



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Tuesday, September 2, 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 Mooney | 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 - August 18, 2025

Review Rules of Procedure

CONSENT AGENDA

2504-DDP-09

Cornerstone Bible Church

720 Liberty Drive.

Cornerstone Bible Church by CrossRoad Engineers, P.C. requests Detailed Development Plan Review for a 18,330 SF expansion to an existing Religious Institution on 4.10 acres +/- in the SF3: Single-family Medium Density District.

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

ITEMS OF BUSINESS

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)

PUBLIC HEARING ITEMS

2509-ZOA-03

The City of Westfield requests an amendment to the Unified Development Ordinance, adding a new overlay district to Chapter 5, referred to as the Park & Jersey Street Overlay District.

(Planner: Kevin Todd - Ktodd@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2509-PUD-18

Schlegel Commerce Park Planned Unit Development (PUD)

Generally located at 20125 Grassy Branch Road.

Austin Schlegel, represented by Pleasant Cities, LLC, requests a change of zoning for 3 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Schlegel Commerce Park Planned Unit Development (PUD).

(Planner: Ryan Collingwood - Rcollingwood@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)

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)

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 - 8/18/2025
Monday, August 18, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR APC MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Omar Khan.

City Staff Present In-Person: Kevin Todd, Community Development Director; Daine Crabtree, Current Planning Manager; Weston Rogers, Senior Planner; Shelby Alexander, Associate Planner; Clarissa Carrington, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Due to the joint meeting scheduled for this evening, the following procedures will apply:

If a quorum of the City Council is not present, the Advisory Plan Commission (APC) Workshop will proceed as scheduled, and the Comprehensive Plan update will be considered as a Workshop item.

If a quorum of the City Council arrives prior to the conclusion of the APC Workshop, the APC Workshop will be adjourned, and the joint meeting will convene as a separate meeting.

Approval of Minutes - August 4, 2025

Motion: Approve August 4, 2025, Meeting Minutes

By: William Bunkowfst

Seconded: Victor McCarty

Yes: Michael Neal, William Bunkowfst, Robert Horkay, 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: 2:09](#)

Staff Presentations

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: William Bunkowfst

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

No: None

Abstain: Ryan Mooney

Motion Determination: Passed

2507-DDP-19

Central Indiana Insulation Building Expansion

1030 East 169th Street.

Gary McHugh, represented by William A. Cash, requests a Detailed Development Plan review for a 3,500 square-foot enclosed industrial building addition on 1.77 acres +/- in the EI: Enclosed Industrial District.

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

2508-DDP-20

Grand Millennium Mixed-Use

Generally located at 17250 Westfield Boulevard.

CRG Residential, LLC by American Structurepoint, Inc. requests a Detailed Development Plan review of 177,000 square-feet of mixed-use residential and retail space on 17.1 acres +/- in the Grand Millennium Center Planned Unit Development (PUD) District.

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

2508-DDP-21

Vikan North American Headquarters

2255 East 196th Street.

Vikan North America by American Structurepoint requests a Detailed Development Plan review for an 81,179 square foot enclosed industrial building on a single 12.65 acre +/- lot in the 196th & East Planned Unit Development (PUD) District.

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

WORKSHOP ITEMS

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)

[YouTube Time: 3:31](#)

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

7:25pm - Recess

Comprehensive Plan Workshop

The Council and Advisory Planning Commission will participate in a Comprehensive Plan Workshop led by Rundell Ernstberger Associates, Inc.

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

[YouTube Time: 30:33](#)

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

ITEMS CONTINUED TO A FUTURE MEETING

2508-PUD-17

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

2504-PUD-04

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standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

This item was not discussed.

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn
By: Robert Horkay
Seconded: Victor McCarty

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

Motion Determination: Passed

OPENING OF THE APC & CITY COUNCIL JOINT MEETING

Due to the lack of a City Council quorum, the joint meeting was incorporated into the APC Workshop meeting.

Note the presence of a quorum - APC

Note the presence of a quorum - City Council

Announce any changes to Agenda

Review Rules of Procedure

WORKSHOP ITEMS

Comprehensive Plan Workshop

The Council and Advisory Planning Commission will participate in a Comprehensive Plan Workshop led by Rundell Ernstberger Associates, Inc.

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

ADJOURNMENT

Adjourn



Petition Number: 2504-DDP-09
Project Name: Cornerstone Bible Church Expansion
Subject Site Address: 720 N Liberty Drive
Petitioner: Cornerstone Bible Church
Representative: CrossRoad Engineers
Request: Detailed Development Plan review for an 18,330 SF expansion to an existing Religious Institution
Current Zoning: SF3: Single-family Medium Density District
Current Land Use: Religious Institution
Approximate Acreage: +/- 4.10
Property History: 99-AP-2 (Original Development Plan)
1209-DP-10 & 1209-SIT-06 (2012 Expansion)
2204-DDP-10 (2022 Expansion)
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.

DEVELOPMENT PLAN

(Article 10.7(H) of the UDO)

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

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

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

The plans comply.

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

- 21) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 22) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 23) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 24) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

SF3: Single-family Medium Density District

The plans comply.

25) Permitted Uses

- a) Religious Institutions permitted

26) Minimum Lot Area 12,000 SF

27) Minimum Lot Frontage 50 feet

28) Minimum Building Setback Lines

- a) Front Yard 20 feet
- b) Side Yard 10 feet
- c) Rear Yard 30 feet

29) Minimum Lot Width 80 feet

30) Maximum Building Height 25 feet

- a) UDO does not restrict the height of church steeples

DEVELOPMENT STANDARDS

(Chapter 6 of UDO)

The plans comply.

31) Accessory use and Building Standards (Article 6.1)

32) 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.

33) Building Standards (Article 6.4)

34) 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.

35) Height Standards (Article 6.6)

36) Landscaping Standards (Article 6.8)

a) Content of Landscape Plan – 6.8(C)

i) Landscape Plans shall comply with the following standards:

- (1) Names and addresses of Property Owners, developers, plan preparer, plan preparation date, scale, and north arrow.
- (2) Locations and dimensions of all existing and proposed structures, Parking Areas, driveways, Streets, Private Streets, Rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground Signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, Buffer Yards, and Open Space.
- (3) Locations, quantities, sizes, and names (botanical names and common names) - of planting materials.
- (4) Existing and proposed grading plans, indicating contours at not more than two-foot (2') intervals.
- (5) Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers.
- (6) Planting and installation details as necessary to ensure conformance with required standards.
- (7) Details including specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill.
- (8) Location of dense trees and shrubs, and other Natural Areas which are to be preserved or removed.
- (9) An inventory of existing trees to be credited and preserved may be shown on the Landscape Plan, or separately, as otherwise set forth in this Article, which may include tables clearly displaying relevant statistical information (including numbers of existing trees and numbers of trees preserved, for example).

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

(1) Tree Protection

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

- (b) Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.
- c) Selection, Installation, and Maintenance of Plant Materials – 6.8(F)
 - i) Selection:
 - (1) The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.
 - (a) Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet
 - (b) Evergreen Trees: A minimum of six (6) feet in height.
 - (c) Ornamental Trees: A minimum of two (2) inches in Caliper.
 - (d) Shrubs: A minimum of eighteen (18) inches in height.
- d) General Landscaping Design Standards – 6.8(G)
 - i) Groundcover:
 - (1) Landscape Plans shall clearly identify areas for Groundcover. Groundcover is not required for: Decorative mulch planting beds containing stone or other inert materials, trees and/or shrubs; Inert stabilization in areas subject to severe runoff or erosion; and low impact development areas (e.g., rain gardens).
 - (2) Areas not so designated shall be required to have grass or other Groundcover and shall be used in all green space areas and Yards, including, but not limited to required mounds and Parking Area landscape islands.
 - ii) Placement:
 - (1) Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
 - (2) Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
 - (3) Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
 - (4) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - (5) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise

permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

- (6) Easements: Required landscaping should be located in landscape easements or designated Common Areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
 - (7) Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.
- e) General Screening Standards – 6.8(H)
- i) Mechanical Screening:
 - (1) Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof mounted equipment.)
 - f) Detention and Retention Areas – UDO Article 6.8(I)
 - i) Natural Appearances:
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - ii) Location:
 - (1) Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development.
 - iii) Side Slopes:
 - (1) Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

g) Minimum Lot Landscaping Requirements – 6.8(K)

Institutional Uses (4.1 acres)	Required	Provided	Difference
Shade Trees (2 / acre)	9	4 proposed & 15 + existing	0
Orn. or Evergreen Trees (3 / acre)	13	4 proposed & 10+ existing	0
Shrubs (10 / acre)	41	42 +	0

h) Foundation Plantings –UDO Article 6.8(L)

- i) Plant materials shall be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- ii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

North Façade (130')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	11	11+	0

East Façade (132')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	11	11+	0

South Façade (130')	Required	Provided	Difference
Shrub/Orn. Tree (1 per 12')	11	11+	0

- i) External Street Frontage Landscaping Requirements – Article 6.8(M)
- j) Buffer Yard Requirements – Article 6.8(N)
- k) Parking Area Landscaping – 6.8(O)

37) 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 nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.
 - vii) No outdoor sports or Recreational Facilities shall be illuminated after 11:00 p.m., except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.
- 38) Lot Standards (Article 6.10)
- 39) Outside Storage and Display (Article 6.12)
- 40) Outdoor Café and Eating Areas (Article 6.13)
- 41) Parking and Loading Standards (Article 6.14)
- a) Required Spaces:
 - i) Religious Institutions: one (1) space per three (3) seats

(1) Total seats proposed: 862 seats / 3 spaces per seat = 288 parking spaces required

(2) 376 parking spaces provided

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

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

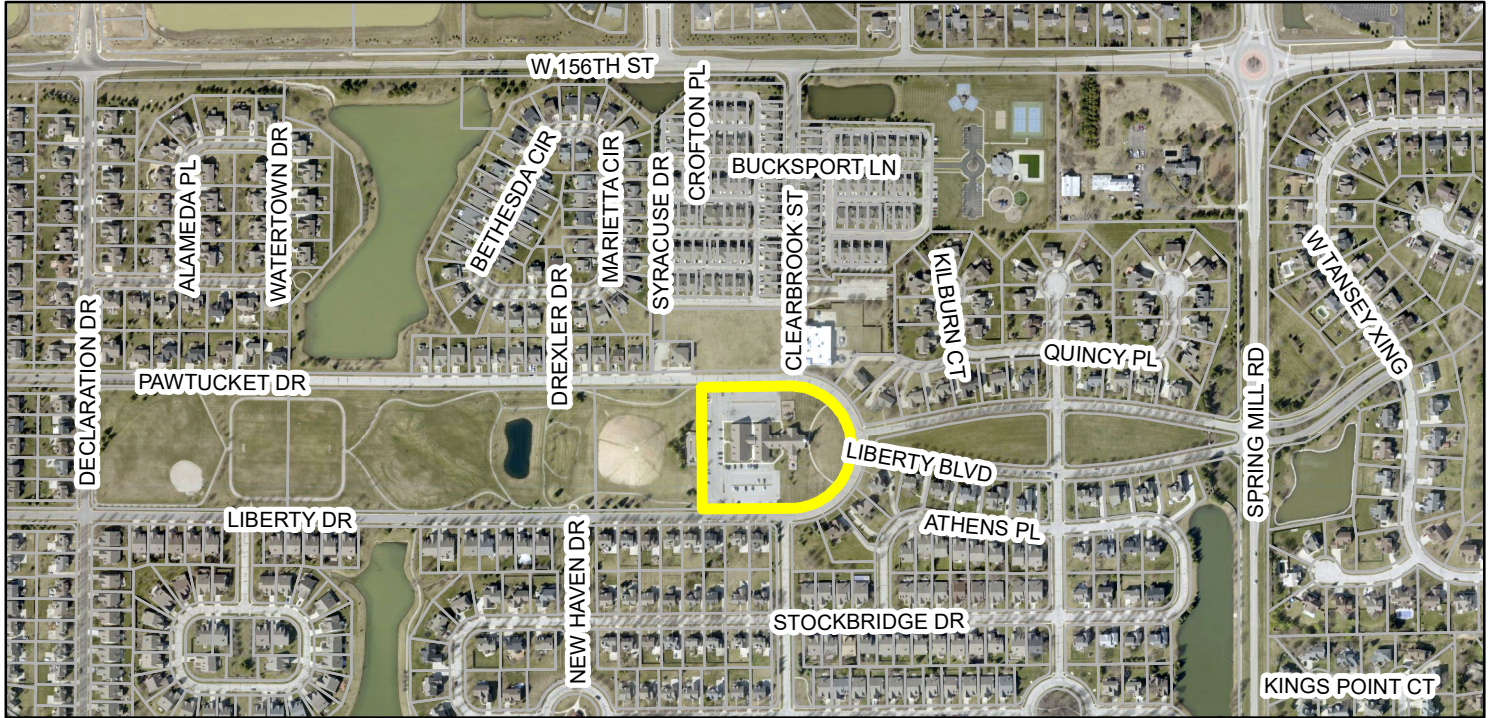
2) Action: Approve Detailed Development Plan 2504-DDP-09 with the following condition:

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

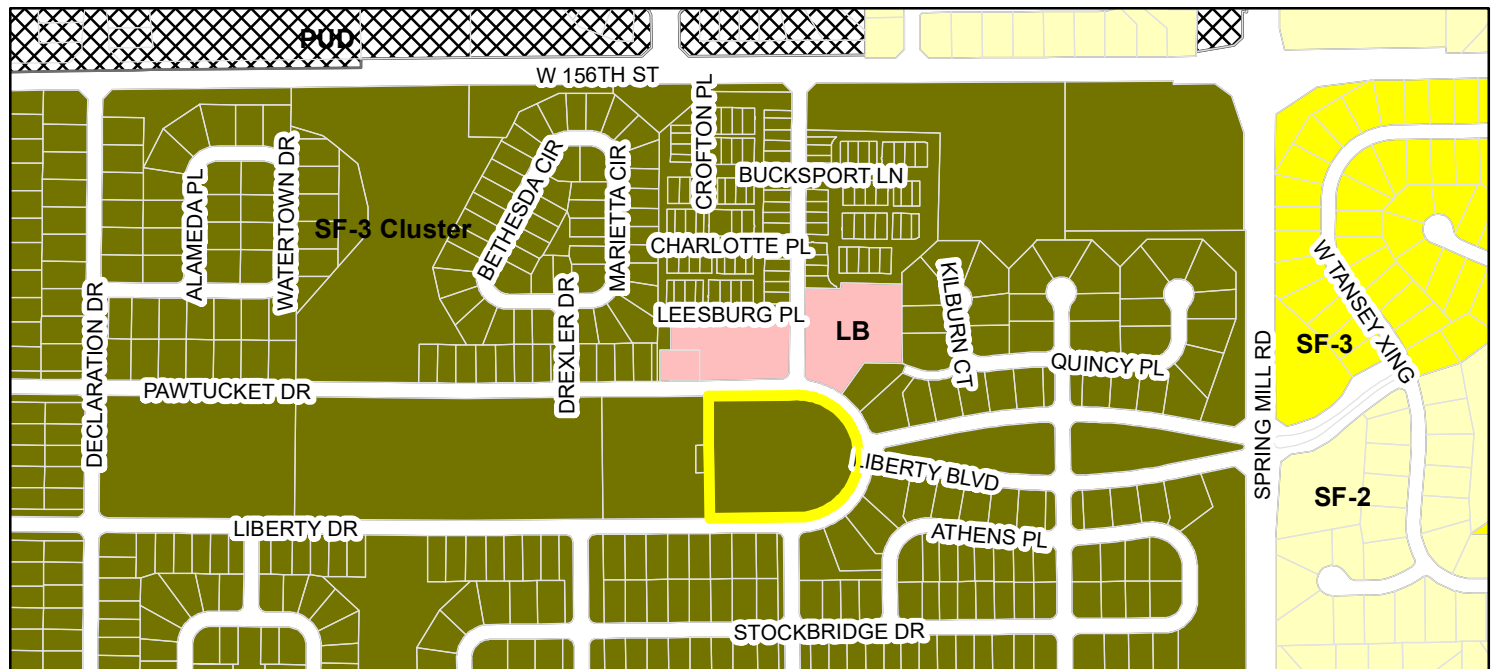
3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

Aerial Location Map

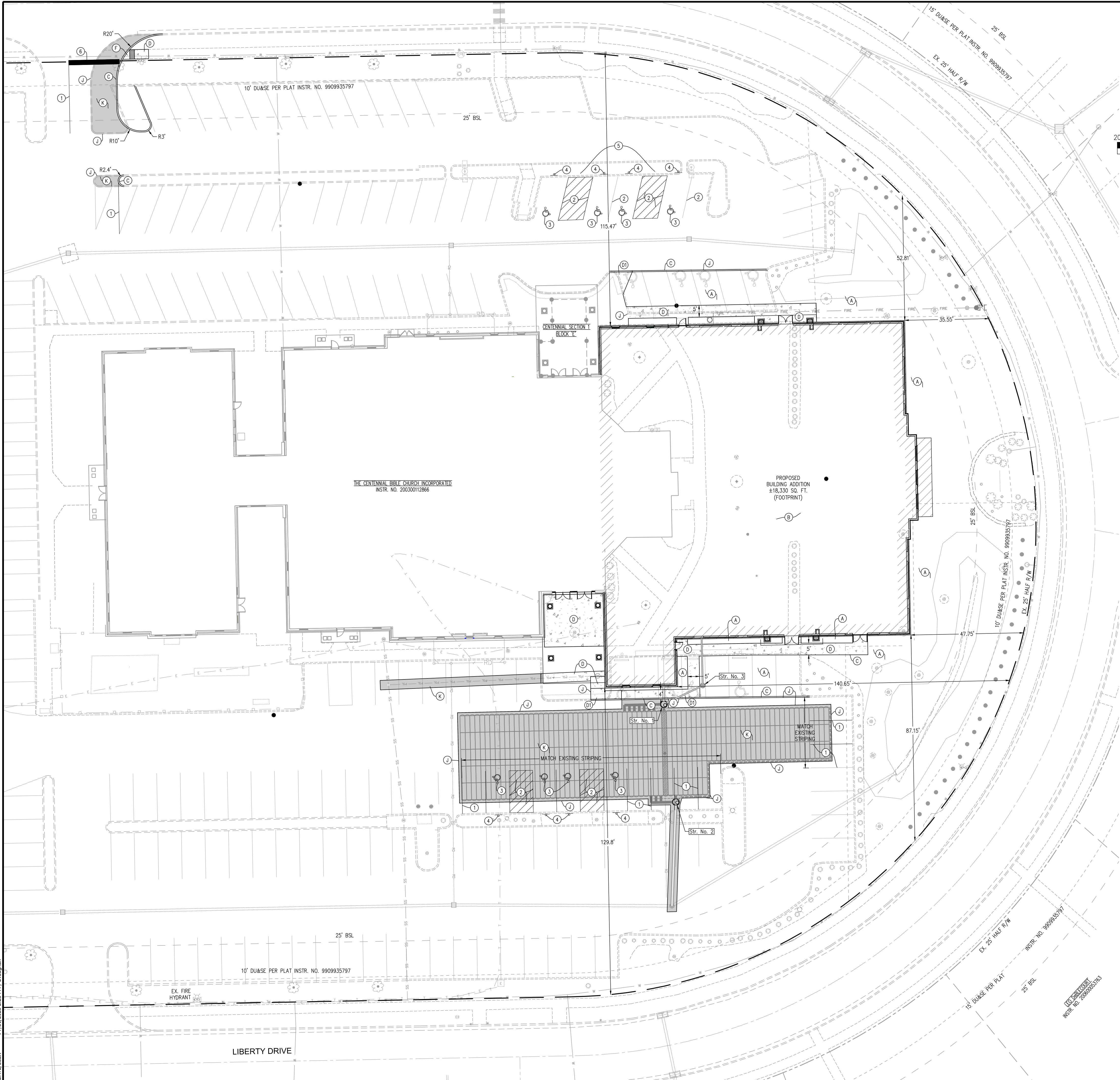
Site



Zoning Map



- | | |
|---------------------|--------------------------------|
| Parcel selection | PUD (Planned Unit Development) |
| Parcel | SF-2 (Single Family - 2) |
| Zoning - All | SF-3 (Single Family - 3) |
| Zoning | SF-3 Cluster |
| LB (Local Business) | |

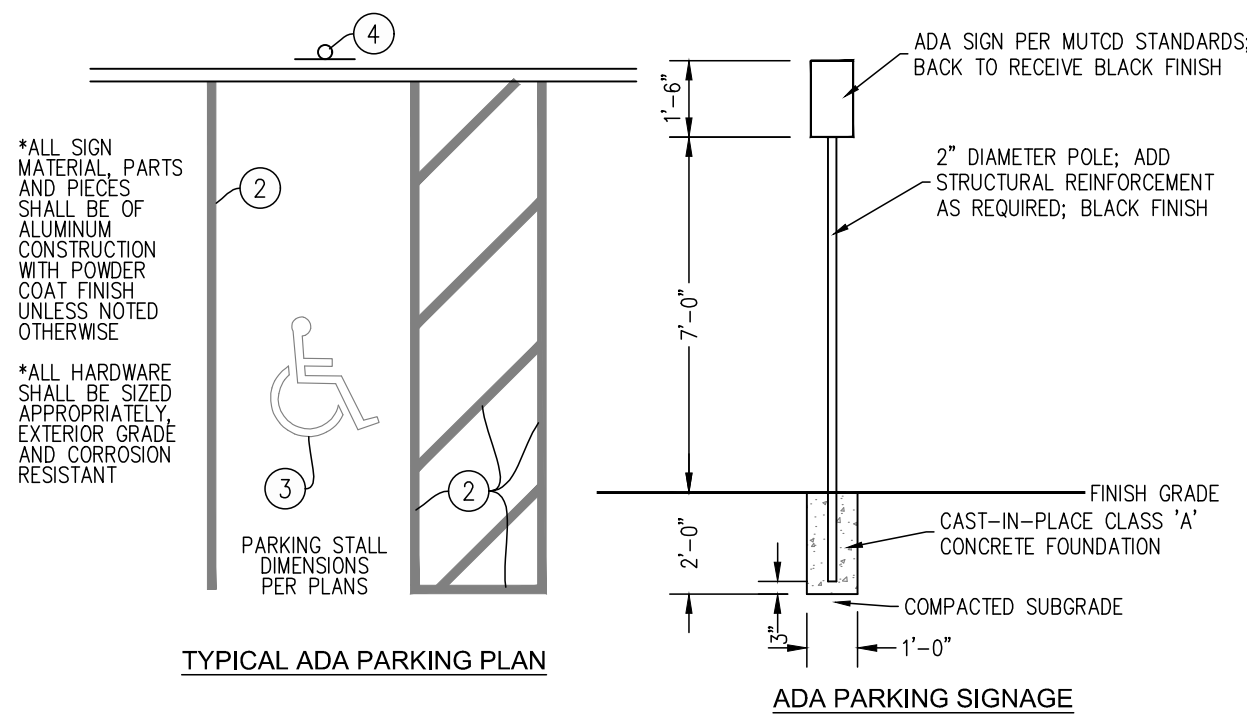


SITE DIMENSION LEGEND

- (A) MULCH SEEDING/LANDSCAPE AREAS
- (B) STRUCTURE FOUNDATION - PER BUILDING PLANS
- (C) STRAIGHT CONCRETE CURB (SEE DETAIL-SHEET 900)
- (D) 4" CONCRETE SIDEWALK (SEE DETAIL-SHEET 900)
- (DI) MONOLITHIC CONCRETE CURB AND SIDEWALK (SEE DETAIL-SHEET 900)
- (F) SIDEWALK RAMP (SEE DETAIL-SHEET 900)
- (J) SAWCUT
- (K) TYPICAL ASPHALT SECTION
 - 1.5" HMA SURFACE 9.5mm, ON
 - 3" HMA BASE, ON
 - 6" COMPACTED AGGREGATE #53, ON
 - COMPACTED SUBGRADE (SEE DETAIL-SHEET 900)
- (1) LINE, PAINTED, SOLID WHITE, 4"
- (2) LINE, PAINTED, SOLID BLUE, 4"
- (3) HANDICAP SYMBOL, PAINTED, SOLID BLUE, 4"
- (4) SIGNAGE (SEE DETAIL-THIS SHEET)
- (5) EXISTING VISITOR SIGNS TO BE RELOCATED
- (6) STOP BAR, PAINTED, SOLID WHITE, 24"

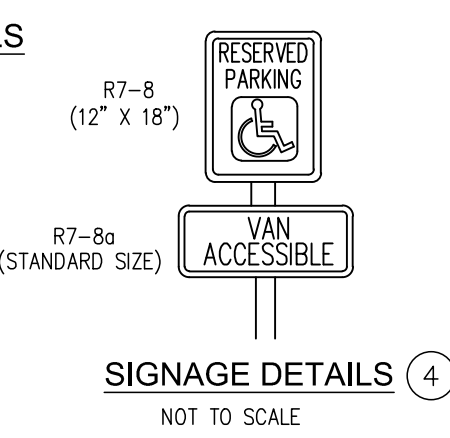
SITE DIMENSION NOTES

- CONTRACTOR SHALL NOTIFY ENGINEER, IF PROOF ROLL OF SUBGRADE FAILS, TO DETERMINE IF LIME STABILIZATION OF SUBGRADE IS NECESSARY.
- ALL RADII DIMENSIONS ARE TO THE FACE OF PROPOSED CURB.
- SIGNAGE SHALL INCLUDE ALL NECESSARY HARDWARE AND FITTINGS, INCLUDING 10 FT. OF 11 GAUGE FLANGED CHANNEL SIGN POST.
- REFER TO ARCHITECTURAL PLANS FOR ADDITIONAL SIGNAGE. VERIFY CONFLICTS WITH OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND PROVIDING ALL NECESSARY FLAGMAN, BARRELS, SIGNAGE, ETC. DURING CONSTRUCTION. ALL APPLICABLE M.U.T.C.D. STANDARDS SHALL GOVERN THIS WORK.
- CONTRACTOR SHALL COORDINATE WITH APPLICABLE UTILITY COMPANY'S AND BUILDING PLANS FOR WATER, CABLE, ELECTRIC, GAS, AND TELEPHONE CONNECTION SERVICE POINTS.
- LIGHTING PLANS TO BE PROVIDED BY OTHERS. CONTRACTOR SHALL COORDINATE WITH OWNER AND CITY OF WESTFIELD FOR SPECIFICATIONS.
- ALL EXISTING CURBING AND SIDEWALK TO BE REMOVED SHALL BE SAWCUT AT THE NEAREST EXISTING JOINT BEYOND THE REMOVAL LIMITS.
- EXISTING UTILITY SIZE AND MATERIAL INFORMATION SHOWN ON THESE PLANS ARE PER THE BEST GRAPHICAL AND VISIBLE INFORMATION AVAILABLE. CONFLICTS MAY EXIST AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY ALL SIZING AND MATERIAL INFORMATION PROVIDED. IF ACTUAL CONDITIONS DIFFER FROM THAT INFORMATION SHOWN ON THE PLANS, THE CONTRACTOR SHALL, PRIOR TO THE INSTALLATION OF ANY PROPOSED INFRASTRUCTURE, NOTIFY THE DESIGN ENGINEER IMMEDIATELY.
- UTILITY RELOCATIONS REQUIRED BY THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY LINE RELOCATIONS REQUIRED FOR ROAD PROJECTS THAT RESULT IN A CONFLICT WITH THE PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE WITH THE UTILITY. EXISTING POLE LINES REQUIRED TO BE RELOCATED SHALL BE RELOCATED TO WITHIN ONE-FOOT OF PROPOSED RIGHT-OF-WAY LINE.
- CONTRACT TO REPAIR AND REPLACE ANY SIDEWALK DAMAGED AS PART OF THE BUILDING ADDITION CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH DEVELOPER AND OWNER FOR PLACEMENT OF THE EXISTING VISITOR SIGNS AFTER THEY ARE REMOVED. DO NOT REPLACE THE SIGNS WITHOUT CONFIRMING WITH THE OWNER FIRST.



HANDICAP PARKING DETAILS

NOT TO SCALE



SIGNAGE DETAILS

NOT TO SCALE

NOTE:
NO EARTHWORK DISTURBING ACTIVITY
MAY COMMENCE UNTIL A STORM WATER
MANAGEMENT PERMIT IS OBTAINED.

PARKING ANALYSIS

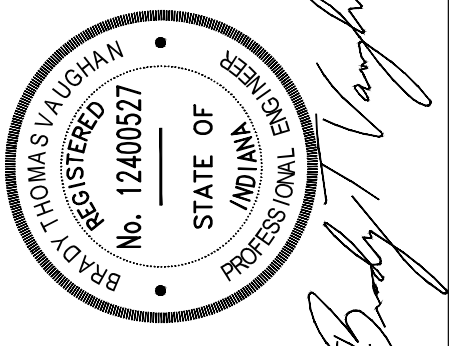
RELIGIOUS INSTITUTION	
TOTAL SEATS	= 862 SEATS
REQUIRED RATIO	= 1 SPCS/3 SEATS
TOTAL REQUIRED SPACES	= 288 SPACES
STANDARD PARKING SPACES	= 360 SPACES
HANDICAP ACCESSIBLE SPACES	= 16 SPACES
TOTAL PROPOSED PARKING SPACES	= 376 SPACES



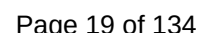
SITE DIMENSION PLAN

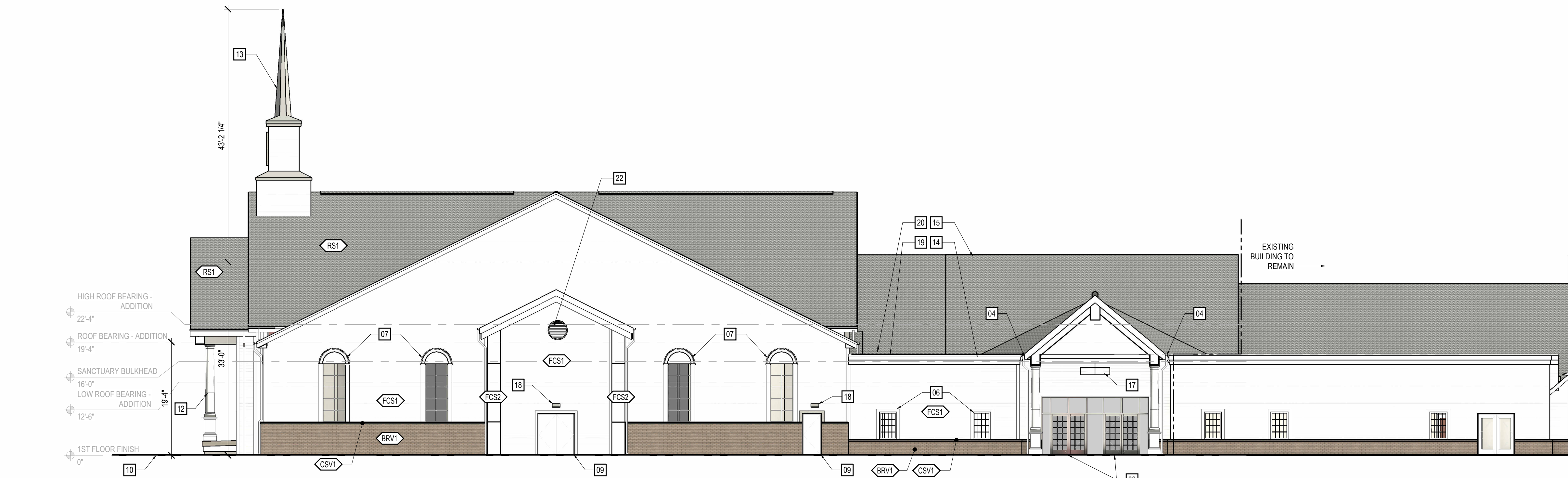
CORNERSTONE BIBLE - WESTFIELD

JOB No.	DRAWN	KLF	CHECKED	GJJ
DATE	FEBRUARY 28, 2025	DESIGNED	APPR.	GJJ

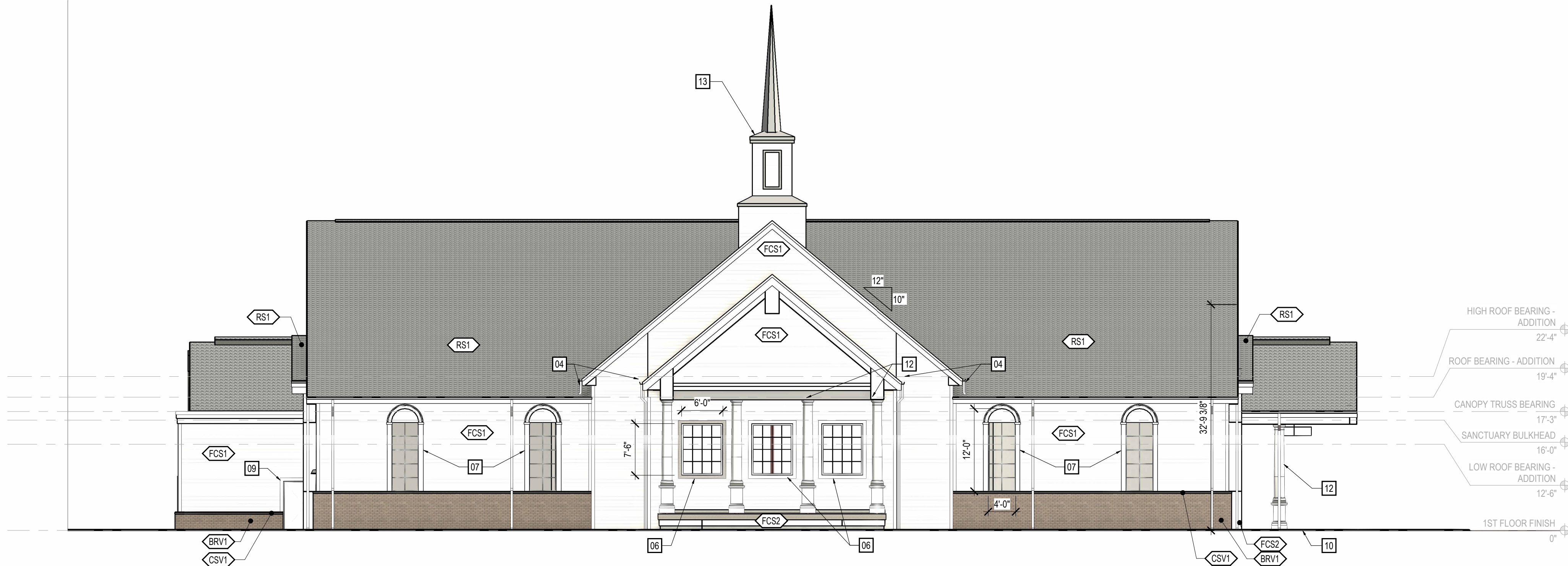


NO.	DATE	REVISIONS	BY	APPR.
9				
8				
7				
6				
5				
4	8/22/2025	REVISIONS PER TAC AND CD COMMENTS	BTW	GJJ
3		CD REVIEW SET	BTW	GJJ
2	8/7/2025	REVISIONS PER OWNER AND TAC COMMENTS	BTW	GJJ
1	8/7/2025		BTW	GJJ

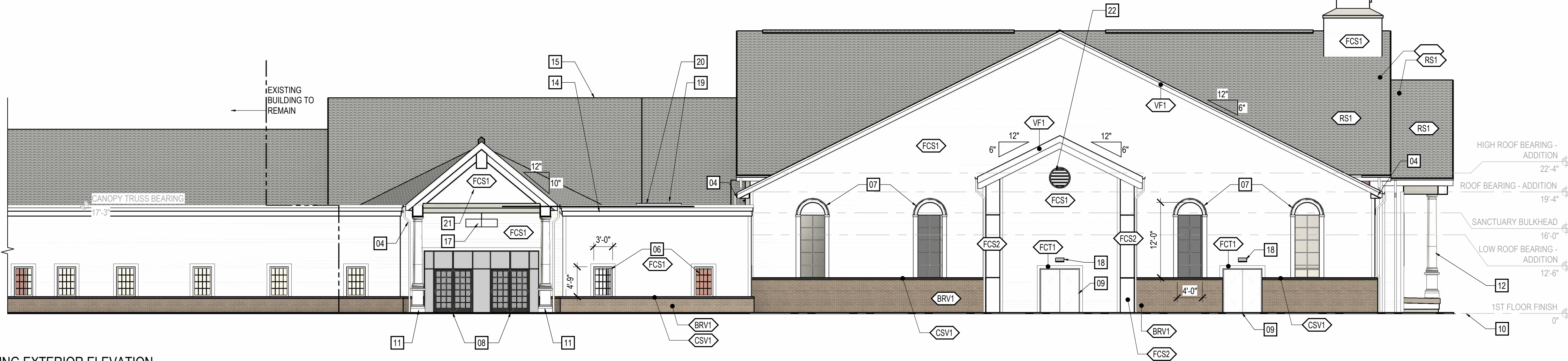




2 NORTH BUILDING EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



1 EAST BUILDING EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"



3 SOUTH BUILDING EXTERIOR ELEVATION
SCALE: 3/32" = 1'-0"

EXTERIOR ELEVATION LEGEND

?

MATERIAL TAG

2ND FLOOR

10'-6 1/2"

ELEVATION (ABOVE FINISH FLOOR)

LEVEL CALLOUT

GENERAL EXTERIOR ELEVATION NOTES

A

DO NOT SCALE DRAWINGS. USE ONLY WRITTEN DIMENSIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT ALL DIMENSIONS OF THE PROPOSED STRUCTURE ARE CORRECT BEFORE BEGINNING WORK.

B

ALL DIMENSIONS SHALL BE FIELD VERIFIED.

C

ALL WORK SHALL BE COMPLETED IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES.

D

COLOR AND TEXTURE OF MATERIAL, IF NOT INDICATED, SHALL BE APPROVED BY THE OWNER AND THE ARCHITECT PRIOR TO INSTALLATION.

E

COORDINATE FINAL GRADE LINES WITH THE CIVIL ENGINEER'S SITE FINISHED GRADES FOR ELEVATIONS AND LOCATIONS OF BRICK LEDGES, VENTS, BOTTOM OF FOOTERS, STEPS, AND RAMPS, ETC.

F

PRODUCT MANUFACTURER LISTED ON DRAWINGS ARE DETERMINED TO BE FOR BASIS OF DESIGN.

G

FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS FOR ACCURACY.

EXTERIOR ELEVATION KEYNOTES

KEY

NOTE

01

ARCHITECTURAL SHINGLE ROOFING, SEE EXTERIOR FINISH INDEX FOR COLOR

02

CONTINUOUS RIDGE VENT, FINISH TO MATCH ADJACENT ROOFING

03

FASCIA PROFILE TO MATCH EXISTING, SEE EXTERIOR FINISH INDEX FOR COLOR

04

CONTINUOUS ALUMINUM 5" K-STYLE PROFILE GUTTER SYSTEM, COLOR TO MATCH FASCIA

05

RECTANGULAR ALUMINUM DOWNSPOUT WITH CONCRETE SPLASH BLOCK AT GRADE, SEE EXTERIOR FINISH INDEX FOR COLOR

06

RESIDENTIAL STYLE WINDOWS WITH MULLIONS AND 2X6 CASTING TRIM, SEE SHEET A600 FOR DETAILS

07

RESIDENTIAL STYLE WINDOWS WITH CLEAR GLASS, MULLIONS AND TRIM-OPERABLE BLACKOUT SHADES ON INTERIOR, SEE SHEET A800 FOR DETAILS

08

ALUMINUM STOREFRONT WINDOW/DOOR, SEE EXTERIOR FINISH SCHEDULE AND SHEET A600 FOR DETAILS

09

NEW DOOR AND TRIM, SEE A600 SERIES FOR DETAILS

10

APPROXIMATE GRADE, SIDEWALK, OR ASPHALT. ALLOW FOR PROPER FLASHING AT BUILDING AND PROVIDE POSITIVE SLOPE AWAY FROM THE BUILDING, SEE CIVIL

11

FIBERGLASS COLUMN WRAP AT WOOD OR STEEL COLUMN

12

FIBERGLASS COLUMN WRAP AT STEEL COLUMN

13

PRE-ENGINEERED CHURCH STEEPLE

14

PARAPET FASCIA PROFILE AND CAP TO MATCH EXISTING

15

EXISTING ROOF TO REMAIN

16

EXISTING CANOPY

17

EXTERIOR RATED PENDANT LIGHT, SEE ELECTRICAL

18

WALL PACK, SEE ELECTRICAL

19

20 OR 25 TON RTU, SEE SHEET A120 FOR PLACEMENT AND M SERIES FOR DETAILS

20

ROOF ACCESS HATCH, SEE SHEET A120 FOR PLACEMENT

21

FIBER CEMENT BOARD WRAPPED STEEL CANOPY BEAM

22

40" DIA. ROUND UNVENTED GABLE LOUVER

MASTER EXTERIOR FINISH INDEX

MARK	MATERIAL	MFR.	COLOR / FINISH
EXTERIOR MASONRY FINISHES			
BRV1	BRICK VENEER	TBD	TO MATCH EXISTING
CSV1	CAST STONE VENEER		TO MATCH EXISTING
EXTERIOR METAL FINISHES			
AGD1	ALUMINUM GUTTER & DOWNSPOUT SYSTEM		COLOR: TO MATCH WHITE FASCIA BOARD AND LAP SIDING
EXTERIOR CLADDING FINISHES			
FCT1	FIBER CEMENT TRIM		TO MATCH EXISTING
FCS1	FIBER CEMENT SIDING WITH 6" LAP		TO MATCH EXISTING
FCS2	FIBER CEMENT PANELS WITH 1/2" REVEALS		COLOR TO MATCH FCS1
EXTERIOR ROOFING FINISHES			
RS1	ARCHITECTURAL ROOF SHINGLES		TO MATCH EXISTING
VF1	VINYL FASCIA		TO MATCH EXISTING
RM1	ROOFING MEMBRANE		
MISCELLANEOUS			
AN01	PREFINISHED ALUMINUM ANODIZED FINISH		TO MATCH EXISTING
PNT1	EXTERIOR DOOR PAINT		TO MATCH EXISTING
NOTE: CONFIRM ALL FINISH SELECTIONS WITH OWNER PRIOR TO ORDERING			

RENDERED EXTERIOR ELEVATIONS

BUILDING ADDITION AND RENOVATION

CORNERSTONE BIBLE CHURCH

720 LIBERTY DRIVE

WESTFIELD, IN 46074

HAMILTON COUNTY

PROJECT DATE:
2025-08-05

SHEET REVISIONS:
NO. DESCRIPTION DATE

PROJECT NUMBER: A2024.083

CHECKED BY: JS

SHEET NUMBER:
A200

KJG

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PROFESSIONAL SEAL:

BARRY G. KNECHTEL

REGISTERED

No. 10900104

STATE OF INDIANA

ARCHITECT

DISCLAIMER:

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T&W

CHURCH SOLUTIONS

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 2, 2025
2507-PUD-14
Exhibit 1

Docket Number:	2507-PUD-14 (Ord. 25-39) (the “Ordinance”)
Petitioner:	Onyx and East, LLC by Nelson & Frankenberger, LLC
Request:	A change in zoning for 39 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 199th & Monon Planned Unit Development (PUD) District
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Vacant
Acreage:	39 acres +/- (the “Property”)
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 25-39 4. Concept Plan 5. Residential Character Exhibits 6. Cluster Courtyard and Amenity Exhibit 7. City Engineer Letter, RE: 199th Street
Staff Reviewer:	Daine Crabtree, Current Planning Manager

PROJECT OVERVIEW

Location: The petitioner is requesting to rezone approximately 39 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 199th Street and Monon PUD, an entirely single-family residential development.

The Property is located within the New Suburban area of the current Comprehensive Plan’s Land Concept Map and is currently surrounded on all sides by existing residential development of the Chatham Hills PUD save for three AG-SF1 zoned parcels, a cumulative of approximately 10 acres in size southwest of the Property, south of 199th Street.

PETITION HISTORY

This petition was introduced at the [June 23, 2025](#) City Council meeting.

A neighbor meeting was held June 25, 2025. Answers to a significant number of the questions posited by the neighbors can be found in the proposed Ordinance itself, the underlying UDO standards that are applicable and/or the general Public Works Department standards regarding infrastructure review and improvements.

There were a significant number of questions about 199th Street, its condition, and its future. City Engineer, Michael Pearce, was in attendance for the neighborhood meeting and was able to answer those questions. In addition, a summary of the expected improvements to 199th Street, many of which have already occurred since this petition's introduction, can be found in **Exhibit 7**.

The petition received a public hearing at the [July 7, 2025](#), Advisory Plan Commission (the "APC") meeting. At this meeting, many of the similar issues brought up at the neighbor meeting were repeated: density/lot size, traffic generation, drainage, and buffering. While there were no explicit revision requests brought forth by APC members, it was suggested that the Petitioner continue to look at amenities as well as providing further details on home placement/streetscape along the 199th Street frontage.

The workshop for this petition occurred at the [August 18, 2025](#), APC meeting.

At this meeting, the Petitioner provided a revised Ordinance which included a slightly revised Concept Plan for which the primary differences were shifting detention areas, re-working the cluster courtyard concept layout, providing a rear-load product at the southeastern area of the Property (see **Exhibit 4**) to front 199th Street, and providing additional court and garden images (see **Exhibit 6**).

ZONING REQUEST

Concept Plan

A concept plan is included within the Ordinance. As the Concept Plan does not present an engineered plan, the final site design may differ from what is shown; lots may shift, the size of common areas may shrink or swell and so forth provided all other design and development standards continue to be met. Despite these potential modifications, general conformance with the Concept Plan as determined by the Director of Community Development is still required.

As shown on the Concept Plan, Area A contains 29 lots, Area B contains 37 lots and Area C includes 51 lots. Per language in the PUD, the number of lots in each area may be reduced or enlarged by no more than fifteen percent (15%) provided the total number of dwelling units on the Property does not exceed 120, which is the stated maximum number of dwelling units in Section 5.2 of the proposed Ordinance.

Uses

All uses permitted in the Underlying Zoning District, SF-4: Single-Family High Density, with the exception of Educational Institution Without Dormitories, are proposed to be permitted. With the aforementioned use prohibited, the underlying zoning would permit only Single-Family Dwellings, Home Businesses, Residential Facilities, Public Safety and Service Uses, and Development Amenities.

General Regulations / Development Standards

Development Standards for lot area, lot frontage, setbacks and minimum living area can be seen in Section 6.1 of the Proposed Ordinance. Although the lot standards proposed are more similar to SF5 standards, the proposed Minimum Living Area requirements are more similar to SF2 standards or greater. Specific development standards not listed in Section 6.1 would default to the UDO's SF4 standards.

For context, the Minimum Lot Width standard of 50 feet for Areas A and B of the proposed Ordinance is less than the 65-foot minimum lot size for the Chatham Hills PUD-zoned Aberdeen subdivision immediately to the south and Chatham Brook to the west. But, the proposed lot width and setback standards are greater than other developments in the area, such as Harvest Trails and are equal with other areas of the Chatham Hills PUD, such as Chatham Villages,

Exhibit D of the PUD incorporate a compilation of images designed to capture the intended architectural style of structures. Architecture shall be in general conformance with the character exhibits shown as determined by the Director of Community Development.

Additional, specific, architecture requirement/enhancement language can be seen in Section 7.1(C) which details items such as overhangs, garage composition, building materials and front and side façade requirements. A minimum 24-inch Masonry wainscot is required on all 4 sides of homes. Vinyl and aluminum siding is prohibited.

Design Standards

Private cluster courtyards, a design unique to Westfield, are permitted in Area C of the Concept Plan. Pedestrian pathways and amenities are detailed in Section 9.2(B) and (C) of the proposed Ordinance with visual details in **Exhibit 6**.

MODIFICATIONS SINCE THE LAST MEETING

Since the item was last before the Plan Commission on August 18, the petitioner has incorporated the following change into the proposed ordinance:

- The maximum dwelling units on the Property has been reduced from 125 to 120

COMPREHENSIVE PLAN

The Property is located within the New Suburban area of the Comprehensive Plan's Land Use Concept Map.

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

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

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 7, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop: A workshop discussion meeting for this item was held at the August 18, 2025, APC meeting.

Statutory Considerations:

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

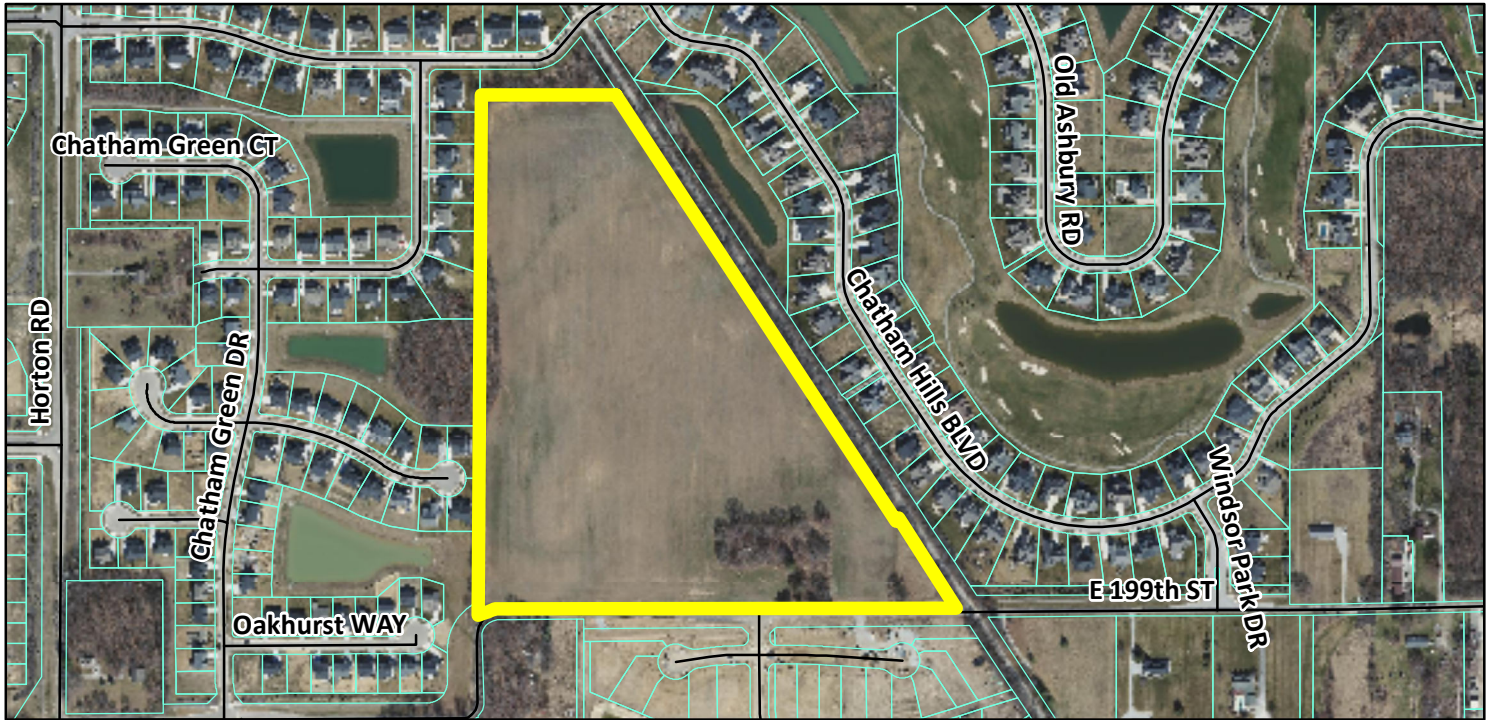
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

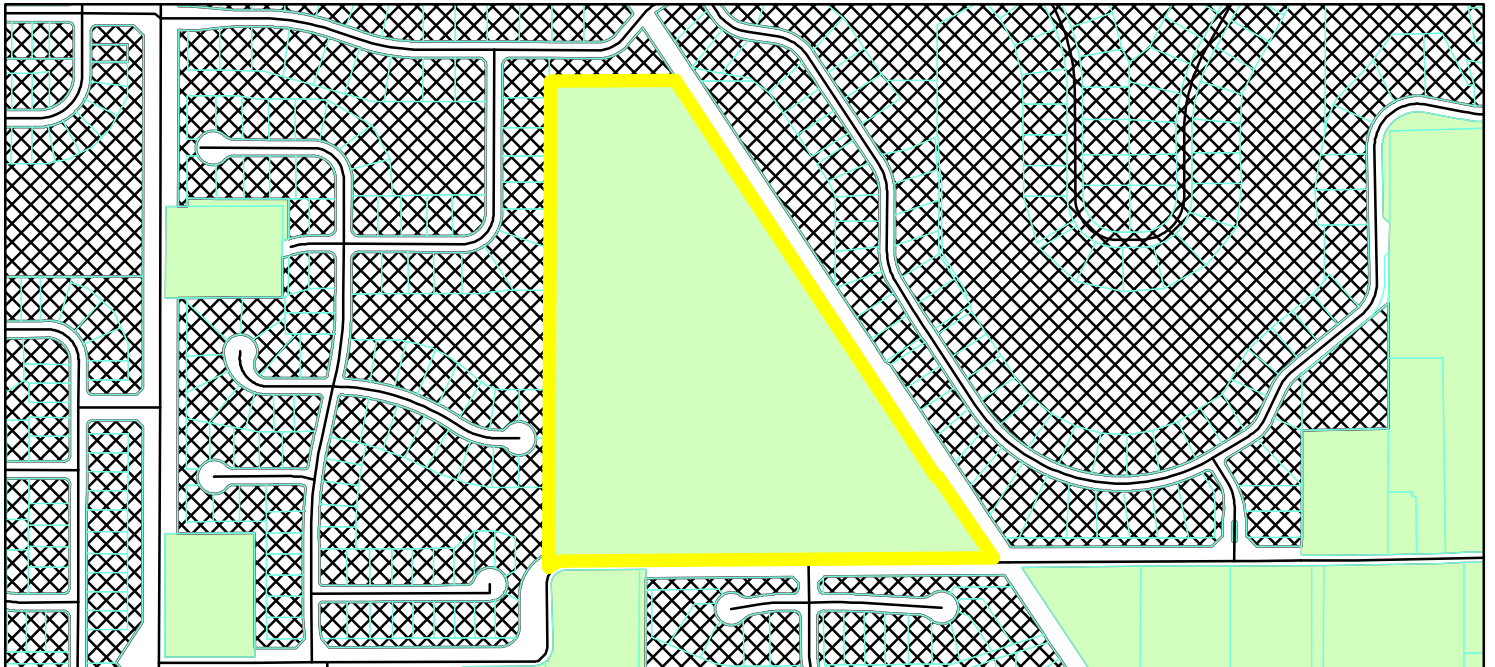
1. **Action:** Forward a recommendation to the City Council at the September 2, 2025, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



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

0 0.075 0.15
Miles



ORDINANCE NUMBER 25-39

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

“199th & Monon”

This is a Planned Unit Development District Ordinance (to be known as the "**199th & Monon PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2507-PUD-14**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2507-PUD-14** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (x-x vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**199th & Monon PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield

Unified Development Ordinance, as amended, and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Area: A discrete geographic area within the District. The District contains three (3) Areas, "Area A", "Area B", and "Area C", which are conceptually represented on Page 2 of the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to qualify as a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall qualify as at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.

- 2.6 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.7 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, Coastal Farmhouse, and Traditional.
- 2.8 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

- 3.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director.
- 3.3 The Concept Plan, shall be supplemented by the vehicular and pedestrian access and lot configuration illustrated on the Cluster Courtyard Exhibit represented on **Exhibit C**. Parts of Area C, as illustrated on the Concept Plan, shall be developed in general conformance with the Cluster Courtyard Exhibit as determined and approved by the Director.
- 3.4 Area A, Area B and Area C are conceptually represented on Page 2 of the Concept Plan and regulated further by the terms of this Ordinance. Area A (including 29 Lots), Area B (including 37 lots) and Area C (including 51 Lots), as illustrated on page 2 of the Concept Plan, may be reduced or enlarged in area and number of lots by up to fifteen (15) percent of the total number of permitted Lots. This provision does not permit the number of lots to exceed one-hundred and twenty (120) as permitted in Section 5.2.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family Medium Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except Educational Institution, Without Dormitories, which use shall be prohibited.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred and twenty (120).

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

- 6.1 The following standards for shall be applied to the three (3) Areas:

Standard	Area A	Area B	Area C
Minimum Lot Area	6,250 SF	5,000 SF	3,600 SF
Minimum Lot Frontage	40’	40’	None, though all lots shall have access to a public right-of-way.
Minimum Building Setback Lines			
Front Yard	15’	15’	*10’
Side Yard	5’	5’	**0’ / 10’
Rear Yard	15’	15’	5’
Minimum Lot Width	50'	50'	Not Applicable
Max. Building Height	2 ½ stories		
Minimum Living Area (Total)			
One Story Dwellings	2,400 SF	1,800 SF	1,800 SF
Two Story Dwellings	2,400 SF	1,800 SF	1,800 SF

* Measured from public right of way adjacent to Cluster Court.

** Ten (10) feet shall be the required minimum building separation.

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

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

A. The Architectural Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

B. Streetscape Diversity: Article 6.3(C)(2) shall not apply. It is not the intent to limit the architectural styles shown in the Character Exhibit, attached hereto as **Exhibit D**, but to encourage a diversity in architectural styles of Dwellings within the District. Therefore, the following shall apply:

4	4
3	3
2	2
1	1
1	1
2	2
3	3
4	4

- | | |
|---|--|
| <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 5px;">1</div> <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 5px;">2</div> <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 5px;">3</div> <div style="border: 1px solid black; width: 30px; height: 30px; display: flex; align-items: center; justify-content: center; margin: 5px;">4</div> | <p>Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.</p> <p>Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.</p> <p>Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.</p> <p>Homes may be identical to the Subject Home.</p> |
|---|--|

C. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of six (6) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:

- a) All Dwellings shall have a minimum two (2) car attached garage.
- b) In order to vary the appearance of garage doors, garage door designs shall include a variety of design elements. A minimum of two (2) basic garage door styles (individual bay door / multi-bay door, with windows / without windows, with and without hardware) matching the door style shall be utilized and a variety of color packages will be utilized. No more than fifty (50) percent of the Lots within each Area shall have garage doors including the same window and hardware treatment.
- c) All garage doors shall have trim of no less than four (4") inch nominal width unless surrounded by masonry in which case trim is not required.

iii. Building Materials:

- a) In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- b) Masonry Requirements: A minimum of a 24-inch wainscot but no higher than the first-floor windows is required on all 4 sides of the home.

iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:

- a) Side load or courtyard garage.
- b) Covered front porch (with a minimum of twenty-one square feet).
- c) Roofline direction change or roofline height change greater than sixteen (16) inches.
- d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
- e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum three and one-half inch (3-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
- f) A minimum of a four-foot (4') deep offset at one (1) or more points along the front elevation or a two-foot (2') deep offset

- at two (2) or more points along the front elevation.
- g) A minimum roof pitch of 6/12 for the primary roof and 8/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
 - h) Separate overhead garage door per garage bay.
 - i) Roof design featuring one of the following: a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - j) Bay window (a minimum of six (6) feet wide).
 - k) Transom window, palladium window or at least one front door sidelight.
 - l) Garage doors containing decorative windows.
 - m) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - n) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) A minimum of two (2) or more windows with an aggregate minimum of twenty-one (21) square feet in size, on the Side Building Façade.
 - f) Bay window (a minimum of six (6) feet wide).
 - g) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that

enhances the architectural interest of the Front Building Facade.

- h) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- i) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- j) Covered porch, sunroom or screened porch (a minimum of one hundred and twenty (120) square feet in size).

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
 - i. Lots in Area A and Area B shall require a minimum of two (2) trees (shade, evergreen or ornamental) and six (6) shrubs.
 - ii. Lots in Area C shall require a minimum of one (1) tree (shade, evergreen or ornamental) and six (6) shrubs.
 - iii. At a minimum, the Established Front Yard of all Lots shall be sodded and the remainder of the Lot shall be seeded.
- C. Perimeter Street Frontage Landscaping: Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall be required along 199th Street.
- D. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified below.
 - i. No buffer yard shall be required along the east perimeter of the Real Estate and adjacent to the small strip of real estate along the Monon Trail which small strip is zoned AG-SF1.
 - ii. Tree Preservation shall remain within the Monon Trail property allowing for sidewalk and utility crossings.
 - iii. Existing non-invasive trees and vegetation shall, with best efforts, be preserved during construction within ten (10) feet of the north and west perimeter of the Real Estate – except where removal is necessary to facilitate utility, drainage and access improvements.

Section 8. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Easement Standards: Shall apply except as modified below:

A. Cluster Courtyards. Private Cluster Courtyards shall be permitted in Area C.

9.2 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Article 8.6.C Access: Easements providing access to required Open Space shall be not less than eight (8) feet in width.

B. Pedestrian Path Network: A network of paths and sidewalks shall be installed as generally depicted on **Exhibit B**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

C. Amenities: The following amenities shall be provided:

- i. Gathering Areas: Outdoor gathering areas shall be provided in the Greenspace and Court and Courtyard areas as noted on the Concept Plan and detailed as illustrated on **Exhibit E**. Gathering areas shall include but are not limited to site furniture, landscaping, and specialty pavement as detailed as illustrated on **Exhibit E**.
- ii. Community Facilities: For the benefit of residents and Monon Trail users, facilities shall be provided (i.e., bike racks, a bike repair station, seating).

9.3 Article 8.7 Pedestrian Network Standards: Article 8.7(D) shall apply with the following modifications:

A. Paths shall be constructed as generally illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If paths

are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

B. The minimum sidewalk width within public right-of-way shall be five (5) feet; all other sidewalk locations shall be a minimum of three (3) feet.

C. Sidewalks shall not be required on either side of internal private streets.

Section 10. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 11. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Section 12. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-39** was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-39
this _____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-39
this _____ day of _____, 2025.

Scott A. Willis, Mayor

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

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.

199th and Monon PUD 10 082725

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan / Area Map
Exhibit C	Cluster Courtyard
Exhibit D	Architectural Character Exhibit
Exhibit E	Character Exhibits

REAL ESTATE

(Page 1 of 2)

A part of the land described in Instrument Number 200300035246, Karl Manders, in the Office of the Recorder, Hamilton County, Indiana, being a part of the East Half of Section 23, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana described as follows:

Commencing at the Southwest corner of the Northwest Quarter of Southeast Quarter of Section 23, Township 19 North, Range 3 East, thence North 00 degrees 08 minutes 09 seconds East (assumed from deed bearing) 329.15 feet to the Northwest corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter, said point also being the Point of Beginning; thence North 00 degrees 08 minutes 09 seconds East 992.94 feet to the Northwest corner of said Northwest Quarter of the Southeast Quarter, thence North 00 degrees 03 minutes 15 seconds East 659.61 feet to the Northwest corner of the South half of the Southwest Quarter of the Northeast Quarter of said Section 23; thence North 89 degrees 43 minutes 43 seconds East 439.18 feet to the west line of real estate described in Instrument Number 2015028430, Chatham Hills, LLP, being a line 40.00 feet southwest and parallel with the centerline of the former Monon Railroad; thence South 33 degrees 28 minutes 32 seconds East along said west line 1525.28 feet to the northern corner of land conveyed to City of Westfield, known as "Monon Trail, Phase 7, Parcel 19 fee;" thence South 00 degrees 08 minutes 39 seconds West 59.60' to the southern corner thereof; thence South 33 degrees 29 minutes 09 seconds East along the westerly line thereof 374.74 feet to a point 330 feet north of the South line of the Northeast Quarter of the Southeast Quarter of said Section 23, thence South 89 degrees 38 minutes 22 seconds West 166.02 feet parallel with the South line of said Northeast Quarter of the Southeast Quarter to a point on the East line of the Northwest Quarter of the Southeast Quarter of said Section 23, thence South 00 degrees 10 minutes 30 seconds West 0.85 feet to the Northeast corner of 10 acres off the South end of said Northwest Quarter of the Southeast Quarter; thence South 89 degrees 38 minutes 22 seconds West 1324.07 feet to the place of beginning.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2507-PUD-14.

EXHIBIT B

CONCEPT PLAN
(Page 2 of 2)

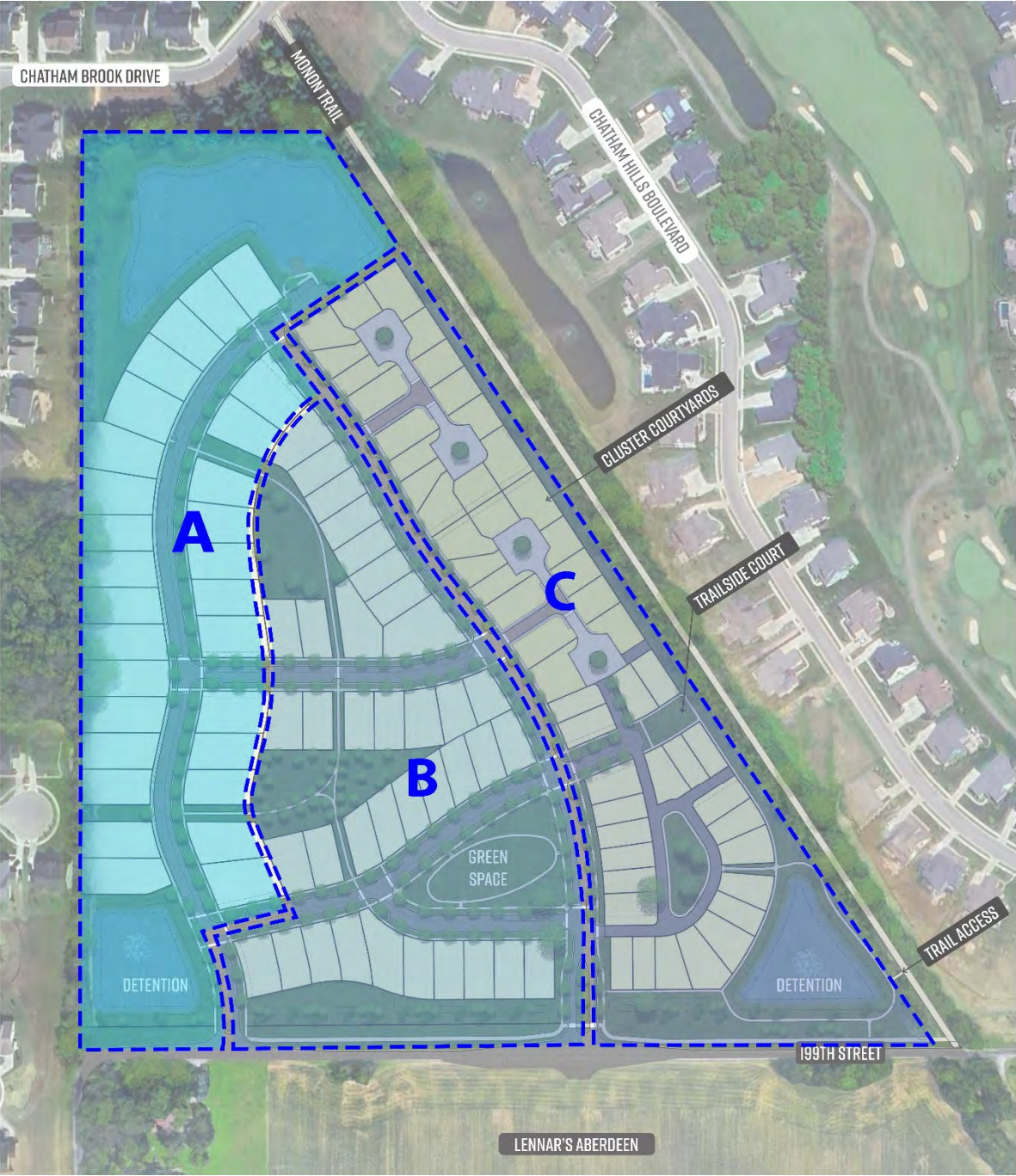


EXHIBIT C

Cluster Courtyard (Page 1 of 1)



EXHIBIT D

CHARACTER EXHIBITS

(See following 22 pages)

SEGMENT 1
28' WIDE REAR LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - A



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - B



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - C



ALT. WRAP AROUND PORCH



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - D



ALT. WRAP AROUND PORCH

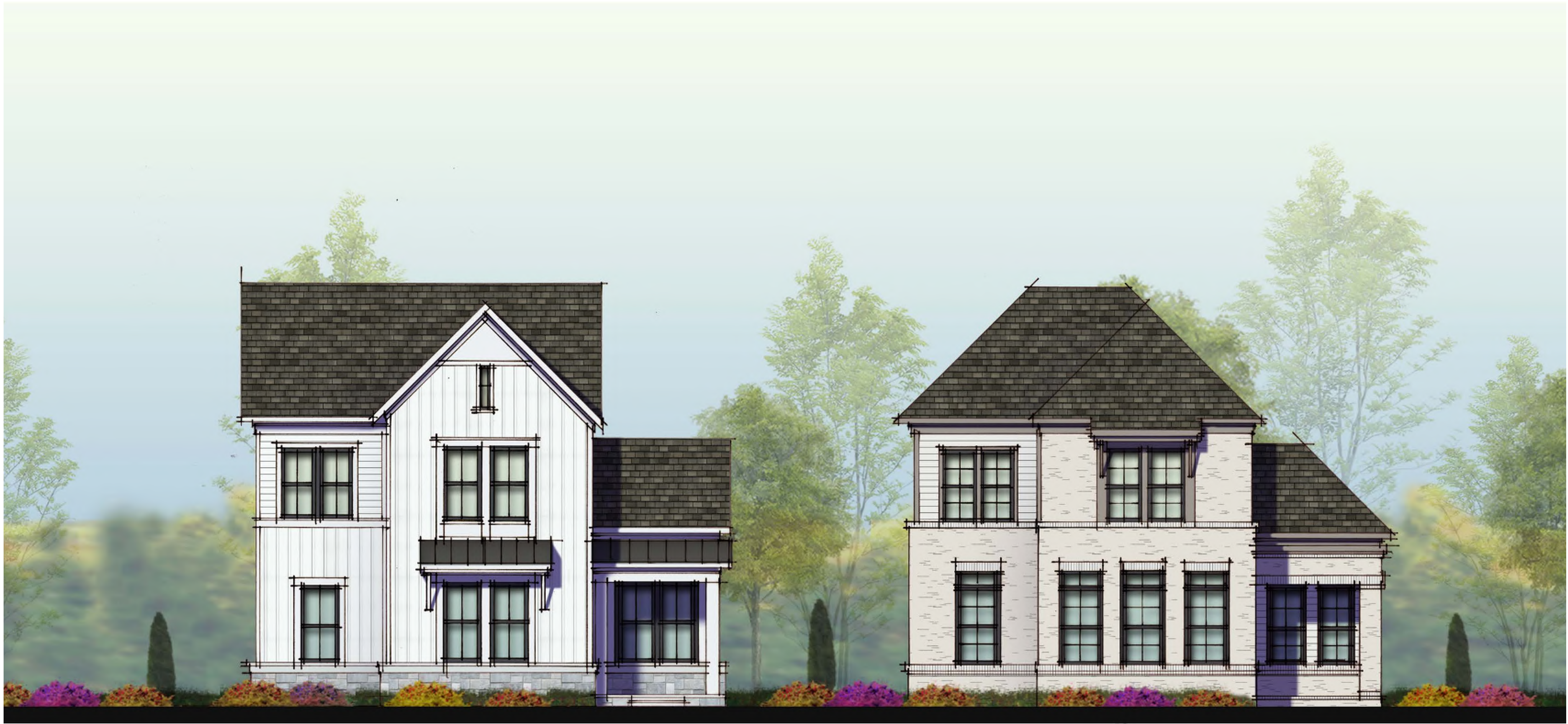


ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - E

SEGMENT 2
38' WIDE REAR LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - A



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - B



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - C



ELEVATION 2

ELEVATION 1

SEGMENT 2

38' WIDE REAR LOADED - D

SEGMENT 3

42' WIDE FRONT & SIDE LOADED



ELEVATION 2

ELEVATION 1

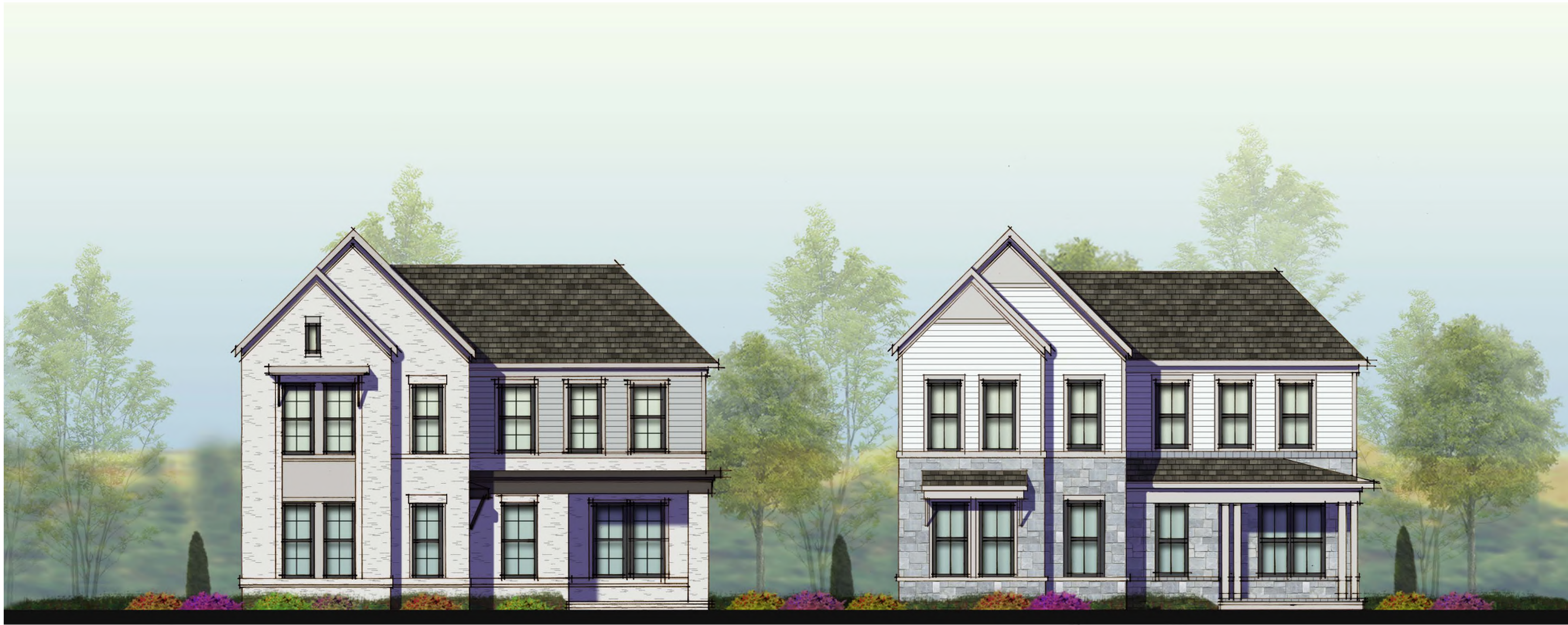
SEGMENT 3
42' WIDE FRONT LOADED - A



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE FRONT LOADED - B



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - C



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - D



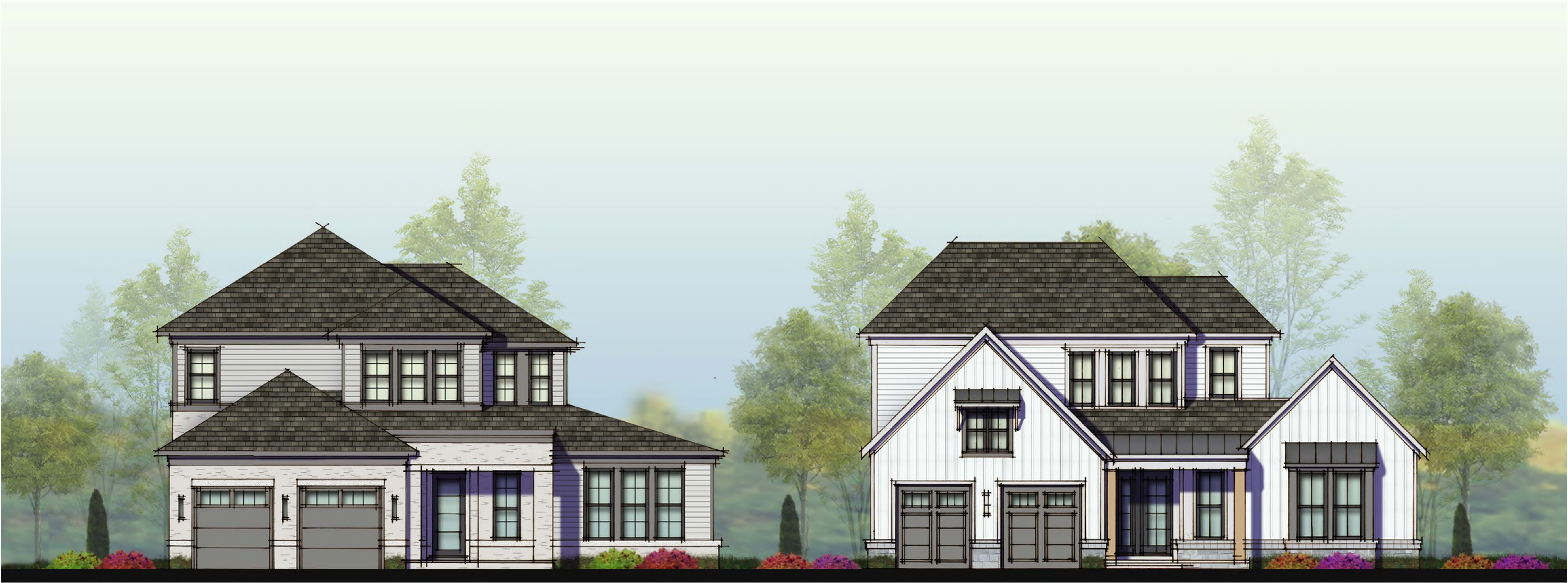
ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - E

SEGMENT 4

53' WIDE FRONT & SIDE LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE FRONT LOADED - A



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE FRONT LOADED - B



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE SIDE LOADED - C



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE SIDE LOADED - D

EXHIBIT E

CHARACTER EXHIBITS

(See following 8 pages)







VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

199 AND MONON AMENITY KEY MAP

AUGUST 12, 2025



1 UNITS WITH PATIOS AND 4-SIDED ARCHITECTURE

PAVING MATERIAL CHANGES
MATERIAL SELECTION +
LOCATION IN-PROGRESS

DRIVEWAY ACCESS COURT

SPECIMEN TREES

ENTERTAINING SPACE

COURTYARD GARDEN

SPECIALTY PAVING

VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

CLUSTER COURT GARDENS

AUGUST 12, 2025





VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

CLUSTER COURT GARDENS

AUGUST 12, 2025



2

VILLAGE GREEN WITH SOME
INSPIRATION FROM
GLENWOOD PARK, ATLANTA

BENCH SEATING AROUND
LOWER BOWL LAWN

LOWER BOWL LAWN

PLANTED SLOPES BETWEEN
STREETSCAPE AND LAWN

CRUSHED STONE
SIDEWALK

STAIR ACCESS ON
EACH SIDEWALK



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: **VILLAGE GREEN**
- 3: COMMUNITY YARD
- 4: FISHING PIER

VILLAGE GREEN
AUGUST 12, 2025



3 COMMUNITY YARD -
EXTENSION OF REAR YARDS
FOR FAMILIES + RESIDENTS



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD**
- 4: FISHING PIER

COMMUNITY YARD
AUGUST 12, 2025



4 COMMUNITY YARD - EXTENSION OF REAR YARDS FOR FAMILIES + RESIDENTS



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: **FISHING PIER**

FISHING PIER
AUGUST 12, 2025



EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2507-PUD-14.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



SEGMENT 1
28' WIDE REAR LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 1 28' WIDE REAR LOADED - A



28X54 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

2

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 28'x54')
SCALE: 3/32" = 1' (@ 11'x17')



ELEVATION 2

ELEVATION 1

SEGMENT 1 28' WIDE REAR LOADED - B



28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

4

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 24" x 36")
SCALE: 3/32" = 1' (@ 11" x 17")



ELEVATION 2

ELEVATION 1

SEGMENT 1 28' WIDE REAR LOADED - C



28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

6

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 24"x36")
SCALE: 3/32" = 1' (@ 11"x17")



ALT. WRAP AROUND PORCH



ELEVATION 2

ELEVATION 1

SEGMENT 1
28' WIDE REAR LOADED - D



28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES	05/12/25	8
	OAE001	
	INDIANA	
ONYX + EAST	SCALE: 3/16" = 1' (@ 24"x36") SCALE: 3/32" = 1' (@ 11"x17")	



ALT. WRAP AROUND PORCH



ELEVATION 2

ELEVATION 1

SEGMENT 1 28' WIDE REAR LOADED - E



28X60 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

10

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 25" x 34")
SCALE: 3/32" = 1' (@ 11" x 17")

SEGMENT 2
38' WIDE REAR LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 2 38' WIDE REAR LOADED - A



38X72.5 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

13

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 24"x36")
SCALE: 3/32" = 1' (@ 11"x17")



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - B



38X70 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001
SCALE: 3/16" = 1' (@ 24"x36")
SCALE: 3/32" = 1' (@ 11"x17")



ELEVATION 2

ELEVATION 1

SEGMENT 2
38' WIDE REAR LOADED - C



38X68 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001
SCALE: 3/16" = 1' (@ 24"x36")
SCALE: 3/32" = 1' (@ 11"x17")



ELEVATION 2

ELEVATION 1

SEGMENT 2 38' WIDE REAR LOADED - D



38X64 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

19

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 24"x36")
SCALE: 3/32" = 1' (@ 11"x17")

SEGMENT 3
42' WIDE FRONT & SIDE LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 3 42' WIDE FRONT LOADED - A



42X53 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

22

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 22"x34")
SCALE: 3/32" = 1' (@ 11"x17")



ELEVATION 2

ELEVATION 1

SEGMENT 3 42' WIDE FRONT LOADED - B



42X55 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

24

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 24"x36")
SCALE: 3/32" = 1' (@ 11"x17")



ELEVATION 2

ELEVATION 1

SEGMENT 3 42' WIDE SIDE LOADED - C



42X45 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

26

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 22"x34")
SCALE: 3/32" = 1' (@ 11"x17")



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - D



42X49 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001
SCALE: 3/16" = 1' (@ 22"x34")
SCALE: 3/32" = 1' (@ 11"x17")



ELEVATION 2

ELEVATION 1

SEGMENT 3
42' WIDE SIDE LOADED - E



42X55 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

30

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 25"x34")
SCALE: 3/32" = 1' (@ 11"x17")

SEGMENT 4
53' WIDE FRONT & SIDE LOADED



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE FRONT LOADED - A



53X70 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001
SCALE: 3/16" = 1' (@ 22"x34")
SCALE: 3/32" = 1' (@ 11"x17")



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE FRONT LOADED - B



53X66 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001
SCALE: 3/16" = 1' (@ 25'x34')
SCALE: 3/32" = 1' (@ 11'x17')



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE SIDE LOADED - C



53X85 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

37

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 25" x 34")
SCALE: 3/32" = 1' (@ 11" x 17")



ELEVATION 2

ELEVATION 1

SEGMENT 4
53' WIDE SIDE LOADED - D



53X85 SCHEMATIC MONOCHROMATIC ELEVATIONS

SINGLE FAMILY HOMES

05/12/25
OAE001

39

INDIANA

ONYX + EAST

SCALE: 3/16" = 1' (@ 24"x36")
SCALE: 3/32" = 1' (@ 11"x17")

EXHIBIT E

CHARACTER EXHIBITS

(See following 8 pages)







VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

199 AND MONON AMENITY KEY MAP

AUGUST 12, 2025



1 UNITS WITH PATIOS AND 4-SIDED ARCHITECTURE

PAVING MATERIAL CHANGES
MATERIAL SELECTION +
LOCATION IN-PROGRESS

DRIVEWAY ACCESS COURT

SPECIMEN TREES

ENTERTAINING SPACE

COURTYARD GARDEN

SPECIALTY PAVING

VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

CLUSTER COURT GARDENS

AUGUST 12, 2025



1 UNITS WITH PATIOS AND 4-SIDED ARCHITECTURE



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

CLUSTER COURT GARDENS
AUGUST 12, 2025



2 VILLAGE GREEN WITH SOME INSPIRATION FROM GLENWOOD PARK, ATLANTA



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: **VILLAGE GREEN**
- 3: COMMUNITY YARD
- 4: FISHING PIER

VILLAGE GREEN
AUGUST 12, 2025



3 COMMUNITY YARD - EXTENSION OF REAR YARDS FOR FAMILIES + RESIDENTS



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: **COMMUNITY YARD**
- 4: FISHING PIER

COMMUNITY YARD
AUGUST 12, 2025



4 COMMUNITY YARD - EXTENSION OF REAR YARDS FOR FAMILIES + RESIDENTS



VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

FISHING PIER
AUGUST 12, 2025





Public Works

John Nail, Director

Justin Jones, Streets

Michael Pearce, Engineering

July 1, 2025

TO: Daine Crabtree
Community Development
2728 E 171st Street
Westfield, IN 46074

RE: 199th St Repairs

The City of Westfield Public Works Department is aware that several residents have expressed concerns regarding the proposed Onyx and East development on 199th Street, particularly in relation to the current condition of the roadway. The City has been actively coordinating with the Hamilton County Highway Department over the past several months to develop a plan to rehabilitate and improve 199th Street. As the County still retains ownership of a portion of the roadway, they have agreed to share in the cost of the planned improvements.

Following discussions with our contractor, the City will be proceeding with the following repairs to 199th Street within the next four to five weeks:

- Patching of deteriorated pavement sections
- Profile milling to restore the proper roadway crown and cross-slope
- Placement of a 3-inch hot mix asphalt (HMA) structural overlay

These improvements are intended to enhance the overall condition and longevity of the roadway in advance of any adjacent development. If you have any questions or would like additional information, please feel free to contact me directly.

Sincerely,

A handwritten signature in blue ink that reads "Michael Pearce".

Michael Pearce, PE
City Engineer
City of Westfield Public Works Department
2706 E 171st Street
Westfield, IN 46074

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov



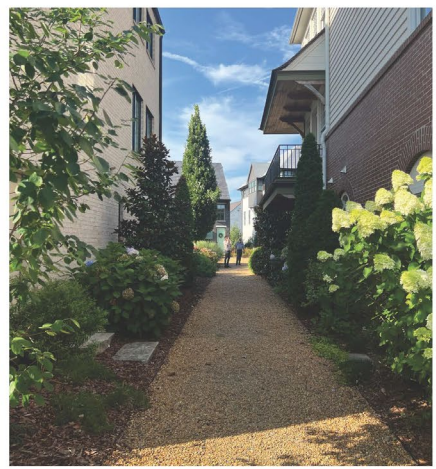
Original Concept Plan



Revised Concept Plan

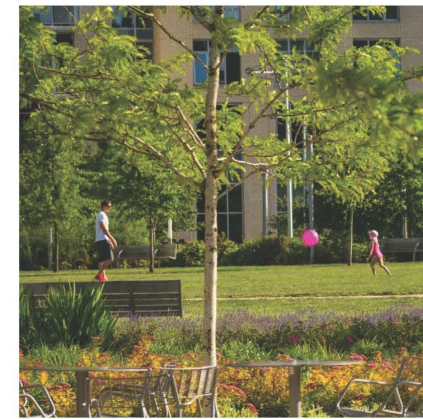
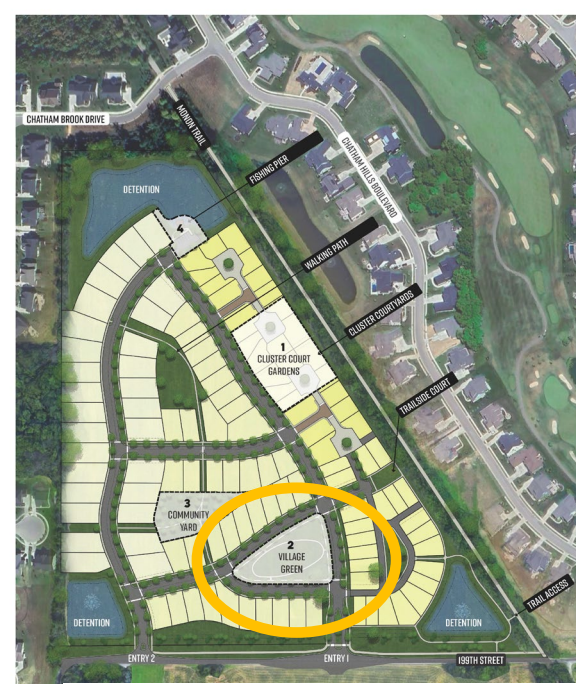


Cluster Courtyard Details



Cluster Courtyard Illustration





- VIGNETTES**
- 1: CLUSTER COURT GARDENS
 - 2: **VILLAGE GREEN**
 - 3: COMMUNITY YARD
 - 4: FISHING PIER

VILLAGE GREEN
AUGUST 12, 2025



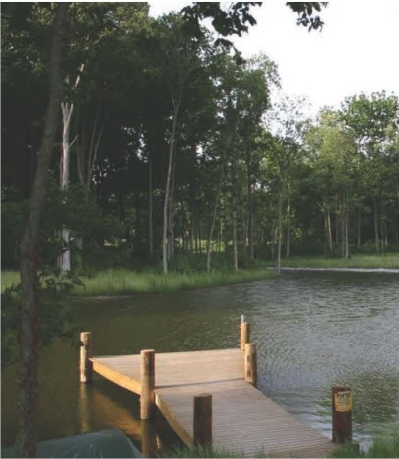


VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD**
- 4: FISHING PIER

COMMUNITY YARD
AUGUST 12, 2025





VIGNETTES

- 1: CLUSTER COURT GARDENS
- 2: VILLAGE GREEN
- 3: COMMUNITY YARD
- 4: FISHING PIER

FISHING PIER
AUGUST 12, 2025





JERSEY STREET

POPLAR STREET

PARK AND JERSEY STREET
OVERLAY DISTRICT

NAJEM PUD
(Not Part of the Overlay)

MILL STREET

PARK STREET IN THE
JUNCTION PUD
(Not Part of the Overlay)

PARK STREET

PARK AND POPLAR PUD
(Not Part of the Overlay)

PARK STREET IN THE
JUNCTION II PUD
(Not Part of the Overlay)

MIDLAND TRACE TRAIL



MEMORANDUM

August 28, 2025

TO: Advisory Plan Commission Members

FROM: Kevin M. Todd, AICP – Director of Community Development

CC: Westfield Community Development Staff

SUBJECT: UDO Amendment – Park & Jersey Street Overlay District

EXHIBITS: 1. Memorandum
2. Proposed Ord. 25-47

This proposal is to create a new overlay district that would govern development and redevelopment to the area immediately west of the Grand Junction Plaza in Downtown Westfield. The purpose of the overlay is to ensure that new projects are consistent and compatible with the City's vision for the area, which is to be a walkable, pedestrian-friendly dining/shopping district that has village character. The overlay district would accomplish this by limiting land uses and creating design standards that require compatibility with the existing character. Below is a summary of the key parts of the overlay district requirements:

Land Uses: Permitted land uses would be restricted to restaurants (no drive-thrus allowed, but walk-up windows allowed), limited low-intensity retail, and limited parking within the district. The ordinance also includes a list of uses that would specifically not be allowed in this area, which could be generally categorized as residential uses and non-shopping retail uses.

Development Standards: The standards are designed to keep the lots and buildings small, which helps keep the quaint, village character that is desired in this area. For example, no building could have a building footprint larger than 3,500 square feet in this district. Additionally, building heights would be capped at 25 feet (roughly two-stories, traditionally).

Architecture: While the desire is to keep and reuse existing buildings, it is acknowledged that it may not always be possible or safe to do so. So, when new buildings are being added to the district, or additions are added to existing buildings, the overlay establishes standards that require compatible architecture and style to the existing residential/residential-like structures within the district today. Similar materials are to be used, as well as similar architectural elements and features so that buildings visually fit together in a cohesive, contextually-sensitive manner.

Design Standards: The landscaping, lighting, and signage standards are intended to keep the current charm of the area by prioritizing tree preservation and creatively allowing for alternative planting methods, such as planters, to meet landscaping requirements. Lighting fixtures are required to be decorative in nature, and signage is to be scaled appropriately for pedestrians. Restaurants are required either outdoor seating or four-season room or covered patio seating where feasible.

Please do not hesitate to contact me with any questions or concerns.

A handwritten signature in black ink, appearing to read "K. Todd". The signature is stylized with a large, looped "K" and a cursive "Todd".

Kevin M. Todd, AICP

Director of Community Development

ktodd@westfield.in.gov

ORDINANCE 25-47

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and,

WHEREAS, on _____, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. _____ to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-607; and,

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

Section 1. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 5: Overlay Districts in order to accommodate the following amended chapter structure:

- A. 5.8 Park & Jersey Street Overlay District
- B. 5.9 *[reserved for future use]*
- C. 5.10 *[reserved for future use]*
- D. 5.11 *[reserved for future use]*
- E. 5.12 *[reserved for future use]*
- F. 5.13 *[reserved for future use]*
- G. 5.14 Chapter Amendment Log

Section 2. **Article 5.8 Park & Jersey Street Overlay District** shall be created and established by the contents of Exhibit A.

Section 3.

This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2025.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 25-47 was delivered to the Mayor of Westfield

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 25-47

this _____ day of _____, 2025.

I hereby VETO ORDINANCE 25-47

this _____ day of _____, 2025.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:

Kevin M. Todd, AICP; Director of Community Development

City of Westfield, Community Development Department

2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3150

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: Kevin M. Todd, AICP

Exhibit A

5.8 Park & Jersey Street Overlay District

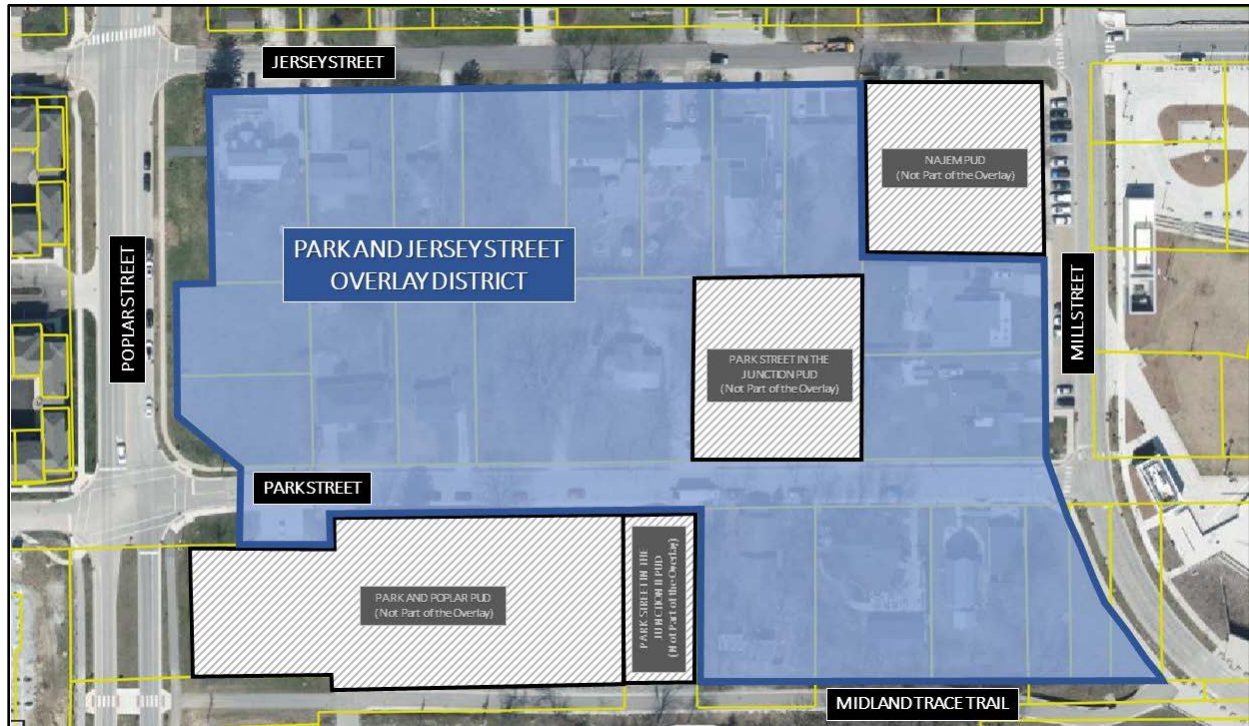
A. Purpose and Intent:

1. The overarching vision for this cultural dining and shopping district is of a village character that prioritizes the adaptive reuse of existing structures, while encouraging new construction on individual lots that is contextually sensitive and appropriate.
2. Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement a quaint, walkable commercial village district.
3. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street and Jersey Street streetscapes. Properties abutting the Midland Trace Trail should welcome the trail and appropriately engage with it.
4. The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street.
5. Pedestrians should feel safe and welcomed in this district. The use of cars should be secondary.

B. District Boundaries and Applicability:

1. The boundaries of the Park & Jersey Street Overlay District are hereby established by the map shown in FIGURE 5.8(1) below. Except as otherwise depicted on the map, this overlay district is generally bound by Jersey Street to the north, the Midland Trace Trail to the south, Poplar Street to the west, and Mill Street to the east.
 - a. The following adjacent Planned Unit Developments (PUDs) are not part of the Park & Jersey Street Overlay District, as they were reviewed and approved in accordance with the purpose and intent of this district.
 - i. Park Street in the Junction PUD (Ord. 16-25);
 - ii. Park Street in the Junction II PUD (Ord. 17-40);
 - iii. Najem PUD (Ord. 24-30); and,
 - iv. Park and Poplar PUD (Ord. 24-69).

FIGURE 5.8(1): PARK AND JERSEY STREET OVERLAY DISTRICT



2. This Article shall apply to any development within the Park & Jersey Street Overlay District.
 3. To the extent the provisions of this Article conflict with the provisions elsewhere within this Ordinance, the provisions of this Park & Jersey Street Overlay District shall supersede and apply.
- C. **Administrative Waiver for Existing Developments:** The Director is hereby authorized to determine whether the standards of this Article shall apply to the entire Lot or if the standards of this Article may be limited only to the proposed improvements for Lots that were developed or improved prior to the effective date of this Article. The following factors shall be taken into consideration:
1. The extent and location of the proposed improvements (e.g., drainage, landscaping, parking, buildings) on the Lot.
 2. The extent of conflicts in applying the standards of this Article with existing and/or planned improvements.

- D. **Definitions:** For the purpose of this Article only, the terms below have following definitions:
1. **Existing Building:** A Building constructed prior to the effective date of this Park & Jersey Street Overlay District ordinance.
 2. **New Building:** A Building constructed after the effective date of this Park & Jersey Street Overlay District ordinance.
- E. **Permitted Uses:** All Uses permitted in the underlying Zoning District shall be prohibited in the Park & Jersey Street Overlay District. Instead, only the following uses shall be permitted:
1. Restaurant, Specialty
 2. Restaurant, Sit Down
 3. Restaurant, Take-Out and Deli (without drive-thru)
 4. Retail, Low Intensity
 5. Tavern or Nightclub (may include limited, ancillary retail)
 6. Parking Lot. (there shall be no more than one (1) standalone surface parking lot within the Overlay District)
 7. Temporary Use and Event
- F. **Other Prohibited Uses:** The following Uses shall be prohibited in the Park & Jersey Overlay District:
1. Dwelling, Multi-family
 2. Dwelling, Duplex
 3. Dwelling, Townhouse
 4. Banks and Savings & Loans
 5. Convenience Store (small)
 6. Dry Cleaning Pickup
 7. Laundromats and Self-Service Dry Cleaning
 8. Mail Order Stores
 9. Tobacco, Vape, or CBD Shop
 10. All Special Exceptions listed for the applicable underlying Zoning District
- G. **Lot Frontage (for Corner Lots, the narrower of the two Lot Lines):**
1. **Minimum:** None.
 2. **Maximum:** 90 feet.
- H. **Lot Size:**
1. **Minimum:** None.
 2. **Maximum:** 15,500 square feet.
- Minimum Building Setback Lines:**
1. **Front Yard:** Twenty (20) feet.
 2. **Side Yard:** Five (5) feet.
 3. **Rear Yard:** Five (5) feet.

- B. **Maximum Front Yard Building Setback Line:** Forty (40) feet.
- C. **Minimum Principal Building Separation:** Twenty (20) feet.
- D. **Maximum Building Height:** Twenty-Five (25) feet.
- E. **Building Size (Building footprint):**
1. Minimum Building Size: 1,000 square feet.
 2. Maximum Building Size: 3,500 square feet.
- F. **Accessory Buildings:** The standards of Article 6.1 Accessory Use and Building Standards shall apply, except as otherwise modified below:
1. Accessory Buildings shall be subject to the Minimum Building Setback Lines established in this Article.
 2. If provided, dumpster enclosures shall not be required to have pedestrian access openings (dumpster man-doors) and shall have a minimum setback of two (2) feet from a Lot Line.
- G. **Architectural Standards:** The standards of Article 6.3 Architectural Standards shall not apply, except as otherwise set forth below. The following shall apply:
1. Franchise and Prototype Architecture: Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.
 2. Existing Buildings: The adaptive reuse of Existing Buildings for permitted Uses is preferred within the Park & Jersey Street Overlay District. When using and modifying Existing Buildings, the following Architectural Standards apply:
 - a. Existing Buildings shall not be required to comply with the Architectural Standards of this Article, unless otherwise provided herein.
 - b. Renovations and new improvements to Existing Buildings shall be required to comply with the Architectural Standards set forth herein, as architecturally appropriate, as determined by the Director. Buildings to be remodeled or altered to be utilized for business purposes shall retain original design and features of the existing building.
 3. New Buildings: All New Buildings shall be required to comply with the Architectural Standards set forth herein, as determined by the Director.
 4. Architectural Theme: A New Building or renovation/addition of an Existing Building shall enhance and be compatible with surrounding buildings. Sensitivity shall be given to the character of the building in relation to the relevant Park Street, Jersey Street, Poplar Street, and/or Mill Street corridors and adjacent buildings.
 5. Roofs: Article 6.3(F)(7) Roof Design shall apply; however, flat roofs shall be prohibited. Exceptions for Accessory Buildings or ancillary roofs may be permitted, as architecturally appropriate.

6. Street Level Architecture: The street level of a Principal Building shall be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.
7. Pedestrian Scale: Pedestrian scale detailing shall be incorporated on the Front Building Facade. Particularly, the street level of the Front Building Façade shall incorporate a higher level of visual interest and richer architectural detailing. Overall façade composition shall break the building down into smaller distinct portions to provide a small-scale impression.
8. Building Materials for Existing Buildings: Existing Buildings include a variety of shake shingles, clapboard siding, brick and stone. Expansions or renovations of Existing Buildings shall utilize existing building materials that complement the associated Existing Building.
9. Building Materials for New Buildings: The following shall apply to New Buildings:
 - a. Permitted Materials: New Buildings shall be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), metal siding, vinyl siding, and concrete block shall be prohibited.
 - b. Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case-by-case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).
 - c. Durability: Building materials shall be selected for long-term durability and minimal maintenance requirements, particularly at pedestrian levels.
 - d. Foundations: Exposed foundations shall be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.
10. Material Variation: The building material selection for all Building Facades shall be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).
11. Material Transitions: If material changes are proposed, then they shall generally occur at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material shall always be placed beneath the lighter material.
12. Trim Details: Trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces shall be wood, or at a minimum, imitate traditional wood, as architecturally appropriate.
13. Building Orientation: All Principal Buildings shall face the Front Yard, with a primary entrance readily apparent as a prominent architectural feature visible from

the adjacent street.

14. **Building Entrances:** Entrances shall include a functional overhead weather protection such as porches, awnings or building recesses. Awnings shall comply with Article 6.3(F)(10) Awnings and shall not be internally illuminated.

15. **Windows:**

- a. All window designs shall be compatible with the style, materials, color, details and proportion of the existing or proposed building and desired pedestrian scale.
- b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
- c. When a window design has been selected for a building, then the same design shall be used on all Building Facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.
- d. Window trim and other architectural design elements designed to accent the windows shall be on all new windows (e.g., shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim). Exceptions for Existing Buildings may be appropriate.
- e. When shutters are used, they do not necessarily need to be used on all elevations. When used, shutters shall be solid-paneled or louvered and they shall be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
- f. Window frames shall be of wood and may have either vinyl or aluminum cladding on the exterior.

16. **Gutters and Downspouts:** Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

17. **Mechanical Screening:** Article 6.3(F)(1) Mechanical Screening shall apply.

18. **Accessory Buildings:** Article 6.3(F)(12) Accessory Buildings shall apply.

H. **Building Standards:** Article 6.4 Building Standards shall apply.

I. **Fence and Wall Standards:** Article 6.5 Fence Standards: Shall apply. In addition, the following shall apply:

1. The design of fencing, sound walls, enclosures and similar site elements should replicate the architecture of the Principal Building in construction material and detailing.

2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in the Established Front Yard to further define the streetscape.
3. Wrought iron, wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall shall only be permitted in Side and Rear Yards.
4. Chain link fencing shall be prohibited.

J. **Landscaping Standards:** Article 6.8 Landscaping Standards shall apply, except as follows:

1. Preservation of existing trees that are four (4) inches in caliper or greater shall be prioritized when designing the site for development or building addition(s). If the Director of Parks and Recreation, or their designee, determines that preservation is not feasible for a certain tree, then said tree shall be treated like a required tree that is subject to Article 6.8(G)(4)(h) In-lieu Fee.
2. The following sections from Article 6.8 Landscaping Standards shall not apply:
 - a. Minimum Lot Landscaping Requirements (Article 6.8(K));
 - b. External Street Frontage Landscaping Requirements (Article 6.8(M));
 - c. Buffer Yard Requirements (Article 6.8(N)); and,
 - d. Parking Area Landscaping (Article 6.8(O)).
3. Planting beds for required Foundation Plantings (under Article 6.8(L)(4)) may be reduced to three (3) feet in width. Foundation Plantings may be planted in decorative planters, at the discretion of the Director.
4. Landscape Standard Reduction or Waiver: Administrative reductions or waivers to a required landscape standard may be approved by the Department if the modifications further the following objectives:
 - (1) The primary focus for landscaping is within the area immediately abutting the street, where the highest pedestrian activity will occur. This area shall be landscaped with vegetation and/or hardscaped.
 - (2) If hardscaping is proposed, then window or ground planters shall be considered to enhance the Building Facade and soften the streetscape.
 - (3) The density of trees and flowers or shrubs will depend on the setback of the building from the street. Spaces abutting the right-of-way shall be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character. The building placement will dictate whether a lawn or hardscape is more appropriate.
 - (4) Outdoor dining areas abutting non-restaurant uses shall incorporate barriers or screening to minimize the impact on adjoining properties.

- K. **Lighting Standards:** Article 6.9 Lighting Standards shall apply, except as otherwise modified below:
1. Exterior lighting shall be decorative (e.g., gooseneck) and fixtures shall be architecturally integrated with the building style, material and color. Fixtures shall not obscure any building ornamentation. Rooftop lighting is prohibited.
 2. All exterior architectural, display, decorative and sign lighting shall be generated from concealed, low level fixtures.
- L. **Lot Standards:** Article 6.10 Lot Standards shall apply.
- M. **Outside Storage and Display:** Article 6.12 Outside Storage and Display Standards shall not apply, rather, Outside Storage and Outside Sales Display areas are prohibited in the Park & Jersey Street Overlay District.
- N. **Outdoor Care and Eating Areas:** Article 6.13 Outdoor Café and Eating Areas shall apply, and are further modified below:
1. All Sit Down Restaurant and Specialty Restaurant Uses are required an Outdoor Eating Areas commiserate with the size of the establishment on-site. An attached or detached four-season room or covered patio (or similar) may be used to accomplish this requirement. The Director may administratively waive this requirement if there is not adequate or appropriate room on the site for outdoor seating.
- O. **Parking and Loading Standards:** Article 6.14 Parking and Loading Standards shall apply, except as otherwise modified below:
1. Drive-Thrus and Pickup Windows: All vehicular drive-thru and/or pickup windows shall be prohibited. Walk-up ordering and pickup windows shall be permitted.
 1. Surfacing and Curb Requirement Waiver: Administrative reduction or waivers to a required surfacing or curb standard (Article 6.14(G)(7)) may be approved by the Director if doing so furthers the objective of providing surface parking until sufficient structure parking is available to the users of the Park & Jersey Street Overlay District.
 2. Off-Street Parking Spaces (Article 6.14(G)(11)) shall not be required for Uses within the Park & Jersey Street Overlay District.
 3. Bicycle and Golf Cart Parking. Shall be provided on-site, at the discretion of the Director.

P. **Sign Standards:** Article 6.17 Sign Standards shall apply; however, permanent signs shall be regulated as follows:

1. General Sign Standards:

- a. **Design:** Signs shall be primarily oriented and scaled to the pedestrian, as regulated herein. Sign colors and materials shall be restrained and harmonious with the building architecture. Signs shall be compatible with adjacent signs and shall not compete for attention, such as use of excessively bright colors or disproportionally sized letters. Signs shall be durable, well-designed and act as unique expressions of the business.
- b. **Electronic Signs:** Electronic signs shall be prohibited.
- c. **Setbacks:** All Signs shall conform to the Minimum Building Setback Lines set forth herein; however, the minimum Front Yard setback requirement shall be five (5) feet from the Front Lot Line or Right-of-way line, whichever is greater.
- d. **Lighting:** Internally illuminated signs shall not be permitted. Externally lit with decorative (e.g., gooseneck) light fixtures shall be permitted. Ground-mounted signs may be illuminated by ground-mounted fixtures in accordance with Article 6.9(G)(2) Sign Lighting.

2. **Permitted Sign Area:** The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) lineal foot of Lot Frontage. The total permitted Sign Area Allocation may be divided between Monument, Wall, Awning, and Projecting Signs. Both sides of a Monument Sign and Projecting Sign shall count against the total Sign Area Allocation.

3. **Monument Signs:** One (1) Monument Sign shall be permitted for each Principal Building in accordance with the following:

- a. **Design:** The design shall be unique to the business and match the style and materials of the corresponding building. Monument Signs shall primarily

consist of wood and may include support structures. Masonry bases are not required.

- b. Maximum Sign Area: Ten (10) square feet.
- c. Maximum Sign Height: Six (6) feet.
- d. Landscaping: Landscaping shall be integrated with the sign to soften its appearance and not create a site or visual obstruction.

4. Wall Signs: Wall Signs shall be permitted in accordance with the following:

- a. Design: Projecting raceways or pins that cause a Wall Sign to protrude from the wall shall be prohibited. Channel letters may be flush-mounted to the building.
- b. Maximum Sign Height: Twenty-four (24) inches.
- c. Projecting Signs: Projecting Signs shall be permitted in accordance with the following:
 - i. Maximum Sign Area: Sixteen (16) square feet.
 - ii. Location: Projecting signs shall be positioned along the first-floor level of the Building Facade.

Q. **Vision Clearance Standards**: Article 6.19 Vision Clearance Standards shall apply.

R. **Yard Standards**: Article 6.21 Yard Standards shall apply.

S. **Design Standards**: Chapter 8 Design Standards and the City's Construction Standards shall apply, unless otherwise approved by Director of Public Works or designee.

- 1. Sidewalks. Sidewalks shall be installed and/or maintained along all public streets in accordance with Department of Public Works design standards.