



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, November 17, 2025 at 7:00 PM

MEETING PLACE: Westfield City Services Center - Bales Main Meeting 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 - Corrected October 6, 2025; October 28, 2025; November 3, 2025

Review Rules of Procedure

CONSENT AGENDA

2510-DDP-30

Pet Supplies Plus

17340 Farmers Bank Way.

William Gutrich by Greater Heights Corporation requests Detailed Development Plan review of a 7,252 square foot pet supply store on 1.08 acres +/- in the Maple Knoll Planned Unit development PUD) District.

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

2511-DDP-38

Westfield Washington Schools Main Campus Updates - Phase II

Generally located at 17710 Shamrock Boulevard.

The Veridus Group by Westfield Washington Schools requests Detailed Development Plan review for new school circulation and other corresponding site improvements on 38.58 acres +/- in the SF3 District.

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

WORKSHOP ITEMS

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

2504-PUD-04

Towne Road Crossing Planned Unit Development (PUD) Amendment I

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

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to add additional acreage into the PUD while amending & replace existing PUD standards on 144 acres +/- in the Towne Road Crossing PUD District & AG-SF1 Districts.

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

2511-PUD-19

Ironstone Planned Unit Development (PUD)

Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave. and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.

Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 10/6/2025
Monday, October 6, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Billy Bunkowfst, Chris Woodard.

City Staff Present In-Person: Ryan Collingwood, Senior Associate Planner; Lauren Gillingham-Teague, Senior Planner; Kevin Todd, Director.

City Staff Present Virtually: None.

Legal Counsel Virtually: None.

Legal Counsel Present: Nicole Buskill with City of Westfield.

Announce any changes to Agenda

Approval of Minutes - September 15, 2025

Motion: Approve

By: Victor McCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:33](#)

Staff Presentation

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: Mark Keen

Yes: Michael Neal, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney

No: None

Abstain: Omar Khan

Motion Determination: Passed

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.

[YouTube Time: 4:26](#)

Staff Presentation

Motion: Approve 2026 APC Meeting Dates

By: Robert Horkay

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 6:57](#)

Staff Presentation

Motion: Approve Continuance (no later than January 14, 2026)

By: Robert Horkay

Seconded: Omar Khan

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

No: None

Abstain: None

Motion Determination: Passed

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)

[YouTube Time: 10:29](#)

Staff Presentation

Motion: Approve
By: Victor McCarty
Seconded: Stephanie Carlson

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

Motion Determination: Passed

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)

[YouTube Time: 12:56](#)

Staff Presentation

Motion: Approve
By: Robert Horkay
Seconded: Mark Keen

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

Motion Determination: Passed

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)

[YouTube Time: 10:57](#)

Staff presentation

Public Hearing for 2510-ZC-01 opened at 7:21 p.m.

No public comments.

Public Hearing for 2510-ZC-01 closed at 7:21 p.m.

APC questions and comments / Staff responses.

Motion: Suspend Rules of Procedure to Waive Workshop

By: Omar Khan
Seconded: Victor McCarty

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

Motion Determination: Passed

Motion: Approve
By: Mark Keen
Seconded: Stephanie Carlson

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

Motion Determination: Passed

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)

[YouTube Time: 26:33](#)

Staff presentation

Public Hearing for 2509-PUD-18 opened at 7:41 p.m.

No public comments.

Public Hearing for 2509-PUD-18 closed at 7:41 p.m.

APC questions and comments / Staff responses.

No motions called for this item.

ITEMS CONTINUED TO A FUTURE MEETING

None.

REPORTS/COMMENTS

[YouTube Time: 56:01](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Victor McCarty

Seconded: Ryan Mooney

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

No: None

Abstain: None

Motion Determination: Passed



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 10/28/2025
Tuesday, October 28, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

7:00pm

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Omar Khan, Chris Woodard.

City Staff Present In-Person: Kevin Todd, Director; Caleb Ernest, Long Range Planning Manager.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Review Rules of Procedure

WORKSHOP ITEMS

Comprehensive Plan Presentation

The Council and Advisory Planning Commission will be presented with a Comprehensive Plan update by Rundell Ernstberger Associates, Inc.

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

[YouTube Time: 0:51](#)

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

No motions.

ADJOURNMENT

Adjourn

Motion: Adjourn

By: William Bunkowfst

Seconded: Victor McCarty

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

No: None

Abstain: None

Motion Determination: Passed



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 11/3/2025
Monday, November 3, 2025 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

7:00pm

[YouTube Time: 0:00](#)

Note the presence of a quorum

Commissioners Members Present In-Person: Robert Horkay, Mike Neal, Victor McCarty, Ryan Mooney, Mark Keen.

Commissioners Present Virtually: Billy Bunkowfst, Chris Woodard.

Commissioners Absent: Stephanie Carlson, Omar Khan.

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

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

2511-DDP-38 [Consent Agenda Item] – Westfield Washington Schools Main Campus Updates – Phase II – Tabled per petitioner request to a future meeting.

Approval of Minutes – October 6, 2025 – Tabled to a future meeting.

Approval of Minutes - October 6, 2025

Tabled to future meeting.

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:56](#)

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: Robert Horkay

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

No: None

Abstain: None

Motion Determination: Passed

2509-DDP-29

Jersey 32

Southeast Corner of Poplar Street and State Road 32.

Jersey 32 LLC, represented by Kimley-Horn and Associates requests Detailed Development Plan review for a 113,000 square foot mixed-use residential building on one (1) 3.76 acre +/- lot in the

Jersey 32 Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2511-DDP-36
Gracewell Senior Living
17305 Spring Mill Road.

JSR Health, LLC, represented by Weihe Engineers, Inc. requests Detailed Development Plan review of a senior living home on 2.18 acres +/- within the Maple Knoll Planned Unit Development (PUD) District.

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

2511-DDP-37
Westfield Library Outdoor Classroom
17400 Westfield Boulevard.

WWT Library & Trustee Owner's Association, represented by Mader Design LLC requests Detailed Development Plan review of an outdoor classroom area on 0.33 acre +/- within the Grand Millennium Planned Unit Development (PUD) District.

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

2511-DDP-38
Westfield Washington Schools Main Campus Updates - Phase II
Generally located at 17710 Shamrock Boulevard.

The Veridus Group by Westfield Washington Schools requests Detailed Development Plan review for new school circulation and other corresponding site improvements on 38.58 acres +/- in the SF3 District.

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

Project tabled per request of petitioner.

ITEMS OF BUSINESS

None.

PUBLIC HEARING ITEMS

2511-PUD-19
Ironstone Planned Unit Development (PUD)
Generally southeast and southwest of the intersection at Horton Rd. and 214th St.; Generally south and north of the intersection at Jack Rd. and 206th St.; Generally north of the intersection at North Pacific Ave. and 206th St.; and Generally northwest and southwest of the intersection at Horton Rd. and 206th St.; Generally northwest and southwest of the intersection at Horton Rd. and Six Points Rd.; and Generally 1,000 lineal feet east from the intersection at Six Points Rd. and 206th St. on the south and north side of 206th St.

Platinum Properties Management Company, LLC by Nelson & Frankenberger requests a change in zoning for 715 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

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

[YouTube Time: 5:49](#)

Staff presentation
Public Hearing for 2511-PUD-19 opened at 7:28 p.m.
22 public comments.
Public Hearing for 2511-PUD-19 closed at 8:12 p.m.
APC questions and comments / Staff responses.

No motions called for this item.

ITEMS CONTINUED TO A FUTURE MEETING

2504-PUD-04

Towne Road Crossing Planned Unit Development (PUD)

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

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

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

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)

REPORTS/COMMENTS

[YouTube Time: 1:54:01](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Victor McCarty

Seconded: Robert Horkay

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

No: None

Abstain: None

Motion Determination: Passed

Property Location Map

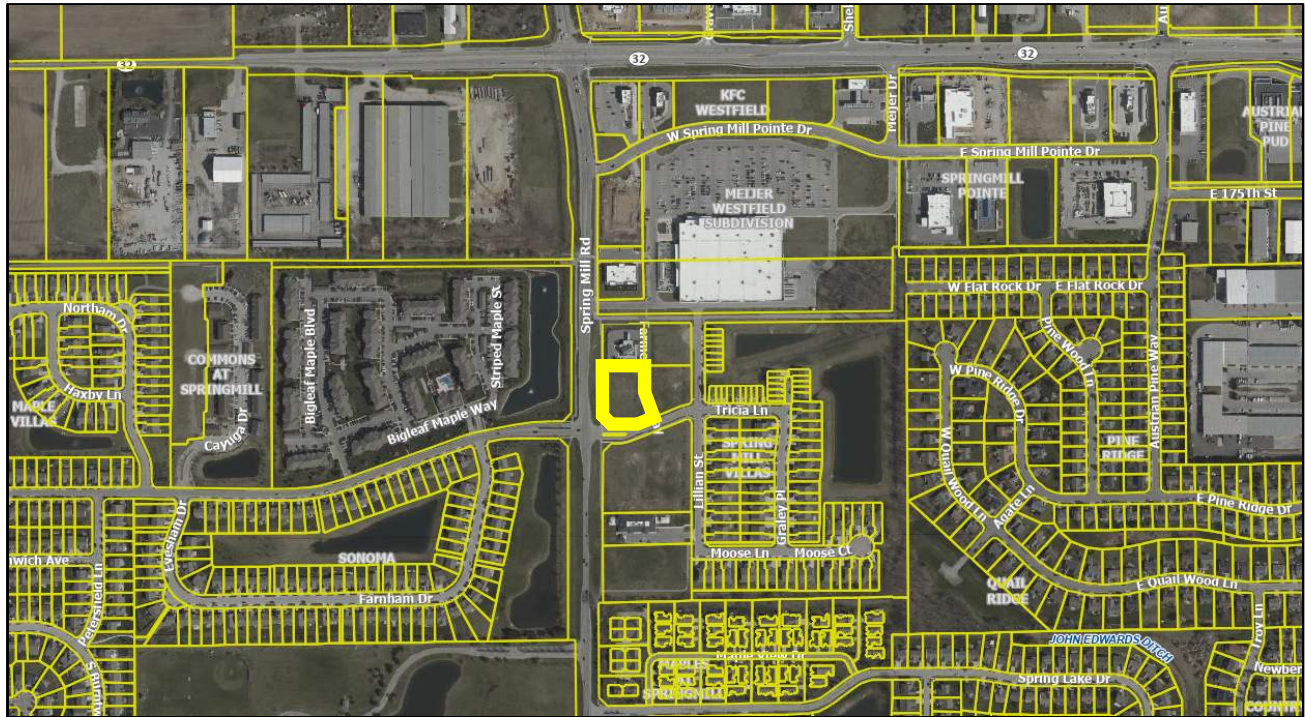
17340 Farmers Bank Way
Pet Supplies Plus
2510-DDP-30



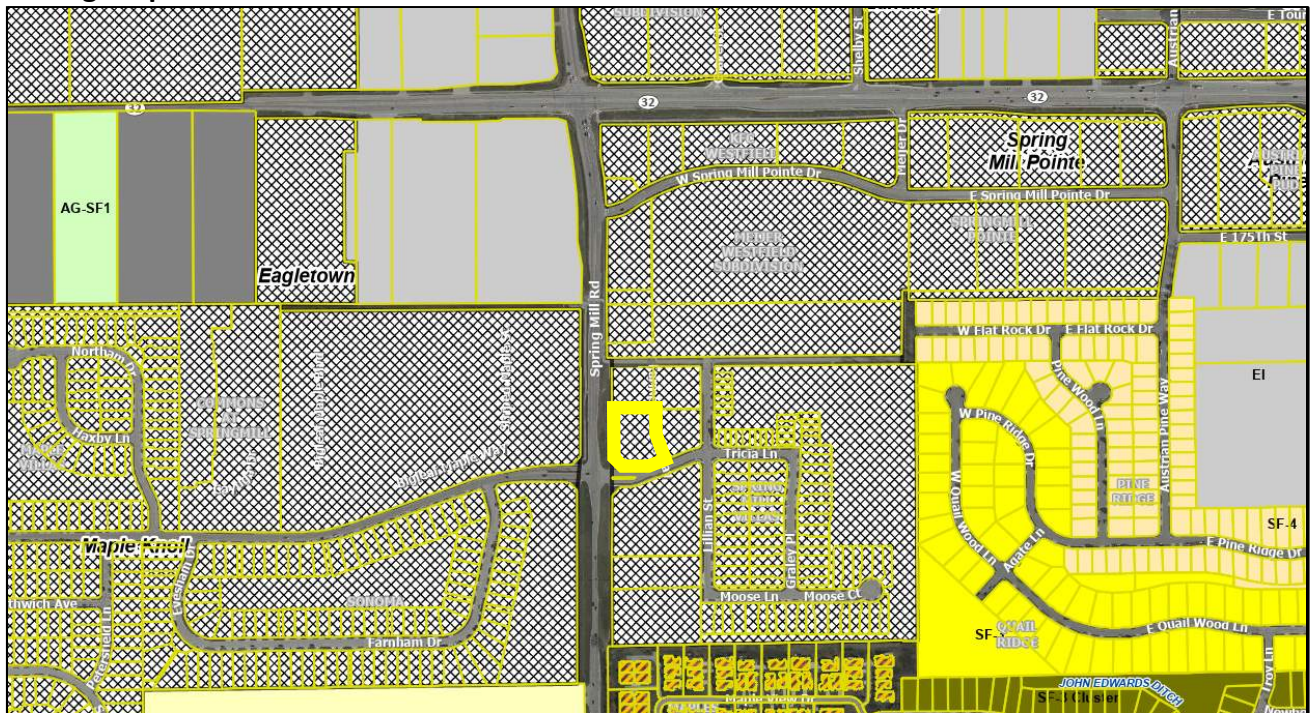
Not To Scale

Aerial Location Map

Site



Zoning Map



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



Petition Number: 2510-DDP-30
Project Name: Pet Supplies Plus
Subject Site Address: 17340 Farmers Bank Way (the "Property")
Petitioner: William Gutrich
Representative: Greater Heights Corporation
Request: Petitioner requests Detailed Development Plan approval for 7,252 square foot Pet Supplies Plus store on 1.08 +/- acres
Current Zoning: Maple Knoll PUD – underlying zoning (SB) Special Business
Current Land Use: Vacant
Approximate Acreage: 1.08 acres +/-
Property History: Maple Knoll PUD (Ord. 04-02 as amended)
Primary Plat Docket # 1803-SPP-04
Overall Development Plan Docket # 1803-ODP-04
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.

Petition number 2504-PUD-05 Maple Knoll PUD Amendment (Pet Supplies Plus) (Ord. 25-14) was approved in 2025 to permit a "Pet Shop" land use to be permitted on the Property.

The filed Detailed Development Plan 2510-DDP-30 proposes a 7,252 square foot Pet Supplies Plus store, 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

- Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade.
- Evergreen trees shall be a minimum height of six (6) feet.
- Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
- Shrubs shall possess a minimum height of eighteen (18) inches at the time of planting

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

- Groundcover – Landscape plans shall clearly identify areas where stone or other inert materials are to be used as ground cover. Areas not so designated shall be required to have grass or other vegetative ground cover.
- 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.

West Façade 100'	Required 1 shrub or tree / 40 LF	Provided	Shortfall
100' / 40'	3	3+	0

East Façade 100'	Required 1 shrub or tree / 40 LF	Provided	Shortfall
100' / 40'	3	3+	0

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.

Property Size 1.08 AC	Required	Provided	Shortfall
10 Shade Trees / 1 Acre	11 Shade Trees	11+	0
10 Evergreen or Ornamental Trees / 1 Acre	11 Evergreen or Ornamental Trees	11+	0
25 Shrubs / 1 Acre	27 Shrubs	27+	0

- 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.

Spring Mill Road 127 LF	Required	Provided	Shortfall
One Shade Trees / 40 LF	3 Shade Trees	3+	0

Tricia Lane 112 LF	Required	Provided	Shortfall
One Shade Trees / 40 LF	3 Shade Trees	3+	0

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 5-24 spaces are required to provide 5% of the parking lot area as landscaped area.

Parking Area Size 8,164 +/- SF	Required	Provided	Shortfall
5% of parking area to be landscape islands	408 SF	530 SF	0
1 tree / island	2 trees	2+ trees	0

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.

West Parking Perimeter 83 LF	Required	Provided	Shortfall
1 tree / 30 LF	3	3+	0
1 shrub / 3 LF	28	28+	0

South Parking Perimeter 70 LF	Required	Provided	Shortfall
1 tree / 30 LF	3	3+	0
1 shrub / 3 LF	24	24+	0

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.

Informational; 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

Informational; Please see comment number 35 – Maple Knoll PUD Standards Section 12; Exhibit 14

6.5 Fence Standards

6.6 Height Standards



6.8 Landscaping Standards

Informational; Please see comment number 36 – Maple Knoll PUD Standards Section 13; Exhibit 17

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

Informational; Please see comment 37 – Maple Knoll PUD Standards Section 14; Exhibit 18

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

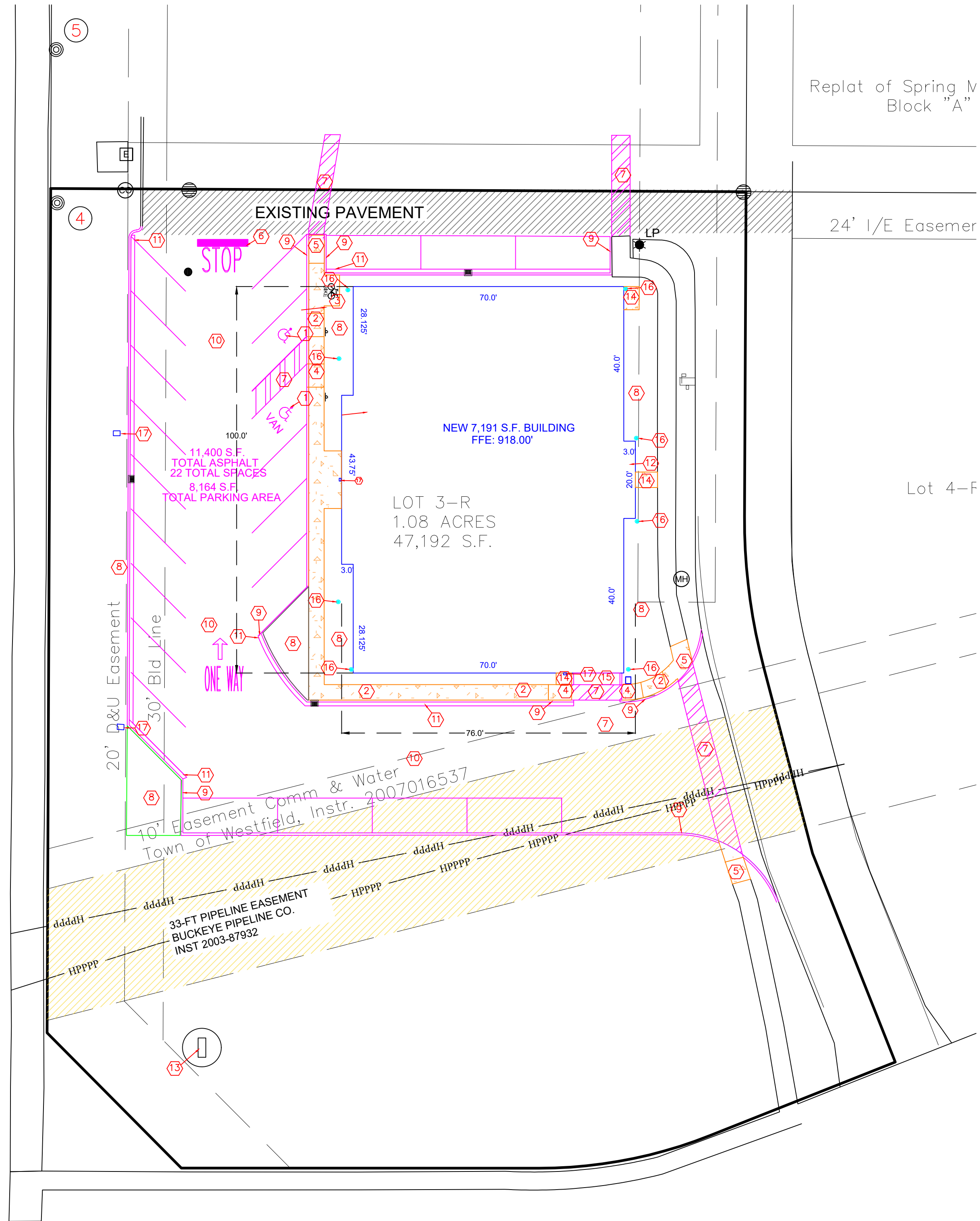
8.9 Street and Right-of-Way Standards

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 2510-DDP-30 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



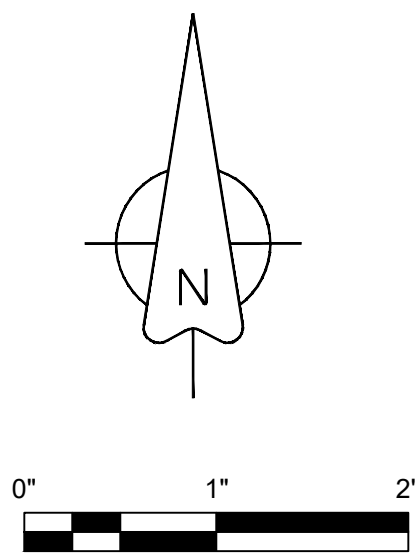
SITE PLAN NOTES

1. PARKING LOT STRIPING SHALL BE DONE MECHANICALLY OR WITH STENCILS IN A PROFESSIONAL MANNER. STRIPING MAY BE YELLOW OR WHITE. PAINT SHALL BE A LOW-VOC COMPOUND MEETING US FEDERAL SPECIFICATION TT-P-1952B.
2. STANDARD PARKING STALL DIMENSION: 10-FT. X 20-FT WITH A 45 DEG. ANGLE AS INDICATED BY THE PLANS.
3. STANDARD VAN ACCESSIBLE PARKING STALL: 11-FT. X 20-FT.
4. STANDARD ACCESSIBLE PARKING STALL: 9-FT X 20-FT.
5. STANDARD ACCESSIBLE PARKING AISLE: 5-FT. X 20-FT.
6. STANDARD PARALLEL SPACE IS 9-FT X 24-FT.
7. ALL SIDEWALKS SHALL BE BROOM FINISHED TO PROVIDE TRACTION ON THE WALKING SURFACE.
8. ALL CONCRETE CURBS, SIDEWALKS, CURB RAMPS, AND DRIVEWAYS WITHIN CITY OF WESTFIELD ROW SHALL BE CURED WITH A PENETRATING CURING COMPOUND SUCH AS PROTECTOSIL CHEM-TRETE 40 VOC OR AN APPROVED EQUAL. THE PENETRATING CURING COMPOUND SHALL BE APPLIED IMMEDIATELY AFTER FINAL FINISHING OPERATIONS AND ANY SURFACE WATER HAS DISAPPEARED. CURING COMPOUND SHALL BE STORED, MIXED, AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
9. ALL MECHANICAL EQUIPMENT TO BE PLACED ON ROOF AND SCREENED FROM VIEW BY APPROVED CURB FENCE.

SITE IMPROVEMENT KEY: (H)

1. 5-FT. HANDICAP SYMBOL AND SIGN PER DETAILS 1 AND 2 C-07.0
2. 4-FT. WIDE SIDEWALK PER DETAIL 3 ON C-07.0
3. BIKE PARKING PER DETAIL 4 ON C-07.0
4. PARALLEL CURB RAMP PER INDOT STANDARD DETAIL 5 ON C-07.0
5. PERPENDICULAR CURB RAMP PER INDOT STANDARD DETAIL 6 ON C-07.0
6. 2-FT X 13-FT SOLID STOP LINE
7. STRIPED PEDESTRIAN CROSSWALK
8. LANDSCAPE AREA. SEE LANDSCAPE PLAN C-04.4
9. PARKING LOT CURB. SEE DETAIL 7 ON C-07.0
10. HMA PARKING LOT. SEE DETAIL 8 ON C-07.0
11. CURB AND GUTTER PER DETAIL 9 ON C-07.0
12. TRASH RECEPTACLE TOTES TO BE STORED IN EXTERIOR CLOSET CREATED BY ARCHITECTURAL BUMP OUT FEATURE ON WEST SIDE OF BUILDING
13. MONUMENT SIGN. SEE SIGN PLAN ON C-04.8 FOR DETAILS.
14. CONCRETE STOOP PER DETAIL 3 ON C-07.0
15. HMA LOADING RAMP PER DETAIL 8 ON C-07.0 CURB AROUND RAMP PER DETAIL 7 ON C-07.0
16. DOWNSPOUTS PER DETAIL 10 ON C-07.0. VERIFY PLACEMENT WITH ARCHITECTURAL PLAN.
17. EXTERIOR LIGHTING SEE SHEET C-04.5 FOR LUMINAIRE SCHEDULE. SEE DETAIL 16 ON SHEET C-07.1 FOR LIGHT POLES.

SITE DATA TABLE	
SITE ADDRESS	17340 FARMERS BANK WAY
ZONING DISTRICT	MAPLE KNOLL PUD
PROPOSED LAND USE	PET STORE
OVERALL LOT SIZE	47192 S.F. (1.08 AC)
TOTAL BUILDING SIZE	7,252 S.F.
GROSS RETAIL AREA	5,250 S.F.
PARKING SPACES REQ	21
PARKING SPACES PROVIDED	22
PARKING AREA	8,164 S.F.
TOTAL IMPERVIOUS AREA	22,421.5 S.F.
TOTAL PERVIOUS AREA	24,770.5 S.F.
PERCENT IMPERVIOUS	47.50%



PET SUPPLIES PLUS.

GREATER HEIGHTS CORP

SITE PLAN

PET SUPPLIES PLUS - WESTFIELD

17340 FARMER'S BANK WAY

WESTFIELD, IN 46074

PERMIT SET

GREATER HEIGHTS CORP.
JOHN CONNER P.E.
JCONNER@GREATERHEIGHTSCORP.COM
1208 W. WHITE RIVER BLVD
SUITE 137
MUNCIE, IN 47303
(850) 449-9417

DRAWN:JSC
CHECKED:JSC
REVISION: B
SCALE: 1"=20'
DATE:08/13/2025
DWG #:25GUT01

Professional Engineer
John Scholer
Conner
12100852
STATE OF IN

SHEET NUMBER

C-02.2

Page 23 of 93

CODE CALCULATION TABLES			
	REQUIRED	PROVIDED	SHORTFALL
PROPERTY SIZE (1.08 ACRES)			
10 SHADE TREES/ACRE	11	11	0
10 ORNAMENTAL TREES/ACRE	11	11	0
25 SHRUBS/ACRE	27	27+	0
SPRING MILL ROAD - 127 LF			
1 SHADE TREE / 40 LF	3	3+	0
TRICIA LANE - 112 LF			
1 SHADE TREE / 40 LF	3	3+	0
PARKING AREA - 8,164 SF			
5% OF PARKING ARE TO BE LANDSCAPED	408 SF	475 SF	0
1 TREE / ISLAND	2 TREES	2+ TREES	0
WEST PARKING PERIMETER - 83 LF			
1 TREE / 30 LF	3	3+	0
1 SHRUB / 3 LF	28	28+	0
SOUTH PARKING PERIMETER - 70 LF			
1 TREE / 30 LF	3	3+	0
1 SHRUB / 3 LF	24	24+	0

PARKING SCHEDULE				
	FACTOR	DETERMINANT	# REQUIRED	# PROVIDED
OFF-STREET PARKING	1 PER 250 SF	5415 SF SALES AREA	22	22
BICYCLE PARKING	1 PER 30 SPACES	22 SPACES	1	2
ACCESSIBLE PARKING	1 PER 25 SPACES	22 SPACES	1	2
VAN ACESIBLE	1 PER 6 ACCESSIBLE SPACES	2 ACCESSIBLE SPACES	1	1

PLANTING SCHEDULE			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	# REQUIRED
	GREEN GEM BOXWOOD	BUXUS X 'GREEN GEM'	51
	SWEETSPIRE	ITEA VIRGINICA	19
	ARCTIC FIRE RED DOGWOOD	CORNUS SERICEA	50
	INVINCIBELLE HYDRNAGEA	HYDRANGEA ARBORESCENS 'NCHA2'	54
	BRANDYWINE MAPLE	ACER RUBRUM 'BRANDYWINE'	5
	EASTERN REDBUD	CERCIS CADENISIS	11
	GREENSPIRE LINDEN	TILIA CORDATA	7
	ASSORTED DAYLILLIES	HEMEROCALLIS	12
	FEATHER REED GRASS	CALAMAGROSTIS X ACUT.	16
	PHLOX	PHLOX SUBULATA	AS REQ.
	MULCH	N/A	AS REQ.
	KENTUCKY BLUEGRASS	POA PRATENSIS	AS REQ.

MINIMUM PLANTING SIZES: SHADE TREES - 8-FT HEIGHT, 2-IN CALIPER @ 12-IN HEIGHT; EVERGREEN - 6-FT HEIGHT; ORNAMENTAL TREES - 2-IN CALIPER @ 6-IN HEIGHT; SHRUBS - 18-IN @ TIME OF PLANTING

LANDSCAPING NOTES:

- THIS LANDSCAPE PLAN IS SCHEMATIC IN NATURE AND IS MEANT TO SHOW REQUIRED PLANTINGS IN EACH AREA. INSTALLER MAY REDISTRIBUTE PLANTS WITHIN EACH AREA TO ACHIEVE A MORE AESTHETICALLY PLEASING OUTCOME IF DESIRED.
- ALL PLANTS HAVE BEEN SELECTED FROM THE AVAILABLE INVENTORY OF BREHOB NURSERY - WESTFIELD. IF PLANTS ARE UNAVAILABLE CONTRACTOR MAY REPLACE ANY PLANTINGS WITH PLANTINGS OF SIMILAR NATURE.
- MINIMUM SIZES AT PLANTING:
 - SHADE TREES - A MINIMUM OF 8-FT IN HEIGHT AND 2-IN IN CALIPER
 - ORNAMENTAL TREES - A MINIMUM OF 2-IN IN CALIPER
 - SHRUBS - A MINIMUM OF 18-IN IN HEIGHT
- ALL TREES TO PLANTED SO THAT AT MATURITY BRANCHES WILL NOT OVERHANG BUCKEYE PIPELINE EASEMENT.
- ALL PLANTED BEDS TO HAVE A MINIMUM OF 6-IN OF WELL WORKED TOP SOIL IN PLACE PRIOR TO MULCHING, SEEDING, OR PLANTING.
- GROUND COVERS - SEE PLANTING SCHEDULE FOR SYMBOLOGY
- PHLOX - PLANT AS NECESSARY TO ACHIEVE GROUND COVER AT FULL MATURITY - APPROXIMATELY 15-IN APART
- MULCH - MINIMUM 3-IN HARDWOOD MULCH WITHIN LANDSCAPED AREA
- GRASS - SEED STANDARD TURF GRASS IN ACCORDANCE WITH APPLICABLE BEST PRACTICES
- LANDSCAPER TO INSTALL SHRUBS AROUND UTILITY METERS SUCH THAT METER IS EFFECTIVELY SCREENED FROM VIEW

	GENTLE SLOPES	STEEP SLOPES
SEEDING MIXTURE	80 lbs/acre of tall fescue	100 lbs/acre tall fescue 30 lbs/acre Sericea lespedeza (unscarified after August 15) 10 lbs/acre Kabe lespedeza
SEEDING DATES	FALL: August 25 - October Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kabe lespedeza over fall-seeded tall fescue is very effective.	FALL: August 25 - October 15 Late winter: February 15 - April 15 To extend spring seeding into June, add 15 lbs/acre hulled Bermudagrass Overseeding of Kabe lespedeza over fall-seeded tall fescue is very effective.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 4000 lbs/acre limestone and 1000 lbs/acre 10-10-10 fertilizer.

NOTE 1
Ground Cover--- Protective cover must be initiated on all disturbed areas within 7 calendar days after land disturbing activity is completed or has temporarily ceased.

NOTE 2
Graded slopes and fills--- Protective cover must be initiated on all graded slopes and fills within 7 calendar days after a phase of grading is completed or has temporarily ceased.

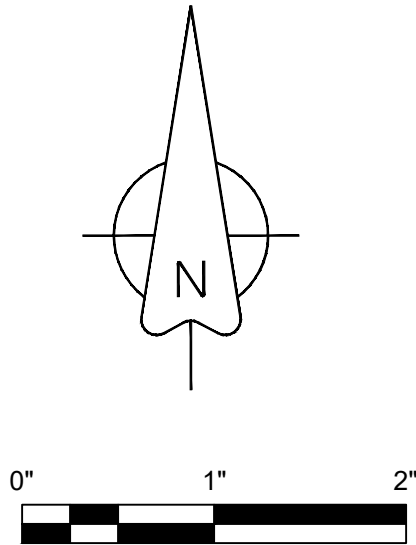
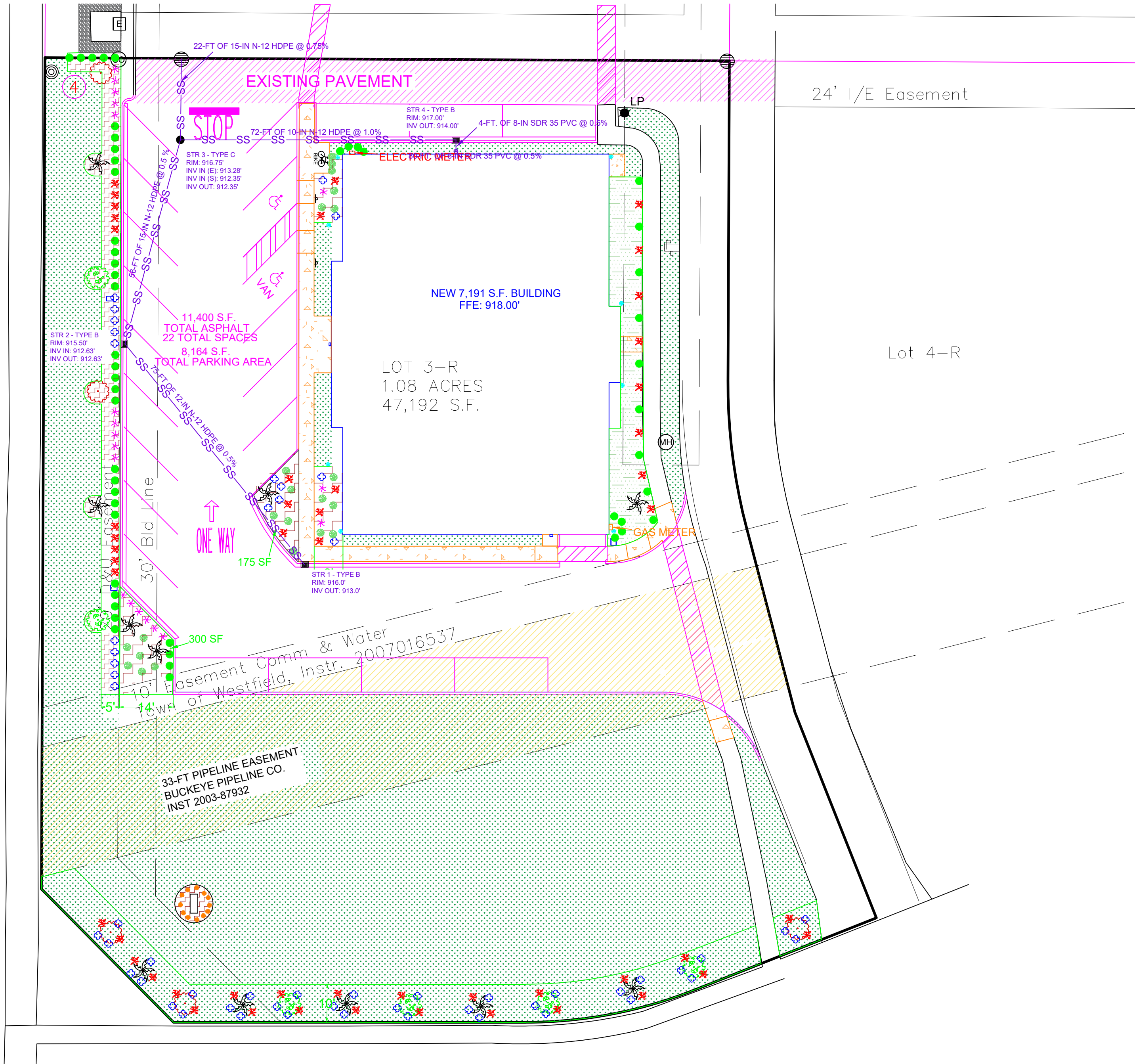
PERMANENT SEEDING
NOT TO SCALE

	EARLY SUMMER SEASON	STEEP SLOPES
SEEDING MIXTURE	40 lbs/acre of German millet 80 lbs/acre of tall fescue	120 lbs/acre Rye (grain) 80 lbs/acre tall fescue
SEEDING DATES	May 1 - August 15 Referilize if growth is not fully adequate. Apply 4000 lbs/acre straw or equivalent hydroseeding.	October 25 - December 30 Between December 30 - February 15, add 50 lbs/acre of annual Kabe lespedeza. Apply 4000 lbs/acre straw or equivalent hydroseeding.
SEEDING AMENDMENTS	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.	Apply lime and fertilizer per soil tests, or 2000 lbs/acre limestone and 750 lbs/acre 10-10-10 fertilizer.

NOTE 1
Ground Cover--- Protective cover must be initiated on all disturbed areas within 7 calendar days after land disturbing activity is completed or has temporarily ceased.

NOTE 2
Graded slopes and fills--- Protective cover must be initiated on all graded slopes and fills within 7 calendar days after a phase of grading is completed or has temporarily ceased.

TEMPORARY SEEDING
NOT TO SCALE



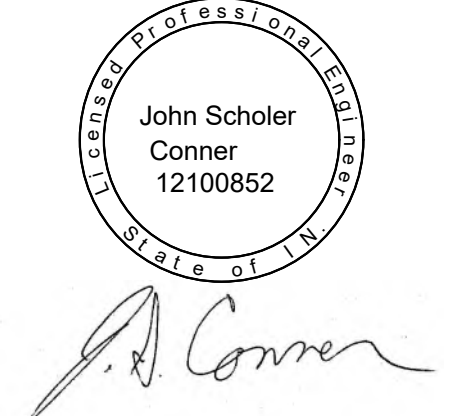
PET SUPPLIES PLUS.



LANDSCAPE PLAN
PET SUPPLIES PLUS - WESTFIELD
17340 FARMER'S BANK WAY
WESTFIELD, IN 46074
PERMIT SET

GREATER HEIGHTS CORP.
JOHN CONNER P.E.
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SUITE 137
MUNCIE, IN 47303
(850) 449-9417

DRAWN: JSC
CHECKED: JSC
REVISION: C
SCALE: 1"=20'
DATE: 08/13/2025
DWG #: 25GUT01



SHEET NUMBER

C-04.4

NOTE:
IF BUILDING SIGNAGE IS MOUNTED DIRECTLY TO THE EXTERIOR WALL, ALL SIGNAGE ATTACHMENTS, ELECTRICAL CONNECTIONS, ETC. TO BE CONCEALED FROM VIEW INSIDE THE TENANT SPACE. WHERE POSSIBLE SIGN POWER BOXES ARE TO BE LOCATED ABOVE THE VESTIBULE CEILING OR INSTALLED AT THE UNDERSIDE OF THE ROOF DECK AND PAINTED TO MATCH ADJACENT SURFACE. NO EXPOSED CONDUIT, RACEWAYS, ETC., ARE PERMITTED TO BE VIEWED FROM INSIDE THE TENANT SPACE. G.C., E.C. AND SIGN VENDOR TO MEET ON SITE TO COORDINATE ALL ASPECTS OF INSTALLATION PRIOR TO START OF CONSTRUCTION.

SIGNAGE BY OTHERS UNDER A SEPARATE PERMIT. SHOWN HERE FOR REFERENCE ONLY.

T DENOTES TEMPERED GLASS REQUIRED.

SEE LANDSCAPING / SITE PLANS
FOR SCREENING OF UTILITIES

TENANT'S BUILDING SIGN. SIGNAGE IS FOR REPRESENTATION PURPOSES ONLY FINAL SIZE, CONFIGURATION, LOCATION, ETC. TO BE COORDINATED WITH G.C., ELECTRICAL CONTRACTOR, & SIGN VENDOR. GENERAL CONTRACTOR & ELECTRICAL CONTRACTOR TO COORDINATE POWER REQUIREMENTS AND EXACT LOCATION WITH SIGNAGE VENDOR IN FIELD PRIOR TO INSTALLATION. FINAL SIGN WIRING BY ELECTRICAL CONTRACTOR.

ADDRESS IDENTIFICATION NUMBERS SHALL BE IN ACCORDANCE WITH SEC. 38-401 OF WFD FIRE ORDINANCE.

PET SUPPLIES PLUS
GROOMING | DOG WASH

17340

148"x72"
STORE
ENTRANCE

NEW AUTOMATIC
SLIDING ENTRY

4 WEST ELEVATION
SCALE: 3/16"=1'-0"

ROOF PEAK
29' - 1 1/2"

MCELROY STANDING SEAM - MANSARD BROWN ROOF

EAVE
14' - 0"

THORTON ARCHITECTURAL GRADE PVC
BRACKET WITH TRADITIONAL ENDS (OR
EQUIVALENT) SIZE PER OWNER

LP - LAP SIDING CT - 8" SAND DUNES

GENERAL SHALE - CORUNNA SERIES - REMINGTON - BRICK

FFE
0' - 0"

TRIM: ALL TRIM TO BE: LP SMART TRIM - SAND DUNES

MCELROY STANDING SEAM
- MANSARD BROWN ROOF

REMOTE EGRESS
LIGHT. REFER TO
THE ELECTRICAL
DRAWINGS.

REMOTE EGRESS
LIGHT. REFER TO
THE ELECTRICAL
DRAWINGS.

DOOR BELL
PUSH BUTTON

LINE OF NEW 5'-0" x 6'-0"
FROST SLAB. SEE
STRUCTURAL FOR DETAILS.

WALL PACK LIGHT FIXTURE
CENTERED ABOVE OVERHEAD
DOOR. REFER TO THE
ELECTRICAL DRAWINGS.

STEEL BOLLARDS
SEE DETAILS 6 &
7/A-05.1

LP - LAP SIDING
CT - 8" SAND
DUNES

GENERAL SHALE -
CORUNNA SERIES -
REMINGTON - BRICK

MCELROY STANDING SEAM
- MANSARD BROWN ROOF

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x42"

60"x72"

FENESTRATION CALCULATIONS

FACE	TOTAL WALL S.F.	TOTAL FENESTRATION S.F.	FENESTRATION %
WEST	1405	573	41%
NORTH	985	194	20%
SOUTH	985	223	23%
EAST	1405	308	22%

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

2 SOUTH ELEVATION
SCALE: 3/16"=1'-0"

SCREENED HVAC UNIT,
SCREENING PER OWNER (TYP.)

MCELROY STANDING SEAM
- MANSARD BROWN ROOF

ROOF PEAK
29' - 1 1/2"

EAVE
14' - 0"

LP - LAP SIDING CT - 8" SAND DUNES

GENERAL SHALE - CORUNNA SERIES - REMINGTON - BRICK

FFE
0' - 0"

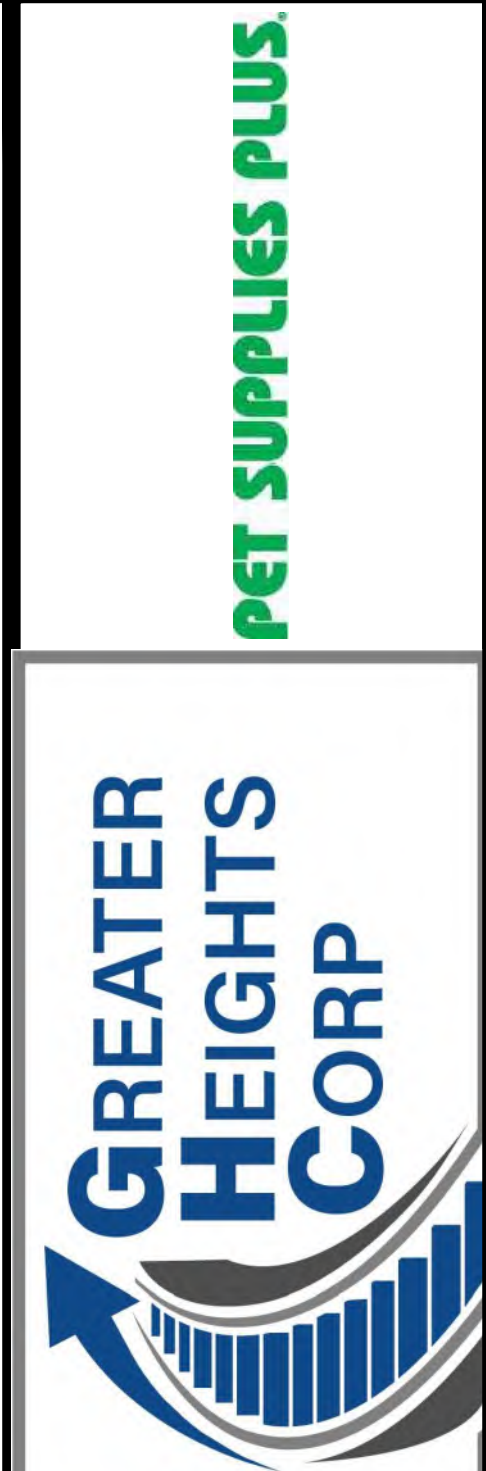
SEE LANDSCAPING / SITE PLANS
FOR SCREENING OF UTILITIES

9'-4.0"

ADDRESS IDENTIFICATION NUMBERS SHALL BE IN ACCORDANCE WITH SEC. 38-401 OF WFD FIRE ORDINANCE.

17340

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



ARCHITECTURAL ELEVATIONS

PET SUPPLIES PLUS - WESTFIELD

17340 FARMER'S BANK WAY

WESTFIELD, IN 46074

BID SET

GREATER HEIGHTS CORP.
JOHN CONNER P.E.
JCONNER@GREATERHEIGHTSCORP.COM
1208 W. WHITE RIVER BLVD
SUITE 137
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(850) 449-9417

DRAWN: JSC

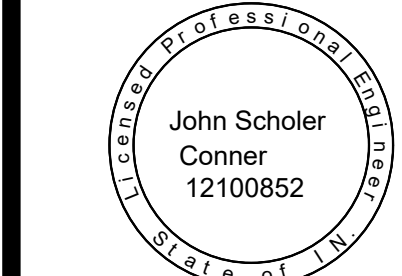
CHECKED: JSC

REVISION: B

SCALE: AS NOTED

DATE: 08/13/2025

DWG #: 25GUT01



John Scholer
Conner
12100852

SHEET NUMBER

A-06.1



Petition Number: 2511-DDP-38
Project Name: WWS Main Campus Updates – Phase II
Subject Site Address: Generally located at 17710 Shamrock Blvd.
Petitioner: Westfield Washington Schools
Representative: The Veridus Group
Request: The Veridus Group by Westfield Washington Schools requests **Detailed Development Plan** review for new school circulation and other corresponding site improvements on 38.58 acres +/- in the SF3 District.
Current Zoning: SF3: Single-family Medium Density District
Current Land Use: Institutional
Approximate Acreage: 38.58 acres +/-
Staff Reviewer: Ryan Collingwood, Senior Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised Detailed Development Plan has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Detailed Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 15) Location and dimensions of all existing structures and paved areas.
 - 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 17) Location of all Floodplain areas within the boundaries of the property.
 - 18) Names of legal ditches and streams on or adjacent to the site.
 - 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 20) Identify buildings proposed for demolition.
 - 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
 - 23) Misc.
-

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

The plans comply.

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

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

DISTRICT & DEVELOPMENT STANDARDS

The plans comply with SF3: Single-family Medium Density District (UDO Article 4.6).

28) Minimum Lot Frontage	50 feet
29) Minimum Front Yard Setback	20 feet
30) Minimum Side Yard Setback	10 feet
31) Minimum Rear Yard Setback	30 feet
32) Maximum Building Height	25 feet

33) Architectural Standards (*UDO Article 6.3(D)*)

- a) Building Orientation:
 - i) No loading spaces or loading docks shall be permitted to face a Street.
 - ii) Loading spaces or loading docks facing or oriented to a Side or Rear Lot Line of an adjoining Residential District shall be screened from view from such Residential District by the use of: (i) evergreen trees; or, (ii) a combination of overstory, understory or evergreen trees and a solid wall or fence, which creates a dense visual barrier of a minimum height of six (6) feet.

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

34) Landscaping Standards (*UDO Article 6.8*)

- a) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.
- b) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- c) Tree Protection
 - i) Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
 - ii) Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

d) Foundation Plantings Requirement

- i) 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.
- ii) 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 (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.

e) Parking Area Landscaping

- i) Interior Parking Area Landscaping
 - (1) Interior Parking Area Islands
 - (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.
- ii) Perimeter Parking Area Landscaping
 - (1) Design
 - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

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

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

36) Easement Standards (*UDO Article 8.3*)

37) Pedestrian Network Standards (*UDO 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) 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

- 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.
-

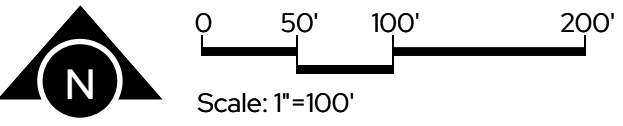
DEPARTMENT COMMENTS:

The plans presented comply with the applicable zoning ordinances.

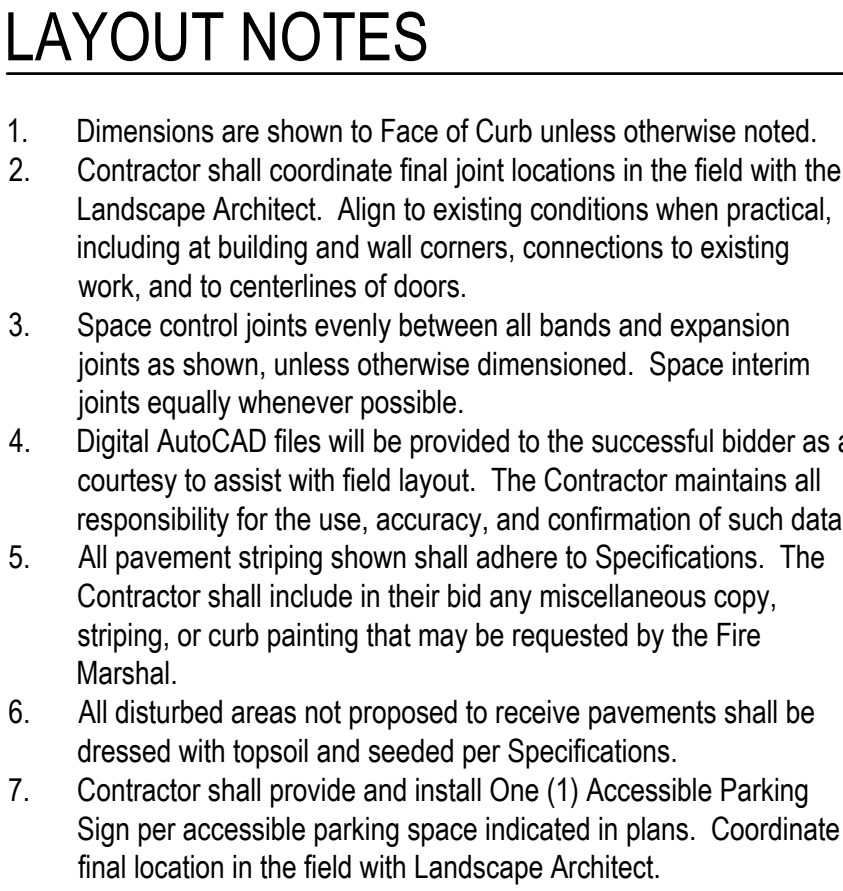
Requested Action: Approve 2511-DDP-38 with the following conditions:

- 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.







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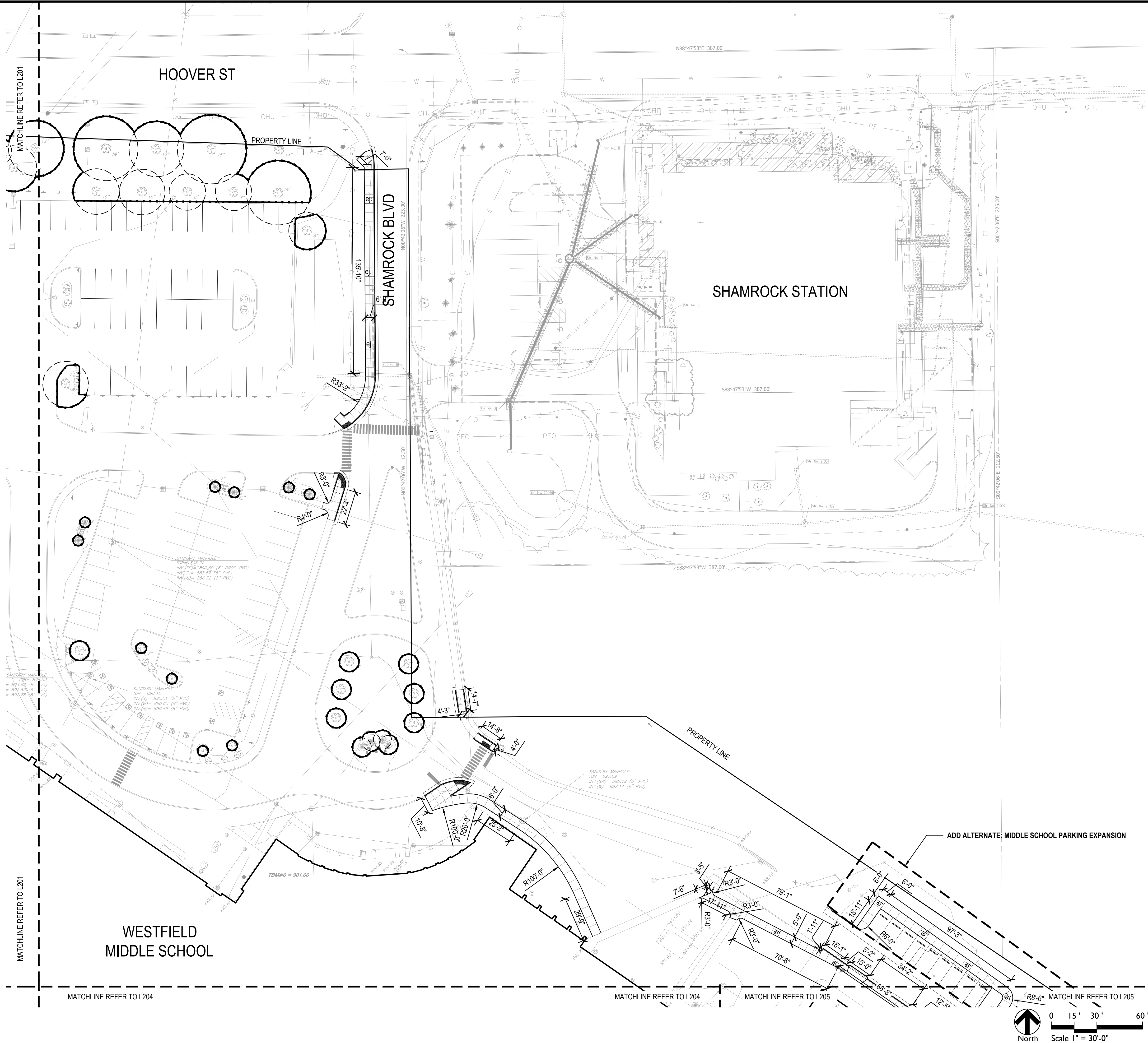
PRICING SET
WESTFIELD SCHOOL - PHASE 2
 346 W Hoover Street Westfield IN 46074
 LAYOUT PLAN

Revision	Date	Description

Date:	2025/10/08
Project No:	23-1823
Drawn by:	KK/SG
Checked by:	GW

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Sheet No:
L20 I



- ### LAYOUT NOTES
1. Dimensions are shown to Face of Curb unless otherwise noted.
 2. Contractor shall coordinate final joint locations in the field with the Landscape Architect. Align to existing conditions when practical, including at building and wall corners, connections to existing work, and to centerlines of doors.
 3. Space control joints evenly between all bands and expansion joints as shown, unless otherwise dimensioned. Space interim joints equally whenever possible.
 4. Digital AutoCAD files will be provided to the successful bidder as a courtesy to assist with field layout. The Contractor maintains all responsibility for the use, accuracy, and confirmation of such data.
 5. All pavement striping shown shall adhere to Specifications. The Contractor shall include in their bid any miscellaneous copy, striping, or curb painting that may be requested by the Fire Marshal.
 6. All disturbed areas not proposed to receive pavements shall be dressed with topsoil and seeded per Specifications.
 7. Contractor shall provide and install One (1) Accessible Parking Sign per accessible parking space indicated in plans. Coordinate final location in the field with Landscape Architect.



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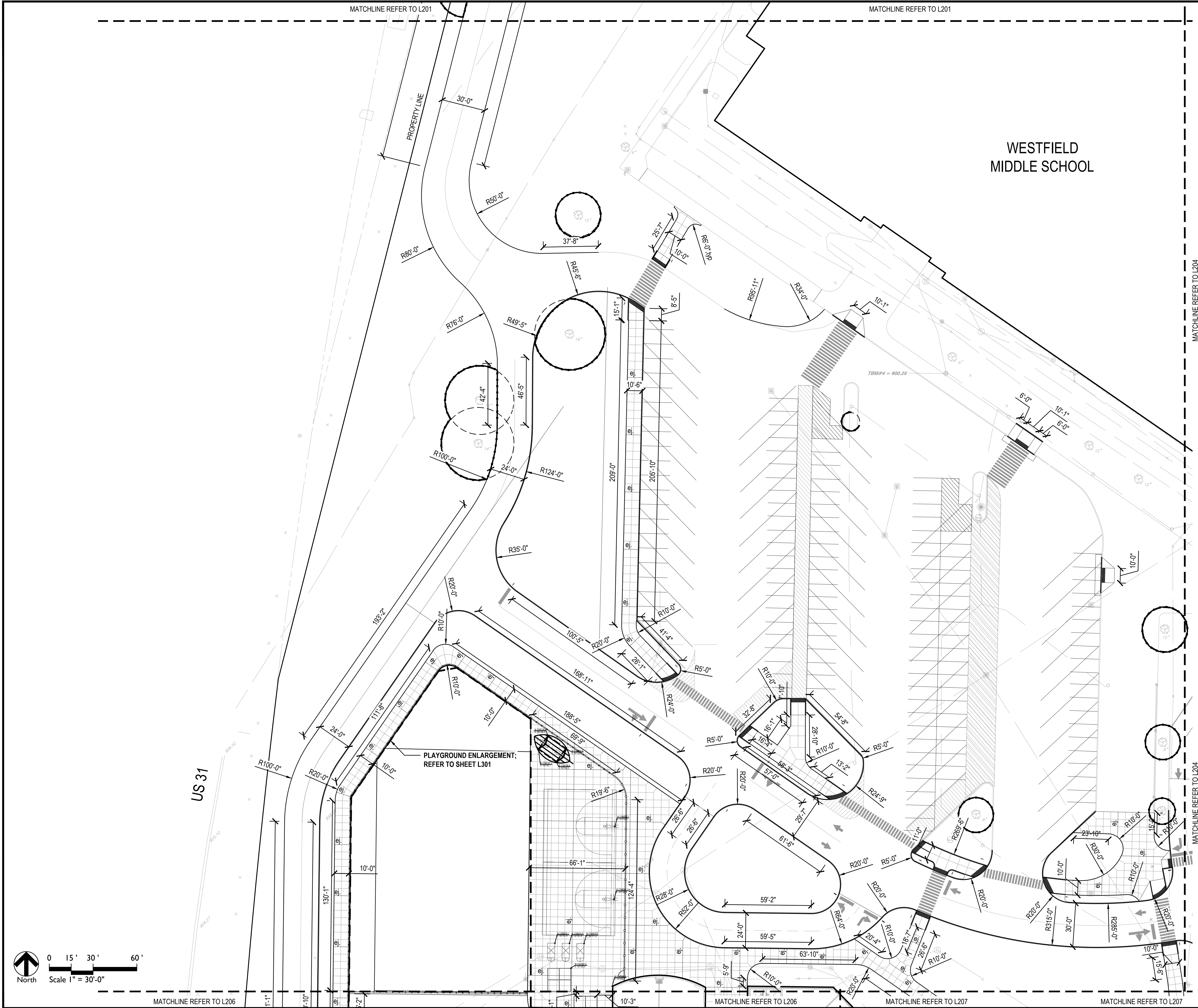
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Sheet Title

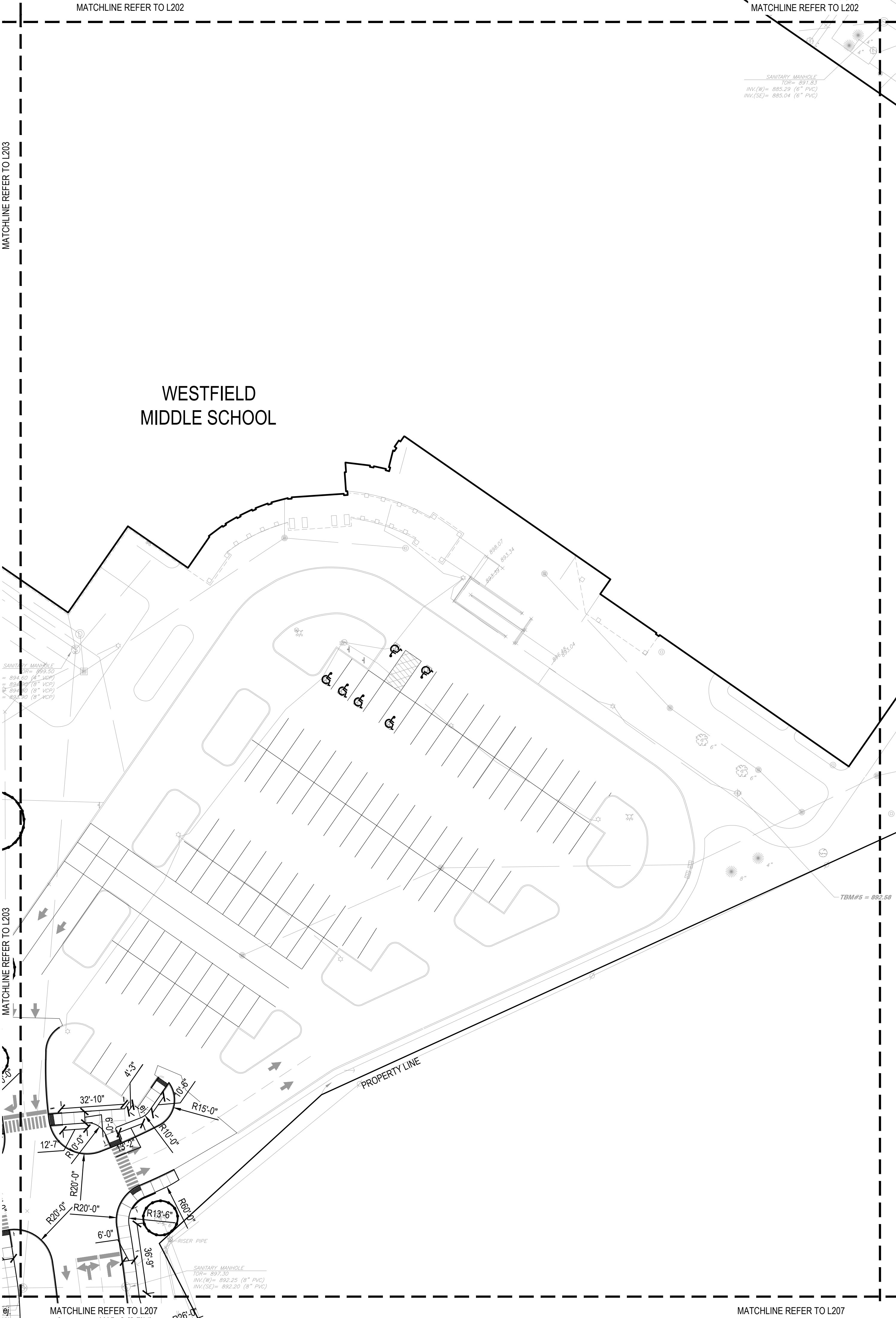
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LAYOUT PLAN

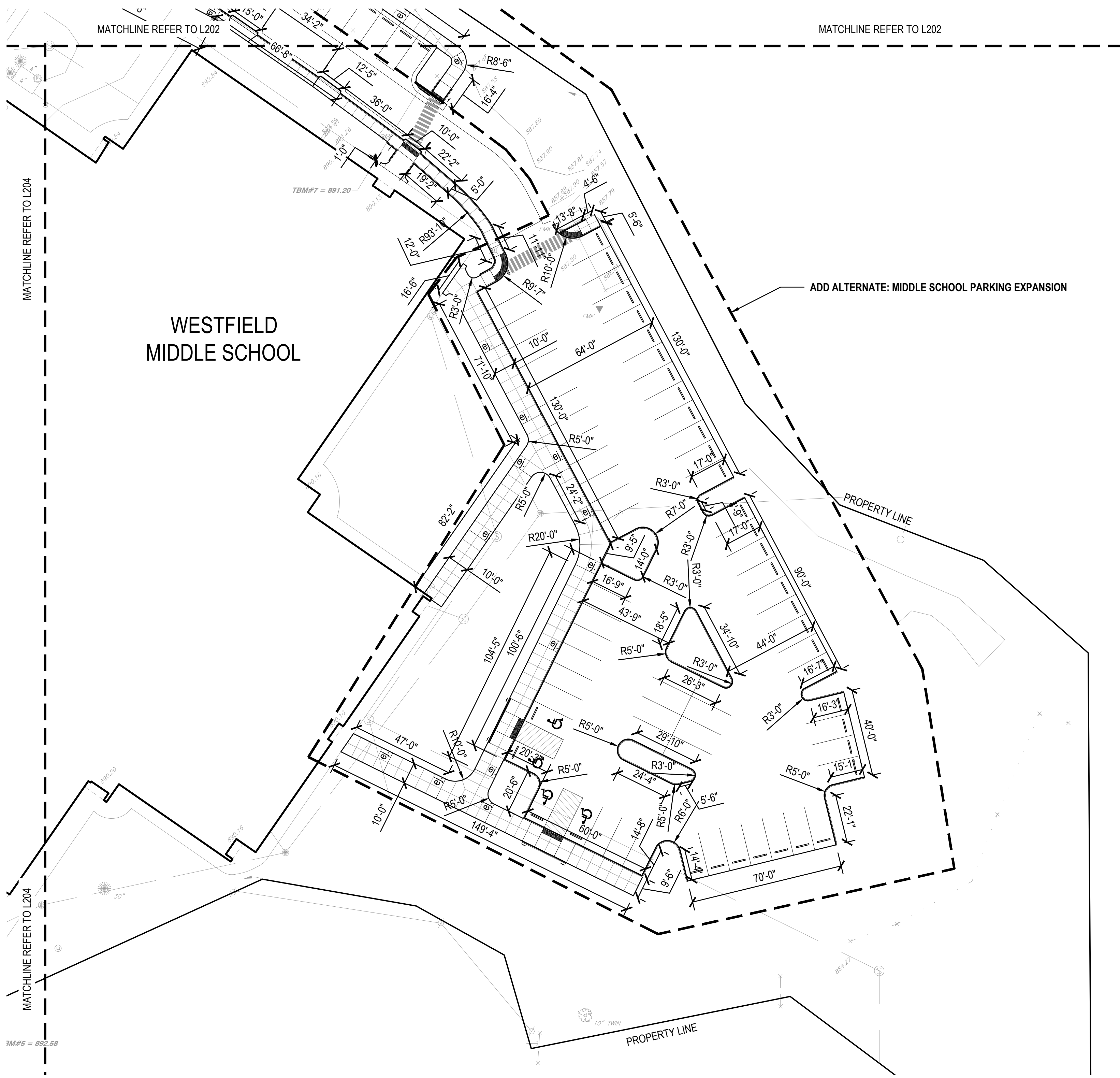
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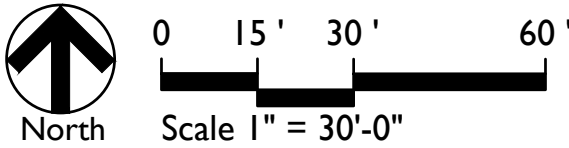
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LAYOUT PLAN

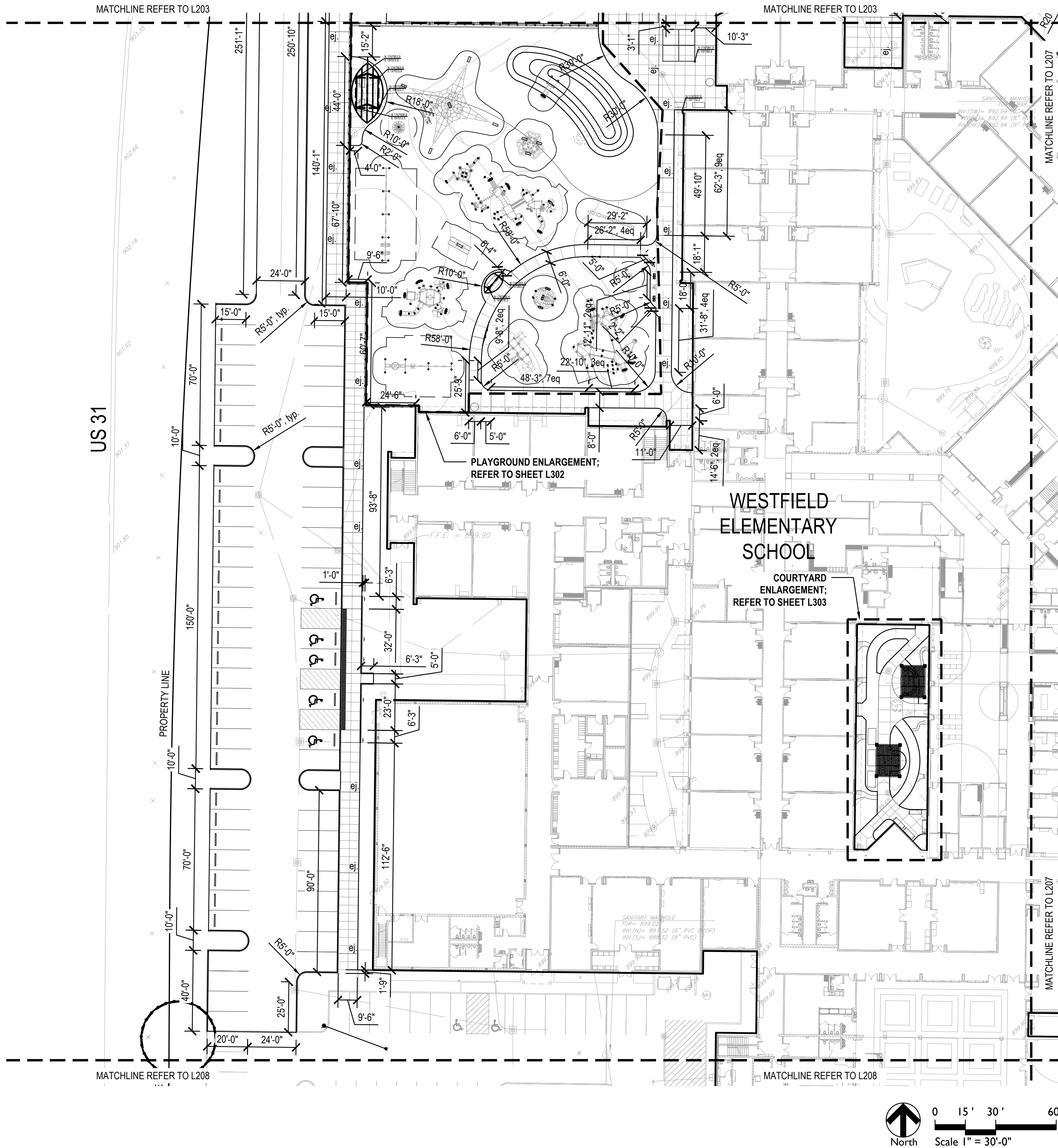
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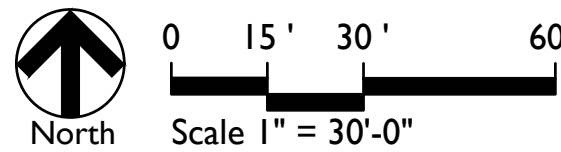
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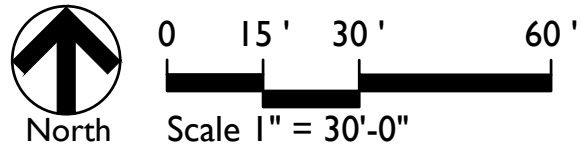
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Drawn by: KK/SG
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5. All pavement stripings shown shall adhere to Specifications. The Contractor shall include in their bid any miscellaneous copy, striping, or curb painting that may be requested by the Fire Marshal.
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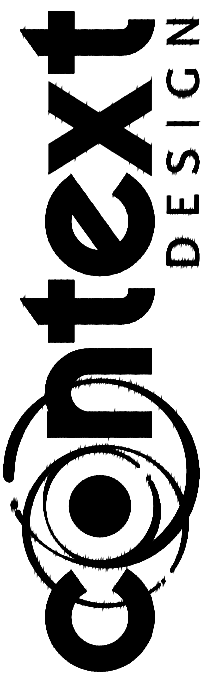
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Sweet Ticks:

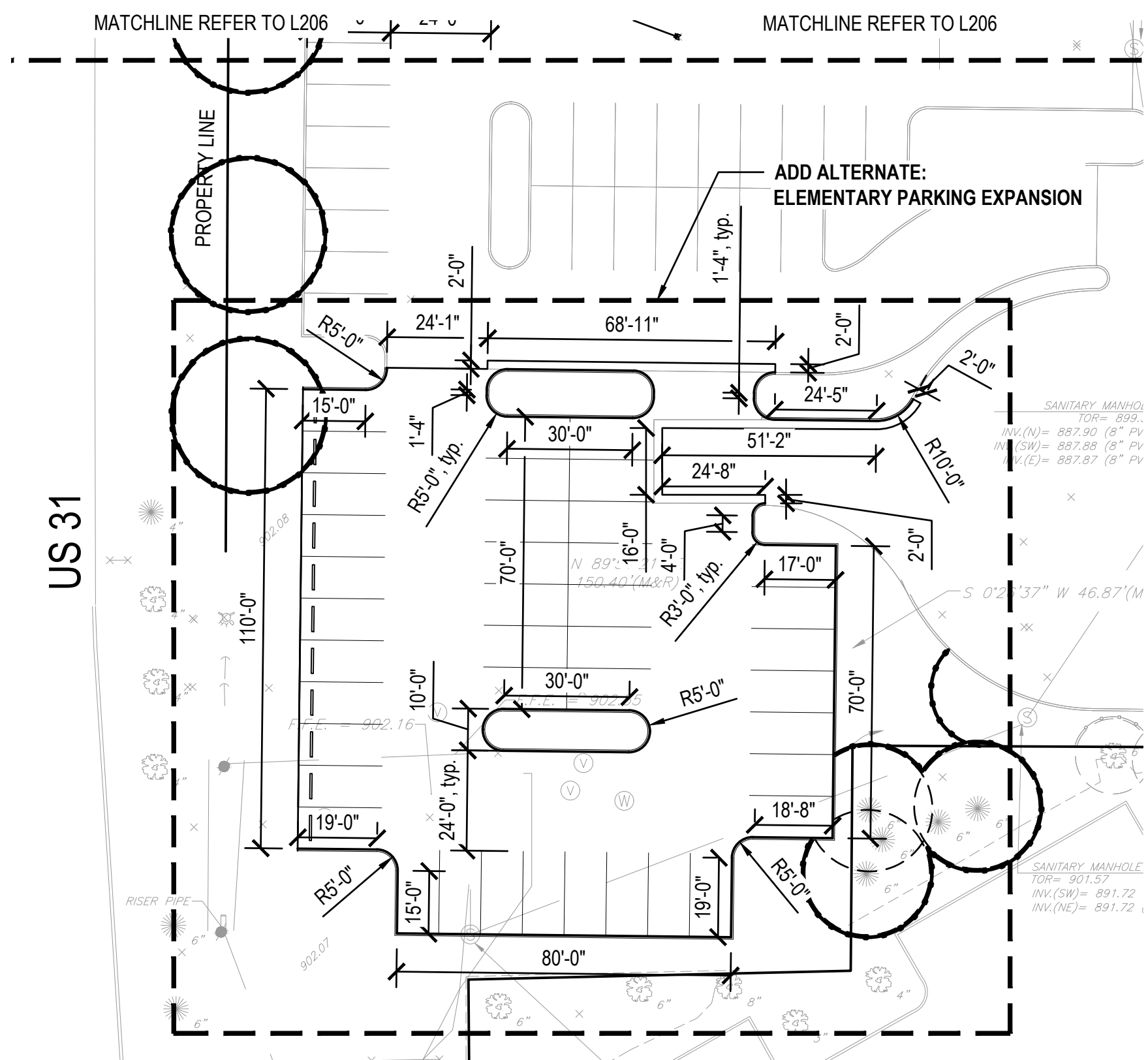
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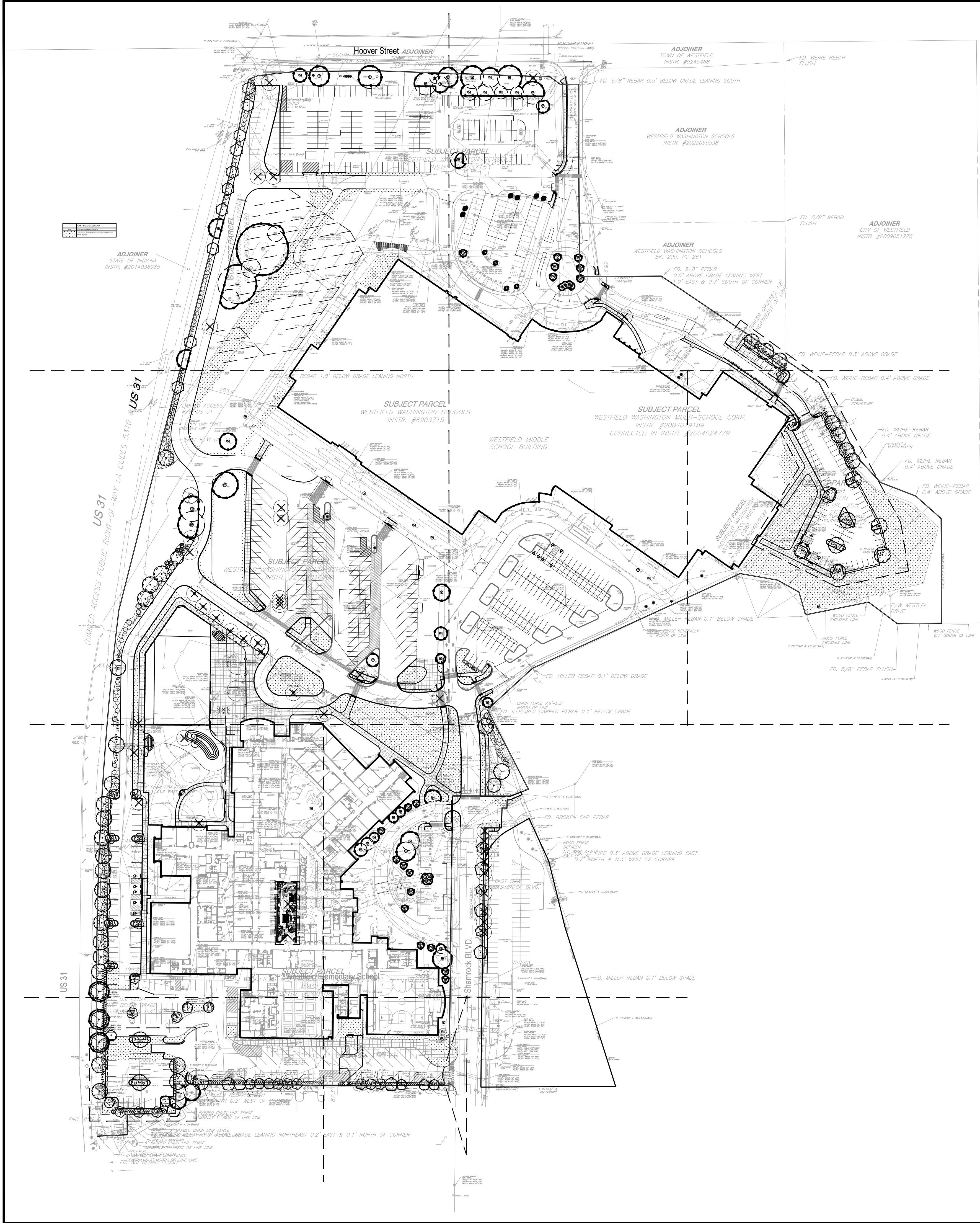
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ORDINANCE CHART

Zone: SF3
Adjacent Zones
North: PUD - High School East: 31
South: PUD - The Junction West: AG-SF1

Unified Development Ordinance

8.6 Open Space and Amenity Standards
Requirement: Not applicable, not a residential development

Chapter 6. Development Standards
6.8 Landscaping Standards

K. Minimum Lot Landscaping Requirements
Requirement: An institutional use shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 16.2 acres > (33) shade trees + (49) ornamental or evergreen trees + (162) shrubs
Provided: 24 existing deciduous trees from Phase 1 + 44 existing deciduous trees + 20 existing evergreens + 8 new evergreens + 21 existing ornamental trees + 387 existing shrubs from Phase 1

L. Foundation Plantings
Requirement: Existing Condition, no plantings required

M. External Street Frontage Landscaping Requirements
Requirement: Existing Condition, no plantings required

N. Buffer Yard Requirements
Requirement: No Buffer Yards Required

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: 5% of parking area to be islands for lots of 5-24 parking spaces; 7.5% of parking area to be islands for 25-49 parking spaces; and 10% of parking area to be islands for 50 or more parking spaces. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.

Required:
MS North Lot: 1794 s.f. x 5% = 120 s.f. islands + (1) tree + (4) shrubs
MS East Lot: 27,151 s.f. x 10% = 2,715 s.f. islands + (9) trees + (36) shrubs
MS South Lot: 32,018 s.f. x 10% = 3,202 s.f. islands + (9) trees + (36) shrubs
ES South Lot: 15,038 s.f. x 7.5% = 1,128 s.f. islands + (4) trees + (16) shrubs
ES West Lot: 21,878 s.f. x 7.5% = 1,641 s.f. islands + (4) trees + (16) shrubs
Provided:
MS North Lot: 178 s.f. islands + (1) tree + (4) shrubs
MS East Lot: 2,715 s.f. islands + (9) trees + (36) shrubs
MS South Lot: 8,218 s.f. existing islands + (9) trees + (15) existing shrubs + (24) new shrubs
ES South Lot: 1,371 s.f. islands + (4) trees + (16) shrubs
ES West Lot: 1,661 s.f. islands + (6) trees + (24) shrubs

Perimeter Parking Area Landscaping
Requirement: Required when parking area is located within an established front yard, a required yard, or within 20' of a lot line or right-of-way line. Shall be 5 ft. wide, along the perimeter of parking areas and include (1) tree per 30 l.f. and (1) shrub per 3 l.f.

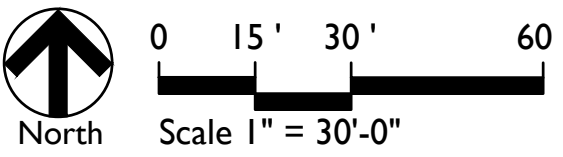
Required:
MS North Lot: 90 l.f. / 30 l.f. = (3) trees + 90 l.f. / 3 l.f. = (30) shrubs
MS East Lot: 103 l.f. / 30 l.f. = (4) trees + 103 l.f. / 3 l.f. = (35) shrubs
MS South Lot: Not applicable, not in front yard, required yard, or within 20' of ROW
ES South Lot: 260 l.f. / 30 l.f. = (9) trees + 260 l.f. / 3 l.f. = (87) shrubs
ES West Lot: 340 l.f. / 30 l.f. = (12) trees + 340 l.f. / 3 l.f. = (114) shrubs
Provided:
MS North Lot: (3) trees + (30) shrubs
MS East Lot: (4) trees + (41) shrubs
ES South Lot: (1) existing tree + (8) new trees + (87) shrubs
ES West Lot: (12) trees + (114) shrubs

Drive Aisle Landscaping
Requirement: Plantings within the perimeter parking area landscape areas between drive aisles and rear or side lot line may be reduced by up to 50% of the required plantings above if no parking spaces are located between the lot line and the drive aisle.

Required:
MS North Drive: 761 l.f. / 60 l.f. = (13) trees + 761 l.f. / 6 l.f. = (127) shrubs
MS East Drive: 179 l.f. / 60 l.f. = (3) trees + 179 l.f. / 6 l.f. = (30) shrubs
ES South Drive: 570 l.f. / 60 l.f. = (10) trees + 570 l.f. / 6 l.f. = (95) shrubs
Provided:
MS North Drive: (2) existing trees + (9) new trees + (127) shrubs
MS East Drive: (3) trees + (30) shrubs
ES South Drive: (3) existing trees + (7) new trees + (95) shrubs

GENERAL LANDSCAPE AND PLANTING NOTES

- Refer to Project Manual for Planting Specifications and Topsoil requirements. Refer to Plant Schedule and Planting Details for additional information.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. On-site adjustments may be required.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT.
- Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
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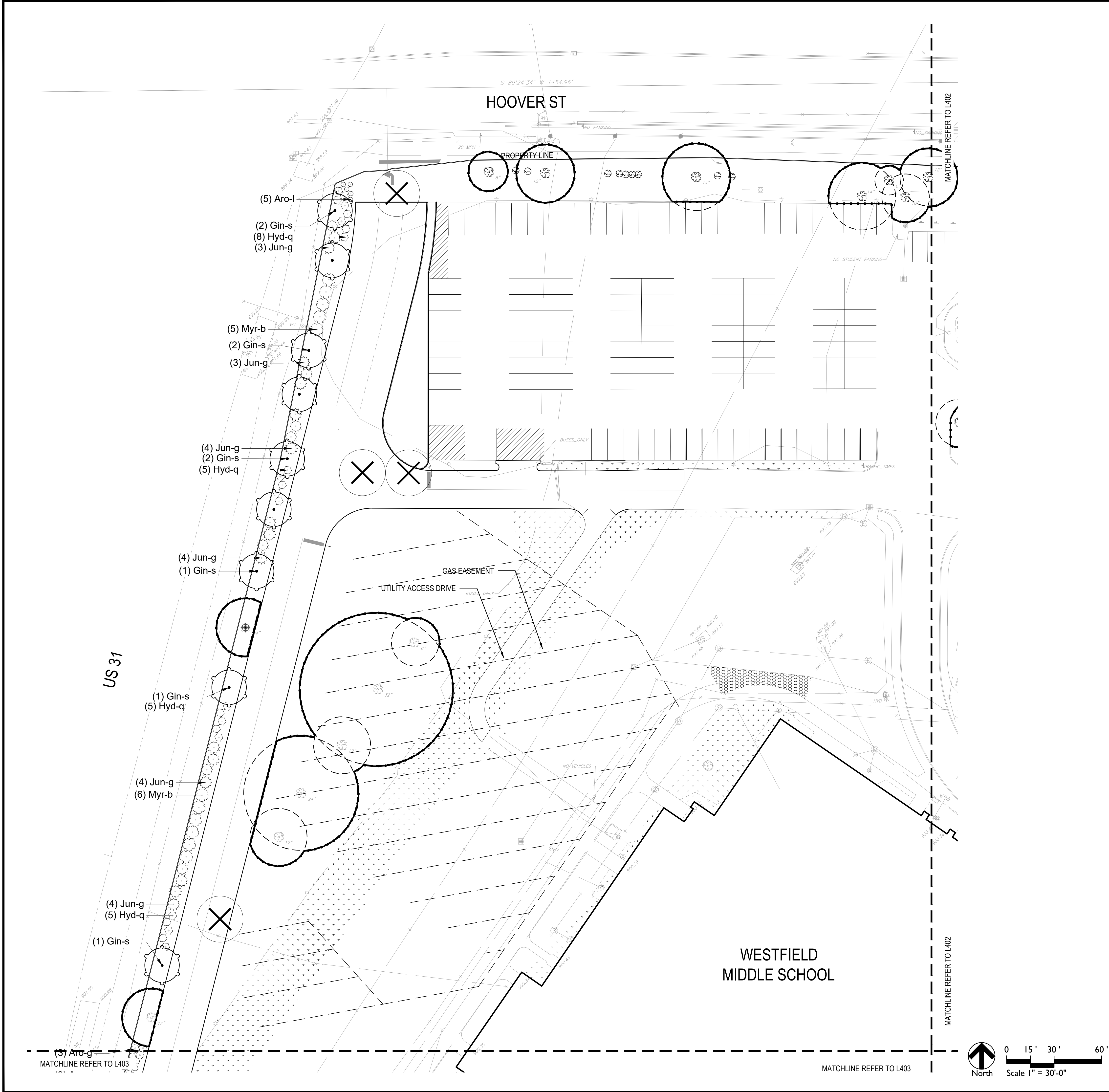
PRICING SET
WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074
OVERALL PLANTING PLAN

Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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Sheet No:
L400



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ORDINANCE CHART

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South: PUD - The Junction West: AG-SF1

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Requirement: Not applicable, not a residential development

Chapter 6. Development Standards
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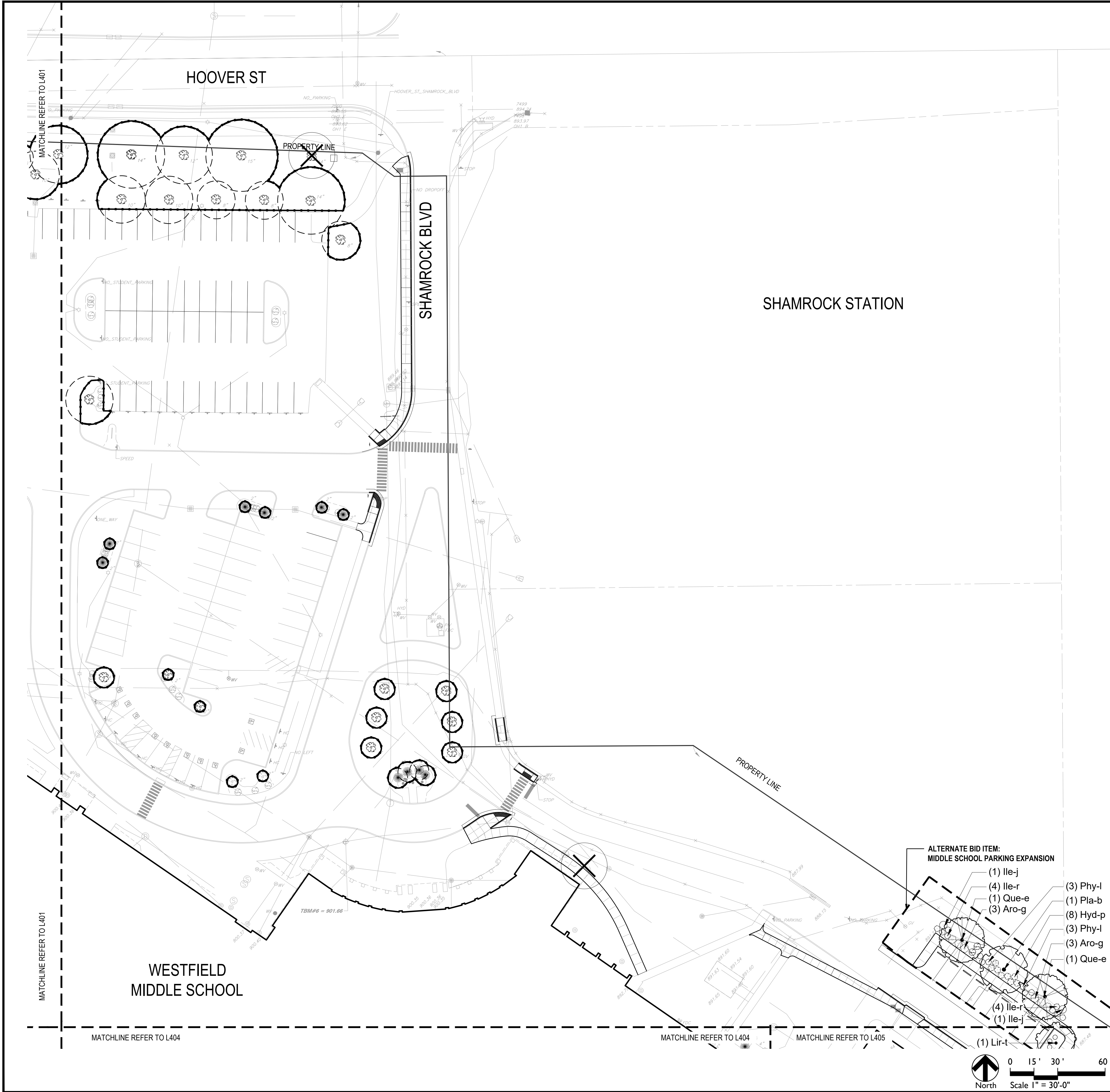
PLANTING PLAN

Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
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Sheet No:
L401



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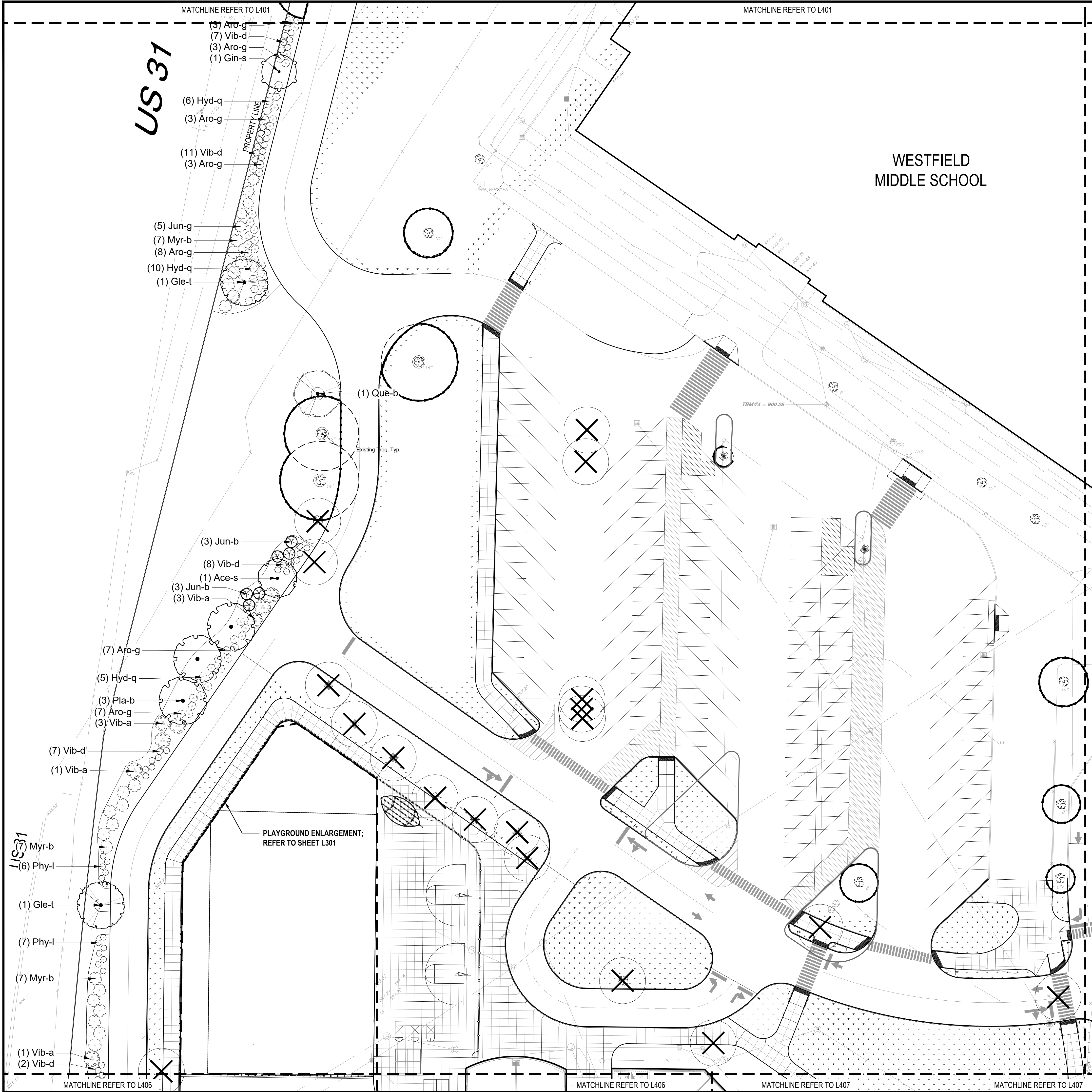
PLANTING PLAN

Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
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Sheet No:
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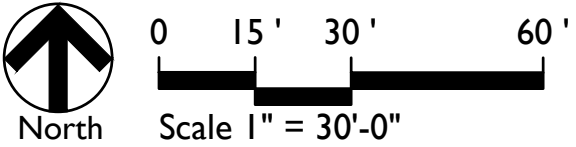
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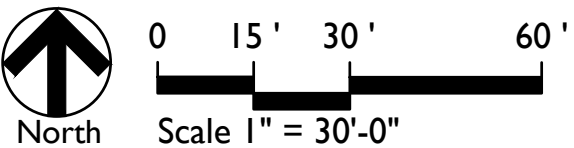
PLANTING PLAN

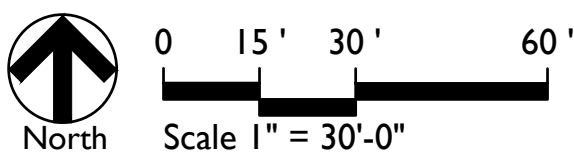
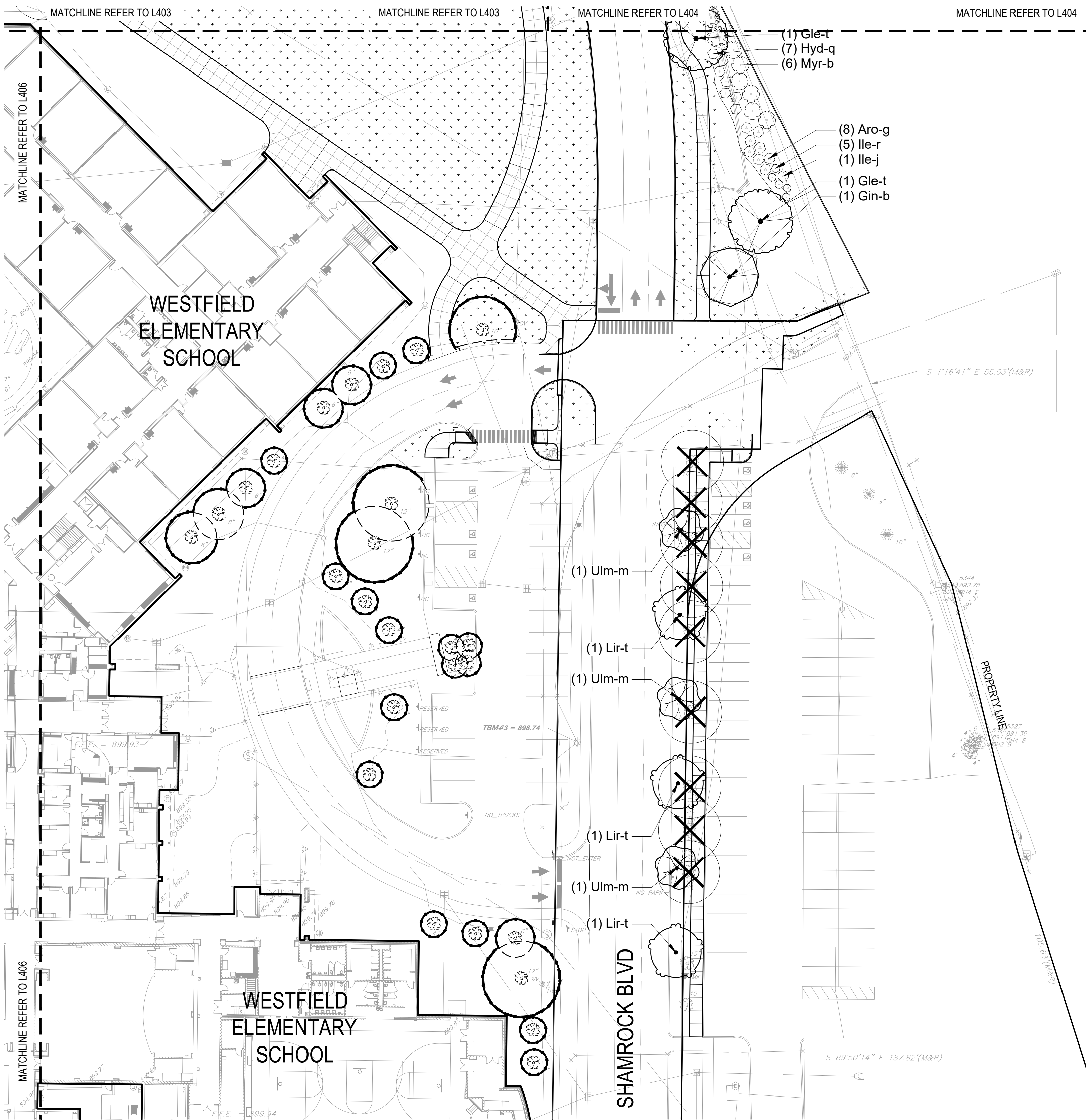
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5. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule. Plant material quantities shown on plan are minimum quantities. Additional material may be needed to meet spacing requirements and field conditions.
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16. Trees shall be matched in groups unless otherwise noted.

ORDINANCE CHART

Zone: SF3
Adjacent Zones
North: PUD - High School East: 31
South: PUD - The Junction West: AG-SF1

Unified Development Ordinance

8.6 Open Space and Amenity Standards
Requirement: Not applicable, not a residential development

Chapter 6. Development Standards
6.8 Landscaping Standards

K. Minimum Lot Landscaping Requirements
Requirement: An institutional use shall be planted with 2 shade trees, 3 ornamental or evergreen trees, and 10 shrubs per acre of yard and open space areas.
Required: 16.2 acres > (33) shade trees + (49) ornamental or evergreen trees + (162) shrubs
Provided: 24 existing deciduous trees from Phase 1 + 44 existing deciduous trees + 20 existing evergreens + 8 new evergreens + 21 existing ornamental trees + 387 existing shrubs from Phase 1

L. Foundation Plantings
Requirement: Existing Condition, no plantings required

M. External Street Frontage Landscaping Requirements
Requirement: Existing Condition, no plantings required

N. Buffer Yard Requirements
Requirement: No Buffer Yards Required

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Interior Parking Area Landscaping
Requirement: 5% of parking area to be islands for lots of 5-24 parking spaces; 7.5% of parking area to be islands for 25-49 parking spaces; and 10% of parking area to be islands for 50 or more parking spaces. They shall be minimum area of 120 s.f. and a minimum 7' wide from back of curb. Islands shall include at least (1) tree and (4) shrubs per island. 100% of every island shall be covered with permitted groundcover material.

Required:
MS North Lot: 1794 s.f. x 5% = 120 s.f. islands + (1) tree + (4) shrubs
MS East Lot: 27,151 s.f. x 10% = 2,715 s.f. islands + (9) trees + (36) shrubs
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ES West Lot: 21,878 s.f. x 7.5% = 1,641 s.f. islands + (4) trees + (16) shrubs
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Required:
MS North Drive: 761 l.f. / 60 l.f. = (13) trees + 761 l.f. / 6 l.f. = (127) shrubs
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PRICING SET
WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074

PLANTING PLAN

Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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Sheet No:
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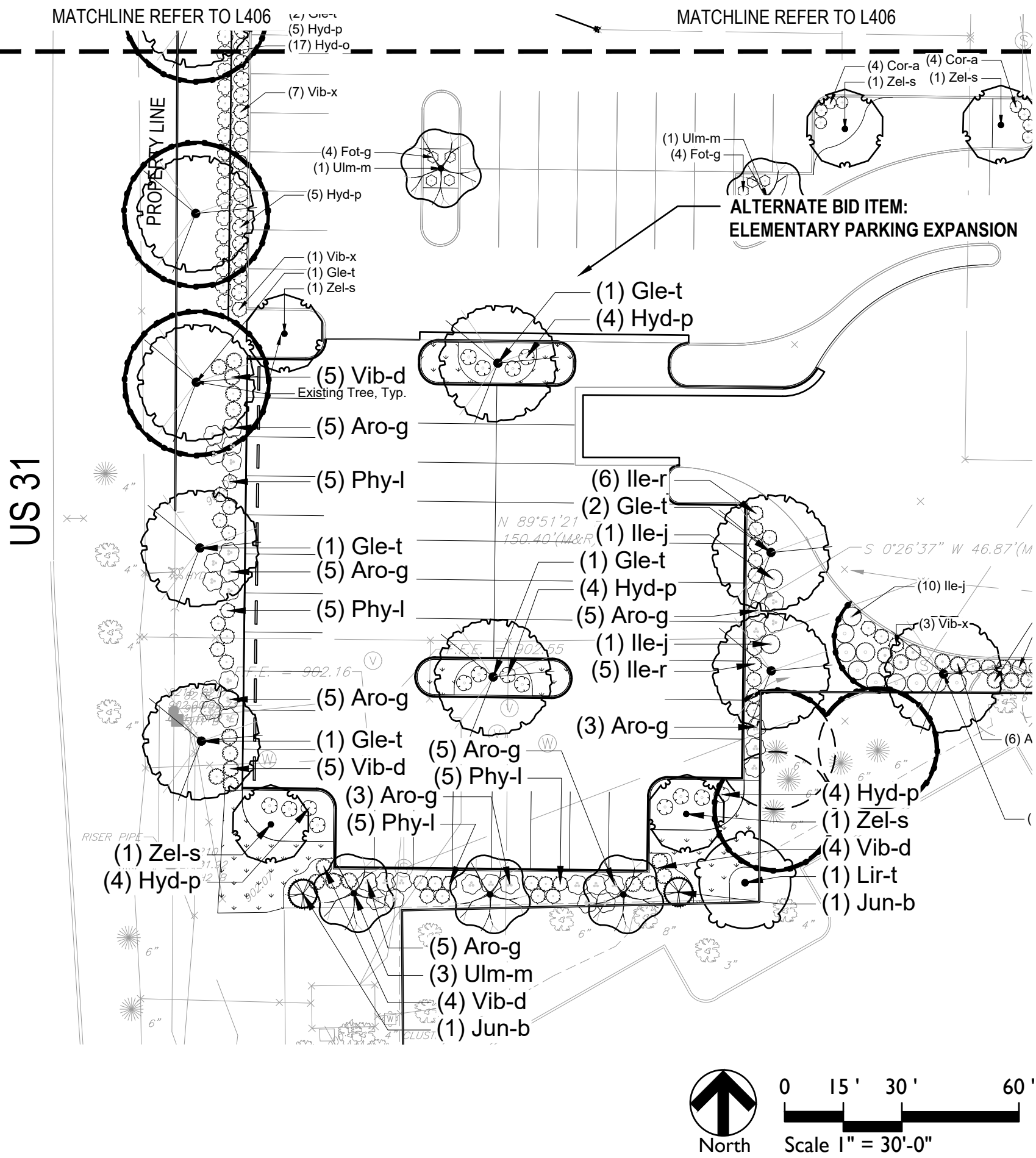
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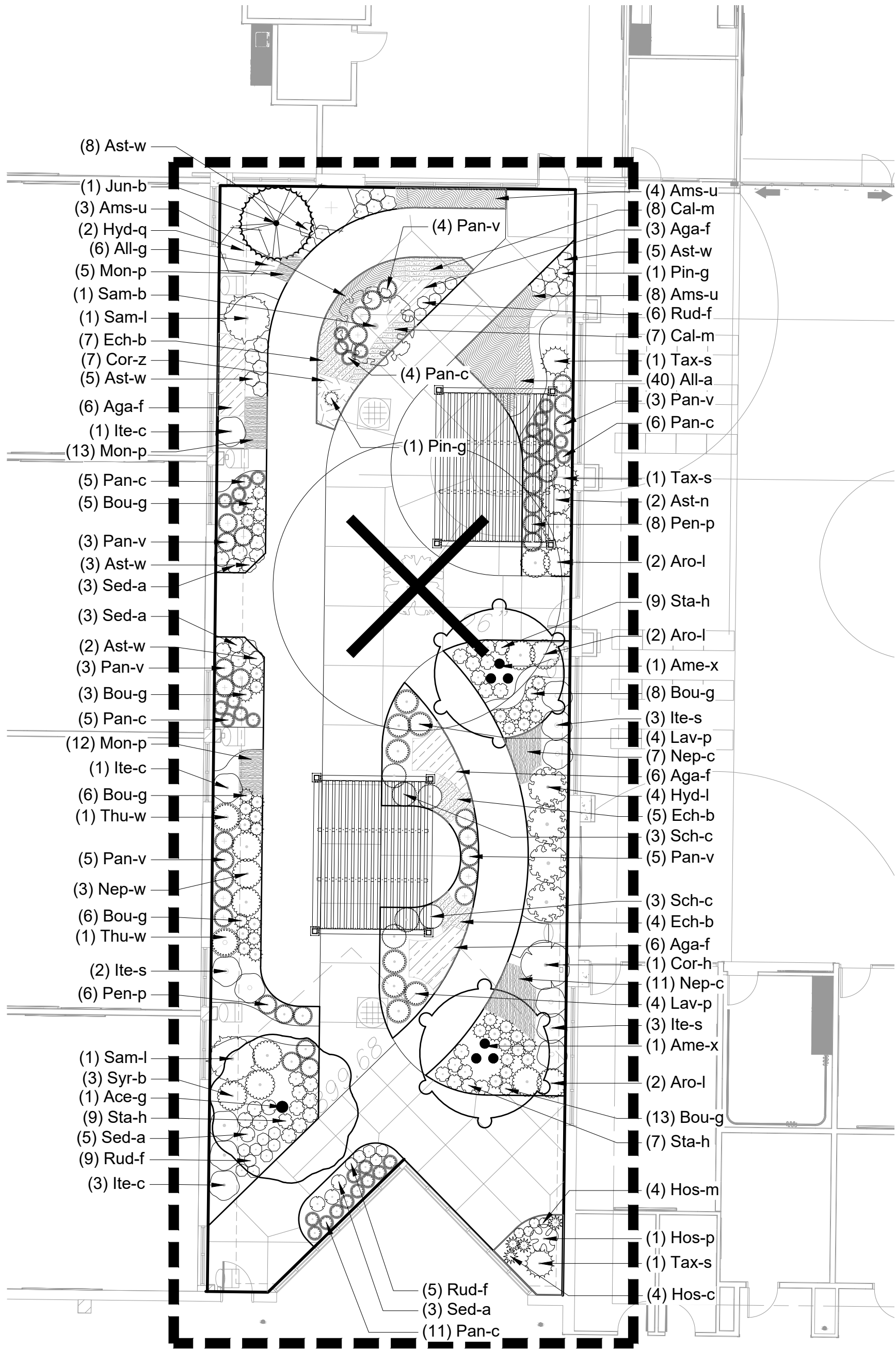
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PLANT SCHEDULE COURTYARD PLANTING

	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
TREES							
	Jun-b	1	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar	B & B	min. 6' ht.	strong central leader, no dual leaders, full, symmetrical
ORNAMENTAL TREES							
	Ace-g	1	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
	Ame-x	2	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B & B	8' ht.	multi-trunk; 7-11 stems, no crossing/rubbing branches, full, symmetrical
	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS							
	Aro-l	6	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry	container	18" ht. min.	space @ 3'-6" o.c.
	Cor-h	1	Cornus alba 'Bailhalo'	Ivory Halo® Tatarian Dogwood	container	18" ht. min.	space @ 6'-0" o.c.
	Hyd-l	4	Hydrangea paniculata 'SMHPLQF'	Little Quick Fire Panicle Hydrangea	container	24"	space @ 4'-0" o.c.
	Hyd-q	2	Hydrangea quercifolia	Oakleaf Hydrangea 'Ruby Slippers'	container	18" ht. min.	space @ 4'-0" o.c.
	Ite-c	5	Itea virginica 'SMNIVDFC'	Scentlandia Sweetspire	container	24"	space @ 3'-0" o.c.
	Ite-s	8	Itea virginica 'Sprich'	Little Henry Virginia Sweetspire	container	24"	space @ 3'-0" o.c.
	Sam-b	1	Sambucus nigra 'Eva'	Black Lace® Elderberry	container	24" ht. min.	space @ 8'-0" o.c.
	Sam-l	2	Sambucus racemosa 'SMNSRD4'	Lemony Lace Elderberry	container	18" ht. min.	space @ 6'-0" o.c.
	Syr-b	3	Syringa x 'SMNSDTP'	Baby Kim Dwarf Lilac	container	18" ht. min.	space @ 3'-0" o.c.
	Tax-s	3	Taxus x media 'SMNTHDC'	Stonehenge Yew	container	24" ht. min.	space @ 3'-0" o.c.
	Thu-w	2	Thuja occidentalis 'North Pole'	North Pole Arborvitae	Container	18" ht. min.	space @ 3'-0" o.c.
EVERGREEN SHRUBS							
	Pin-g	2	Pinus sylvestris 'Green Penguin'	Green Penguin Scotch Pine	container	18" ht. min.	space @ 1'-6" o.c.
GRASSES							
	Bou-g	41	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	pot	#1	space @ 1'-6" o.c.
	Pan-c	31	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Prairie Winds Switch Grass	pot	#1	space @ 1'-6" o.c.
	Pan-v	23	Panicum virgatum 'Northwind'	Northwind Switch Grass	pot	#2	space @ 2'-0" o.c.
	Pen-p	14	Pennisetum alopecuroides 'Piglet'	Piglet Dwarf Fountain Grass	container	18" ht. min.	space @ 2'-0" o.c.
	Sch-c	6	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	pot	#1	space @ 2'-6" o.c.
PERENNIALS							
	Ast-n	2	Aster novae-angliae 'Purple Dome'	Purple Dome New England Aster	pot	#1	space @ 3'-0" o.c.
	Ast-w	23	Aster x 'Wood's Light Blue'	Wood's Light Blue Aster	pot	#1	space @ 1'-6" o.c.
	Hos-m	4	Hosta x 'Blue Mouse Ears'	Blue Mouse Ears Hosta	pot	#1	space @ 1'-0" o.c.
	Hos-c	4	Hosta x 'Curly Fries'	Curly Fries Hosta	pot	#1	space @ 1'-6" o.c.
	Hos-p	1	Hosta x 'Paul's Glory'	Paul's Glory Hosta	pot	#1	space @ 3'-0" o.c.
	Lav-p	8	Lavandula angustifolia 'Niko'	Phenomenal Lavender	pot	#1	space @ 30" o.c.
	Nep-w	3	Nepeta x 'Walker's Low'	Walker's Low Catmint	pot	#1	space @ 3'-0" o.c.
	Rud-f	20	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Black-eyed Susan	pot	#1	space @ 18" o.c.
	Sed-a	14	Sedum x 'Autumn Joy'	Autumn Joy Sedum	pot	#1	space @ 24" o.c.
	Sta-h	25	Stachys byzantina 'Helen von Stein'	Helen von Stein Lamb's Ear	pot	#1	space @ 1'-6" o.c.
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	REMARKS
BULBS							
	All-a	40	Allium x 'Ambassador'	Ambassador Ornamental Onion	Bulb		space @ 6" o.c., plant in fall per supplier recommendations
	All-g	6	Allium x 'Globemaster'	Globemaster Ornamental Onion	Bulb		space @ 9" o.c., plant in fall per supplier recommendations
PERENNIALS							
	Aga-f	21	Agastache x 'Blue Fortune'	Blue Fortune Anise Hyssop	pot	#1	space @ 24" o.c.
	Ams-u	15	Amsonia hubrichtii	Arkansas Bluestar	pot	#1	space @ 2'-6" o.c.
	Cal-m	15	Calamintha nepeta 'Montrose White'	Montrose White Lesser Calamint	pot	#1	space @ 1'-6" o.c.
	Cor-z	7	Coreopsis verticillata 'Zagreb'	Zagreb Thread Leaf Coreopsis	pot	#1	space @ 18" o.c.
	Ech-b	16	Echinacea x 'PAS702917'	PowWow Wild Berry Coneflower	pot	#1	space @ 18" o.c.
	Mon-p	30	Monarda didyma 'Pardon My Purple'	Pardon My Purple Bee Balm	pot	#1	space @ 1'-0" o.c.
	Nep-c	18	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	pot	#1	space @ 18" o.c.



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WESTFIELD SCHOOL - PHASE 2
346 W Hoover Street Westfield IN 46074

PLANTING PLAN ENLARGEMENT

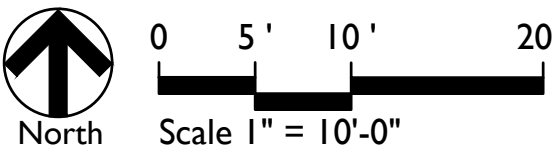
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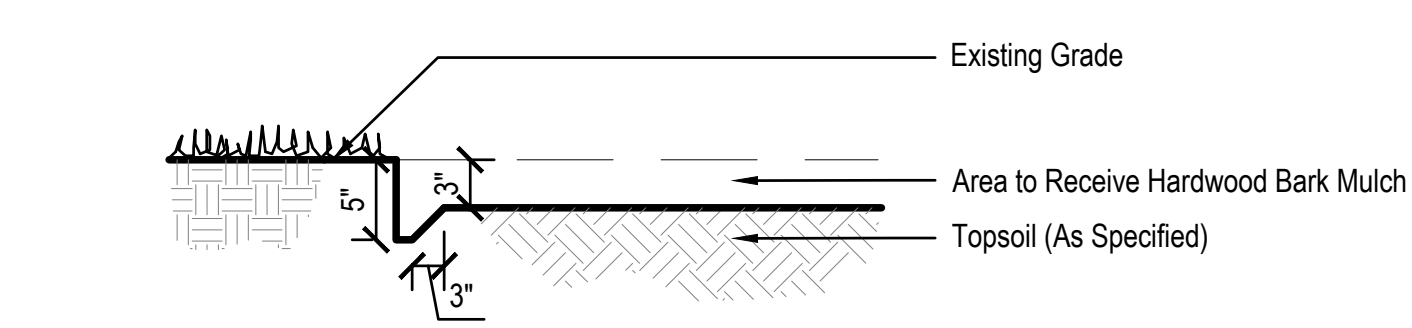
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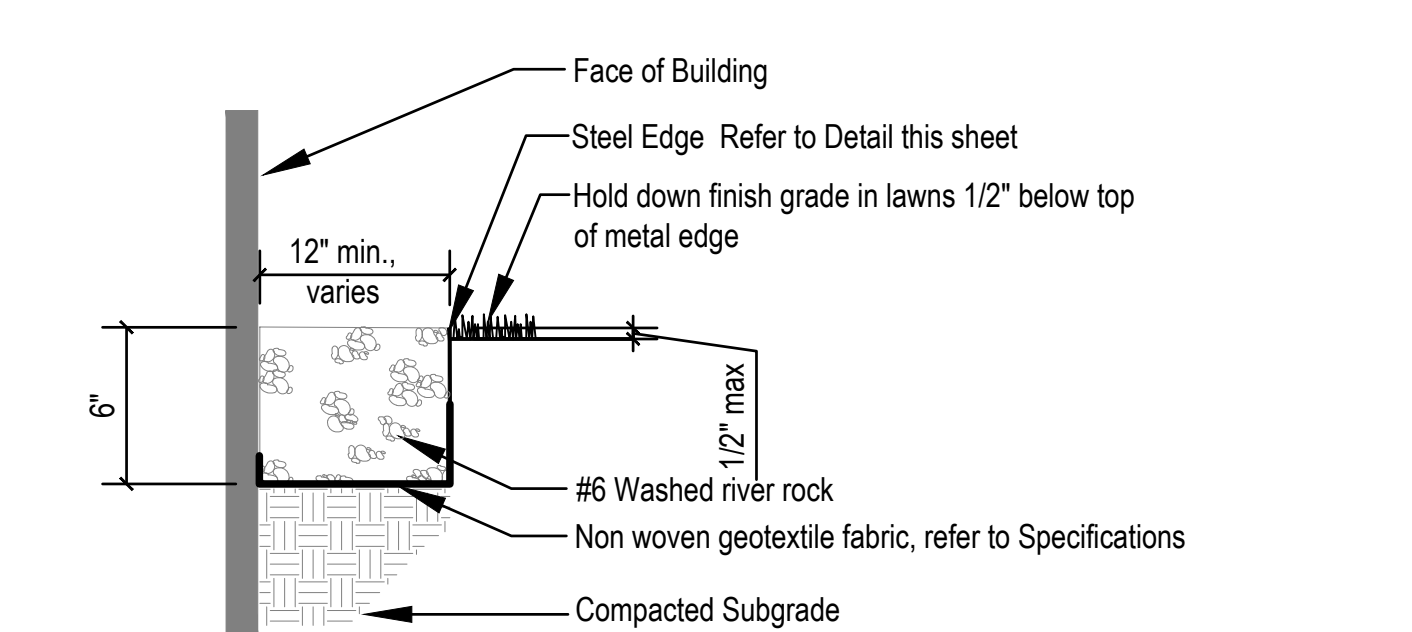


PLANT SCHEDULE SITE PLANTINGS						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
TREES						
Ace-s	1	Acer saccharum 'Legacy'	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Gin-s	10	Ginkgo biloba 'PNI 2720'	Princeton Sentry® Maidenhair Tree	B & B	2" Cal	full, strong central leader, matched
Gin-b	1	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B & B	2"Cal	full, strong central leader, matched
Gle-t	23	Gleditsia triacanthos inermis 'Skycole'	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Jun-b	8	Juniperus silicicola 'Brodie'	Brodie Southern Red Cedar	B & B	min. 6' ht.	strong central leader, no dual leaders, full, symmetrical
Lir-t	5	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Pla-b	13	Platanus x acerifolia 'Bloodgood'	London Plane Tree	B & B	2"Cal	dug in spring, full, strong central leader, matched
Que-b	1	Quercus bicolor	Swamp White Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Que-e	6	Quercus x macdanielii 'Clemons'	Heritage Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Ulm-m	14	Ulmus x 'Morton Accolade'	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	2	Zelkova serrata 'Autumn Glow'	Autumn Glow Japanese Zelkova	B & B	2"Cal	full, strong central leader, matched
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SHRUBS						
Aro-l	45	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry	container	18" ht. min.	space @ 3'-6" o.c.
Aro-g	143	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry	container	18" ht. min.	space @ 5'-0" o.c.
Hyd-p	46	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	container	18" ht. min.	space @ 4'-0" o.c.
Hyd-q	57	Hydrangea quercifolia	Oakleaf Hydrangea 'Ruby Slippers'	container	18" ht. min.	space @ 4'-0" o.c.
Ile-j	9	Ilex verticillata 'Jim Dandy'	Jim Dandy Winterberry	container	18" ht. min.	space @ 5'-0" o.c.
Ile-r	44	Ilex verticillata 'Red Sprite'	Red Sprite Winterberry	container	18" ht. min.	space @ 4'-0" o.c. provide 1 Jim Dandy per 5 Red Sprites
Myr-b	45	Myrica pensylvanica	Northern Bayberry	container	18" ht. min.	space @ 8'-0" o.c.
Phy-l	72	Physocarpus opulifolius 'Little Devil'	Little Devil Dwarf Ninebark	container	18" ht. min.	space @ 4'-0" o.c.
Pot-f	12	Potentilla fruticosa 'Goldfinger'	Goldfinger Potentilla	Container	18" ht. min.	sapce @ 4'-0" o.c.
Vib-a	11	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum	container	18" ht. min.	space @ 10'-0" o.c.
Vib-d	75	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	container	18" ht. min.	space @ 4'-0" o.c.
EVERGREEN SHRUBS						
Jun-g	41	Juniperus chinensis 'Sea Green'	Sea Green Juniper	container	18" ht. min.	place @ 8'-0" o.c.
Jun-a	12	Juniperus horizontalis 'Andorra'	Andorra Juniper	container	18" ht. min.	space @ 4'-0" o.c.



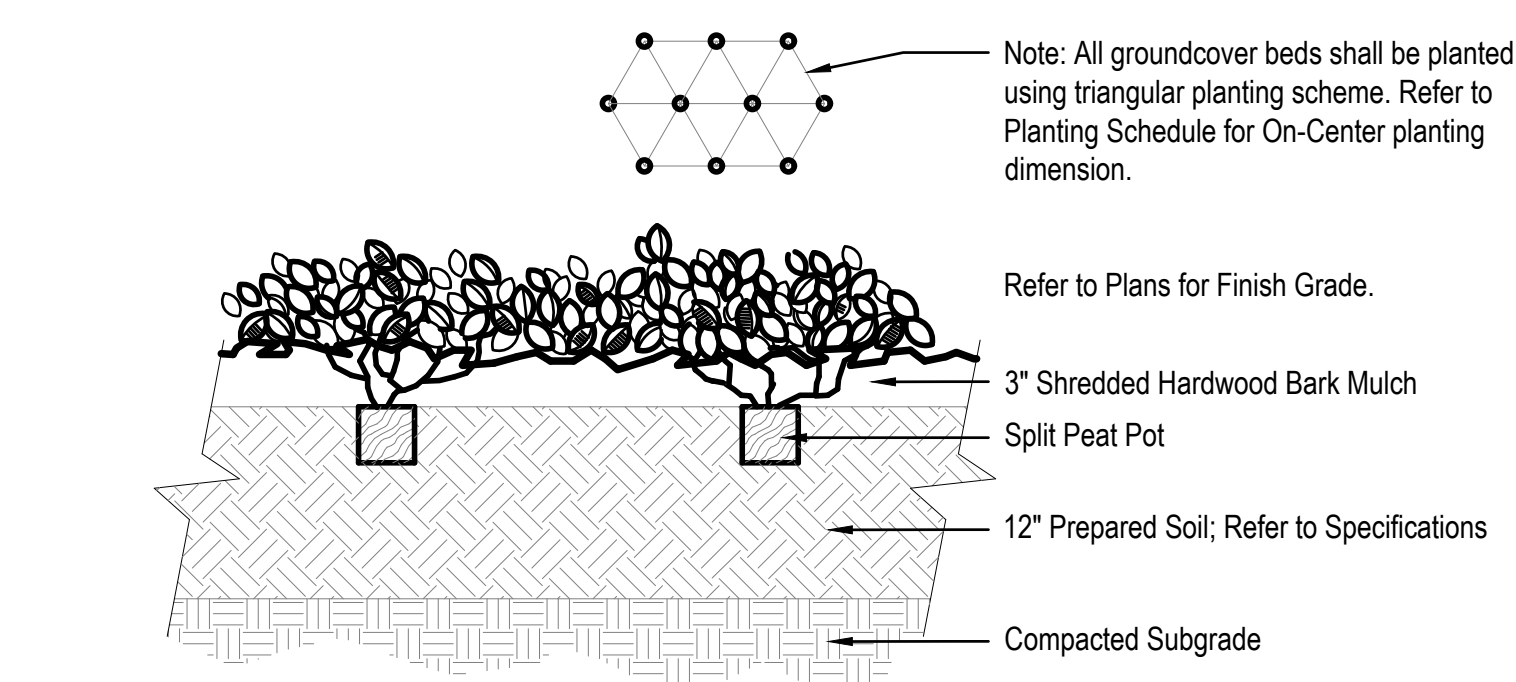
8 SPADE EDGE

Not to Scale



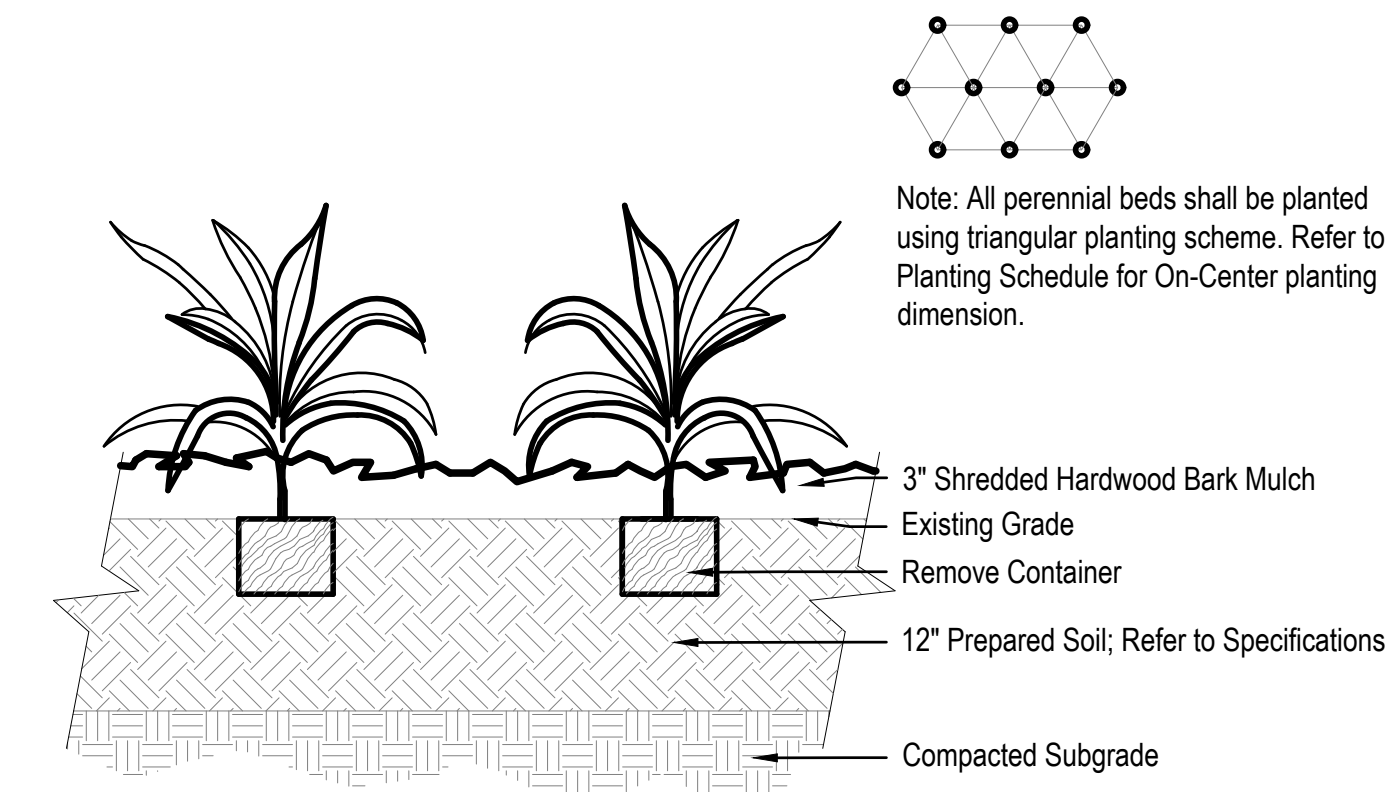
7 STONE MAINTENANCE EDGE (MOWSTRIP)

Not to Scale



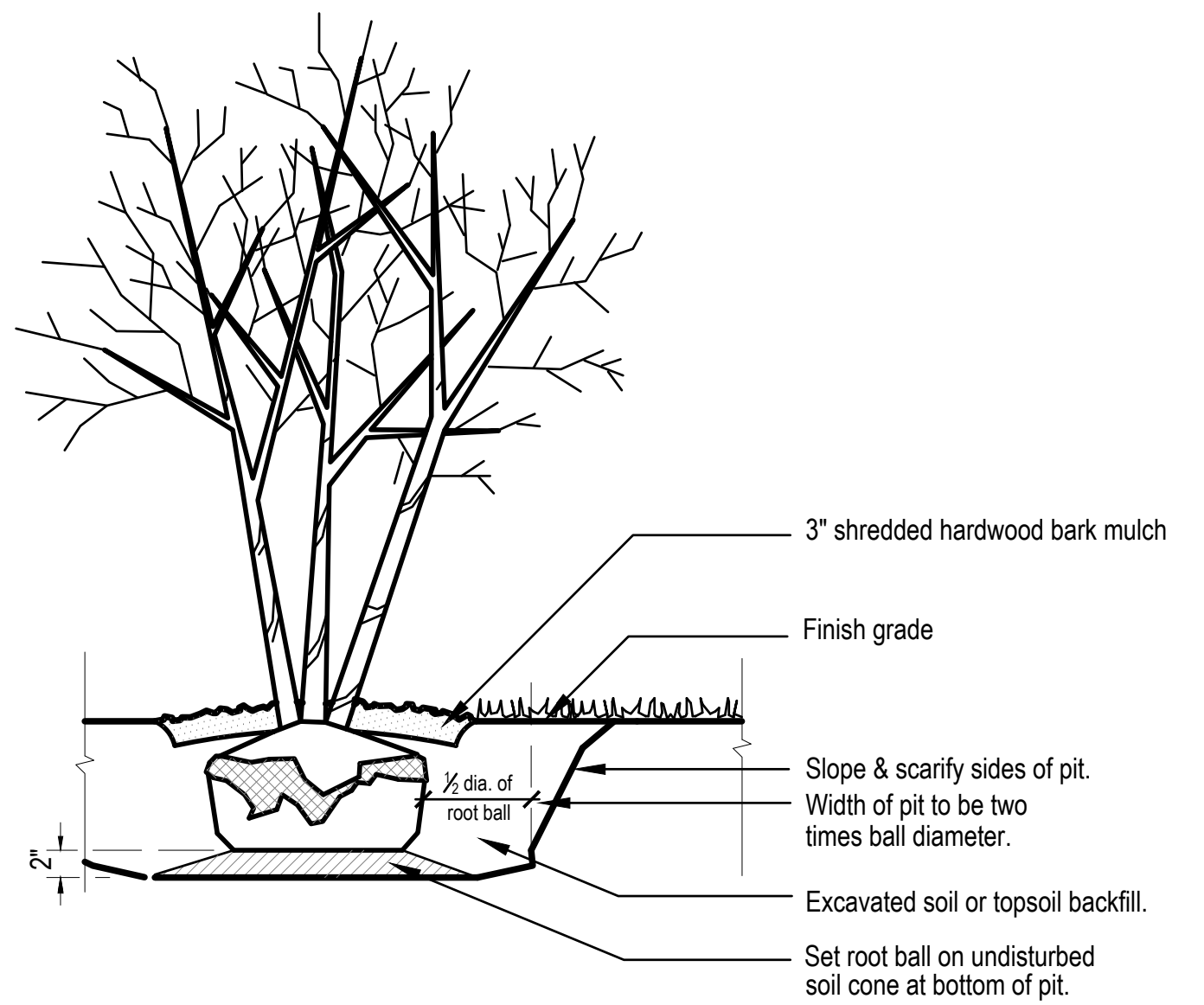
6 GROUNDCOVER PLANTING

Not to Scale



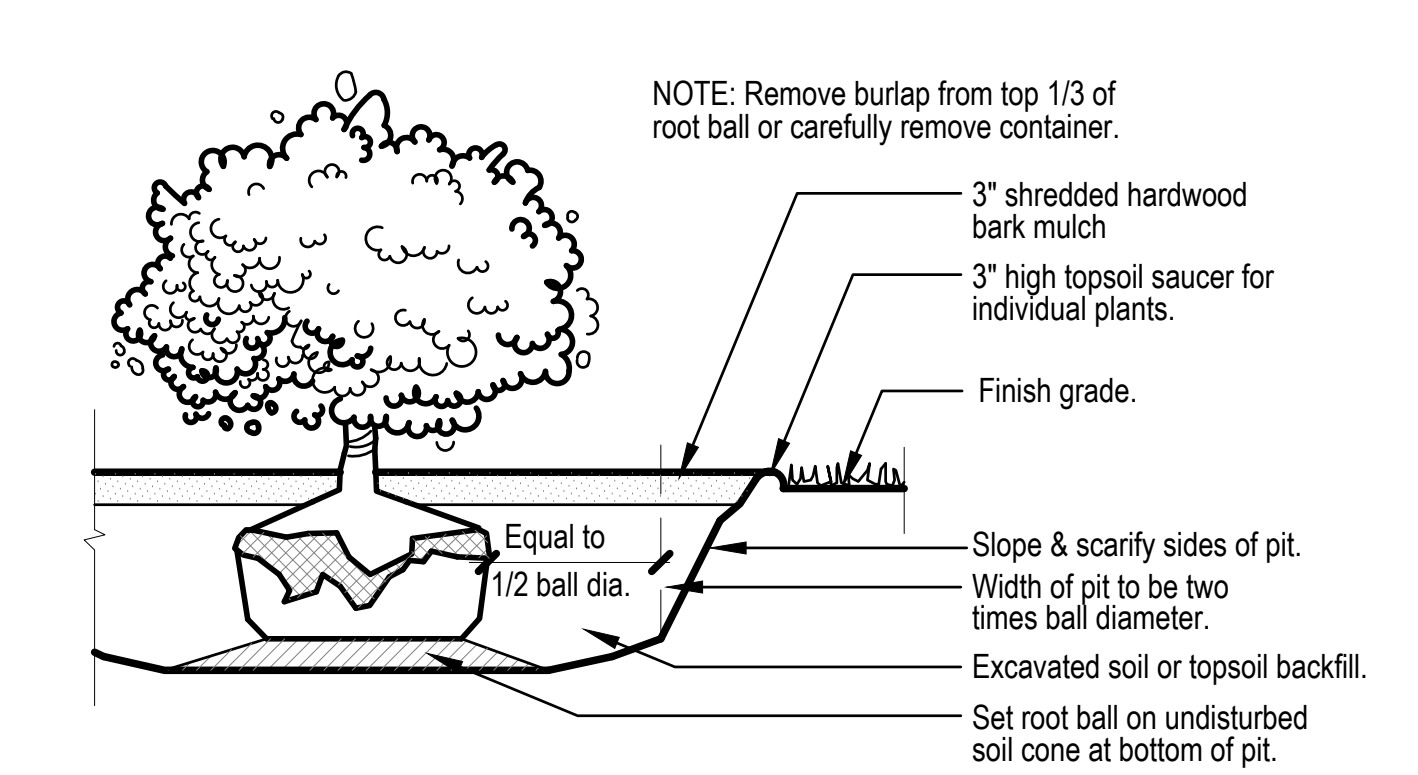
5 PERENNIAL PLANTING

Not to Scale



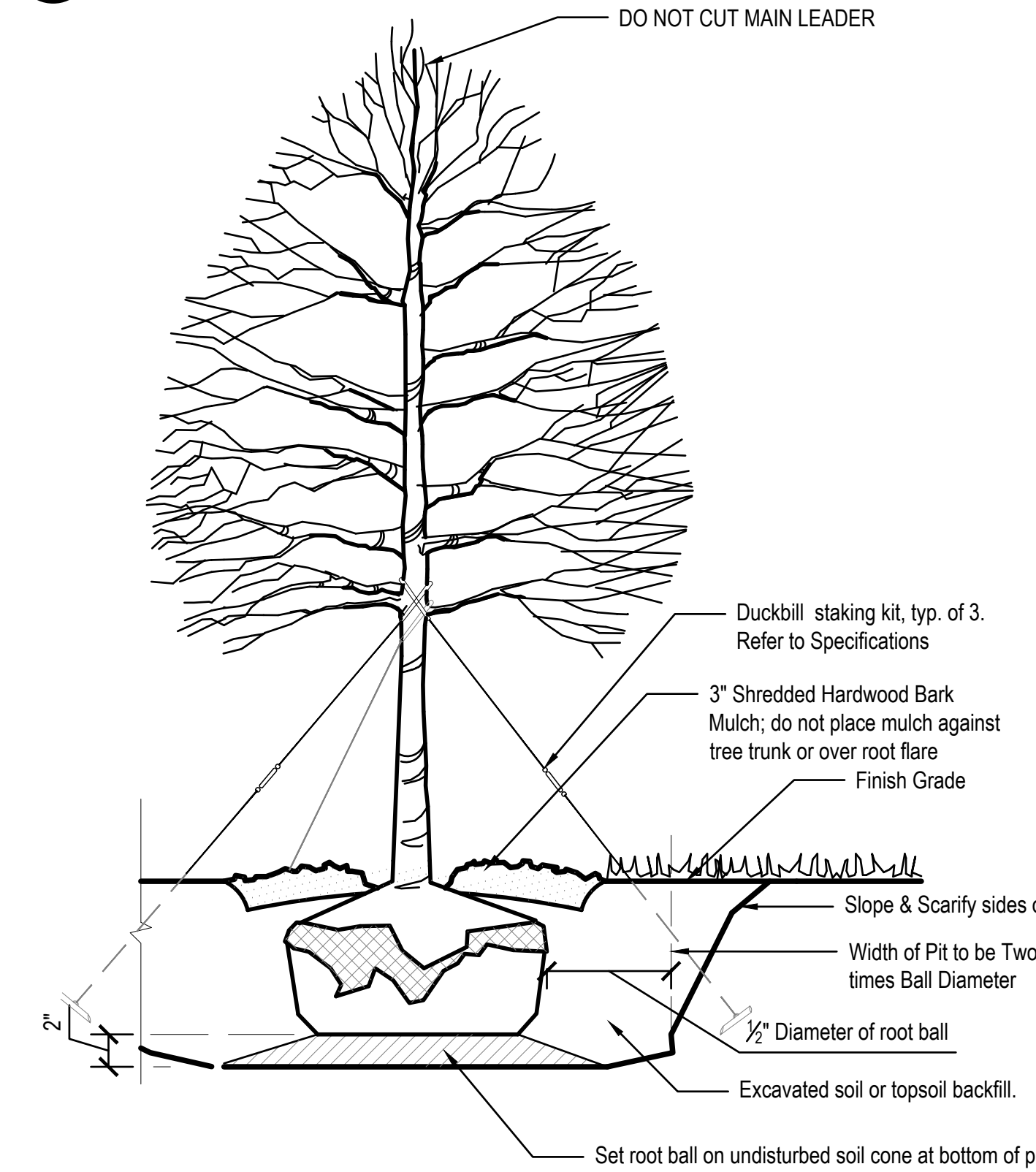
4 MULTI-STEM TREE PLANTING

Not to Scale



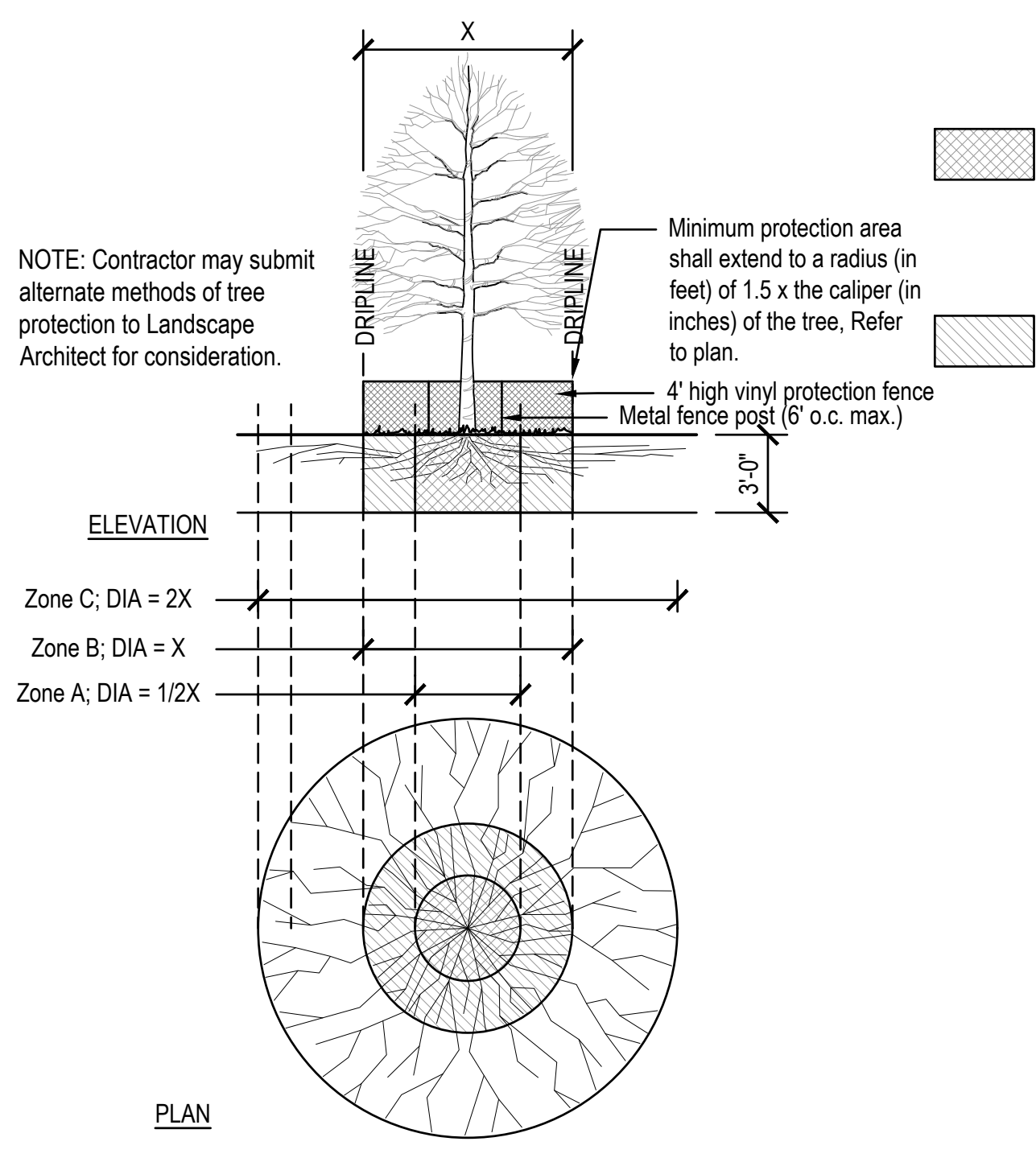
3 SHRUB PLANTING

Not to Scale



2 SHADE TREE - STAKED

Scale: Not to Scale



1 TREE PROTECTION

Not To Scale

TRENCHING/EXCAVATION

ZONE A (CRITICAL ROOT ZONE)

1. NO DISTURBANCE ALLOWED without site-specific inspection and approval of methods to minimize root damage.
2. Severance of roots larger than 2" diameter requires Landscape Architect's approval.
3. Tunneling or boring required to install utilities 3'-0" below grade or deeper.

ZONE B (DRIPLINE)

1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
2. Trenching allowed as follows:
 - Excavation by hand or with hand-driver trencher may be required.
 - Limit trench width. Do not disturb Zone A, maintain 2/3 or more of Zone B in undisturbed condition.
3. Tunneling or boring may be required for trenches deeper than 3'-0".

ZONE C (FEEDER ROOT ZONE)

1. Operation of heavy equipment and/or stockpiling of materials subject to Landscape Architect's approval. Surface Protection* measures required.
2. Trenching with heavy equipment allowed as follows:
 - Minimize trench width.
 - Maintain 2/3 or more of Zone C in undisturbed condition.

FENCING/ROOT PROTECTION

4' high vinyl protection fence at the greater of Zone B (Dripline) or to a radius (in feet) of 1.5x the caliper (in inches) of the tree, minimum, and at Zone C (Feeder Root Zone) if possible. Refer to Detail this Sheet.

Upon Landscape Architect's approval, a plywood box (8' minimum height) may be used where fencing cannot be achieved.

Landscape Architect's approval required for use/access within Zone B. Permission for use/access requires Surface Protection Measures for all unfenced, unpaved surfaces within Zone B.

*SURFACE PROTECTION MEASURES

1. Mulch Layer, 6"-8" Depth
2. ¾" Plywood
3. Steel Plates

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346 W Hoover Street Westfield IN 46074

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PLANTING SCHEDULE & DETAILS

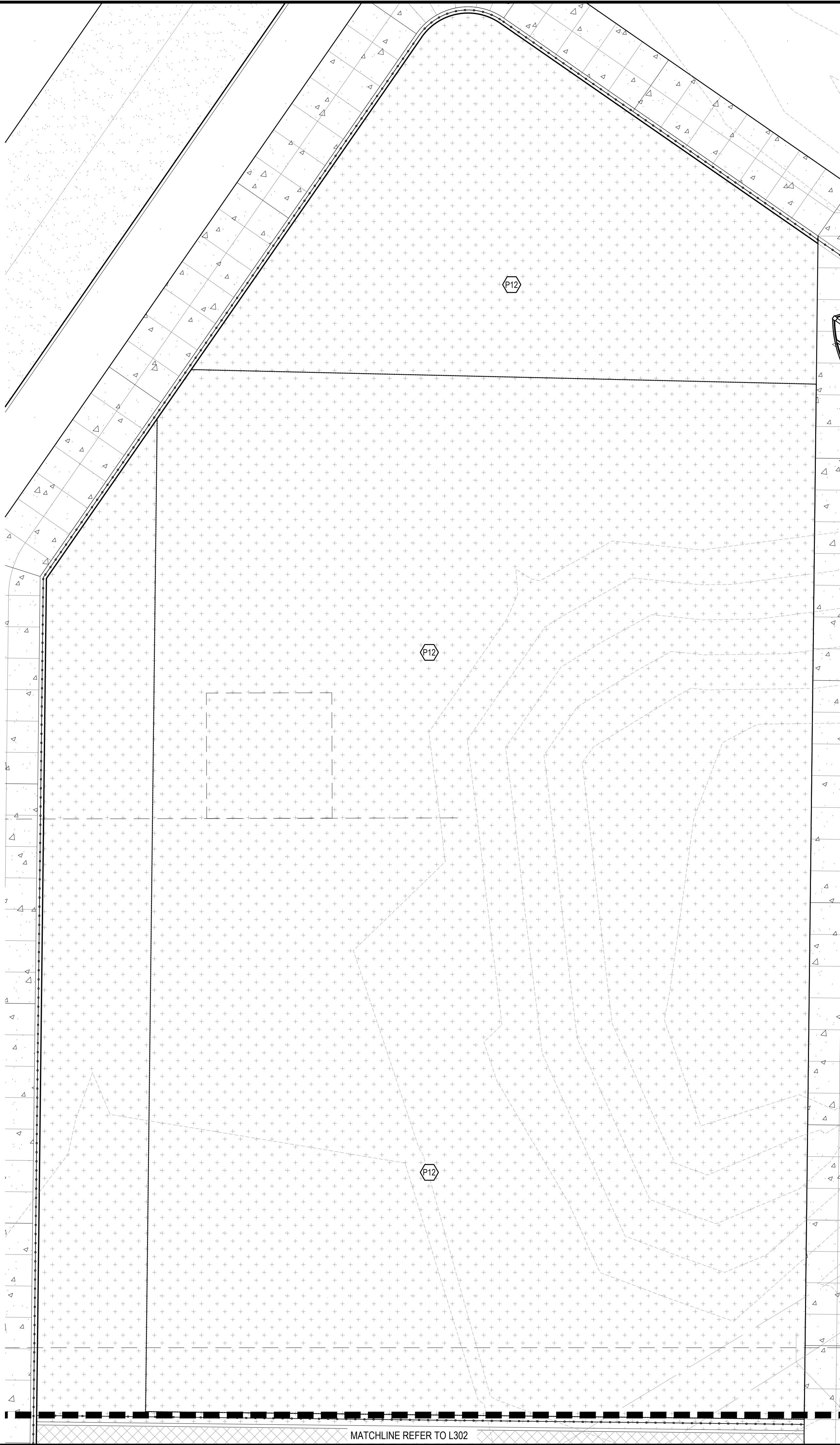
Revision	Date	Description

Date:	2025/10/08
Project No:	23-1823
Drawn by:	KK/SG
Checked by:	GW

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Sheet No:

L420

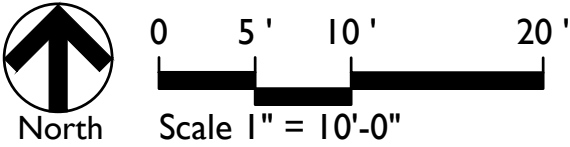


PAVEMENTS	
KEY	DESCRIPTION / REFERENCE
	PLAYGROUND POURED IN PLACE SURFACING BLUE: 50% BLUE, 50% BLACK, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 32 18 16
	PLAYGROUND POURED IN PLACE SURFACING GREEN: 50% GREEN, 50% BLACK, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 32 18 16
	PLAYGROUND POURED IN PLACE SURFACING TAN: 50% BEIGE, 50% LIGHT GREY, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 32 18 16
	SYNTHETIC TURF, PLAY SURFACING, REFER TO DETAILS 3-6/L503 AND SPECIFICATION 32 18 16

PLAY EQUIPMENT	
KEY	DESCRIPTION / REFERENCE
	R5H38FE5A, HYBRID PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	R50053FAA, ROUND 5 PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-NE-102, MEDIUM PYRAMID, NET EFFECT, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-4232, SPRING MAX TURBO TROTTER, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-2488, TIDAL WAVE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-2476, SPIN MAX TOWER, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-NE-903, NET EFFECT PLAY, SOLAR BASE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	FREPC2123-4B02, 4 BAY ARCHED POST SWING, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	FREPC2015-2123AB, 3 BAY ARCHED POST SWING, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS

KINDERGARTEN PLAY EQUIPMENT	
KEY	DESCRIPTION / REFERENCE
	R509EDBAA, PLAYFUL SENSORY WALL PANEL, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	R506EABBA, DYNAMIC SENSORY WALL PANEL, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-2478, SPIN MAX POD, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-1906, THUNDER WEDGE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	LPAD-SM-STL, LILYPAD CYMBALS W/STEEL POST, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
	BFLY-Y-SM, BUTTERFLY, YELLOW, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
	BFLY-I-SM, BUTTERFLY, INDIGO (SM), PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
	TD-SM-N, TUNED DRUMS, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
	R508BEAEA, PLAYCRAFT WHEELCHAIR ACCESSIBLE STRUCTURE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIO
	R3546EFBA, PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIO

PLAY MOUND PLAY EQUIPMENT	
KEY	DESCRIPTION / REFERENCE
	4' EMBANKMENT SLIDE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
	A2-2321-28H, HALF BALLS ON HILLSIDE X 28, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS



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346 W Hoover Street Westfield IN 46074

PLAYGROUND MATERIALS ENLARGEMENT

Revision

Date

Description

Date:

2025/10/08

Project No:

23-1823

Drawn by:

KK/SG

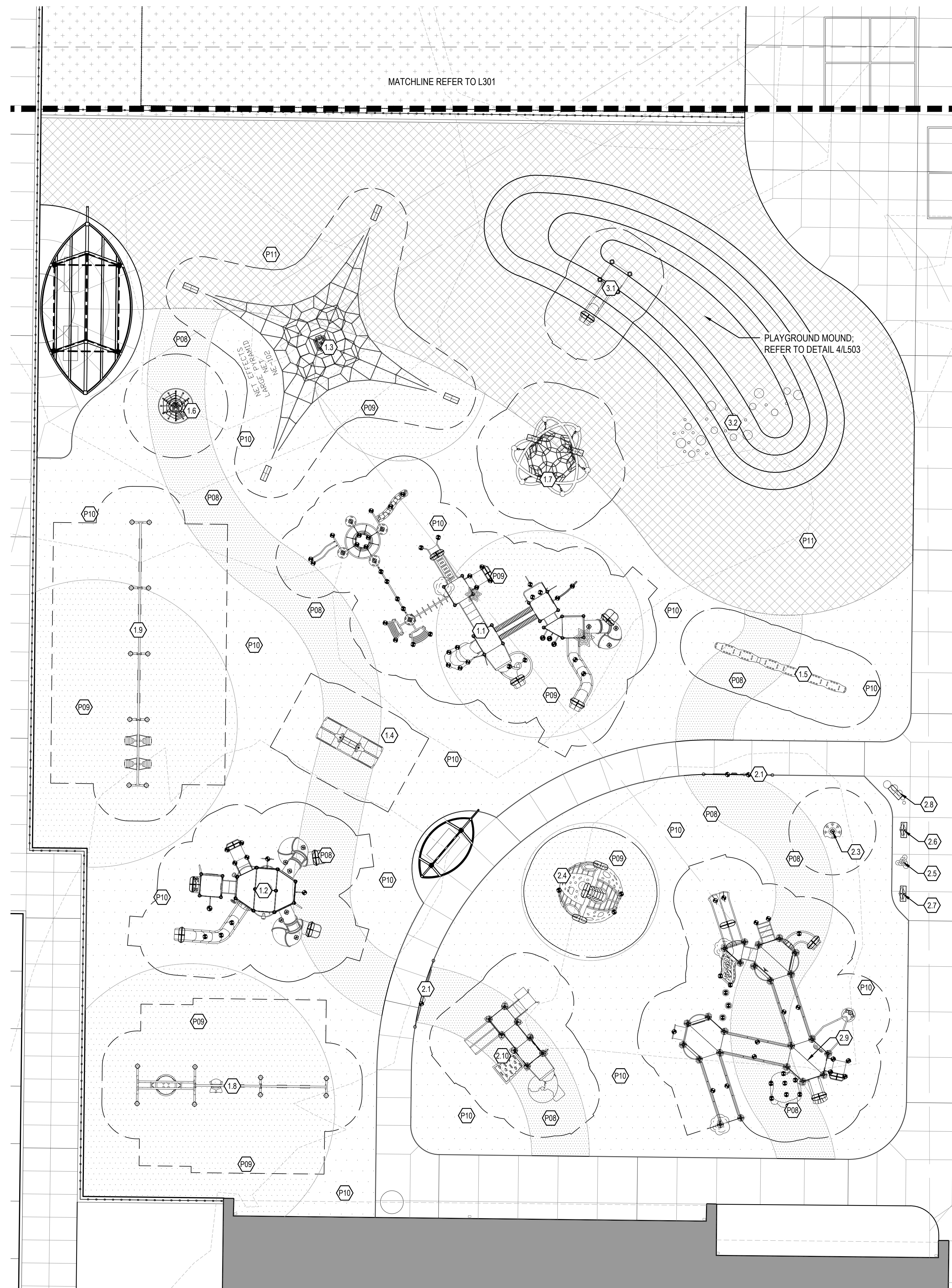
Checked by:

GW

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Sheet No:
L301

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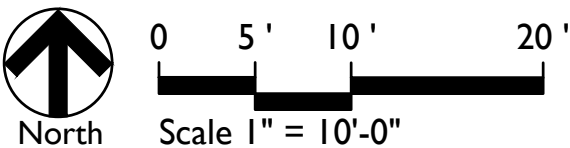


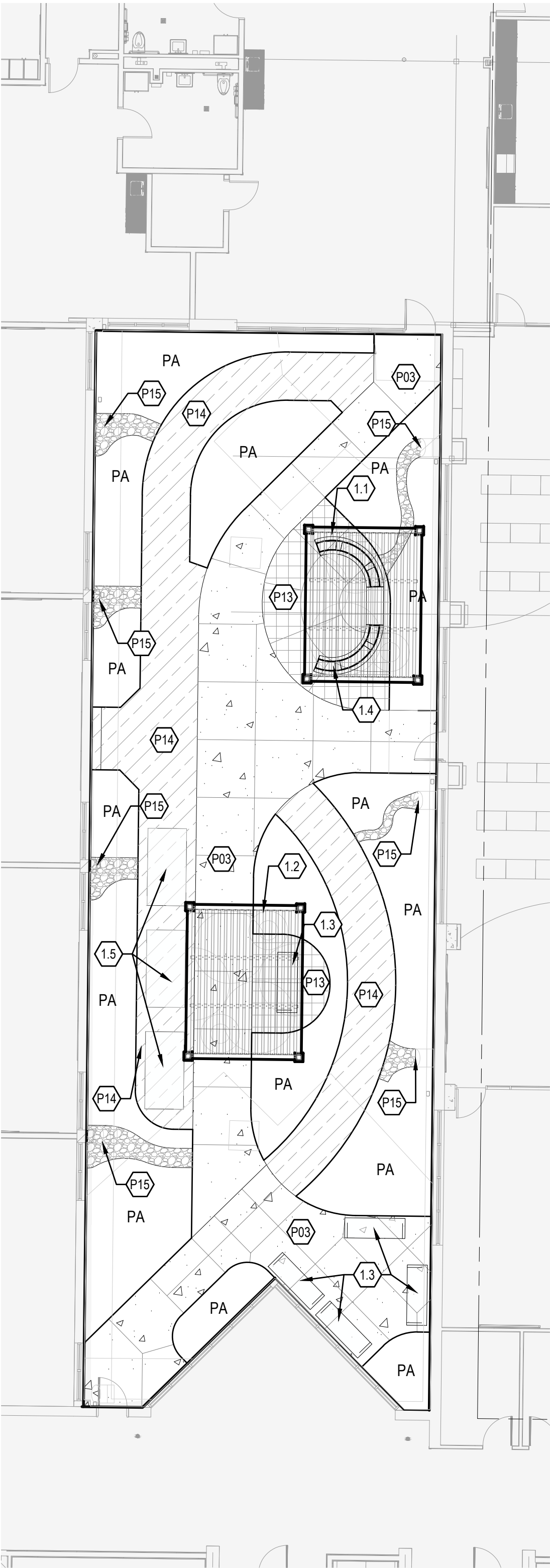
	PAVEMENTS
KEY	DESCRIPTION / REFERENCE
	PLAYGROUND POURED IN PLACE SURFACING BLUE: 50% BLUE, 50% BLACK, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 22 18 16
	PLAYGROUND POURED IN PLACE SURFACING GREEN: 50% GREEN, 50% BLACK, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 22 18 16
	PLAYGROUND POURED IN PLACE SURFACING TAN: 50% BEIGE, 50% LIGHT GREY, REFER TO DETAILS 5-7/L503 AND SPECIFICATION 22 18 16
	SYNTHETIC TURF, PLAY SURFACING, REFER TO DETAILS 3-6/L503 AND SPECIFICATION 22 18 16
	SYNTHETIC TURF, REFER TO DETAILS 3-6/L503 AND SPECIFICATION 22 18 16

PLAY EQUIPMENT	
KEY	DESCRIPTION / REFERENCE
11	R5H38F5A HYBRID PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
12	R50D53F3AA, ROUND 5 PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
13	A2-NE-102, MEDIUM PYRAMID, NET EFFECT, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
14	A2-232, SPRING MAX TURBO TROTTER, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
15	A2-248S, TIDAL WAVE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
16	A2-2476, SPIN MAX TOWER, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
17	A2-NE-903, NET EFFECT PLAY, SOLAR BASE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
18	FREPC2123-ABQ, 4 BAY ARCHBED POST SWING, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
19	FREPC2015-2123AB, 3 BAY ARCHBED POST SWING, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS

KINDERGARTEN PLAY EQUIPMENT	
KEY	DESCRIPTION / REFERENCE
21	R500EDBAA, PLAYFUL SENSORY WALL PANEL, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
22	R500EAGBA, DYNAMIC SENSORY WALL PANEL, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
23	A2-2478, SPIN MAX POD, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
24	A2-1906, THUNDER WEDGE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
25	LPAD-SM-STL, LLYPAD CYMBALS/WHEEL POST, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
26	BFLY-Y-SM, BUTTERFLY, YELLOW, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
27	BFLY-V-SM, BUTTERFLY, INDIGO (SM), PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
28	TD-SM, TUNED DRUMS, PLAYCRAFT SYSTEMS, REFER TO SPECIFICATIONS
29	R508BEAEA PLAYCRAFT WHEELCHAIR ACCESSIBLE STRUCTURE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIO
30	R3546EBFA PLAY SYSTEM, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIO

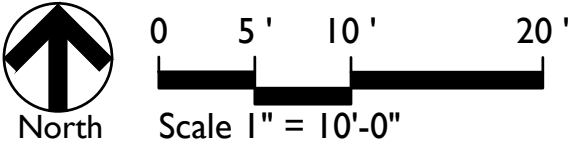
	PLAY MOUND PLAY EQUIPMENT
KEY	DESCRIPTION / REFERENCE
31	4' EMBANKMENT SLIDE, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS
32	A2-2321-28H, HALF BALLS ON HILLSIDE X 28, PLAYCRAFT SYSTEMS REFER TO SPECIFICATIONS





PAVEMENTS	
KEY	DESCRIPTION / REFERENCE
	CONCRETE, STANDARD DUTY, REFER TO DETAILS 1-4/L500 AND SPECIFICATION 32 13 16
	CONCRETE, DECORATIVE, REFER TO DETAILS 1-4/L500 AND SPECIFICATION 32 13 16
	STABILIZED DECOMPOSED GRANITE, REFER TO DETAIL 3/L504 AND SPECIFICATION 32 11 24
	DOWNSPOUT SPLASH BLOCK AND WASHED RIVER ROCK INFILL, REFER TO DETAIL 2/L504

COURTYARD FURNISHINGS	
KEY	DESCRIPTION / REFERENCE
	SHADE STRUCTURE A WITH RESIN PANELS, REFER TO DETAIL SHEETS L505-L508 AND SPECIFICATION 10 71 13
	SHADE STRUCTURE B WITH RESIN PANELS, REFER TO DETAIL SHEETS L505-L508 AND SPECIFICATION 10 71 13
	SBTRO-72BW TRIO BENCH, FORMS+SURFACES REFER TO SPECIFICATION 32 33 00
	CURVED MODULAR BENCH, REFER TO SPECIFICATION 32 33 00
	GARDEN PLANTER BOX, REFER TO DETAIL 1/L504 AND SPECIFICATIONS



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COURTYARD MATERIALS ENLARGEMENT

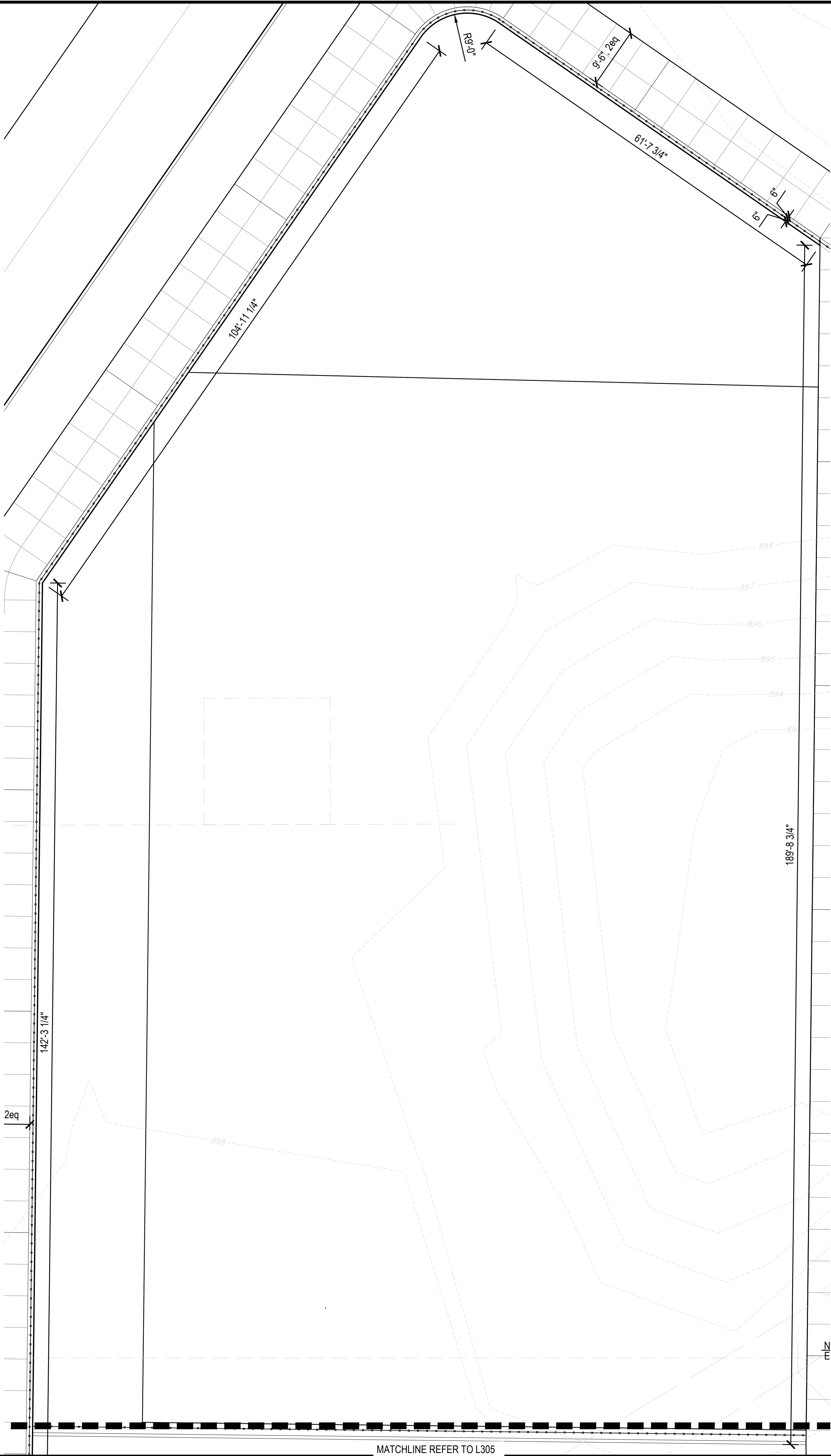
Revision	Date	Description

Date:	2025/10/08
Project No:	23-1623
Drawn by:	KK/SG
Checked by:	GW

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Sheet No:

L303



LAYOUT NOTES

1. Dimensions are shown to Face of Curb unless otherwise noted.
2. Contractor shall coordinate final joint locations in the field with the Landscape Architect. Align to existing conditions when practical, including at building and wall corners, connections to existing work, and to centerlines of doors.
3. Space control joints evenly between all bands and expansion joints as shown, unless otherwise dimensioned. Space interim joints equally whenever possible.
4. Digital AutoCAD files will be provided to the successful bidder as a courtesy to assist with field layout. The Contractor maintains all responsibility for the use, accuracy, and confirmation of such data.
5. All pavement striping shown shall adhere to Specifications. The Contractor shall include in their bid any miscellaneous copy, striping, or curb painting that may be requested by the Fire Marshal.
6. All disturbed areas not proposed to receive pavements shall be dressed with topsoil and seeded per Specifications.
7. Contractor shall provide and install One (1) Accessible Parking Sign per accessible parking space indicated in plans. Coordinate final location in the field with Landscape Architect.



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WESTFIELD SCHOOL - PHASE 2
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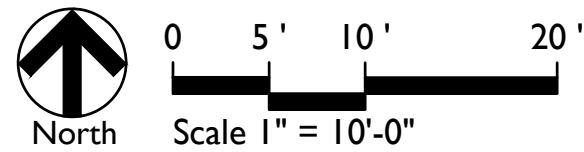
PLAYGROUND LAYOUT ENLARGEMENT

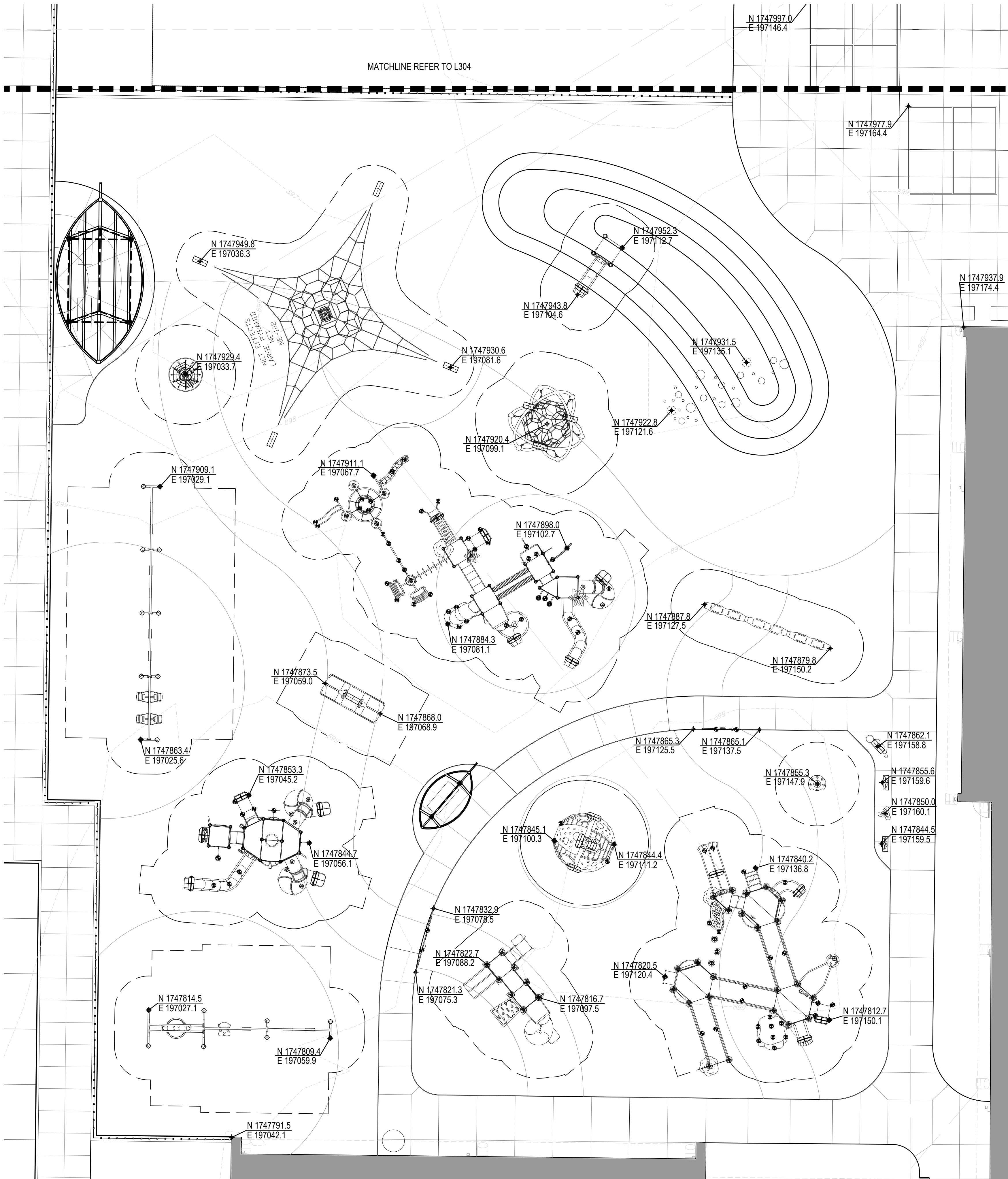
Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
Drawn by: KK/SG
Checked by: GW

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Sheet No:
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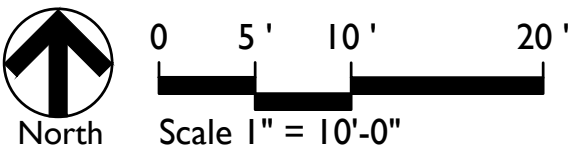




PLAYGROUND EQUIPMENT LAYOUT

LAYOUT NOTES

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WESTFIELD SCHOOL - PHASE 2
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PLAYGROUND LAYOUT ENLARGEMENT

Revision	Date	Description

Date: 2025/10/08
Project No: 23-1823
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Checked by: GW

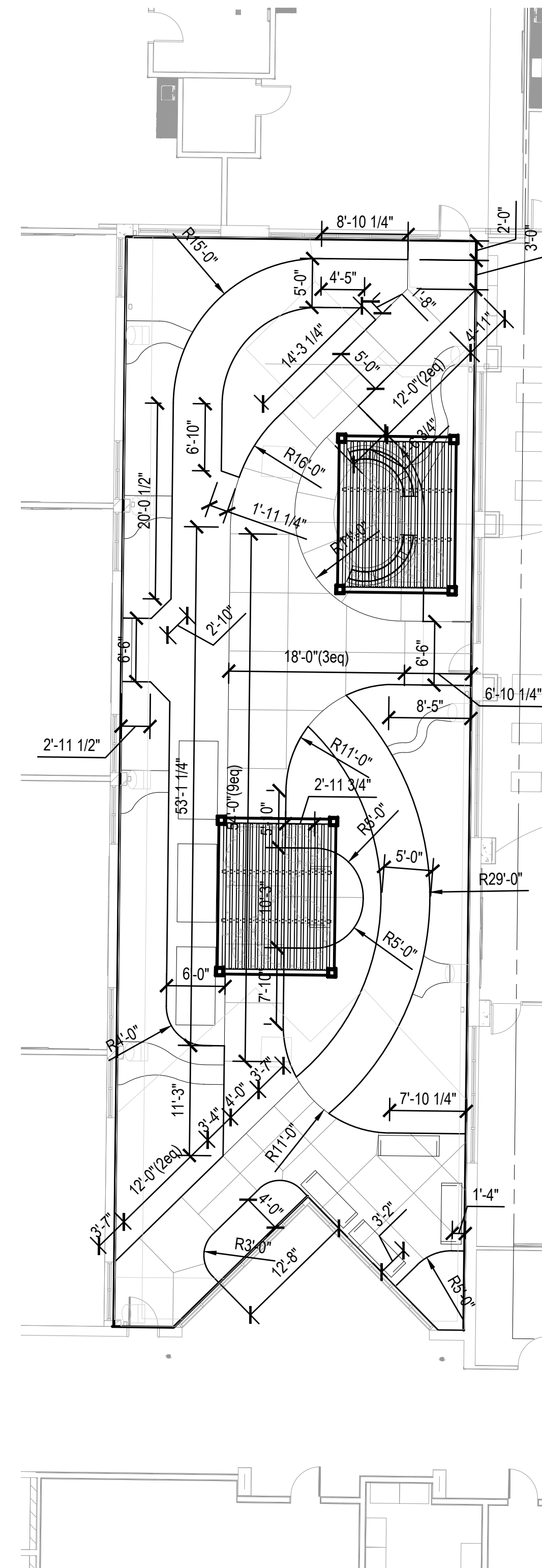
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Sheet No:
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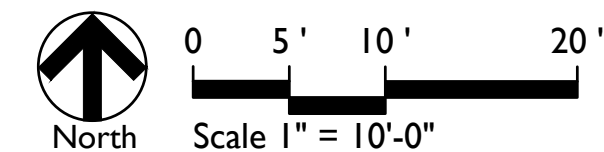
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Sheet No:
L306



LAYOUT NOTES

1. Dimensions are shown to Face of Curb unless otherwise noted.
2. Contractor shall coordinate final joint locations in the field with the Landscape Architect. Align to existing conditions when practical, including at building and wall corners, connections to existing work, and to centerlines of doors.
3. Space control joints evenly between all bands and expansion joints as shown, unless otherwise dimensioned. Space interim joints equally whenever possible.
4. Digital AutoCAD files will be provided to the successful bidder as a courtesy to assist with field layout. The Contractor maintains all responsibility for the use, accuracy, and confirmation of such data.
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Sheet Title:

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Date:	2025/10/08
Project No:	23-1823
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Checked by:	GW

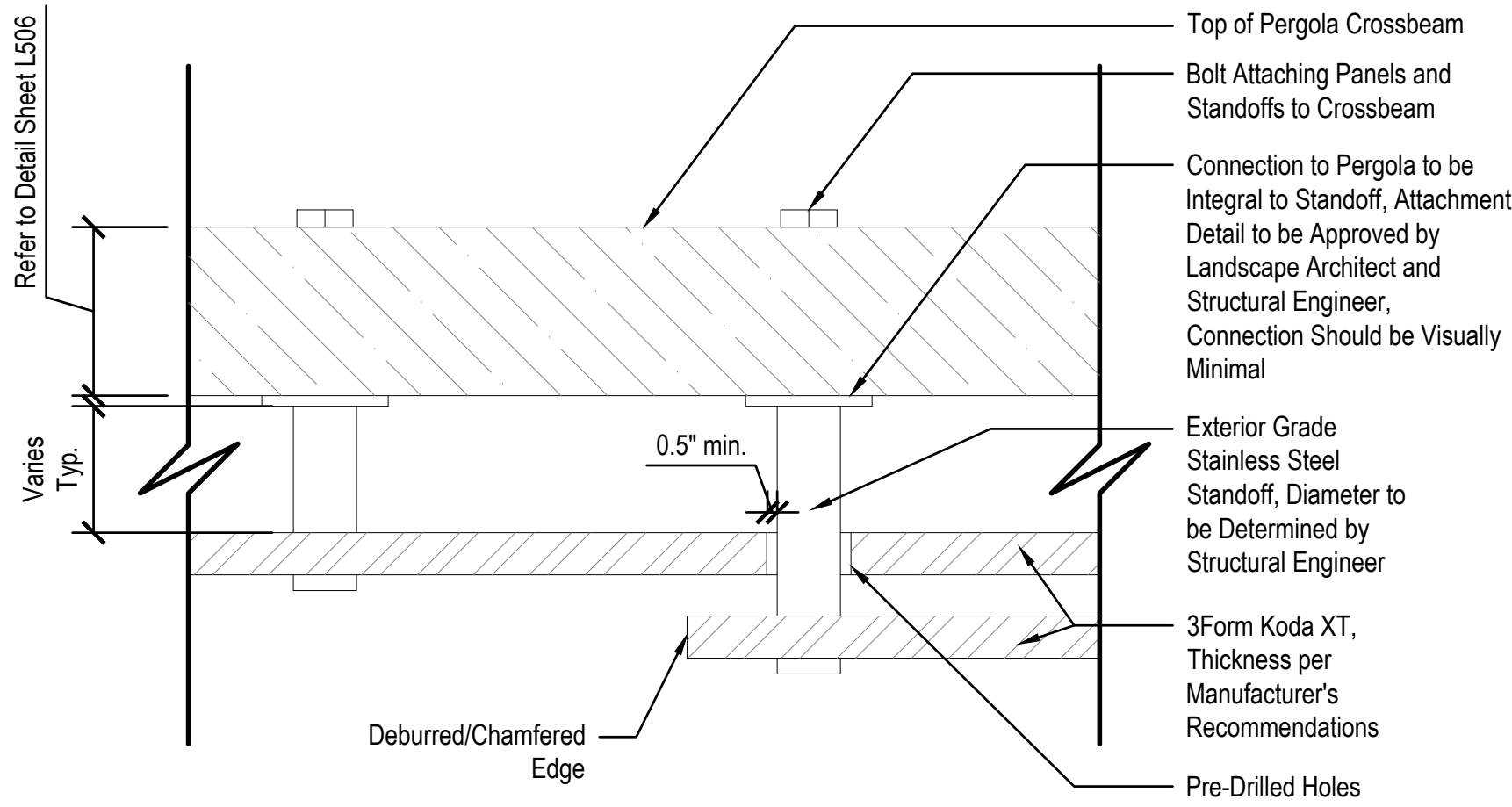
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SHADE STRUCTURE NOTES

- Final design and engineering of the final shade structure product by the Contractor.
- Final shop drawings must be certified by an Indiana Licensed Professional Structure Engineer and approved by the Landscape Architect.

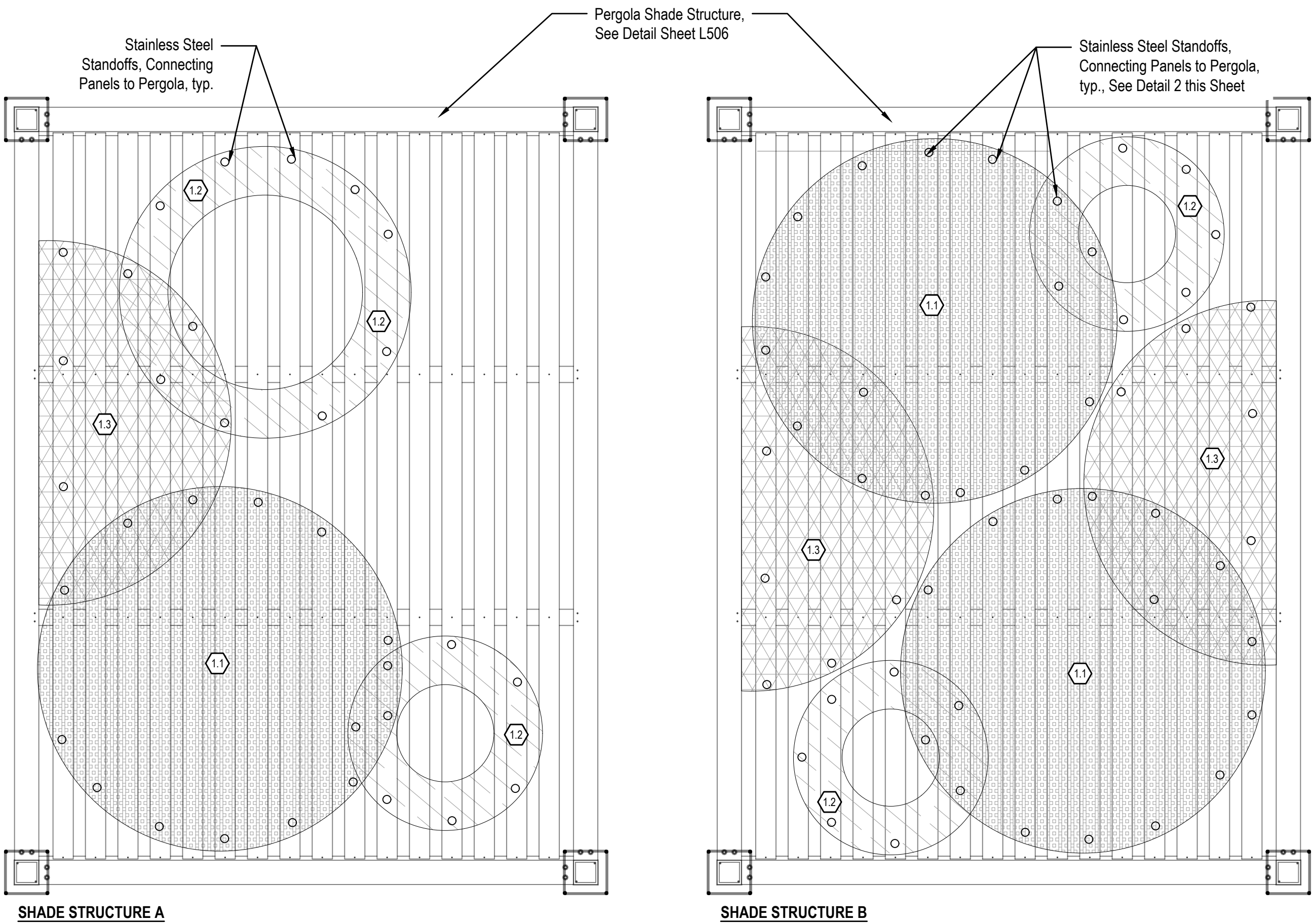


2 RESIN PANELS INSTALLATION, TYP.
Not to Scale

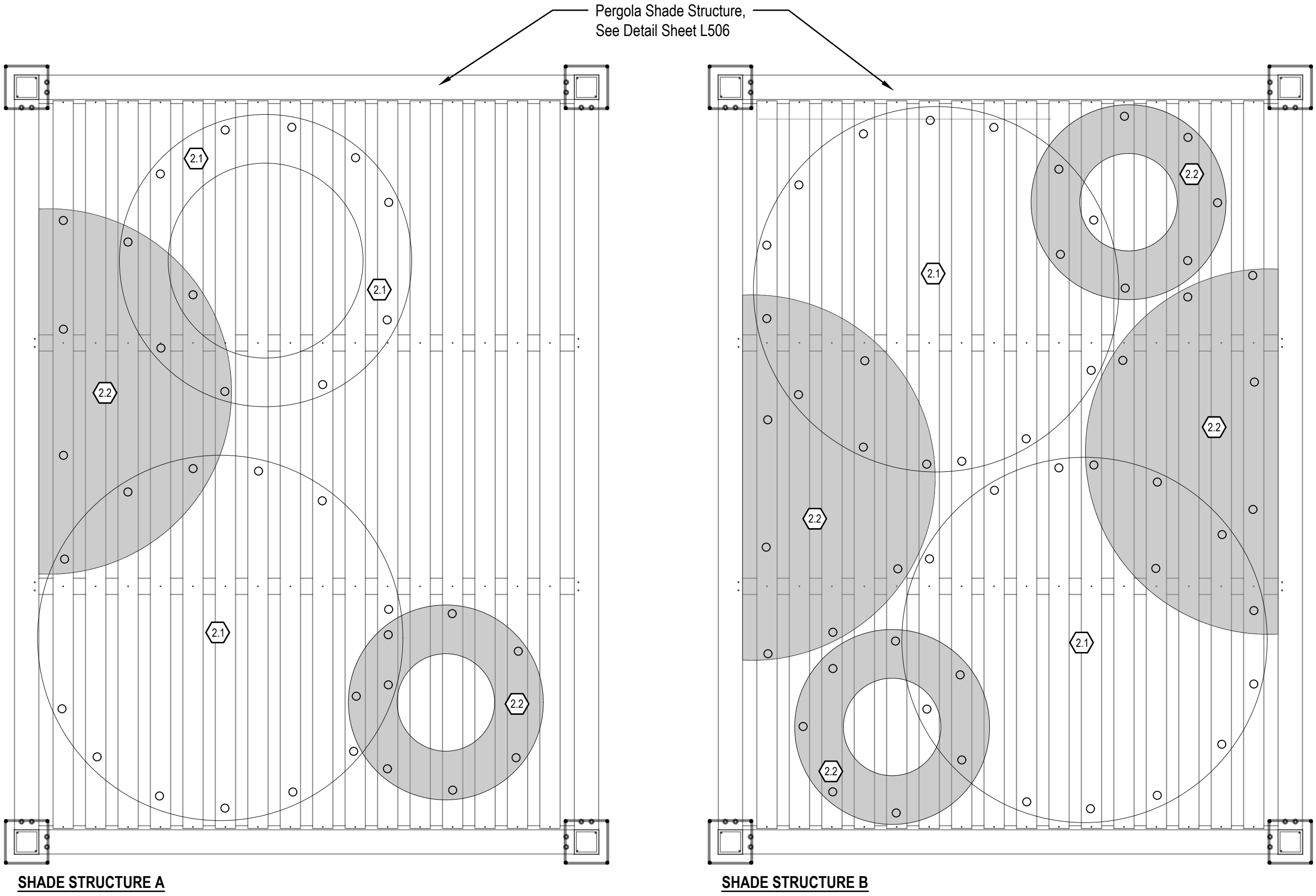
RESIN PANEL NOTES:

- All dimensions shall be Verified In Field prior to Fabrication.
- 3form Koda XT Panels basis of design Thickness to be determined by Structural Engineer. Mill and deburr edges. Protect surfaces from damage until substantial completion.
- Brushed, Exterior Grade Stainless Steel Standoffs suitable for suspended loads, using hardware indicated by panel manufacturer. All hardware sizes to be determined by Structural Engineer. Ensure all hardware is tamper-resistant.
- Submit physical samples of all materials for final selection, including wood, 3form, powder coated metal, and hardware. Allow for color selections from manufacturer's full range of standard colors and finishes.
- Install panels as to allow drainage towards the edge of pergola structure

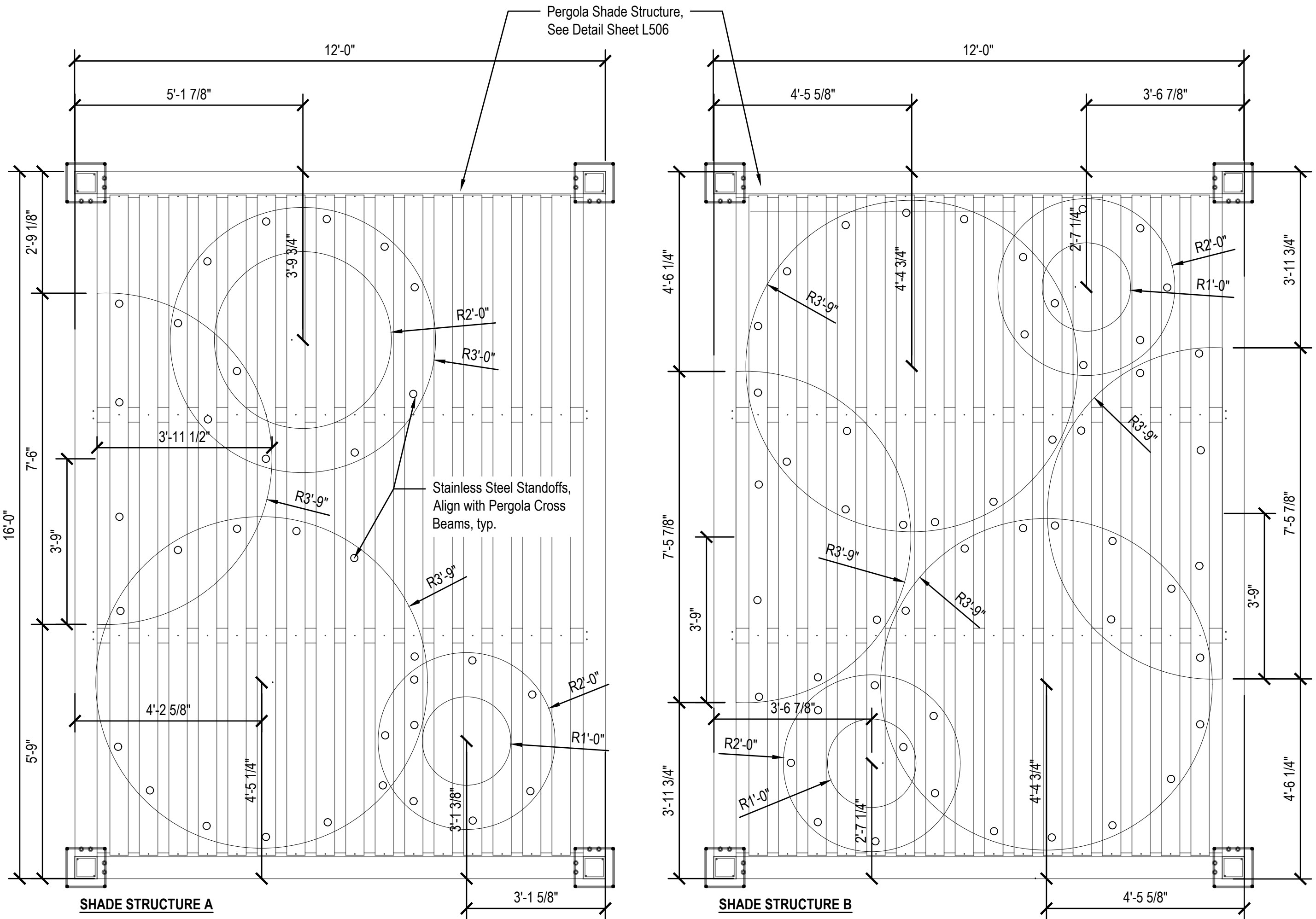
RESIN PANELS	
KEY	DESCRIPTION / REFERENCE
11	3FORM KODA XT PANEL: FOUNTAIN, B43 REFER TO SPECIFICATIONS
12	3FORM KODA XT PANEL: CITRON, G26 REFER TO SPECIFICATIONS
13	3FORM KODA XT PANEL: TAMALE, V22 REFER TO SPECIFICATIONS



1 ENLARGED SHADE STRUCTURE RESIN PANELS PLAN
Scale: 1/2" = 1'-0"



4 RESIN PANELS LAYERING DIAGRAM
Scale: 1/2" = 1'-0"



3 ENLARGED SHADE STRUCTURE RESIN PANELS LAYOUT PLAN
Scale: 1/2" = 1'-0"

Revision	Date	Description

Date:	2025/10/08
Project No:	23-1823
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WESTFIELD SCHOOL - PHASE 2
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Sheet Title

SITE DETAILS

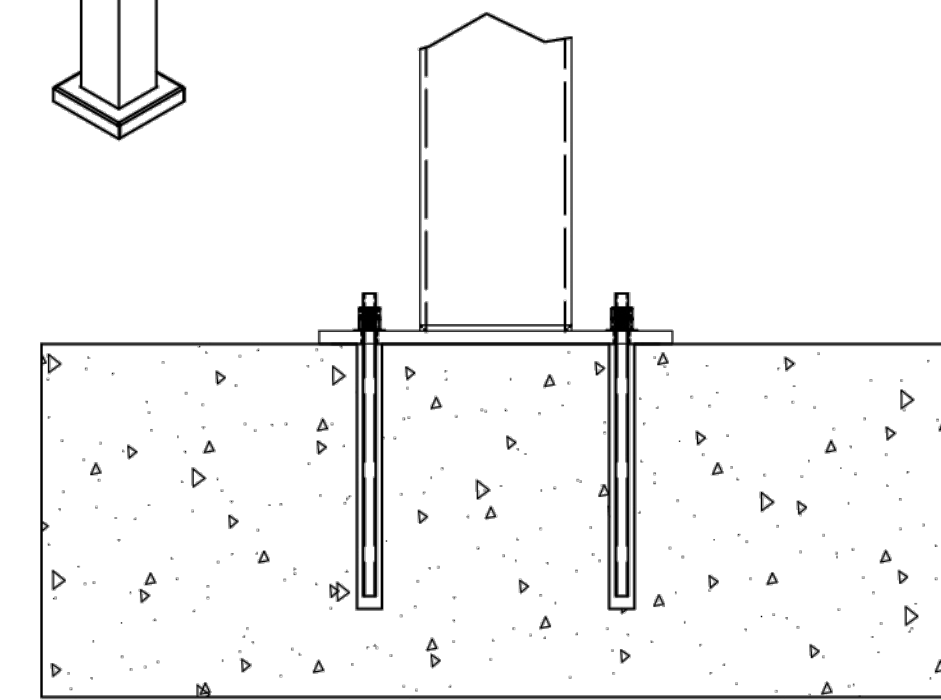
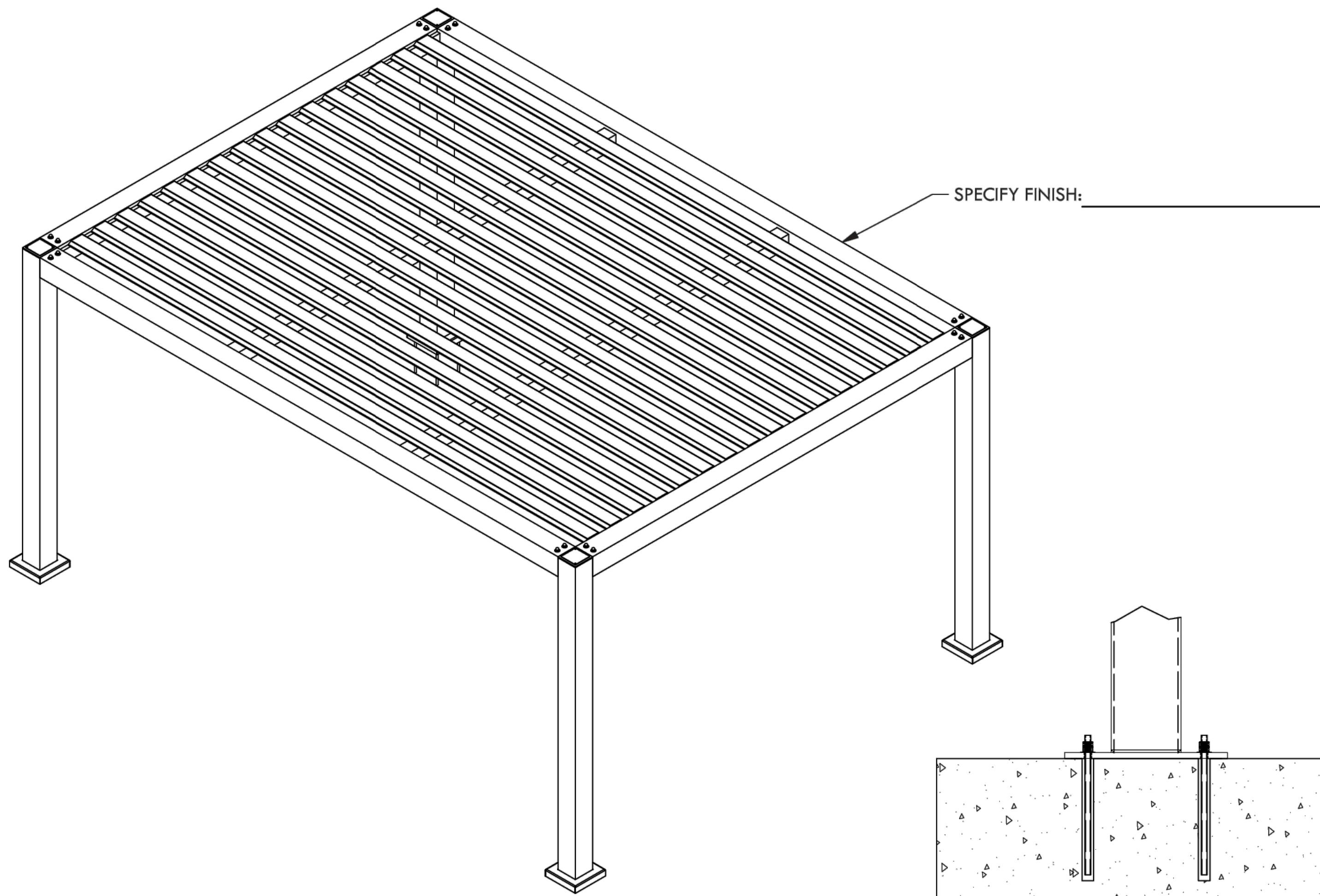
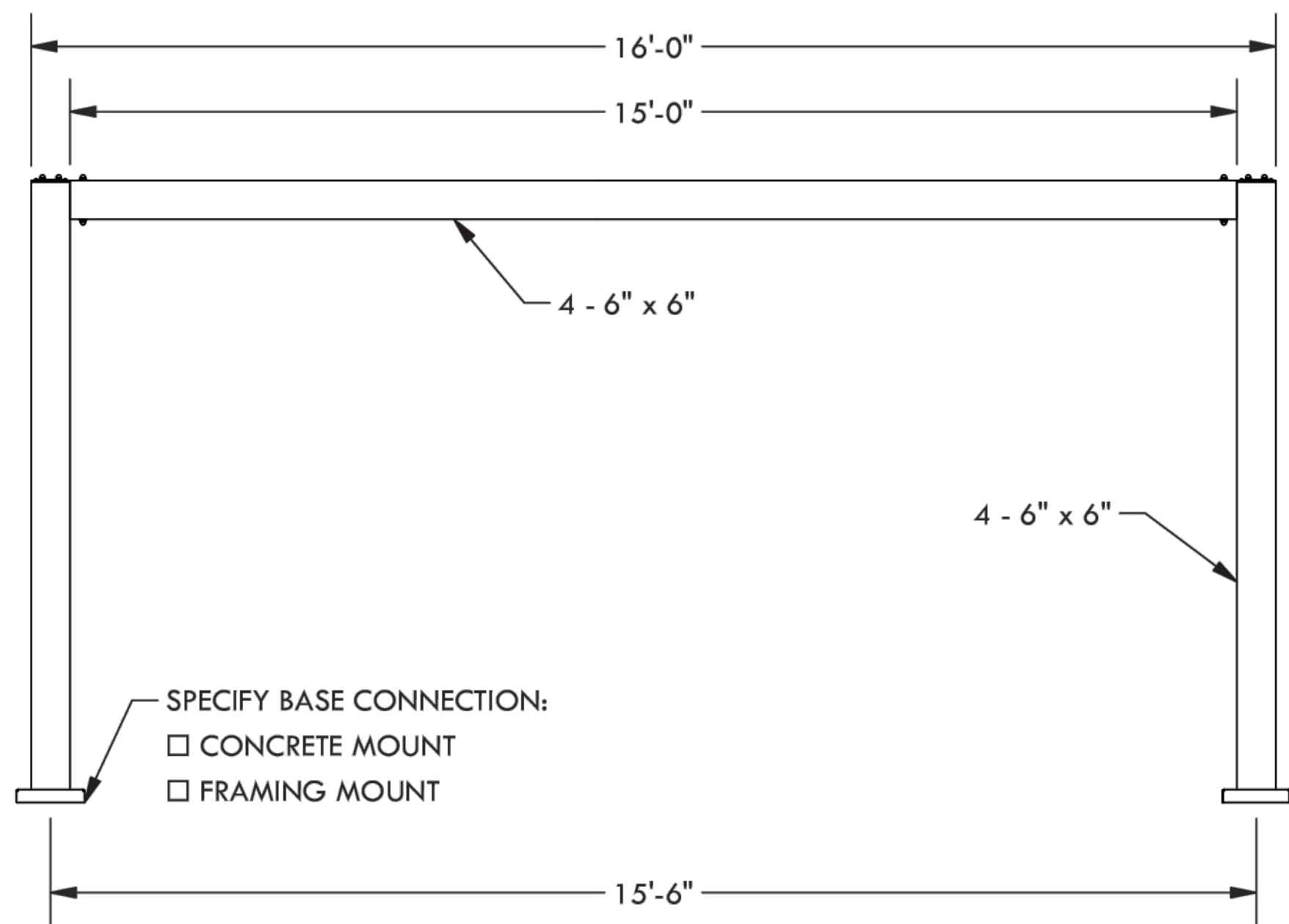
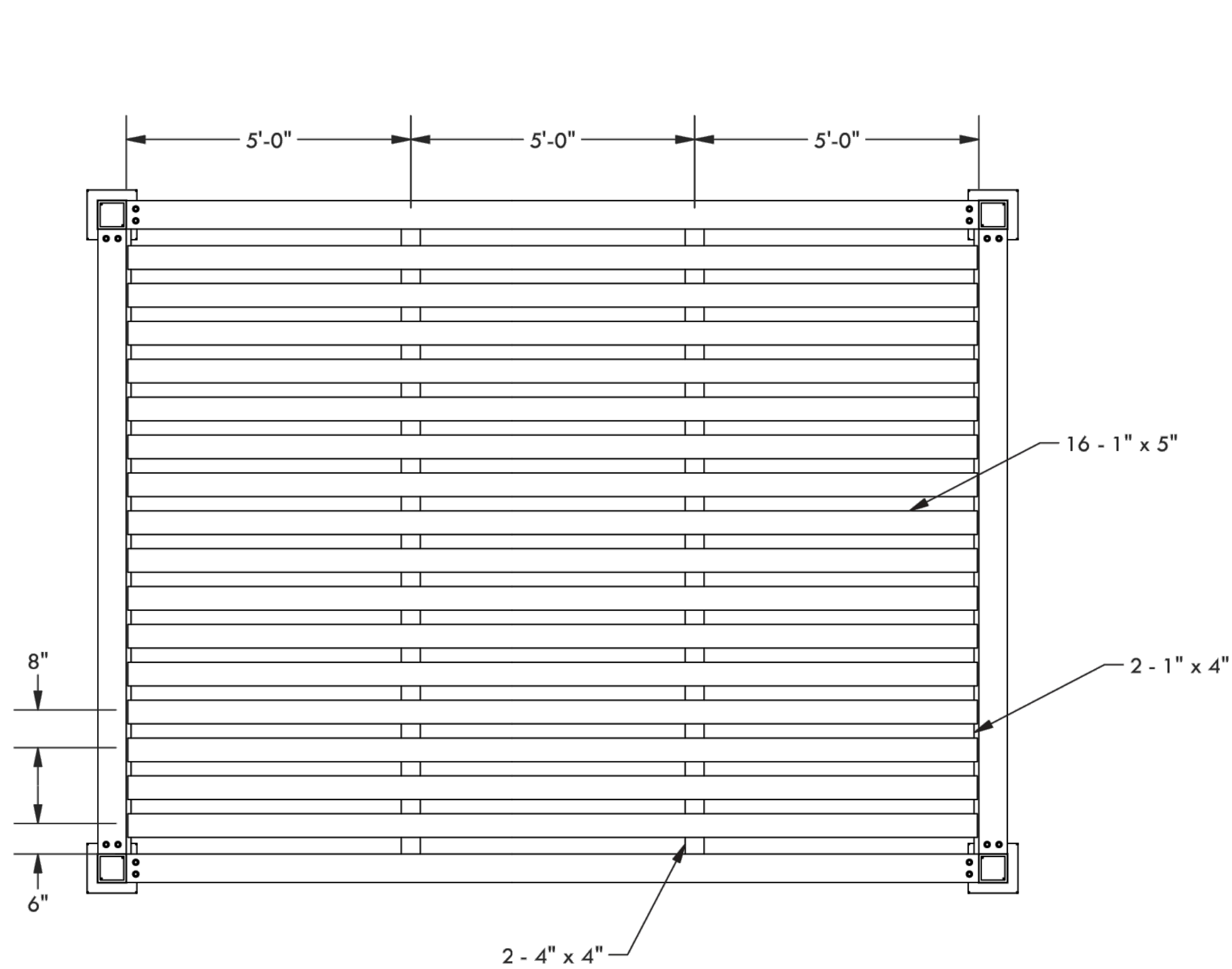
Description	
Revision	Date

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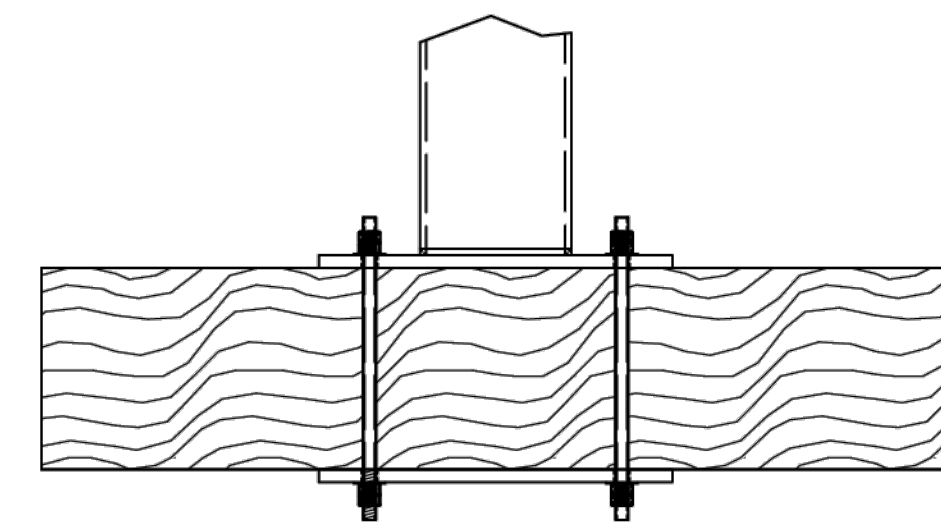
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Sheet No:

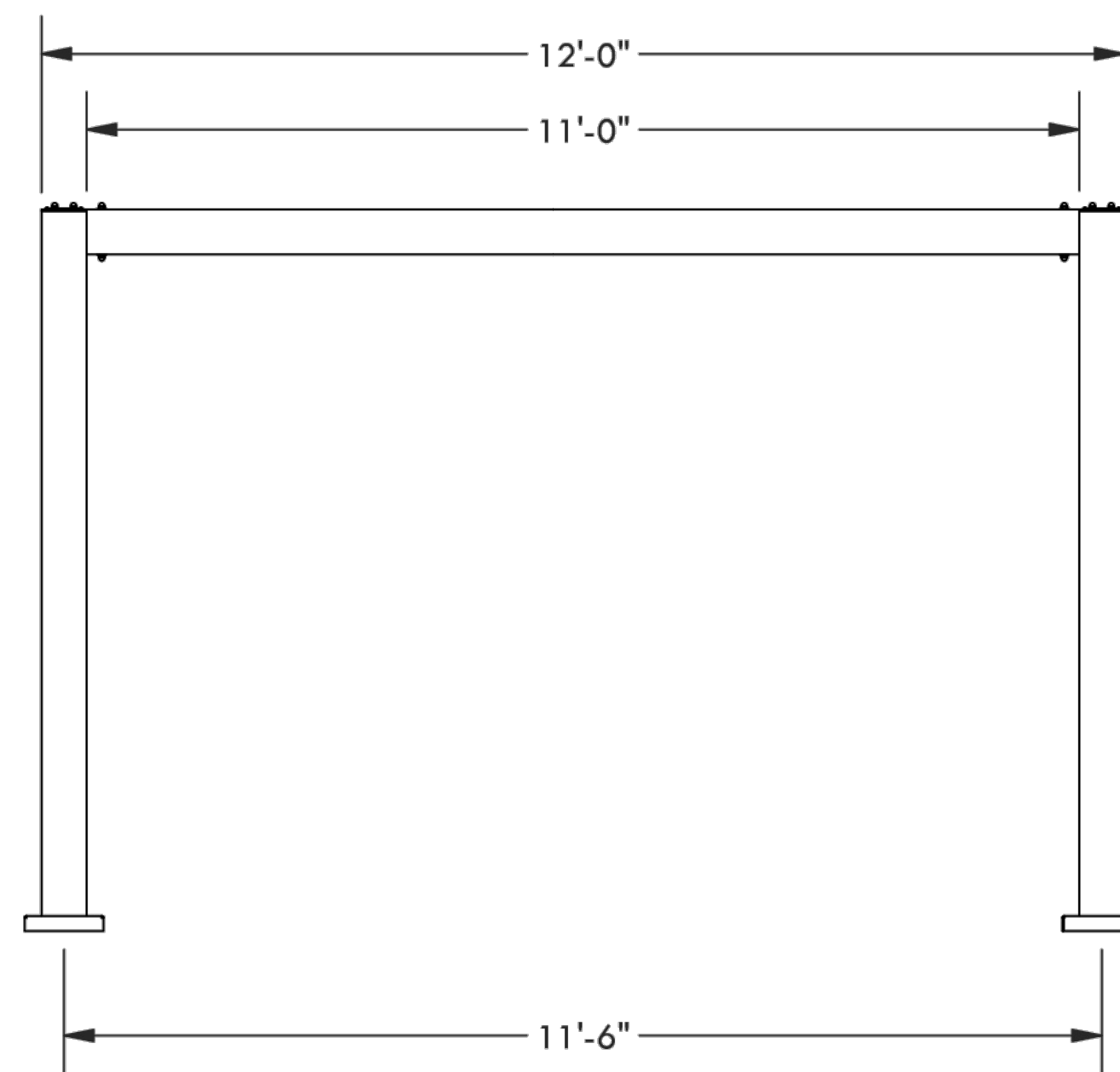
L506



CONCRETE MOUNT



FRAMING MOUNT



DESCRIPTION			
16' WIDE X 12' PROJECTION FREESTANDING ELEMENT			
REV	BY	DESCRIPTION	DATE
1	NB	INITIAL RELEASE	03/29/21

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BASIS OF DESIGN, FOR REFERENCE ONLY



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. Ord. 25-54 (Clean)
4. Ord. 25-54 (Redline)
5. Concept Elevations
6. Issue List
7. 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 7](#).

The petition received a public hearing at the [October 6, 2025](#), Advisory Plan Commission (the “APC”) meeting. Video footage of the public hearing can be viewed [here](#).

The petition is slated for a Workshop discussion at the November 17, 2025 APC 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.

-
- ~~Text~~ = *eliminated text from Ordinance 25-54*
 - **Text** = *added text into Ordinance 25-54*

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 Concept Elevations & Architecture**

- ~~Character Exhibits~~ **Concept Elevations** have been included in the PUD (see **Exhibit 5**). 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 concept elevations provided in this Ordinance (Ord. 25-54).
 - If regulations conflict with concept elevations, the collective concept elevation images of Ord. 25-54 ~~& Ord. 24-44~~ will control over the written regulations of **UDO Article 6.3(G)**. Final compliance will be granted via a determination by the Director of Community Development.

- **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), **limited to classes only**

- **General Regulations**

- Minimum Building Setback Lines:
 - Front Yard: 40 feet
 - Side Yard: 20 feet
 - Rear Yard: 40 feet
- **Minimum Building Height:**
 - **35 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:**~~

- Chapter 6 of the UDO will apply to the development of the Real Estate, except as modified below:
 - 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.

MODIFICATIONS SINCE THE OCTOBER 6TH PUBLIC HEARING:

The following changes have occurred to the project proposal documents since the item's public hearing last month:

- Reorganization of language within the proposed Ordinance in terms of document applicability (referenced Northpoint PUDs, Unified Development Ordinance).

- Incorporation of Concept Elevations to represent intended architectural style (See **Exhibit 5**).
- An Issue List was compiled and petitioner responses were provided (see **Exhibit 6**).

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 was held at the October 6, 2025, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Workshop Discussion: This item will receive a Workshop discussion at the November 17, 2025 APC meeting.

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

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

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

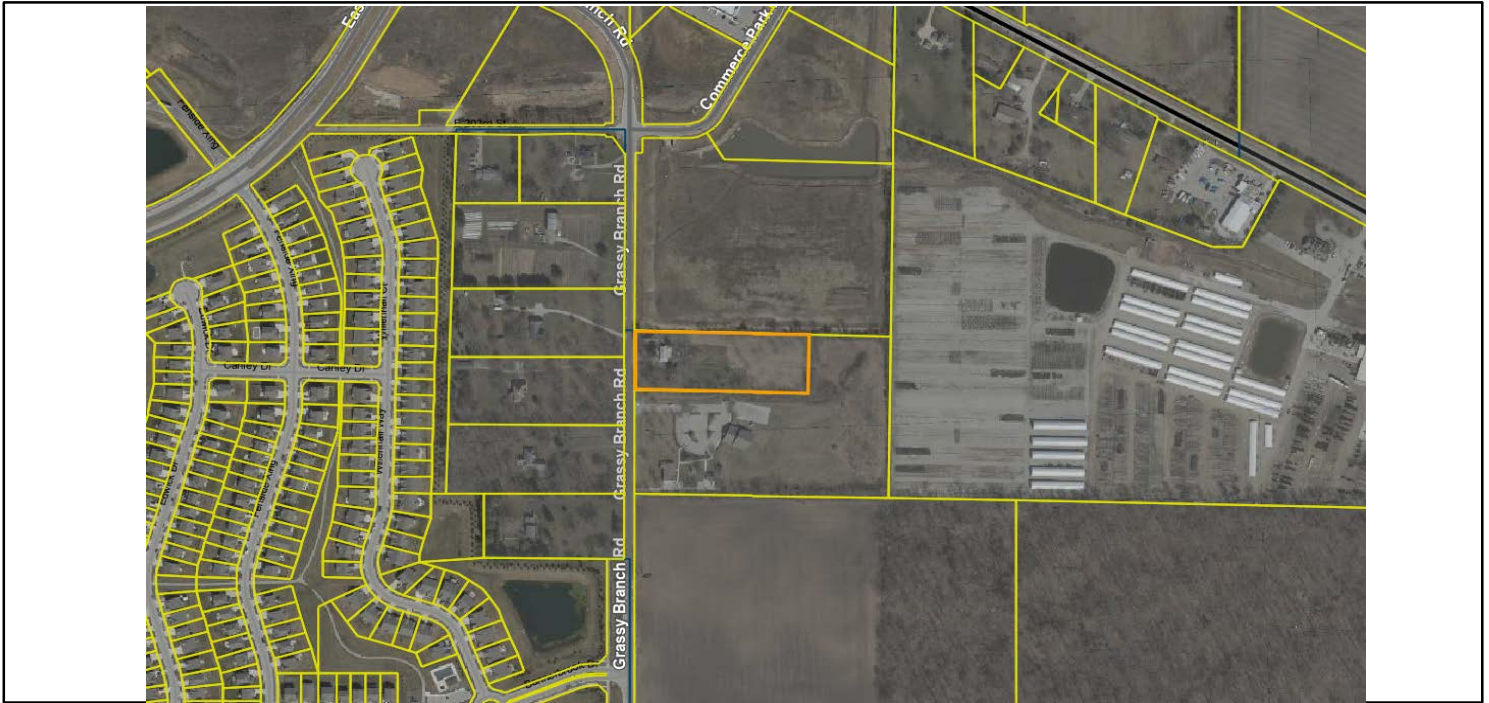


DEPARTMENT COMMENTS

1. **Action:** Hold a Workshop discussion at the November 17, 2025, APC meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

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

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO or as amended by the Northpoint PUD.

Section 3. Character Exhibit. The “Character Exhibit” attached hereto as **Exhibit B**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in **Exhibit B** as determined by the Director of Community Development in the event that Article 6.3(G) of the UDO is not followed.

Section 4. 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:

- 4.1 **Additional Uses:** The following uses shall be permitted:
 - A. Health, Fitness, and Exercise Center (limited to 7,500sqft) limited to classes only.
- 4.2 **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 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as modified below:

5.1 Minimum Building Setback Lines:

Front Yard Setback:	40'
Side Yard Setback:	20'
Rear Yard Setback:	40'
Maximum Building Height	35'

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

6.1 Landscaping Standards: 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.

6.2 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.

6.3 Lighting Standards

- A. 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.

6.4 Overhead Doors

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

6.5 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 7. **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, TOWNSHP 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 DECRIBED 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 MUNUTE 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





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**

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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:

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- 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 a 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.** **Concept Elevations.** The “~~Character Exhibit~~ **Concept Elevations**” attached hereto as **Exhibit CB**, 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.~~ **Exhibit B** as determined by the Director of Community Development. ~~If there in the event that Article 6.3(G) of the UDO is conflict between applicable architectural standards and the Exhibits, the Exhibits shall control not followed.~~~~

~~**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:~~

~~**5.4.1 Additional Uses:** The following uses shall be permitted:~~

- A. Health, Fitness, and Exercise Center (limited to 7,500sqft) ~~limited to classes only.~~

5.24.2 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.~~**Section 5. General Regulations.** The standards of Chapter 4: Zoning Districts, as amended by Ord. 17-51 and Ord. 24-44~~applicable to the Underlying Zoning District~~, shall apply to the development of the District, except as modified below:

~~6.4.5.1~~ **Minimum Building Setback Lines:**

Front Yard Setback:	40'
Side Yard Setback:	20'
Rear Yard Setback:	40'
<u>Maximum Building Height</u>	<u>35'</u>

Section 7. Development Standards.

~~7.1 Landscaping~~The standards of Chapter 6: Development Standards

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~~Section 6. Article 7.3 of Ord. 17-51 shall not apply. Instead, Article 6.8 to the development of the District, except as modified below.~~

~~6.1 Landscaping Standards of the UDO shall:~~ Shall apply except as modified below;

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- 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.

7.26.2 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.

7.36.3 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.

7.46.4 Overhead Doors

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

7.56.5 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. Section 7. 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

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ 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.

Formatted Table

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

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

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Exhibit B ~~Character Exhibit~~ Concept Elevations

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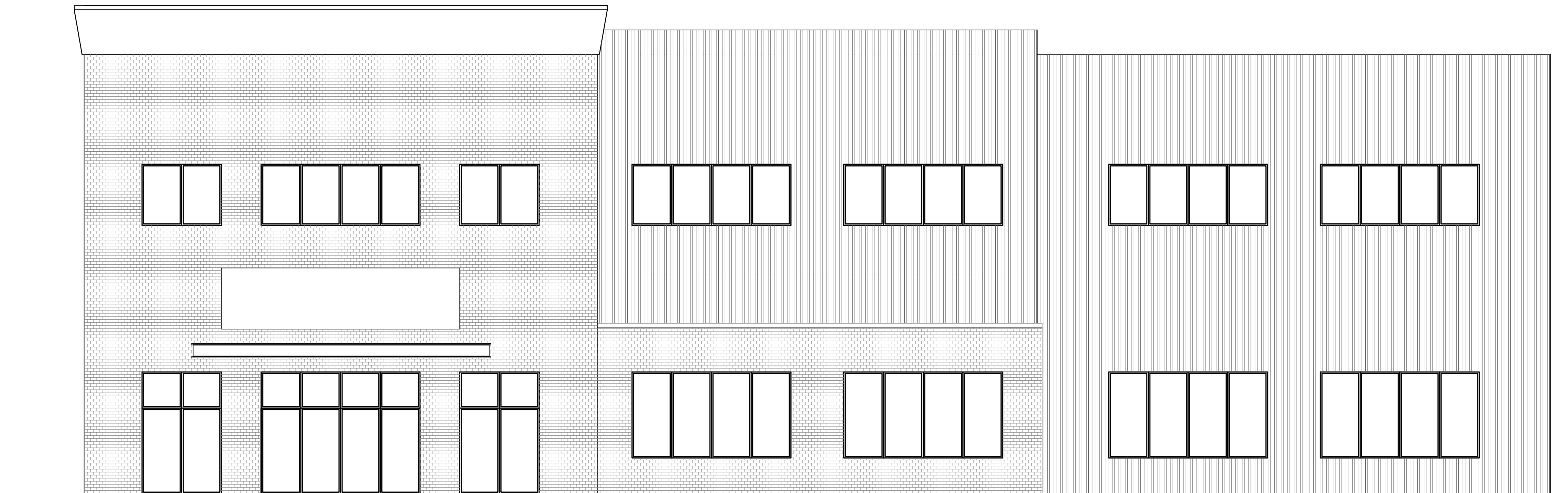
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CHARACTER EXHIBIT

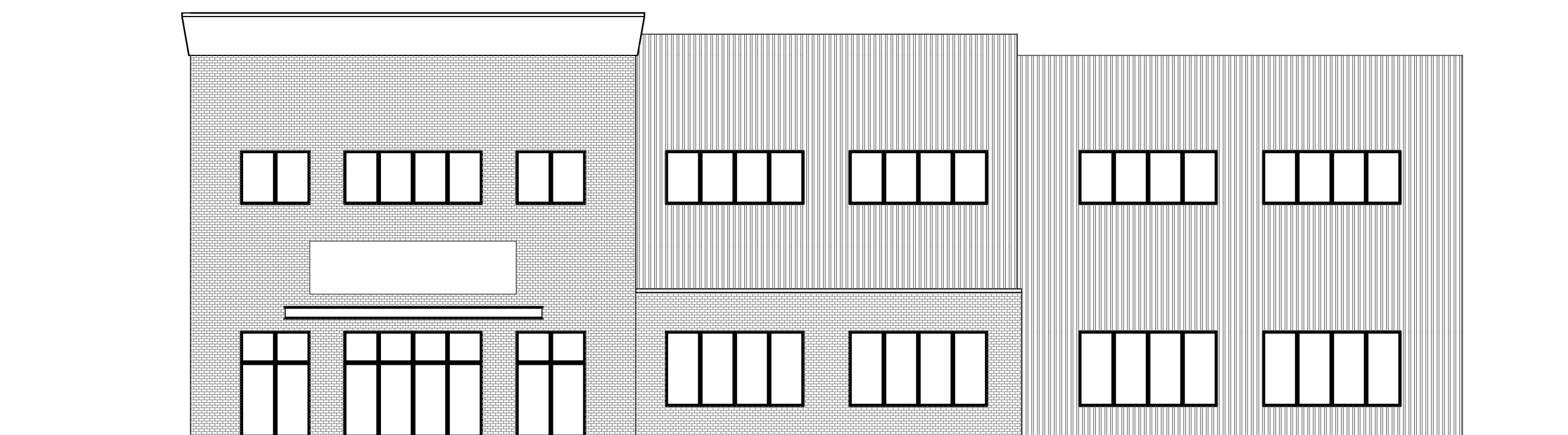




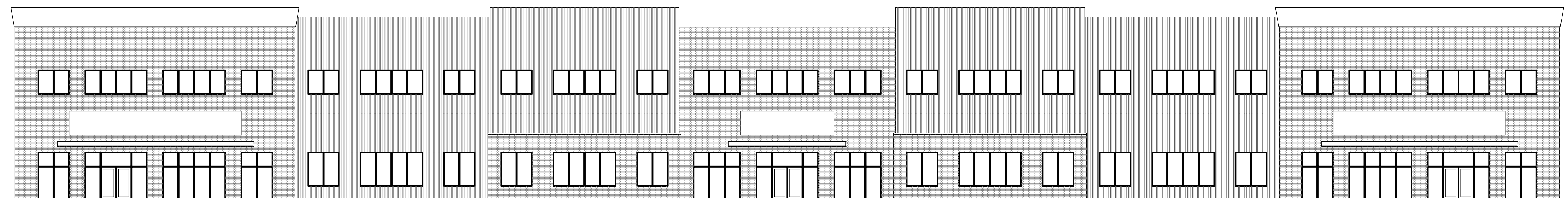
CONCEPT ELEVATIONS



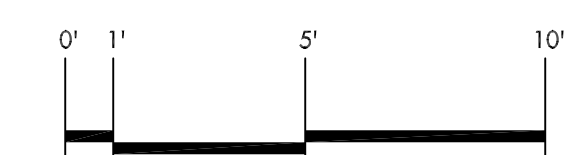
2 WEST ELEVATION
3/16"=1'-0"



1 WEST ELEVATION



1 NORTH ELEVATION
3/32"=1'-0"



ISSUES AND QUESTIONS RAISED REGARDING THE SCHLEGEL COMMERCE PARK PUD PROPOSAL

The list below includes issues that were raised during the October 6, 2025, Plan Commission public hearing and in written public comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Landscaping

- How will you address concerns related to adequate buffering around the proposed development?

It is intended that the preservation standards within the UDO and the setback requirements keep as many trees as possible crediting them towards the required landscaping. To support this, mounding shall not be required except for within the front yard. In addition, plantings shall be placed on top of the mound within the front yard. The only set of trees contemplated to be removed would be within the middle of the Real Estate; However, it would be advantageous to keep as many trees as possible to meet the required landscaping by the UDO.

Permitted Uses

- How will you ensure beneficial permitted use types within the proposed building in context with the surrounding areas?

The Property Owner submitting this proposal worked closely with neighbors and agreed to remove any unwanted uses. Although there had been a request to add neighborhood commercial uses to the property, none were outright provided by the neighbors except for the collective agreement of a small fitness center specifically for class and group sessions (ex. Yoga, Crossfit, Orange Theory, etc.)

Architecture

- How will you ensure the architectural character of the proposed building will be aligned with the surrounding areas?

At the Plan Commission hearing, the board requested a more residential feel and specifically brought up a recently approved PUD as an example. These design elements are being included with updated exhibits. These exhibits will be called out as "Concept Elevations" required to be substantially similar to what is proposed and approved by the Director.



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