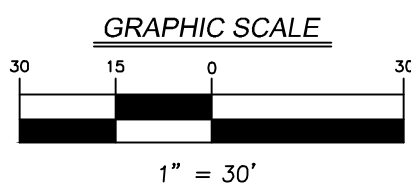
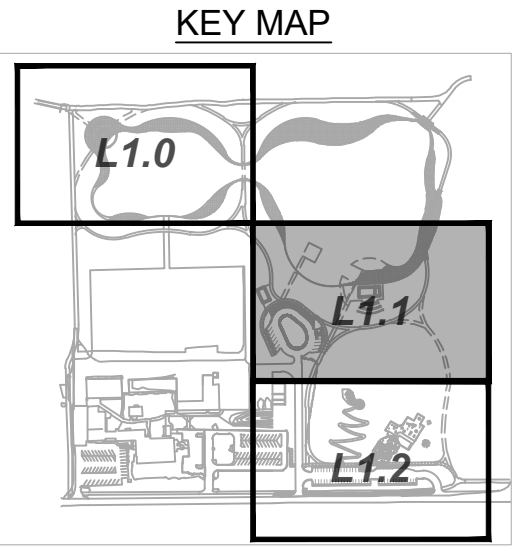
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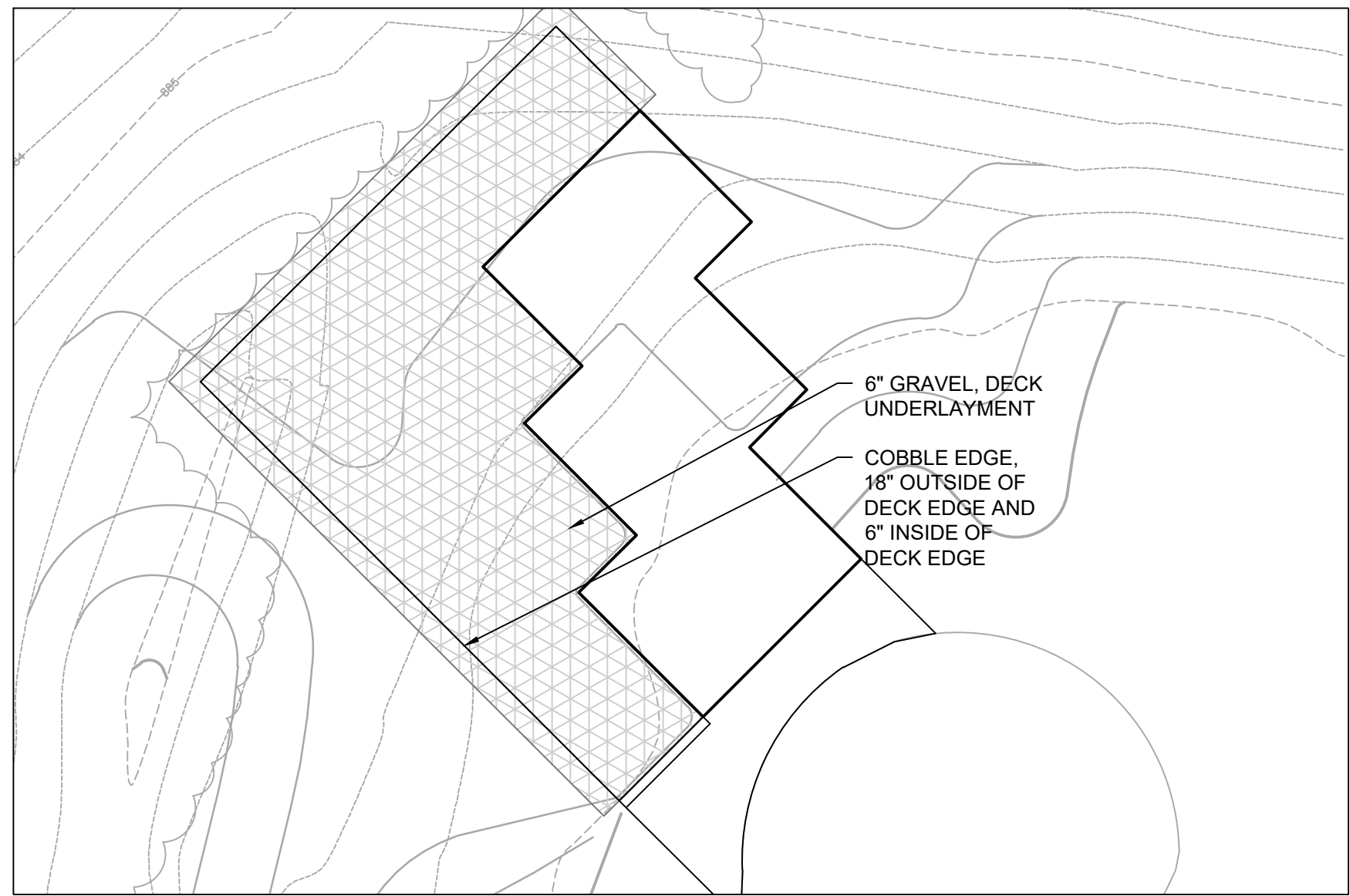
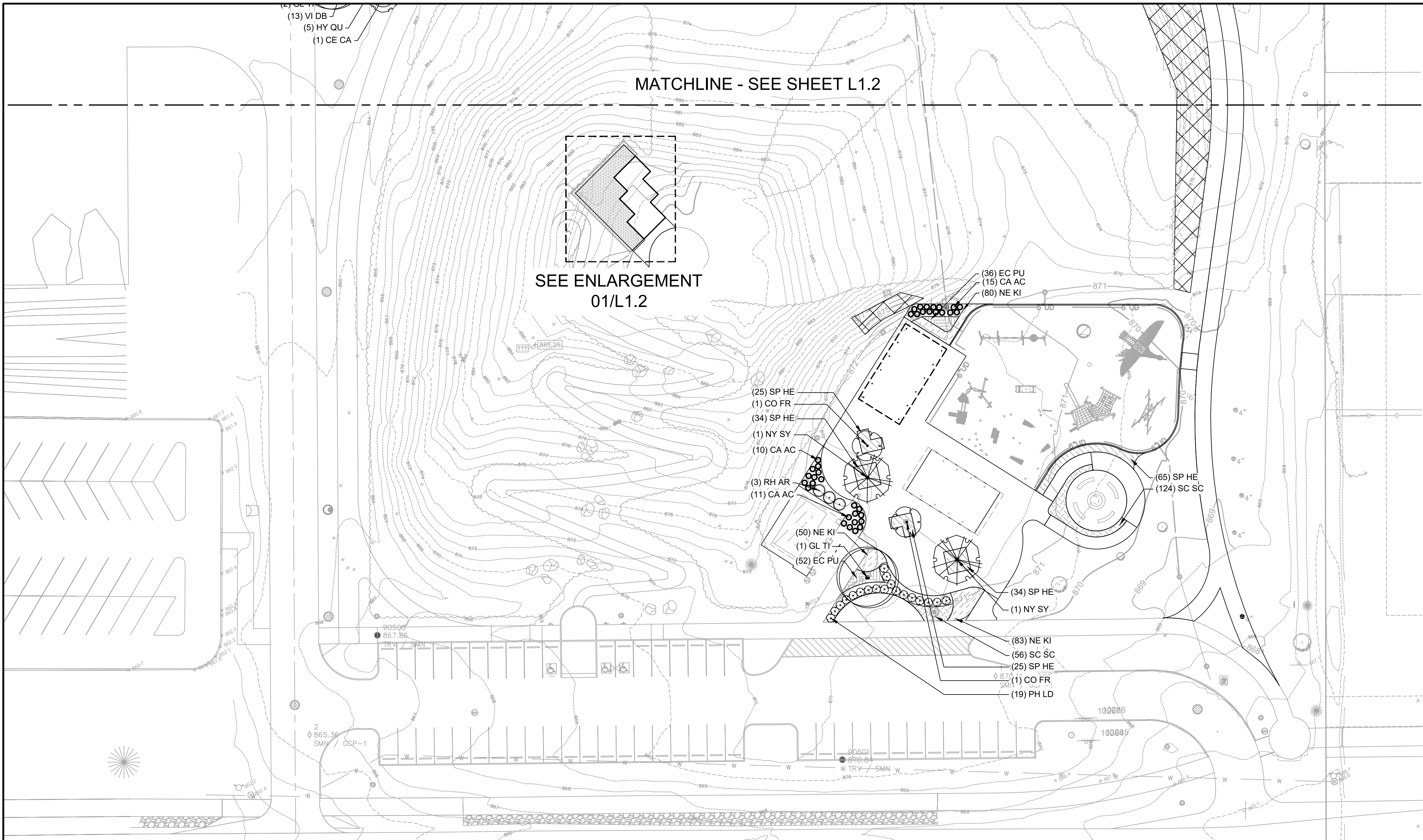
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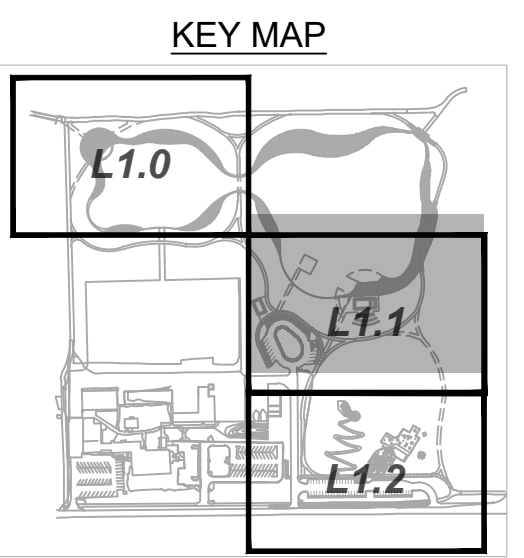
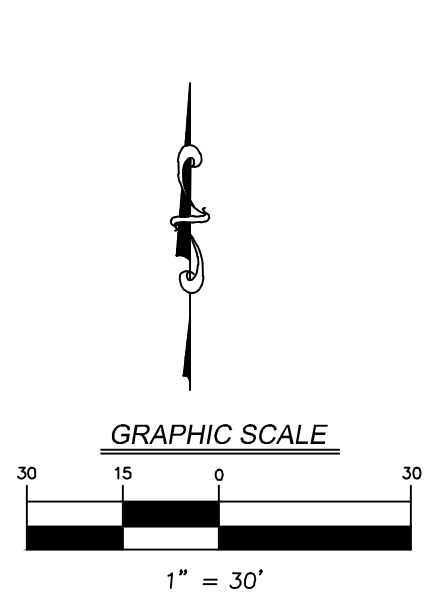


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	WESTFIELD		100% CD	
	INDIANA			
	SIMON MOON PARK - PHASE II			
	PLANTING PLAN			
	PROJECT NO.: 210998		ORIGINAL ISSUE DATE: 05/14/2025	
	PROJECT MANAGER: SE		REVISIONS	
	DESIGNED BY: JR		NO. DATE DESCRIPTION	
	DRAWN BY: JR		NO. DATE DESCRIPTION	



01 WARMING SHELTER ENLARGMENT
SCALE: 1" = 10' - 0"

- FOREST SUCCESSION PLANTING NOTES**
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- LEGEND**
- | | |
|--|--|
| | FOREST SUCCESSION
SEE SHEET L2.0 FOR TREE SPECIES AND NATIVE SEED MIX |
| | COBBLE EDGE, SEE DETAIL SHEET C9.2 |
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SEE DETAIL 01/ L2.1 FOR QUANTITY |
| | EXISTING WETLAND SHELF PLANTING |
| | DECK UNDERLAYMENT,
GRAVEL, SEE SPECIFICATIONS |

CODE	BOTANICAL NAME
TREES	
AC CA	ACER CAMPESTRE
AC RN	ACER RUBRUM 'NORTHWOOD'
BE NI	BETULA NIGRA
CE CA	CERCIS CANADENSIS
CO FR	CORNUS FLORIDA VAR. RUBRA
GL TI	GLEDTISIA TRIACANTHOS INERMIS
JU VB	JUNIPERUS VIRGINIANA 'BURKII'
LI TU	LIRIODENDRON TULIPIFERA
NY SY	NYSSA SYLVATICA 'WILDFIRE'
PI GD	PICEA GLAUCA 'DENSATA'
PI ST	PINUS STROBUS
QU RU	QUERCUS RUBRA
SA NI	SALIX NIGRA
SHRUBS	
CA AC	CALAMAGROSTIS X ACUTIFLORA
CO AM	CORNUS AMOMUM
DE VE	DECODON VERTICILLATUS
DI LM	DIERVILLA LONICERA 'MICHIGAN SUNSET'
HY QU	HYDRANGEA QUERCIFOLIA
LI BE	LINDERA BENZOIN
PH OP	PHYSCARPUS OPULIFOLIUS
PH LD	PHYSCARPUS OPULIFOLIUS 'LITTLE DEVIL'
RH AR	RHUS AROMATICA 'GRO-LOW'
VI DE	VIBURNUM DENTATUM 'ARROWWOOD'
VI DB	VIBURNUM DENTATUM 'BLUE MUFFIN'

- FORBS & GRASSES**
- | | |
|-------|---|
| EC PU | ECHINACEA PURPUREA |
| NE KI | NEPETA X FAASSENII 'KITTEN AROUND' |
| SC SC | SCHIZACHYRIUM SCOPARIUM 'LITTLE BLUESTEM' |
| SP HE | SPOROBOLUS HETEROLEPIS |

PLANTING PLAN	REVISIONS		ORIGINAL ISSUE DATE: 05/14/2025			
	NO.	DATE	DESCRIPTION			
	1					
PROJECT NO.: 210998	PROJECT MANAGER: SE		DESIGNED BY: JR			
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PLANTING PLAN		INDIANA				
SIMON MOON PARK - PHASE II		WESTFIELD				
		100% CD				
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		L1.2				

DEPTH		
RATING	DEPTH OF WATER	DEPTH ELEVATION
1	at NWL and slightly above	855.5 - 855.75
2	0 to 3 inch depth	855.25 - 855.5
3	0 to 6 inch depth	855.0 - 855.5
4	3 to 9 inch depth	854.75 - 855.25
5	9 to 24 inch depth	853.5 - 854.75

1. WETLAND SHELF PLANTINGS SHALL BE INSTALLED IN A RANDOM FASHION WITH THE MOST VARIED SPATIAL LAYOUT POSSIBLE IN THE APPROPRIATE SPECIES' DEPTH RATING, AS NOTED.
2. CONTRACTOR TO LAY OUT PROPOSED WETLAND SHELF PLANTINGS AT SET DEPTHS AND ELEVATIONS BEFORE INSTALLATION BEGINS FOR SITE VERIFICATION.
3. SEE DETAIL L2.0-06 FOR PLUG PLANTING DETAIL
4. SEE SPECIFICATIONS FOR PLUG PLANTING SPECIFICATIONS

PERMANENT TURF GRASS SEED MIX		
TYPE OF SEED - GRASSES		LARGER
80% Turf-Type Tall Fescue (<i>Festuca arundinacea</i>) - Choose 3 of the following varieties		New Establishment
Bravo 2	Kingdom	Named Tall Fescue
Padre/2	Restore	6-8 lbs./1,000 SF
Stetson II	Tango	
		Renovation
		20-50% Existing Cover: 5-7 lbs./1,000 SF
20% Turf-Type Perennial Ryegrass (<i>Lolium perenne</i>) - Choose 1 of the following varieties		50-75% Existing Cover: 4-6 lbs./1,000 SF
Align/2	ProLine	IProsport 4
COVER CROP TURF GRASS SEED MIX		
TYPE OF SEED - COVER CROP		SEEDING RATES
Seed Oats (<i>Avena sativa</i>)		32 lbs./ACRE
Annual Rye (<i>Lolium multiflorum</i>)		6 lbs./ACRE
NATIVE SEED MIX		
TYPE OF SEED - SEDGES, GRASSES, & FORBS		SEEDING RATES
Spence Nursery Solar Array Seed Mix (or approved equal)		Nursey's recommended seeding rate

1. ANY AREAS DISTURBED DUE TO CONSTRUCTION WILL BE RE-SEEDED WITH TURF GRASS UNLESS NOTED OTHERWISE ON THE PLANS.
2. PROPER SEED BED PREPARATION IS NECESSARY TO ESTABLISH TURF GRASS. SEE LANDSCAPE SPECIFICATIONS FOR ADDITION DETAILS.
3. IRRIGATION AND/OR STARTER MULCH IS RECOMMENDED FOR MAXIMUM SEED GERMINATION.

TREE LIST (CONTAINER PLANTINGS)				
LATIN NAME	COMMON NAME	CAL.	% FILL	APPROX. QTY
<i>Acer campestre</i>	Hedge Maple	WHIP	1.5%	
<i>Acer rubrum</i>	Red Maple	WHIP	1.5%	
<i>Acer saccharum</i>	Sugar Maple	WHIP	1.5%	
<i>Betula nigra</i>	River Birch	WHIP	1.5%	
<i>Carya glabra</i>	Pignut Hickory	WHIP	1.5%	
<i>Carya ovata</i>	Shagbark Hickory	WHIP	2%	
<i>Cercis canadensis</i>	Eastern Redbud	WHIP	2%	
<i>Cornus drummondii</i>	Roughleaf Dogwood	WHIP	1.5%	
<i>Crataegus oxyacantha</i>	Hawthorn	WHIP	1.5%	
<i>Larix laricina</i>	Tamarack	WHIP	1%	
<i>Liriodendron tulipifera</i>	Tulip Tree	WHIP	2%	
<i>Pinus strobus</i>	White Pine	WHIP	1%	
<i>Prunus serotina</i>	Black Cherry	WHIP	1.5%	
<i>Quercus bicolor</i>	Swamp White Oak	WHIP	1.5%	
<i>Quercus rubra</i>	Red Oak	WHIP	1.5%	
<i>Quercus velutina</i>	Black Oak	WHIP	2%	
<i>Rhus typhina</i>	Staghorn Sumac	WHIP	1%	
<i>Sassafras albidum</i>	Sassafras	WHIP	1%	
<i>Acer campestre</i>	Hedge Maple	1"	3%	
<i>Acer rubrum</i>	Red Maple	1"	3%	
<i>Acer saccharum</i>	Sugar Maple	1"	3%	
<i>Betula nigra</i>	River Birch	1"	3%	
<i>Carya glabra</i>	Pignut Hickory	1"	3%	
<i>Carya ovata</i>	Shagbark Hickory	1"	4%	
<i>Cercis canadensis</i>	Eastern Redbud	1"	4%	
<i>Cornus drummondii</i>	Roughleaf Dogwood	1"	3%	
<i>Crataegus oxyacantha</i>	Hawthorn	1"	3%	
<i>Larix laricina</i>	Tamarack	1"	1%	
<i>Liriodendron tulipifera</i>	Tulip Tree	1"	4%	
<i>Pinus strobus</i>	White Pine	1"	1%	
<i>Prunus serotina</i>	Black Cherry	1"	3%	
<i>Quercus bicolor</i>	Swamp White Oak	1"	3%	
<i>Quercus rubra</i>	Red Oak	1"	3%	
<i>Quercus velutina</i>	Black Oak	1"	4%	
<i>Rhus typhina</i>	Staghorn Sumac	1"	1%	
<i>Sassafras albidum</i>	Sassafras	1"	1%	
<i>Acer campestre</i>	Hedge Maple	1.5"	1.5%	
<i>Acer rubrum</i>	Red Maple	1.5"	1.5%	
<i>Acer saccharum</i>	Sugar Maple	1.5"	1.5%	
<i>Betula nigra</i>	River Birch	1.5"	1.5%	
<i>Carya glabra</i>	Pignut Hickory	1.5"	1.5%	
<i>Carya ovata</i>	Shagbark Hickory	1.5"	2%	
<i>Cercis canadensis</i>	Eastern Redbud	1.5"	2%	
<i>Cornus drummondii</i>	Roughleaf Dogwood	1.5"	1.5%	
<i>Crataegus oxyacantha</i>	Hawthorn	1.5"	1.5%	
<i>Larix laricina</i>	Tamarack	1.5"	1%	
<i>Liriodendron tulipifera</i>	Tulip Tree	1.5"	2%	
<i>Pinus strobus</i>	White Pine	1.5"	1%	
<i>Prunus serotina</i>	Black Cherry	1.5"	1.5%	
<i>Quercus bicolor</i>	Swamp White Oak	1.5"	1.5%	
<i>Quercus rubra</i>	Red Oak	1.5"	1.5%	
<i>Quercus velutina</i>	Black Oak	1.5"	2%	
<i>Rhus typhina</i>	Staghorn Sumac	1.5"	1%	
<i>Sassafras albidum</i>	Sassafras	1.5"	1%	
		100%		126

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
2. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
3. ALL PLANTS SHALL MEET OR EXCEED THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK, AS SET FORTH BY AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
4. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY THE LANDSCAPE ARCHITECT.
5. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED BY THE LANDSCAPE CONTRACTOR FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMINED DEAD OR UNSATISFACTORY BY THE LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.
6. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
7. LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
8. BACKFILL FOR TREE PLANTING SHALL BE NATIVE SOIL FROM TREE PIT AND INCORPORATE A 5-10-5 ANALYSIS SLOW-RELEASE FERTILIZER AT APPROVED RATES.
9. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
10. TREE STAKING IS NOT REQUIRED AS PART OF INITIAL PLANTING. HOWEVER, STAKING WILL BE REQUIRED TO MAINTAIN ANY TREES WHICH BECOME OUT OF PLUMB.
11. LANDSCAPE CONTRACTOR IS TO COORDINATE ALL WORK WITH OTHER TRADES TO MINIMIZE RISK OF DAMAGE TO SITE UTILITIES.
12. PRIOR TO THE INSTALLATION OF LANDSCAPING, LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE CONSTRUCTION MANAGER, AND ANY OTHER AFFECTED PARTY TO DISCUSS PROPER SEPARATIONS FROM UTILITIES.
13. A MINIMUM OF TEN (10) FOOT HORIZONTAL DISTANCE FROM LATERALS OR ANY OTHER SANITARY OR STORM SEWER FACILITIES (AS MEASURED FROM THE DRIP LINE OF THE MATURE TREE TO THE CENTER OF SEWER FACILITIES) MUST BE MAINTAINED. ANY TREES OR LANDSCAPING PLACED WITHIN EASEMENTS OR RIGHTS-OF-WAY ARE AT RISK OF BEING DAMAGED OR REMOVED WITHOUT THE OBLIGATION OF REPLACEMENT.

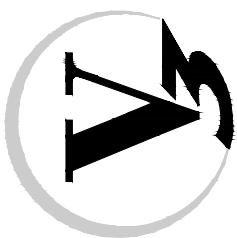
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	
TREES								
	AC CA	1	ACER CAMPESTRE	HEDGE MAPLE	B & B	2" MIN.		
	AC RN	1	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	B & B	2" MIN.		
	BE NI	2	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B			
	CE CA	1	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B		8' MIN.	
	CO FR	2	CORNUS FLORIDA VAR. RUBRA	PINK FLOWERING DOGWOOD	B & B		8' MIN.	
	GL TI	3	GLEDITSIA TRIACANTHOS INERMIS	THORNLESS HONEY LOCUST	B & B	2" MIN.		
	JU VB	2	JUNIPERUS VIRGINIANA 'BURKII'	BURK EASTERN REDCEDAR	B & B		6' MIN.	
	LI TU	1	LIRIODENDRON TULIPIFERA	TULIP POPLAR	B & B			
	NY SY	2	NYSSA SYLVESTICA "WILDFIRE"	WILDFIRE TUPELO	B & B	1.5" MIN.		
	PI GD	1	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B		6' MIN.	
	PI ST	1	PINUS STROBUS	WHITE PINE	B & B		6' MIN.	
	QU RU	1	QUERCUS RUBRA	NORTHERN RED OAK	B & B			
	SA NI	2	SALIX NIGRA	BLACK WILLOW	B & B			
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CAL	HT	SPACING
SHRUBS								
	CA AC	36	CALAMAGROSTIS X ACUTIFLORA	FEATHER REED GRASS	3 GAL			36" o.c.
	CO AM	7	CORNUS AMOMUM	SILKY DOGWOOD	CONT.		18" MIN.	72" o.c.
	DE VE	11	DECODON VERTICILLATUS	WATER WILLOW	3 GAL			72" o.c.
	DI LM	12	DIERVILLA LONICERA 'MICHIGAN SUNSET'	DWARF BUSH HONEYSUCKLE	CONT.		18" MIN.	36" o.c.
	HY QU	5	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	CONT.		18" MIN.	96" o.c.
	LI BE	6	LINDERA BENZOIN	SPICEBUSH	3 GAL			108" o.c.
	PH OP	13	PHYSOCARPUS OPULIFOLIUS	NINEBARK	3 GAL			84" o.c.
	PH LD	19	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL'	LITTLE DEVIL™ DWARF NINEBARK	3 GAL			48" o.c.
	RH AR	3	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	3 GAL			72" o.c.
	VI DE	7	VIBURNUM DENTATUM 'ARROWWOOD'	ARROWWOOD VIBURNUM	3 GAL			96" o.c.
	VI DB	13	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN ARROWWOOD VIBURNUM	CONT.		18" MIN.	36" o.c.
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME SIZE CAL HT SPACING								
FORBS & GRASSES								
	EC PU	88	ECHINACEA PURPUREA	PURPLE CONEFLOWER	1 GAL			18" o.c.
	NE KI	213	NEPETA X FAASSENII 'KITTEN AROUND'	KITTEN AROUND CATMINT	1 GAL			18" o.c.
	SC SC	180	SCHIZACHYRIUM SCOPARIUM 'LITTLE BLUESTEM'	LITTLE BLUESTEM	1 GAL			18" o.c.
	SP SE	180	SPOROBOLUS VETERERIS	RAIRIE DOGSEED	1 GAL			24" o.c.

PLANTING DETAILS

SIMON MOON PARK - PHASE II

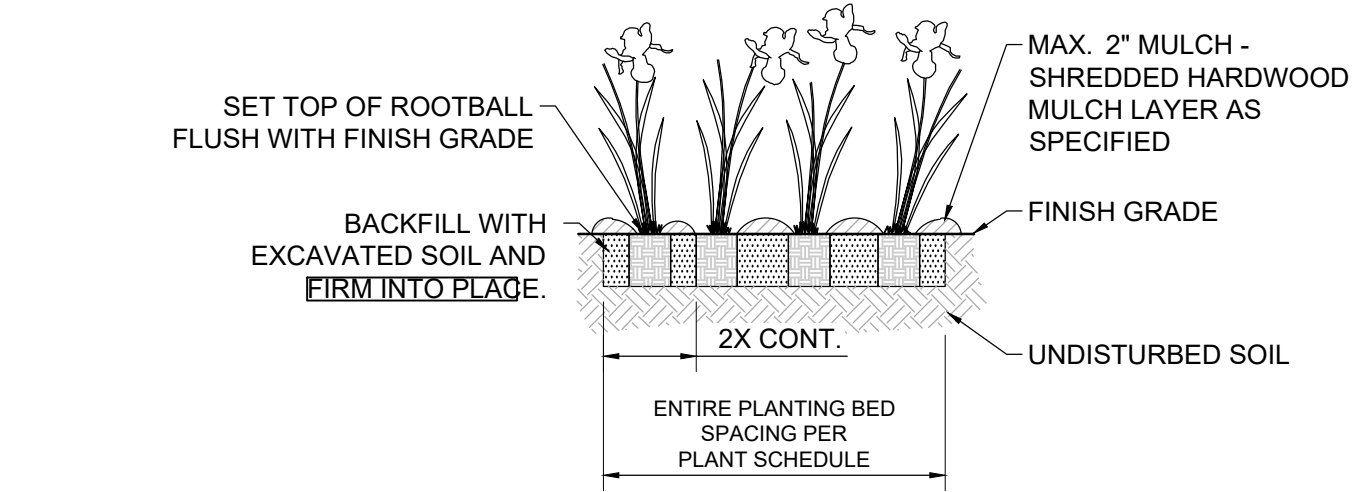
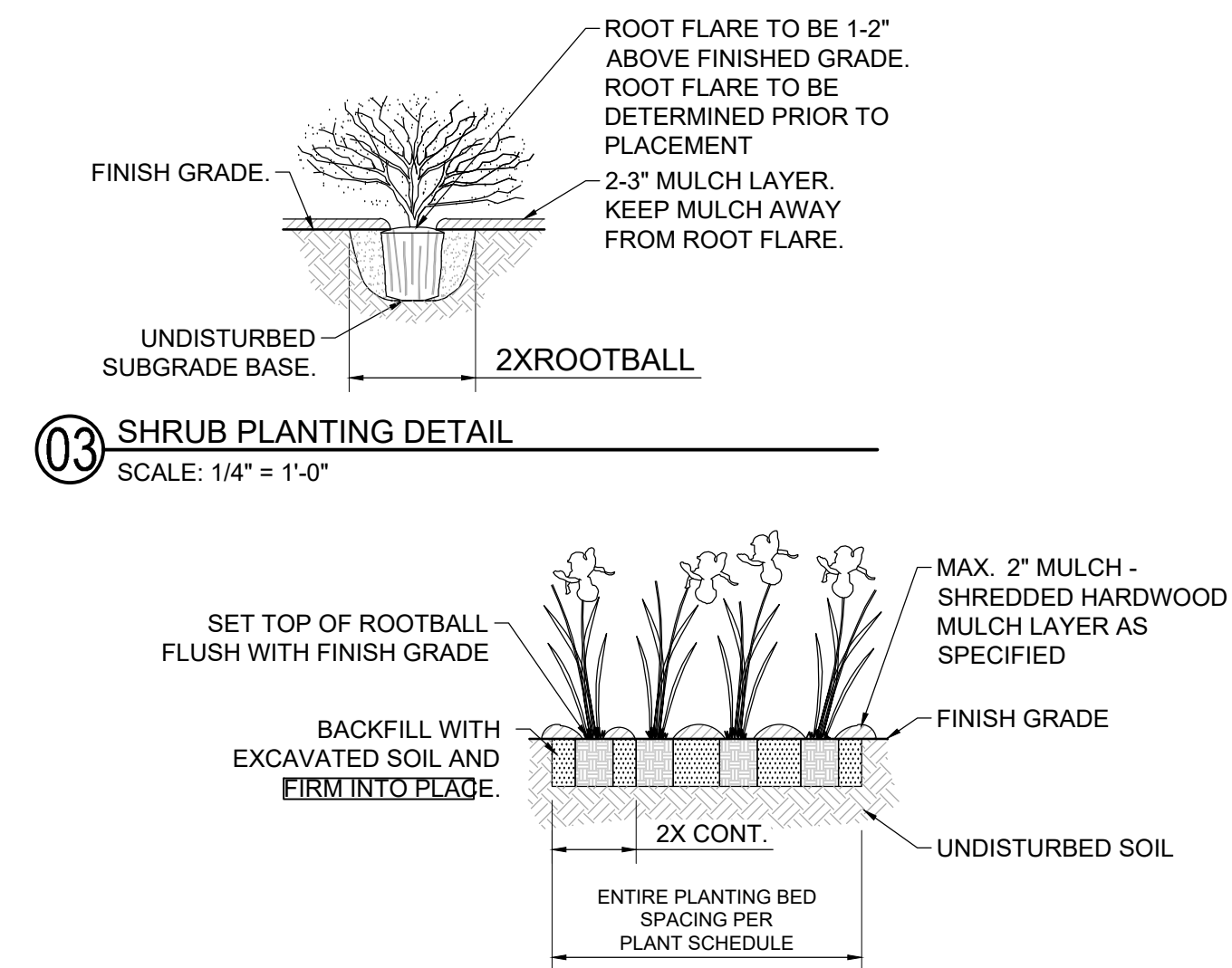
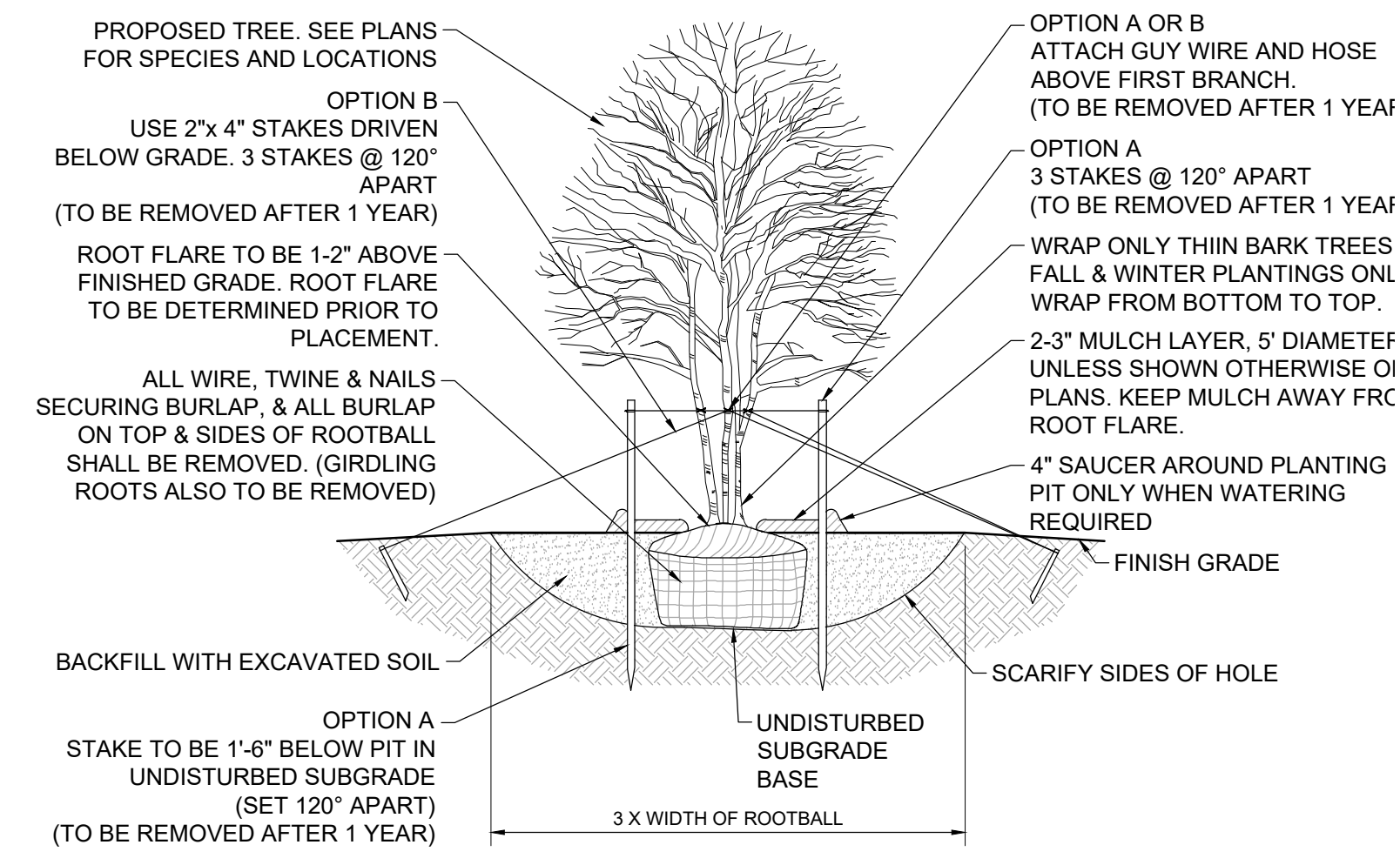
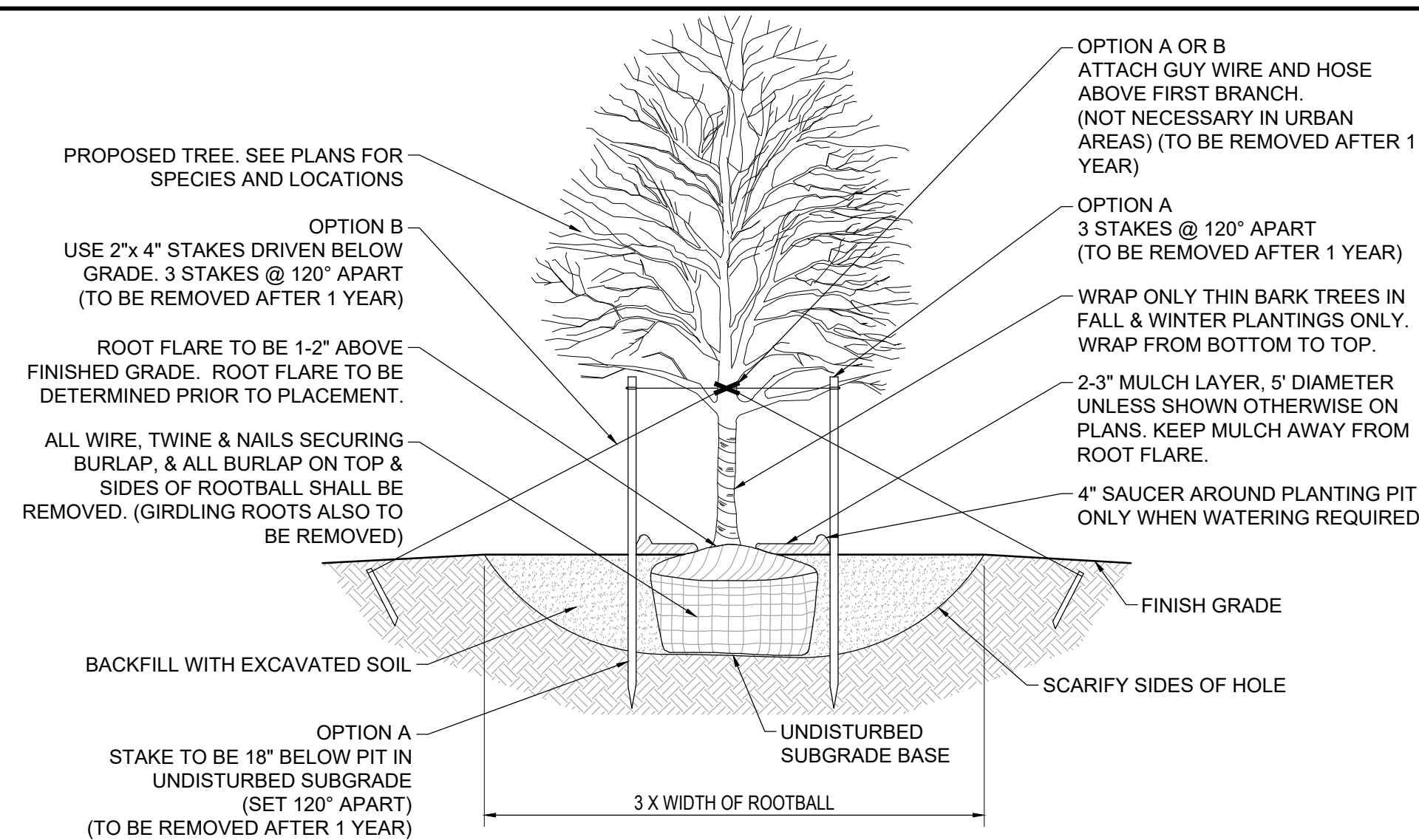
WESTFIELD 100% CD

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DRAWING NO.

L2.0

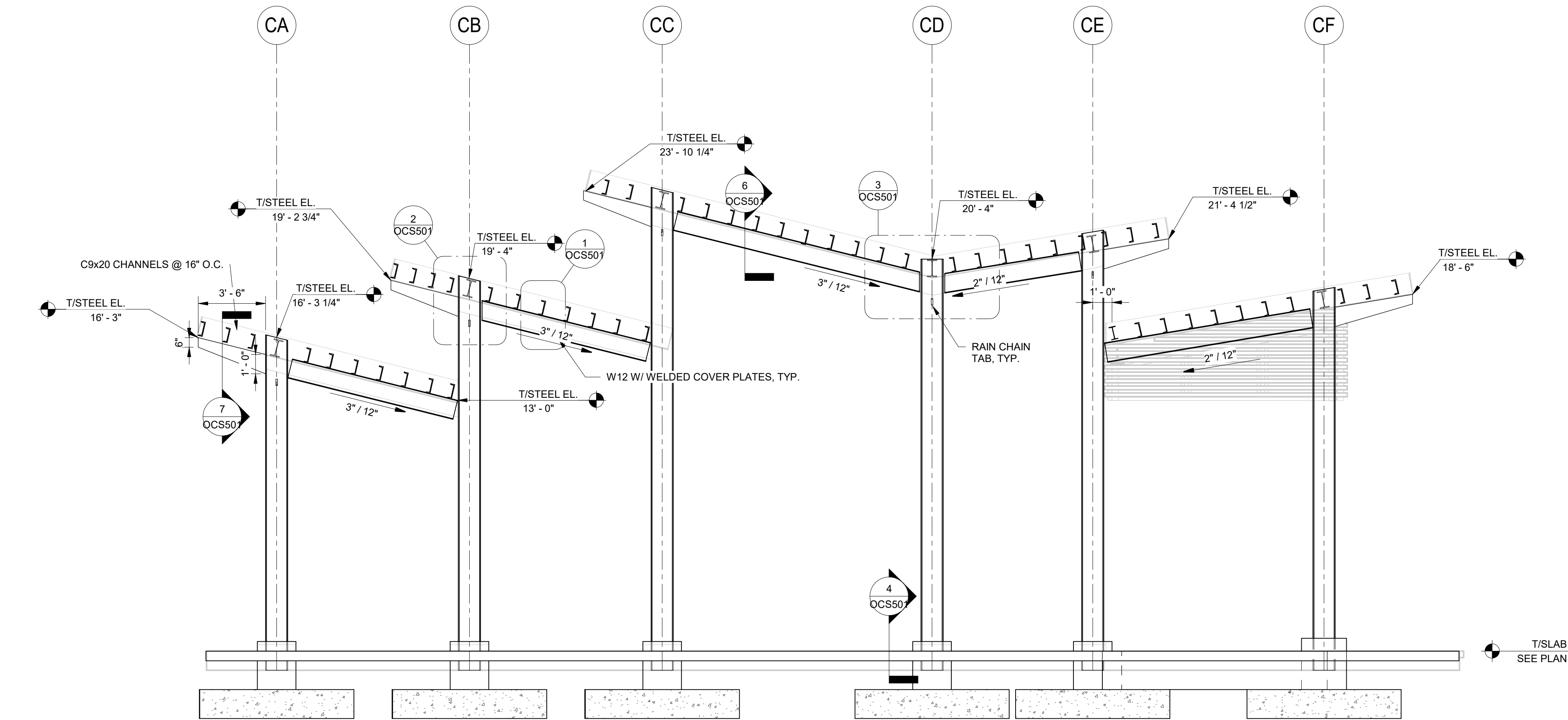


 1060 N Capitol Avenue Suite 6-301 Indianapolis, IN 46204 317.423.0690 www.v3co.com	PLANTING DETAILS SIMON MOON PARK - PHASE II WESTFIELD100% CDINDIANA		PROJECT NO.		ORIGINAL ISSUE DATE: 05/14/2025				R E V I S I O N S			
			210948		NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION		
			PROJECT MANAGER		SE							
			DESIGNED BY:		JR							
			DRAWN BY:		JR							

C

B

A



1 OUTDOOR CLASSROOM SECTION
QCS401 1/4" = 1'-0"

CITY OF WESTFIELD
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REVISIONS:

DRAWN BY: LKL
CHECKED BY: CRM
PROJECT #: 24-222

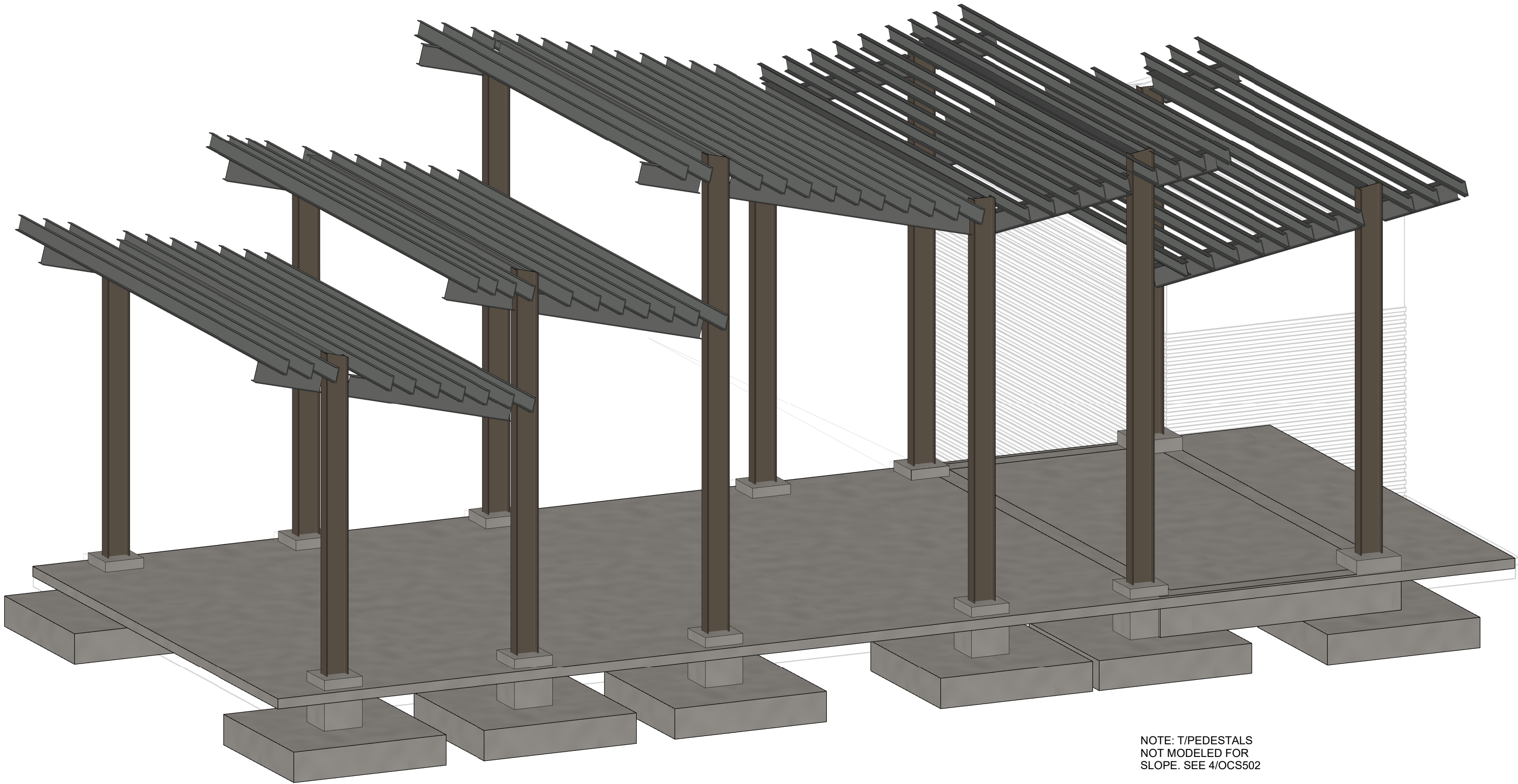
ELEVATIONS -
OUTDOOR
CLASSROOM

OCS401

C

B

A



NOTE: T/PEDESTALS
NOT MODELED FOR
SLOPE. SEE 4/OCS502

1
OCS701 ISOMETRIC VIEW



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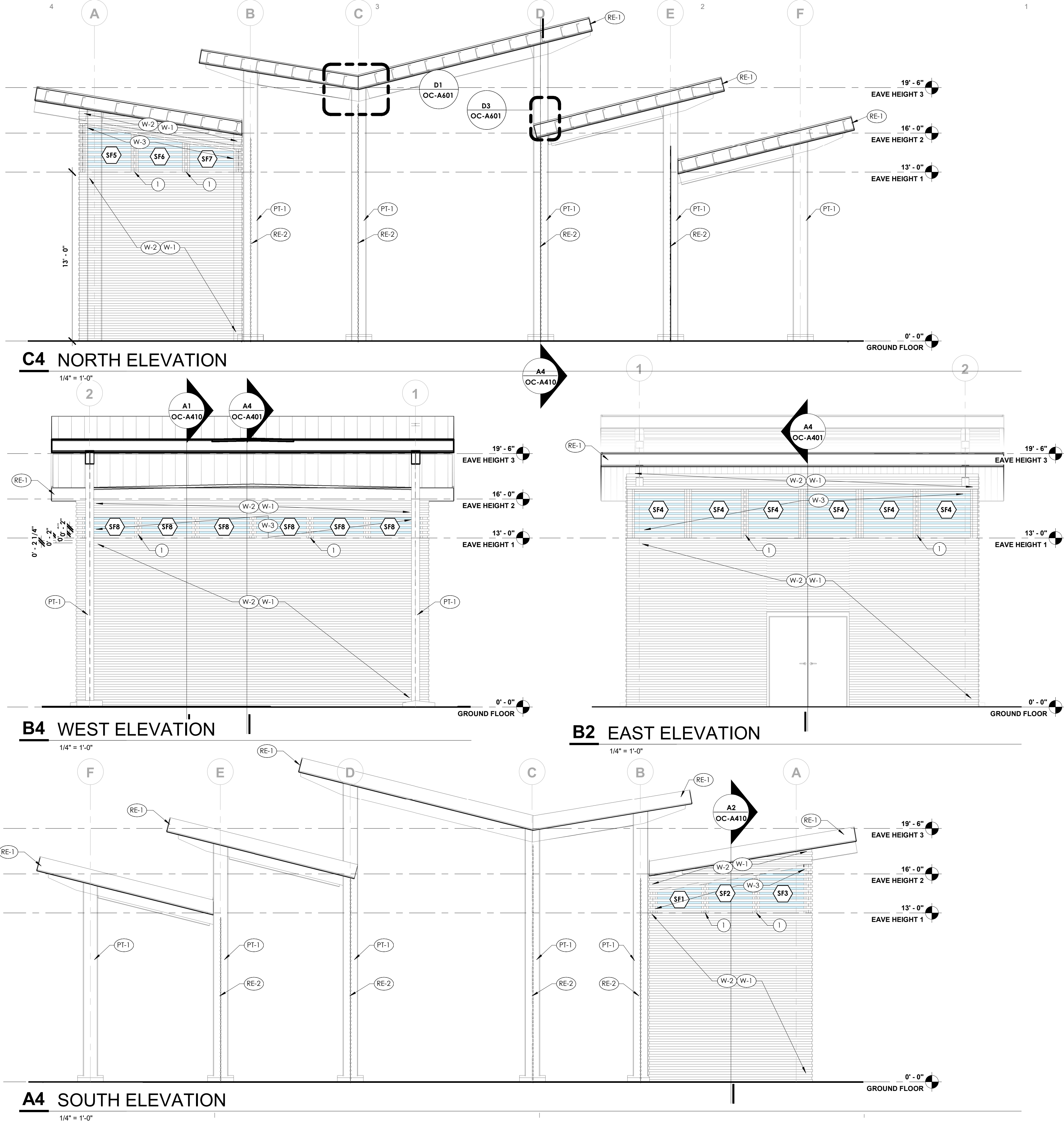
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24-222

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PROJECT #:

ISOMETRIC
OUTDOOR
CLASSROOM

OCS701



GENERAL ELEVATION NOTES

- A. PROVIDE MITERED WOOD SIDING CORNERS AT ALL OUTSIDE CORNERS AND BUTT JOINTS AT INSIDE CORNERS.
- B. SEE SHEET OC-A601 FOR TYPICAL WOOD BATTEN DETAILS AND TERMINATIONS.
- C. WOOD BATTENS AND LOUVER LOCATIONS ARE TO BE STAGGERED AS NECESSARY PER MANUFACTURER RECOMMENDATIONS. FINAL LAYOUT TO BE APPROVED BY OWNER AND ARCHITECT.

MATERIALS LEGEND

MARK	KEYNOTE	DESCRIPTION	COLOR
PAINT			
PT-1	09 91	EPOXY PAINTED STRUCTURAL STEEL	PT1
ROOF EDGE			
RE-1	07 71	METAL ROOF EDGE	
RE-2	07 71	STAINLESS STEEL RAIN CHAIN	STAINLESS STEEL
WOOD			
W-1	06 20	TONGUE AND GROOVE THERMALLY MODIFIED WOOD SIDING	VENEER 1
W-2	06 20	THERMALLY MODIFIED WOOD BATTENS	VENEER 1
W-3	06 20	THERMALLY MODIFIED WOOD LOUVERS	VENEER 1

ELEVATION NOTES - OUTDOOR CLASSROOM

- 1 STAGGER LOUVER JOINTS ON LOUVER LAYOUT OVER STOREFRONT GLAZING. EACH LOUVER SHOULD HAVE AT LEAST 3 ATTACHMENT POINTS. SUGGESTED LOCATIONS FOR JOINTS ARE TO BE IN BETWEEN STOREFRONT GLAZING.



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www.v3co.com

structural:
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FISHERS, IN 46038
PH 317.818.1912
cesolutionsinc.com

mech: APPLIED ENGINEERING SERVICES, INC.
3875 CASTLE CREEK PARKWAY N DRIVE, SUITE
INDIANAPOLIS, IN 46250
PH 317.810.4141
www.applied-e-s.com

CITY OF WESTFIELD

SIMON MOON PARK - PHASE 2

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MAY 12, 2025



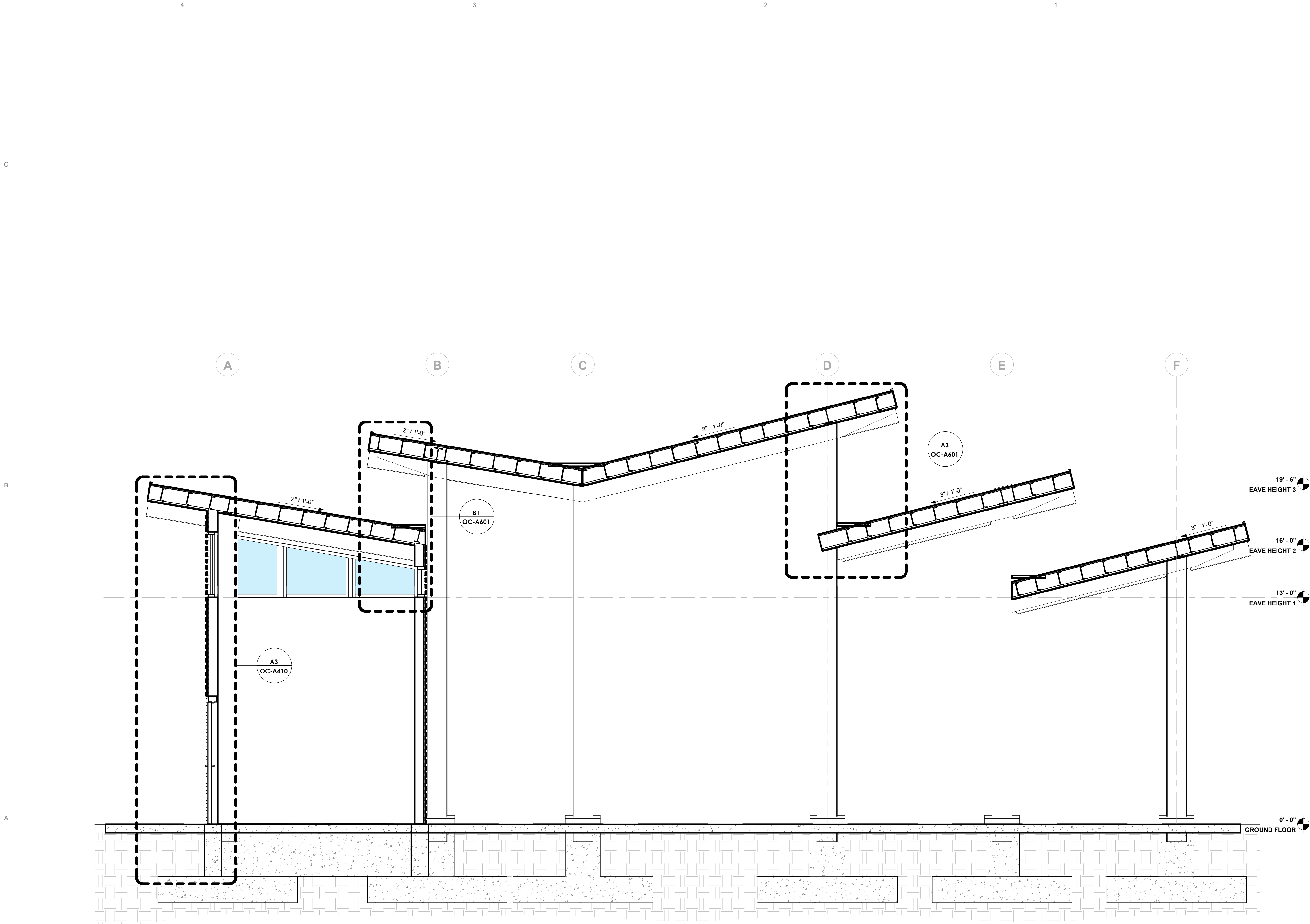
Greg Perkins

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SCALE: As indicated
DRAWN BY: KLG
CHECKED BY: KLG
PROJECT #: 0650004

ELEVATIONS

OC-A301



A4 LONGITUDINAL SECTION

3/8" = 1'-0"



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SCALE: 3/8" = 1'-0" KLG 0650004

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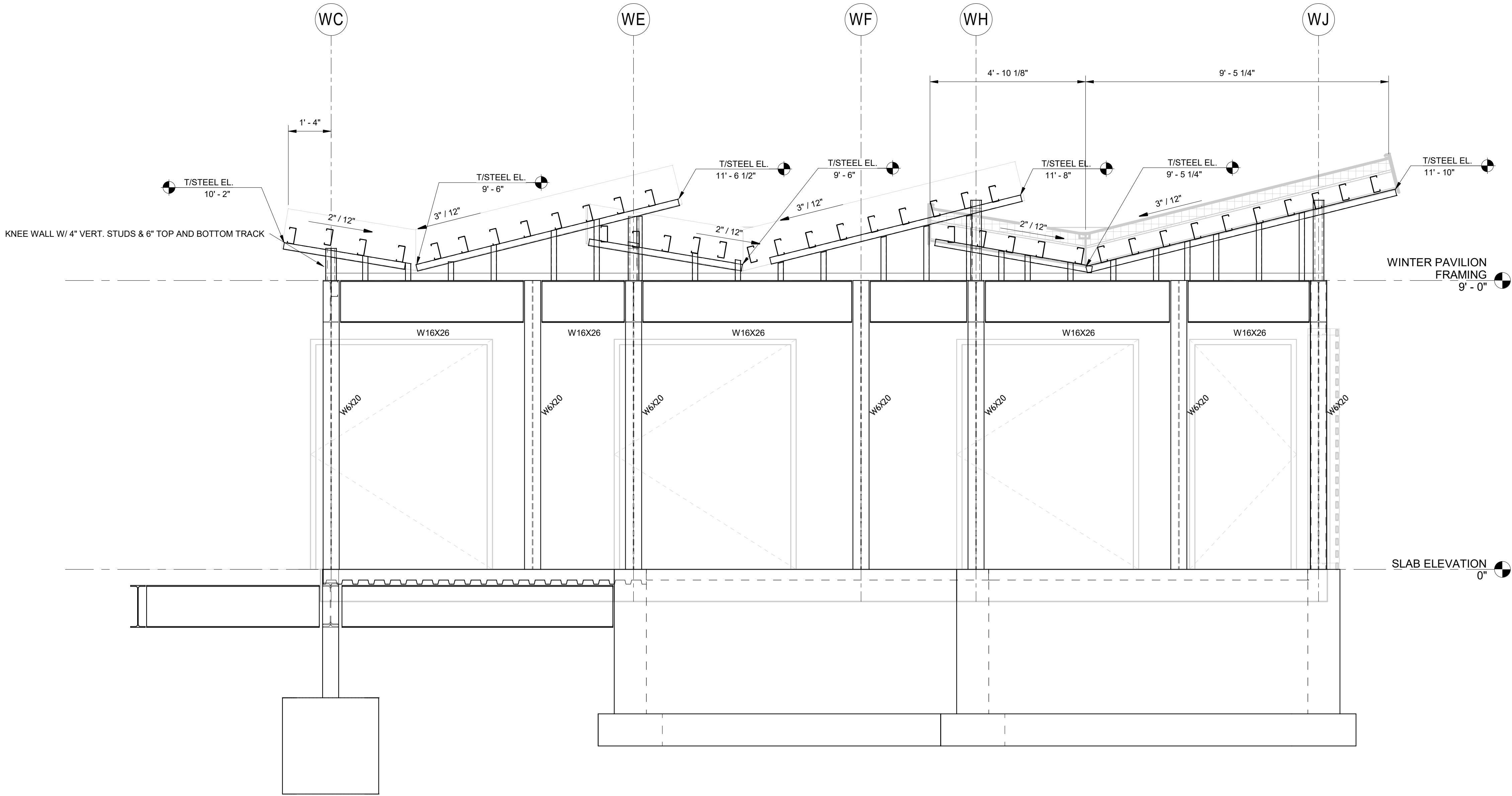
BUILDING SECTIONS

OC-A401

C

B

A



1
WPS301 ELEVATION
1/2" = 1'-0"

CITY OF WESTFIELD

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REVISIONS:

DRAWN BY:
CHECKED BY:
PROJECT #:

LKL
CRM
24-222

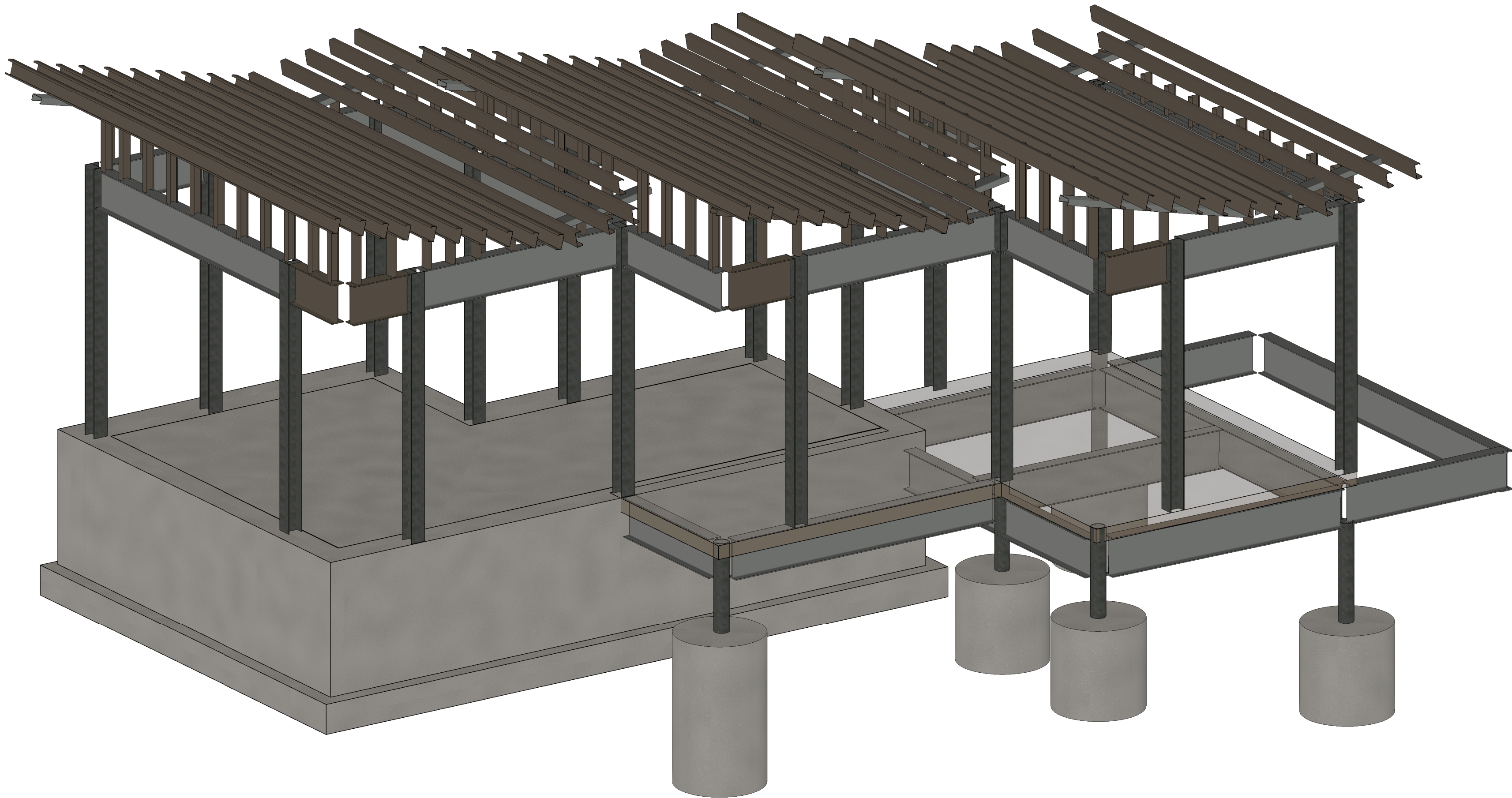
WINTER PAVILION
ELEVATION

WPS301

C

B

A



1
WPS701

ISOMETRIC VIEW



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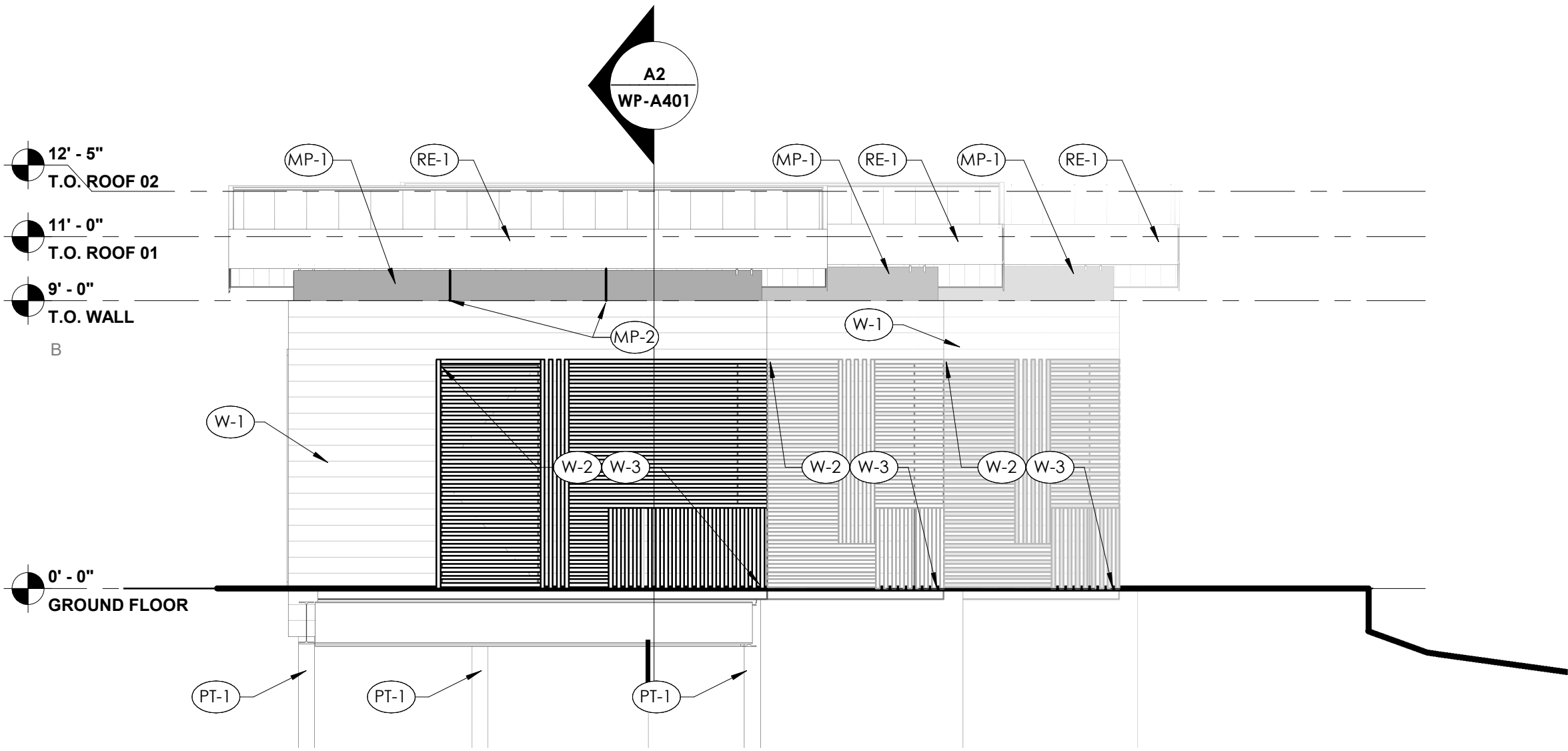
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PROJECT #:

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CRM
24-222

ISOMETRIC WINTER
PAVILION

WPS701

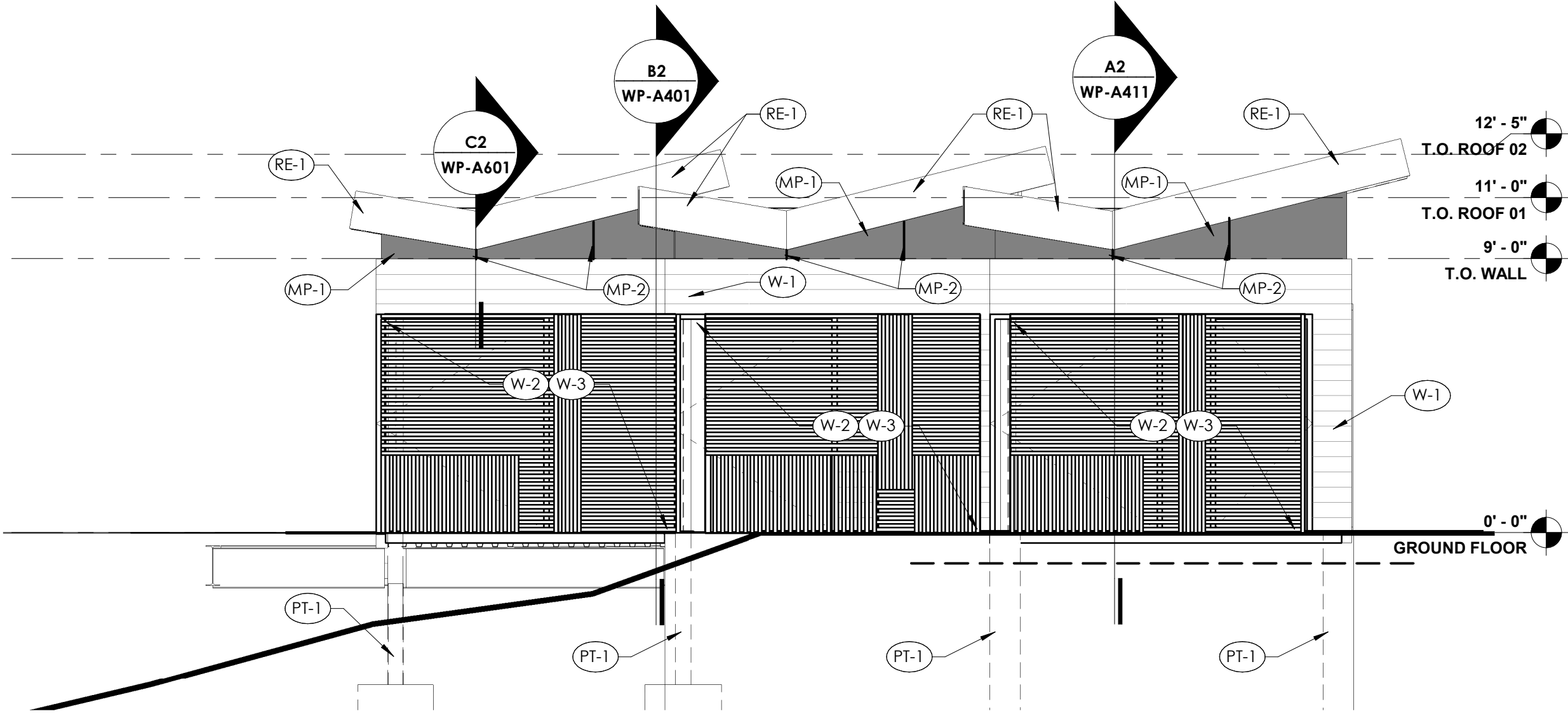
C



B4 EAST ELEVATION

1/4" = 1'-0"

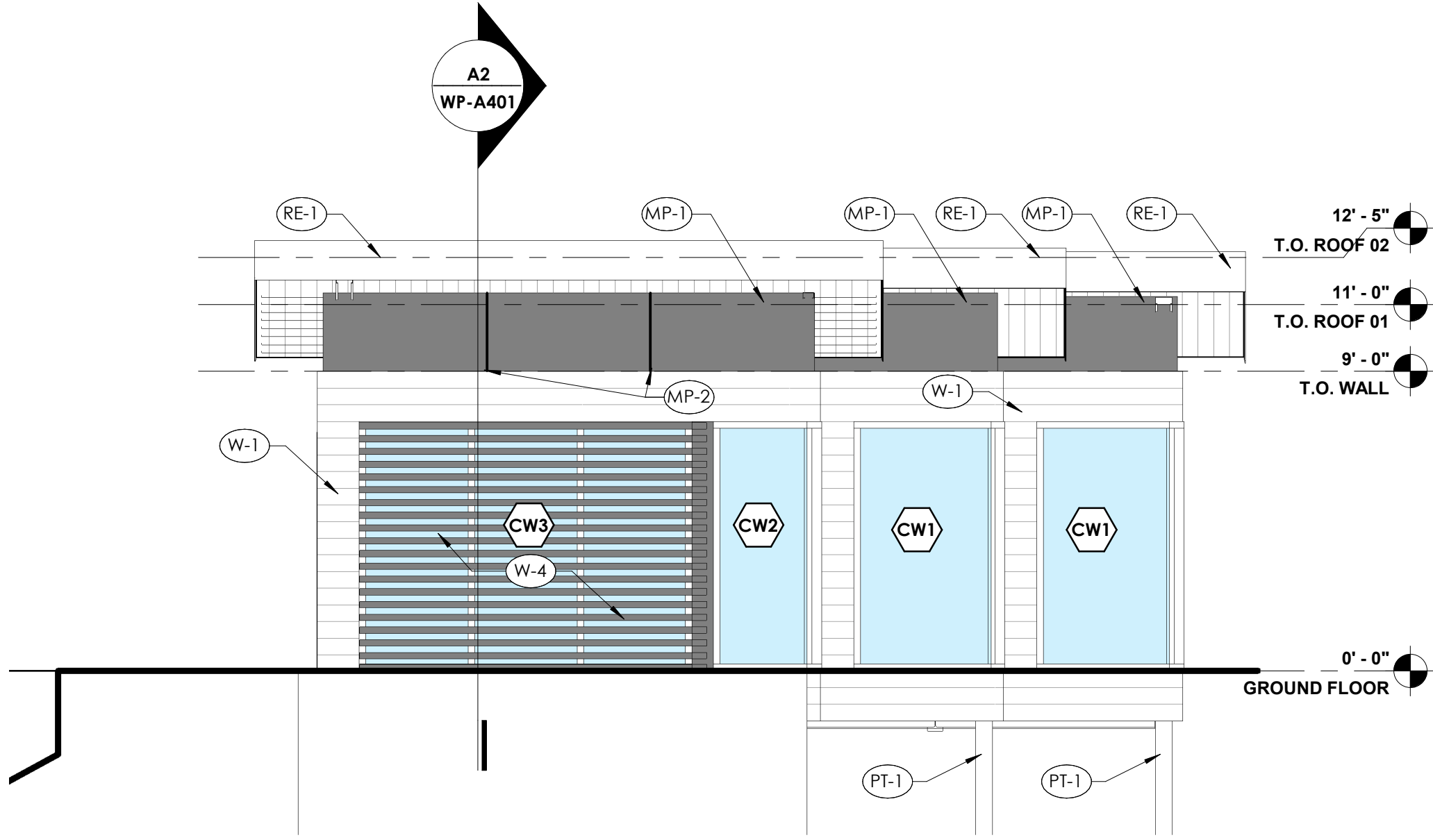
3



C3 SOUTH ELEVATION

1/4" = 1'-0"

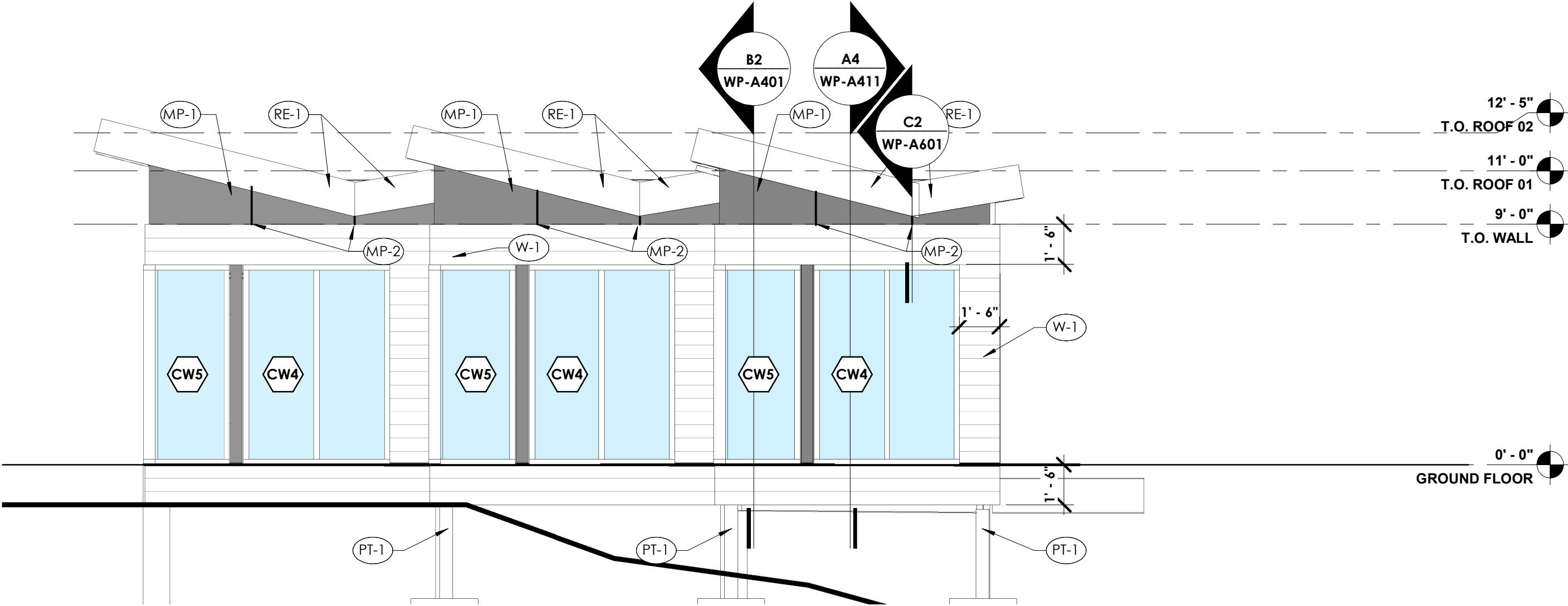
2



B2 WEST ELEVATION

1/4" = 1'-0"

1



A3 NORTH ELEVATION

1/4" = 1'-0"

GENERAL ELEVATION NOTES

- A. PROVIDE MITERED WOOD SIDING CORNERS AT ALL OUTSIDE CORNERS AND BUTT JOINTS AT INSIDE CORNERS.
B. SEE SHEET WP-A602 FOR TYPICAL WOOD SIDING DETAILS AND TERMINATIONS.

MATERIALS LEGEND WP

MARK	KEYNOTE	DESCRIPTION	COLOR
METAL PANEL			
MP-1	07 42	METAL COMPOSITE MATERIAL (MCM) WALL PANEL	BLACK
MP-2	07 42	MCM BATTEN TRIM	BLACK

PAINT			
PT-1	09 91	EPOXY PAINTED STRUCTURAL STEEL	PT1

ROOF EDGE			
RE-1	07 71	METAL ROOF EDGE	

WOOD			
W-1	06 20	TONGUE AND GROOVE THERMALLY MODIFIED WOOD SIDING	VENEER 1
W-2	06 20	TONGUE AND GROOVE THERMALLY MODIFIED WOOD SIDING	VENEER 2
W-3	06 20	THERMALLY MODIFIED WOOD BATTENS	VENEER 1
W-4	06 20.B	THERMALLY MODIFIED WOOD LOUVERS	VENEER 1

ELEVATION NOTES - WINTER PAVILION



SYNTHESIS INCORPORATED
635 E MARKET ST,
INDIANAPOLIS, IN 46202

PH: 317.951.9500
FAX: 317.951.9501

www.synthinc.com

civil: V3
1060 N CAPITOL AVENUE SUITE 6-301
INDIANAPOLIS, IN 46204
PH: 317.423.0890
www.v3co.com

structural: CE SOLUTIONS, INC.
8770 NORTH STREET, SUITE 100
FISHERS, IN 46038
PH: 317.818.1912
cesolutionsinc.com

mech: APPLIED ENGINEERING SERVICES, INC.
5875 CASTLE CREEK PARKWAY N DRIVE, SUITE 300
INDIANAPOLIS, IN 46250
PH: 317.810.4141
www.applied-e-s.com

CITY OF WESTFIELD

SIMON MOON PARK - PHASE 2
3044 E 171ST ST.,
WESTFIELD, IN, 46074

Issued For CONSTRUCTION DOCUMENTS

MAY 12, 2025



Greg Perkins

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SCALE: As indicated
DRAWN BY: KLG
CHECKED BY: KLG
PROJECT #: 0650004

ELEVATIONS

WP-A301

C

B

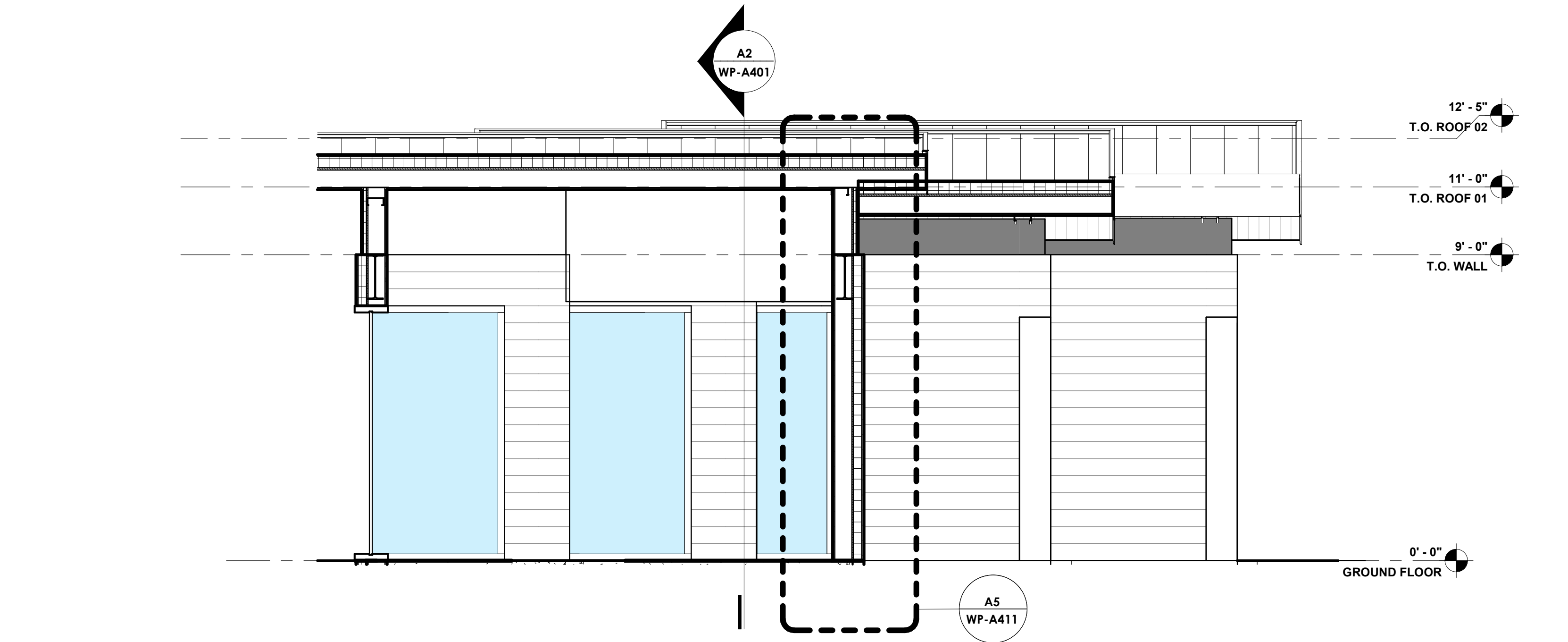
A

4

3

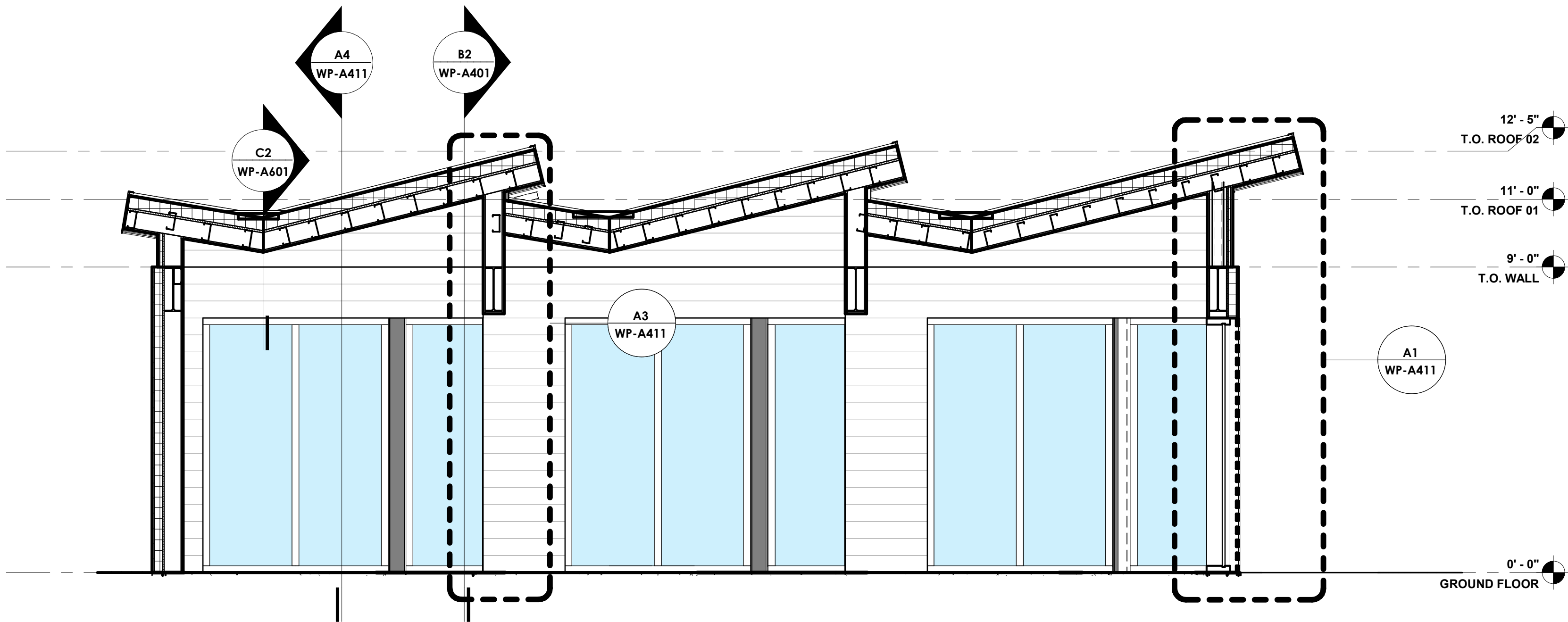
2

1



B2 BUILDING SECTION - LATITUDINAL

3/8" = 1'-0"



A2 BUILDING SECTION - LONGITUDINAL

3/8" = 1'-0"



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PERMISSION FROM THE ARCHITECT
REVISIONS:

SCALE:
DRAWN BY: KLG
CHECKED BY: KLG
PROJECT #: 0650004
3/8" = 1'-0"

BUILDING
SECTIONS

WP-A401

C

B

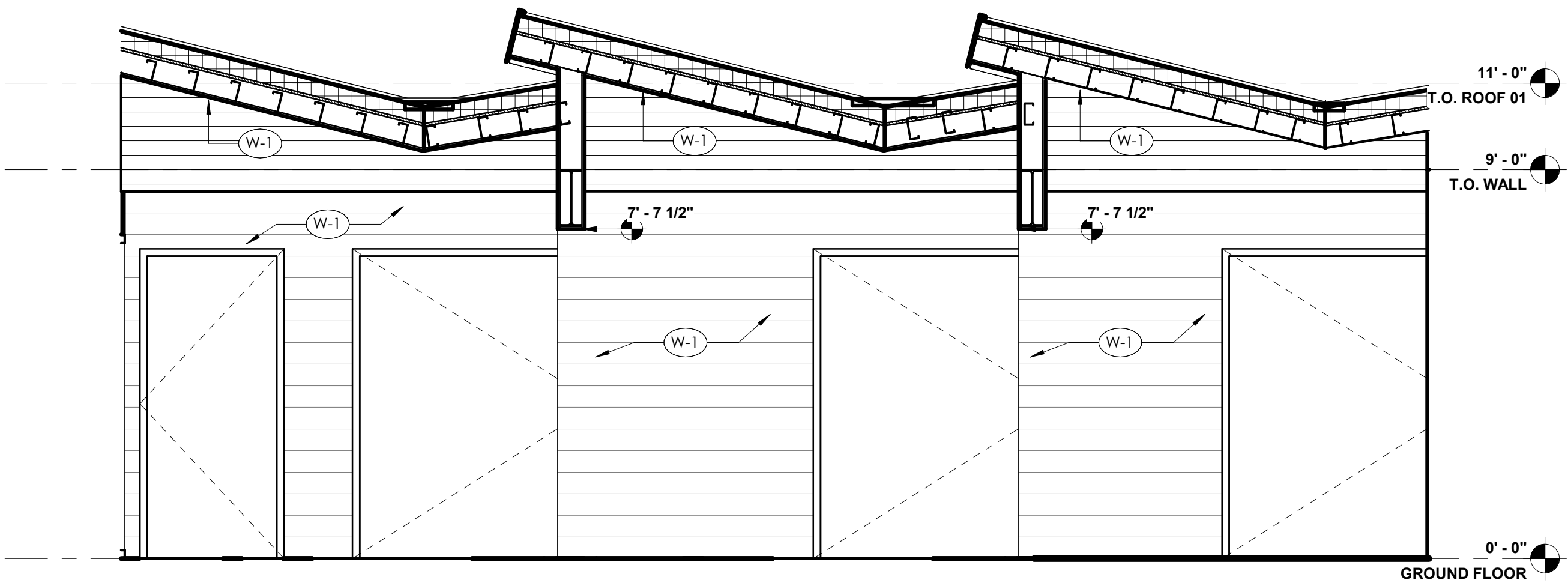
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4

3

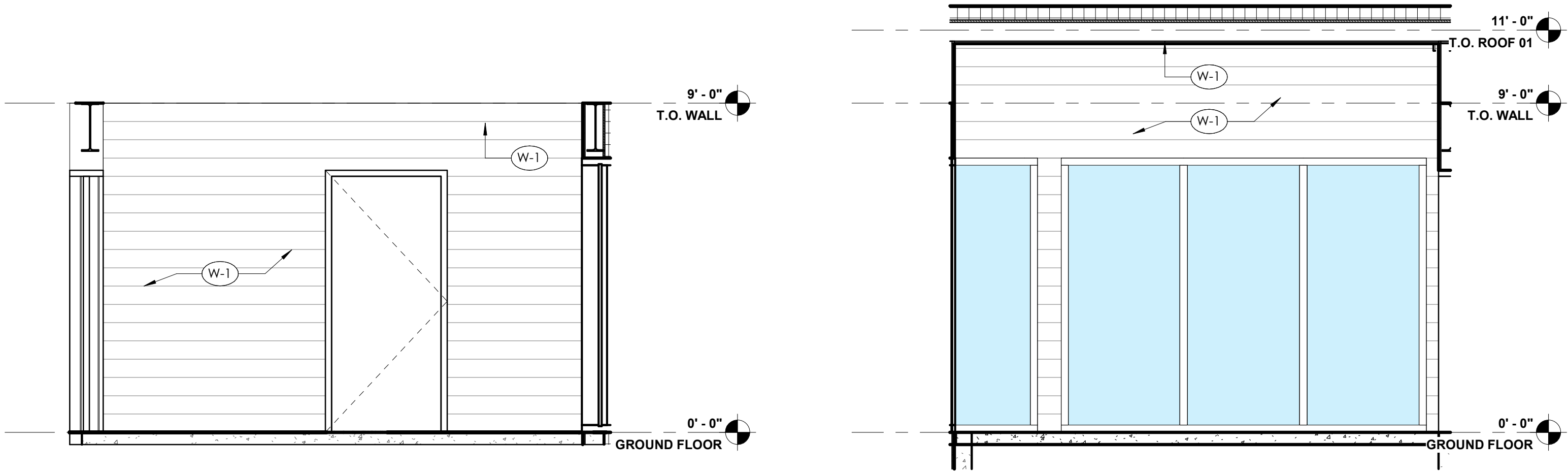
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1



D3 INTERIOR ELEVATION - SOUTH

3/8" = 1'-0"

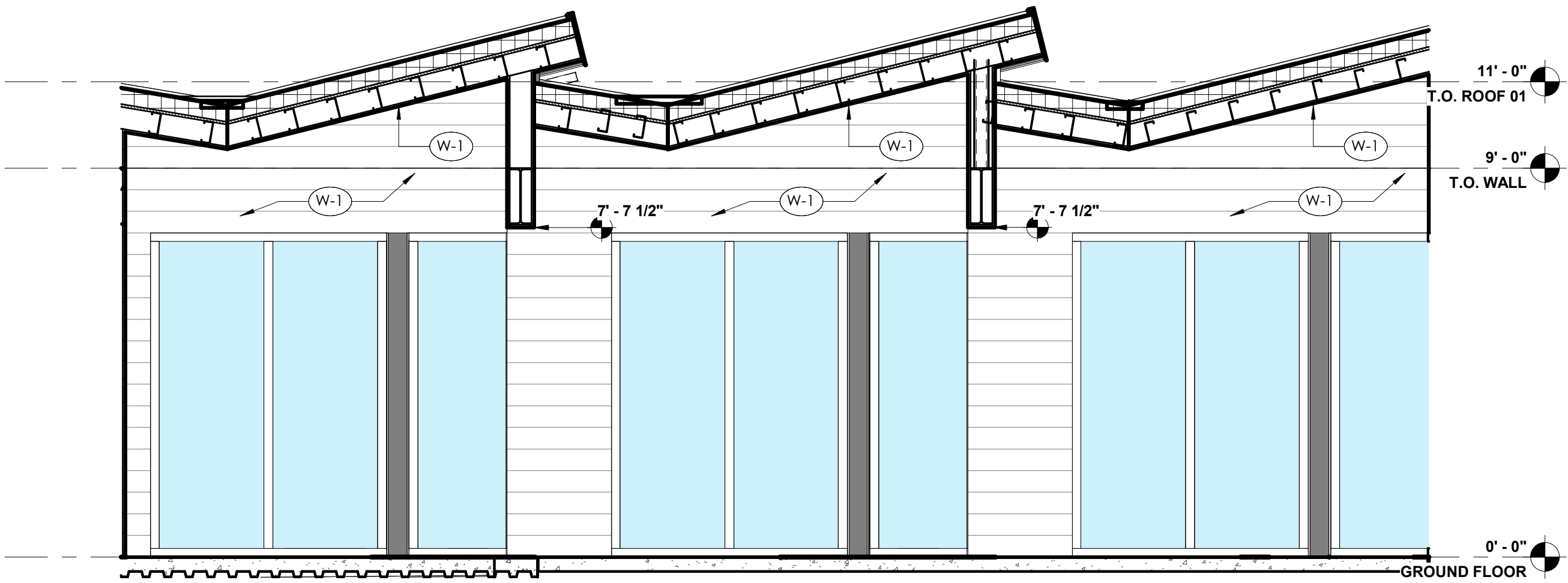


B4 INTERIOR ELEVATION - WEST

3/8" = 1'-0"

B2 INTERIOR ELEVATION - EAST

3/8" = 1'-0"



A3 INTERIOR ELEVATION - NORTH

3/8" = 1'-0"

MATERIALS LEGEND WP

MARK	KEYNOTE	DESCRIPTION	COLOR
------	---------	-------------	-------

METAL PANEL			
MP-1	07 42	METAL COMPOSITE MATERIAL (MCM) WALL PANEL	BLACK
MP-2	07 42	MCM BATTEN TRIM	BLACK

PAINT			
PT-1	09 91	EPOXY PAINTED STRUCTURAL STEEL	PT1

ROOF EDGE			
RE-1	07 71	METAL ROOF EDGE	

WOOD			
W-1	06 20	TONGUE AND GROOVE THERMALLY MODIFIED WOOD SIDING	VENEER 1
W-2	06 20	TONGUE AND GROOVE THERMALLY MODIFIED WOOD SIDING	VENEER 2
W-3	06 20	THERMALLY MODIFIED WOOD BATTENS	VENEER 1
W-4	06 20.B	THERMALLY MODIFIED WOOD LOUVERS	VENEER 1



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Greg Perkins

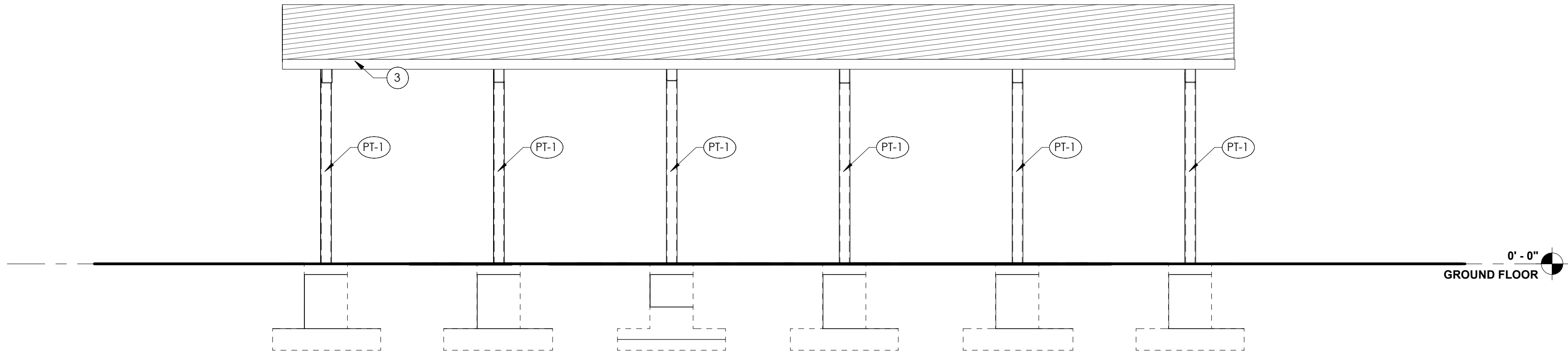
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SCALE: 3/8" = 1'-0"
DRAWN BY: Author
CHECKED BY: CSE0004
PROJECT #:

INTERIOR ELEVATIONS

WP-A510

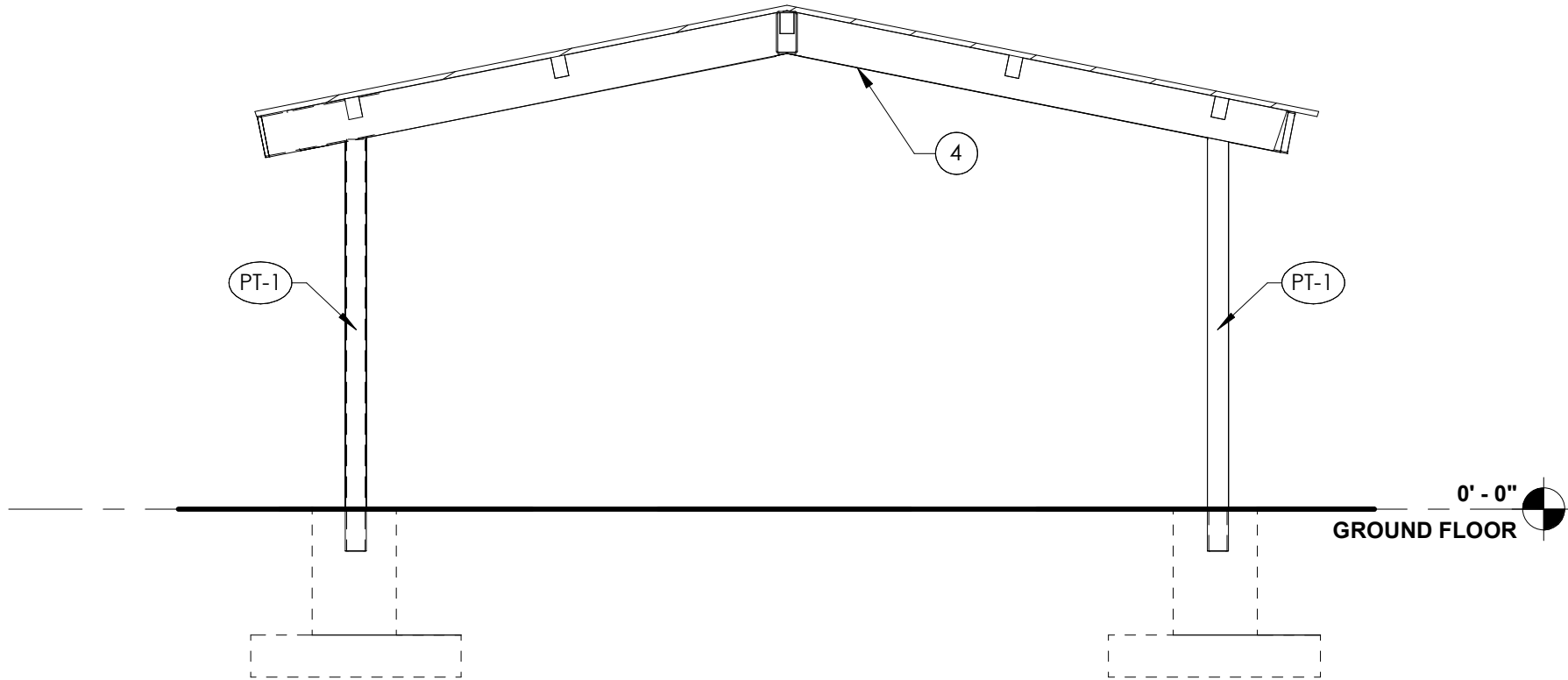
C



C4 PICNIC SHELTER - NORTH ELEVATION

1/4" = 1'-0"

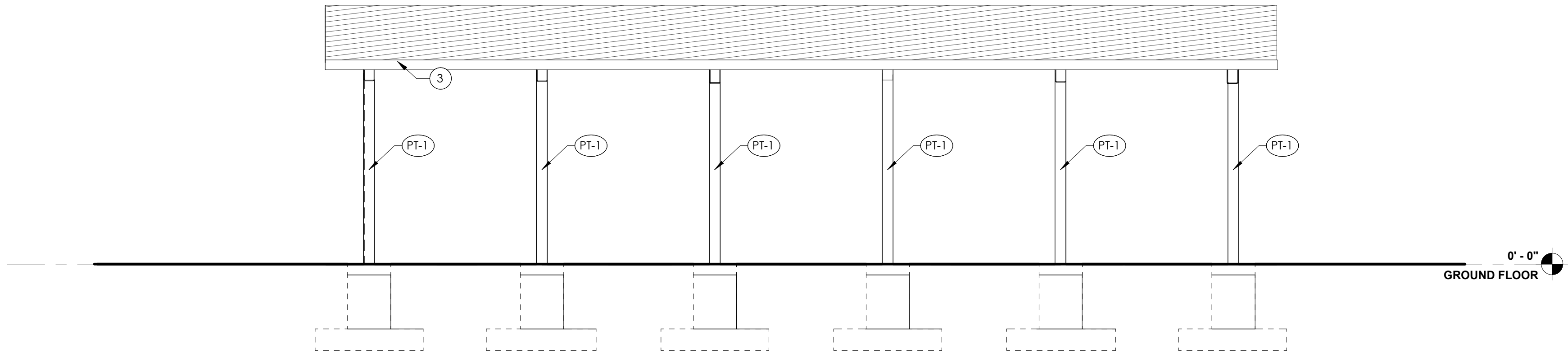
B



B4 PICNIC SHELTER - WEST ELEVATION

1/4" = 1'-0"

A



A4 PICNIC SHELTER - SOUTH ELEVATION

1/4" = 1'-0"

2

1

MATERIALS LEGEND			
MARK	KEYNOTE	DESCRIPTION	COLOR
PAINT			
PT-1	09 91	EPOXY PAINTED STRUCTURAL STEEL	PT1
ROOF EDGE			
RE-1	07 71	METAL ROOF EDGE	
RE-2	07 71	STAINLESS STEEL RAIN CHAIN	STAINLESS STEEL
WOOD			
W-1	06 20	TONGUE AND GROOVE THERMALLY MODIFIED WOOD SIDING	VENEER 1
W-2	06 20	THERMALLY MODIFIED WOOD BATTENS	VENEER 1
W-3	06 20	THERMALLY MODIFIED WOOD LOUVERS	VENEER 1

ELEVATION NOTES -
PICNIC SHELTER

- EXISTING PAVILION. NEW PAVILION TO BE SIMILAR SIZE AND ROOF STYLE. IT IS ASSUMED TO BE "RCP SHELTERS GABLE PRE-FABRICATED SHELTER. SIZE: 24x44
- PAINT EXISTING PICNIC STRUCTURE, PT1
- 10 73 – 2x6 CEDAR FASCIA, STAINED TO MATCH EXISTING SHELTER
- 10 73 – 2x8 TONGUE AND GROOVE WOOD ROOF DECK, STAINED TO MATCH EXISTING SHELTER



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MAY 12, 2025



Greg Perkins

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REVISIONS:

SCALE: 1/4" = 1'-0"
DRAWN BY: KLG
CHECKED BY: KLG
PROJECT #: 0650004

ELEVATIONS

PS-A301



Petition Number: 2508-DDP-25
Project Name: WWS Modular Trailer
Subject Site Address: Generally located at 19400 Tomlinson Road
Petitioner: Westfield Washington Schools
Representative: InSite Engineering LLC
Request: Detailed Development Plan review of a 3,500 square-foot modular classroom on 76.34 acres +/- within the AG-SF1: Agricultural / Single-family Rural District.
Current Zoning: AG-SF1: Agricultural / Single-family Rural District
Current Land Use: Institutional
Approximate Acreage: 76.34 acres +/-
Staff Reviewer: Ryan Collingwood, Senior 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.

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 Detailed Development Plan has 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 Detailed 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.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) 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).
- 23) Misc.

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

The plans comply.

- 24) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

- 26) 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.
- 27) 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 & DEVELOPMENT STANDARDS

The plans comply with AG-SF1: Agricultural / Single-family Rural District (UDO Article 4.2).

- | | |
|---|-------------|
| 28) Minimum Lot Area | 3 acres |
| 29) Minimum Lot Frontage | 250 feet |
| 30) Minimum Front Yard Setback | 80 feet |
| 31) Minimum Side & Rear Yard Setback | 30 feet |
| 32) Maximum Building Height | 2 ½ stories |
| 33) Accessory Use and Building Standards (<i>UDO Article 6.1</i>) | |
| 34) Architectural Standards (<i>UDO Article 6.3(G)</i>) | |
| 35) Landscaping Standards (<i>UDO Article 6.8</i>) | |
| 36) Lighting Standards (<i>UDO Article 6.9</i>) | |

37) Parking and Loading Standards (*UDO Article 6.14*)

38) Sign Standards (*UDO Article 6.17*)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

39) Easement Standards (*UDO Article 8.3*)

40) Pedestrian Network Standards (*UDO Article 8.7*)

41) Storm Water Standards (*UDO Article 8.8*)

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

43) Surety Standards (*UDO Article 8.12*)

44) Utility Standards (*UDO Article 8.13*)

DEPARTMENT COMMENTS:

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2508-DDP-25 with the following conditions:

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

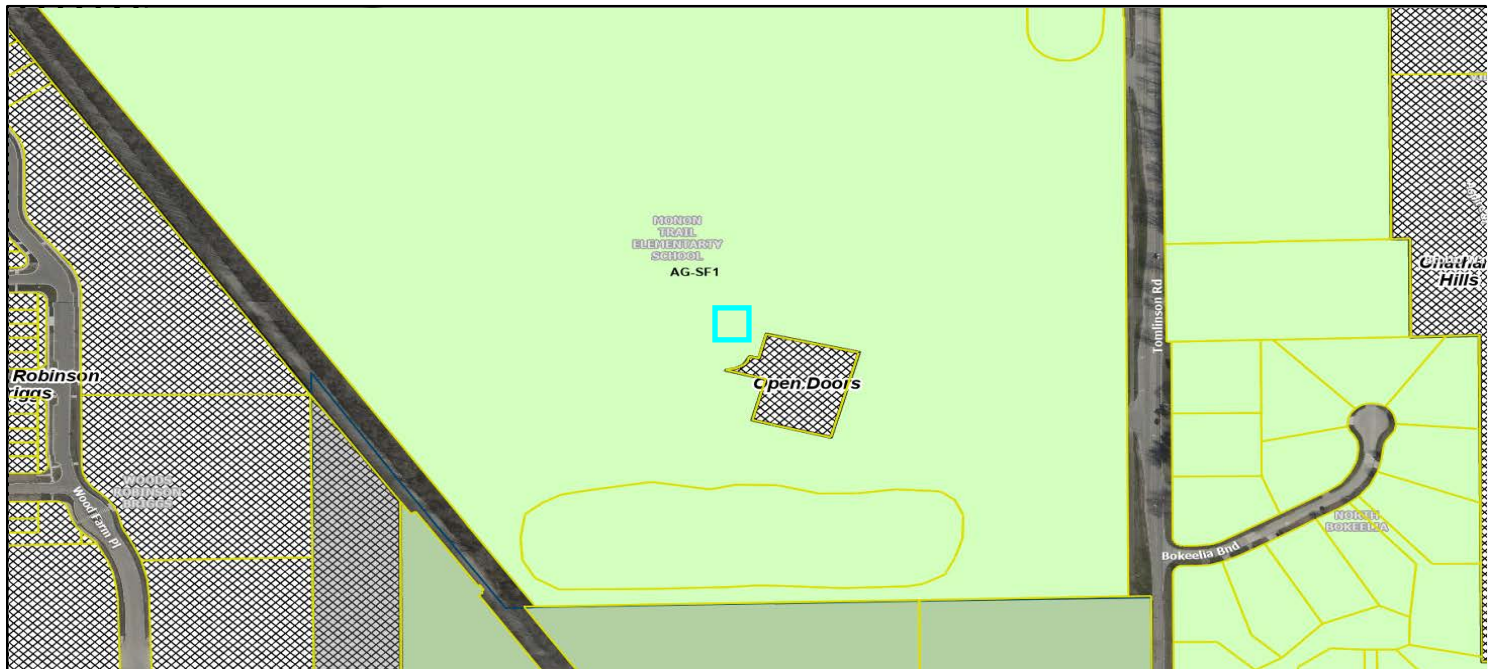
Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Aerial Location Map

 SITE



Zoning Map



Zoning

-  AG-SF1: Ag. / Single-family Rural
-  PUD (Planned Unit Development)



SITE LEGEND

A

NEW MODULAR CLASSROOM (3,500 SF). TRAILER TO BE SET ON EXISTING ASPHALT PAVEMENT WHERE SHOWN USING ABS FOUNDATION PADS AND MASONRY BLOCK FOUNDATIONS. THERE IS NO EXCAVATION REQUIRED FOR THE TRAILER INSTALLATIONS.

B

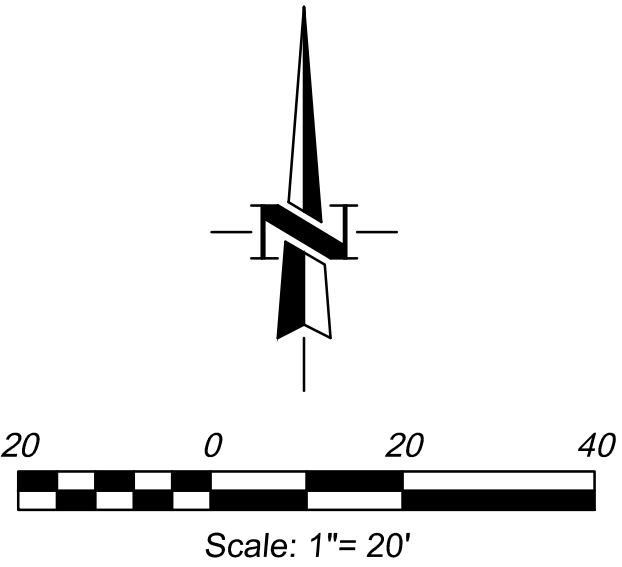
ALUMINUM STAIRS AND HANDICAP RAMP SYSTEM PER DRAWINGS BY "COMPLIANT ACCESS PRODUCTS, LLC" DATED 6/18/25. USE PLASTIC ABS BASE PADS UNDER RAMP SYSTEM SUPPORT LEGS.

C

FINISHED FLOOR OF MODULAR TRAILER AND TOP OF LANDINGS TO BE APPROXIMATELY 42" ABOVE FINISHED GRADE.

D

ELECTRICAL SERVICE FOR NEW MODULAR TRAILER TO BE BY LOCAL UTILITY. SEE TITAN MODULAR SYSTEMS PLANS SHEET 2 OF 4 FOR ELECTRICAL SERVICE LOCATION.



InSITE ENGINEERING

16308 Ketton Drive
Noblesville, IN 46060
P: (317) 691-5294

MONON TRAILS ELEMENTARY
NEW MODULAR CLASSROOM PROJECT

19400 Tomlinson Rd
Westfield, Indiana

REGISTERED
No.
60900103
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date: 6/18/25

REVISIONS						
No.	Date	Description				
1						

SHEET TITLE:
SITE DEVELOPMENT
PLAN

SHEET NUMBER:
C100

Project No. 25023

Page 41 of 129



ELEVATION NOTES: TYPICAL SEE COMMENTS FOR
METHOD OF ROOF VENTILATION
RESISTIBLE RAFTERS (R/ARS),
AND HANDRAILS AND STAIR
INSTALLATIONS, DESIGNED BY OTHERS,
AND SUBJECT TO LOCAL JURISDICTION.
FOUNDATION ENCLOSURE
WHEN PROVIDED MUST HAVE
PER 1/40TH OF THE FLOOR AREA
MINIMUM CRACK WIDTH
OTHERS, SUBJECT TO LOCAL
JURISDICTION.
ELEVATIONS SHOWN ON THIS PAGE
INTENDED TO BE BASIC COMPONENTS & ARE
NOT MEANT TO BE ALL INCLUSIVE
OTHERS MUST BE PROVIDED TO COMPLY
CODE REQUIRED ASPECT OF THIS BUILDING
SITE BUILT, STAIRS, STEPS, DECKS,
AND OTHERS MUST BE PROVIDED BY OTHERS
ITEMS MUST BE IN COMPLIANCE WITH ALL APPLICABLE
CODES, COMPLIANCE WITH ALL APPLICABLE
CODES PER LOCAL AUTHORITY HAVING
JURISDICTION. NOT BE MEANT TO BE ALL INCLUSIVE
OTHERS MUST BE PROVIDED TO COMPLY
CODE REQUIRED ASPECT OF THIS BUILDING

APPROVED
RADCO
May 21, 2025

CONSULTING ENGINEER: WALTER E. WOOD, P.E. — 168 W. LONGLEAF DR. — SYLVESTER, GA. 31791	
TITAN MODULAR SYSTEMS, INC. 1000 W. LONGLEAF DR., SUITE 100 ALMA, GA 3150 (912) 832-3344 APOLLO MODULAR SYSTEMS, INC. 2142 INDUSTRIAL BLVD. DODDGE, GA 31533 (912) 832-3344	
DATE: 5-14-25	THIRD PARTY: RADIO TOWER COMPANY, SUITE 102 TAMPA, FLORIDA 33634 813-243-0370
SCALE: 1" = 10'-0"	REV: 1
CODES: SEE NOTES	REVISION:
STATES: IN	REFERENCE: 11338
INDIAN	W.E.W.
PROFESSIONAL ENGINEER	SHEET
May 19, 2025	3 OF 4
TMS/JMS 11338 A-D 54' - 8" x 64' - 0" EDUCATION ELEVATIONS DESTINATION:	



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 4, 2025
2508-PUD-16
Exhibit 1

Docket Number: 2508-PUD-16 (Ord. 25-45) (the “Ordinance”)

Petitioner: Jason Watters by Nelson & Frankenberger, LLC

Request: A change in zoning for 11.9 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the Chatham Hills Planned Unit Development (PUD) District

Current Zoning: AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Vacant

Acreage: 11.9 acres +/- (the “Property”)

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 25-39
4. Concept Plan
5. Exhibit D of Chatham Hills PUD (Ord. 13-24)
6. Neighbor Meeting Summary

Staff Reviewer: Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the [July 28, 2025](#) City Council meeting. At the time of the City Council introduction the Ordinance published permitted a maximum of four (4) residential lots. The Ordinance has been modified to permit a maximum of three (3) lots.

A neighbor meeting was held July 22, 2025. A summary of the meeting can be found as part of **Exhibit 6**.

The petition will receive a public hearing at the August 4, 2025, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW

Location: The Petitioner is requesting to rezone approximately 11.9 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the standards of the existing Chatham Hills PUD (Ord. 13-24 as amended).

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 AG-SF1: Agriculture/Single-Family Rural zoned parcels and the Chatham Hills PUD.

ZONING REQUEST

The Ordinance is proposed to be assigned to *District I: Residential District* of the Chatham Hills PUD (Ord. 13-24, as amended – the “Chatham Hills PUD”). These standards shall apply to the development of the Property unless otherwise modified by Ord. 25-45.

Concept Plan

A maximum of three (3) residential lots are permitted on the real estate. A potential Concept Plan is included in the PUD for reference. Access to the Property will be from the south; there are no cuts proposed on State Road 38.

Uses

Permitted Uses set forth in Section 7 of the Chatham Hills PUD shall apply to the Property. This includes SF4 uses permitted by the UDO, Development Amenities, Model Dwellings, Golf Course and Club Uses (and uses deemed ancillary to Golf Course/Club uses), Farmstead uses, and Bed and Breakfasts/Inns.

General Regulations / Development Standards

Bulk and Density Standards for the Property are set forth in Article 5.1 of the Ordinance. Proposed standards of note include a Minimum Lot Area of 90,000 square feet (2.07 acres +/-), and a Maximum Building Height of 45 feet.

Architectural standards set forth in Section 16 of the Chatham Hills PUD shall apply to the Property; This includes the Character Exhibits shown in Exhibit D of the Chatham Hills PUD (see **Exhibit 5**). Additional language within the Chatham Hills PUD requires 360 degree architecture while prohibiting aluminum and vinyl siding.

Design Standards

The Buffer Yard standards originally set forth in Section 12.2 of the Chatham Hills PUD have been made inapplicable through this Ordinance. Originally required in order to buffer the subject Property from the rest of the Chatham Hills development, as the Property is now proposed to be developed, the buffering is no longer necessary and must be removed for the proposed development to occur.

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, 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 August 4, 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 August 4, 2025, Plan Commission meeting.

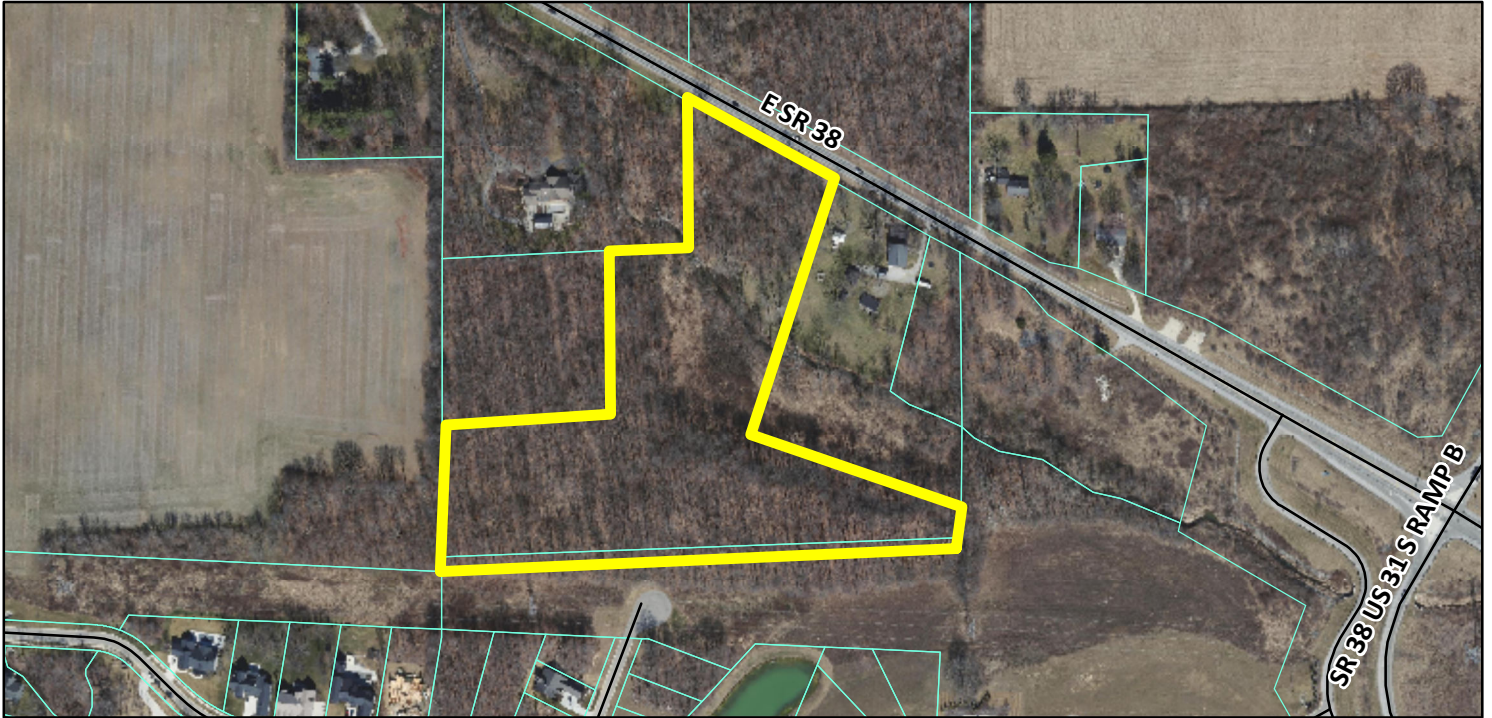
If APC members are comfortable with the state of the amendment request following the Public Hearing, Staff recommends waiving the workshop requirement and providing a recommendation to the City Council.

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

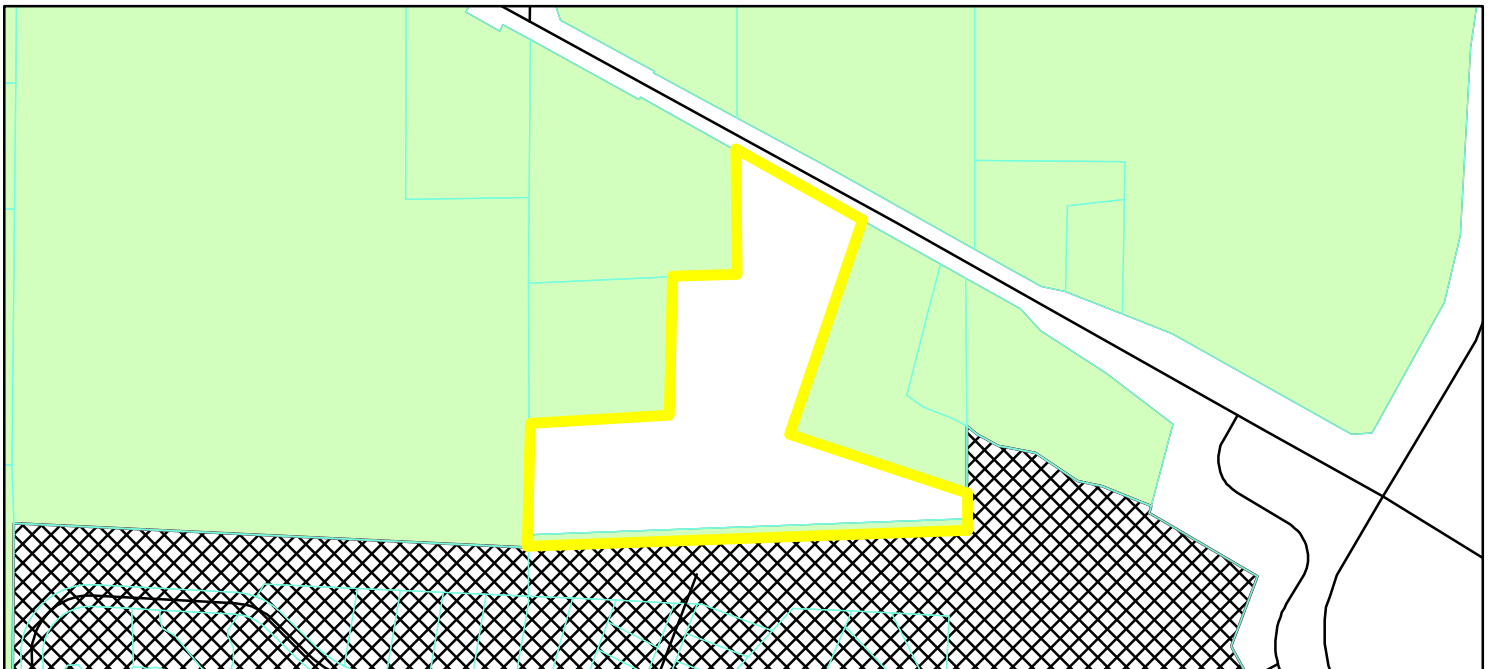
Ivy Ridge Preserve Chatham Hills PUD Amendment X

Aerial Location Map

 Site



Zoning Map



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

0 0.05 0.1
Miles



ORDINANCE NUMBER 25-45

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

“Chatham Hills PUD District – Amendment X”

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the Common Council on October 12, 2015; (ii) Ordinance 16-46, enacted by the Common Council on December 12, 2016; (iii) Ordinance 17-24, enacted by the Common Council on September 11, 2017; (iv) Ordinance 18-51, enacted by the Common Council on February 11, 2019; (v) Ordinance 19-11, enacted by the Common Council on June 10, 2019; (vi) Ordinance 19-51, enacted by the Common Council on November 11, 2019; (vii) Ordinance 22-07, enacted by the Common Council on May 9, 2022; (viii) Ordinance 22-15, enacted by the Common Council on June 13, 2022 (collectively, the "**Chatham Hills PUD**");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2508-PUD-16**), 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"); and graphically depicted in **Exhibit B** attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded **Petition No. 2508-PUD-16** to the Common Council with a _____ recommendation (-) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of

Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Chatham Hills 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, (ii) the Chatham Hills Planned Unit Development, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Chatham Hills Planned Unit Development.
- 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. District Area Assignment. The Real Estate is hereby assigned to District I: Residential District of Ordinance 13-24 (the “Assigned Area”). The standards of the Chatham Hills Planned Unit Development applicable to the Assigned Area shall apply to the Development of the Real Estate unless otherwise modified by this Ordinance.

Section 3. Concept Plan. The Concept Plan (Conceptual 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 and Section 5 of the Chatham Hills PUD.

- 3.1 The Real Estate may be divided into a maximum of three (3) lots.
- 3.2 Development of the Lots shall be regulated as set forth in this Ordinance.
- 3.3 Accessory Buildings shall be permitted and constructed in accordance with the applicable standards of the UDO and shall match the architectural style of the dwelling on the Lot.

Section 4. Permitted Uses. The permitted uses shall be as set forth in Section 7 of the Chatham Hills PUD.

Section 5. Bulk and Density Standards. The standards of Section 9 of the Chatham Hills

PUD, shall not apply to the development of the Real Estate, rather the following shall apply.

5.1 Single family detached residential requirements:

Standard	
Minimum Lot Area	90,000 square feet
Minimum Lot Frontage	None, provided access to a street is provided.
*Minimum Building Setbacks	
Front Yard (south perimeter of Real Estate)	20'
Front Yard (State Road 38 frontage)	25'
Side Yard (between lots)	10'
Side Yard (perimeter of Real Estate)	20'
Rear Yard	20'
Minimum Lot Width	80'
Maximum Building Height	45'
Minimum Living Area (Total)	2,000sqft

*As illustrated on the Detailed Development Plan.

Section 6. Landscaping and Screening. Section 11 of the Chatham Hills PUD shall apply, except as otherwise modified below.

- A. External Street Frontage Landscaping (Road Frontage Standards in Section 11.3 of the Chatham Hills PUD): Article 6.8(M) shall not apply to the Real Estate.
- B. Buffer Yards (Section 11.4 of the Chatham Hills PUD): Article 6.8(N) Buffer Yard Requirements and shall not apply to the Real Estate.

Section 7. Open Space and Amenity Standards. The standards of Section 12 of the Chatham Hills PUD shall apply, except as otherwise modified below.

A. Section 12.2 of the Chatham Hills PUDs shall not apply to the real estate.

Section 8. **Pedestrian and Bicycle Connectivity.** The standards of Section 15 of the Chatham Hills PUD shall apply, except as otherwise modified below.

A. Pedestrian Network Standards: Sidewalks and trails shall be installed as generally depicted on **Exhibit B.**

Section 9. **Single Family Architectural Design Standards.** The standards of Section 16 of the Chatham Hills PUD shall apply.

Section 10. **Fence Standards.** Section 19 of the Chatham Hills PUD shall apply, except as otherwise modified below.

A. There shall be no restriction on location and linear feet of fence provided the style is similar to fence styles currently approved and existing within Chatham Hills.

B. A private gate(s) shall be permitted on the Real Estate.

Section 11. **Infrastructure Standards.** Section 20 of the Chatham Hills PUD shall apply.

Section 12. **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 13. **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 14. **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 25-45** was delivered to the Mayor of Westfield

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-45

this _____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-45

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

Prepared by: James E. Shinaver, attorney at law, NELSON & FRANKENBERGER and Jon C. Dobosiewicz, land use professional, NELSON & FRANKENBERGER. 11350 N. Meridian St., Suite 320, Carmel, IN 46032 (317) 844-0106.

Chatham Hills PUD Amend X - 5 072825

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the Northeast Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of Block 1 of Chatham Hills – Section 7A as recorded as Instrument Number 2021011797 in Plat Cabinet 6, Slide 58 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 16 seconds East (basis of bearings is Indiana State Plane, East Zone, Grid Bearing) along the West line of the Northwest Quarter 317.14 feet; thence North 87 degrees 56 minutes 44 seconds East 361.50 feet; thence North 00 degrees 12 minutes 16 seconds East 361.81 feet; thence North 87 degrees 53 minutes 50 seconds East 166.44 feet; thence North 00 degrees 12 minutes 16 seconds East 362.91 feet; thence South 60 degrees 57 minutes 20 seconds East 379.77 feet; thence South 18 degrees 16 minutes 30 seconds West 618.09 feet; thence South 73 degrees 00 minutes 42 seconds East 266.09 feet; thence South 70 degrees 45 minutes 10 seconds East 120.39 feet; thence South 71 degrees 24 minutes 39 seconds East 95.26 feet; thence South 00 degrees 12 minutes 16 seconds West 97.99 feet to the North boundary of said Chatham Hills Section 7A; thence South 87 degrees 46 minutes 26 seconds West along the said North line 1128.44 feet to the POINT OF BEGINNING, containing 11.895 acres, more or less.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

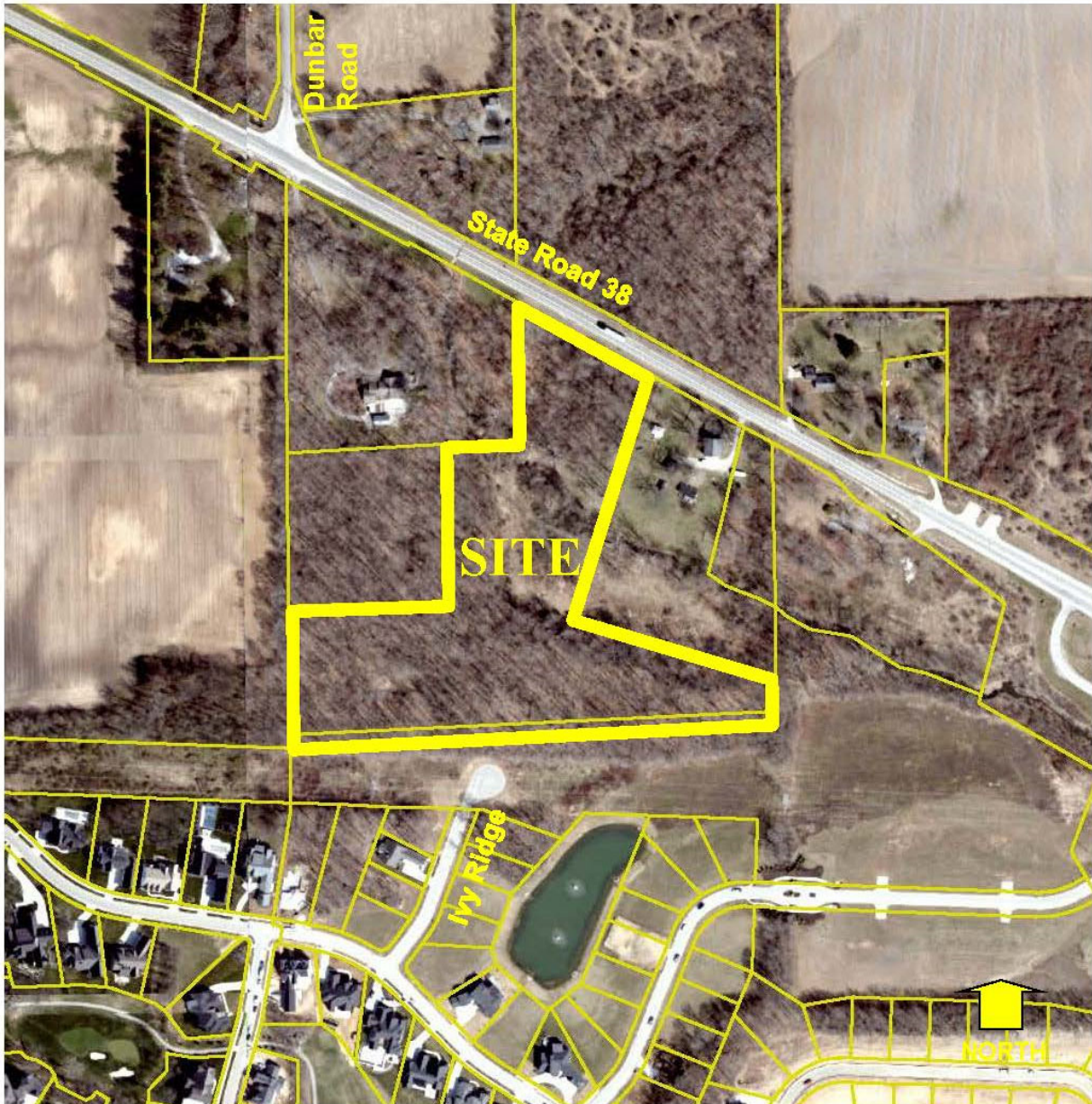


EXHIBIT B **CONCEPT PLAN** (Page 1 of 1)

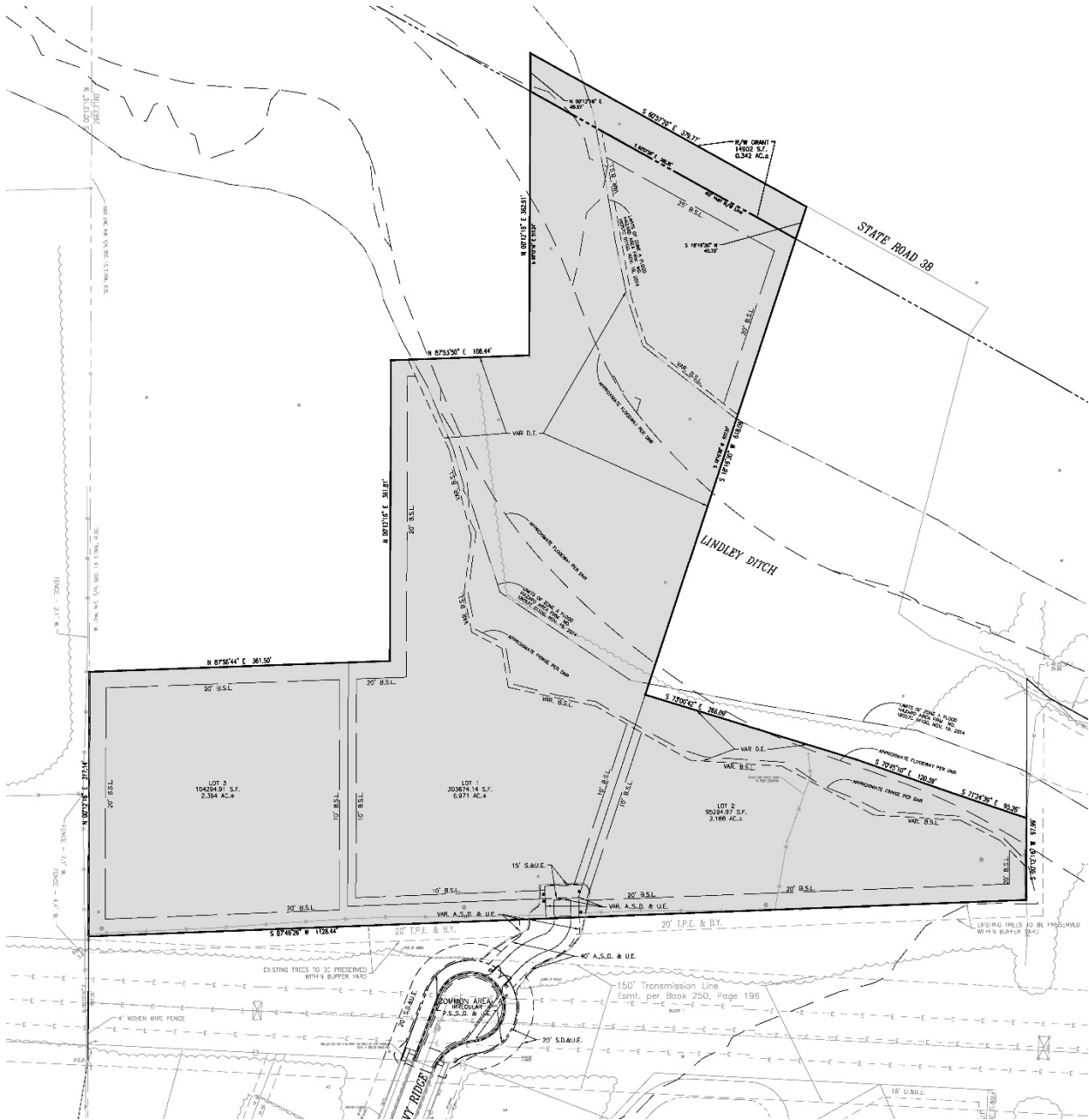


EXHIBIT B
CONCEPT PLAN
 (Page 1 of 1)

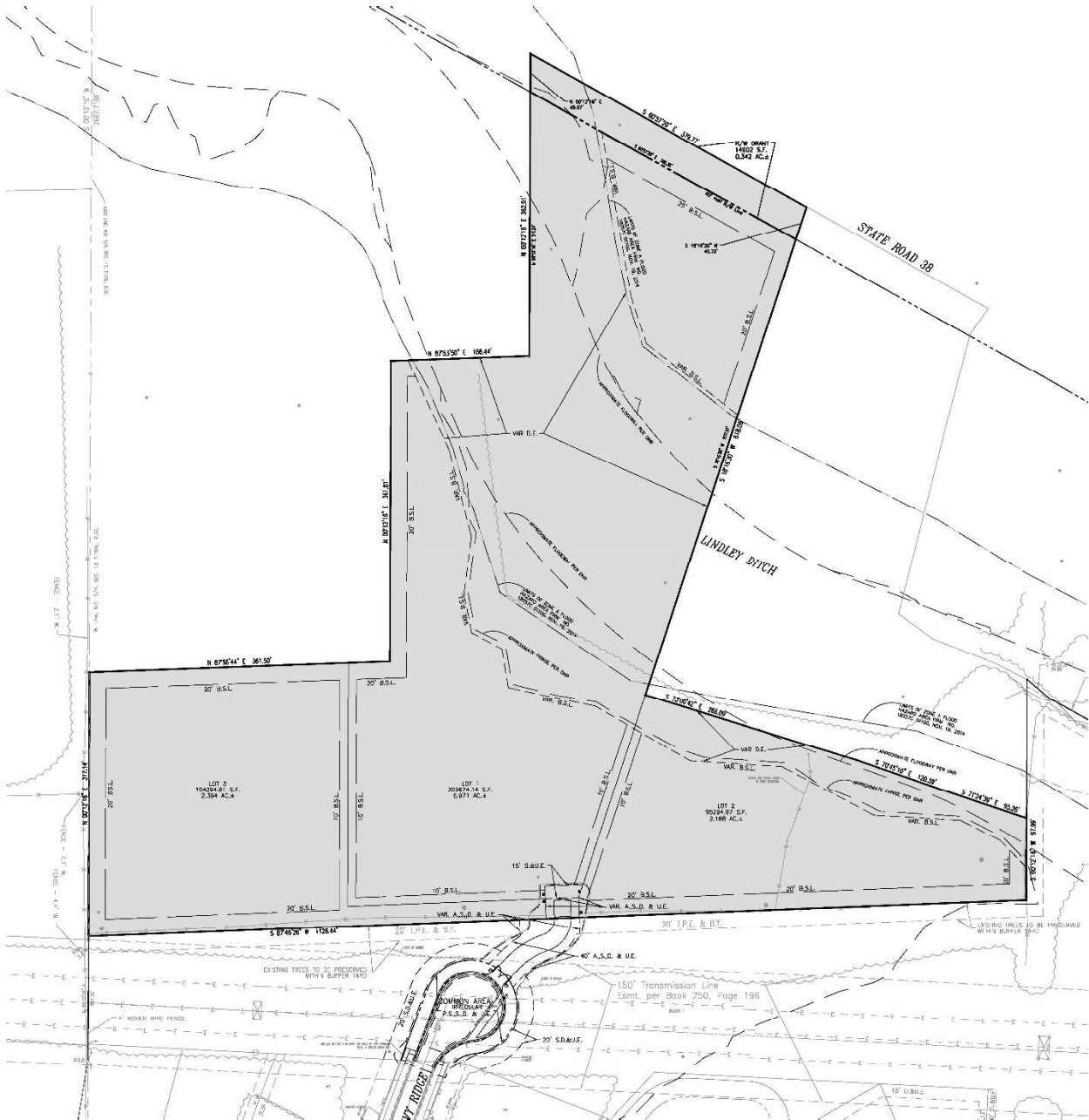


EXHIBIT D

CHARACTER EXHIBIT: SINGLE FAMILY DETACHED RESIDENTIAL

(Examples are primarily from The Bridgewater Club, Westfield, Indiana)







Examples of elevation and roof variations:



Summary of Neighborhood Meeting

Project/Applicant: Jason Watters
PUD Rezone Request: Chatham Hills PUD District Amendment X

Docket Number: 2508-PUD-16

Date: July 22, 2025, at 6:30 pm

Location: Springhill Suites Hotel, 19317 Westmore Lane, Westfield, IN 46074

Presenter: Jon Dobosiewicz, Nelson & Frankenberger, LLC

Attendees: See attached for Sign-In-Sheet
Jason Watters, Mike Deck, Jim Shinaver and Chris Wiseman/project engineer

A. Jon Dobosiewicz (JD) provided an overview summary of the proposal and the following questions and comments were provided:

1. Are there any wetlands on the property?
2. Concerns expressed about traffic in the area along SR 38 and are any road improvements planned for SR 38?
3. Questions and concerns about drainage and the creek that crosses the property.
4. Concerns that wildlife will be affected if development occurs.
5. Will the subject property be annexed? Will other properties (other than the subject site) be annexed?
6. Questions about the water park proposed in Sheridan on Dunbar Road.
7. Will the construction of homes on the property affect the stability or integrity of the nearby creek?
8. Can you make this into a public park to serve the community and save the trees and wildlife?
9. How many trees will be removed if homes are constructed?
10. Will construction of homes affect nearby wells and septic fields?
11. Will you be adding more lots in the future?
12. Will the proposed home architecture be subject to the Chatham Hills architectural standards and who reviews the home plans for compliance?
13. If approved, will we still be able to shoot off our fire arms on our properties?
14. Will our taxes change if this request is approved?

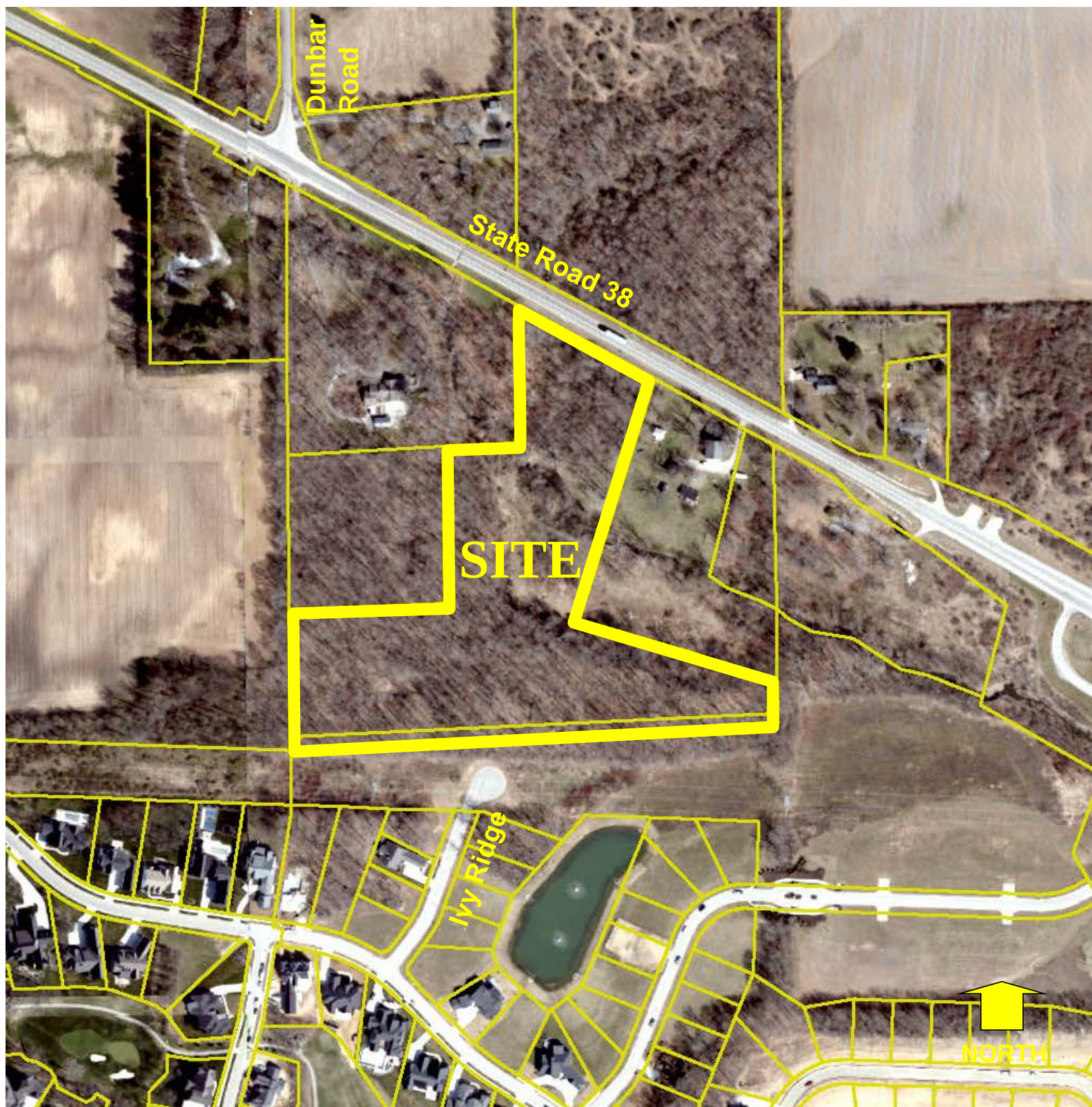
The meeting ended at approximately 7:15 p.m.

Neighborhood Meeting Sign In-Sheet

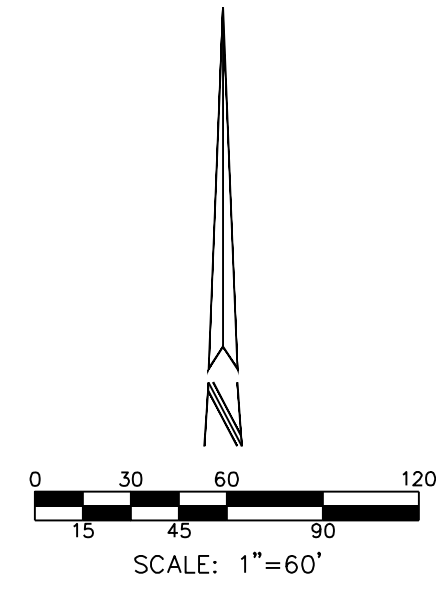
RE: Neighborhood Meeting
Jason Watters/PUD Rezone Request: Chatham Hills PUD District Amendment X
Docket Number: 2508-PUD-16

Date: Tuesday, July 22, at 6:30 pm
Springhill Suites Hotel
19317 Westmore Lane, Westfield, IN 46074.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Thomas Conway	1551 East State Rd 38 Sheridan, IN 46069	910-603-3459	CMATS20@outlook.com
2. Jon Lowe	21532 Dunbar Rd Sheridan	317-531-0984	jlowe152004@gmail.com
3. Riley Skeens	1156 Chatham Ridge Court	317-750-7679	office@skeens.co
4. Dawn "	" "	" "	" "
5. Victoria "	" "	" "	" "
6. Bob & Elaine Habig	1103 East Rd 38 Sheridan	317 443 6054	dr3b@westfieldpremier.com
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			



**Ivy Ridge Preserve
Site Location Map**



The diagram illustrates a cross-section of a street. At the top, a horizontal line is labeled "VAR A.S.D. & U.E." (Variable Access Drive and Utility Easement). Below this, a larger horizontal line is labeled "20' ACCESS DRIVE". This drive is divided into two equal 10-foot sections by a vertical dashed line labeled "C" (Centerline). The 10-foot sections are labeled "10'" on either side of the centerline. The entire drive is flanked by "EASEMENT" areas on both the left and right sides. Below the drive, a horizontal line is labeled "ACCESS DRIVE TYPICAL STREET SECTION". At the bottom, a small vertical line is labeled "NO. 50/11".

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, IVY RIDGE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

Revisions					
Work	Date	Description	Mark	Date	Description
△			△		
△			△		
△			△		
△			△		
△			△		

● ARCHITECTURE & INTERIORS
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OVERALL SITE PLAN
IVY RIDGE PRESERVATION
JASON WATTERS
1303 E. STATE ROAD 38
SHERIDAN, IN 46069

CERTIFIED BY *Chris M. Wiseman*

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date *06-30-2025*



811	1-800-382-55
FOR CALLS IN INDIANA	CALL TOLL FREE
Drawn By: S. SHAW	
Checked By: S. NORRIS, EI	
Quality Assurance: C. WISEMAN, PE	

Sheet	C200
Date	06-30-2025
Project Number	170504-20900



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 4, 2025
2508-PUD-17
Exhibit 1

Docket Number: 2508-PUD-17 (Ord. 25-46)

Petitioner: MB Lantern, LLC, represented by Church Church Hittle + Antrim

Site Address: 16172 John Burtwell Dr

Request: A PUD amendment to the standards of Area C, totaling 4.85 acres +/- in the Lantern Commons Planned Unit Development (PUD) District.

Current Zoning: Lantern Commons Planned Unit Development (PUD) District ([Ord. 21-04](#))

Current Land Use: Vacant

Acreage: 4.85 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 25-46
4. Concept Plan
5. Elevations
6. Materials & Renderings
7. Trash Enclosure
8. Amenities
9. Parking Analysis

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

PETITION HISTORY

This petition was introduced for first reading at the July 28, 2025 City Council meeting. A public hearing is scheduled for the August 4, 2025 Advisory Plan Commission Meeting. Staff has not received any public comments at this time.

PROJECT OVERVIEW

Location: This subject real estate is approximately 4.85 acres in size and is located at the northwest corner of Westfield Blvd and E 161st St (see [Exhibit 2](#)). The Property is currently zoned Lantern Commons Planned Unit Development (PUD) District, Area C. Adjacent land zoning districts are Lantern Commons PUD to the north, Indy Hebrew Congregation PUD (Ord. 16-06) to the west (across US 31), Lantern Park PUD (Ord. 15-11) to the east, and [LB](#) to the south (across 161st St).

Project Description: The petitioner is requesting a PUD amendment to modify applicable permitted use, accessory structure, parking, landscape, architecture, and overlay district standards to facilitate the development of two four-story, mixed-use residential buildings, a standalone restaurant, plaza spaces, and associated site improvements.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not propose any new definitions. Capitalized terms shall have the meaning ascribe to them in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate size, location, and proportion of uses and structures. The PUD requires substantial conformance with this Concept Plan as determined by the Director of Community Development.

Underlying Zoning: The PUD amendment will not modify the underlying zoning district. The underlying zoning for Area C will remain **GB: General Business**.

Permitted Uses: The proposed ordinance adds Multi-Family Dwellings as a permitted use and excludes any use that would require drive-thru facilities.

General Regulations: The proposed amendment waives the setback standard found in Sec. 6.1(A)(3) of the Lantern Commons PUD requiring a 15' building setback from both the south property line and the Natalie Wheeler Trail easement in order to permit a trash enclosure. Otherwise, the amendment follows the standards of the Lantern Commons PUD (Ord. 21-04) and the underlying UDO.

Overlay Districts: The original Lantern Commons PUD ordinance waived the US Highway 31 Overlay District and instead applied the Architectural Design Requirements of the State Highway 32 Overlay District, replacing both the US 31 Overlay and Art. 6.3 Architectural Standards of the UDO.

The proposed ordinance waives the State Highway 32 Overlay District Architectural Design Requirements, instead requiring substantial compliance with the architectural elevations (see **Exhibit 5**).

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

Accessory Buildings: In conjunction with the setback modification above, the proposed amendment modifies UDO Art. 6.1(H)(2) Screening of Receptacles and Loading Areas to permit a trash enclosure within the Established Front Yard of 161st St, in compliance with the Concept Plan (see **Exhibit 4**) and Trash Enclosure Exhibit (see **Exhibit 7**). To maximize the number of parking spaces, the enclosure is designed without a man-door.

Architectural Standards: The proposed PUD Ordinance waives the applicable architectural standards, which were the architectural design requirements of the SR 32 Overlay District. Instead, all buildings must be in substantial compliance with the architectural renderings and elevations provided (see **Exhibits 5 & 6**). Without an engineered site plan, it is difficult to determine whether the elevations exactly meet all architectural standards, however, in Staff's option, the proposed buildings meet or exceed the quality of development intended by the SR 32 Overlay standards and the original PUD.

Parking Standards: The proposed PUD Ordinance waives the applicable parking standards. Instead, parking requirements shall be determined by the Director of Community Development based upon data supplied by the applicant (see **Exhibit 9**).

The data table provided shows the projected parking demand based on the number of multifamily units, the square footage of commercial and retail space, the number of restaurant seats, and the number of employees on the largest shift, both over a 24-hour period as well as during different times of days and from weekday to weekend. While the 281 parking spaces provided is less than

the calculated 24-hour parking demand, it appears to adequately meet the demand as it fluctuates throughout the day.

As a point of comparison, the table below shows the parking calculations using the UDO's parking ratios, which are slightly different than those used by the applicant. Accounting for rental occupancy, alternative transportation methods, and shared parking, the UDO's calculated parking demand is very similar to the data supplied by the applicant.

Category		Quantity	Required Parking				Provided Parking
			UDO Parking Ratio	Spaces Required	Subtotal	Subtotal (Shared Parking) †	281
Multi-family (102 units)	Units	102	2 per unit	194*	194	288	
Restaurant	Seats	200	1 per 3 seats	60**	85		
	Employees on primary shift	25	1 per employee on primary shift	25			
Commercial	Square feet	23,983	1 per 300 sq. ft	80	80		
Total					359	288	
*Assuming 95% rental occupancy rate							
**Assuming 10% of restaurant patrons do not require parking (arrive by walking, biking, car-share, etc.)							
†Factors in 20% shared parking reduction (UDO Art. 8.14(G)(9))							

Landscape Standards: The ordinance waives the Minimum Lot, External Street Frontage, and Buffer Yard planting requirements, and modifies the Foundation Planting and Parking Area standards to waive the Perimeter Parking Area Landscape planting requirement on the west property line and permit Foundation Plantings to be in planter boxes. The site shall be planted as generally shown on the Concept Plan.

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

Open Space and Amenity Standards: Waives Article 8.6 of the UDO and Section 8.5 of the Lantern Commons PUD as applicable to Area C. Instead, open space and amenities shall be provided as depicted in the Concept Plan and as described in the Amenities exhibit (see **Exhibit 8**). Minor modifications may be permitted as needed at the time of Detailed Development Plan review at the discretion of the Director of Community Development.

Severability: The proposed ordinance includes a provision stating that if any part of the ordinance is determined to be illegal or unenforceable, then the remainder of the ordinance will remain valid and enforceable.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the "Employment Corridor" land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research

and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. Development Policies for Highway Corridors are located on p. 53 of the [Comprehensive Plan](#). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31, (ii) Primary Arterial 2: 161st Street (iii) Secondary Arterial: Union Street, (iv) Proposed Secondary Arterial: Westfield Boulevard, (v) Proposed Local: other proposed streets internal to the development, and (vi) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing will be held for this petition at the August 4, 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 July 28, 2025 City Council meeting.

DEPARTMENT COMMENTS

1. **Action:**
 - a. Hold a public hearing at the August 4, 2025 Plan Commission meeting.
 - b. Following the public hearing, this item is eligible for Plan Commission workshop or recommendation.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.

ORDINANCE NUMBER 25-46

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
TEXT OF THE LANTERN COMMONS PLANNED UNIT DEVELOPMENT BEING THAT
OF ORDOINACE 19-21 AND TITEL 16 – LAND USE CONTROLS**

“Lantern Commons PUD Amendment 2”

This amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), known as the LANTERN COMMONS PLANNED UNIT DEVELOPMENT (Ordinance 21-04, the “**Lantern Commons 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 Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. 2508-PUD-17), filed with the Commission requesting an amendment to Ordinance 21-04, enacted by the Common Council of the City of Westfield (the “**Council**”) on April 12, 2021;

WHEREAS, the Amendment pertains to the subject real estate located on the northwest corner of 161st Street and Westfield Boulevard, and more particularly identified as Lot 2 of the Lantern Commons Block C Subdivision, a legal subdivision recorded as Instrument No. 2024014481 in the Office of the Recorder, Hamilton County, Indiana on April 26, 2024 (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2508-PUD-17 to the Council with a favorable recommendation (Vote: __ in favor, __ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Lantern Commons Ordinance is hereby amended for the Real Estate. In all other respects, the Lantern Commons Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Lantern Commons Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, and (ii) the Lantern Commons Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this 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 Amendment.

Section 2. Concept Plan. Development of the Real Estate shall be regulated as set forth in this Amendment.

- 2.1 The concept plans, attached hereto as Exhibit A (the “**Concept Plan**”), are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. Permitted Uses.

- 3.1 Multi-Family Dwellings shall be permitted on the Real Estate in substantial compliance with the architectural character exhibits attached hereto as Exhibit B (the “**Architectural Character Exhibits**”).
- 3.2 Drive-thru facilities shall not be permitted on the Real Estate.

Section 4. General Regulations. The standards of Section 6 of the Lantern Commons Ordinance, as applicable to Area C of the Lantern Commons PUD, shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Section 6.1(A)(3) of the Lantern Commons Ordinance shall not apply. Building setbacks shall be permitted in substantial compliance with those depicted in the Concept Plan. Trash enclosures shall be constructed in substantial compliance with the depictions attached hereto as Exhibit C (the “**Enclosure Exhibit**”).

- 4.2 Section 6.1(B)(3) of the Lantern Commons Ordinance is amended to permit building heights in substantial compliance with those indicated in the Architectural Character Exhibits.

Section 5. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO shall not apply to Area C. Instead, the Buildings on the Real Estate shall be constructed in substantial compliance with the Architectural Character Exhibits.

Section 6. Development Standards. The standards of Section 8 of the Lantern Commons Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 6.1 Accessory Buildings: Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be amended to permit an enclosure to be located within the Established Front Yard along 161st Street on the Real Estate. Enclosures on the Real Estate shall be permitted in substantial compliance with the Concept Plan and the Enclosure Exhibit.

6.2 Architectural Standards:

- A. Section 8.2(B)(3) of the Lantern Commons Ordinance is hereby replaced and restated as follows for the Real Estate: The Buildings on the Real Estate shall be constructed in substantial compliance with the Architectural Character Exhibits.
- B. Article 6.3(E) of the UDO shall not apply to the Real Estate. Instead, the Buildings on the Real Estate shall be constructed in substantial compliance with the Architectural Character Exhibits.

- 6.3 Parking. Section 8.3 of the Lantern Commons PUD is hereby amended to permit Parking Space requirements for the mixed uses on the Real Estate to be determined by the Director, based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

- 6.4. Landscaping Standards. The standards of Article 6.8 of UDO shall apply to the development of the Real Estate, except as otherwise modified below.

- A. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- B. Foundation Plantings. Article 6.8(L) of the UDO shall not be applicable to the Real Estate in order to accommodate plazas and pedestrian ways. Instead, planting

beds and planters shall be utilized to accomplish the intent of Article 6.8(L) as determined by the Director at the time of Detailed Development Plan review.

- C. External Street Frontage Landscaping Requirements. Article 6.8(M) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- D. Buffer Yard Requirements. Article 6.8(N) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- E. Parking Area Landscaping. For the purposes of applying Section 8.4 of the Lantern Commons PUD to the Real Estate, the Real Estate shall not be considered a “Multi-Family use”. Perimeter Parking Area Landscaping shall not be required along the west property line of the Real Estate.

- 6.5 Open Space and Amenity Standards. Article 8.6 of the UDO and Section 8.5 of the Lantern Commons PUD shall not apply to Area C. Instead, open space and amenities shall be provided on the Real Estate in substantial compliance with the depictions in the Concept Plan and the descriptions attached hereto as Exhibit D (the “**Amenities**”). Minor modifications may be made to the Amenities consistent with the intent set forth in Exhibit D, as determined by the Director at the time of Detailed Development Plan review.

Section 7. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-46** was delivered to the Mayor of Westfield on the ____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE 25-46**

this _____ day of _____, 2025.

I hereby VETO **ORDINANCE 25-46**

this _____ day of _____, 2025.

Scott Willis, Mayor

Scott 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

“Concept Plan”

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

CONCEPT PLAN

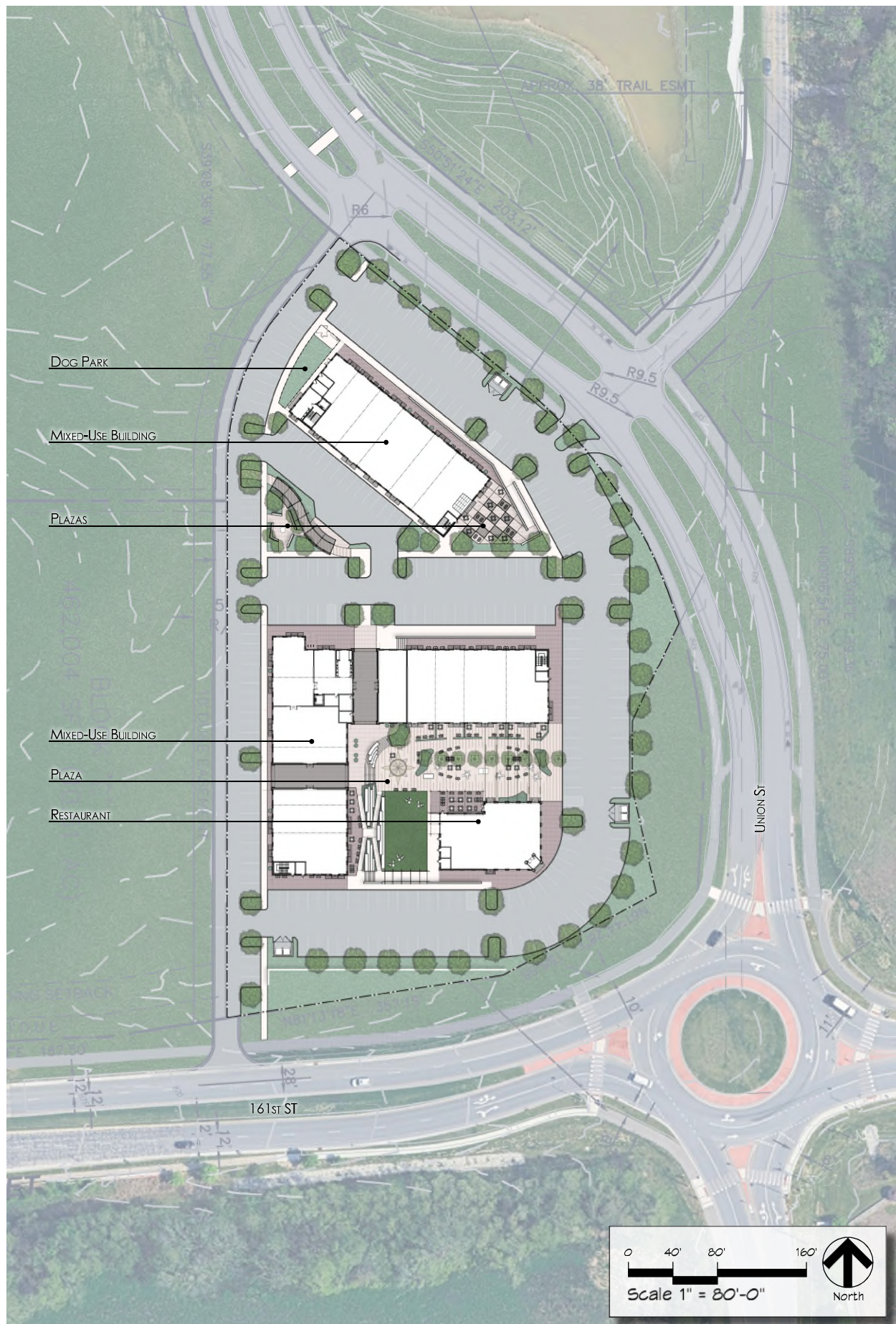


Exhibit B

“Architectural Character Exhibits”

The Architectural Character Exhibits appear on the following fifteen (15) pages of this exhibit.





View 2 3

JULY 25, 2025





View 4 5

JULY 25, 2025



View 5 6

JULY 25, 2025



View 6 7

JULY 25, 2025





View 8 9

JULY 25, 2025



View 9 10

JULY 25, 2025

Roofing



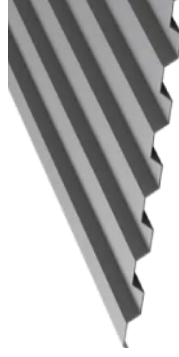
Asphalt Shingles

Siding

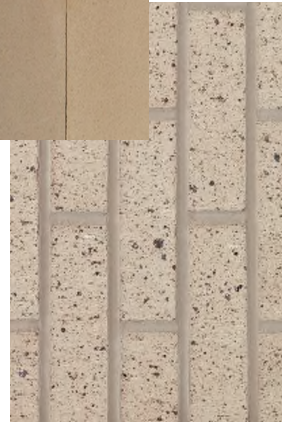


Lap Siding
8" Exposure

BoxRib Siding

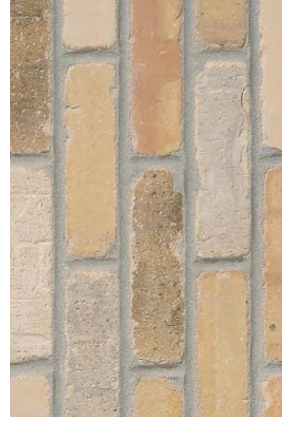


MASONRY



Modular Brick
General Shale - Silverstone Velour

Cast Stone Accents



Modular Brick
Blond, tumbled

Exterior Legend

M1	Medium Brick Running Bond Dark Brown
M2	Medium Brick Running Bond Dark Brown
C1	Dark Stone Split
P1	Wood Siding Corner Board Medium T&D
P2	Wood Siding Horizontal Board Medium T&D
B1	Flat Concrete Light Gray Non-Decorative
B2	Flat Concrete Vertical Panel Light Gray Non-Decorative
R1	Asphalt Road Bridge Dark Gray - "Asphalt" (Not Painted) Road

Exterior materials are indicated in plan &
 Elevation materials to be verified in field
 with a north arrow and inch/pole.

WESTFIELD

MIXED-USE

WESTFIELD, INDIANA

NO. 123456789

DATE

CONCEPTUAL

DESIGN

JULY 15, 2025

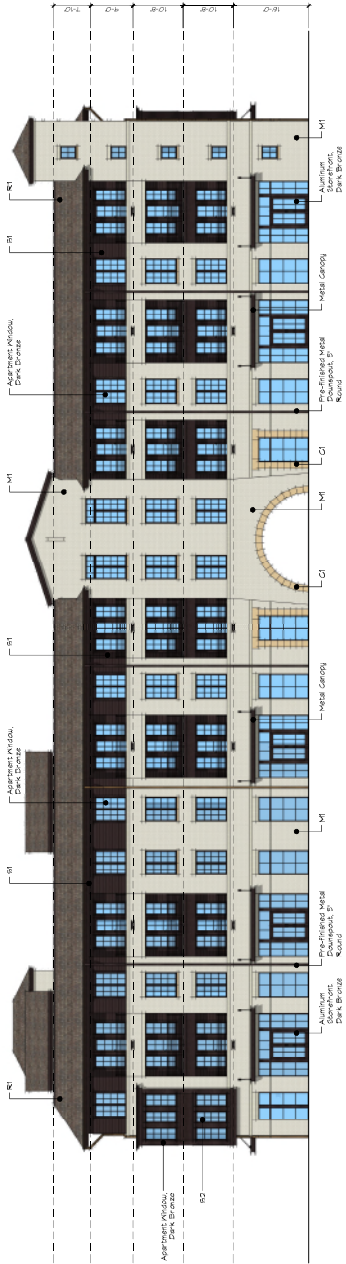
C_24068

BUILDING A -

EXTERIOR

ELEVATIONS

A-A202



02 | BUILDING A

WEST ELEVATION

SCALE 3/32" = 1'-0"



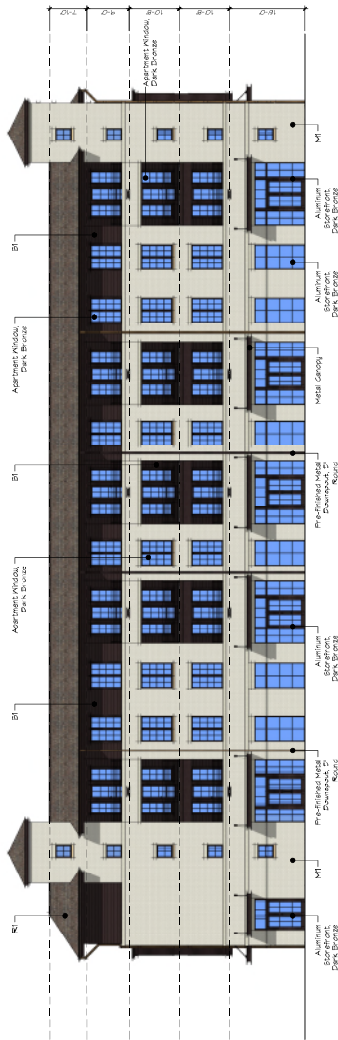
01 | BUILDING A

EAST ELEVATION

SCALE 3/32" = 1'-0"

Exterior Legend	
M1	Modular Brick Running Bond Dark Bronze
M2	Modular Brick Running Bond Dark Bronze
G1	Dark Stone Granite
P1	Modular Brick Running Bond Dark Bronze
P2	Modular Brick Running Bond Dark Bronze
B1	Flat Concrete Light Gray Non-Reflective
B2	Flat Concrete Vertical Fines Light Gray Non-Reflective
R1	Asphalt Road Bridge Dark Gray Non-Reflective

Exterior materials are indicated in blue & red. Exterior materials to be verified in field with in-situ color and texture.



02 | BUILDING B
SOUTHWEST ELEVATION
| SCALE 1/8" = 1'-0"

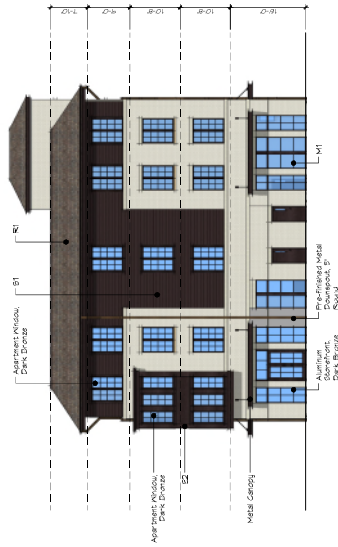


01 | BUILDING B
NORTHEAST ELEVATION
| SCALE 1/8" = 1'-0"

Exterior Legend	
M1	Modular Brick Running Bond Dark Brown Size 8x4x8x16 Grout: 3/8" x 10' x 10'
M2	Modular Brick Running Bond Dark Brown Size 8x4x8x16 Grout: 3/8" x 10' x 10'
G1	Gate Stone Dark
P1	Modular Brick Corner Stone Dark Brown Size 8x4x8x16 Grout: 3/8" x 10' x 10'
P2	Modular Brick Corner Stone Dark Brown Size 8x4x8x16 Grout: 3/8" x 10' x 10'
B1	Flat Concrete Light Gray Non-Slip Non-Slip
B2	Flat Concrete Vertical Fines Light Gray Non-Slip
R1	Asphalt Road Bridge Dark Gray Non-Slip Non-Slip
Exterior materials are indicated in blue & red. Exterior materials to be verified in field with a north arrow and scale.	



02 | BUILDING B
SOUTHEAST ELEVATION
SCALE 3/32" = 1'-0"



01 | BUILDING B
NORTHWEST ELEVATION
SCALE 3/32" = 1'-0"

WESTFIELD
MIXED-USE

WESTFIELD, INDIANA
12/15/2023
1/24

CONCEPTUAL
DESIGN
JULY 15, 2023
C_24068

BUILDING B -
EXTERIOR
ELEVATIONS

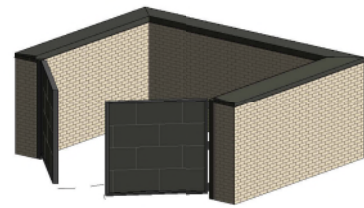
B-A202

Exhibit C

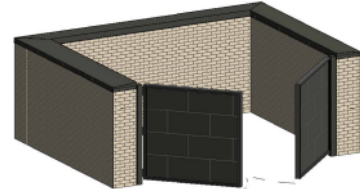
“Enclosure Exhibit”

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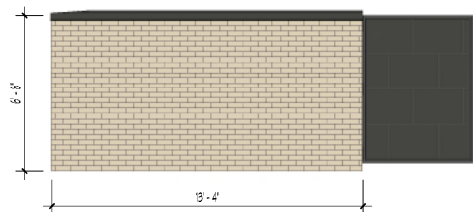
TRASH ENCLOSURE EXHIBIT



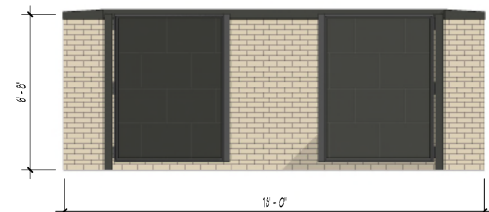
PERSPECTIVE



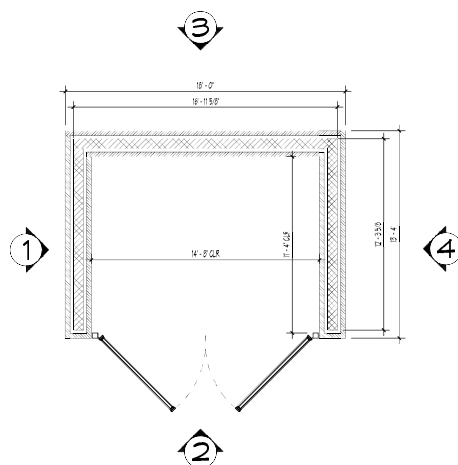
PERSPECTIVE



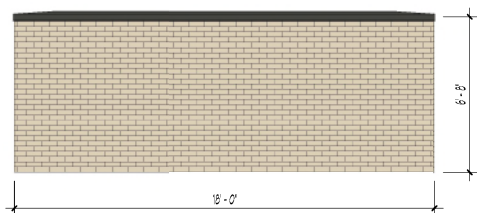
ELEVATION 01



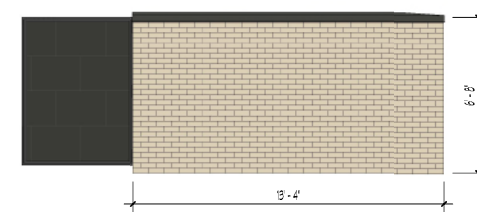
ELEVATION 02



ENLARGED PLAN



ELEVATION 03



ELEVATION 04

Exhibit D

“Amenities”

The Amenities descriptions are included below, and the Amenities depictions appear on the following three (3) pages of this exhibit.

Site Narrative

The exterior amenities include over 24,000sf of public plaza space for residents and visitors as well as a 1,300sf dog park. The public plazas aim to enhance with the restaurants and retail by providing layered experiences, from arrival to engagement to relaxation. The public spaces curate a dynamic, pedestrian friendly destination that promotes connectivity, placemaking, and community interaction.

Arrival Plaza

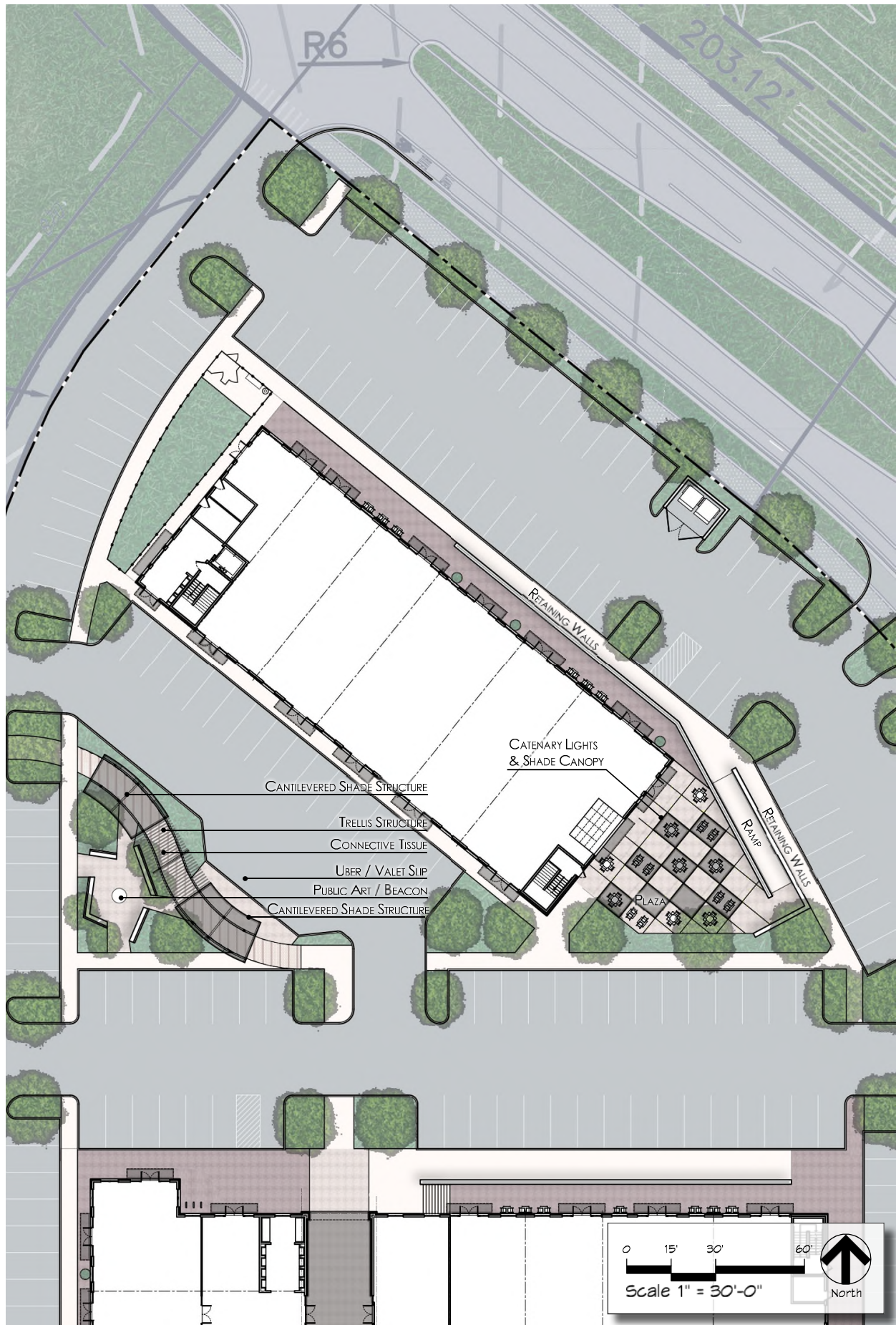
The triangular plaza serves as the front door to the development. A prominent public art beacon acts as a focal point and gathering element. Visitors are collected here with multi-modal transportation connections. A dynamic shade structure with integrated seating provides a comfortable pick-up and drop-off experience. With an emphasis on movement and motion, the plaza design directs arriving visitors to the adjacent retail plazas.

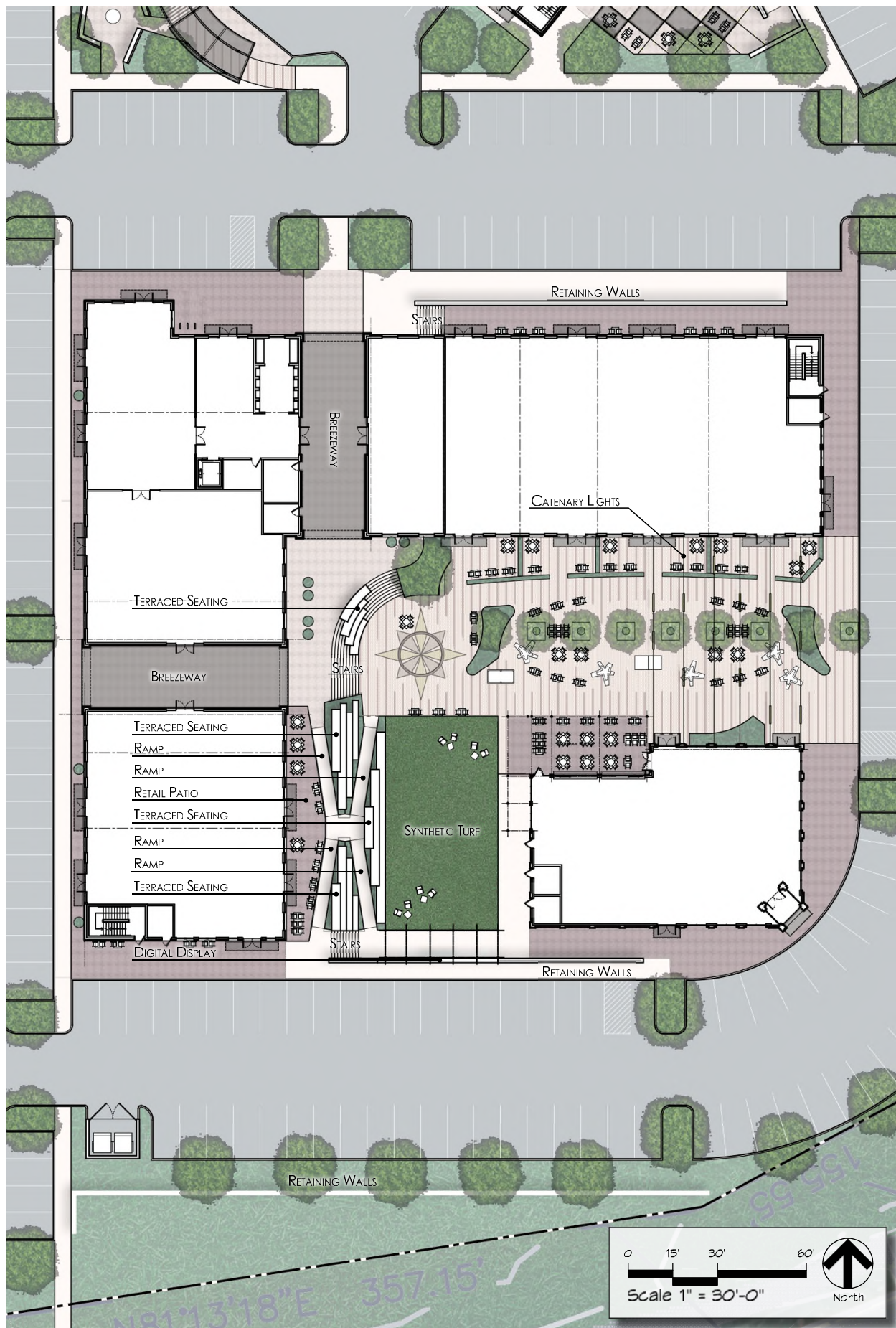
Central Plaza

The southern plaza, the largest of the public spaces, is a dynamic destination designed to support outdoor dining, socializing, and community events. Anchored by a standalone restaurant, the plaza is activated by multiple retailers and restaurants. The grade transition of this sloping site is celebrated as a design feature by integrating terraced seating, stairs, and ramps that focus inward on a broad synthetic turf area that is punctuated by a large video board.

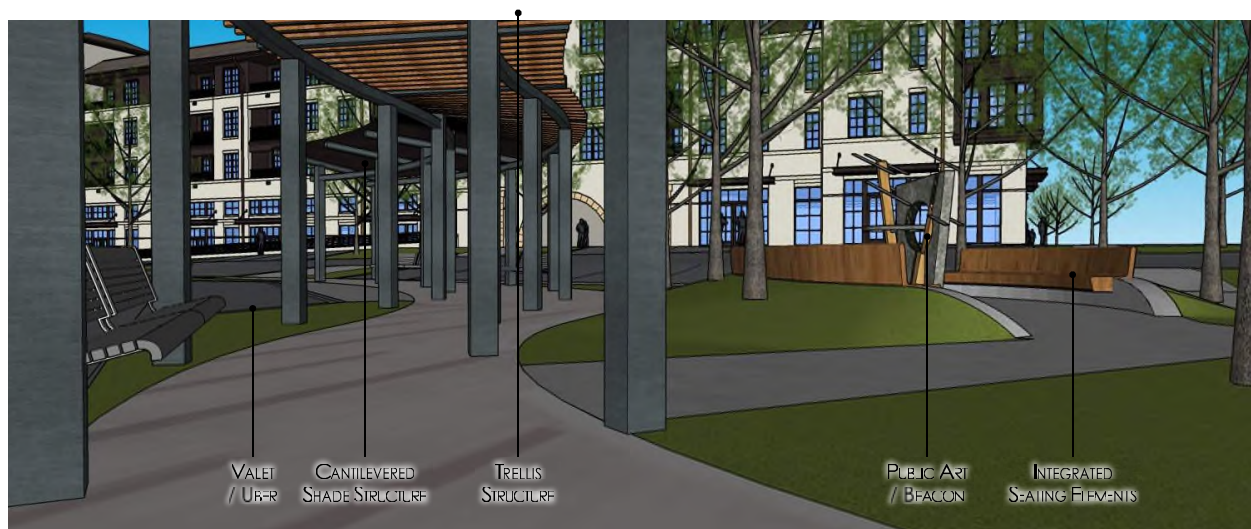
Building B Retail Plaza

The northern mixed-use building is bookended by a dog park and a public plaza. Elevated from the adjacent road, this plaza offers a unique vantage point and delivers a more casual and relaxed dining and social experience than the Central Plaza. Overhead catenary lighting and architectural shade sails add ambiance and enclosure to this public space.





ARRIVAL PLAZA VIEW



APPROX 38' TRAIL ESMT

R6

R9.5

R9.5

DOG PARK

MIXED-USE BUILDING

PLAZAS

MIXED-USE BUILDING

PLAZA

RESTAURANT

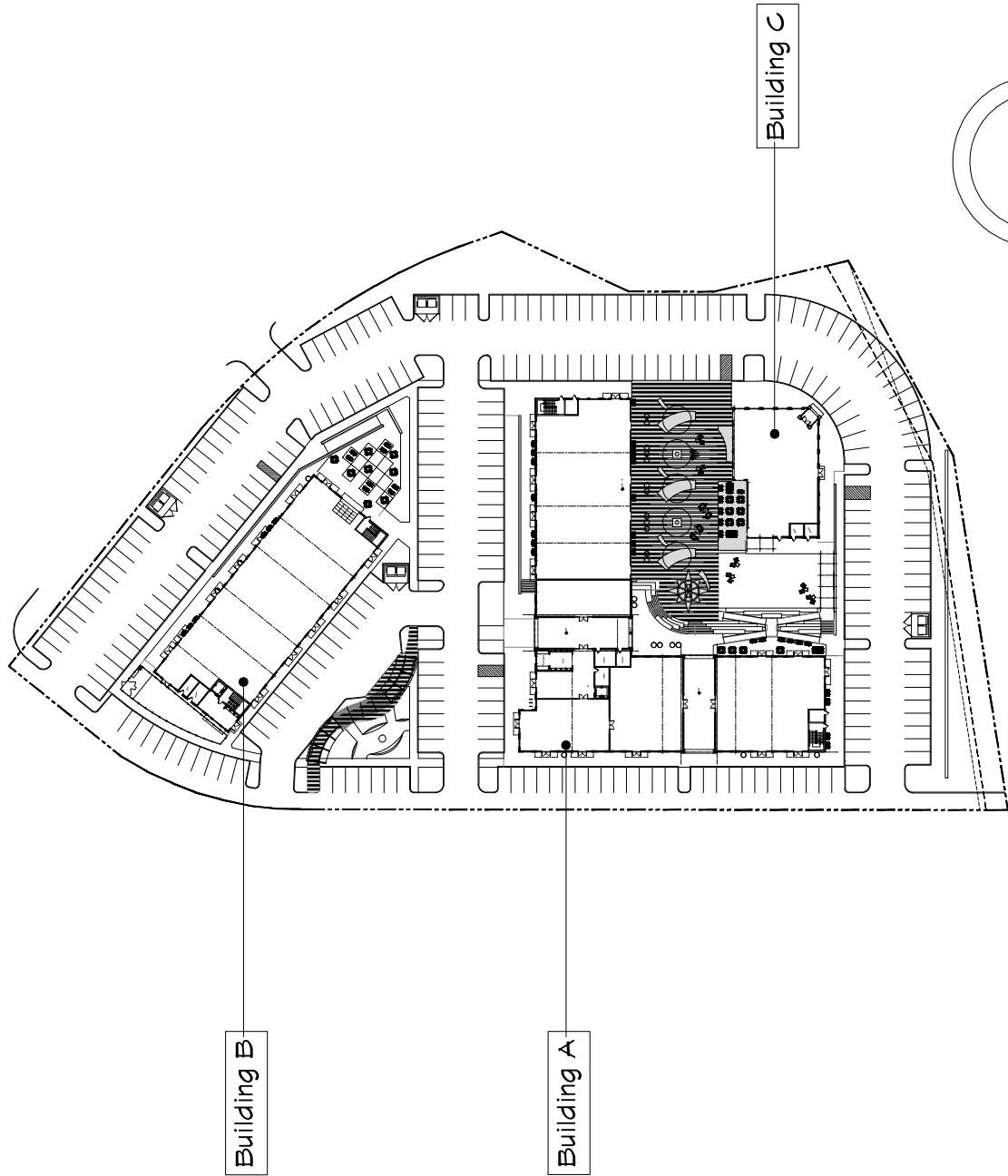
UNION ST

161ST ST

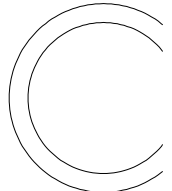
0 40' 80' 160'

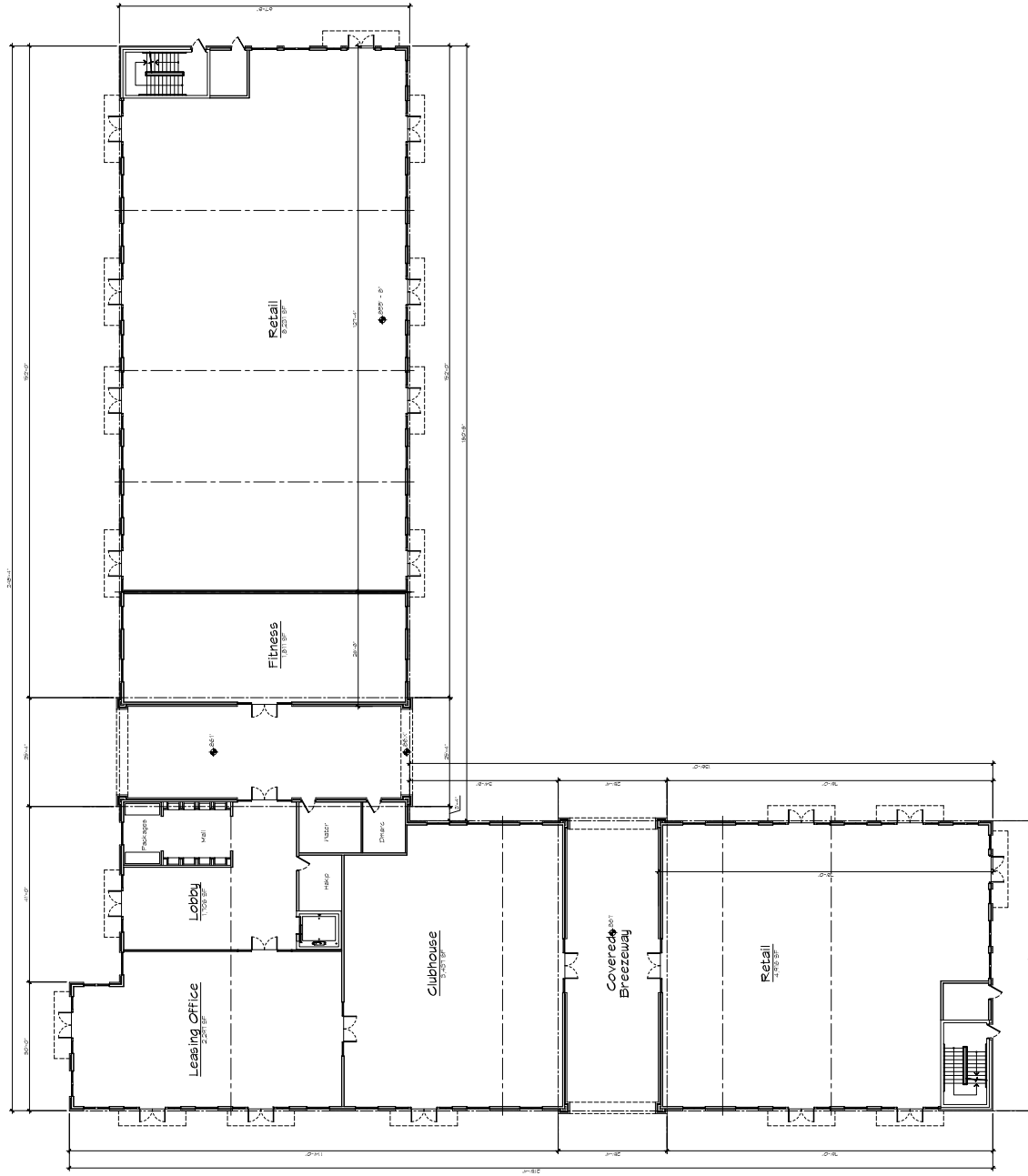
Scale 1" = 80'-0"

North

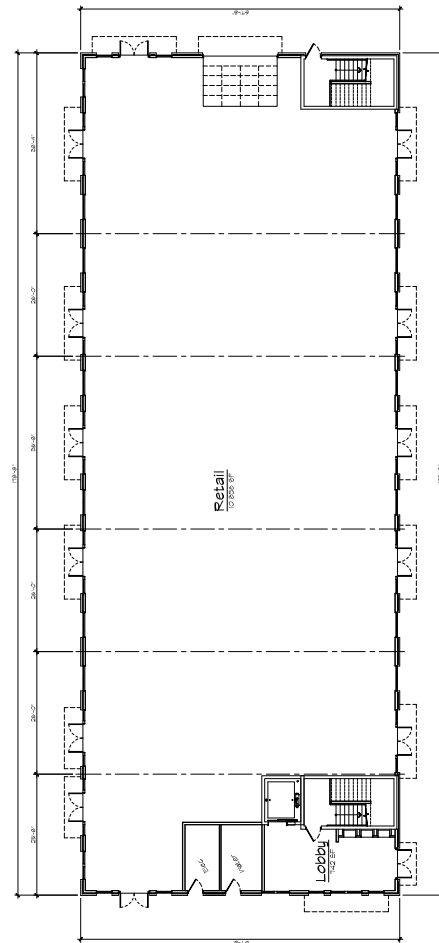


01 | FIRST FLOOR
SCALE: 1/32" = 1'-0"

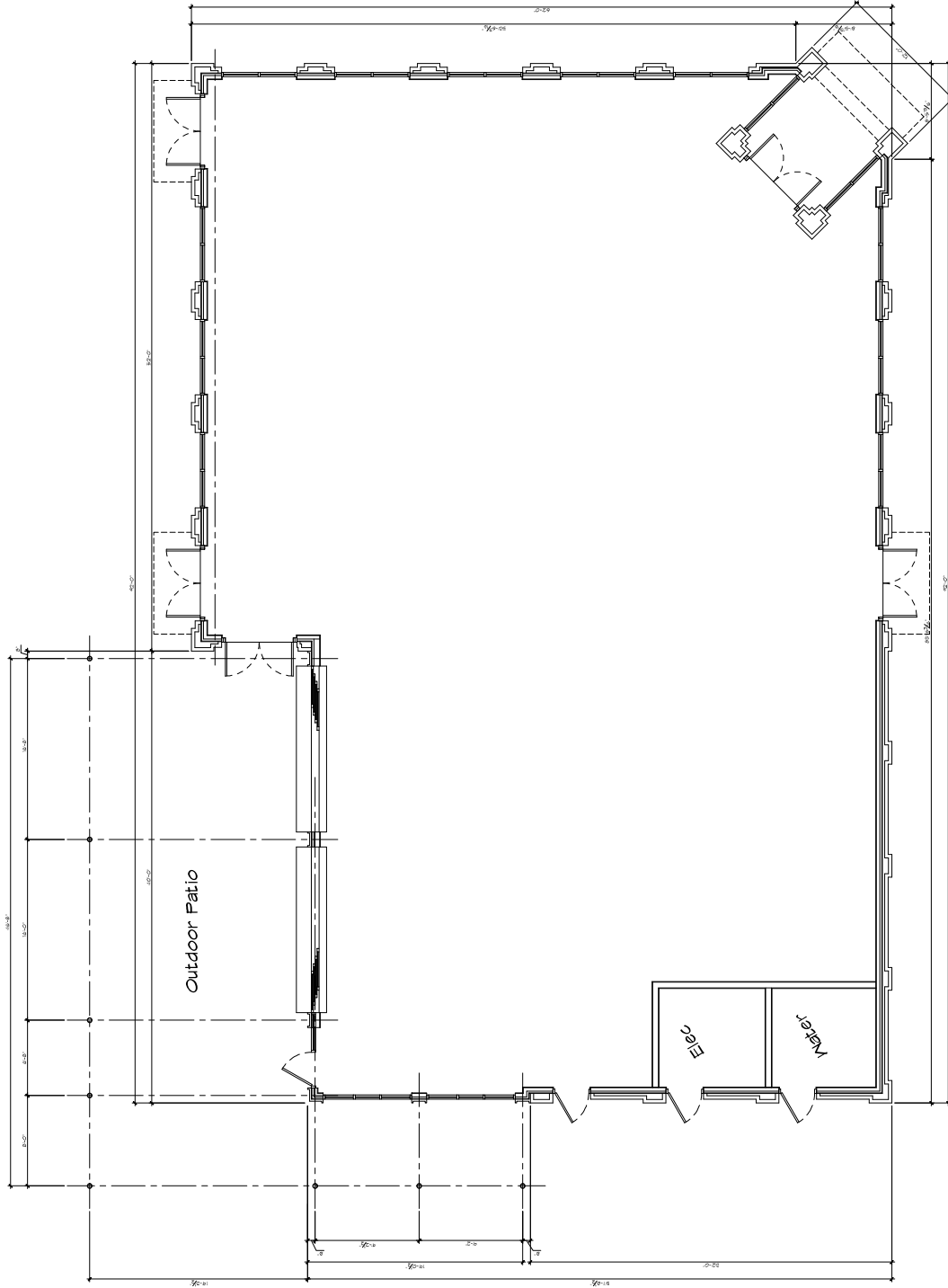


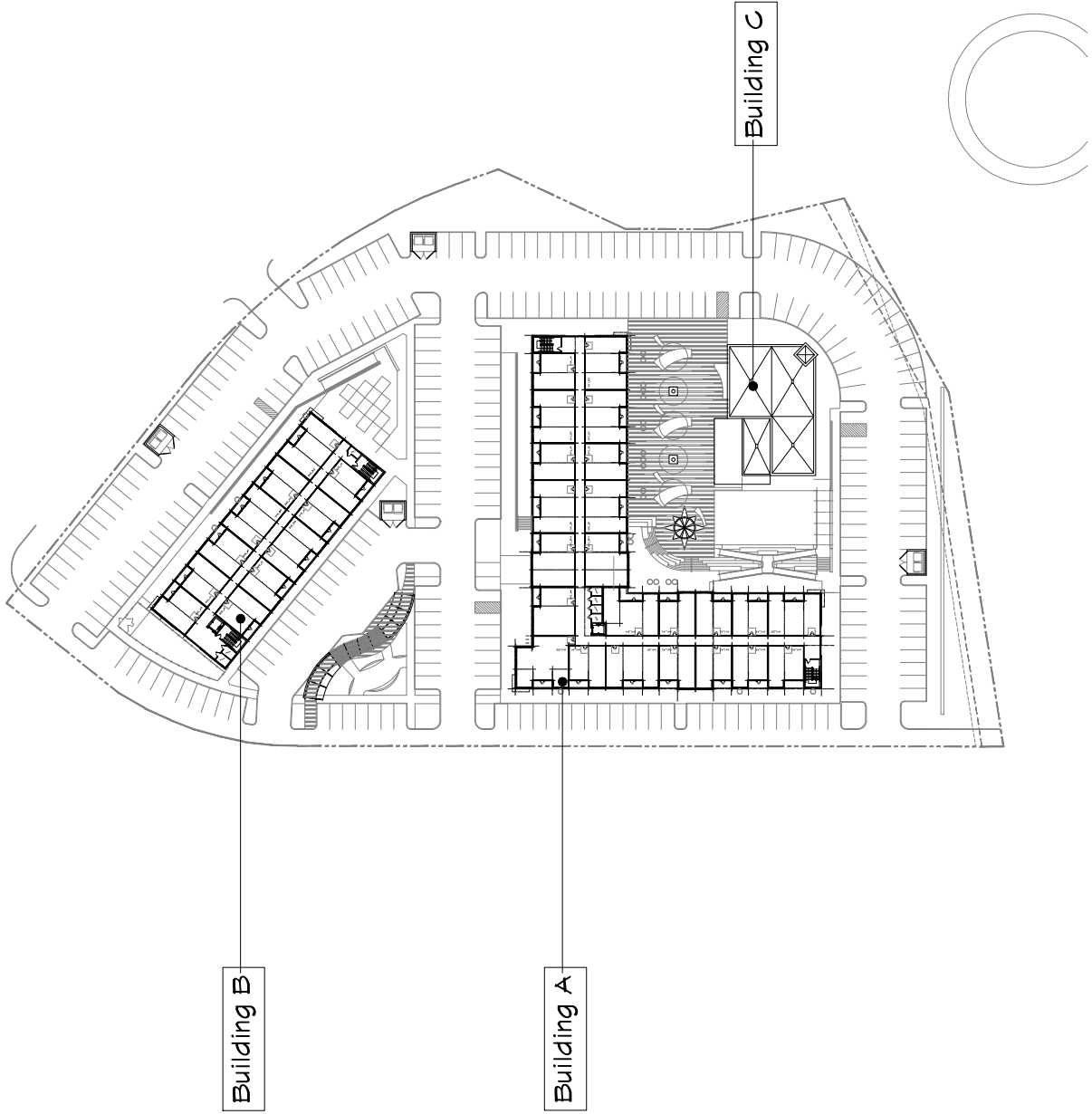


01 | BUILDING A
FIRST FLOOR
SCALE 3/32" = 1'-0"

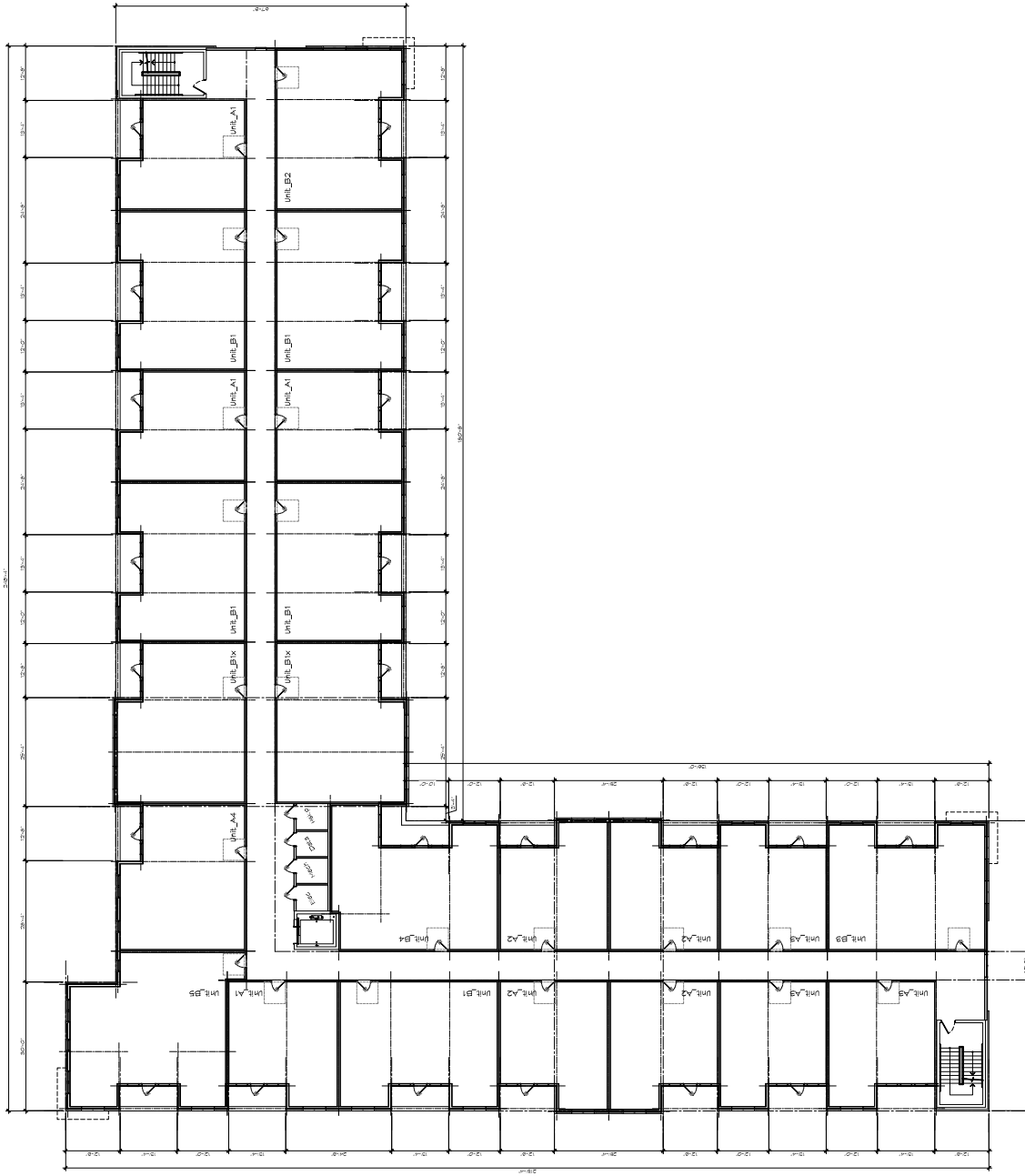


01 BUILDING B
FIRST FLOOR PLAN
SCALE: 3/8" = 1'-0"

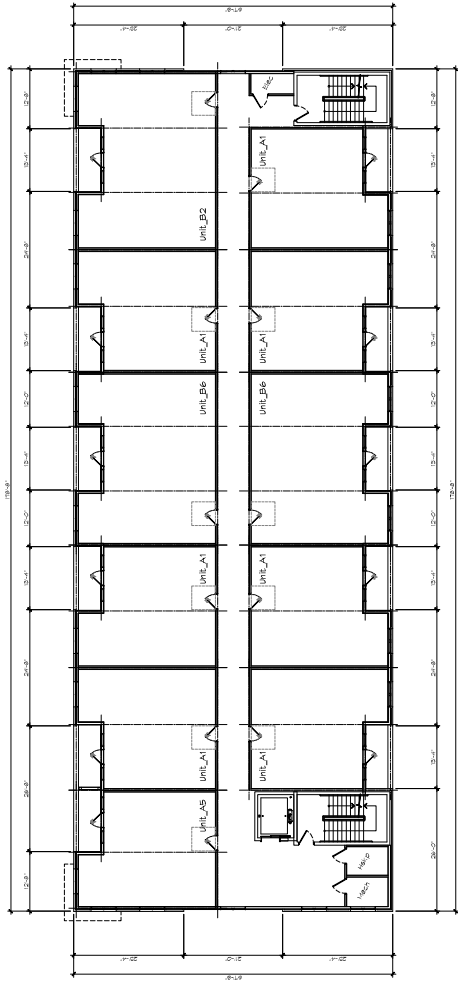




01 | SECOND FLOOR
SCALE: 1/32" = 1'-0"



01 | BUILDING A
TYPICAL UPPER FLOOR
SCALE 3/32" = 1'-0"

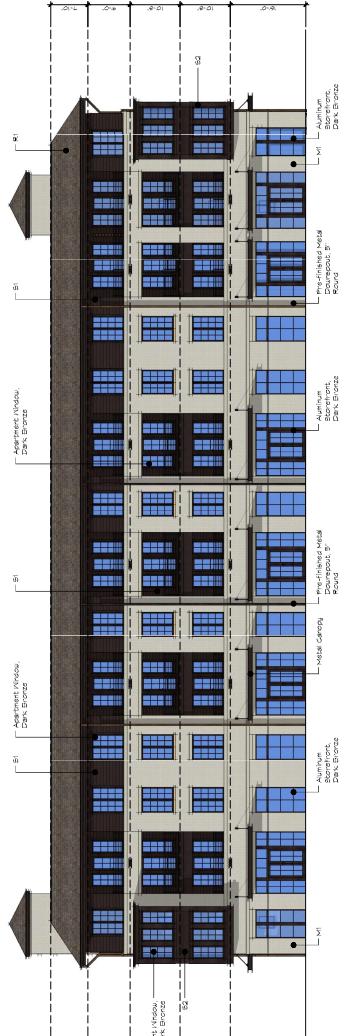


01 | BUILDING B
TYPICAL UPPER FLOOR
SCALE 3/32" = 1'-0"

Exterior Legend	
M1	Modular Brick Weathered Dark Slate Dark Bronze
M2	Modular Brick Weathered Dark Slate Dark Bronze
C1	Dark Stone Dark Bronze
P1	Wood Siding Dark Bronze
P2	Wood Siding Dark Bronze
B1	Flat Concrete Dark Bronze
S2	Flat Concrete Dark Bronze
R1	Asphalt Shingles Dark Bronze



02 | BUILDING B
SOUTHWEST ELEVATION
SCALE 3/32" = 1'-0"



01 | BUILDING B
NORTHEAST ELEVATION
SCALE 3/32" = 1'-0"

Exterior Legend	
M1	Medium Brick Weathered Dark Weathered Dark Weathered Dark Weathered Dark
M2	Medium Brick Weathered Dark Weathered Dark Weathered Dark
C1	Dark Stone Dark Stone Dark Stone Dark Stone
P1	Wood Siding Dark Wood Siding Dark Wood Siding Dark Wood Siding
P2	Wood Siding Dark Wood Siding Dark Wood Siding Dark Wood Siding
B1	Flat Concrete Dark Flat Concrete Dark Flat Concrete Dark Flat Concrete
S2	Flat Concrete Dark Flat Concrete Dark Flat Concrete Dark Flat Concrete
R1	Asphalt Shale Dark Asphalt Shale Dark Asphalt Shale Dark Asphalt Shale



02 | BUILDING B
SOUTHEAST ELEVATION
SCALE 3/32" = 1'-0"



01 | BUILDING B
NORTHWEST ELEVATION
SCALE 3/32" = 1'-0"

WESTFIELD
MIXED-USE

WESTFIELD INDIANA
1000 WESTFIELD
1000 WESTFIELD

CONCEPTUAL
DESIGN
JULY 15, 2025
C_24068

BUILDING B -
EXTERIOR
ELEVATIONS

B-A202

Mixed-Use Development - Schematic Design Package

Westfield, Indiana

Studio M Project No. C_24068

















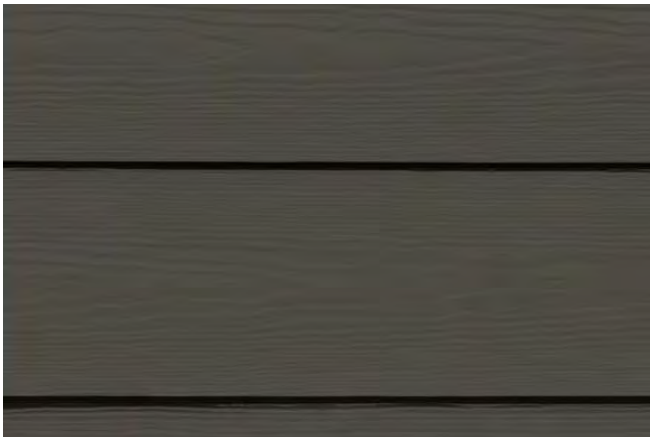


Roofing



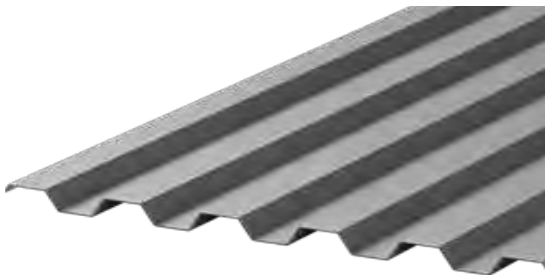
Asphalt Shingles

Siding



Lap Siding
8" Exposure

BoxRib Siding



MASONRY



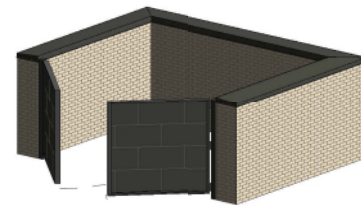
Cast Stone Accents

Modular Brick
General Shale - Silverstone Velour

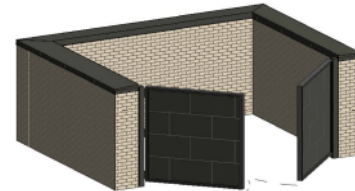


Modular Brick
Blond, tumbled

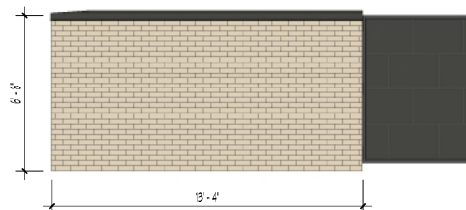
TRASH ENCLOSURE EXHIBIT



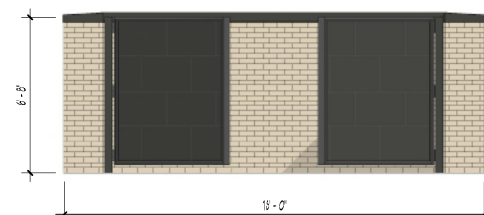
PERSPECTIVE



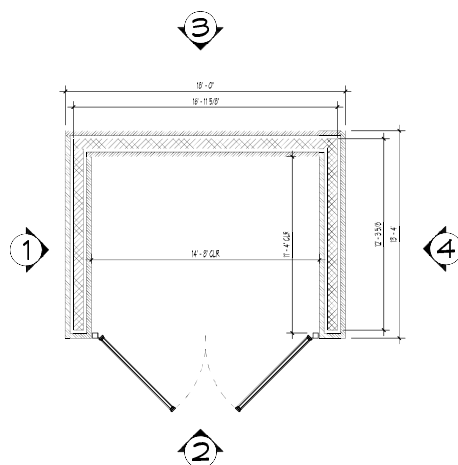
PERSPECTIVE



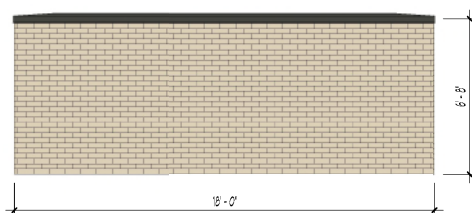
ELEVATION 01



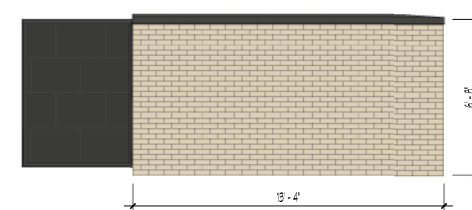
ELEVATION 02



ENLARGED PLAN



ELEVATION 03



ELEVATION 04

Exhibit D

“Amenities”

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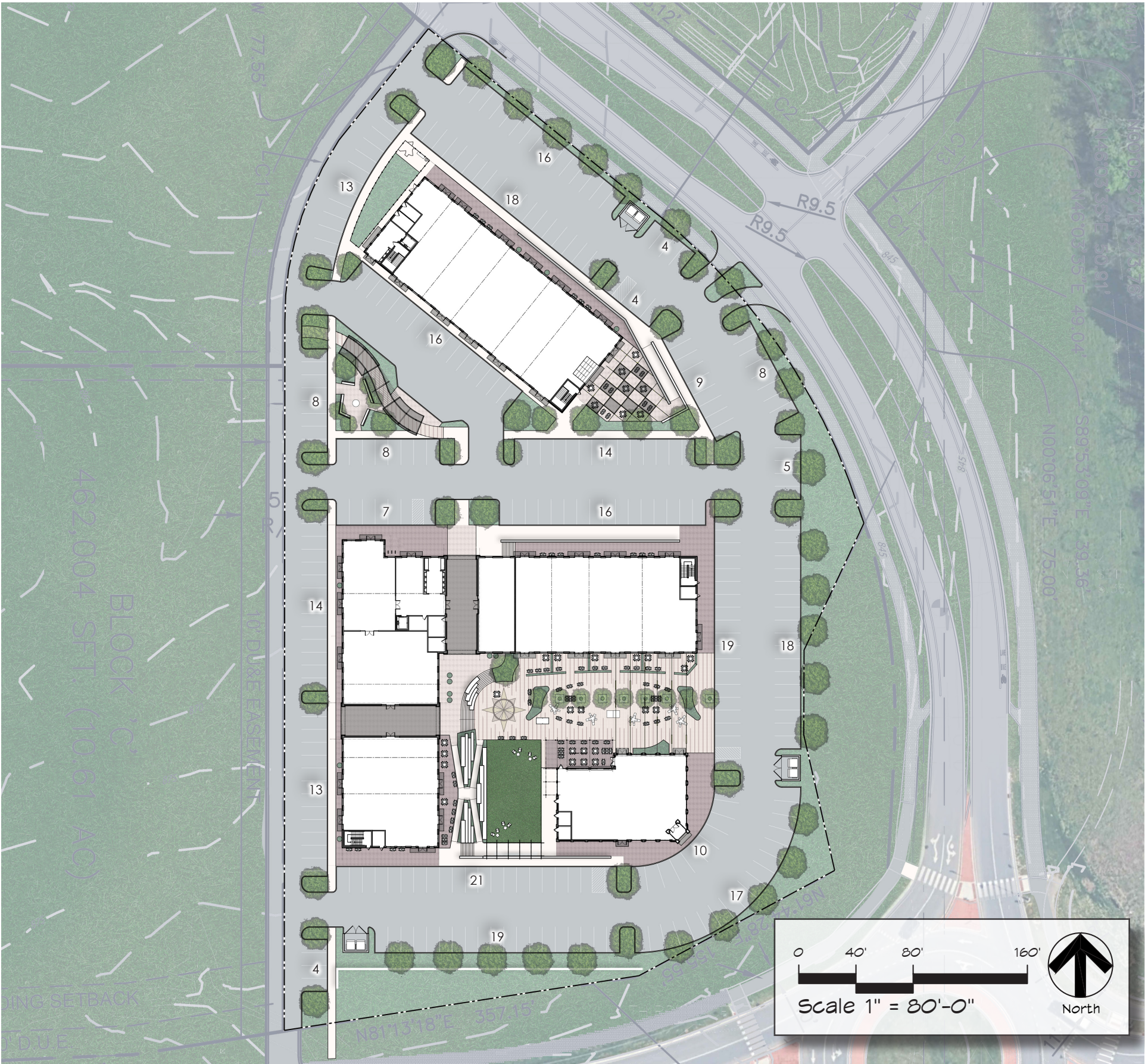
Central Plaza

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Building B Retail Plaza

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PARKING ANALYSIS



SUMMARY

A total of 281 proposed parking spaces can accommodate the following:

INCLUDES: Multi-Family 102 units Commercial 23,983sf Commercial Restaurant 200 seats + 25 staff

EXCLUDES: Shared Parking on west side of Common Road
Additional Parking Demand for uses in other parts of the district

ASSUMPTIONS: Includes use of parking along east side of Common Road
Peak Restaurant periods between 6 pm - 9 pm.
Peak Commercial Hours are weekends between 10 am - 6 pm
Peak Apartment Hours are between 9pm and 9am
Restaurant parking assumption is at 90% occupied at Peak, assuming some car-share or uber users.
Maximum residential parkers are expected at 95% occupied.

Parking Demand Calculations

Multi-Family (1.25) spaces / unit

Restaurant (1) space / (3) seats of serving area + (1) space per each employee on primary shift

Commercial (5) spaces / 1,000sf

			Weekdays						Weekends					
Use		Demand	9am - 6pm		6pm - 9pm		9pm - 9am		9am - 6pm		6pm - 9pm		9pm - 9am	
Multi-Family (units)	102	128	50%	64	80%	102	95%	121	65%	83	75%	96	95%	121
Commercial / Retail (sf)	23,983	120	75%	90	50%	60	0%	0	100%	120	50%	60	0%	0
Restaurant (seats + staff)	200	92	50%	46	80%	73	0%	0	50%	46	90%	83	0%	0
TOTAL CALCULATED PARKING DEMANDS		339	200		235		121		249		238		121	
TOTAL PARKING PROVIDED LESS TOTAL CALCULATED DEMAND		-58	81		46		160		32		43		160	

Lantern Commons PUD Amendment – Neighbor Meeting Summary

Date: July 30, 2025

Time: 6:30 PM – 7:30 PM

Location: Sumner History Room, Westfield Washington Library

The neighbor meeting regarding the Lantern Commons PUD Amendment was held on July 30, 2025, from 6:30 to 7:30 PM at the Westfield Washington Public Library. In attendance were three members of the public, four members of the development team, Senior Planner Lauren Gillingham-Teague, City Councilor Victor McCarty, and attorneys Matt Skelton and Lisa Claghorn of Church Church Hittle + Antrim.

The development team provided an overview of the Lantern Commons proposal, which includes a stand-alone restaurant building, mixed-use buildings with ground-floor shops, and publicly accessible plazas integrated throughout the site. The commercial shops are planned to include community-oriented tenants such as coffee shops and boutique retail.

The development team stated that the revised plans are consistent with the high quality of design contemplated for Lantern Commons. Drive-thru uses are proposed to be prohibited within the development.

Neighbors discussed capacity and design of sanitary sewer infrastructure, golf cart access to the site, the type of commercial tenants that might occupy the available spaces, and details regarding the living units above the retail shops. Concern about existing traffic speeds, noise and volumes was expressed. One attendee expressed concern about building height. The development team explained that the proposed buildings have been carefully designed to be compatible with the other improvements to be constructed within Lantern Commons. Attendees expressed interest in preserving the environmental health of Cool Creek Park, the local ecology and wetlands.

The meeting adjourned at approximately 7:30 PM.

Minutes prepared by:

Lisa Claghorn

Church Church Hittle + Antrim