



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, October 6, 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 - September 15, 2025

Review Rules of Procedure

CONSENT AGENDA

2509-DDP-26

Creative World School

17325 Spring Mill Rd.

Young Leaders, LLC requests Detailed Development Plan review of a 10,258 square foot daycare facility on 3.00 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

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

2510-DDP-29**Northpoint Patch Development**

Generally located at the southeast corner of East Street & Grassy Branch Road.

Patch Development, represented by Spaceco, requests Detailed Development Plan review of an 80,000 square-foot enclosed industrial building on 8.92 acres +/- within the Northpoint PUD District.

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

ITEMS OF BUSINESS**Approval of 2026 Meeting Dates**

The Community Development Department request the approval of the proposed 2026 Schedule of Meetings and Filing Dates.

2504-PUD-04**Towne Road Crossing PUD Amendment I**

Generally located South and adjacent to State Road 32 & West of Little Eagle Creek Avenue.

Requesting a continuance: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to add additional acreage into the PUD and to amend & replace existing PUD regulations on 144 acres +/- in the Towne Road Crossing PUD District & the AG-SF1 District.

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

2509-ZOA-03**Grand Junction Overlay District**

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

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

2508-PUD-17**Lantern Commons 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.gov)

PUBLIC HEARING ITEMS**2510-ZC-01****Oak Park Zoning Commitment Modification**

A modification to the Oak Park Commitments pertaining to certain real estate within the Oak Park subdivision in regards to a setback modification.

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

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)

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

**WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
VOTE AND ATTENDANCE SHEET**

DATE: 9/15/2025

Record Audio

Attorney Present:

Staff Present:

Nicole Virtual
KT, LGT

2025 Sitting Order (left to right):

ROLL CALL		
	PRESENT	ABSENT
Mr. Bunkowfst	X	
Mr. Horkay	X	
Mr. Khan	X	
Dr. Keen		X
Miss Carlson	X	
Mr. McCarty	X	
Mr. Mooney	X	
Mr. Neal	X	
Mr. Woodard	X	
NOTES:		

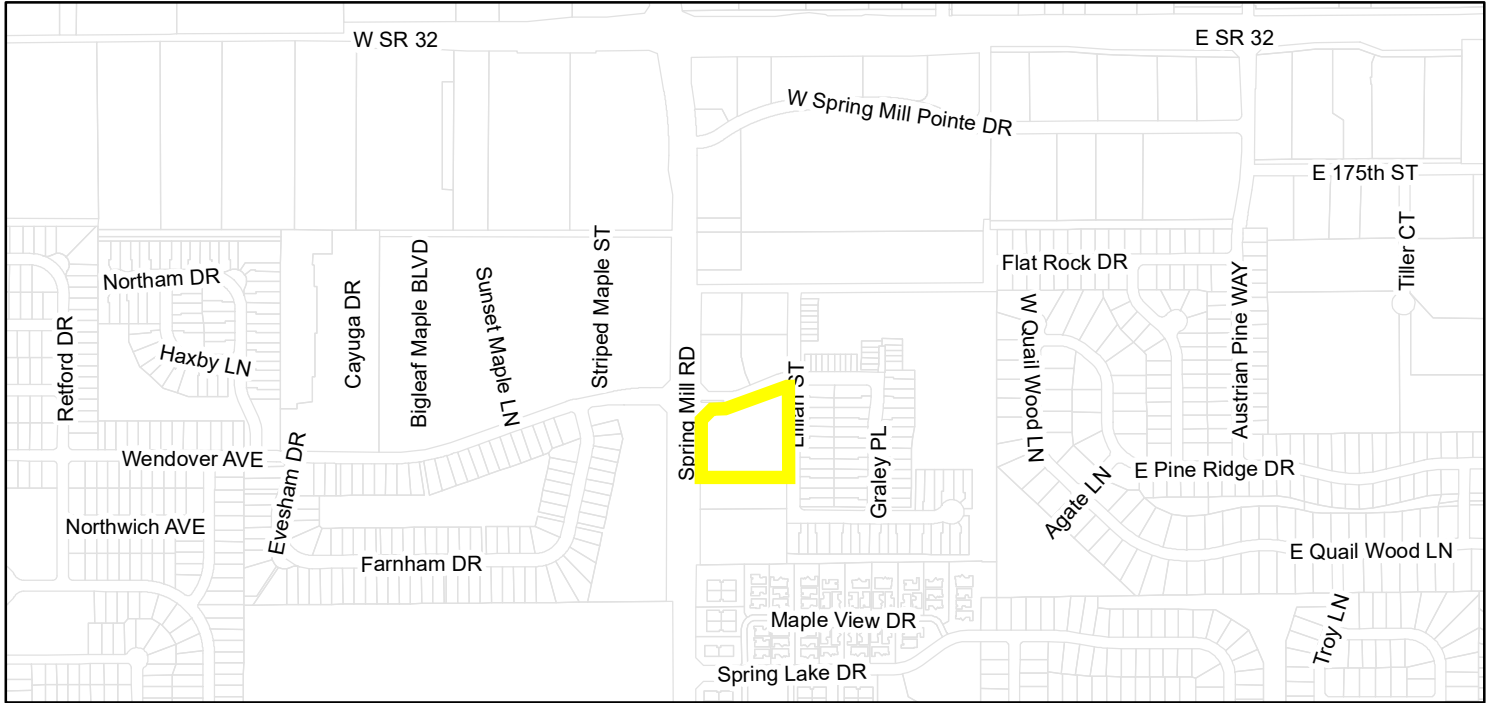
MINUTES			
	AYE	NAY	ABSTAIN
NOTES:			

CASE NO. Consent Agenda		DESCRIPTION:		
Planner:	MOTION			
Weston Rogers	MOTION	AYE	NAY	ABSTAIN
Mr. Bunkowfst		X		
Mr. Horkay	2	X		
Mr. Khan		X		
Dr. Keen				
Miss Carlson		X		
Mr. McCarty	1	X		
Mr. Mooney		X		
Mr. Neal		X		
Mr. Woodard		X		
NOTES:				
7:02 pm				

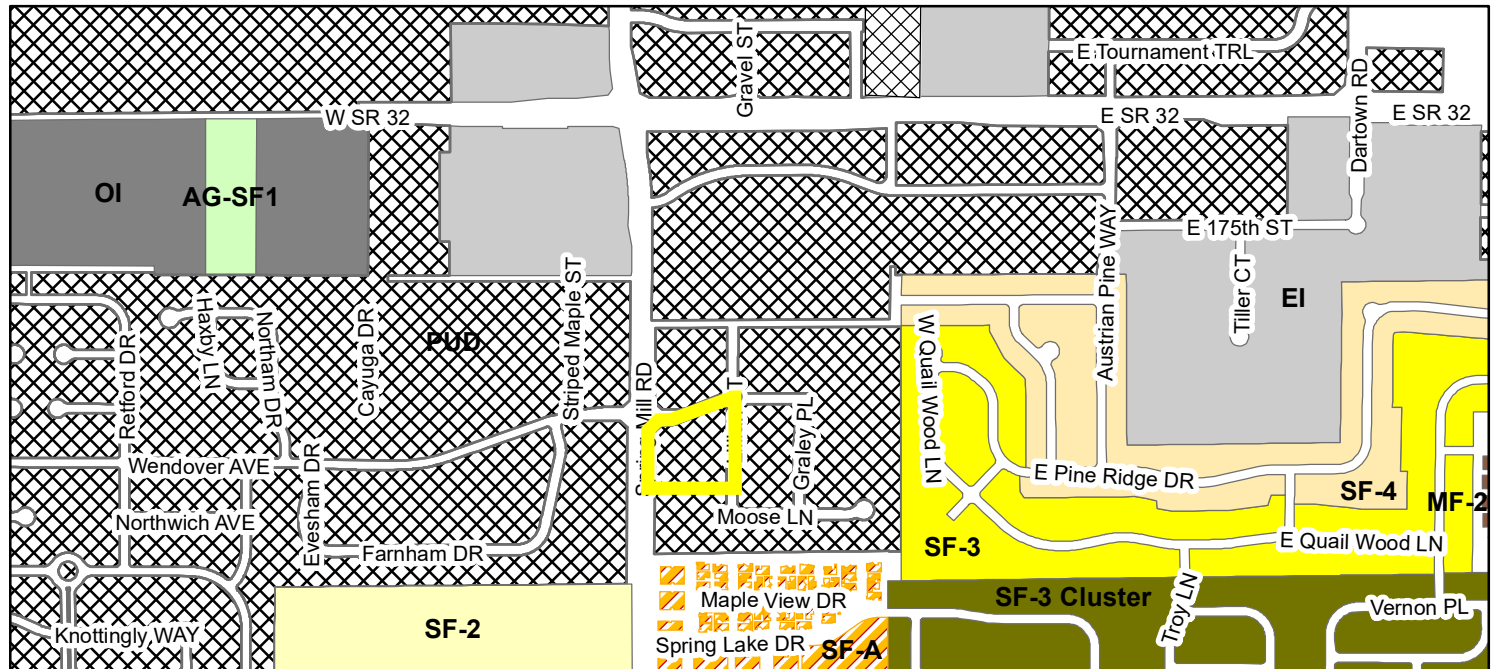
CASE NO. 2008-PUD-17		DESCRIPTION: Lantern Commons PUD (ord 25-46)			
Planner:	MOTION				PUBLIC HEARING
	MOTION	AYE	NAY	ABSTAIN	
Dr. Keen					Opened: p.m.
Miss Carlson					Closed: p.m.
Mr. McCarty					NOTES:
Mr. Mooney					
Mr. Neal					
Mr. Woodard					
Mr. Bunkowfst					
Mr. Horkay					
Mr. Khan					
NOTES:					
7:04					

CASE NO. adjourn		DESCRIPTION:			
Planner:	MOTION				PUBLIC HEARING
	MOTION	AYE	NAY	ABSTAIN	
Miss Carlson		X			Opened: p.m.
Mr. McCarty		X			Closed: p.m.
Mr. Mooney		X			NOTES:
Mr. Neal		X			
Mr. Woodard		X			
Mr. Bunkowfst	1	X			
Mr. Horkay		X			
Mr. Khan	2	X			
Dr. Keen					
NOTES:					
7:48 PM					

Aerial Location Map



Zoning Map



Zoning

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



Petition Number: 2509-DDP-26
Project Name: Creative World School
Subject Site Address: 17325 Spring Mill Rd.
Petitioner: Praloukhya Dommaraju, Young Leaders, LLC
Representative: Joseph P. Heck, Projects Plus
Request: Petitioner requests **Detailed Development Plan** approval for a 10,258 square foot daycare facility on 3.00 acres +/-
Current Zoning: Maple Knoll PUD – underlying zoning (SB) Special Business
Current Land Use: Vacant
Approximate Acreage: 3.00 acres +/-
Property History: Maple Knoll PUD (Ord. 04-02 as amended)
Primary Plat Docket # 1803-SPP-04
Overall Development Plan Docket # 1803-ODP-04
Secondary Plat Docket # 2203-SFP-18
Staff Reviewer: Weston Rogers, Senior Planner

BACKGROUND

The Property is currently located within the “Mixed-use District” of the Maple Knoll PUD. The underlying zoning of the property is “Special Business” (SB).

The Maple Knoll PUD ordinance 04-01 was originally approved in 2004. The subject property located within this PUD was previously included as part of Primary Plat 1803-SPP-04 and Overall Development Plan 1803-ODP-04 – both approved in 2018.

The filed Detailed Development Plan 2509-DDP-26 proposes a 10,258 SF daycare facility, surface parking, and other related improvements.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the current Westfield 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
- 21) Misc.

DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the current Westfield UDO

The plans comply.

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

- 24) 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.
- 25) 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.

MAPLE KNOLL PUD STANDARDS

(PUD Ord. 04-02)

The plans comply.

26) Section 4 – Districts (Exhibit 3 of PUD Ordinance)

27) Section 5 – Underlying Zoning (Exhibit 8 of PUD Ordinance)

28) Section 11 – Permitted Uses (Exhibit 12 of PUD Ordinance)

29) Section 12 – Development and Architectural Standards (Exhibit 14 of PUD Ordinance)

Lot Standards:

- All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- Minimum Lot Width at building line: 20 Feet.
- Minimum Lot Width at Street: 20 Feet.
- Minimum Lot Depth: 60 Feet.
- Minimum Lot Area: 1,000 Square Feet
- Front Setback: 0-80 Feet
- Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- Minimum Rear Setback: 0 Feet.
- No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed-use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed-use District.

Non-Residential Architectural Standards:

- Maximum Building Height: Thirty-Five (35) Feet.
- Minimum Building Separation: 0 Feet (attached) and 12 (detached).
- Exterior Materials and Colors:
 - The following shall replace and supersede the DPR Provisions pertaining to building materials:
 - The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.
 - Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - Exterior facade and trim colors shall be of low reflectance and selected from a palette authorized by the Developer (or its successor).
- Facades:
 - Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.
 - Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.
 - Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- Roofs:
 - Roof profiles shall be gabled, hip, or parapet.
 - Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.
- Exterior Mechanical Equipment:
 - All mechanical equipment shall be screened or hidden from all sides.
- In no case shall the rear of a non-residential building face Spring Mill Road.

30) Section 13 – Landscaping Standards (Exhibit 17 of PUD Ordinance)

Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

- Shrubs are not required to be planted within woodlands located within buffer yards.

- Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-use District located west of Spring Mill Road.
- At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree : shrub).
- With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

WC 16.06.010 - General Landscaping Provisions – Exhibit 17 of PUD Ordinance

WC 16.06.020 - Preservation and Replacement of Trees – Exhibit 17 of PUD Ordinance

WC 16.06.030 - Selection, Installation, and Maintenance – Exhibit 17 of PUD Ordinance

WC 16.06.040 - General Landscape Design Standards – Exhibit 17 of PUD Ordinance

- Heating and Cooling Facilities – Ground-mounted heating and cooling units for nonresidential or multi-family structures shall be completely screened.
- Softening of Walls and Fences – Plant materials other than ground cover shall be placed intermittently (approximately every 40 LF) against long expanses (over 80LF) of building walls, site fences, and other barriers to create a softening effect.

WC 16.06.050 - On-Site and Street Frontage Landscaping Requirements – Exhibit 17 of PUD

- Yards and Open Space – The minimum numbers of shade trees, evergreen trees, ornamental trees, and shrubs required to be planted are set forth as follows: Business Uses; 10 Shade Trees / Acre, 10 Ornamental or Evergreen Trees / Acre, and 25 Shrubs / Acre of development.
- External Street Frontage Landscaping – Road Frontage Standards – In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way.

WC 16.06.060 – Buffer Yard Requirements – Exhibit 17 of PUD Ordinance

WC 16.06.070 - Parking Area Landscaping – Exhibit 17 of PUD Ordinance

Interior Parking Area Landscape –

The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Parking lots with 50 or more spaces are required to provide 10% of the parking lot area as landscaped area.

Perimeter Parking Area Landscape –

There shall be one (1) tree per thirty (30) linear feet of parking lot length. Trees may be clustered. In addition, there shall be one (1) shrub per three (3) feet of parking lot length. Shrubs may be clustered.

Misc.

31) Section 14 – Signage (Exhibit 18 of PUD Ordinance)

- Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

32) Section 15 – Lighting (Exhibit 19 of PUD Ordinance)

Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any lighting provisions and/or standards set forth in the Zoning Ordinance.

33) Section 16 – Parking (Exhibit 20 of PUD Ordinance)

Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any parking provisions and/or standards set forth in the Zoning Ordinance.

Size of Parking Spaces –

- Public Lots; ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking

DISTRICT STANDARDS

WC 16.04.050 Business Districts

The plans comply.

Please see number 35 (Section 12 – Development and Architectural Standards)

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the current Westfield UDO

The plans comply.

6.1 Accessory Use and Building Standards

Screening of Receptacles and Loading Areas:

- These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
 - Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

- Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard. If the Lot contains more than one Established Front Yard, then the Director may approve a location within the Established Front Yard.
- Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.
- Enclosures shall be equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.
- Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal.
- Enclosures, which include swinging and movable doors, shall be kept closed at all times when said doors are not in active use.
- Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

6.3 Architectural Standards

6.5 Fence Standards

6.6 Height Standards

6.8 Landscaping Standards

6.9 Lighting Standards

6.10 Lot Standards

6.14 Parking and Loading Standards

6.15 Performance Standards

6.16 Setback Standards

6.17 Sign Standards

6.19 Vision Clearance Standards

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

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

DESIGN STANDARDS

Associated articles within Chapter 8 of the current Westfield UDO

The plans comply.

8.3 Easement Standards

8.7 Pedestrian Network Standards

Internal Pedestrian Network Standards:

The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

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

8.8 Stormwater Standards

8.9 Street and Right-of-Way Standards

8.12 Surety Standards

8.13 Utility Standards

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2509-DDP-26 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



PROJECT CREATIVE WORLD SCHOOL 325 TRICIA LANE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA	TITLE DIMENSIONAL PLAN
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SEAL

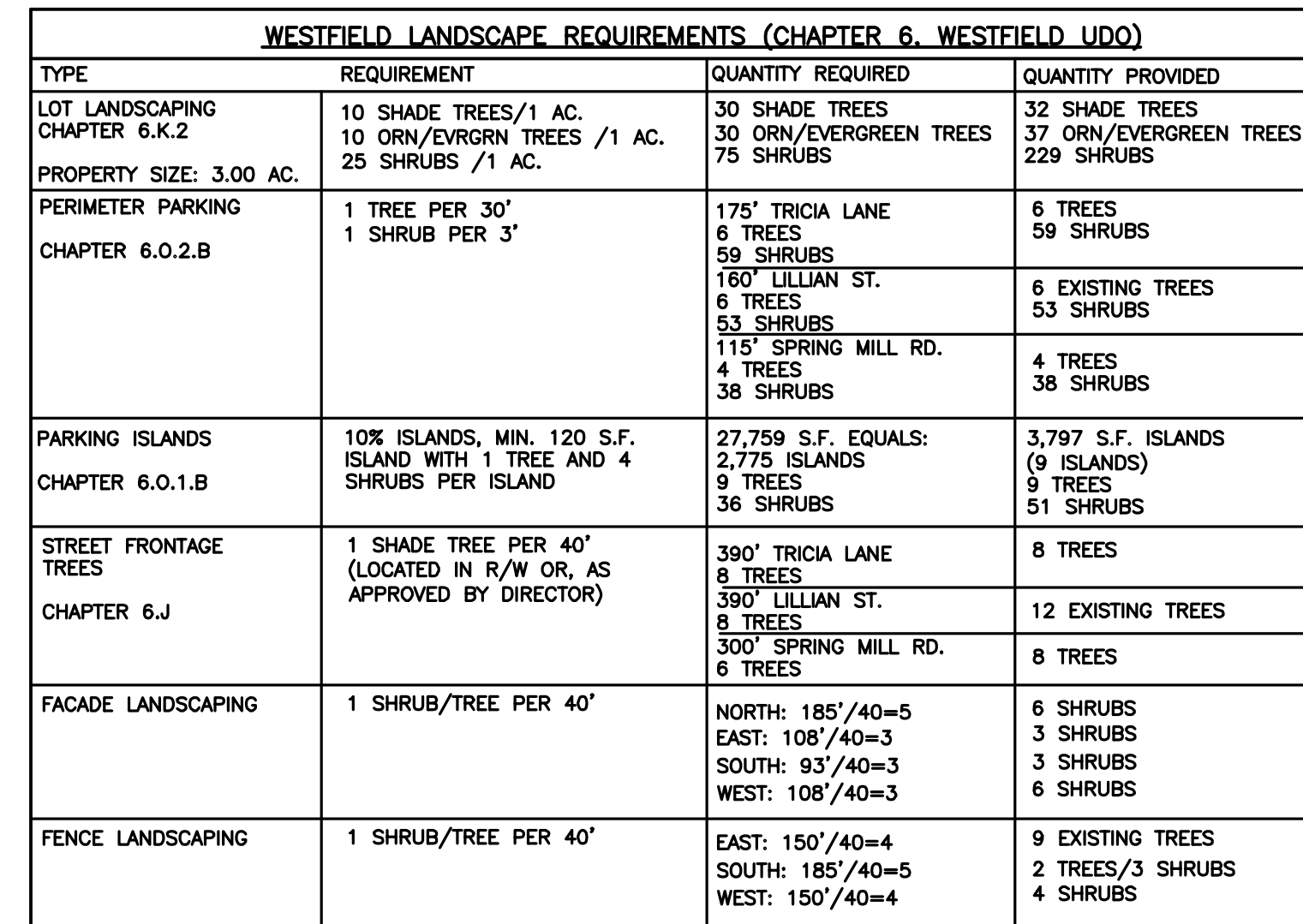
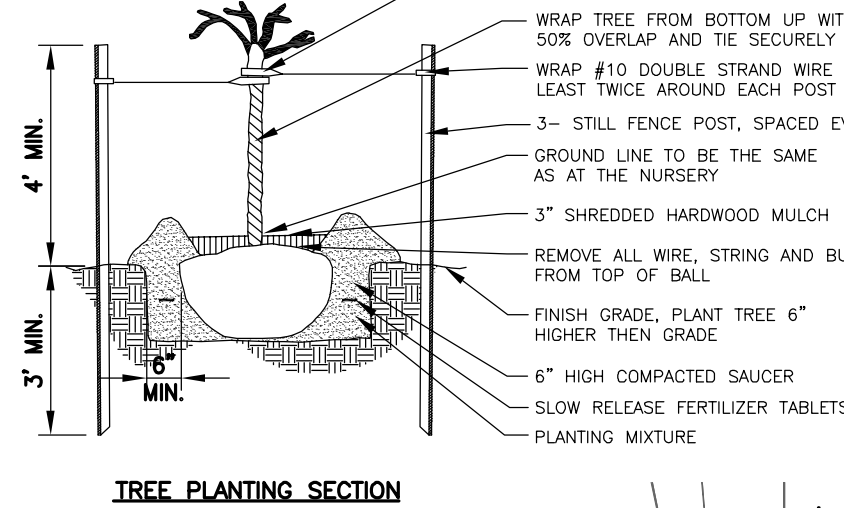
JEFFERY K. SMITH
REGISTERED
No. 19419
STATE OF INDIANA
PROFESSIONAL ENGINEER

Jeffery K. Smith
9/8/25

C302

	EXISTING UTILITY POLE
	EXISTING PEDESTAL
	EXISTING MAILBOX
	EXISTING TRAFFIC SIGN
	EXISTING AREA LIGHT
	EXISTING TREE
B.S.L.	BUILDING SETBACK LINE
R.D.E.	REGULATED DRAINAGE EASEMENT
T.P.E.	TREE PRESERVATION EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R.D.E.&U.E.	REGULATED DRAINAGE EASEMENT AND UTILITY EASEMENT

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PLANTING SCHEDULE					
KEY	PLANT COMMON NAME	MIN. SIZE	PLANT BOTANIC NAME	QUA.	TYPE
EXISTING TREES:					
ES	EXISTING SHADE TREE			9	
EO	EXISTING ORNAMENT TREE			3	
EG	EXISTING EVERGREEN TREE			11	
DECIDUOUS TREES:					
NR	NORTHERN RED OAK	2" CAL. (8' HEIGHT)	QUERCUS RUBRA	5	MD. SHADE TR.
SH	SKYLINE HONEYLOCUST	2" CAL. (8' HEIGHT)	GLEDITSIA TRIACANTHOS	5	MD. SHADE TR.
MR	MAPLE RED SUNSET	2" CAL. (8' HEIGHT)	ACER RUBRUM RED SUNSET	3	SM. SHADE TR.
RM	REDPOINTE MAPLE	2" CAL. (8' HEIGHT)	ACER RUBRUM FRANK JR. REPOINTE	6	MD. SHADE TR.
IL	IMPERIAL LOCUST	2" CAL. (8' HEIGHT)	GLEDITSIA TI IMPERIAL	4	MD. SHADE TR.
RS	RASBERRY SPEAR GRAB	2" CAL. (8' HEIGHT)	MALUS CV. RASPBERRY SPEAR	4	SM. ORNL. TR.
AB	AUT. BRILLIANCE SERVICEBERRY	2" CAL. (8' HEIGHT)	AMELANCHIER X G. AUTUMN BRILLIANCE	4	SM. ORNL. TR.
SM	STAR MAGNOLIA	2" CAL. (8' HEIGHT)	MAGNOLIA STELLATA	5	SM. ORNL. TR.
EVERGREEN TREES					
WS	WHITE SPRUCE	6' HEIGHT	PICEA GLAUCA	6	MD. EVRGN
NS	NORWAY SPRUCE	6' HEIGHT	PICEA ABLES	4	MD. EVRGN
DECIDUOUS SHRUBS					
RT	RED TWIG DOGWOOD ARTIC FIRE	18"	CORNUS STOLONIFERA ARTIC FIRE	29	SM. ORNL. SHRUB
GV	GREEN VELVET BOXWOOD	18"	BUXUS X GREEN VELVET	52	SM. ORNL. SHRUB
GM	GOLD MOUND SPIREA	18"	SPIRAEA JAPONICA GOLD MOUND	56	MD. ORNL. SHRUB
EVERGREEN SHRUBS					
RA	RHEINGOLD ARBORVITAE	18"	THUJA O. RHEINGOLD	42	MD. EVRGN SHRUB
NJ	NICK'S JUNIPER	18"	JUNIPERUS CHINENSIS NICK'S COMPACT	50	SM. EVRGN. SHRUB
FOR LIST OF APPROVED LANDSCAPE TREES AND SHRUBS SEE CITY OF WESTFIELD ARTICLE 7.3 PRINCIPLES AND STANDARDS OF DESIGN					

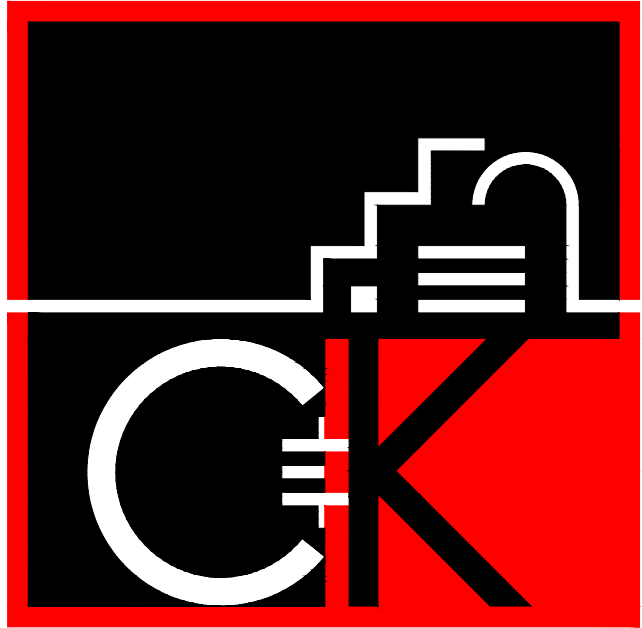
NOTE: LANDSCAPE PLANTING SHALL BE MODIFIED ONLY UNDER THE PLANNING DIRECTORS WRITTEN APPROVAL.



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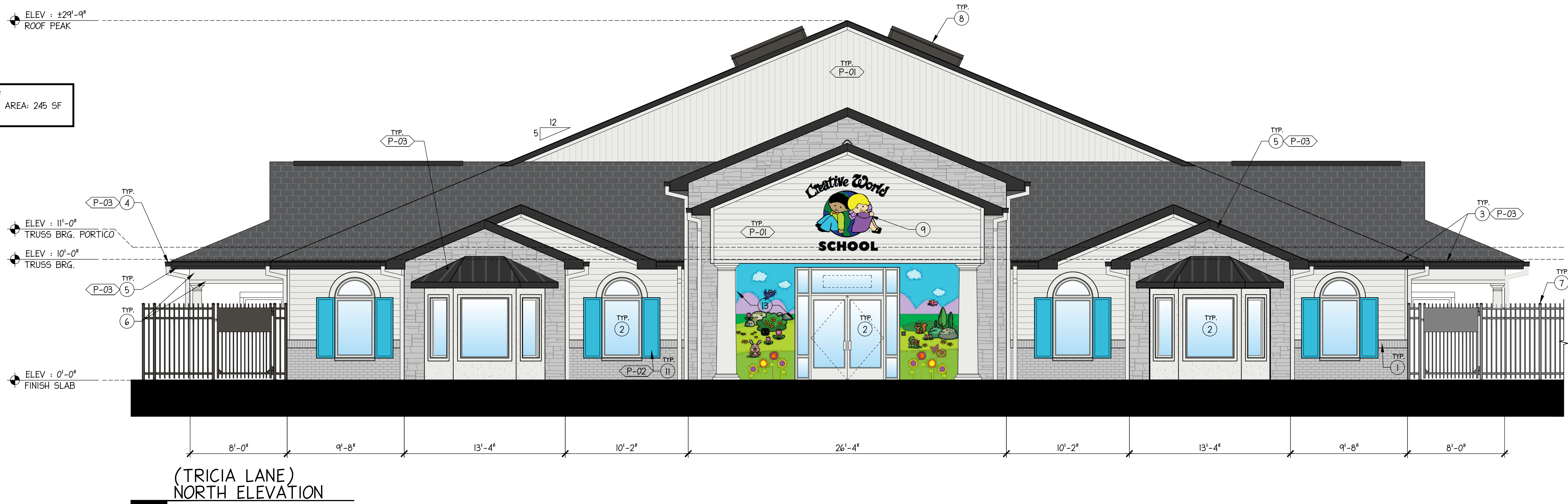
PROJECTS <i>plus</i> GREENWOOD SURVEYING COMPANY SITE ENGINEERING-LAND SURVEYING-CONSTRUCTION LAYOUT 1257 Airport Parkway, Suite A - Greenwood, Indiana 46143 (317) - 882 - 5003	SEAL  <i>Jeffery K. Smith</i> 9/8/25		PROJECT CREATIVE WORLD SCHOOL 325 TRICIA LANE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA		SCALE 1" = 30'	SYMBOL 	REVISION REVISED TO WESTFIELD TAC COMMENTS REVISED TO WESTFIELD TAC COMMENTS	DATE 8/28/25 9/8/25
	TITLE LANDSCAPE PLAN		DRAWN JPH	CHECKED JKS	JKS	JKS	JKS	JKS
JOB NUMBER 24036		SHEET C303						
DATE JUNE 12, 2025		JUNE 12, 2025						

CREATIVE WORLD SCHOOL - SPRING MILL ROAD



C&K ARCHITECTS | INTERIORS
architecture • interior design • client services
AA C001629

NORTH FACADE AREA: 1,213 SF
NORTH FACADE FENESTRATION AREA: 245 SF
FENESTRATION PERCENT: 20%



WEST FACADE AREA: 1,008 SF
WEST FACADE FENESTRATION AREA: 211 SF
FENESTRATION PERCENT: 21%



LEGEND

- THIN STONE VENEER
ELDORADO STONE; CLIFFSTONE;
COLOR: NORDIC PEAK
- THIN BRICK VENEER
ENDICOTT THIN BRICK; COLOR:
GLAZED WHITE SNI
- FIBER CEMENT HORIZONTAL SIDING
JAMES HARDIE: HARDIE PLANK
CEDARMILL 6" EXPOSURE
- FIBER CEMENT VERTICAL SIDING
JAMES HARDIE: HARDIE PANEL
VERTICAL SIDING CEDARMILL
- SMOOTH STUCCO FINISH
- METAL ROOF PANEL
- ASPHALT SHINGLES
CERTAINTED LANDMARK;
COLOR: PENTER

P-01: SHERWIN WILLIAMS 'WHITE SAIL' SW-9622

P-02: COLOR MATCH TO CLIENT SAMPLE

P-03: SHERWIN WILLIAMS 'PEPPERCORN' SW-7674

KEYNOTES

- THIN BRICK SOLDIER COURSE - TO MATCH SPEC. ABOVE.
- GLAZED WINDOW/STOREFRONT SYSTEM.
- PRE-FINISHED METAL TRIM/FLASHING.
- PRE-FINISHED METAL GUTTER & DOWNSPOUT.
- FIBER CEMENT FASCIA.
- FIBER CEMENT TRIM BOARD.
- METAL PLAYGROUND FENCE.
- SKYLIGHT.
- SIGNAGE: FINAL SIGNAGE DESIGN BY TENANT AND SUBJECT TO LOCAL APPROVAL.
- HOLLOW METAL DOOR WITH FULL-LITE AND FRAME, PAINTED.
- DECORATIVE SHUTTERS, PAINTED.
- PLAYGROUND WATER FOUNTAIN.
- CUSTOM MURAL LOCATION OVER STUCCO.

PROPOSED ELEVATIONS

SCALE: 3/16" = 1'-0"

PROJECT ADDRESS: 17325 SPRING MILL ROAD, WESTFIELD, IN

PROJECT NUMBER: 25028

CLIENT NAME: YOUNG LEADERS, LLC

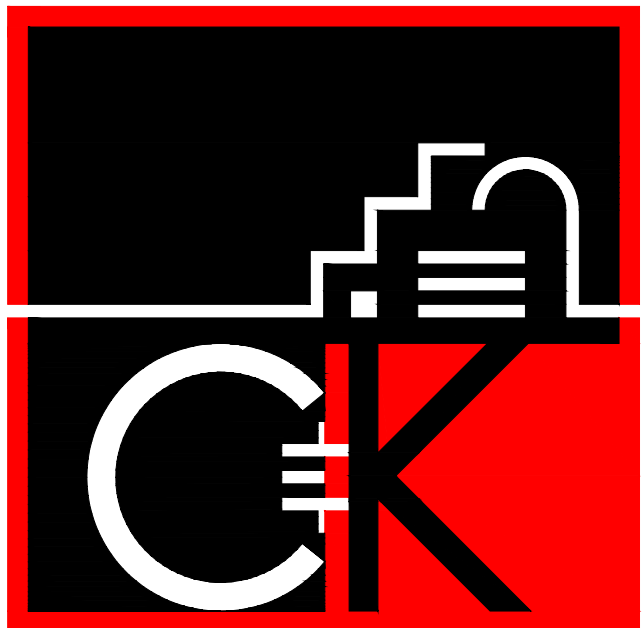
4221 WEST BOY SCOUT BLVD., SUITE 150 • TAMPA, FL 33607-5743 • VOICE: 813.882.2000
280 WEST CENTRAL AVE. • WINTER HAVEN, FL 33880 • VOICE: 863.577.2054
WEBSITE: WWW.CK-ARCH.COM
AA C001629

REVISIONS: 08.28.2025 DATE: 08.15.2025

09.09.2025 SHEET NO:

E-1.1

CREATIVE WORLD SCHOOL - SPRING MILL ROAD



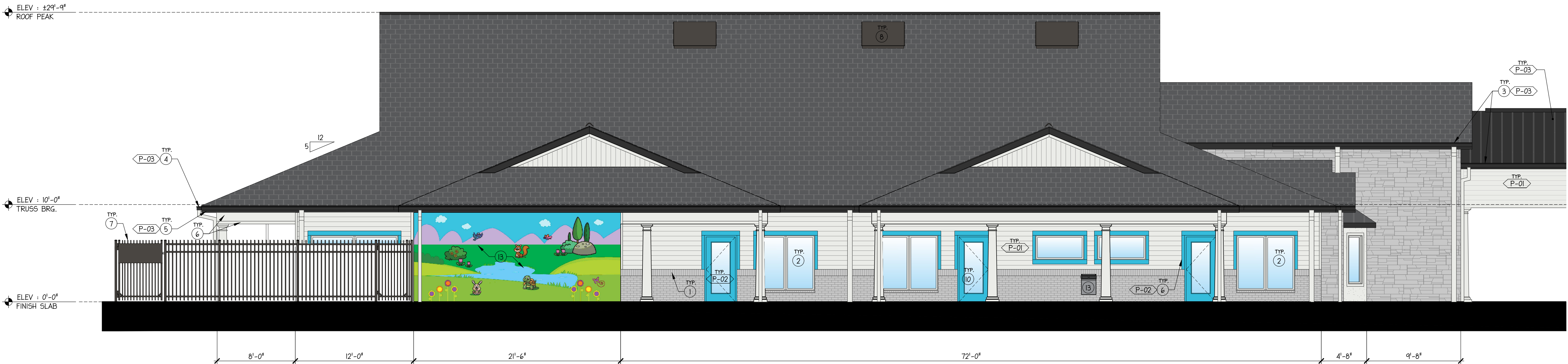
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SOUTH FACADE AREA: 852 SF
SOUTH FACADE FENESTRATION AREA: 227 SF
FENESTRATION PERCENT: 27%



SOUTH ELEVATION

EAST FACADE AREA: 1,008 SF
EAST FACADE FENESTRATION AREA: 228 SF
FENESTRATION PERCENT: 23%



EAST ELEVATION

LEGEND

- THIN STONE VENEER
ELDORADO STONE; CLIFFSTONE;
COLOR: NORDIC PEAK
- THIN BRICK VENEER
ENDICOTT THIN BRICK; COLOR:
GLAZED WHITE SNI
- FIBER CEMENT HORIZONTAL SIDING
JAMES HARDIE: HARDIE PLANK
CEDARMILL 6" EXPOSURE
- FIBER CEMENT VERTICAL SIDING
JAMES HARDIE: HARDIE PANEL
VERTICAL SIDING CEDARMILL
- SMOOTH STUCCO FINISH
- METAL ROOF PANEL
- ASPHALT SHINGLES
CERTANTEED LANDMARK;
COLOR: PENTER
- P-01: SHERWIN WILLIAMS 'WHITE SAIL' SW-9622
- P-02: COLOR MATCH TO CLIENT SAMPLE
- P-03: SHERWIN WILLIAMS 'PEPPERCORN' SW-7674

KEYNOTES

- BRICK SOLDIER COURSE - TO MATCH SPEC ABOVE.
- GLAZED WINDOW/STOREFRONT SYSTEM.
- PRE-FINISHED METAL TRIM/FLASHING.
- PRE-FINISHED METAL GUTTER & DOWNSPOUT.
- FIBER CEMENT FASCIA.
- FIBER CEMENT TRIM BOARD.
- METAL PLAYGROUND FENCE.
- SKYLIGHT.
- SIGNAGE: FINAL SIGNAGE DESIGN BY TENANT AND SUBJECT TO LOCAL APPROVAL.
- HOLLOW METAL DOOR WITH HALF-LITE AND FRAME, PAINTED.
- DECORATIVE SHUTTERS, PAINTED.
- PLAYGROUND WATER FOUNTAIN.
- CUSTOM MURAL LOCATION OVER STUCCO.

PROPOSED ELEVATIONS

SCALE: 3/16" = 1'-0"

PROJECT ADDRESS: 17325 SPRING MILL ROAD, WESTFIELD, IN

PROJECT NUMBER: 25028

CLIENT NAME: YOUNG LEADERS, LLC

4221 WEST BOY SCOUT BLVD., SUITE 150 • TAMPA, FL 33607-5743
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AA C001629

REVISIONS: 08.28.2025

DATE: 08.15.2025

09.09.2025

SHEET NO:

E-2.1



Petition Number: 2510-DDP-29

Project Name: Patch Development Northpoint DDP

Subject Property: Generally located at the southeast corner of East St. & Grassy Branch Rd. (the "Property")

Petitioner: Patch Development represented by Spaceco

Request: Detailed Development Plan review of an 80,000 SF enclosed industrial spec building on 8.92 acres +/- in the Northpoint PUD District.

Current Zoning: Northpoint PUD (Ord. 17-51)

Current Land Use: Undeveloped / Vacant

Approximate Acreage: 8.92 acres +/-

Staff Reviewer: Ryan Collingwood, Senior Associate Planner

PROCEDURAL – Detailed Development Plan

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.

BACKGROUND

The Northpoint PUD District (Ord. 17-51) was originally approved in 2018.

The filed Detailed Development Plan 2510-DDP-29 proposes an 80,000 SF enclosed industrial spec building and other related site improvements.

DEVELOPMENT PLAN

(Article 10.7(G) of the UDO)

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.

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

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

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

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



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

DISTRICT STANDARDS

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

The plans comply.

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

- a) Minimum Lot Area: 1 acre
- b) Minimum Lot Frontage: 70 feet
- c) Minimum Width at Setback Line: 100 feet
- d) Minimum Front Yard Setbacks: 30 feet
- e) Minimum Parking Lot Setback: 20 feet (from the property line abutting any street)
- f) Minimum Side Yard: 10 feet
- g) Minimum Rear Yard: 10 feet
- h) Maximum gross square feet of retail per a single building in District 3:
 - i) 65,000 square feet
- i) Minimum Building Setback from Grassy Branch Road south of 203rd St. (East of Grassy Branch)
 - i) 100 feet

DEVELOPMENT STANDARDS

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

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

24) Accessory Use and Building Standards (Article 6.1)

- A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
- i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii. Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - iii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iv. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - v. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - vii. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - viii. Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

25) Architectural Standards

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

- i. The Character Exhibits, attached hereto as Exhibit B-1 and B-2 (collectively, "Exhibit B") are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the Commerce Parke, Area 3. Buildings shall be constructed substantially similar to those in the Exhibit B as determined by the Director of Community Development in the event that Article 5.3(K) of the UDO is not followed.
- ii. Section 7.I(C) of Ordinance 17-51, Architectural Standards for Commerce Parke Area 3: Shall be amended so that Article 5.3(K), State Highway 32 Architectural Design requirements of the UDO shall not apply to Primary or Secondary Facades fronting a public Right-of-way or are visible from adjoining residential uses if, instead, said facades are compliant with the following standards herein.

- iii. Façade Rules
 - a. Façades that shall meet Primary Façade requirements are:
 - (a) Facades facing State Road 38, East Street or Grassy Branch Road;
 - (b) Facades that contain commercial or retail primary entrances; or
 - (c) Façades visible from adjoining residential uses
 - b. Façades that are not Primary Façades shall be deemed Secondary Façades.
- iv. Roof Design
 - a. Roofs may be either residential character or Low Slope. Primary Facade rooflines shall incorporate parapets and/or modulation similar to roof examples shown in Exhibit B. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
 - b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
 - c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - d. Where pitched roofs are used, the main pitch of the roof shall be not less than 6:12.
- v. Façade Materials
 - a. Primary Façade Materials
 - (a) Permitted building finish materials for the Primary Facade include: Masonry Material, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), EIFS (Dryvit) wall systems (if used for a maximum of 20% of the facade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the facade).
 - (b) A minimum of three (3) of the following material finishes from the following list must be included on a Primary Facade: Masonry Material, architectural pre-cast panels, engineered or synthetic wood architectural accents or entrance articulations, architectural metal panels, glass, or ornamental metal. One (1) of these materials must be Masonry Material or architectural pre-cast panels.
 - (c) Prohibited building finish materials on all Primary Facades include: wood (not including engineered or synthetic wood architectural accents or entrance articulations), plywood, unfinished concrete or unfinished concrete panels, smooth-face concrete block, plastics, reflective glass, standing seam panels, vinyl siding.
 - (d) Primary Facades may have window glazing, glass curtain walls, or glass storefronts.

- (e) Permitted building trim materials include: Masonry Material, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Dryvit).
 - (f) Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.
 - b. Secondary Façade Materials
 - (a) In addition to those materials permitted for the Primary Facade, the Secondary Facade may include architectural metal wall panels.
 - (b) Prohibited building finish materials for Secondary Facades include: wood (not including engineered or synthetic wood architectural accents or entrance articulations), plywood, unfinished concrete or unfinished concrete panels, smooth-face concrete block, plastics, reflective glass, and vinyl siding.
 - (c) Colors used on building facades must be complementary. Natural, muted colors should serve as the Secondary Facade color, with brighter colors as limited accents, if used.
 - c. Overhead Doors. No loading spaces, loading docks or oversized service doors shall be located on Facades immediately adjacent to the property located at 5171 Sheridan Road (immediately east of Lots 1 and 4 of North Point Commerce Park Subdivision), State Road 38, East Street, or Grassy Branch Road.
- vi. Wall Planes: Primary Facades with a length greater than ninety (90) feet shall utilize one or more of the following architectural features:
 - a. Offsets as provided in Article 5.3(K)(2)(b) of the UDO; or
 - b. Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet and an offset of no less than eight (8) inches; or
 - c. A change in paint colors or materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width and an offset of no less than eight (8) inches.
 - (a) The change in paint colors must be significant enough to provide a meaningful and visually apparent contrast as determined by the Director of Community Development
- vii. Roofline Modulation
 - a. Roofline modulation shall be required on Primary Facades in a manner consistent with those shown in Exhibit B as determined by the Director of Community Development.
 - b. Primary Facades adjacent to State Road 38 shall require a three-dimensional articulated cornice on raised roofline sections substantially similar to that which is shown in Exhibit B-2 as determined by the Director of Community Development.
- viii. Openings



- a. Design elements of all Facades shall be organized such that openings (including windows, doors, loading berths faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings as illustrated in the Character Exhibits. Compliance shall be determined by the Director of Community Development.
 - b. Openings in/on a Building Facade shall be arranged in a balanced and relatively uniform fashion as illustrated in the Character Exhibits. Compliance shall be determined by the Director of Community Development.
 - c. Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site. These exceptions shall be determined at the discretion of the Director of Community Development.
- ix. Entrances
- a. All buildings shall be designed with at least one (1) primary entrance with enhanced use of glass, Masonry Material and/or architectural ornamentation at the entrance as shown in the Exhibit B. Compliance shall be determined by the Director of Community Development.

26) Fence Standards

A. Article 6.5

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

27) Height Standards

A. Article 6.6 of the UDO

B. Ord. 24-44

- i. Maximum building height – 40'

28) Landscaping Standards

A. Article 6.8 of the UDO

Content of Landscape Plan

Selection, Installation, and Maintenance of Plant Materials

General Landscaping Design Standards

General Screening Standards

Mechanical Screening:

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

Detention and Retention Areas

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

Minimum Lot Landscaping

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

Lot Landscaping (8.92 acres)			
Industrial Use (per acre)	Required	Provided	Deficient
5 Shade Trees	45	51	n/a
5 Ornamental or Evergreen Trees	45	113	n/a
25 Shrubs	223	409	n/a

Foundation Plantings

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

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

Parking Area Landscaping

Interior Parking Area Landscape:

- A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: “50+ parking spaces = 10% of Parking Area to be landscape islands”
- Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

Perimeter Parking Area Landscape:

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

Perimeter Parking Landscaping – Northern Area (234 LF)			
Industrial Use	Required	Provided	Deficient
1 Tree per 30 LF	8	9	n/a
1 Shrub per 3 LF	78	96	n/a

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

- i. Article 6.8 N of the UDO shall be replaced by this section.
- ii. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty-four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- iii. A twenty-foot (20') buffer yard shall be required around the perimeter of each District except as follows:



- a. No buffer yards shall be required:
 - (a) internal to the Northpoint PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - (b) adjacent to proposed greenways and park areas; and
 - (c) within easements prohibiting landscaping.

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

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

- vi. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.

External Street Frontage Landscaping along <i>East Street & Grassy Branch Road</i> (1,635 LF)			
Required per 100 LF	Required	Provided	Deficient
3 Shade or Evergreen Trees	50	56	n/a
2 Ornamental Trees	33	33	n/a
25 Shrubs	409	436	n/a
3-foot Mound	Yes	Yes	No

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

Lot 10 Southern Buffer Yard Landscaping (477 LF)			
Required per 100 LF	Required	Provided	Deficient
8 Evergreen Trees	39	41	n/a
5 Evergreen Shrubs	24	25	n/a
6-foot Mound	Yes	Yes	No

- viii. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
- ix. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- x. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- xi. Buffer yards shall not be required between uses within the same districts or within subdivisions.

29) Lighting Standards (Article 6.9)

30) Lot Standards (Article 6.10)

31) Outside Storage and Display

A. Article 6.12

B. Ord. 17-51

- i. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- ii. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.

- iii. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
- iv. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - (a) The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

32) Parking and Loading Standards (Article 6.14)

A. Ord. 17-52

- i. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping (Ord. 17-51)

B. Article 6.14

- i. Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - a. Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to working period when the largest number of employees are employed on the premises.
- ii. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - a. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- iii. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum-security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

33) Performance Standards (Article 6.15)

- A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply (Ord. 17-51)
 - i. No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.



34) Sign Standards (Article 6.17)

35) Vision Clearance Standards (Article 6.19)

- A. Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i. Forty (40) feet from intersections of Collectors or Local Streets.

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

The plans comply.

36) Block Standards (Article 8.1)

37) Easement Standards (Article 8.3)

38) Monument and Marker Standards (Article 8.5)

39) Open Space and Amenity Standards (Article 8.6)

40) Pedestrian Network Standards (Article 8.7)

A. Internal Pedestrian Network Standards:

- i. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii. Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

B. Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

- i. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter



Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

- ii. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- iii. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

41) Storm Water Standards (Article 8.8)

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

43) Street Light Standards (Article 8.10)

44) Street Sign Standards (Article 8.11)

45) Surety Standards (Article 8.12)

46) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS:

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2510-DDP-29 with the following conditions:

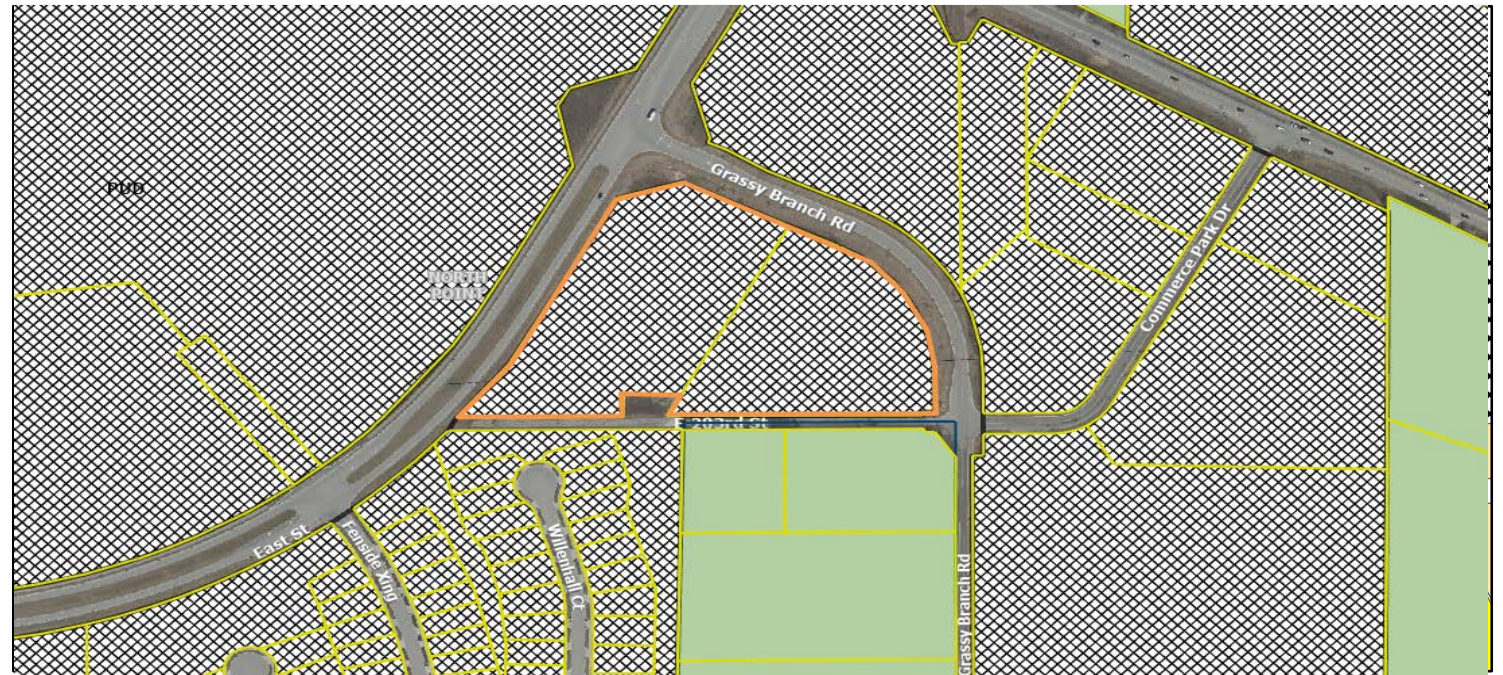
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

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

Aerial Location Map

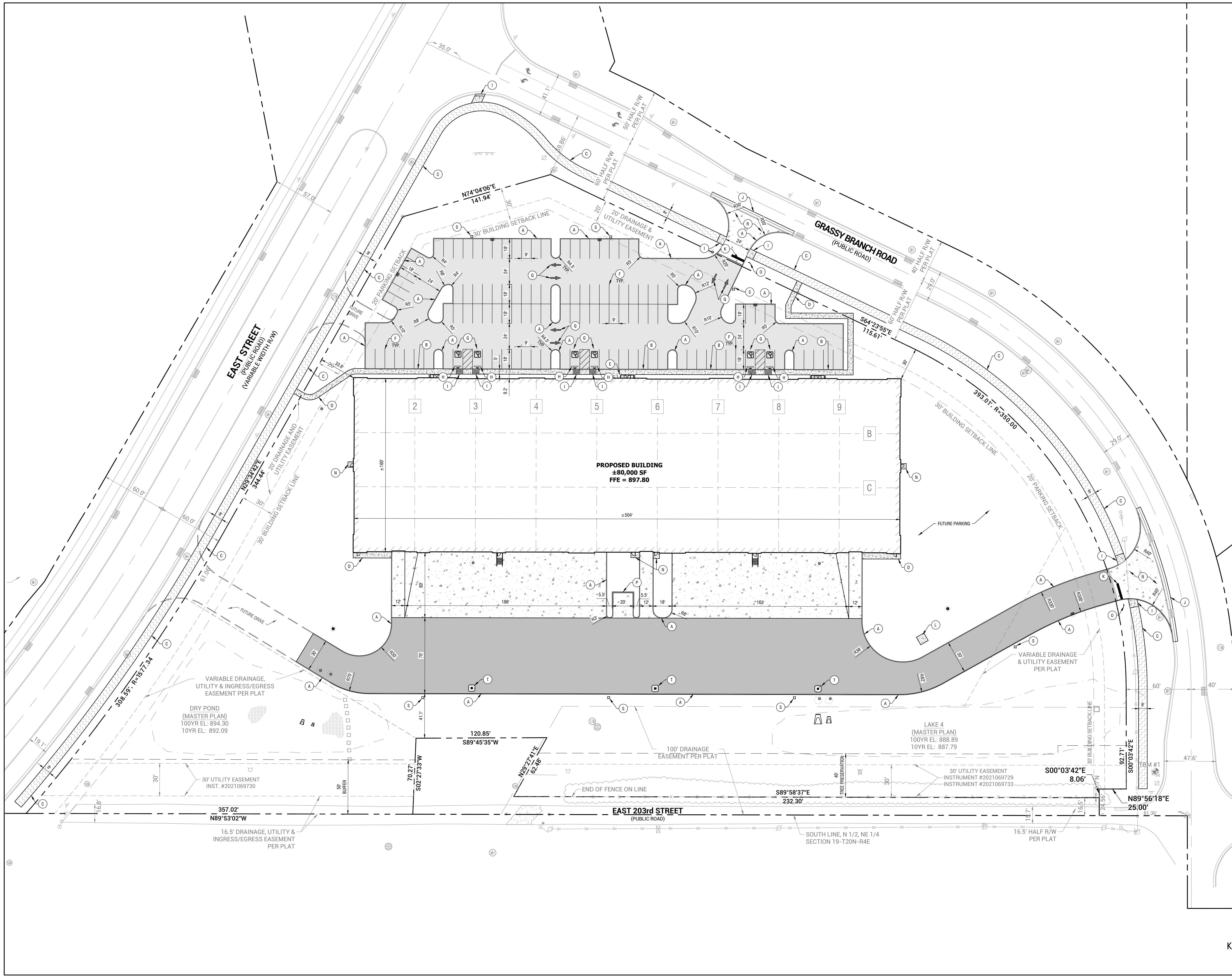


Zoning Map



Zoning

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



- SITE PLAN NOTES:**
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
 2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.
 3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY FOR NOTIFICATION AND COORDINATION OF ALL CONSTRUCTION WITH RESPECTIVE UTILITY COMPANIES.
 4. ALL CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH MOST CURRENT APPLICABLE OSHA STANDARDS FOR WORKER SAFETY.
 5. ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO FACE OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
 6. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING PAVEMENT.
 7. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
 8. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
 9. ALL PARKING STRIPES ARE TO BE 4" WHITE PAINT. ADA PARKING AREAS AND ACCESS AISLES TO BE 4" BLUE PAINT.
 10. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
 11. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
 12. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS, MUTCD AND INDOT SPECIFICATIONS.
 13. ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGN ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
 14. CONTACT ENGINEER IF ADDITIONAL DIMENSIONS ARE NEEDED FOR CONSTRUCTION.
 15. SEE STRUCTURAL PLANS FOR DETAILS OF CONCRETE STOOPS TO BE CONSTRUCTED OUTSIDE BUILDING AT ENTRY POINTS. ALL STOOPS TO BE 5'X5' UNLESS NOTED OTHERWISE.

- LEGEND:**
- STANDARD DUTY ASPHALT PAVEMENT (SEE SHEET C9.0)
 - HEAVY DUTY ASPHALT PAVEMENT (SEE SHEET C8.0)
 - HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET C9.0)
 - SIDEWALK CONCRETE PAVEMENT (SEE SHEET C9.0)
 - ASPHALT PATH (SEE SHEET C9.0)
- KEYNOTES:**
- A. 6" CONCRETE CURB
 - B. INTEGRAL CURB AND WALK
 - C. 8' ASPHALT PATH
 - D. CONCRETE SIDEWALK
 - E. BIKE RACK (U-SHAPE)
 - F. PARKING STRIPING (4" PAINTED WHITE LINE)
 - G. ADA PARKING SPACE, ADA SYMBOL, AND PARKING SIGN (BLUE PAINT STRIPING)
 - H. PRECAST CONCRETE WHEELSTOP
 - I. ADA ACCESSIBLE RAMP
 - J. 2" DEPRESSED CURB AND GUTTER
 - K. 2" STOP BAR (PAINTED WHITE)
 - L. TRANSFORMER PAD (COORDINATE WITH UTILITY)
 - M. LIGHT POLE (COORDINATE WITH ELECTRICAL PLANS)
 - N. CONCRETE STOOP
 - O. STOP SIGN
 - P. DUMPSTER ENCLOSURE
 - Q. DIRECTIONAL PAVEMENT MARKINGS (REFER TO CONSTRUCTION DETAILS)
 - R. CLASS III INDOT APPROACH (REFER TO CONSTRUCTION DETAILS)
 - S. LIGHT POLE (REFER TO LIGHTING PLAN)
 - T. CONCRETE COLLAR

SITE SUMMARY:

ZONING: NORTHPOINT PUD

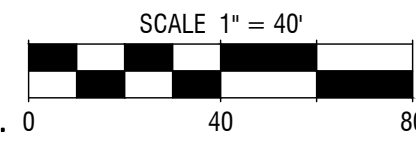
PROPOSED PARKING
110 SPACES
6 ADA SPACES
116 TOTAL SPACES

SITE AREA
8.52 ACRES

IMPERVIOUS AREA
PAVEMENT: 3.15 AC
BUILDING: 1.85 AC
TOTAL IMPERVIOUS: 5.0 AC
56% IMPERVIOUS



Know what's below.
Call before you dig.



REVISIONS PER TAC COMMENTS		NO.	DATE	REMARKS
1	09/26/25			

Dillon K. Reynolds
No. PE12000722
STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER
CERTIFIED BY

SITE PLAN
PATCH NORTHPOINT
20340 GRASSY BRANCH ROAD
WESTFIELD, IN 46074

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

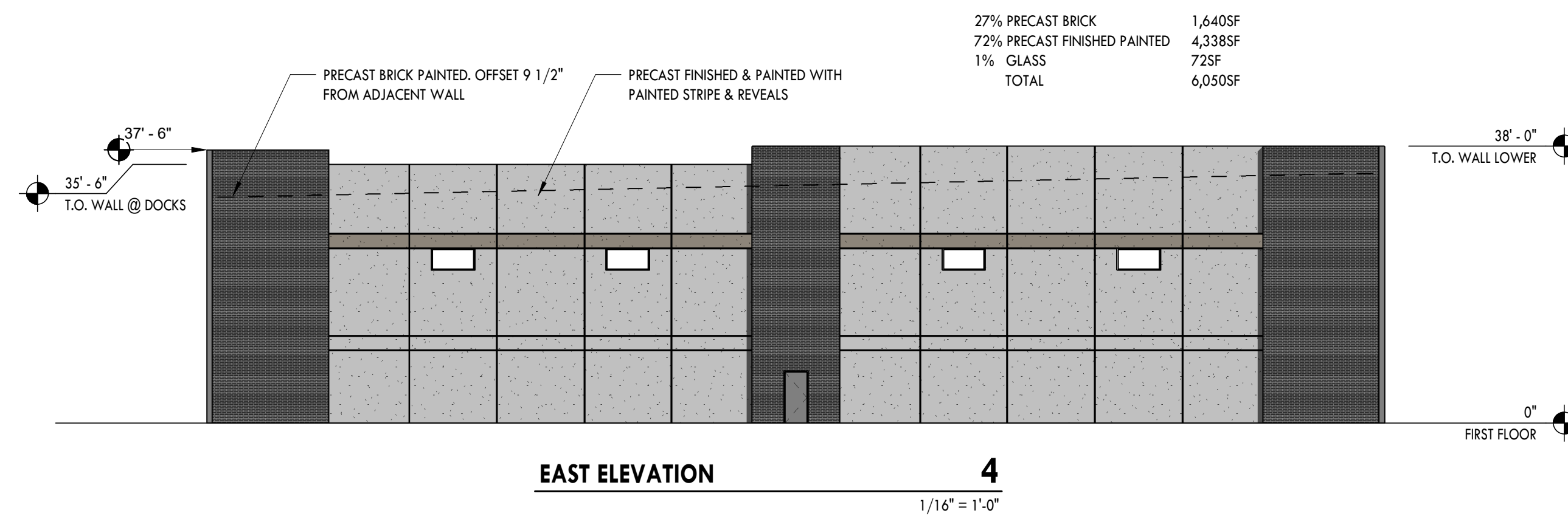
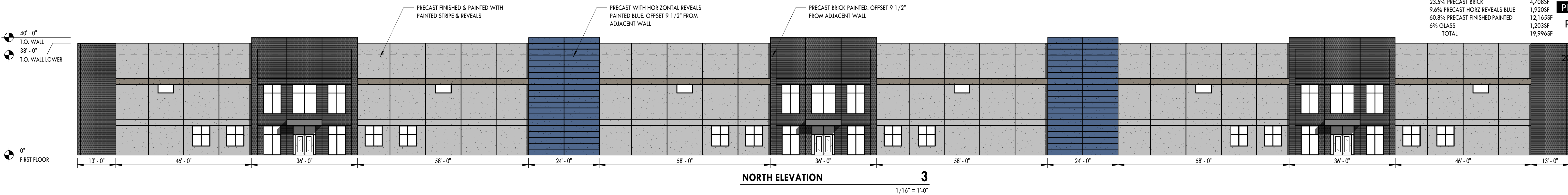
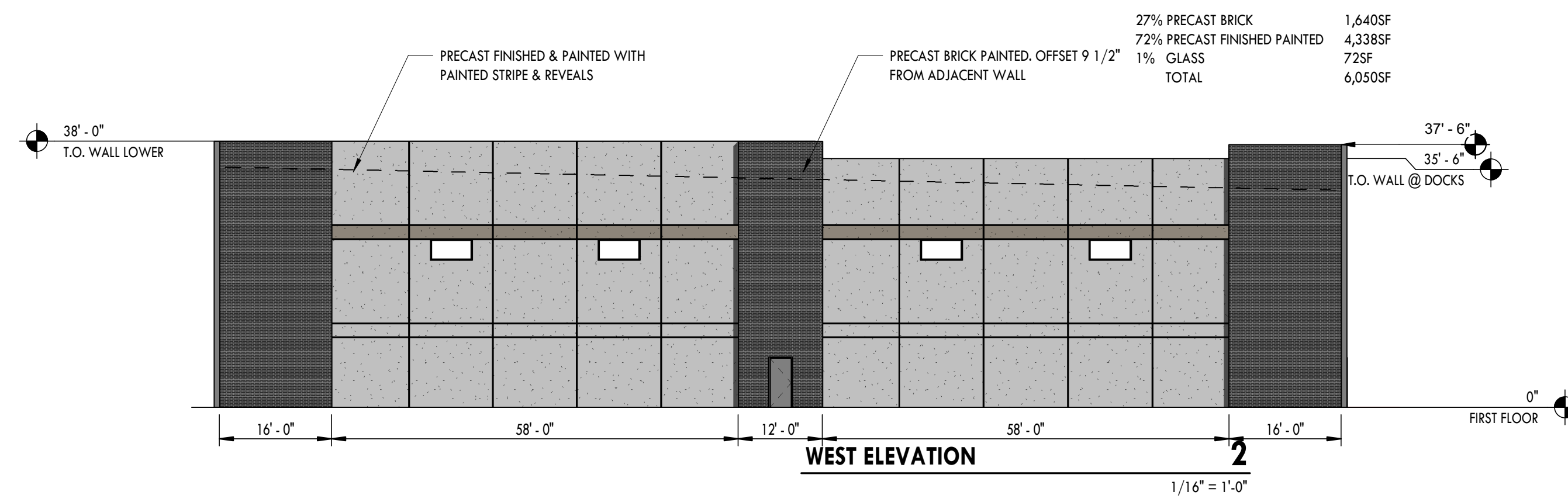
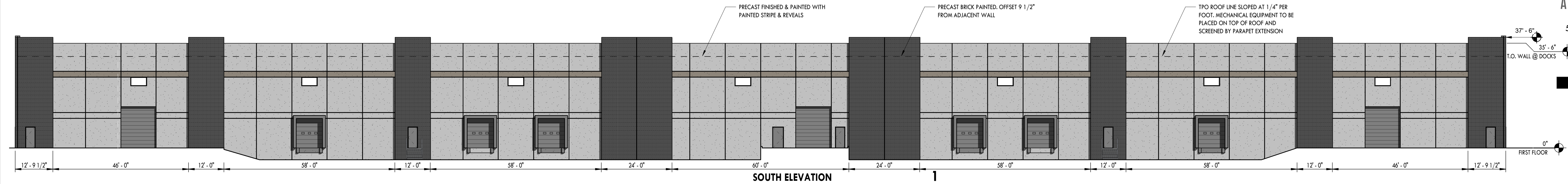
FILENAME:
14082_C4.0.SP

DATE:
09/10/2025

JOB NO.
14082

SHEET
C4.0

25% PRECAST BRICK 4,848SF
74.5% PRECAST FINISHED PAINTED 14,510SF
.6% GLASS 116SF
TOTAL 19,473SF



CERTIFICATION

PRELIMINARY
NOT FOR
CONSTRUCTION

THIS DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF CURRAN ARCHITECTURE, AND ARE NOT TO BE USED OR REPRODUCED, WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF CURRAN ARCHITECTURE.
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PROJECT INFORMATION

PATCH NORTH POINT
SPEC

20340 GRASSY BRANCH RD.
WESTFIELD, INDIANA
46074

ISSUE DATES

ISSUE ISSUE DATE

PROJECT NUMBER: 250154

SCHEMATIC
ELEVATIONS

SD200

LANDSCAPE GENERAL NOTES:

1. Comply with all Municipal standards, in addition to the requirements here within.
 2. Landscape Contractor shall verify all utility locations (existing and proposed) along with existing conditions and grades (existing and proposed), and note any discrepancies to owner, Engineer, and Landscape Architect immediately, before proceeding with any work.
 3. Base information for these plans was taken from Engineer's site survey, geometric, and grading plans. Contractor shall verify all dimensions and locations of existing and proposed features, and familiarize themselves with any obstacles encumbering the installation of this project.
 4. All soil/underground conditions shall be referred to soil testing reports prepared by the owner's consultant.
 5. Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to project engineer or landscape architect in writing prior to landscape work commencement.
 6. The landscape contractor shall keep all areas clean and orderly at all times. The landscape contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.
 7. All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by Landscape Architect. Landscape Architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
 8. Sizes shown on plant schedule are minimum acceptable sizes.
 9. All plants to be balled-and-burlap or container grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
 10. The Landscape Contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
 11. All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.
 12. Owner shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcover shall be approved at job site prior to installation.
 13. Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
 14. All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
 15. All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
 16. All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
 17. Landscape Contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.
- PLANT BED LAYOUT NOTES:**
1. Note: Building Locations, Limits of Pavement, Curb Lines, and all hardscape and subgrade improvements were developed by Civil and provided to the Landscape Architect. Refer to Site Plans for additional information.

ZONING: PUD, Commerce Park (EI)

Adjacent Zoning:
North - PUD, The Shoppes (LB)
East - PUD, Commerce Park (EI)
South - PUD, The Villas (SF) & AG-SF1
West - PUD, Commerce Park (EI)

STREET FRONTAGE
Requirements: Requires (3) shade or evergreen trees, (2) ornamental trees, and (25) shrubs per 100 l.f. along external street.
Required: 1,202 l.f. street frontage / 100 l.f. = (36) shade or evergreen trees, (33) ornamental trees, and (409) shrubs.
Provided: 36 shade trees + 33 ornamental trees + 409 shrubs

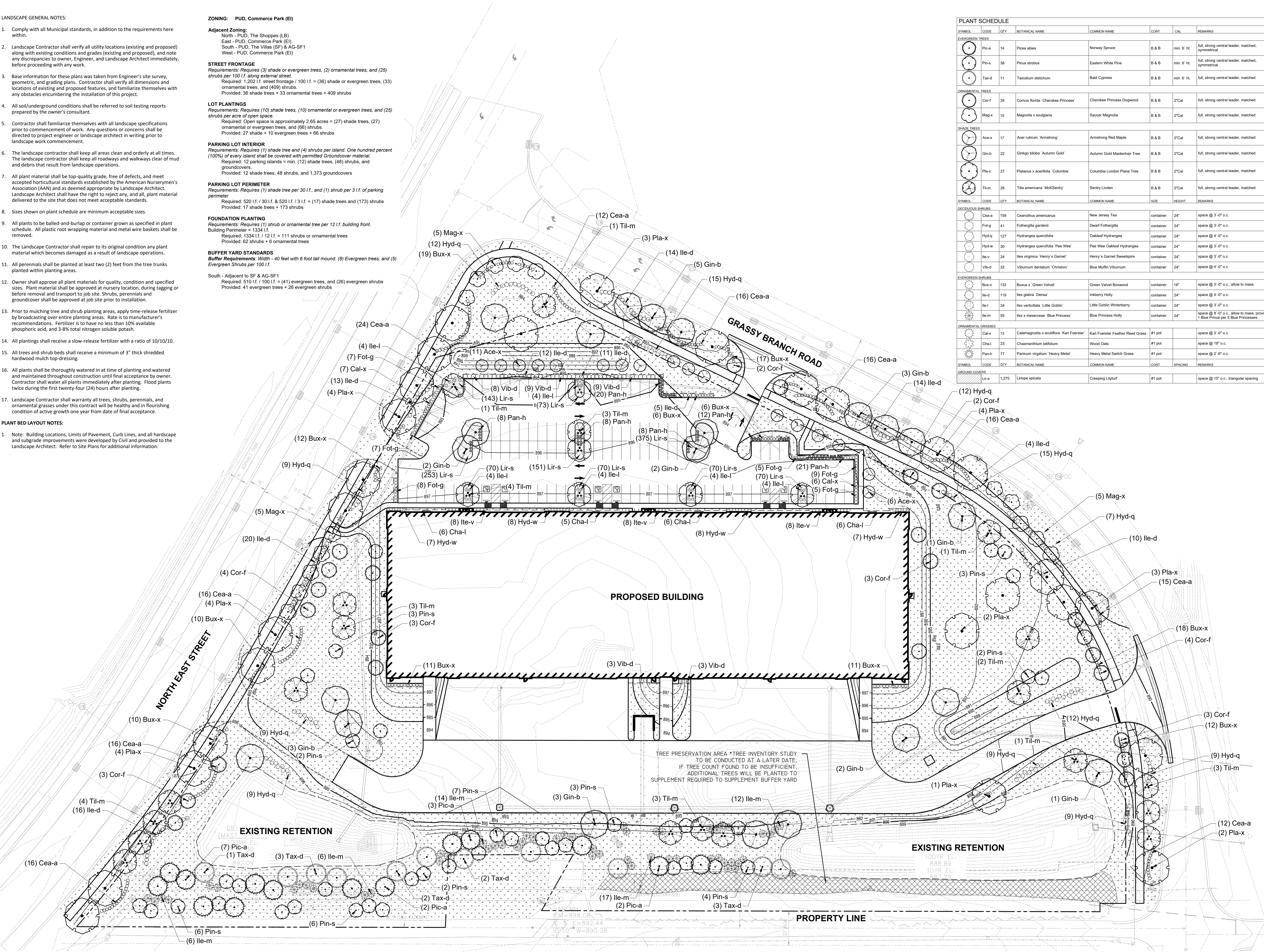
LOT PLANTINGS
Requirements: Requires (10) shade trees, (10) ornamental or evergreen trees, and (25) shrubs per acre of open space.
Required: Open space is approximately 2.65 acres = (27) shade trees, (27) ornamental or evergreen trees, and (66) shrubs.
Provided: 27 shade + 10 evergreen trees + 66 shrubs

PARKING LOT INTERIOR
Requirements: Requires (1) shade tree and (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material.
Required: 12 parking islands = min. (12) shade trees, (48) shrubs, and groundcovers.
Provided: 12 shade trees, 48 shrubs, and 1,373 groundcovers

PARKING LOT PERIMETER
Requirements: Requires (1) shade tree per 30 l.f., and (1) shrub per 3 l.f. of parking perimeter.
Required: 520 l.f. / 30 l.f. & 520 l.f. / 3 l.f. = (17) shade trees and (173) shrubs
Provided: 17 shade trees + 173 shrubs

FOUNDATION PLANTING
Requirements: Requires (1) shrub or ornamental tree per 12 l.f. building front.
Building Perimeter = 1334 l.f.
Required: 1334 l.f. / 12 l.f. = 111 shrubs or ornamental trees
Provided: 62 shrubs + 6 ornamental trees

BUFFER YARD STANDARDS
Buffer Requirements: Width = 40 feet with 6 foot tall mound. (8) Evergreen trees, and (5) Evergreen Shrubs per 100 l.f.
South - Adjacent to SF & AG-SF1
Required: 510 l.f. / 100 l.f. = (41) evergreen trees, and (26) evergreen shrubs
Provided: 41 evergreen trees + 26 evergreen shrubs



PLANT SCHEDULE							
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
EVERGREEN TREES							
	Pic-a	14	Picea abies	Norway Spruce	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
	Pin-s	38	Pinus strobus	Eastern White Pine	B & B	min. 6' ht.	full, strong central leader, matched, symmetrical
	Tax-d	11	Taxodium distichum	Bald Cypress	B & B	min. 6' ht.	full, strong central leader, matched
ORNAMENTAL TREES							
	Cor-f	24	Cornus florida 'Cherokee Princess'	Cherokee Princess Dogwood	B & B	2"Cal	full, strong central leader, matched
	Mag-x	15	Magnolia x soulgiana	Saucer Magnolia	B & B	2"Cal	full, strong central leader, matched
SHADE TREES							
	Ace-x	17	Acer rubrum 'Armstrong'	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
	Gin-b	22	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B & B	2"Cal	full, strong central leader, matched
	Pla-x	27	Platanus x acerifolia 'Columbia'	Columbia London Plane Tree	B & B	2"Cal	full, strong central leader, matched
	Til-m	26	Tilia americana 'McKSenty'	Sentry Linden	B & B	2"Cal	full, strong central leader, matched
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
DECIDUOUS SHRUBS							
	Cea-a	159	Ceanothus americanus	New Jersey Tea	container	24"	space @ 3'-0" o.c.
	Fot-g	41	Fothergilla gardenii	Dwarf Fothergilla	container	24"	space @ 3'-0" o.c.
	Hyd-q	127	Hydrangea quercifolia	Oakleaf Hydrangeas	container	24"	space @ 4'-0" o.c.
	Ite-v	30	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangeas	container	24"	space @ 3'-0" o.c.
	Ite-v	24	Itea virginica 'Henry's Garnet'	Henry's Garnet Sweetspire	container	24"	space @ 3'-0" o.c.
	Vib-d	32	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	container	24"	space @ 4'-0" o.c.
EVERGREEN SHRUBS							
	Bux-x	132	Buxus x 'Green Velvet'	Green Velvet Boxwood	container	18"	space @ 3'-0" o.c., allow to mass
	Ile-d	119	Ilex glabra 'Densa'	Inkberry Holly	container	24"	space @ 4'-0" o.c.
	Ile-l	24	Ilex verticillata 'Little Goblin'	Little Goblin Winterberry	container	24"	space @ 3'-0" o.c.
	Ile-m	55	Ilex x meserveae 'Blue Princess'	Blue Princess Holly	container	24"	space @ 3'-0" o.c., allow to mass, provide 1 Blue Prince per 5 Blue Princesses
ORNAMENTAL GRASSES							
	Cal-x	13	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 pot		space @ 3'-0" o.c.
	Cha-l	23	Chamaeranthium latifolium	Wood Oats	#1 pot		space @ 18" o.c.
	Pan-h	77	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	#1 pot		space @ 2'-6" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
GROUND COVERS							
	Lir-s	1,275	Liriodendron spicata	Creeping Lilyturf	#1 pot		space @ 15" o.c., triangular spacing

PROJECT

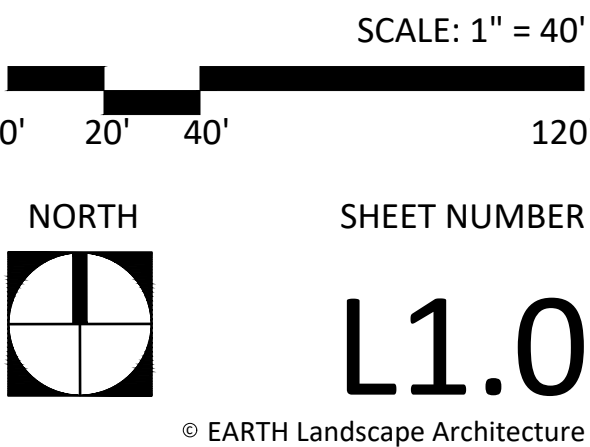
Northpoint

Grassy Branch Road & East Street, Westfield, IN

Date: 09/30 /2025			REVISIONS
No	Date	Issue	

SHEET TITLE

Planting Ordinance Plan





WESTFIELD WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

2026 ZONING PETITION

SCHEDULE OF MEETINGS AND FILING DATES

MEETING MONTH	FILING DEADLINE	TECHNICAL ADVISORY COMMITTEE	COUNCIL INTRODUCTION	PUBLIC NOTICE DEADLINE	PUBLIC HEARING MEETING	WORKSHOP MEETING
	Friday Noon	Tuesday 9:00 AM	Monday 7:00 PM	Friday	Monday 7:00 PM	Monday 7:00 PM
JANUARY	11/26/25	12/16/25	12/22/25	01/02/26	01/14/26	01/14/26
FEBRUARY	01/02/26	01/20/26	01/26/26	01/23/26	02/02/26	02/17/26
MARCH	01/30/26	02/17/26	02/23/26	02/20/26	03/02/26	03/16/26
APRIL	02/27/26	03/17/26	03/23/26	03/27/26	04/06/26	04/20/26
MAY	04/03/26	04/21/26	04/27/26	04/24/26	05/04/26	05/18/26
JUNE	05/01/26	05/19/26	05/26/26	05/22/26	06/01/26	06/15/26
JULY	05/29/26	06/16/26	06/22/26	06/26/26	07/06/26	07/20/26
AUGUST	07/02/26	07/21/26	07/27/26	07/24/26	08/03/26	08/17/26
SEPTEMBER	07/31/26	08/18/26	08/24/26	08/28/26	09/09/26	09/21/26
OCTOBER	08/28/26	09/15/26	09/28/26	09/25/26	10/05/26	10/19/26
NOVEMBER	10/02/26	10/20/26	10/26/26	10/23/26	11/02/26	11/16/26
DECEMBER	10/30/26	11/17/26	11/23/26	11/25/26	12/07/26	12/21/26
JANUARY	11/25/26	12/15/26	12/28/26	12/30/26	01/13/27	01/13/27

Dates in red are scheduled for a different day due to a conflict.

APC meets on first and third Monday of each month (subject to holidays or other conflicts). Please visit <https://westfieldin.portal.civicclerk.com/> for additional information.

A pre-filing meeting is required prior to a formal application filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing date to schedule this meeting.

Following the public hearing, the project will be scheduled for a workshop meeting no sooner than the month following the public hearing. Following the workshop meeting, the petition will then appear before the APC as an item of business for a recommendation and then forwarded to the City Council for adoption consideration. Please work with the project planner for information about resubmittal deadlines and scheduling coordination.

Revised materials will be reviewed within 14 calendar days of submittal. Once compliant, the item will be placed on the agenda for the next available meeting. Please work with the project planner for information about internal deadlines.



WESTFIELD WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION
2026 DETAILED DEVELOPMENT PLAN PETITION
SCHEDULE OF FILING DATES AND MEETINGS

MEETING MONTH	FILING DEADLINE	TECHNICAL ADVISORY COMMITTEE	AVAILABLE APC MEETING DATES When the City determines the Detailed Development Plan to be compliant, the following APC meeting dates are available for approval via the APC Consent Agenda.	
	Friday @ 12 noon	Tuesday @ 9:00am	Mondays @ 7:00pm	
JANUARY	11/26/25	12/16/25	01/14/26	no meeting
FEBRUARY	01/02/26	01/20/26	02/02/26	02/17/26
MARCH	01/30/26	02/17/26	03/02/26	03/16/26
APRIL	02/27/26	03/17/26	04/06/26	04/20/26
MAY	04/03/26	04/21/26	05/04/26	05/18/26
JUNE	05/01/26	05/19/26	06/01/26	06/15/26
JULY	05/29/26	06/16/26	07/06/26	07/20/26
AUGUST	07/02/26	07/21/26	08/03/26	08/17/26
SEPTEMBER	07/31/26	08/18/26	09/09/26	09/21/26
OCTOBER	08/28/26	09/15/26	10/05/26	10/19/26
NOVEMBER	10/02/26	10/20/26	11/02/26	11/16/26
DECEMBER	10/30/26	11/17/26	12/07/26	12/21/26
JANUARY	11/25/26	12/15/26	01/13/27	no meeting

Dates in red are scheduled for a different day due to a conflict.

APC meets on first and third Monday of each month (subject to holidays or other conflicts). Please visit <https://westfieldin.portal.civicclerk.com/> for additional information.

A pre-filing meeting is required prior to a formal application filing. Please contact the Community Development Department at 317.804.3170 at least one week in advance of your targeted filing date to schedule this meeting.

Revised materials will be reviewed within 14 calendar days of submission. Once compliance is determined, Detailed Development Plans will be placed on the consent agenda for the next available APC meeting. Compliant plans are due no later than 10 days prior to the scheduled APC meeting date for approval. Please work with the project planner for additional information about internal deadlines.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

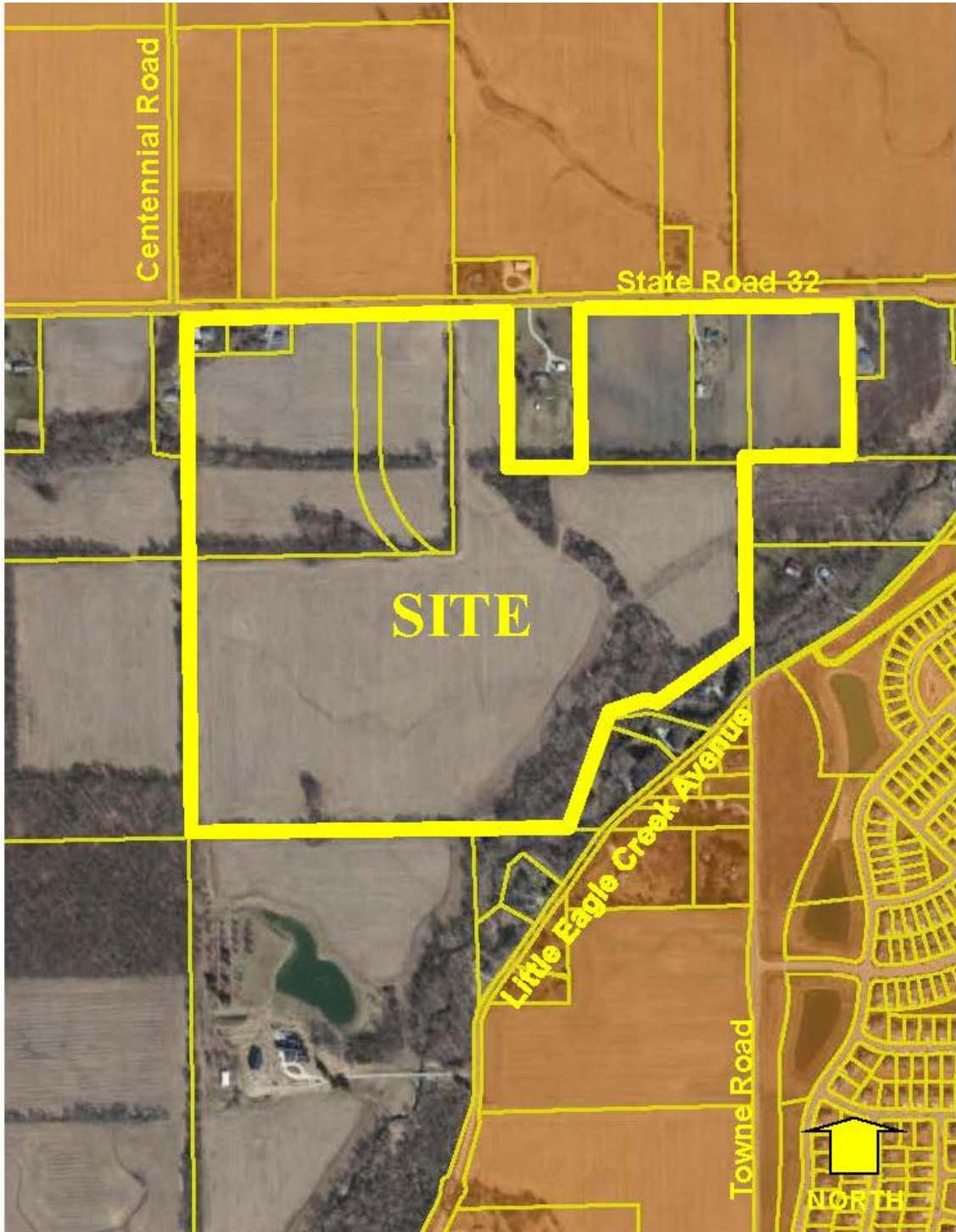


Exhibit “D”

Towne Road Crossing PUD District – 2025 Amendment I Project Description

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

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

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

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

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

ORDINANCE NUMBER 25-13

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

“Towne Road Crossing PUD District – 2025 Amendment I”

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

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

permitted in Area A and Area B.

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

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

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

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

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

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

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

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

**10' where adjacent to an alley.

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

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

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

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

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

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

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

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

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

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

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

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

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

sodded and the remainder of the Lot shall be seeded.

7.2. Area C - Townhomes:

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

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

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

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

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

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

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

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

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

7.3 Area D:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

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

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-13

this _____ day of _____, 2025.

Scott A. Willis, Mayor

I hereby VETO Ordinance 25-13

this _____ day of _____, 2025.

Scott A. Willis, Mayor

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

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

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

EXHIBIT A

REAL ESTATE

(Page 2 of 2)

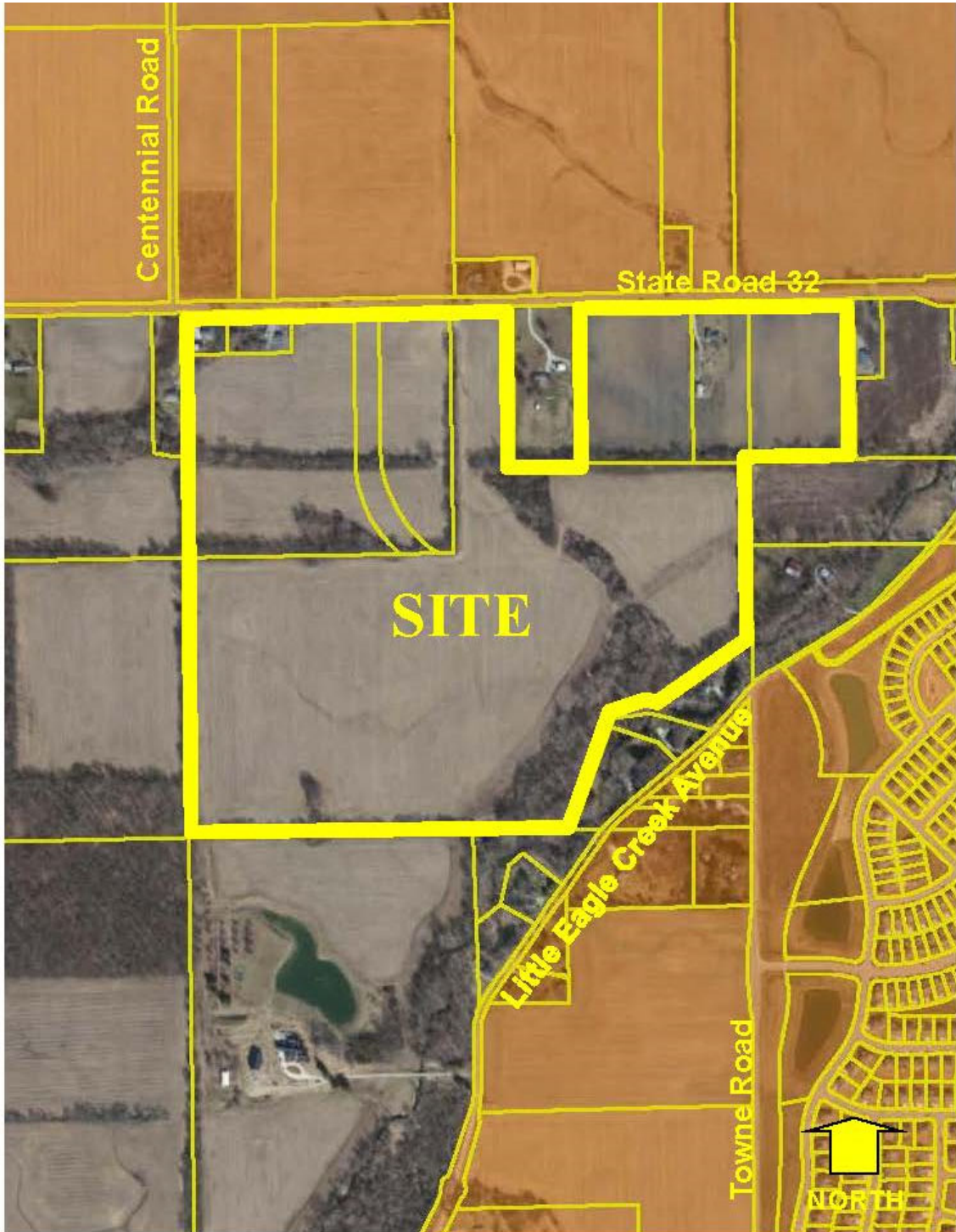
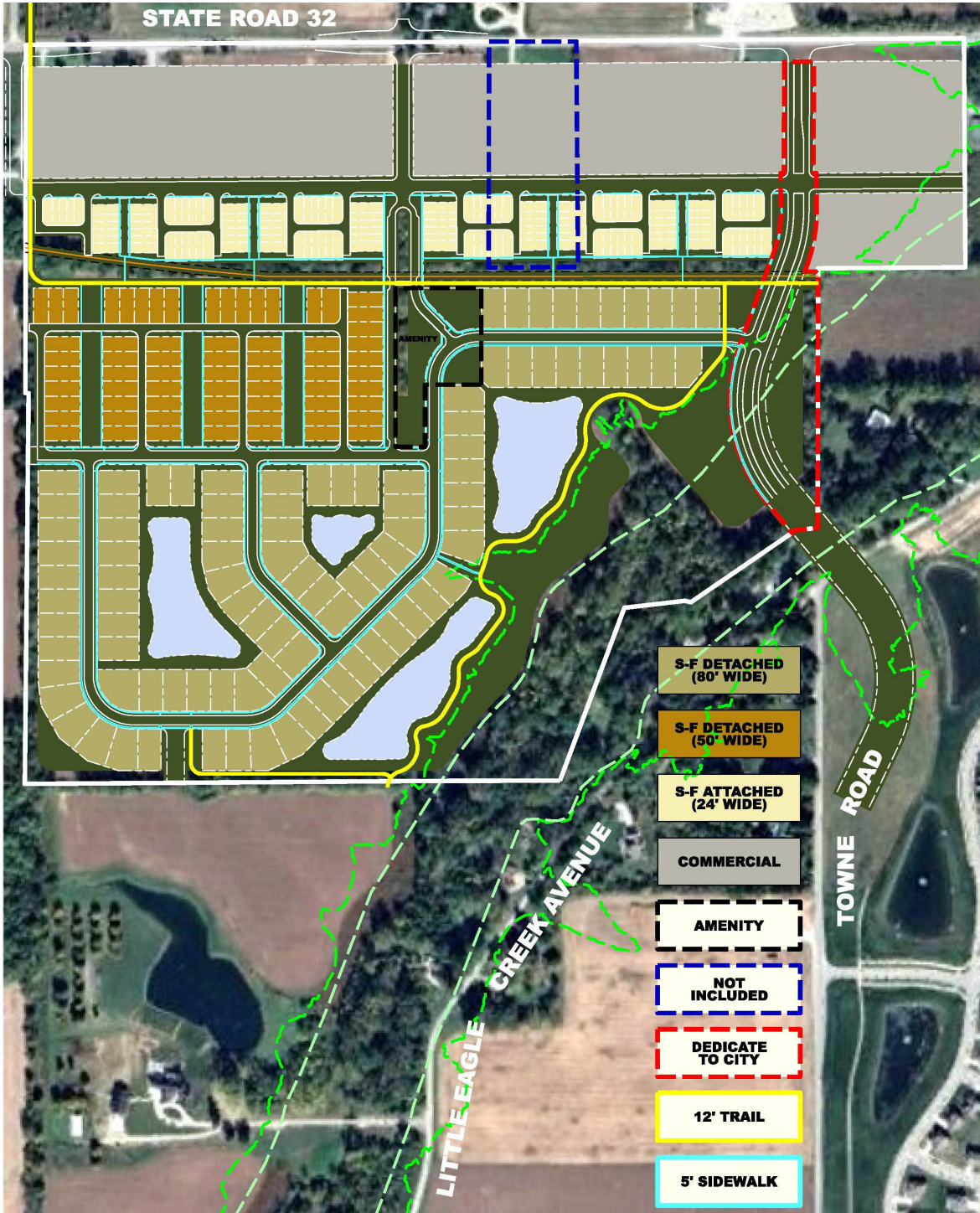


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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

EXHIBIT C

Area Plan
(Page 1 of 1)

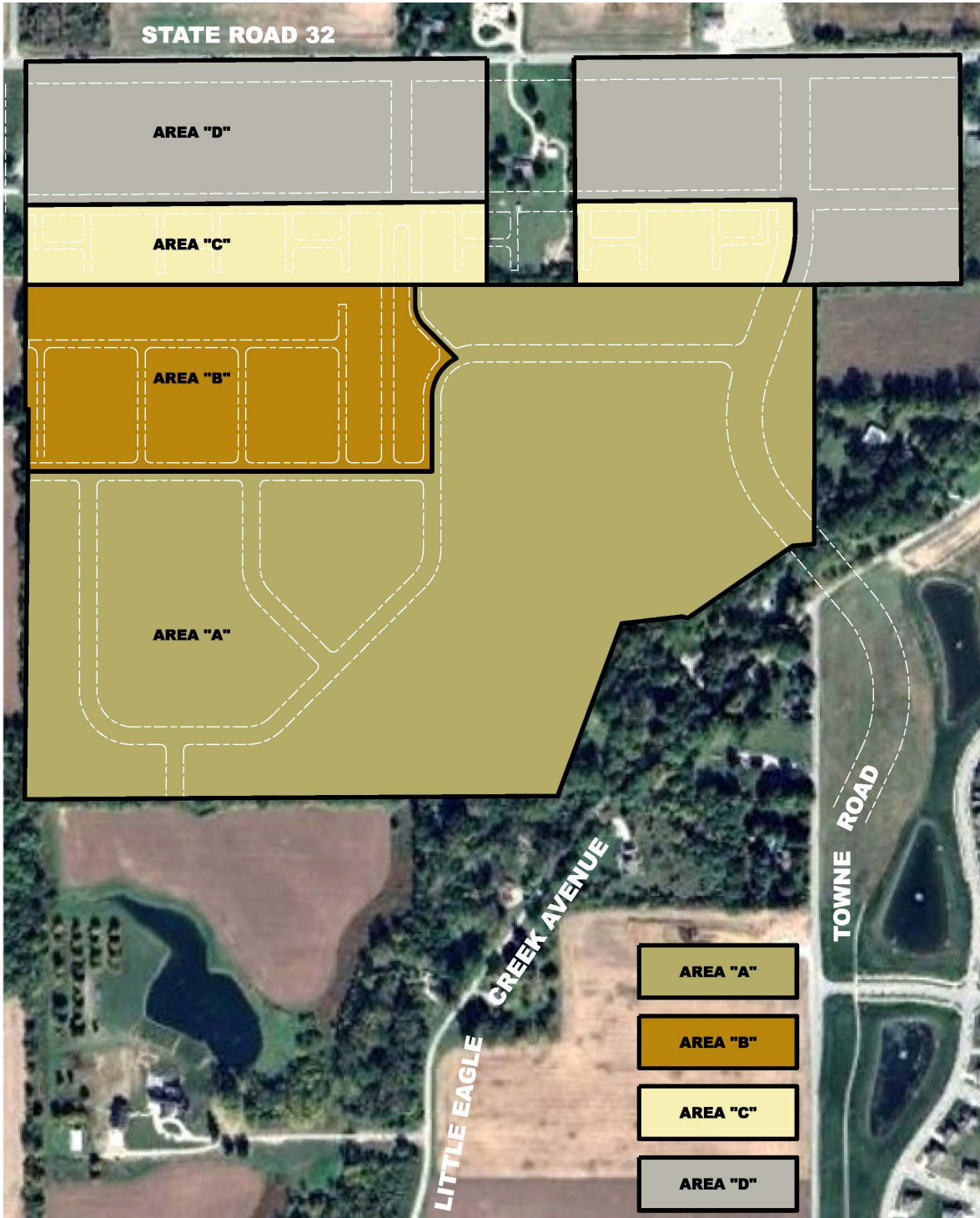


EXHIBIT D

CHARACTER EXHIBITS

(See following 10 pages)

Area A – Home Examples



EVER
INI

Victorian



Craftsman



Italianate



Area A – Home Examples



Area A – Home Examples



Area A – Home Examples



Area B – Home Examples



Elevation A



Area B – Home Examples



Elevation A



Area B – Home Examples



Elevation C



Elevation D



Elevation A



Elevation A - Shown with Brick



Area B – Home Examples



Area C – Townhome Character
(Page 1 of 2)



EXHIBIT C

Area C – Townhome Character (Page 2 of 2)



EXHIBIT E

AMENITY CHARACTER EXHIBITS

(See following 4 pages)

PLAY STRUCTURES



PAVILIONS



PLAY COURTS



SITE FURNISHINGS

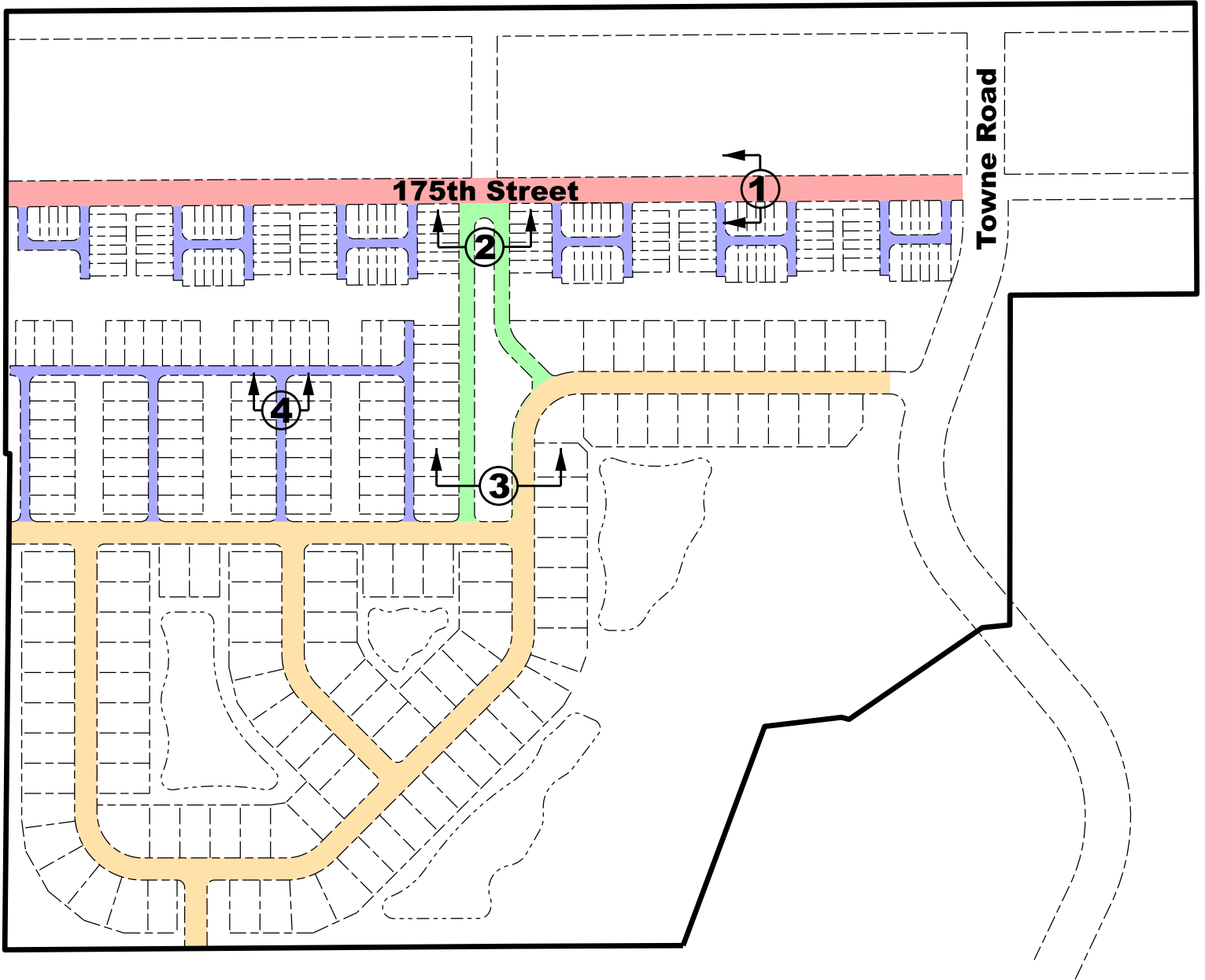


EXHIBIT F

ALLEY AND NON-STANDARD ROAD CROSS SECTIONS

(See following 2 pages)

State Road 32

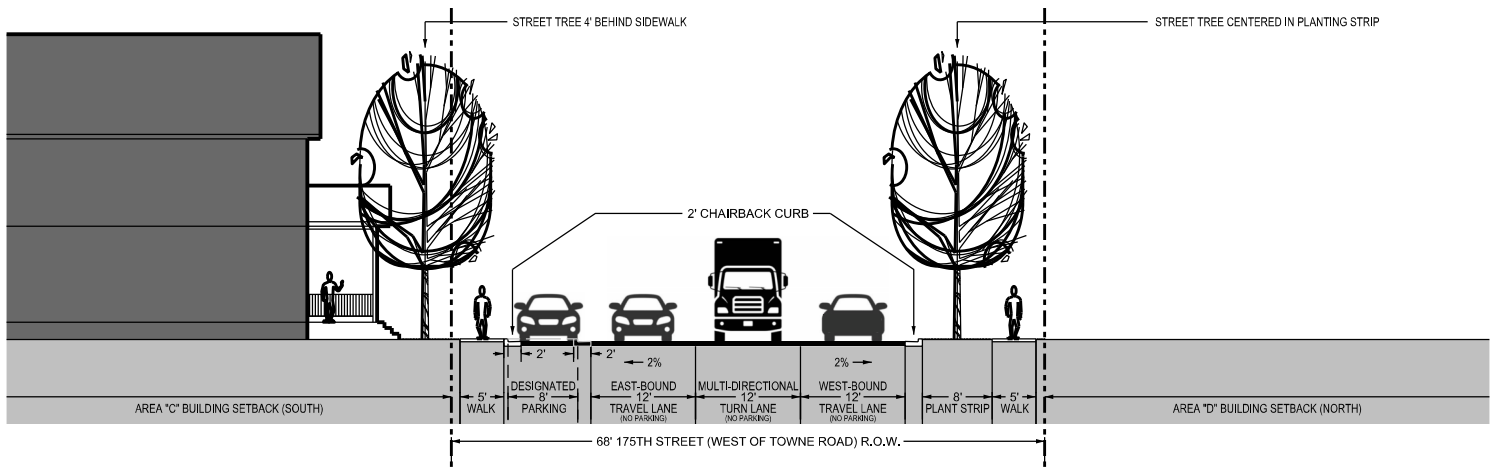


175th Street

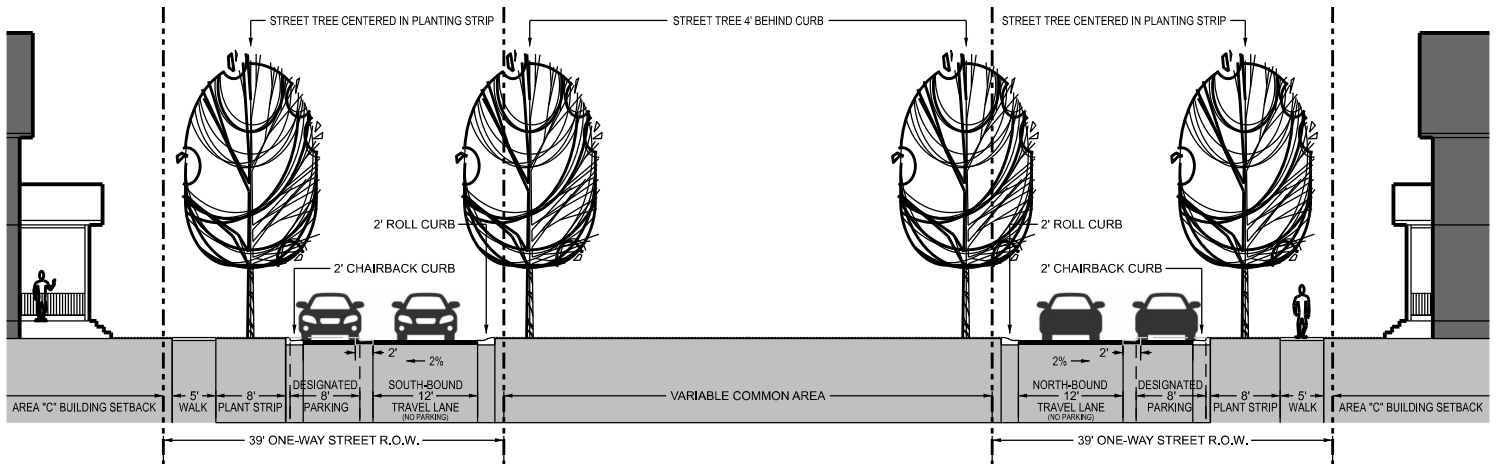
One-Way Street

UDO Local Street

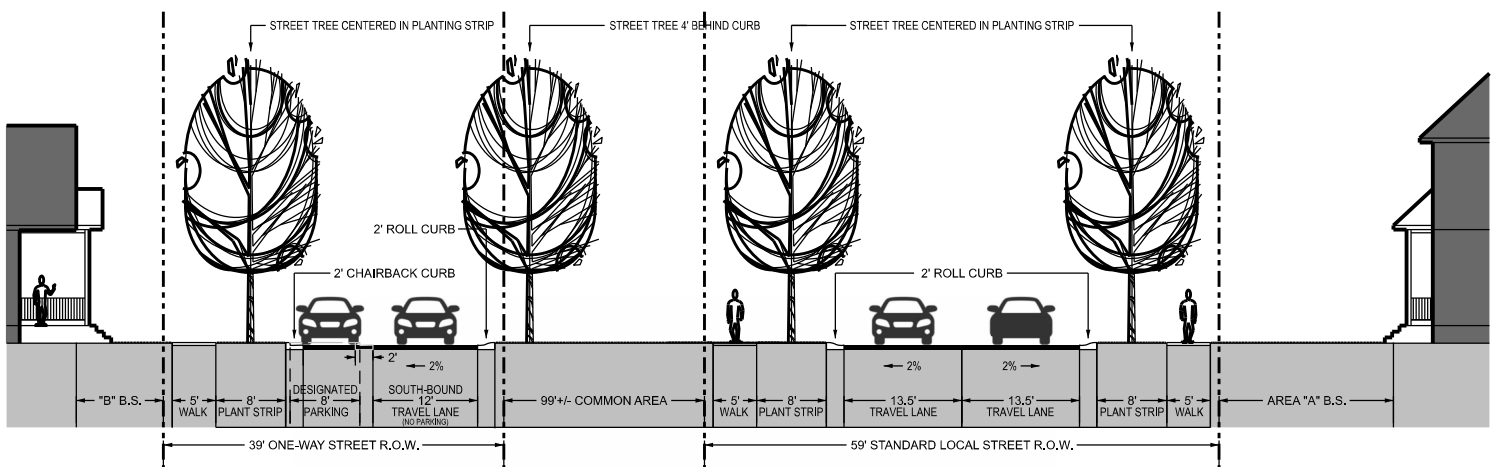
Alley



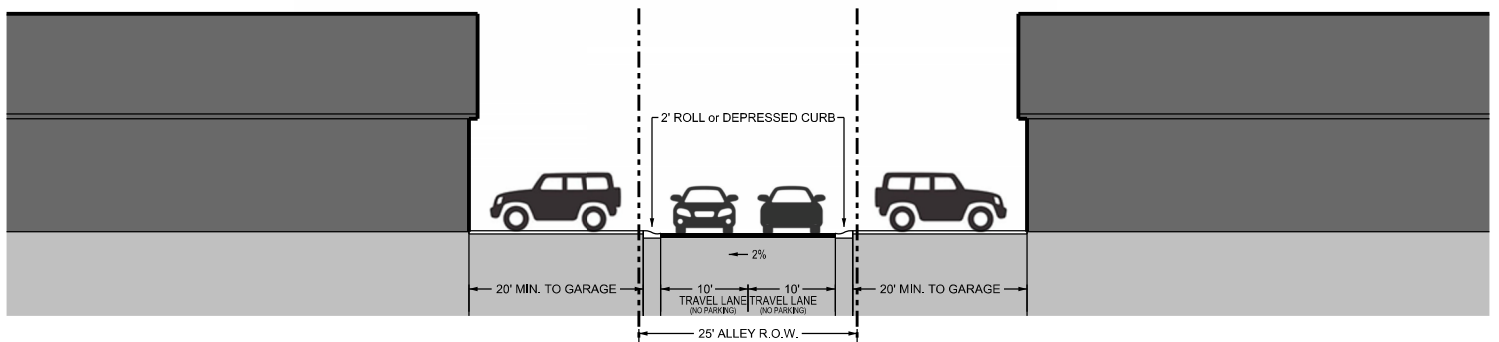
CROSS-SECTION 1



CROSS-SECTION 2

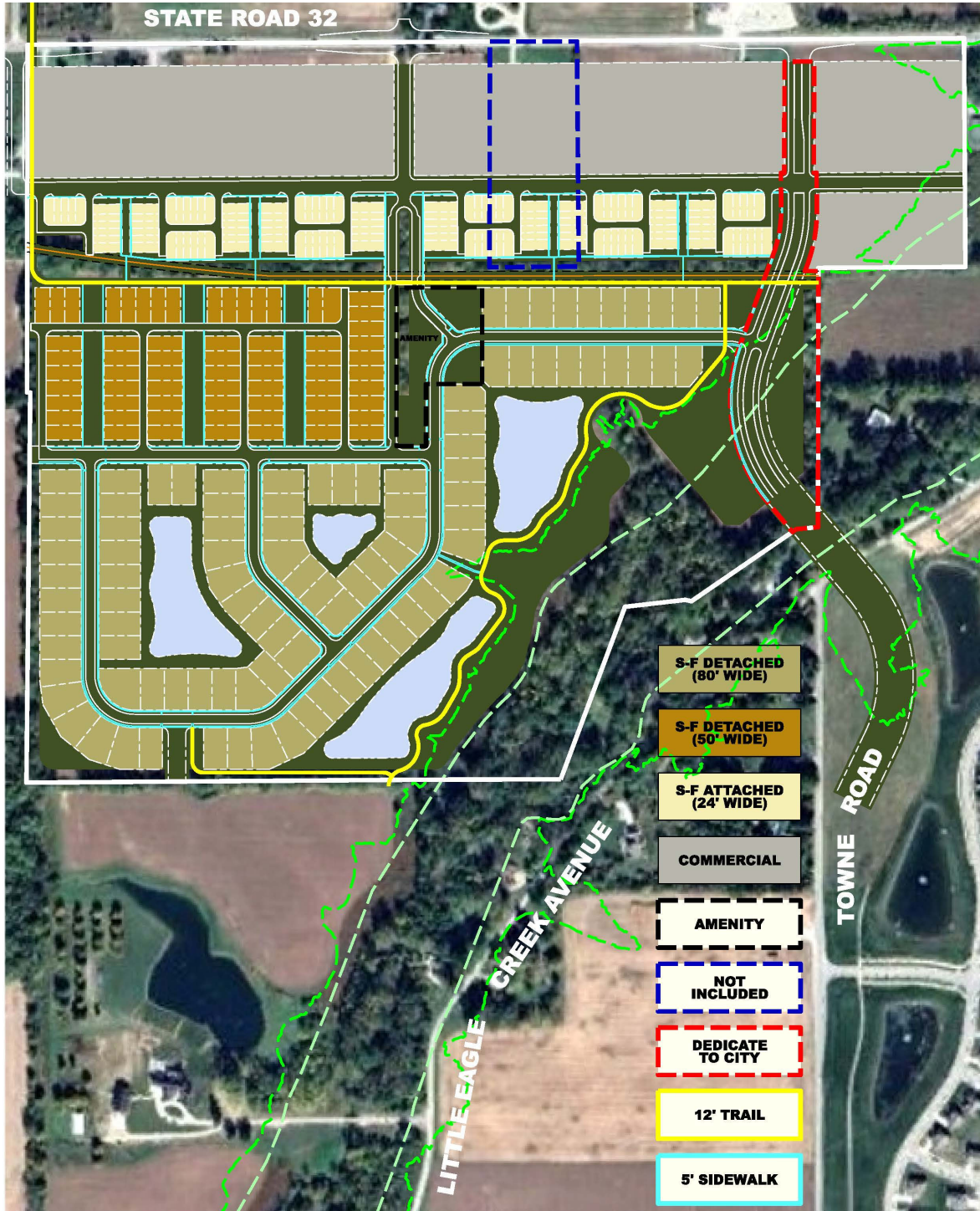


CROSS-SECTION 3



CROSS-SECTION 4

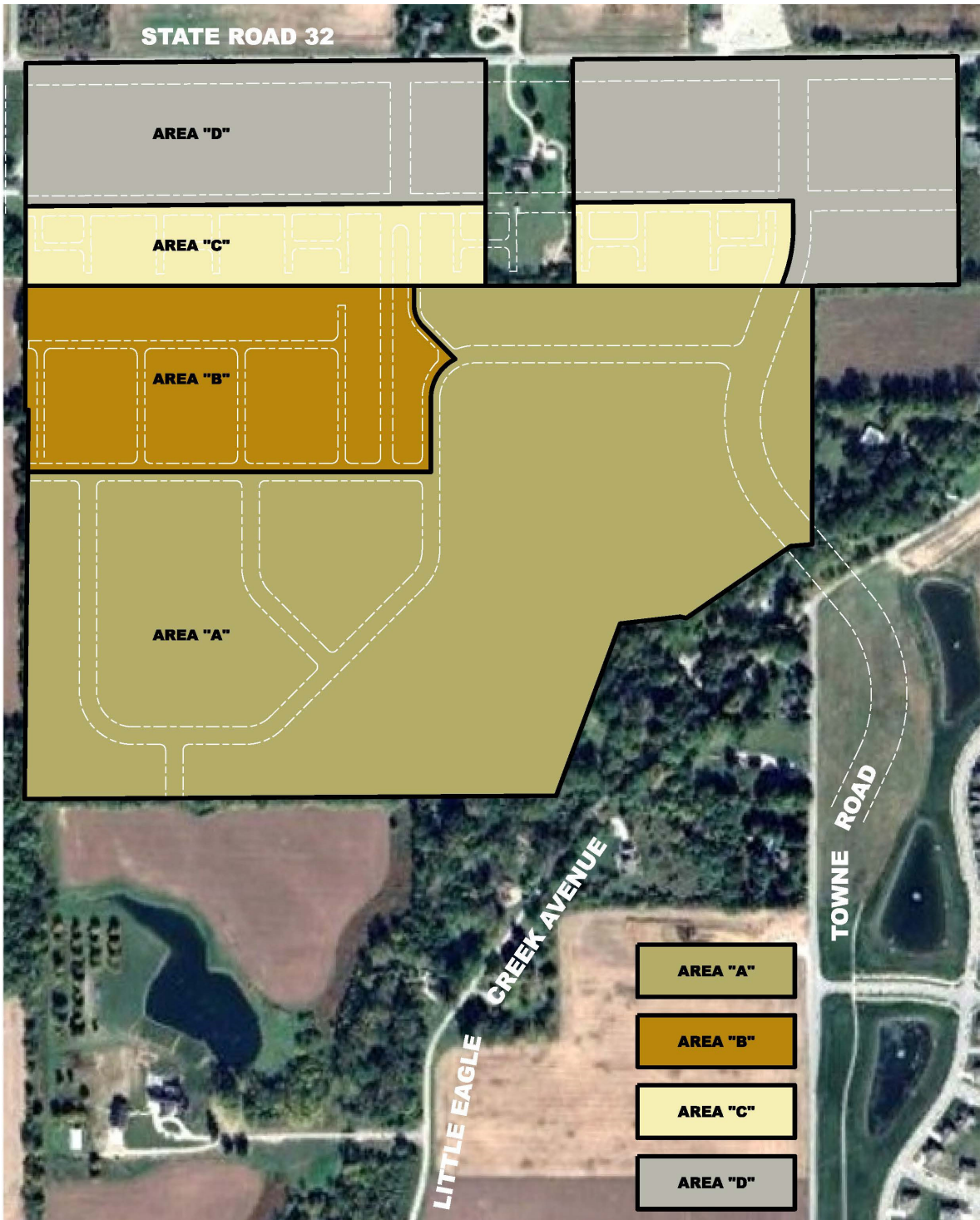
EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

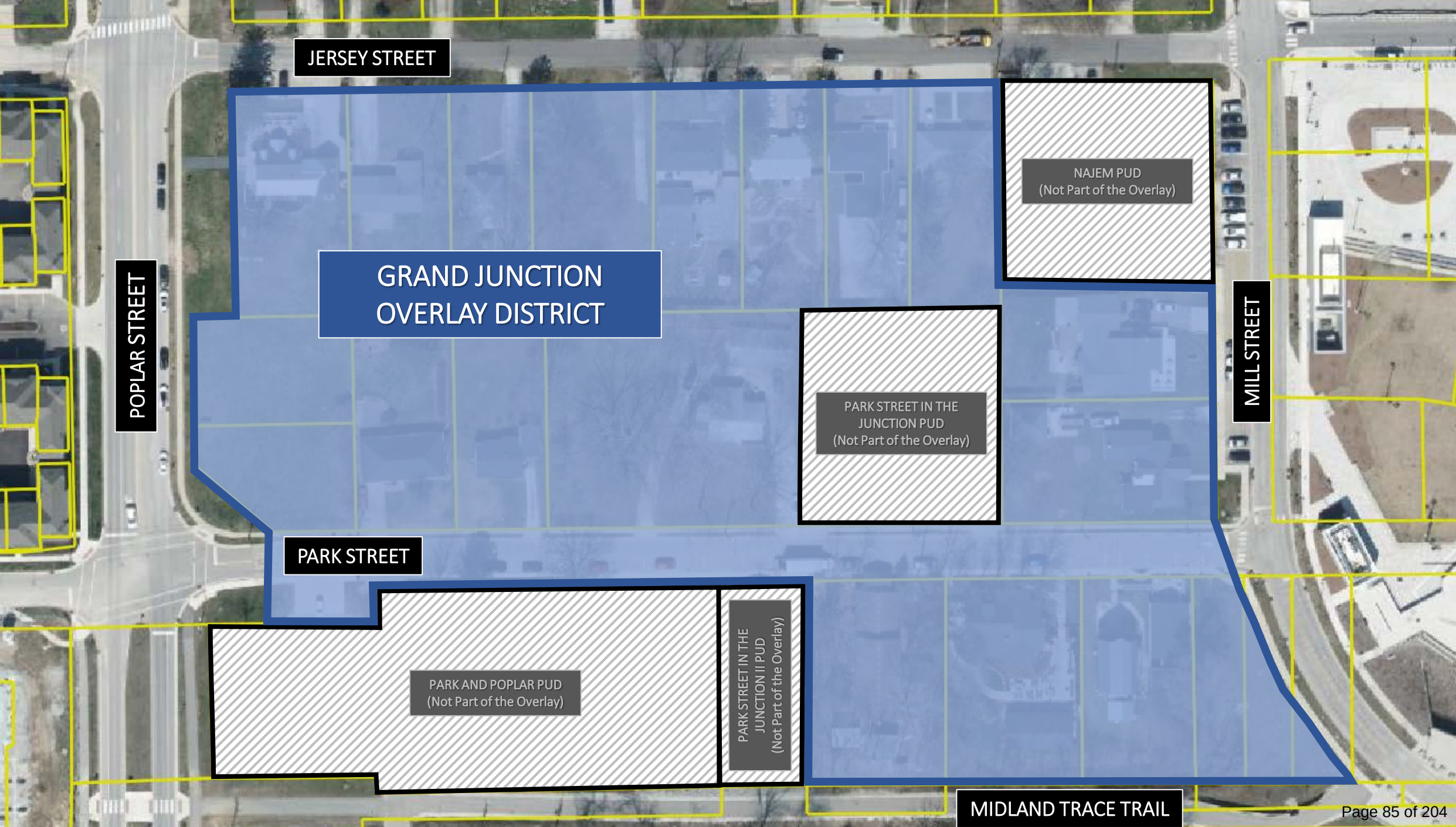


Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2504-PUD-04.

EXHIBIT C

Area Plan
(Page 1 of 1)





JERSEY STREET

POPLAR STREET

GRAND JUNCTION
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

October 1, 2025

TO: Advisory Plan Commission Members

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

CC: Westfield Community Development Staff

SUBJECT: UDO Amendment – Grand Junction 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 Grand Junction 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 Grand Junction 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 Grand Junction 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 Grand Junction 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 Grand Junction 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): GRAND JUNCTION OVERLAY DISTRICT



2. This Article shall apply to any development within the Grand Junction Overlay District.
3. To the extent the provisions of this Article conflict with the provisions elsewhere within this Ordinance, the provisions of this Grand Junction 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 Grand Junction Overlay District ordinance.
 2. **New Building:** A Building constructed after the effective date of this Grand Junction Overlay District ordinance.
- E. **Permitted Uses:** All Uses permitted in the underlying Zoning District shall be prohibited in the Grand Junction 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 Grand Junction 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 Grand Junction 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 Grand Junction 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 Grand Junction Overlay District.
 2. Off-Street Parking Spaces (Article 6.14(G)(11)) shall not be required for Uses within the Grand Junction 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.

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~~Grand Junction 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~~Grand Junction 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~~Grand Junction Overlay District

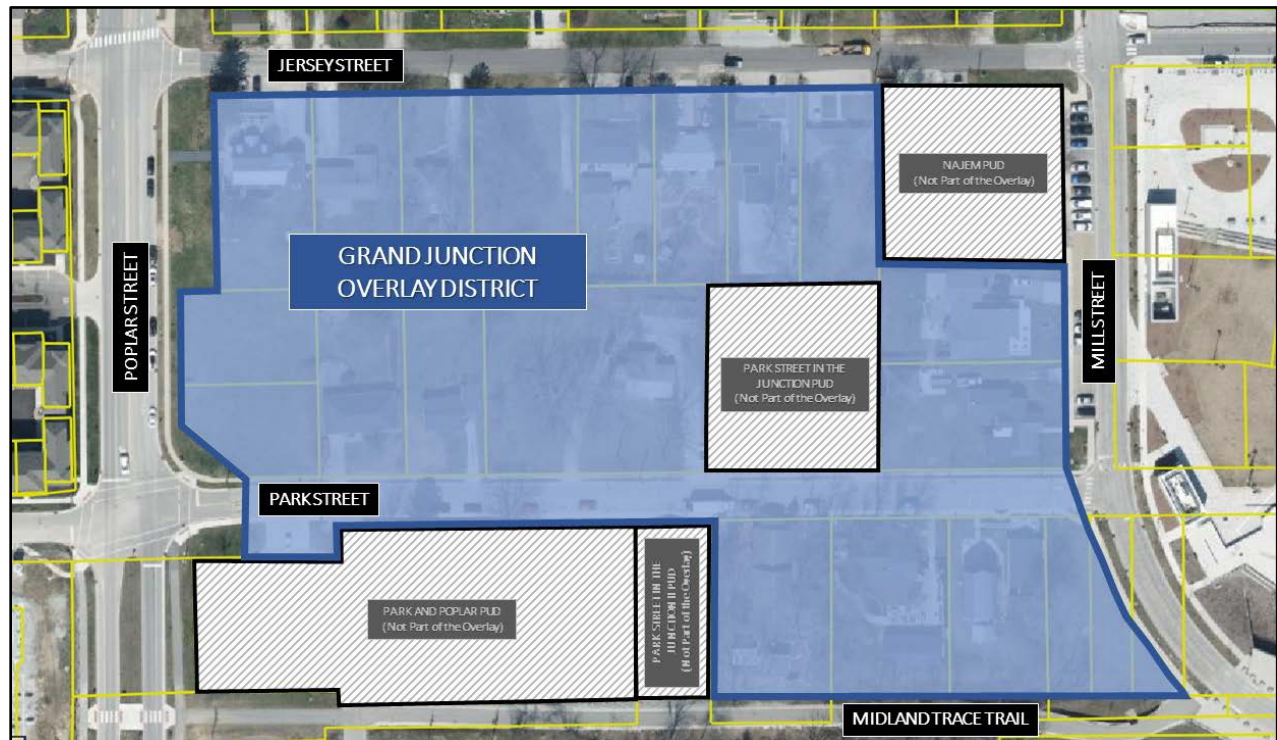
A. Purpose and Intent:

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~~Grand Junction 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~~Grand Junction 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~~GRAND JUNCTION OVERLAY DISTRICT



2. This Article shall apply to any development within the ~~Park & Jersey Street~~Grand Junction 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~~Grand Junction 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~~Grand Junction Overlay District ordinance.
2. **New Building:** A Building constructed after the effective date of this ~~Park & Jersey Street~~Grand Junction Overlay District ordinance.

E. **Permitted Uses:** All Uses permitted in the underlying Zoning District shall be prohibited in the ~~Park & Jersey Street~~Grand Junction 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 Street~~Grand Junction 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~~Grand Junction 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.
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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.
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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~~Grand Junction Overlay District.
 2. Off-Street Parking Spaces (Article 6.14(G)(11)) shall not be required for Uses within the ~~Park & Jersey Street~~Grand Junction Overlay District.
 3. Bicycle and Golf Cart Parking. Shall be provided on-site, at the discretion of the Director.

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- 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.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 4, 2025

Revised: October 6, 2025

2508-PUD-17

Exhibit 1

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

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

Site Address: 16172 John Burtwell Dr

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

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

Current Land Use: Vacant

Acreage: 4.85 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 25-46
4. Redline of Ord. 25-46
5. Concept Plan
6. Parking Analysis
7. Neighborhood Meeting Summary

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

PETITION HISTORY

This petition was introduced for first reading at the July 28, 2025 City Council meeting. The neighborhood meeting was on July 30, 2025 (see [Exhibit 7](#)). A public hearing was held at the August 4, 2025 Advisory Plan Commission (APC) meeting and a Workshop was held at the September 15, 2025 APC meeting. The proposal is expected to receive a recommendation at the October 6, 2025 APC meeting.

Staff has not received any public comments at this time. Red text denotes material changes made to this report in the time since the Public Hearing.

PROJECT OVERVIEW

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

Project Description: The petitioner is requesting a PUD amendment to modify applicable permitted use, accessory structure, parking, landscape, architecture, and overlay district standards to facilitate the

development of two four-story, mixed-use residential buildings, a standalone restaurant, plaza spaces, and associated site improvements.

ORDINANCE DETAILS

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

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 5**) showing the approximate size, location, and proportion of uses and structures. The PUD requires substantial conformance with this Concept Plan as determined by the Director of Community Development.

Underlying Zoning: The PUD amendment will not modify the underlying zoning district. The underlying zoning for Area C will remain [GB: General Business](#).

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

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

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

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

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

Accessory Buildings: In conjunction with the setback modification above, the proposed amendment modifies UDO Art. 6.1(H)(2) Screening of Receptacles and Loading Areas to permit a trash enclosure within the Established Front Yard of 161st St, in compliance with the Concept Plan (see **Exhibit 5**) and Trash Enclosure Exhibit (see **Exhibit C of PUD**). To maximize the number of parking spaces, the enclosure is designed without a man-door.

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

Parking Standards:

Parking Design: The ordinance includes an exhibit showing a conceptual design for on-street parking on both sides of John Burtwell Dr. and possible traffic calming measures (see **Exhibit D of PUD**). Because the west side of the falls outside of the subject parcel, the design is subject to change depending on the future development of Area D.

Parking Counts: The proposed PUD Ordinance waives the applicable parking standards. Instead, parking requirements shall be determined by the Director of Community Development based upon data supplied by the applicant (see **Exhibit 6**).

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

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

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

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

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

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

Pedestrian Connectivity Standards: Although the PUD does not modify the Pedestrian Connectivity Standards, the applicant has provided Connectivity Plan exhibit (see **Exhibit F of**

PUD) depicting pedestrian routes through the district and their relationship to the surrounding public spaces. Substantial compliance with the plan is required.

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

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. Development Policies for Highway Corridors are located on p. 53 of the [Comprehensive Plan](#).

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing will be held for this petition at the August 4, 2025 Plan Commission meeting. The notice of public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

Council Introduction: This petition was introduced for first reading at the July 28, 2025 City Council meeting.

DEPARTMENT COMMENTS

1. **Action:**
 - a. Hold a vote at the October 6, 2025 Plan Commission meeting to forward a recommendation to Council.

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

[illegible]

▲

ORDINANCE NUMBER 25-46

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

“Lantern Commons PUD Amendment 2”

This amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), known as the LANTERN COMMONS PLANNED UNIT DEVELOPMENT (Ordinance 21-04, the “**Lantern Commons Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

Section 3. Permitted Uses.

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

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

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

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

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

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

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

- 6.2 Architectural Standards:

A. Section 8.2(B)(3) of the Lantern Commons Ordinance is hereby replaced and restated as follows for the Real Estate: The Buildings on the Real Estate shall be constructed in substantial compliance with the Architectural Character Exhibits.

B. Article 6.3(E) of the UDO shall not apply to the Real Estate. Instead, the Buildings on the Real Estate shall be constructed in substantial compliance with the Architectural Character Exhibits.

- 6.3 Parking. Section 8.3 of the Lantern Commons Ordinance is hereby amended to permit Parking Space requirements for the mixed uses on the Real Estate to be determined by the Director, based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan. Parking along the north/south drive along the west side of the Real Estate is conceptually depicted in Exhibit D, attached hereto. This depiction illustrates parking on both sides of the drive with multiple pedestrian crossings and traffic calming measures such as raised crosswalks, reduced speed limits and appropriate signage. This configuration is subject to change as approved by the Director and is dependent upon the ultimate design for the development of Area D as identified in the Lantern Commons Ordinance.

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

A. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in

substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.

- B. Foundation Plantings. Article 6.8(L) of the UDO shall not be applicable to the Real Estate in order to accommodate plazas and pedestrian ways. Instead, planting beds and planters shall be utilized to accomplish the intent of Article 6.8(L) as determined by the Director at the time of Detailed Development Plan review.
- C. External Street Frontage Landscaping Requirements. Article 6.8(M) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- D. Buffer Yard Requirements. Article 6.8(N) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- E. Parking Area Landscaping. For the purposes of applying Section 8.4 of the Lantern Commons Ordinance to the Real Estate, the Real Estate shall not be considered a “Multi-Family use”. Perimeter Parking Area Landscaping shall not be required along the west property line of the Real Estate.

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

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

Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE 25-46**

this _____ day of _____, 2025.

Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-46**

this _____ day of _____, 2025.

Scott Willis, Mayor

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

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

Exhibit A

“Concept Plan”

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

APPROX. 38' TRAIL ESMT

R6

R9.5

R9.5

DOG PARK

MIXED-USE BUILDING

PLAZAS

MIXED-USE BUILDING

PLAZA

RESTAURANT

UNION ST

161ST ST

0 40' 80' 160'

Scale 1" = 80'-0"

North

Exhibit B

“Architectural Character Exhibits”

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











View 5 6

JULY 25, 2025



View 6 7

JULY 25, 2025



View 7 8

JULY 25, 2025



View 8 9

JULY 25, 2025



View 9 10

JULY 25, 2025

Roofing



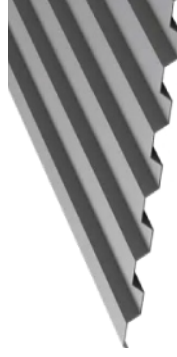
Asphalt Shingles

Siding

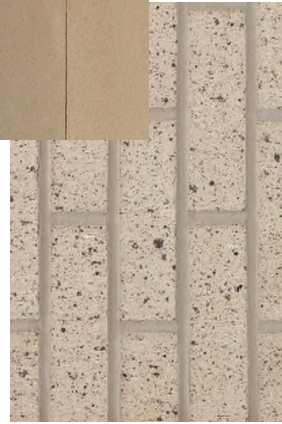


Lap Siding
8" Exposure

BoxRib Siding



MASONRY



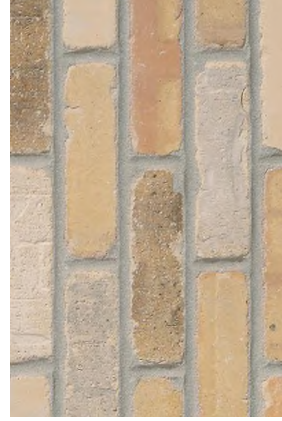
Modular Brick
General Shale - Silverstone Velour

Cast Stone Accents



Cast Stone Accents

Modular Brick
Blond, tumbled



Exterior Legend	
M1	Modular Brick Running Bond Dark Brown Size 8x4x8 Grout: 3/8" x 1/2" x 1/2"
M2	Modular Brick Running Bond Dark Brown Size 8x4x8 Grout: 3/8" x 1/2" x 1/2"
G1	Dark Stone Grout
F1	Modular Brick Running Bond Dark Brown Size 8x4x8 Grout: 3/8" x 1/2" x 1/2"
F2	Modular Brick Running Bond Dark Brown Size 8x4x8 Grout: 3/8" x 1/2" x 1/2"
B1	Flat Concrete Light Gray Non-Slip Non-Slip
B2	Flat Concrete Light Gray Non-Slip Non-Slip
R1	Asphalt Road Bridge Dark Gray Non-Slip Non-Slip

Exterior materials are indicated in plan &
elevation. Materials to be verified in field
with a water-tight seal.



02 | BUILDING A
NORTH ELEVATION
SCALE 3/32" = 1'-0"



01 | BUILDING A
SOUTH ELEVATION
SCALE 3/32" = 1'-0"

Exterior Legend	
M1	Medium Brick Running Bond Dark Bronze
M2	Medium Brick Running Bond Dark Bronze
G1	Dark Stone Split
P1	Wood Siding Corner Board Medium T&D
P2	Wood Siding Horizontal Board Medium T&D
B1	Flat Concrete Light Gray Non-Decorated
B2	Flat Concrete Vertical Panel Light Gray
R1	Asphalt Road Bridge Dark Gray - Treated for the Environment

Exterior materials are indicated in blue &
blue & light gray. Exterior materials to be verified in field
with a north arrow and inch/pole.



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



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

WESTFIELD
MIXED-USE

WESTFIELD, INDIANA

NO. 123456789

DATE: 12/15/2023

CONCEPTUAL
DESIGN
JULY 15, 2023
C_24068

BUILDING B -
EXTERIOR
ELEVATIONS

B-A201

Exterior Legend	
V1	Vertical Groove Medium Bronze Steel Joist Steel Joist Steel Joist
V2	Vertical Groove Medium Bronze Steel Joist Steel Joist Steel Joist
G1	Dark Stone Dark Stone Dark Stone
P1	Medium Stone Medium Stone Medium Stone
P2	Medium Stone Medium Stone Medium Stone
B1	Fluted Concrete Fluted Concrete Fluted Concrete
E1	Fluted Concrete Fluted Concrete Fluted Concrete
R1	Aluminum Aluminum Aluminum

Exterior materials are indicated in detail and subject to availability.
Exterior materials to be verified in field with an appropriate steel industry.

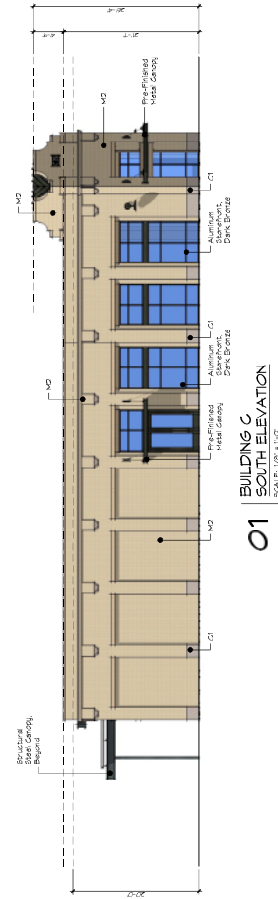
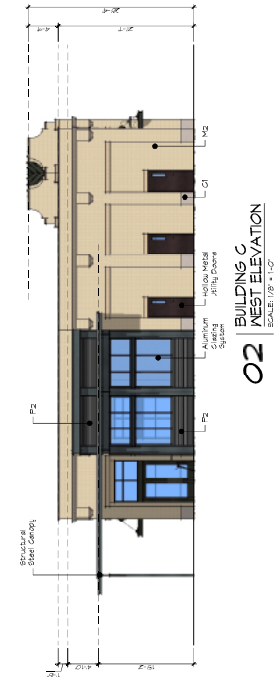
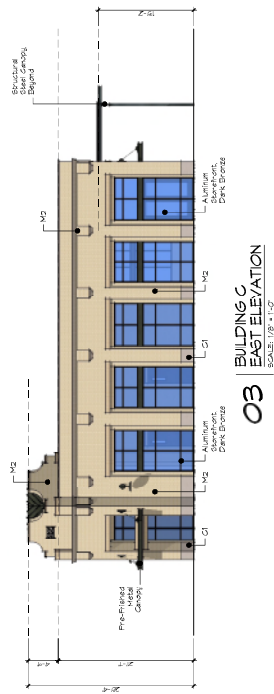
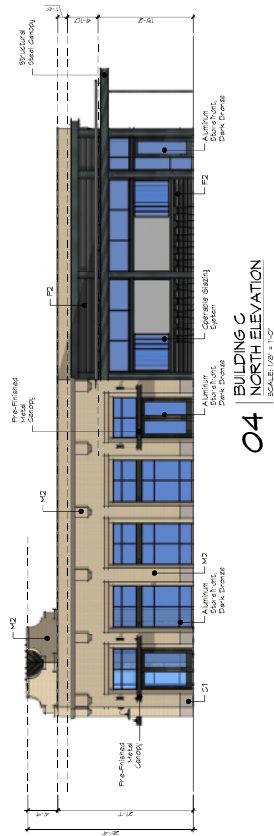


Exhibit C

“Enclosure Exhibit”

The Enclosure Exhibit appears on the following page of this exhibit.

0 40' 80' 160'

Scale 1" = 80'-0"

North

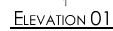
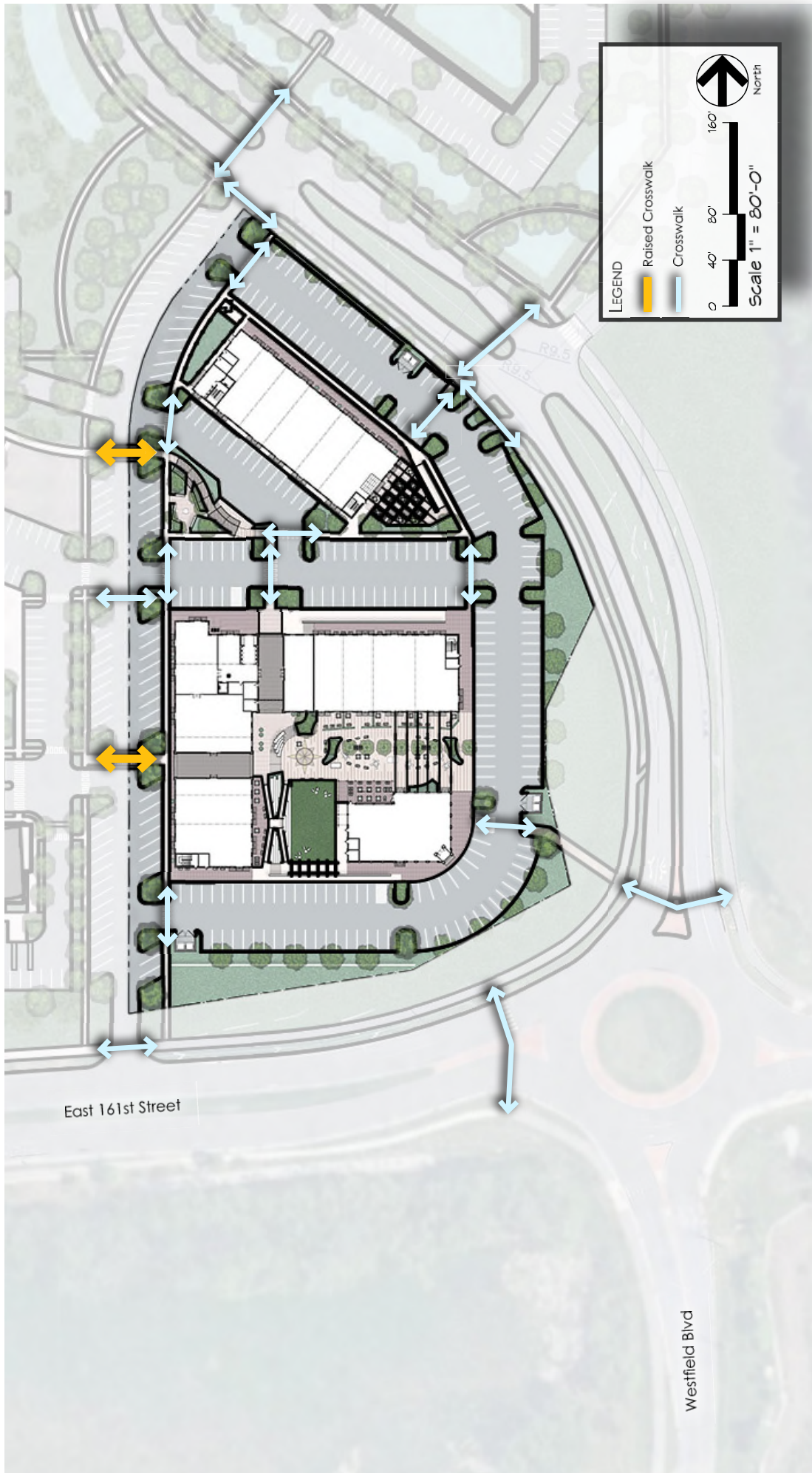


Exhibit D

“Parking Concept”

The conceptual parking exhibit appears on the following two (2) pages of this exhibit.

CROSSWALK EXHIBIT



STREETSCAPE EXHIBIT

John Burtwell Drive

- 12' Travel Lanes
- 20' Angled Parking (30deg) w/ Landscape Bump-outs
- 6' Sidewalk
- 4'-6" Retail Walk along Building Face
- Landscaped Bed



Exhibit E

“Amenities”

The Amenities descriptions are included below, and the Amenities depictions appear on the following five (5) pages of this exhibit.

Site Narrative

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

Arrival Plaza

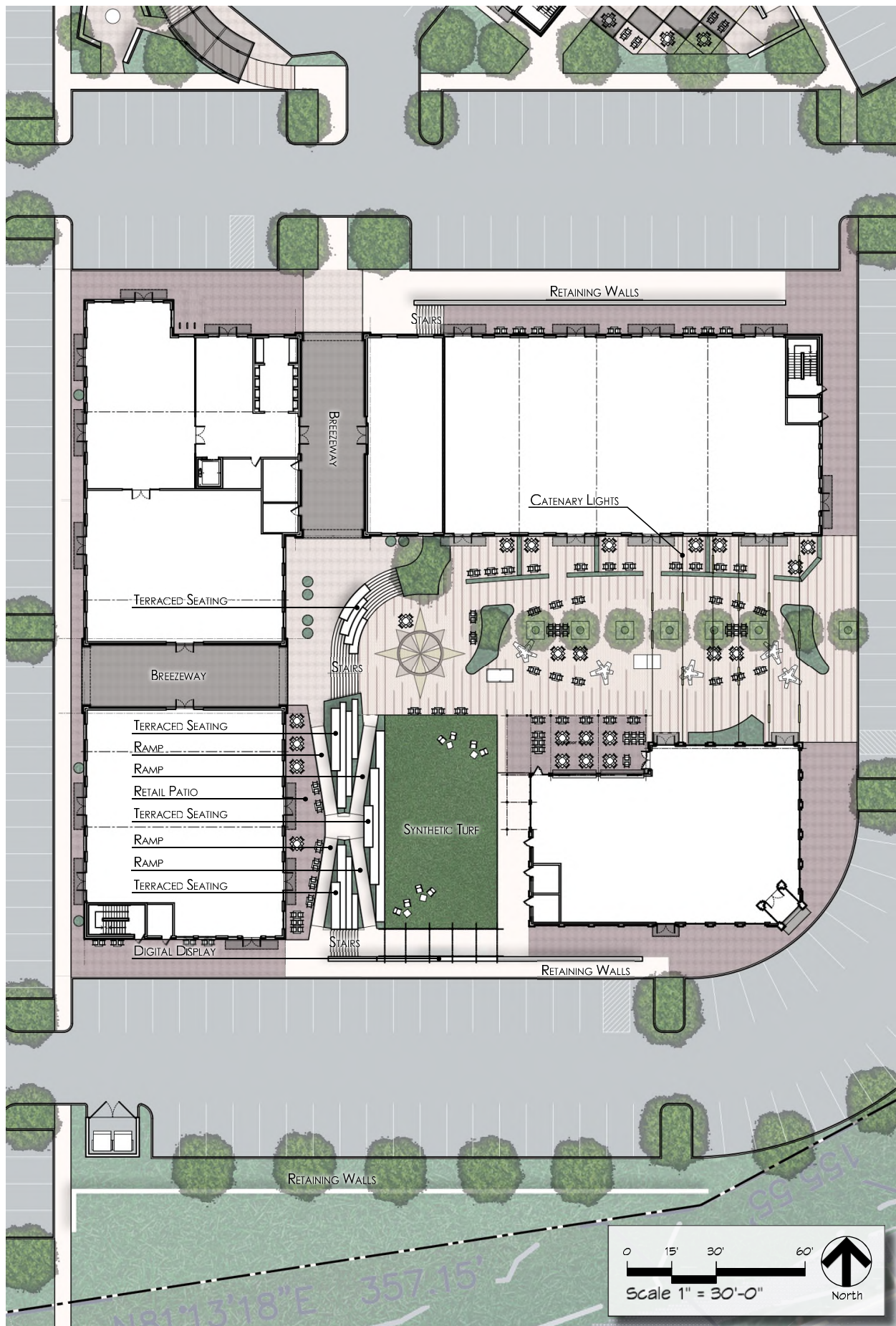
The triangular plaza serves as the front door to the development. A prominent public art beacon acts as a focal point and gathering element. Visitors are collected here with multi-modal transportation connections. A dynamic shade structure with integrated seating provides a comfortable pick-up and drop-off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

Central Plaza

The southern plaza, the largest of the public spaces, is a dynamic destination designed to support outdoor dining, socializing, and community events. Anchored by a standalone restaurant, the plaza is activated by multiple retailers and restaurants. The grade transition of this sloping site is celebrated as a design feature by integrating terraced seating, stairs, and ramps that focus inward on a broad synthetic turf area that is punctuated by a large video board. Landscaping bollards will be utilized along the east pedestrian entrance to the Central Plaza to provide separation between the plaza and the adjacent parking area.

Building B Retail Plaza

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

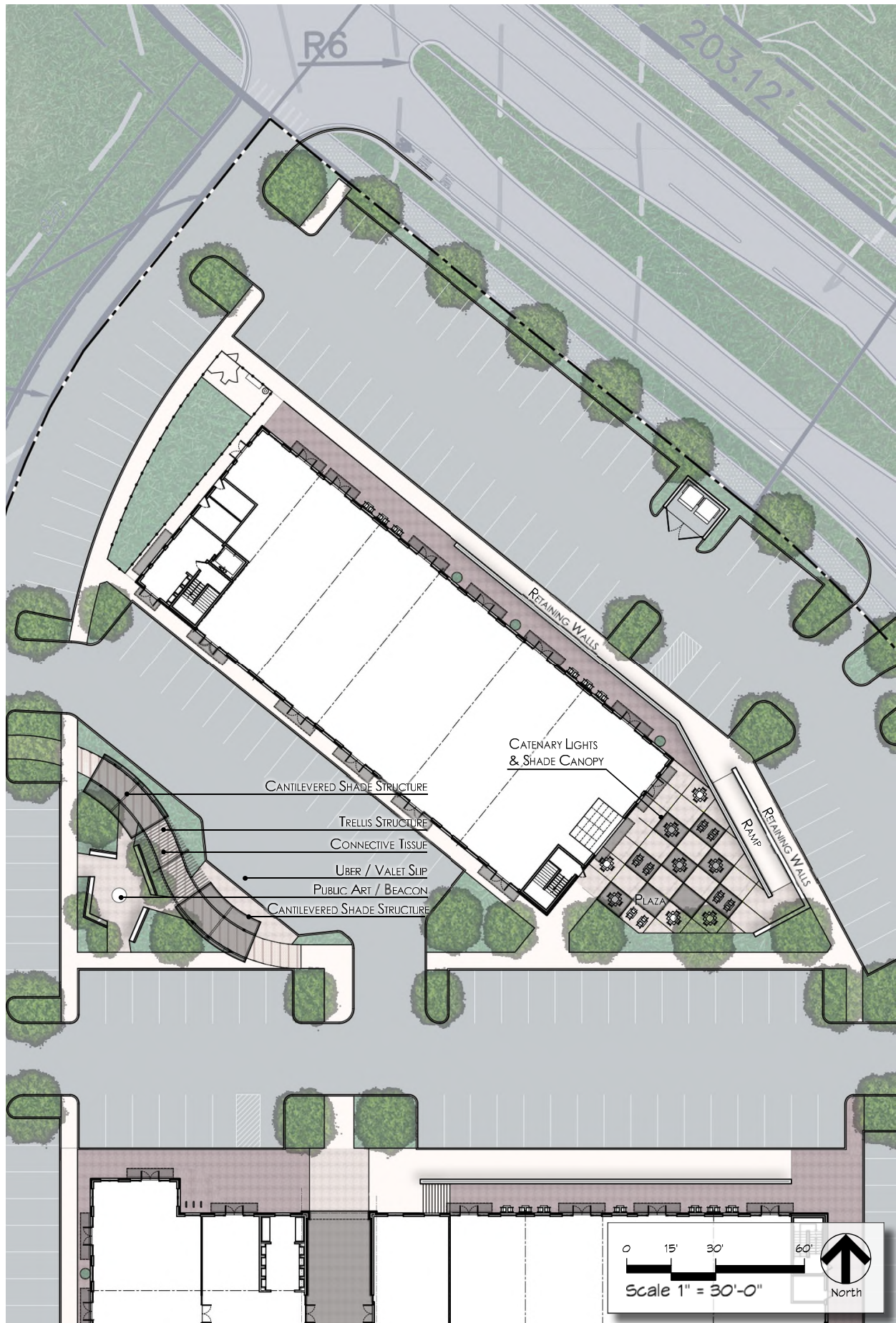


PLAZA VIEW



PLAZA VIEW





ARRIVAL PLAZA VIEW

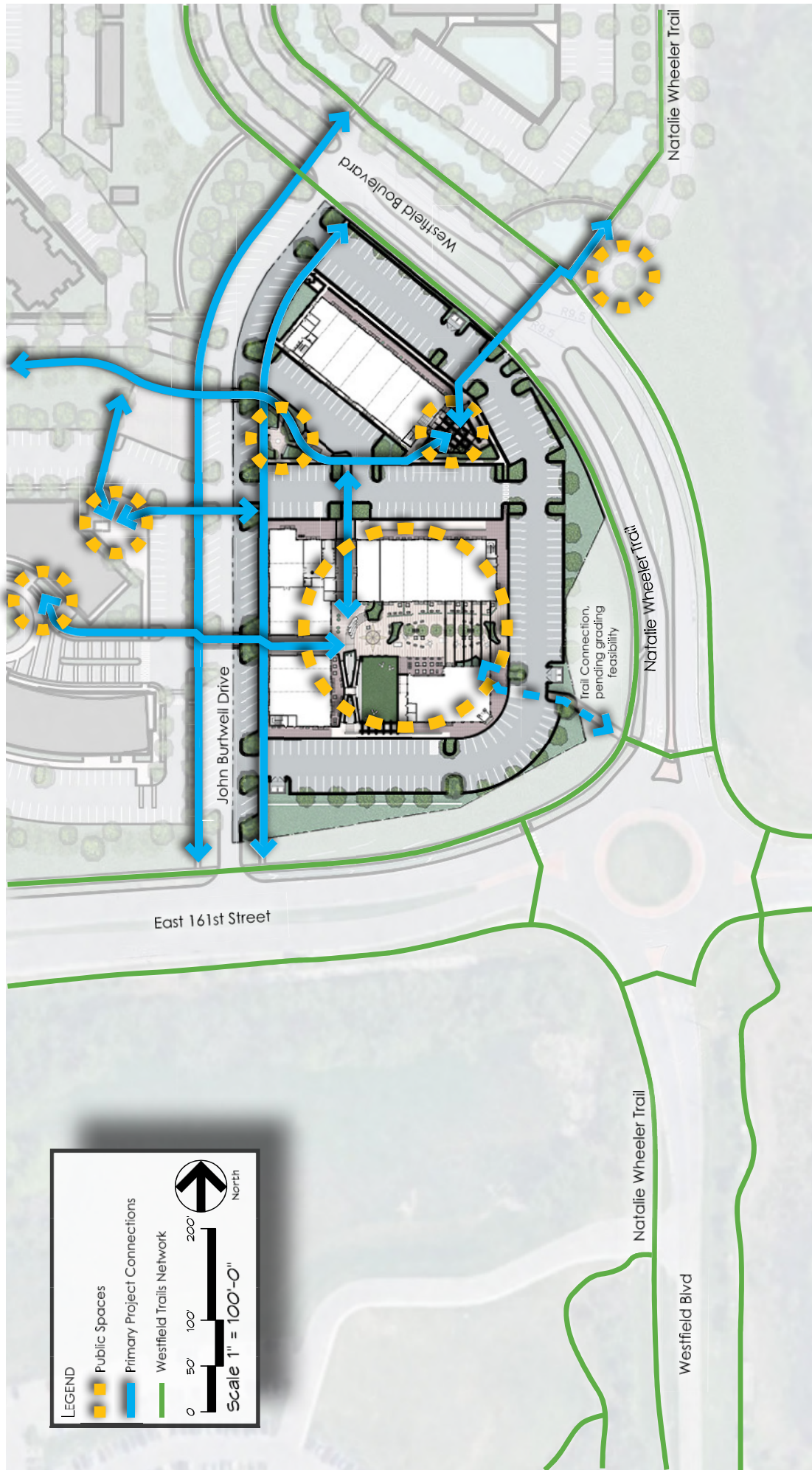


Exhibit F

“Connectivity Plan”

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

PEDESTRIAN CONNECTIVITY EXHIBIT



ORDINANCE NUMBER 25-46

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

“Lantern Commons PUD Amendment 2”

This amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), known as the LANTERN COMMONS PLANNED UNIT DEVELOPMENT (Ordinance 21-04, the “**Lantern Commons Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

Section 3. Permitted Uses.

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

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

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

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

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

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

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

6.2 Architectural Standards:

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

- 6.3 Parking. Section 8.3 of the Lantern Commons ~~PUD-Ordinance~~ is hereby amended to permit Parking Space requirements for the mixed uses on the Real Estate to be determined by the Director, based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan. Parking along the north/south drive along the west side of the Real Estate is conceptually depicted in Exhibit D, attached hereto. This depiction illustrates parking on both sides of the drive with multiple pedestrian crossings and traffic calming measures such as raised crosswalks, reduced speed limits and appropriate signage. This configuration is subject to change as approved by the Director and is dependent upon the ultimate design for the development of Area D as identified in the Lantern Commons Ordinance.

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

- A. Minimum Lot Landscaping Requirements. Article 6.8(K) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in

substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.

- B. Foundation Plantings. Article 6.8(L) of the UDO shall not be applicable to the Real Estate in order to accommodate plazas and pedestrian ways. Instead, planting beds and planters shall be utilized to accomplish the intent of Article 6.8(L) as determined by the Director at the time of Detailed Development Plan review.
- C. External Street Frontage Landscaping Requirements. Article 6.8(M) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- D. Buffer Yard Requirements. Article 6.8(N) of the UDO shall not be applicable to the Real Estate. Instead, the Real Estate shall be developed in substantial compliance with the Concept Plan and in compliance with Article 6.8(O) of the UDO.
- E. Parking Area Landscaping. For the purposes of applying Section 8.4 of the Lantern Commons ~~PUD-Ordinance~~ to the Real Estate, the Real Estate shall not be considered a “Multi-Family use”. Perimeter Parking Area Landscaping shall not be required along the west property line of the Real Estate.

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

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

Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE 25-46**

this _____ day of _____, 2025.

Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-46**

this _____ day of _____, 2025.

Scott Willis, Mayor

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

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

Exhibit A

“Concept Plan”

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

Exhibit B

“Architectural Character Exhibits”

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

Exhibit C

“Enclosure Exhibit”

The Enclosure Exhibit appears on the following page of this exhibit.

|

Exhibit D

“Parking Concept”

The conceptual parking exhibit appears on the following two (2) pages of this exhibit.

Exhibit DE

“Amenities”

The Amenities descriptions are included below, and the Amenities depictions appear on the following ~~three~~five (35) pages of this exhibit.

Site Narrative

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

Arrival Plaza

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

Central Plaza

The southern plaza, the largest of the public spaces, is a dynamic destination designed to support outdoor dining, socializing, and community events. Anchored by a standalone restaurant, the plaza is activated by multiple retailers and restaurants. The grade transition of this sloping site is celebrated as a design feature by integrating terraced seating, stairs, and ramps that focus inward on a broad synthetic turf area that is punctuated by a large video board. Landscaping bollards will be utilized along the east pedestrian entrance to the Central Plaza to provide separation between the plaza and the adjacent parking area.

Building B Retail Plaza

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

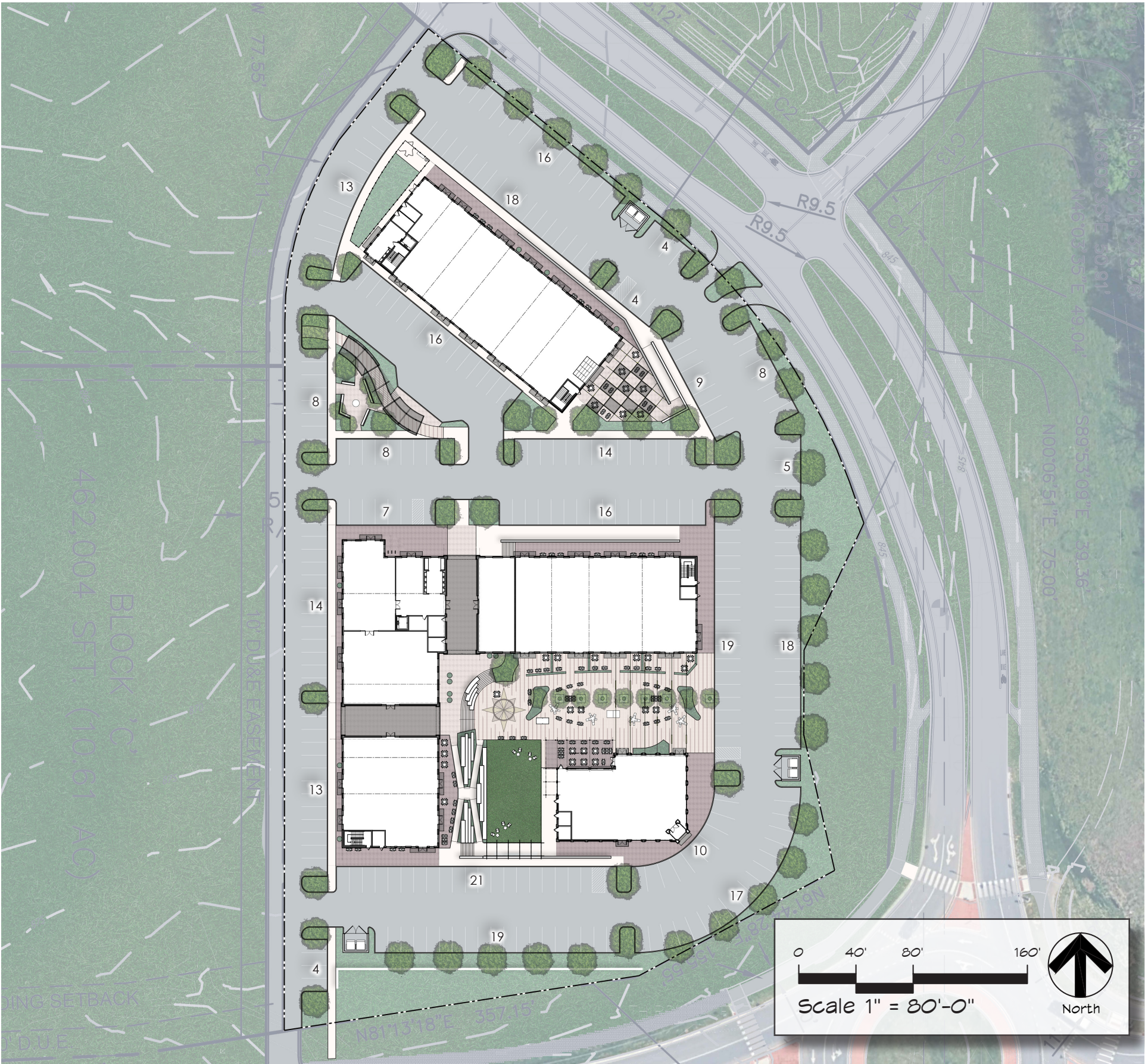
Exhibit F

“Connectivity Plan”

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

[illegible]

PARKING ANALYSIS



SUMMARY

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

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

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

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

Parking Demand Calculations

Multi-Family (1.25) spaces / unit

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

Commercial (5) spaces / 1,000sf

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

Lantern Commons PUD Amendment – Neighbor Meeting Summary

Date: July 30, 2025

Time: 6:30 PM – 7:30 PM

Location: Sumner History Room, Westfield Washington Library

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

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

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

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

The meeting adjourned at approximately 7:30 PM.

Minutes prepared by:

Lisa Claghorn

Church Church Hittle + Antrim

Westfield-Washington Township Advisory Plan Commission
RESOLUTION ____-2025

**A RESOLUTION BY THE WESTFIELD-WASHINGTON
TOWNSHIP ADVISORY PLAN COMMISSION MODIFYING
THE OAK PARK NEIGHBORHOOD ZONING COMMITMENTS**

Whereas, on July 14, 2014, the City Council of Westfield, Indiana adopted the Westfield-Washington Township Zoning Ordinance Number 14-15, establishing land use regulations, including residential setback requirements for certain areas, among them the neighborhood commonly referred to as the Oak Park neighborhood;

Whereas, the legal description for Oak Park is attached hereto as Exhibit A and incorporated by reference;

Whereas, on July 18, 2014, the then Owner of real estate within Oak Park made and recorded certain Commitments in the Hamilton County Recorder's Office as Instrument Number 2014030813 ("Commitments");

Whereas, the Commitments may be modified or terminated by decision of the Westfield-Washington Township Plan Commission following a public hearing with proper notice;

Whereas, paragraph 4 of the Commitments establishes the minimum side yard setback at twenty (20) feet with an aggregate side yard setback at forty (40) feet;

Whereas, the current owners of Section 2, Lot 2 of Oak Park petitioned the Westfield-Washington Board of Zoning Appeals for a variance (Petition Number 2509-VS-13) to permit an accessory structure encroachment into the eastern side yard setback that had been established by Ordinance 14-15;

Whereas, at its September 9, 2025, meeting, the Westfield-Washington Board of Zoning Appeals granted the variance, reducing the side-yard setback from twenty (20) feet to nine (9) feet for Section 2, Lot 2 in Oak Park ("Variance");

Whereas, a request has been made to the Westfield-Washington Township Advisory Plan Commission to amend the Commitments so they are consistent with the Variance, reducing the side-yard setback from twenty (20) feet to nine (9) feet for Section 2, Lot 2 in Oak Park; and

Whereas, the Westfield-Washington Township Advisory Plan Commission desires to amend the Commitments, pursuant to Exhibit B, which is attached hereto and incorporated by reference ("Oak Park Revised Commitments").

NOW THEREFORE BE IT RESOLVED, by the Westfield-Washington Township Advisory Plan Commission as follows:

1. The Oak Park Commitments shall be revised in a manner consistent with the variance granted by the Westfield-Washington Board of Zoning Appeals for Petition Number 2509-VS-13.
2. A revised copy of the Oak Park Revised Commitments is attached hereto and incorporated by reference as Exhibit B.
3. The City of Westfield Community Development Staff is authorized to take any actions necessary to effect this Resolution and the Revised Commitments.
4. This Resolution shall be in full force and effect from and after its passage by the Westfield-Washington Township Advisory Plan Commission, and in accordance with Indiana law.

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

ALL OF WHICH IS HEREBY ADOPTED BY RESOLUTION BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION ON THE ____ DAY OF _____, 2025

Voting For	Voting Against	Abstain
Stephanie Carlson	Stephanie Carlson	Stephanie Carlson
Billy Bunkowfst	Billy Bunkowfst	Billy Bunkowfst
Bob Horkay	Bob Horkay	Bob Horkay
Chris Woodard	Chris Woodard	Chris Woodard
Mark Keen	Mark Keen	Mark Keen
Omar Khan	Omar Khan	Omar Khan
Ryan Mooney	Ryan Mooney	Ryan Mooney
Victor McCarty	Victor McCarty	Victor McCarty

**ADDENDUM NO. 1 TO THE COMMITMENTS CONCERNING THE USE OR DEVELOPMENT
OF REAL ESTATE MADE IN CONNECTION WITH A ZONE MAP CHANGE**

This Addendum to Written Commitments is made and entered into this ____ day of September, 2025, by the Westfield-Washington Township Advisory Plan Commission pursuant to the modification procedures established within the Commitments Concerning the Use or Development of Real Estate Made in Connection with a Zone Map Change, dated July 14, 2014, and recorded in the office of the Hamilton County Recorder as Instrument Number 2014030813 (“Commitments”).

Amendments to Commitments

The Westfield-Washington Township Advisory Plan Commission hereby amends the Commitments as follows:

Page 1, Paragraph Number 4 shall read:

4. The minimum Side Yard (as defined in the Zoning Ordinance) setback shall be twenty (20) feet with an aggregate Side Yard setback of forty (40) feet. Provided, however, that the minimum Side Yard setback for Section 2, Lot 2 shall be nine (9) feet, and the minimum Side Yard setback for Lot 28 where it abuts Oak Park Section I shall be thirty-five (35) feet. The minimum distance between Principal Buildings (as defined in the Zoning Ordinance) shall be forty (40) feet.

General Provisions

1. No Other Changes. Except as expressly amended by this Addendum, all other Commitments remain in full force and effect.
2. Binding Effect. This Addendum shall be binding upon the Owner and subsequent owners of the Real Estate and shall run with the land.
3. Governing Law. This Addendum shall be governed by and construed in accordance with the law of the State of Indiana.

IN WITNESS WHEREOF, the Westfield Washington Township Advisory Plan Commission has executed this instrument this _____ day of September, 2025.

By: _____

Printed: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared _____, the _____ of the Westfield Washington Township Commission, who acknowledged the execution of the foregoing Addendum to Written Commitments this ____ day of September 2025.

WITNESS my hand and Notarial Seal this _____ day of _____. 2025.

Signature: _____

Printed: _____

County of Residence: _____

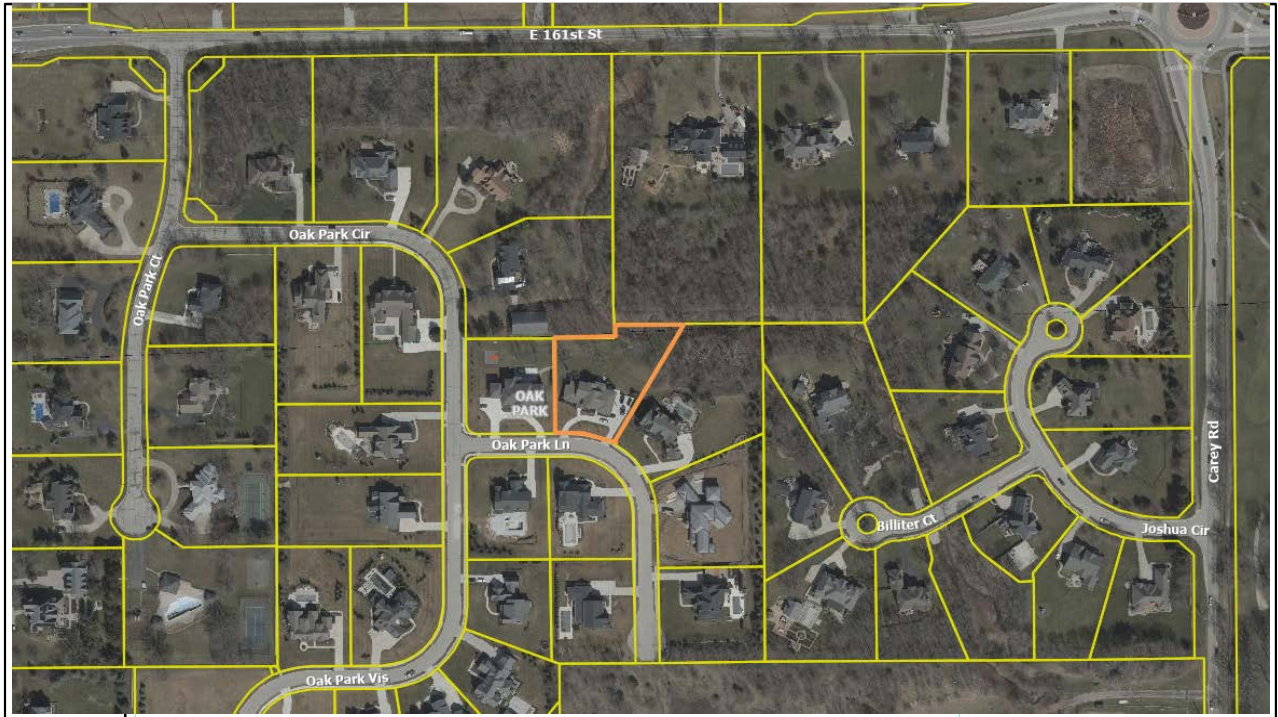
My Commission expires: _____

This document was prepared by Nicole Buskill, 2728 East 171st Street, Westfield, IN 46074.

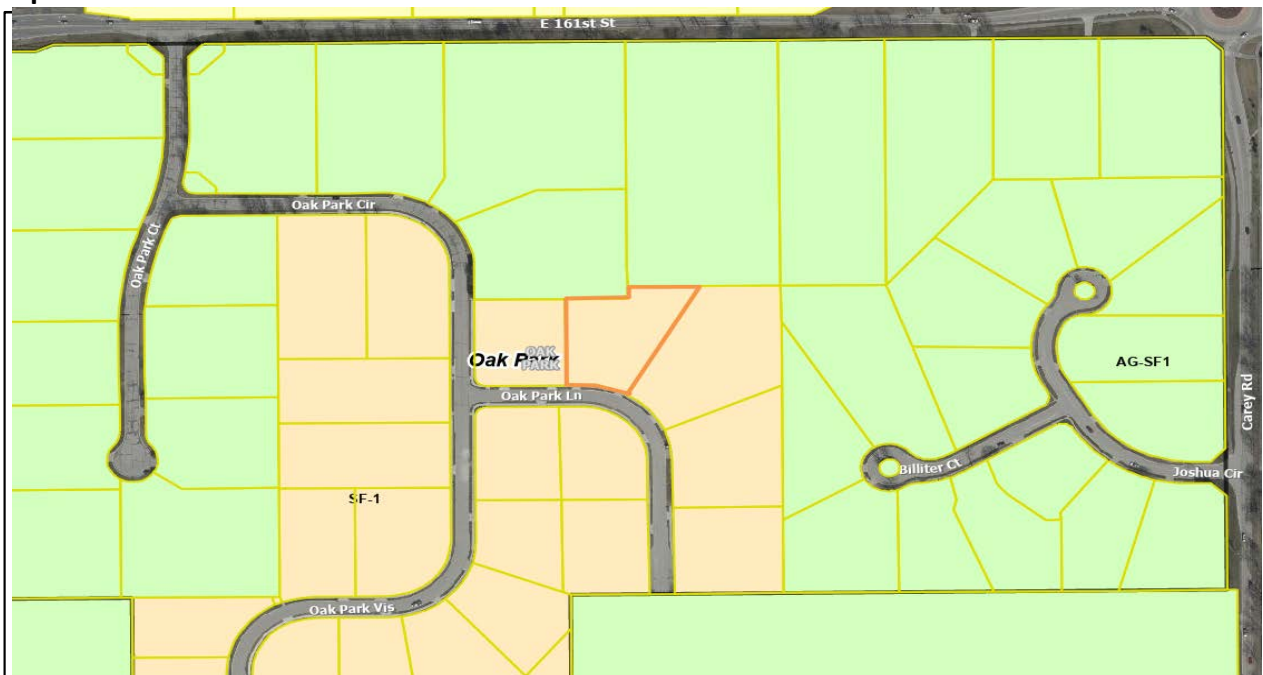
I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Nicole Buskill

Aerial Location Map

 Site

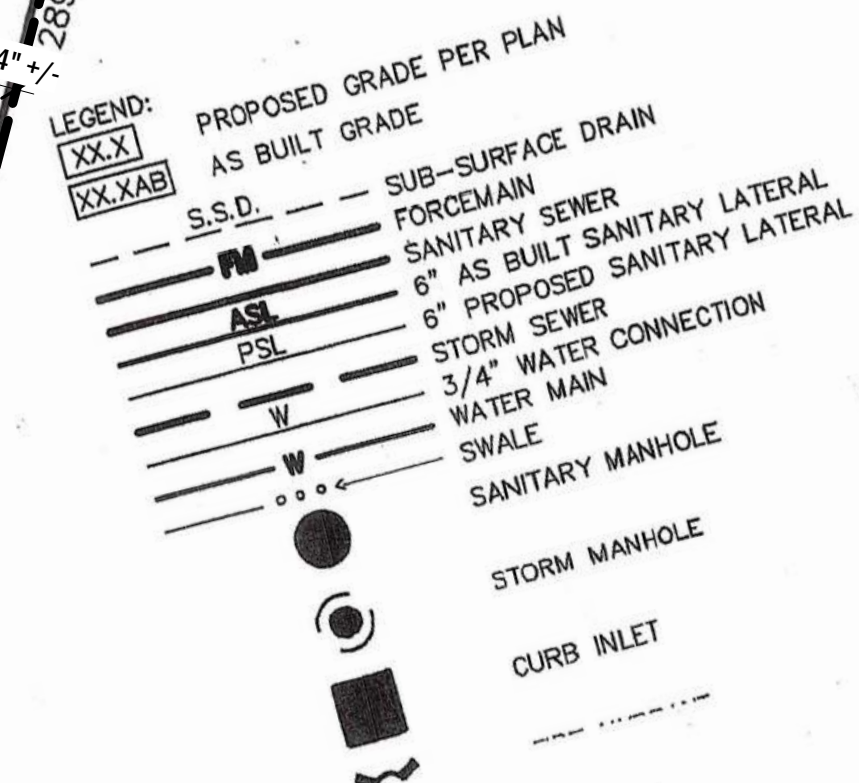


Zoning Map



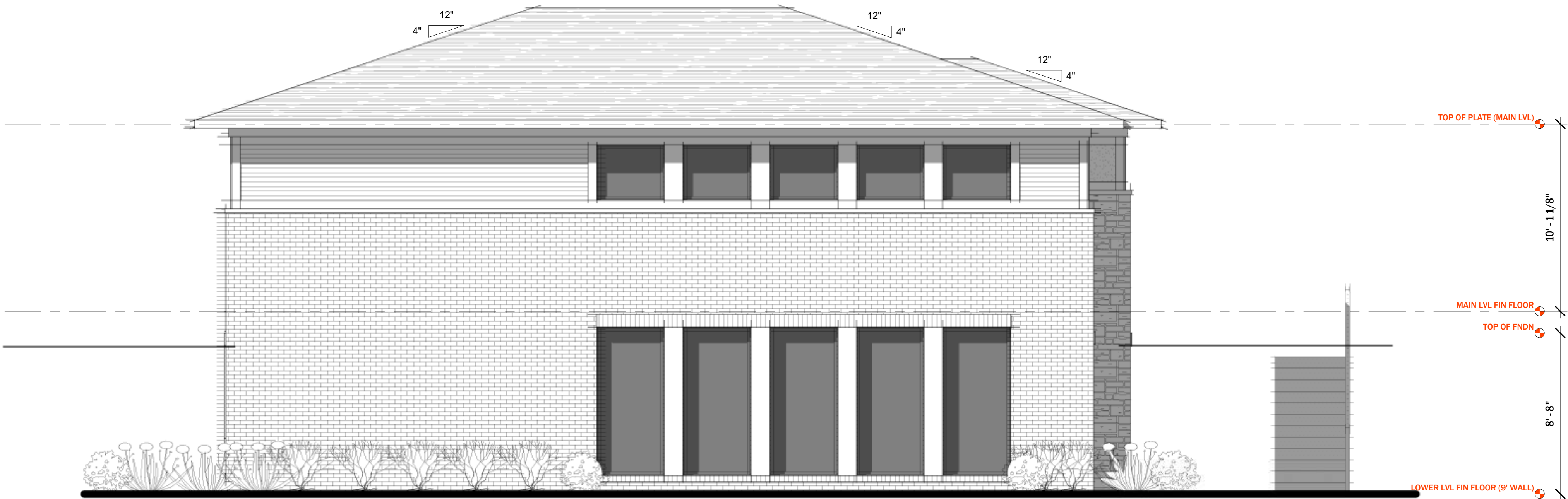
-  AG-SF1: Agricultural / Single Family Rural District
 -  SF-1: Single Family Large Lot District
- 0 0.0275 0.055
 Miles





15973 OAK PARK LANE WESTFIELD, IN 46074

08/04/25



2 Preliminary North Elevation
1/4" = 1'-0"



1 Preliminary South Elevation
1/4" = 1'-0"

HOUSER GYMNASIUM

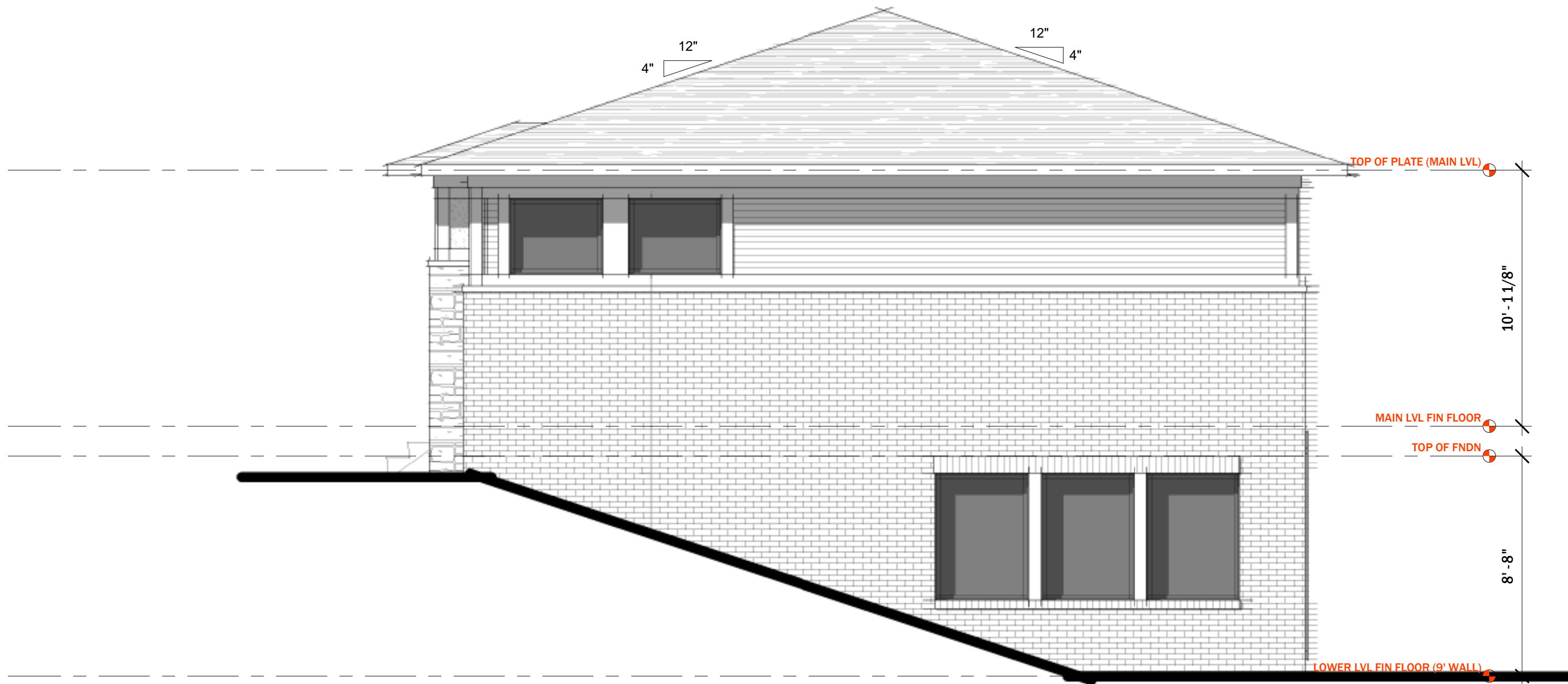
1/4" = 1'-0"

PRELIMINARY ELEVATIONS

08/04/25



① Preliminary West Elevation
1/4" = 1'-0"



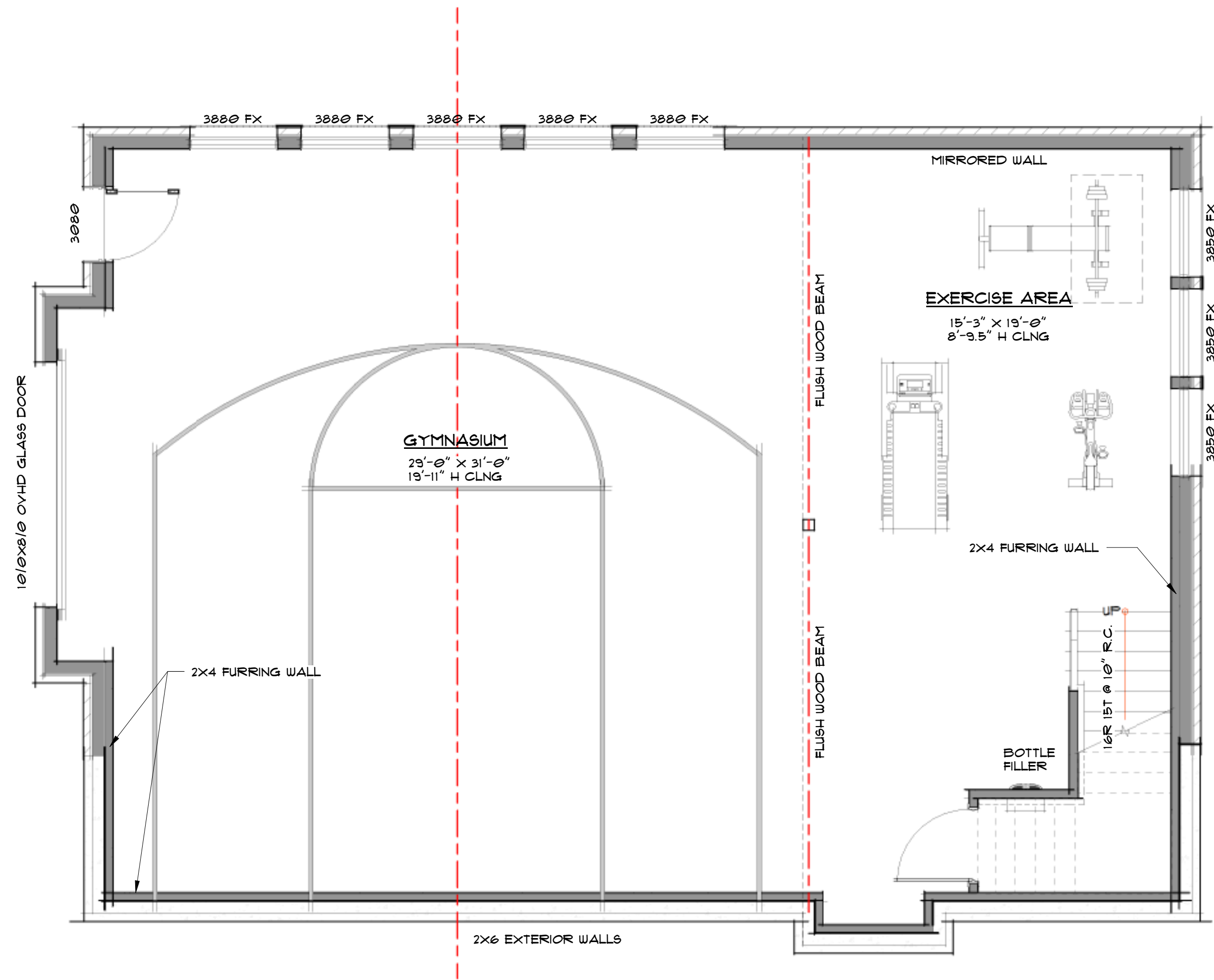
② Preliminary East Elevation
1/4" = 1'-0"

HOUSER GYMNASIUM

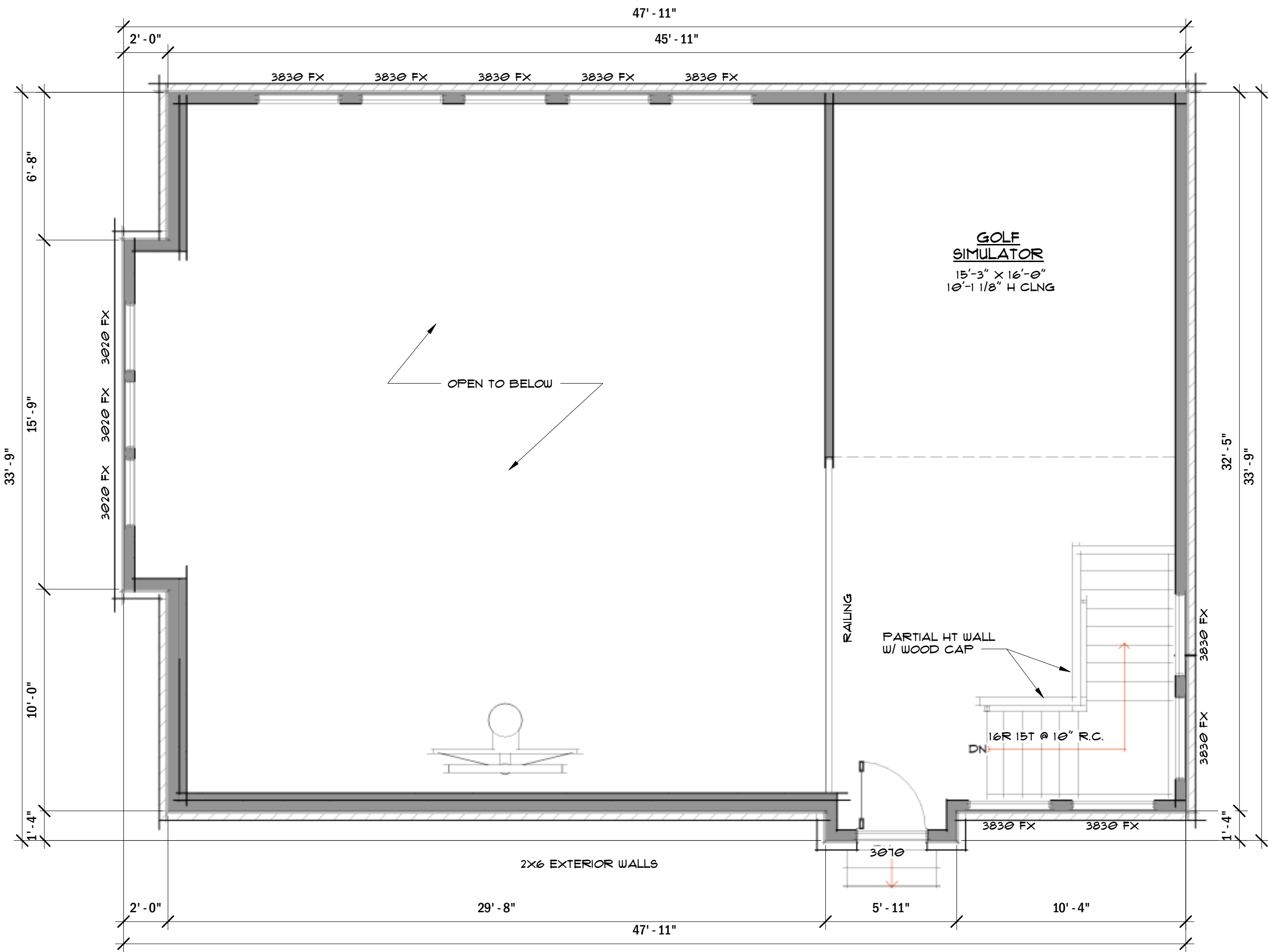
1/4" = 1'-0"

PRELIMINARY ELEVATIONS

08/04/25



2 PRELIMINARY LOWER LEVEL PLAN
1/4" = 1'-0"



1 PRELIMINARY MAIN LEVEL PLAN
1/4" = 1'-0"

HOUSER GYMNASIUM

1/4" = 1'-0"

PRELIMINARY PLANS

08/04/25



Petition Number:	2509-PUD-18
Project Name:	Schlegel Commerce Park PUD (Ord. 25-54)
Subject Site Address:	Generally located at 20125 Grassy Branch Road (the "Property")
Petitioner:	Pleasant Cities, LLC, on behalf of Austin Schlegel (the "Petitioner")
Request:	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).
Current Zoning:	AG-SF1: Agricultural / Single-family Rural District
Current Land Use:	Vacant / Agricultural
Approximate Acreage:	3 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 25-54 4. Architectural Character Exhibits 5. Neighborhood Meeting Summary
Staff Reviewer:	Ryan Collingwood, Senior Associate Planner

PETITION HISTORY

The petition had its first reading at the [September 22, 2025](#), City Council meeting. Video footage of the item's First Reading can be viewed [here](#).

A neighbor meeting was held on August 28, 2025. A summary of that meeting can be viewed in [Exhibit 5](#).

The petition will receive a public hearing at the October 6, 2025, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is generally located at 20125 Grassy Branch Road. (see [Exhibit 2](#)).

To the north of the Property is the zoned the Northpoint PUD area. AG-SF1: Agriculture/Single-Family Rural zoned properties exist to the property's south, east, and west. A Religious Institution

exists south-adjacent to the Property, with single-family residences to the west across Grassy Branch Road.

Project Description: The Petitioner is requesting a change of zoning from the AG-SF1 District to the Schlegel Commerce Park PUD. This is an enclosed-industrial building & development similar to the surrounding Northpoint area.

PROJECT OVERVIEW

While the development will have a controlling PUD Ordinance (Ord. 25-54), the development will be heavily influenced by the regulations set forth in the collective Northpoint PUDs, specifically the original Northpoint ordinance ([Ord. 17-51](#)) and the Commerce Park Area 3 amendment ([Ord. 24-44](#)), both linked within this Report for reference.

- **District Area Assignment**

- While Ord. 25-54 is separated from the Northpoint PUD District, the Ordinance will utilize the standards as set forth in Ordinance 17-51 (the original Northpoint PUD), as amended by Ordinance 24-44 (the Commerce Park Area 3 amendment to the original Northpoint PUD).
- Any regulation not mentioned in any of the applicable PUD Ordinances will revert to the applicable UDO regulations.

- **Character Exhibits & Architecture**

- Character Exhibits have been included in the PUD (see “**Exhibit B**” in the PUD, or **Exhibit 4** of this Report). The development’s architecture will be controlled by regulations outlined within Ordinance 24-44, the character images represented within Ord. 24-44, as well as the character exhibits provided in this Ordinance (Ord. 25-54).
- If regulations conflict with character images, the collective character images of Ord. 25-54 & Ord. 24-44 will control over the written regulations. Final compliance will be granted via a determination by the Director of Community Development.
 - Aforementioned written regulations set forth within Ord. 24-44, Section 3 that will apply to this development include:
 - Roof design
 - Building materials
 - Wall planes
 - Roofline modulation
 - Openings & entrances

- **Permitted Uses**

- All uses permitted via the EI: Enclosed Industrial District as outlined in the UDO's Use Table, except:
 - Special Exception Uses not otherwise permitted below.
 - Heliports
 - Wireless Communication Service Facilities
 - Trucking Companies
 - Warehouse and Distribution Operations (Inside Storage)
 - Commercial Parking Lots and Structures
 - Utilities not Regulated by Indiana Utility Regulatory Commissions
 - Commercial Recreational Facility
 - Bus Station / Transit Stop
- In addition, the following use is permitted:
 - Health, Fitness, and Exercise Center (max. 7,500 square feet)

- **General Regulations**

- Minimum Building Setback Lines:
 - Front Yard: 40 feet
 - Side Yard: 20 feet
 - Rear Yard: 40 feet
- Remaining regulations outlined within Ord. 17-51: Commerce Park Lot Standards are compliant with the subject lot (lot area, lot frontage, and lot width).

- **Development Standards**

- Landscaping Standards:
 - Ord. 17-51 shall not apply, rather *Article 6.8: Landscaping Standards* of the UDO shall apply instead with the following modifications:
 - Buffer Yards will not apply, instead five (5) shade trees and four (4) evergreen or ornamental trees will be required every 100 linear feet along Side and Rear Yards.
 - Existing trees are able to be credited to meet any landscaping requirement of the UDO.

- A four (4) foot mound with evergreen landscaping will be required in the Front Yard (along the western lot line) to help buffer from west-adjacent properties.
- Parking Standards:
 - No parking shall be permitted within the Front Yard of the Property.
 - Instead, parking must be provided along the northern Side Yard and the Rear Yard on the Property's eastern side.
- Lighting Standards:
 - Ord. 17-51 Lighting Standards shall still apply. However, additional regulations are highlighted below:
 - Parking Area lighting must be turned off no later than 10PM on weekdays and 11PM on weekends.
 - Signage lighting must be reverse channel, down-lit, or have no lighting at all.
- Overhead Doors:
 - If applicable at all, overhead doors shall only be placed on the north-facing building façade.
- Outdoor Storage:
 - No outdoor storage is to be permitted on-site, other than the parking of company vehicles, which will not be considered outdoor storage.

COMPREHENSIVE PLAN

The Northpoint PUD falls partly within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: Grassy Branch Road; and (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the October 6, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

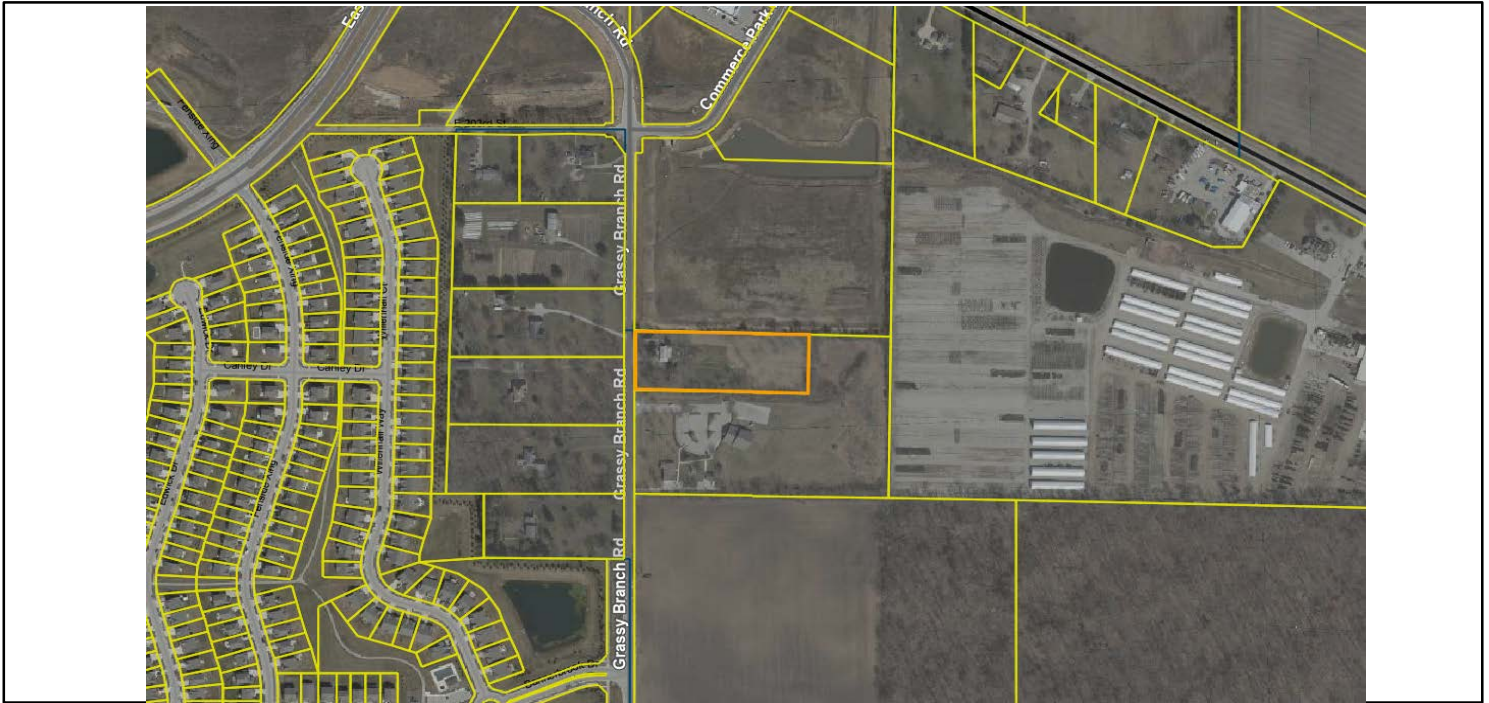
Council First Reading: The petition had its first reading at the September 22, 2025, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the October 6, 2025, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Aerial Location Map

 SITE



Zoning Map



Zoning

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

ORDINANCE NUMBER 25-54

Schlegel Commerce Park PUD District

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2509-PUD-18**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2509-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

[Remainder of page intentionally left blank]

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Schlegel Commerce Park PUD District**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Planned Unit Development (Ord. 17-51) as amended by Ord. 24-44; and (iii) the provisions of the UDO as amended and applicable to the Underlying Zoning District or Planned Unit Development District, except as modified revised, supplemented or expressly made inapplicable by this Ordinance or the Northpoint Planned Unit Development District.
- 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. District Area Assignment. Though independent from the Northpoint PUD, the Real Estate hereby shall follow all standards set forth for the **Commerce Parke, District 3** area of the Northpoint PUD (Ord. 17-51 as amended by Ord. 24-44), for which EI: Enclosed Industrial is the underlying zoning district, unless modified in this Ordinance below.

Section 3. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO or as amended by the Northpoint PUD.

Section 4. Character Exhibit. The “Character Exhibit” attached hereto as **Exhibit C** is hereby incorporated as a compilation of additional images designed to capture the intended architecture of structures to be constructed in the District in addition to those already existing in Ord. 24-44. Buildings shall be constructed substantially similar to those in Ord. 24-44 or **Exhibit C** (collectively “the Exhibits”) of this Ordinance as determined by the Director of Community Development. If there is conflict between applicable architectural standards and the Exhibits, the Exhibits shall control.

Section 5. Permitted Uses. All uses permitted in the EI: Enclosed Industrial district, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

- 5.1 **Additional Uses:** The following uses shall be permitted:
 - A. Health, Fitness, and Exercise Center (limited to 7,500sqft)

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

- A. Special Exception Uses not otherwise permitted herein.
- B. Heliports
- C. Wireless Communication Service Facilities
- D. Trucking Companies
- E. Warehouse and Distribution Operations (Inside Storage)
- F. Commercial Parking Lots and Structures
- G. Utilities not Regulated by Indiana Utility Regulatory Commissions
- H. Commercial Recreational Facility
- I. Bus Station / Transit Stop

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as amended by Ord. 17-51 and Ord. 24-44, shall apply to the development of the District, except as modified below:

6.1 **Minimum Building Setback Lines:**

Front Yard Setback:	40'
Side Yard Setback:	20'
Rear Yard Setback:	40'

Section 7. **Development Standards.**

7.1 **Landscaping Standards**

Article 7.3 of Ord. 17-51 shall not apply. Instead, Article 6.8 Landscaping Standards of the UDO shall apply except as modified below:

- A. Buffer Yards shall not be required. However, the following shall apply to the Rear Yard and Side Yards:

Landscaping Required per 100 Linear Feet:	
Shade Trees	5 Trees
Evergreen / Ornamental Trees	4 Trees

- B. Existing trees, if preserved and documented on a Landscape Plan as part of a Detailed Development Plan, may be credited towards required landscaping.
- C. Mounding shall not be required in order to preserve existing trees to be credited towards required landscaping. However, a four-foot (4') mound

with Evergreen Trees on top planted every eight feet (8') within the Front Yard shall be required.

7.2 Parking Lot

- A. There shall be no parking permitted within the Front Yard.
- B. Parking may be provided along the North Side Yard and Rear Yard.

7.3 Lighting Standards

- A. In addition to Ord. 17.51, Parking Area lighting shall be turned off no later than 10pm on weekdays and 11pm on weeknights. This requirement does not apply to any Emergency Lighting or other lighting required.
- B. Signage shall be reverse channel lit, down lighting such as “gooseneck” lighting, or no lighting.

7.4 Overhead Doors

If provided, Overhead Doors shall only be permitted to be located on a north-facing building façade.

7.5 Outdoor Storage

Outdoor Storage shall not be permitted. The parking of company vehicles shall not be considered as Outdoor Storage and shall be parked within the boundaries of the parking lot.

Section 8. **Annexation and Right-of-Way.** The property shall be annexed into the City and Right-of-Way dedicated prior to the approval of a Detailed Development Plan.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Joe Duepner

Joe Duepner

Joe Duepner

Noah Herron

Noah Herron

Noah Herron

Chad Huff

Chad Huff

Chad Huff

Victor McCarty

Victor McCarty

Victor McCarty

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Kurt J. Wanninger

Kurt J. Wanninger

Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number of this document, unless required by law: Matt Pleasant, AICP.

I hereby certify that **ORDINANCE 25-54** was delivered to the Mayor of Westfield
on the _____ day of _____, 2025, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-54**
this _____ day of _____, 2025.

Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-54**
this _____ day of _____, 2025.

Scott Willis, Mayor

This document prepared by: Matt Pleasant, AICP; Pleasant Cities, LLC; 5821 Julian Avenue,
Indianapolis, Indiana 46219.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 01 MINUTE 10 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 380.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 43 MINUTES 00 SECONDS EAST, ALONG NORTH LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2005068167, 610.75 FEET TO AN IRON PIN; THENCE NORTH 00 DEGREES 33 MINUTES 18 SECONDS EAST, ALONG THE WEST LINE OF SAID INSTRUMENT NO. 2005068167, 214.22 FEET TO A FENCE POST ON THE SOUTH LINE OF THE REAL ESTATE DESCRIBED IN INSTRUMENT NO. 2007063319; THENCE NORTH 88 DEGREES 44 MINUTES 16 SECONDS WEST, ALONG THE SOUTH LINE OF SAID INSTRUMENT NO. 2007063319, 612.89 FEET TO A POINT ON THE WEST LINE OF SAID QUARTER SECTION, SAID POINT IS SOUTH 00 DEGREES 01 MINUTE 10 SECONDS EAST 2074.61 FEET FROM THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 01 MINUTE 10 SECONDS, EAST, ALONG THE WEST LINE OF SAID QUARTER SECTION 214.03 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.007 ACRES, MORE OR LESS.

EXHIBIT B
CHARACTER EXHIBIT





EXHIBIT B
CHARACTER EXHIBIT







Neighborhood Meeting Summary

Project: Schlegel Commerce Park PUD

Date Held: August 28, 2025 6:00pm

Location: North Circle Church

Petitioner: Austin Schlegel

Representative: Pleasant Cities, LLC

City Present:

- Ryan Collingwood, City Staff

General Public

Kylene and Kevin Huff

Tom Roberts

Jim and Diana Peyton

Start at 6:10pm. Matt Pleasant of Pleasant Cities, LLC gave an introduction and overview for Schlegel Commons PUD proposal.

Questions/Comments

Comment: Request from the Peytons to include a 4' mound with trees on top to be placed within the front yard.

- That can be included.

Question: Peytons provided a list of uses they wanted to make certain they were prohibited. Uses included Tavern / Nightclub, Trucking Companies, Bus / Transit Stations, Amusement Parks, Composting, and Distribution.

- While most of the requested to be removed uses were already removed, additional uses may be considered as prohibited.

Question: Questions came up regarding the impact of drainage.

- Drainage is regulated by the state and reviewed by the City during the DDP process by civil engineers. Typically, the property owner is responsible for water on their own property intending to not impact neighboring properties.

Question: There was a concern about lighting and what time lighting should be turned off at night.

- We will review the City Ordinance on lighting standards and apply a stricter time for the future property owner to turn off lighting.

Question: Lighting on a future sign was also brought up.

- The Petitioner agreed to requiring either reverse channel lighting or down lighting only on signage.

Question: Requested to preserve as many trees as possible.

- The intention of the current PUD was to preserve trees along the southern and western border. The Petitioner has committed to preserving as much trees along the northern border as much as possible.

Question: Questions and comments wanting to add some small-scale neighborhood retail uses. Uses included a coffee shop, hair salon, yoga studio, etc.

- While the City staff has implied that they wouldn't favor low-density retail uses, we firmly believe in a responsible and smart-growth / mixed-use mindset that services the entire area. With that said, the neighbors were encouraged to provide a list of specific uses they want to see in this development to possibly add to the PUD.

General Discussion

- Comments and discussions were made regarding the industrial development surrounding their properties and the dissatisfaction of the big-box developments. This proposal is intended for small-scale users growing in the community without major semi-truck access.

End at 8:15pm