CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Wednesday, January 14, 2026 at 7:00 PM
MEETING PLACE: Westfield City Hall - Main Assembly Room

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

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

Public input can be submitted in 1 of 2 ways:
-Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
-Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Election of Officers

APC Appointment - Plat Committee

Announce any changes to Agenda

Approval of Minutes - December 15, 2025

Review Rules of Procedure

CONSENT AGENDA

2601-DDP-01
Finkelmeier Orthodontics
Generally located at northwest corner of East 181st Street & Wheeler Road.
DDP: BCPL Properties, LLC represented by Civil Site Group, Inc. requests Detailed Development Plan review of a 3,495 square- foot medical dentist office on 0.84 acres +/- in the Grand Park Village PUD District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

ITEMS OF BUSINESS

2512-PUD-20
Harmony Planned Unit Development (PUD) Amendment
1448 South Waterleaf Drive
Real Estate Equities Development, LLC, represented by Nelson & Frankenberger, LLC requests an amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2512-PUD-21
LPH/Community Planned Unit Development (PUD)
2222 & 2324 East 196th Street
Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C. requests a change in zoning for 19.23 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the LPH/Community Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

PUBLIC HEARING ITEMS

2601-ZOA-01
Unified Development Ordinance - Sign Update
The City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Articles 6.9 Lighting Standards, 6.17 Sign Standards, 10.11 Sign Permits, and 12.1 Definitions.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

2601-PUD-02
Westfield Washington Schools Planned Unit Development (PUD), Amendment I
Generally located at northeast corner of State Road 32 & Centennial Road.
Westfield Washington Schools represented by Church Church Hittle + Antrim requests an amendment to the Westfield Washington Schools Planned Unit Development (PUD) to modify landscaping requirements on 97 acres +/- within the Westfield Washington Schools Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

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)

2512-CP-01
City of Westfield Comprehensive Plan
Outlines the City of Westfield's long-term vision, goals, and policies guiding land use, development, transportation, utilities, housing, parks, and community services.
(Planner: Caleb Ernest - Cernest@westfield.in.gov)

2512-PUD-22
Sugarleaf Planned Unit Development (PUD)
2432 East 171st Street
David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Petition Number:	2601-DDP-01
Project Name:	Finkelmeier Orthodontics DDP
Subject Property:	Generally located at the northwest corner of E 181st Street & Wheeler Road (the "Property")
Petitioner:	BCPL Properties, LLC represented by Civil Site Group, Inc.
Request:	Detailed Development Plan review of a 3,495 SF medical dentist office on 0.84 acres +/- in the Grand Park Village PUD District.
Current Zoning:	Grand Park Village PUD (Ord. 12-46)
Current Land Use:	Agricultural / Vacant
Approximate Acreage:	0.84 acres +/-
Staff Reviewer:	Ryan Collingwood, Senior Associate Planner

PROCEDURAL – Detailed Development Plan

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

DEVELOPMENT PLAN

(Article 10.7(G) of the UDO)

The plans comply.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

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

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

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

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

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

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

DISTRICT STANDARDS

Article 4.16 (GB District) and Grand Park Village PUD District (Ord. 12-46)

The plans comply.

23) Minimum Lot Area:	No Minimum
24) Minimum Lot Frontage:	None (*Ord. 12-46*)
25) Minimum Lot Depth:	None (*Ord. 12-46*)
26) Minimum Width at Setback Line:	No Minimum (*Ord. 12-46*)
27) Minimum Front Yard Setback (Internal Streets):	No Minimum (*Ord. 12-46*)
28) Minimum Front Yard Setback (External Streets):	Ten (10) feet, parking & pathways are permitted with setback (*Ord. 12-46*)
29) Minimum Side Yard Setback:	No Minimum (*Ord. 12-46*)
30) Minimum Rear Yard Setback:	Ten (10) feet when abutting another building or business, If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required. (*Ord. 12-46*)
31) Minimum Lot Width:	No Minimum
32) Maximum Building Height:	No Maximum (*Ord. 12-46*)
33) Maximum Building Size:	No Minimum

DEVELOPMENT STANDARDS

(Chapter 6 of UDO and Ord. 12-46)

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

24) Accessory Use and Building Standards (Article 6.1)

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

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

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

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

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

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

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

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

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

25) Architectural Standards (Article 6.3 & Ordinance 12-46, Section 6)

A. Business Districts:

i. Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-

of-way. Ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

B. Development and Architectural Standards (Ordinance 12-46)

i. Design Theme: The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

ii. Roof: Roof form and design shall be traditional in their architecture or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

iii. Windows: Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

iv. Building Materials and Exterior: Exterior materials permitted throughout the development shall be architecturally related to the New England Style, and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank, are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:

a. Vinyl, as a building material, shall only be used to clad windows and for soffits;

b. Metal siding may be permitted as an accent, trim or in signage.

26) Landscaping Standards

A. Article 6.8 of the UDO

Content of Landscape Plan

Selection, Installation, and Maintenance of Plant Materials

General Landscaping Design Standards

General Screening Standards

Mechanical Screening:

Wall and ground-mounted Mechanical Equipment for nonresidential shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the

equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned.

Detention and Retention Areas

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

Minimum Lot Landscaping

Business uses require 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs per acre of development.

Lot Landscaping (@ 1 acre)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	**10**	10	**n/a**
10 Ornamental or Evergreen Trees	**10**	11	**n/a**
25 Shrubs	**25**	148	**n/a**

Foundation Plantings

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

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

External Street Frontage Landscaping

A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area

Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

Ext. Street Frontage Landscaping (@ 155 LF)			
Nonresidential Use (per 100 LF)	**Required**	**Provided**	**Deficient**
3 Shade / Evergreen Trees	**5**	5	**n/a**
2 Ornamental Trees	**4**	4	**n/a**
25 Shrubs	**39**	39	**n/a**

Parking Area Landscaping

Interior Parking Area Landscape:

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

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

Perimeter Parking Area Landscape:

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

27) Lighting Standards (Article 6.9 & Ord. 12-46)

28) Parking and Loading Standards (Article 6.14 & Ord. 12-46)

i. Required Spaces: Off-street Parking Spaces shall be provided as follows: Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.

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

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

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

iv. Parking in Grand Park Village shall adhere to the Zoning Ordinance (Ord. 12-46):

v. Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1,200) feet of Grand Park Village.

vi. Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.

vii. Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.

viii. Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions (Ord. 12-46):

ix. Loading berths oriented toward any street shall be permitted;

x. Maneuvering aisles and driveways may serve both required parking and loading berth.

29) Sign Standards (Article 6.17)

30) Vision Clearance Standards (Article 6.19)

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

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

DESIGN STANDARDS (Chapter 8 of UDO and the Grand Park Village PUD District (Ord. 12-46))

The plans comply.

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (Article 8.6)

35) Pedestrian Network Standards (Article 8.7 & Ord. 12-46)

A. Internal Pedestrian Network Standards:

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

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

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

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

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

i. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

ii. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

iii. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed

development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

iv. Thoroughfare Plan, Trails (Ord. 12-46):

v. External perimeter pathway shall be a minimum eight (8) feet in width.

36) Storm Water Standards (Article 8.8)

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

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

41) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS:

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2601-DDP-01 with the following conditions:

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

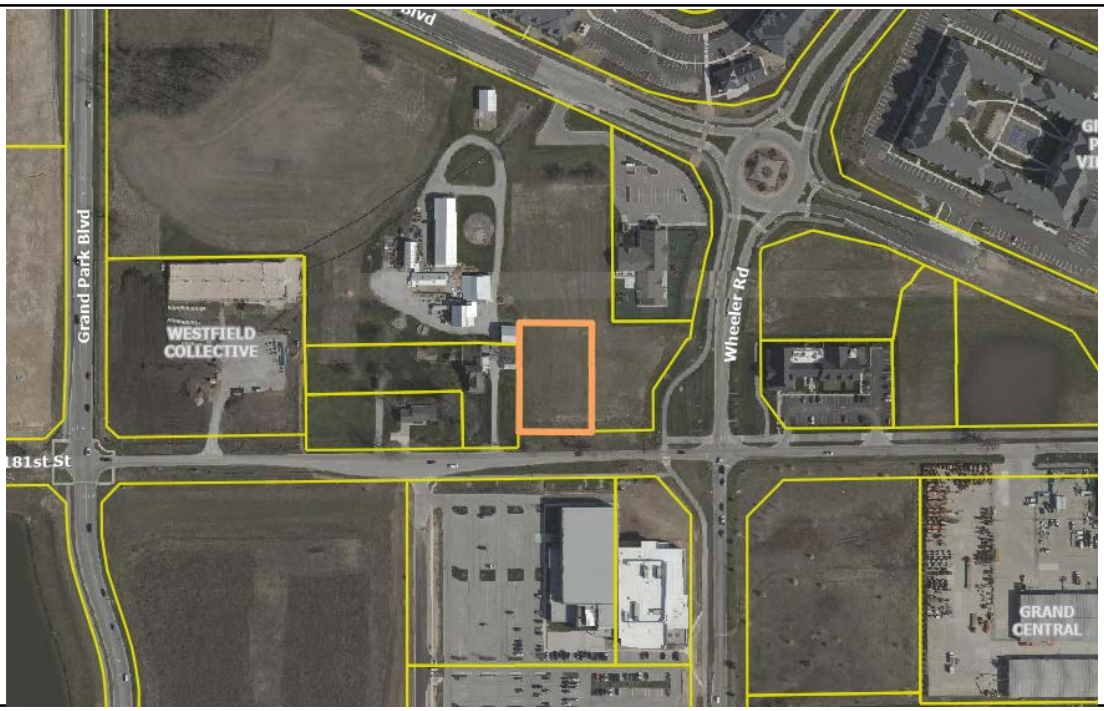
Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Property Location Map
Finkelmeier Orthodontics
2601-DDP-01

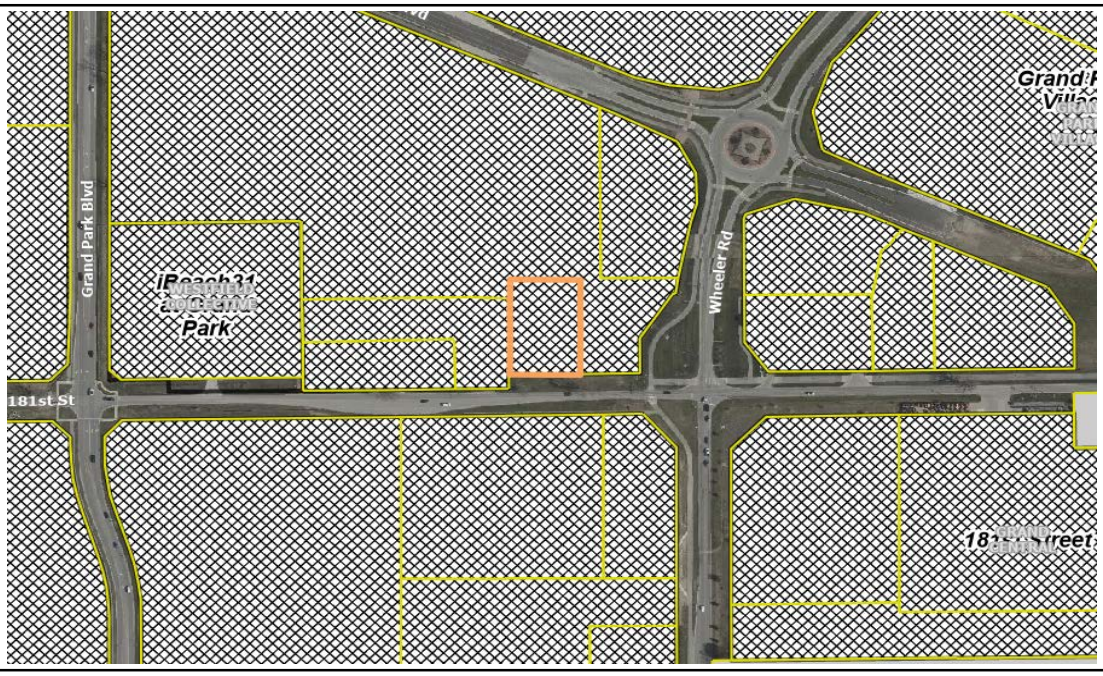
Not To Scale

Aerial Location Map

SITE



Zoning Map



Zoning

PUD (Planned Unit Development)

PRIMROSE SCHOOL

ADJOINER
GP REAL ESTATE LLC
INSTRUMENT NO.: 201858015

LOT 1
GRAND PARK VILLAGE – SECTION FIVE
INSTRUMENT NO.: 2018057176

LOT #1
1.706 ACRES

BLOCK A
15.749 ACRES

ADJOINER
PART OF BLOCK A
GRAND PARK VILLAGE SECTION FIVE
INSTRUMENT
NO.: 2018057176

LOT #2
0.904 ACRES

LOT #3
0.840 ACRES

PROPOSED
BUILDING
3,495± SF
F.F.E. = 908.34

ADJOINER
WEISS, DAVID L & BECKY C
INSTRUMENT NO.: 9508904

SURVEYED PARCEL
D & W FARMS INC
PART OF INSTRUMENT
NO.: 200802975778

PART OF BLOCK A
GRAND PARK VILLAGE
SECTION FIVE
INSTRUMENT NO.:
2018057176
0.84+/- AC.

N90°00'00"E 153.27'
S00°00'00"E 237.03'
S89°31'52"W 154.62'
N00°19'26"E 238.29'
S00°19'26"W 239.47'

PROP. 20' D.E.
PROP. 10' D.&U.E.
EX. 10' D.&U.E.
EX. 40' DRAINAGE ESMT.
24' I/E ACCESS & D.U.E.
VARIABLE WIDTH I/E ACCESS ESMT.
EXISTING POLE BARN
FUTURE DRIVE
TRASH ENCLOSURE (SEE DETAIL SHEET C10.1)
BICYCLE PARKING (4)
EXISTING NON-EXCLUSIVE SANITARY SEWER EASEMENT (C.E.G) PER INST.NO.: 2021069753
EX. 20' D.&U.E. (PLATTED)
STOP SIGN & (LT)
S. LINE, NW 1/4 SEC.36-T19N-R3E
EXISTING EDGE OF PAVEMENT
HALF R/W
E. 181st STREET
CONTRACTOR TO PROVIDE ALL NECESSARY TRAFFIC CONTROL FOR ANY WORK WITHIN THE R.O.W.
EXISTING FIRE HYDRANT
EXTEND EXISTING MEDIAN
12'-FC EXISTING
14'

LAND DESCRIPTION

PART OF BLOCK A IN GRAND PARK VILLAGE SECTION FIVE AS PER PLAT THEREOF RECORDED DECEMBER 10, 2018 AS INSTRUMENT NO. 2018057176 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID BLOCK A OF GRAND PARK VILLAGE SECTION FIVE; THENCE FOLLOWING THE NEXT THREE (3) COURSES ALONG THE SOUTH LINE AND WEST LINE OF SAID BLOCK A; 1) SOUTH 89 DEGREES 31 MINUTES 52 SECONDS WEST 138.25 FEET TO A REBAR WITH YELLOW PLASTIC CAP STAMPED "K&G LS FIRM 0141" (HEREINAFTER "CAPPED REBAR") AT THE POINT OF BEGINNING; 2) SOUTH 89 DEGREES 31 MINUTES 52 SECONDS 154.62 FEET TO A "CAPPED REBAR"; 3) NORTH 00 DEGREES 19 MINUTES 26 SECONDS EAST 238.29 FEET TO A "CAPPED REBAR"; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 153.27 FEET TO A "CAPPED REBAR"; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 237.03 FEET TO THE POINT OF BEGINNING, CONTAINING 0.84 ACRES MORE OR LESS.

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME HAMILTON COUNTY, COMMUNITY NUMBER 180080, MAP NUMBER 18057C0120 G, PANEL NUMBER 0120 G, DATED NOVEMBER 19, 2014.

REFERENCE NFIP FIRM MAP #: 18057C0120 G
EFFECTIVE DATE: NOVEMBER 19, 2014

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN EXISTING CONDITIONS SURVEY PREPARED BY KUHN & GUSTAFSON LAND SURVEYING DATED 10/21/2025 (JOB #: 240229); THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- XX' B.S.L. — BUILDING SETBACK LINE
- EASEMENT
- PROPOSED CONCRETE
- STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL ON SHEET C10.0)
- (S) R.O.W. PAVEMENT PER WESTFIELD STANDARDS (SEE FIGURE 2500-003 SHEET C10.2)
- (RS) 1-1/2" MILL & RESURFACE PER WESTFIELD STANDARDS
- (N) PROPOSED ASPHALT PATH 8' WIDE PERIMETER TRAIL (SEE DETAIL ON SHEET C10.1)
- (B) HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET C10.0)
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EX. UTILITY POLE
- EX. FIRE HYDRANT
- PROPOSED LIGHT POLE

NORTH
20 0 10 20
(IN FEET)
1 inch = 20 ft.

Indiana 811 — Know what's below. Call before you dig.

PLAN NOTES:

(A) ADA COMPLIANT INDOT CURB RAMP W/ DETECTABLE WARNING STRIP SEE INDOT CURB RAMP DETAILS ON SHEET C10.2
(B) HEAVY DUTY ASPHALT PAVEMENT – SEE DETAIL SHEET C10.0
(C) CONCRETE PVMT. FOR TRASH ENCLOSURE – SEE DETAIL SHEET C10.0
(CC) CONCRETE CENTER CURB, TYPE "D", ON 4" COMPACTED AGGREGATE No. 53
(D) CONCRETE SIDEWALK PER WESTFIELD STANDARDS SEE CITY OF WESTFIELD CONSTRUCTION DETAILS ON SHEET C10.2
(E) COMBINED CONCRETE CURB & WALK – SEE DETAIL ON SHEET C10.0
(F) TYPE II CONC. CURB & GUTTER – SEE DETAIL ON SHEET C10.2
(FL) SIDEWALK FLUSH WITH PAVEMENT – SEE DETAIL ON SHEET C10.0
(G) 6" STRAIGHT CONC. CURB – SEE DETAIL ON SHEET C10.0
(GS) 2' WIDE GRAVEL SHOULDER (6" OF COMPACTED AGGREGATE, No. 53)
(H) BOLLARD – SEE DETAIL ON SHEET C10.0
(J) 4" THICK CONCRETE SIDEWALK (FOR PEDESTRIAN TRAFFIC)
(K) PRECAST CONCRETE WHEELSTOP – SEE DETAIL ON SHEET C10.0
(LS) LANE STRIPING (4" WHITE THERMOPLASTIC)
(LT) 'NO LEFT TURN' SIGN
(M) CONCRETE CURB TURNOUT – SEE DETAIL ON SHEET C10.1
(N) 8' WIDE PERIMETER TRAIL – SEE DETAIL ON SHEET C10.1
(P) BIKE RACK (4) / BICYCLE PARKING (4). SEE DETAIL ON SHEET C10.0
(Q) CONCRETE R.O.W. APPROACH PER INDOT STANDARDS (CLASS III APPROACH / SEE DETAIL SHEET C10.2)
(S) R.O.W. PAVEMENT PER WESTFIELD STANDARDS (SEE FIGURE 2500-003 SHEET C10.2)
(T) TAPER CURB TO MEET FLUSH WITH SIDEWALK / ASPHALT
(V) TYPICAL HANDICAP PARKING SPACE MARKINGS & SIGNAGE (SEE DETAILS SHEET C10.0)
(RS) 1-1/2" MILL & RESURFACE (PER WESTFIELD STANDARDS)
(NP) NO PARKING SIGN (R7-31), SYMBOL ABOVE WORDS 'THIS SIDE'

SITE LAYOUT NOTES

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADII TO BACK OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. ALL PARKING SPACE DIMENSIONS ARE TO 9' WIDE BY 18' DEEP UNLESS OTHERWISE SPECIFIED.

DEVELOPMENT SUMMARY

TOTAL SITE ACREAGE = 0.84 +/- ACRES
CURRENT ZONING = PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED BUILDING = 3,495± S.F. (GROSS)
PROVIDED PARKING = 30 SPACES
(2 CONSULT ROOMS + 5 CHAIRS + 6 TOTAL DOCTORS/STAFF)
REQUIRED PARKING = 27 SPACES
3 SPACES FOR EACH EXAM ROOM PLUS 1 SPACE FOR EACH DOCTOR & STAFF MEMBER

EQUIVALENT RUNOFF UNIT

TOTAL IMPERVIOUS SURFACE = 20,430 S.F.
EQUIVALENT RUNOFF UNIT (ERU) = 5.84
1 ERU = 3,500 S.F. OF IMPERVIOUS SURFACE

DEVELOPER:
BCPL PROPERTIES, LLC
912 SOUTH RANGELINE ROAD
CARMEL, INDIANA 46032
ATTN: BRETT FINKELMEIER
(317) 418-1378

SURVEYOR:
K&G LAND SURVEYING, INC.
P.O. BOX 70
ZIONSVILLE, INDIANA 46077
(317) 654-8829

ENGINEER:
CIVIL SITE GROUP, INC.
718 ADAMS STREET
SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

ARCHITECT:
DESIGN POINT, INC.
4676 ST. JOHN CIRCLE
ZIONSVILLE, INDIANA 46077
(317) 873-9266
ATTN: GEORGE SMALL

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

NOTE

ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB, & SIGNAGE.

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	12/30/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

BCPL PROPERTIES, LLC
912 SOUTH RANGELINE ROAD
CARMEL, INDIANA 46032

CIVIL SITE GROUP, INC. — CivilSite GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

ERIC A. GLEISSNER — REGISTERED — Nº PE10403858 — STATE OF INDIANA — PROFESSIONAL ENGINEER
DATE: 11/26/25

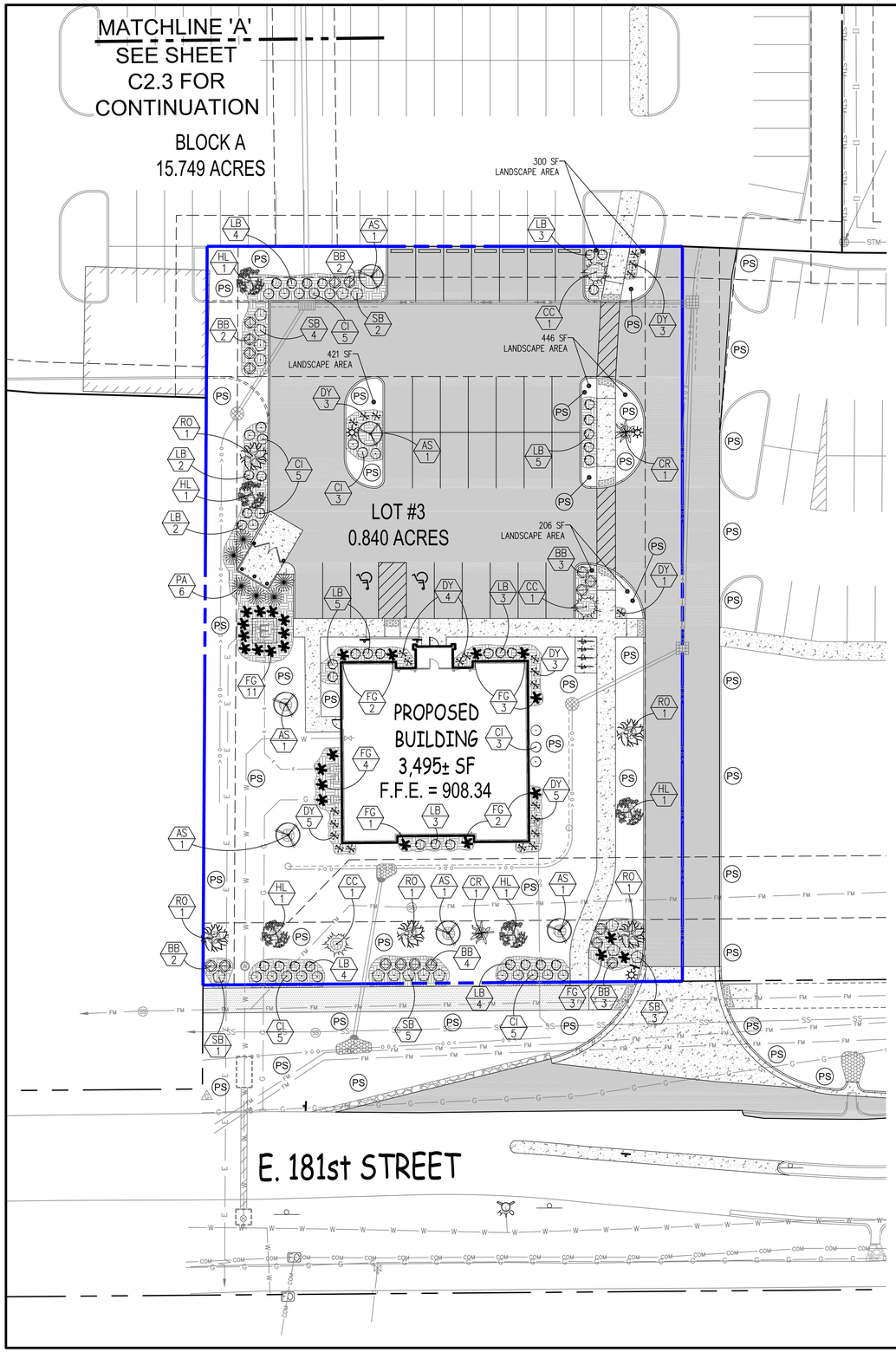
DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 11/26/25

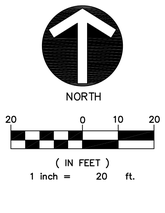
FINKELMEIER ORTHODONTICS
GRAND PARK VILLAGE / 846 EAST 181st STREET
WESTFIELD, INDIANA 46074

SITE PLAN

PROJECT NUMBER
FOR.001

DRAWING NUMBER
C2.0
SHEET 3 OF 26





LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- EASEMENT
- PROPOSED CONCRETE PAVEMENT
- 3-INCH DEEP HARDWOOD MULCH BED COLOR TO BE SELECTED BY OWNER
- ASPHALT PAVEMENT
- (PS) PERMANENT SEEDING WITH STRAW MULCH ALTERNATE: NURSERY SOD

CITY OF WESTFIELD STANDARDS

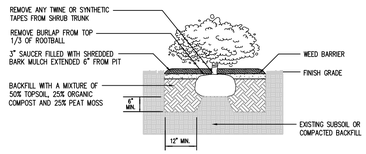
CONTRACTOR TO CONSTRUCT ALL APPLICABLE SITE IMPROVEMENTS TO THE CITY OF WESTFIELD'S CURRENT STANDARDS/SPECIFICATIONS AND STANDARD DETAILS.

SPECIES NOTE

THE SPECIES OF THE TREES AND SHRUBS SHOWN ON THIS LANDSCAPE PLAN ARE SUBJECT TO CHANGE BASED ON SEASONAL AVAILABILITY. ALL SUBSTITUTIONS WILL BE OF SPECIES APPROVED BY THE CITY OF WESTFIELD DEPARTMENT OF COMMUNITY DEVELOPMENT.

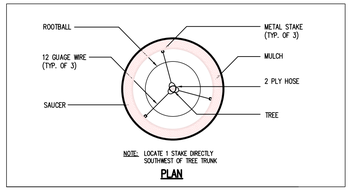
UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.



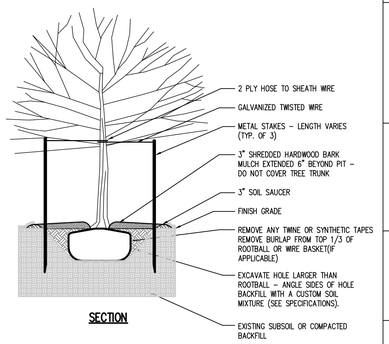
SHRUB DETAIL

SCALE: NOT TO SCALE



TREE STAKING DETAIL

SCALE: NOT TO SCALE



DECIDUOUS TREE DETAIL

SCALE: NOT TO SCALE

IRRIGATION NOTE

SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.

LANDSCAPE NOTE

ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF WESTFIELD ZONING ORDINANCE. THE MINIMUM LANDSCAPING IMPROVEMENTS ARE SUBJECT TO FINAL INSPECTION.

LANDSCAPE NOTES:

All species of plant materials and substitutions thereof are subject to acceptance by the City of Westfield Community Development Department and approval of the Owner(s) or a representative of the Owner(s)..

All plant materials are to be warranteed for a period of no less than one year from final acceptance by the Owner(s) or a representative of the Owner(s).

All plant material is to be planted in a manner that ensures its survival. Any environmental or other type of situation that is noted by the landscape Contractor that could potentially injure the plant or shorten its longevity is to be made known to the Owner(s) and potential substitutions or corrections to the situation can be made at no expense to the Contractor.

All materials failing the one year warrantee period are to be replaced at the expense of the Landscape Contractor.

Any deviation from responsible landscape practices and the City of Westfield Ordinances will result in the immediate termination of the Landscape Contract and the Contractor will pay all costs associated with the corrections.

All plant material is to come from respectable sources within 100 miles of the site on which it is being installed. If no source for a plant species or acceptable substitute is available within this area, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options.

All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other reasonable causes.

The Landscape Contractor is responsible for the timely installation of all material in his contract. Should there be a delay due to weather or other unforseeable, natural circumstances, the timeline will be adjusted.

IRRIGATION CONTRACTOR IS RESPONSIBLE TO SUPPLY WATER METER PIT, SERVICE TAPS AT PUBLIC MAIN, AND ALL APPURTENCES REQUIRED BY THE WATER SERVICE PROVIDER.

SHRUB PLANTING SCHEDULE

SYMBOL	Quantity	Species
	15	SB – SPIREA 'CRISP LEAF', SPIRAEA X BUMALDA 'CRISPA' – (Min. 18" Height)
	24	FG – 'DWARF FOUNTAIN GRASS' – (Min. 18" Height)
	18	BB – Myrica Pensylvanica – "BAYBERRY" (Min. 18" Height)
	6	PA – THUJA OCCIDENTALIS PYRAMIDALIS ARBORVITAE – (Min. 4' Height)
	24	DY – Taxus Baccata 'Repandens' – "DWARF ENGLISH YEW" (Min. 18" Height)
	26	CI – Ilex Glabra "Compacta" – Compact Inkberry (Min. 18" Height)
	35	LB – Buxus microphylla – "LITTLELEAF BOXWOOD" (Min. 18" Height)

TREE PLANTING SCHEDULE

SYMBOL	Quantity	Species
	5	HL – Glenditsia triacanthos – Thornless Honey Locust (Min. 2" Caliper & 8' Min. Height) **Large Shade Tree**
	5	RO – Quercus rubra – Northern Red Oak (Min. 2" Caliper) **Large Shade Tree**
	6	AS – Amelanchier var. – Serviceberry (Min. 2" Caliper) **Ornamental Tree**
	2	CR – Cercis canadenaia – Redbud (Min. 2" Caliper) **Ornamental Tree**
	3	CC – Cornus mas – Cornelian Cherry (Min. 2" Caliper) **Ornamental Tree**

REQUIREMENT	MINIMUM REQUIRED	PROVIDED
MINIMUM LOT LANDSCAPING • 10 shade trees + 10 evergreen or ornamental trees + 25 shrubs per acre • All other landscape plantings required may be credited toward minimum lot landscaping at a 1:1 ration, with the exception of Street Trees	0.84 acres • 0.84(10) = 8 shade trees • 0.84(10) = 8 evergreen or ornamental trees • 0.84(25) = 21 shrubs	• 10 shade trees • 10 evergreen or ornamental trees • 148 shrubs
FOUNDATION PLANTING • Front Building Facade = 1 ornamental tree or shrub per 12 LF of facade • Foundation plantings required approximately every 40 LF along long expanses (over 80 LF) of building facade	North Facade = 78 LF • (88/12) = 7 ornamental trees or shrubs South Facade = 64 LF • (64/12) = 5 ornamental trees or shrubs East Facade = 62 LF • (58/12) = 5 ornamental trees or shrubs West Facade = 62 LF • (58/12) = 5 ornamental trees or shrubs	North Facade • 14 shrubs South Facade • 9 shrubs East Facade • 11 shrubs West Facade • 9 shrubs + 2 trees
EXTERNAL STREET FRONTAGE • 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs per 100 LF • Requirement may be credited toward parking area landscaping if parking area landscaping is within 20 feet of ROW	East 181st Street (South-Collector) = 155 LF • (155/100)*3 = 5 shade trees or evergreen trees • (155/100)*2 = 3 ornamental trees • (155/100)*25 = 39 shrubs	East 181st Street (South-Collector) • 5 shade trees • 4 ornamental trees • 39 shrubs
PARKING LOT INTERIOR • 25-49 spaces = 7.5% interior landscape area • Parking area islands shall include at least 1 tree + 4 shrubs per island • 100% of landscape area shall be covered by permitted ground cover	Parking Lot Area = 29,802 SF • 11,190*0.075 = 839 SF interior landscape 4 islands = 4 trees + 16 shrubs • 100% of landscape area shall be covered by permitted ground cover	INTERIOR LANDSCAPE AREA = 2,043 SF • 1,373 SF provided • 4 trees + 20 shrubs • 100% of landscape area shall be covered by permitted ground cover
PARKING LOT PERIMETER • 1 tree per 30 LF + 1 shrub per 3:F; minimum 5 feet in width • External street frontage requirement credited toward parking lot perimeter requirement per Section 6.8.M.2 of the Westfield UDO	West Boundary = 102 LF • 102/30 = 3 trees • 102/3 = 34 shrubs North Boundary = 38 LF • 38/30 = 1 tree • 38/3 = 13 shrubs	West Boundary • 3 trees • 34 shrubs North Boundary • 1 tree • 13 shrubs

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY
1	12/26/25	REVISIONS PER T.A.C. REVIEW COMMENTS	EAG	EAG

BCPL PROPERTIES, LLC
912 SOUTH RANGELINE ROAD
CARMEL, INDIANA 46032

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

ERICA A. GLEISSNER
REGISTERED
Nº PE10403858
STATE OF INDIANA
PROFESSIONAL ENGINEER
DATE: 11/26/25

DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 11/26/25

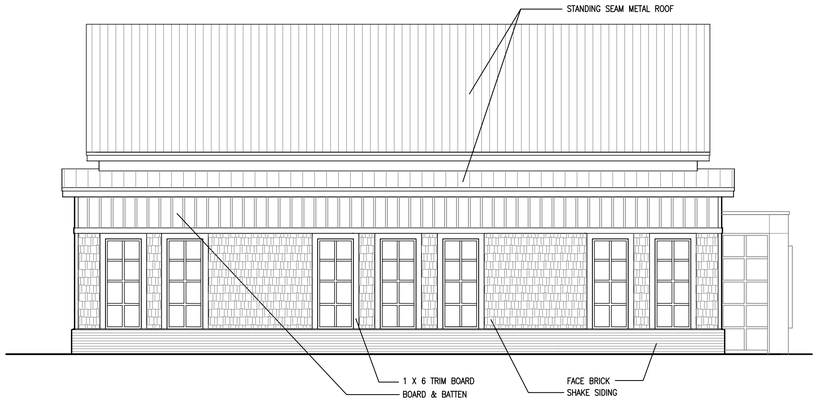
FINKELMEIER ORTHODONTICS
GRAND PARK VILLAGE / 846 EAST 181st STREET
WESTFIELD, INDIANA 46074

LANDSCAPE PLAN

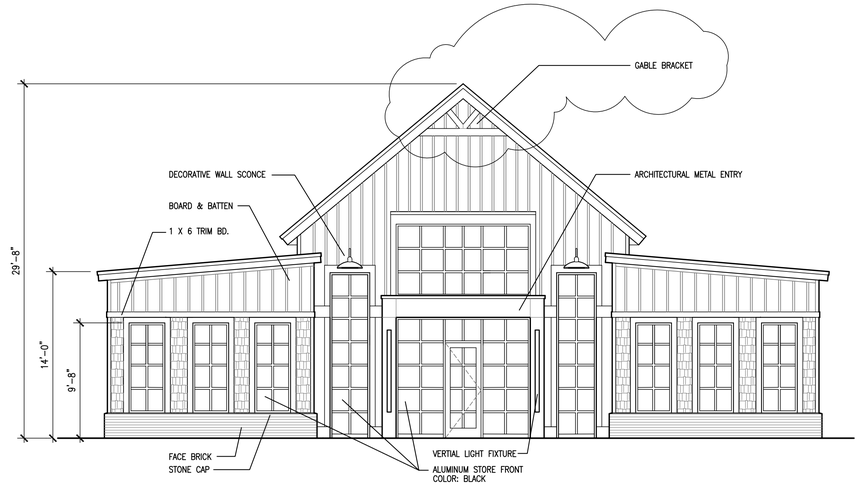
PROJECT NUMBER
FOR.001

DRAWING NUMBER
L1.0
SHEET 18 OF 26

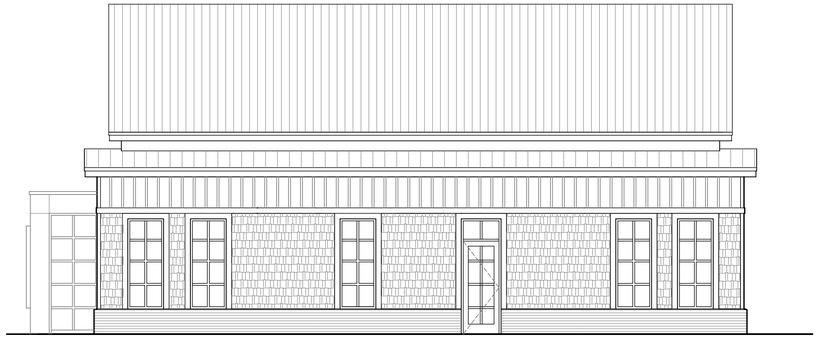
EXTERIOR TRIM AND SIDING:
MANUF: JAMES HARDIE OR EQUAL
MATERIAL: FIBER CEMENT SIDING



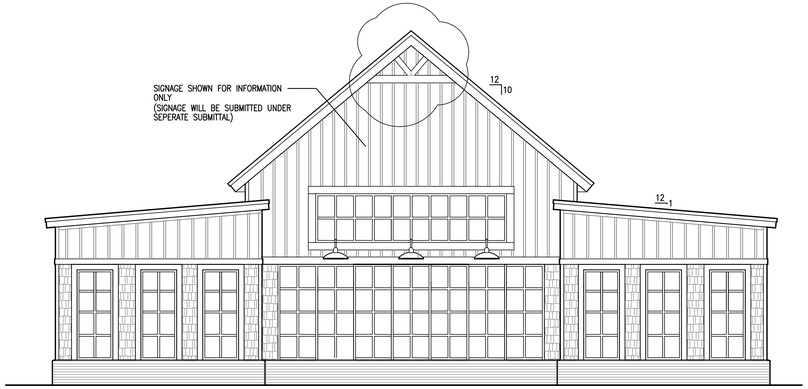
2 EAST ELEVATION
SCALE: 3/16" = 1'-0"



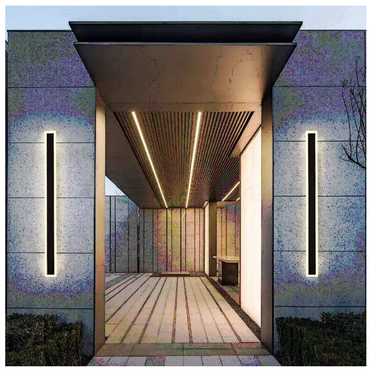
1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



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



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



VERTICAL LIGHT FIXTURE AT ENTRY

DECORATIVE WALL SCONCE

DESIGNPOINT inc.
architecture
space planning
interior design
telephone (317.873.9266) 1637 conniche drive zionsville in 46077

FINKELMEIER ORTHODONTICS
Westfield, Indiana

DATE: 5 NOV 2025
SCALE: AS NOTED
DRAWN: GFS

REVISIONS: 13 NOV 2025
23 DEC 2025

All ideas, designs, and plans indicated or represented by these drawings are owned by, and the property of Design Point, Inc. Contractors shall verify and be responsible for all dimensions on the job site. All rights reserved, except for uses expressly permitted in writing; information shown or included on these drawings are solely the property of Design Point, Inc.

DRAWING NAME:
EXTERIOR
ELEVATIONS

PROJECT:

SHEET:
A1

Petition Number:	2512-PUD-20
Project Name:	Harmony PUD Amendment (Village Cooperative; Ord. 25-81)
Subject Site Address:	1448 S. Waterleaf Drive (the "Property")
Petitioner:	Real Estate Equities Development, LLC
Representative:	Nelson & Frankenberger, LLC
Request:	The Petitioner requests an amendment to the standards of Area B of the Harmony Planned Unit Development (PUD) District.
Current Zoning:	Harmony PUD (Ord. 12-14 as amended)
Current Land Use:	Vacant
Approximate Acreage:	5.1 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 25-81 4. Ord. 25-81 Redline 5. Landscape Site Plan 6. Elevations 7. Neighborhood Meeting Summary
Staff Reviewer:	Lauren Gillingham-Teague, AICP, Senior Planner

Report revised ahead of January 14, 2026 APC meeting; red text denotes additions to the report.

PETITION HISTORY

The petition was introduced at the November 24, 2025 City Council meeting and is scheduled for public hearing at the December 1, 2025 Advisory Plan Commission ("APC") meeting. A neighborhood meeting was held November 19, 2025 (see **Exhibit 6**).

A public hearing was held at the December 1, 2025 APC meeting. At the meeting, the Commission voted to waive the workshop meeting requirement and vote on a recommendation at the January 14, 2026.

PROJECT OVERVIEW

Location: The Property is located at 1448 S. Waterleaf Drive, north of the intersection of S. Waterleaf Dr and Halston Dr (see **Exhibit 2**). The Property is zoned Harmony PUD District (Ord. 12-14) as modified by Ord. 16-12. The site falls within Area B of the Mixed-Use District and has an underlying zoning district of LB: Local Business District.

Project Description: The Petitioner requests to modify the Harmony PUD to permit the development of a fee-simple, multi-family senior housing cooperative containing a maximum of 68 dwelling units.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not create any new definitions. Capitalized terms not otherwise defined in the ordinance shall have the means ascribed to them in the UDO.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the approximate layout of the development. The PUD requires general conformance with the Concept Plan as determined by the Director of Community Development.

Underlying Zoning: No changes proposed; the underlying zoning will remain LB: Local Business District.

Permitted Uses: The proposed ordinance permits all uses permitted in the underlying zoning district with the addition of cooperative-owned Dwelling, Multi-family.

Development Standards for Multifamily Uses: As proposed, the amendment waives or modifies many of the Harmony PUD standards applicable to multifamily density, including the following:

	Harmony PUD (Ord. 12-14)	Proposed
Min. Lot Area	None	No change
Min. Lot Frontage	Direct or indirect access required	
Min. Front Yard Setback	20’	
Min. Side Yard Setback	20’	
Min. Rear Yard Setback	20’	
Max. Attached Dwelling Units per Structure	30 attached units	Shall not apply
Max. Attached Dwelling Units	270	68 (1 unit will be reserved as a guest unit)
Max. Building Height	40’	45’

Development Amenities	Not applicable	9 garden beds (36 plots) Outside seating areas 2 permanent gas grills A community fireplace or fire pit
Architectural Standards	As per Sec. 2.4(N)	As per Character Exhibit

Off-Street Loading and Parking: Off-street parking requirements for multi-family residential uses are modified to require a minimum of 67 interior garage parking spaces.

Landscaping Standards: Article 5 of the Harmony PUD shall not apply. The site shall be landscaped as illustrated on the Concept Plan.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

PROCEDURAL

Public Hearing: A change of zoning request must be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 1, 2025 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the November 24, 2025 Council meeting.

DEPARTMENT COMMENTS

1. **Action:**
    a. Vote on a recommendation to Council at the January 14, 2026 Plan Commission Meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.

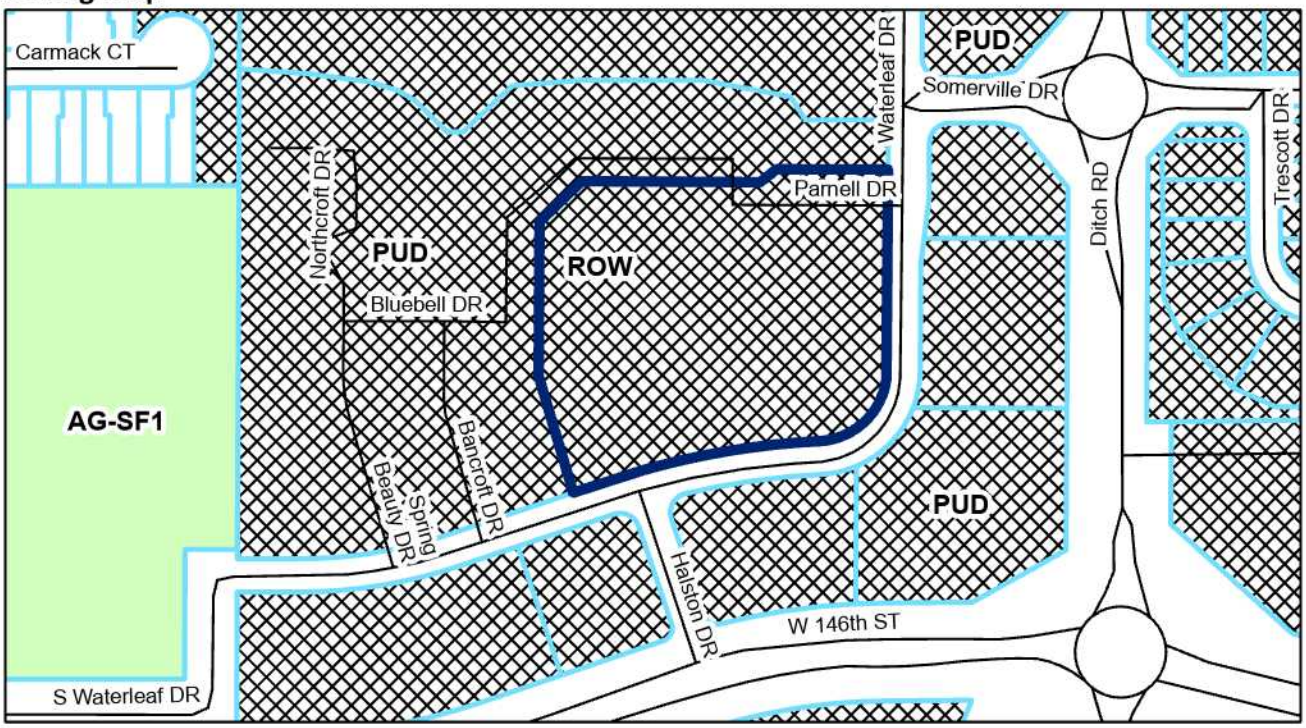
CITY OF Westfield INDIANA

Property Location Map
Harmony PUD Amendment (Village Cooperative)
2512-PUD-20

N W E S

Aerial Location Map

Zoning Map



Legend

Subject Parcel

0 0.02 0.04 0.09 Miles

N

ORDINANCE NUMBER 25-81

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District on January 14, 2013, as amended (the "Harmony PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2512-PUD-20**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2512-PUD-20** 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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance which shall be referred to as the "**Harmony PUD – Mixed-Use District – Area B – 2025 Amendment**" (the "District"), shall amend the Harmony PUD Ordinance, only as applicable to the Real Estate. The Real Estate is located within Area B of the Mixed-Use District, as established by

Section 1.2 of the Harmony PUD Ordinance.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; 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 Harmony PUD Ordinance, as amended.

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.

1.3 All provisions and representations of (i) the UDO or (ii) the Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Illustrated Site Development Plan (Concept Plan).**

A. Section 1.4 of the Harmony PUD and by reference the "Illustrated Site Development Plan" shall be amended by, and replaced with, the plan illustrated on **Exhibit B** (the "Concept Plan), as it pertains to the Real Estate.

B. The Real Estate shall be developed in general conformance with the Concept Plan as determined by the Director of Community Development.

Section 4. **Permitted Uses.**

A. Section 2.2 (Permitted Uses) shall be amended to permit Dwelling, Multi-family as a permitted use on the Real Estate.

B. A maximum of sixty-eight (68) dwellings (sixty-seven dwellings and one guest suite) shall be permitted.

C. Only a cooperative shall own the property including the building and outside grounds.

D. The cooperative, as owner, shall operate and maintain the Real Estate.

Section 5. **Development Standards for Multifamily Uses.** Section 2.4 (Development Standards for Multifamily Uses within the Mixed Use District); shall apply to the

Real Estate, except as modified below:

A. Section 2.4(F) shall not apply.

B. Section 2.4(G) shall be amended by Section 4(B) of this Ordinance.

C. Section 2.4(I) Maximum Building Height shall be forty-five (45) feet

D. Section 2.4(M) shall not apply, rather the following amenities shall be provided:

1. Nine (9) garden beds comprised of a total of thirty-six (36) garden plots.

2. Outside seating area.

3. Two (2) permanent gas grills.

4. A fire place or fire pit on the community patio located on the north side of the building.

E. Section 2.4(N) Architectural Standards shall not apply, rather the following shall apply:

1. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of elevations designed to capture the intended architecture of structures to be constructed in the District. General conformance with **Exhibit C**, as determined by the Director of Community Development, shall be required.

F. Section 2.4(O) Development Plans, shall not apply.

Section 6. **Off –Street Loading and Parking**. Article 4.2(C) shall apply except as amended below:

A. Section 4.2(C)(3)(a) shall be amended as follows: A minimum of two (2) parking spaces per dwelling unit shall be provided. Exterior garage spaces shall be counted toward meeting the minimum number of required parking spaces.

B. Section 4.2(C)(3)(b) shall be amended as follows: Interior garage parking spaces shall be sixty-seven (67) or more.

Section 7. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall not apply to the Real Estate, rather the Real Estate shall be

landscaped as illustrated on the Concept Plan.

Section 8. **Sign Standards.** The standards of the UDO shall apply.

Section 9. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-81** was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-81

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-81

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

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

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

Harmony PUD - 2025 Amendment 5 120125

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit D Architectural Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

'BLOCK A" OF THE HARMONY MIXED USE DISTRICT, PLAT CABINET 5, SLIDE 706, IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, WHICH IS SITUATED WITHIN SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, WESTFIELD, INDIANA.
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EXHIBIT A
REAL ESTATE
(Page 2 of 2)

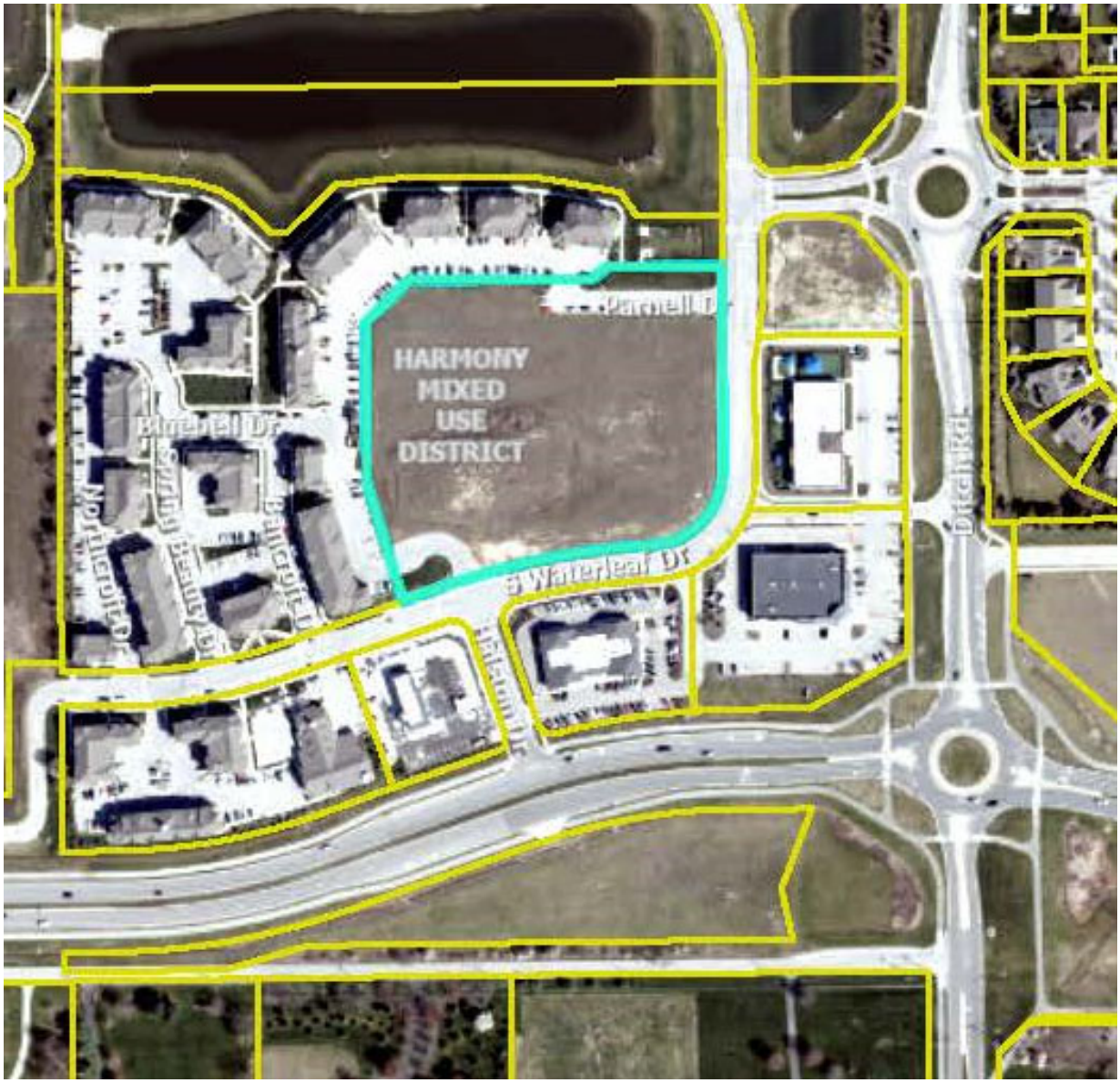


EXHIBIT B

Concept Plan

(see following page)

QUANTITY AND LOCATION OF TREES & PLANTINGS MAY BE SUBJECT TO CHANGE

1 OVERALL SITE LANDSCAPE PLAN

Scale: 1" = 30'-0"

LEGEND

SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
		SOD TURFGRASS	
	3,138 SQ. FT.	RIVERROCK	2'-3" AVERAGE 3' WIDE MAINT. BAND
	2 1/2" CAL.	SHADE TREE	EXTERNAL STREET FRONTAGE (14)
	2 1/2" CAL.	SHADE TREE	PARKING LOT PERIMETER SHADE TREE (9)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (10)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (20)
	2 1/2" CAL.	SHADE TREE	INTERIOR PARKING LOT TREE (6)
	2 1/2" CAL.	SHADE TREE	ADDITIONAL SITE SHADE TREES (10)
	6' HT.	EVERGREEN TREE	FOUNDATION EVERGREEN TREE (19)
	6' HT.	EVERGREEN TREE	SCREENING AND ADDITIONAL EVERGREEN TREES (10)
	1 1/2" CAL.	ORNAMENTAL TREE	FOUNDATION ORNAMENTAL TREES (32)
	1 1/2" CAL.	ORNAMENTAL TREE	ADDITIONAL ORNAMENTAL TREES (6)
	1 1/2" CAL.	ORNAMENTAL TREE	SIGNAGE FOUNDATION (3)
	#3-#5 GAL	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS PARKING PERIMETER PARKING INTERIOR ON SITE STANDARDS

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 262' OF PERIMETER : 9 TREES + 88 SHRUB REQUIRED 9 TREES + 88 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100LF FOUNDATION 1,590 LF FOUNDATION = 48 SHADE/EVERGREEN 32 ORNAMENTAL TREES + 400 SHRUBS REQUIRED 48 SHADE + ORNAMENTAL TREES PROVIDED 32 ORNAMENTAL TREES PROVIDED 400 SHRUBS PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	1 SHADE TREE PER 50' IN R.O.W. BETWEEN CURB & BACK OF WALK 690 LF = 13.8 STREET TREES REQUIRED 14 STREET TREES PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	MULTIFAMILY = PER UNIT REQUIREMENTS 68 UNITS PROPOSED 68 SHADE TREES REQUIRED = 68 PROVIDED 70 EVERGREEN/ORNAMENTAL = 68 PROVIDED 272 SHRUBS REQUIRED = 512 PROVIDED
(PI)	PARKING LOT ISLAND REQUIREMENTS
	19,693 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 1,970 SF REQUIRED ISLAND AREA 4,242+ SF PROVIDED ISLAND AREA

LEGEND

SYMBOL	DESCRIPTION	4 AG (SY)
		PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(LT)	MINIMUM LOT STANDARD REQUIREMENTS	
(FN)	FOUNDATION REQUIREMENTS	
(SC)	SCREENING REQUIREMENTS	
(PI)	PARKING LOT INTERIOR REQUIREMENTS	
(PE)	PARKING LOT EXTERIOR REQUIREMENTS	
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS	

LAPP
design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Senior Living Cooperative of Westfield

Westfield, IN

811 Know what's below. Call before you dig.

Seal

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Scope

OVERALL CONCEPTUAL SITE LANDSCAPE PLAN

Drawing Info

Drawn:	JML
Checked:	JML
Date:	10/03/2025
Project No:	25531
Revision:	

Sheet No.

L1.0

EXHIBIT C

Architectural Character Exhibit

(see following 8 pages)

VILLAGE
COOPERATIVE
AT HARMONY

EQUAL HOUSING OPPORTUNITY

SUBJECT TO CHANGE WITHOUT NOTICE

VILLAGE
COOPERATIVE
AT HARMONY

EQUAL HOUSING OPPORTUNITY

SUBJECT TO CHANGE WITHOUT NOTICE

Expert Pick

SW 7016

Mindful Gray

April 2022 Color of the Month

SW 7008

Alabaster

March 2022 Color of the Month

SW 7069

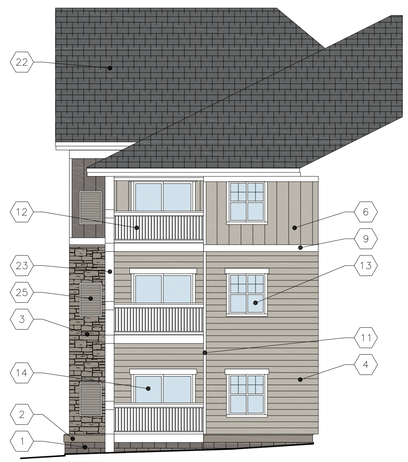
Iron Ore

Cultured Stone - Sculpted Ashlar - Ferrous

MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE WITHIN GENEAL CONFORMANCE

Owens Corning - Duration - Peppercorn

4 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

6508 SF – FACADE AREA	2020 SF – MASONRY AREA
3090 SF – SIDING AREA	31.04% MASONRY COVERAGE
1398 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
3. CAST STONE VENEER COLOR GRAY AND TAUPE MIX
4. FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE
5. FIBER CEMENT BOARD AND BATTEN VERTICAL SIDING COLOR LIGHT GRAY TAUPE
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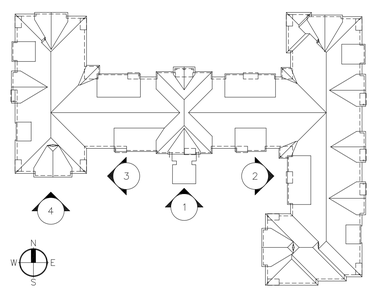
DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE



REAL ESTATE EQUITIES
Architecture, LLC

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1400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8310
www.reearchitecture.com

PROJECT:
VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
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A7.0

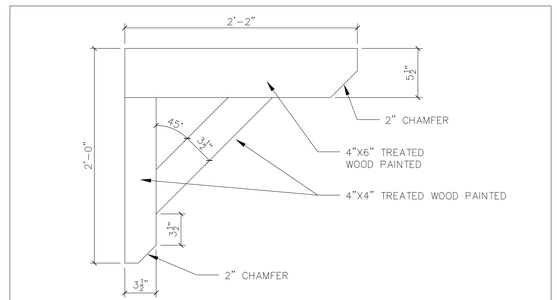
3 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

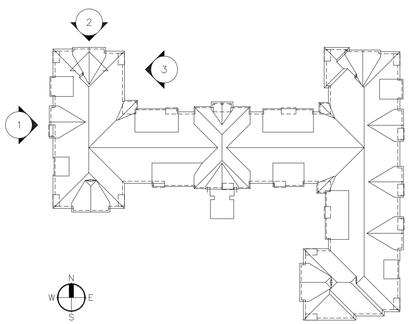
PRIMARY ELEVATION

4721 SF – FACADE AREA	1428 SF – MASONRY AREA
2239 SF – SIDING AREA	30.25% MASONRY COVERAGE
1054 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"



4 DECORATIVE GABLE ROOF EAVE BRACKET DETAIL
SCALE: 1-1/2" = 1'-0"



EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
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A7.1

3 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION	
6396 SF – FACADE AREA	1944 SF – MASONRY AREA
2863 SF – SIDING AREA	30.39% MASONRY COVERAGE
1589 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

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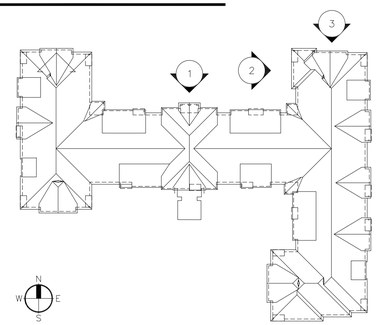

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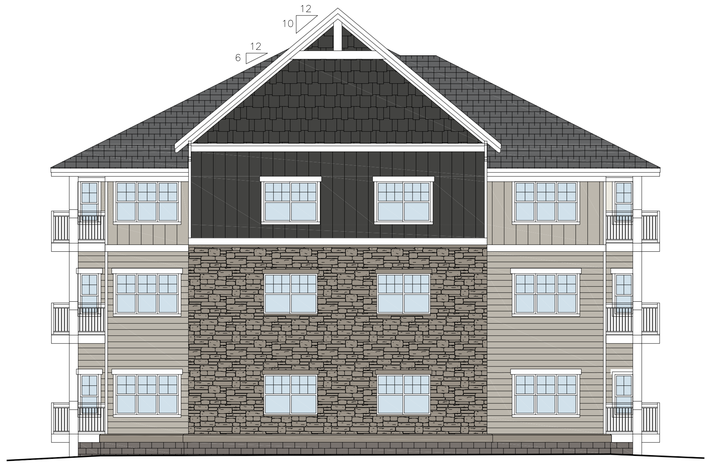
A7.2

4 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

8085 SF – FACADE AREA	2480 SF – MASONRY AREA
3802 SF – SIDING AREA	30.67% MASONRY COVERAGE
1803 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
3. CAST STONE VENEER COLOR GRAY AND TAUPE MIX
4. FIBER CEMENT HORIZONTAL LAP SIDING COLOR MEDIUM GRAY TAUPE
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12. PREFINISHED ALUMINUM RAILING COLOR DARK BRONZE/BLACK
13. VINYL FRAME WINDOW WITH 4" FIBER CEMENT JAMB AND SILL TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
14. VINYL FRAMED SLIDING PATIO DOOR WITH 4" FIBER CEMENT JAMB TRIM. 8" FIBER CEMENT HEAD TRIM WITH 2" BUTT AND PASS DETAIL; COLOR WHITE
15. VINYL FRAME WINDOW WITH CAST STONE VENEER DECORATIVE HEADER AND SILL; COLOR COORDINATING TO ADJACENT MATERIAL
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17. HOLLOW METAL DOOR AND FRAME COLOR TO MATCH ADJACENT BUILDING COLOR
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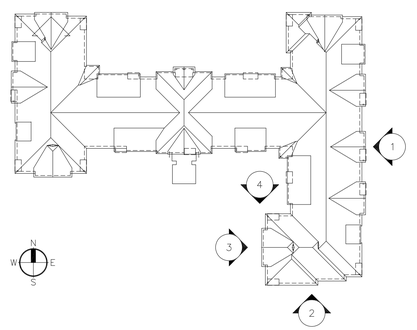
DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE



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1400 Corporate Center Curve, Suite 100
Eagan, MN 55121
Phone: 651-760-8310
www.reearchitecture.com

PROJECT:
VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
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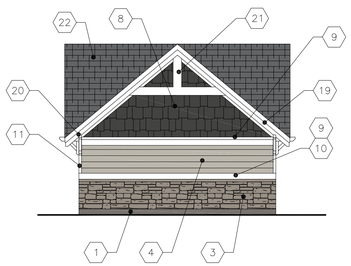
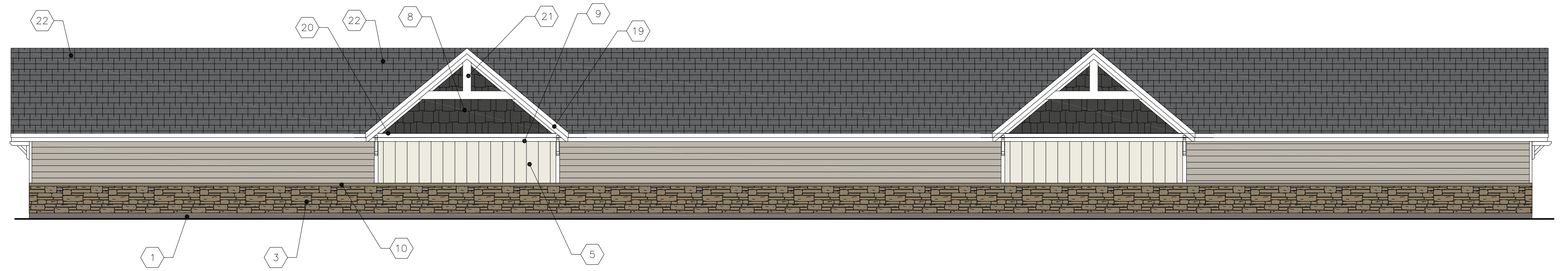
A7.3



4 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – WEST
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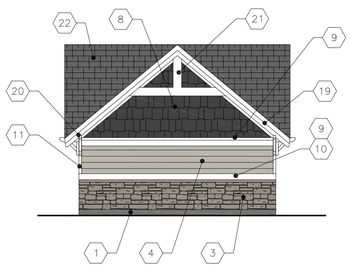
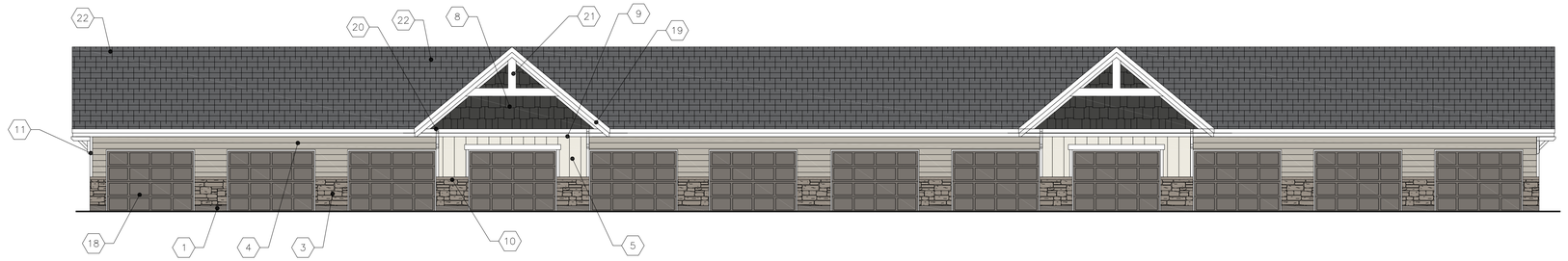


2 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"



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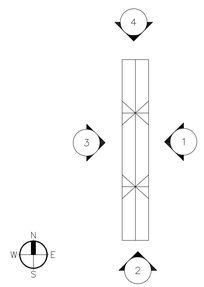

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PROJECT: VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE: EXTERIOR ELEVATIONS - GARAGES

PROJECT NO: 25-02

DATE: 10-21-2025

REVISIONS:
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A7.4

ORDINANCE NUMBER 25-__-81

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District on January 14, 2013, as amended (the "Harmony PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 25-__-2512-PUD-__-20**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 25-__-2512-PUD-__-20** 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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance which shall be referred to as the "**Harmony PUD – Mixed-Use District – Area B – 2025 Amendment**" (the "District"), shall amend the Harmony PUD Ordinance, only as applicable to the Real Estate. The Real Estate is located within Area B of the Mixed-Use District, as established by

Section 1.2 of the Harmony PUD Ordinance.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; 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 Harmony PUD Ordinance, as amended.

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.

1.3 All provisions and representations of (i) the UDO or (ii) the Harmony PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. **Illustrated Site Development Plan (Concept Plan).**

A. Section 1.4 of the Harmony PUD and by reference the "Illustrated Site Development Plan" shall be amended by, and replaced with, the plan illustrated on **Exhibit B** (the "Concept Plan), as it pertains to the Real Estate.

B. The Real Estate shall be developed in general conformance with the Concept Plan as determined ~~and approved~~ by the Director of Community Development.

Section 4. **Permitted Uses.**

A. Section 2.2 (Permitted Uses) shall be amended to permit Dwelling, Multi-family as a permitted use on the Real Estate.

B. A maximum of sixty-eight (68) dwellings (sixty-seven dwellings and one guest suite) shall be permitted.

C. Only a cooperative shall own the property including the building and outside grounds.

D. The cooperative, as owner, shall operate and maintain the Real Estate.

Section 5. **Development Standards for Multifamily Uses.** Section 2.4 (Development Standards for Multifamily Uses within the Mixed Use District); shall apply to the

Real Estate, except as modified below:

A. Section 2.4(F) shall not apply.

B. Section 2.4(G) shall be amended by Section 4(B) of this Ordinance.

C. Section 2.4(I) Maximum Building Height~~, 45'~~ shall be forty-five (45) feet

D. Section 2.4(M) shall not apply~~.~~, rather the following amenities shall be provided:

1. Nine (9) garden beds comprised of a total of thirty-six (36) garden plots.

2. Outside seating area.

3. Two (2) permanent gas grills.

4. A fire place or fire pit on the community patio located on the north side of the building.

E. Section 2.4(N) Architectural Standards shall not apply, rather the following shall apply:

1. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of elevations designed to capture the intended architecture of structures to be constructed in the District. General conformance with **Exhibit C**, as determined by the Director of Community Development, shall be required.

F. Section 2.4(O) Development Plans, shall not apply.

Section 6. **Off –Street Loading and Parking**. Article 4.2(C) shall apply except as amended below:

A. Section 4.2~~.~~(C~~.~~)(3~~.~~)(a) shall be amended as follows: A minimum of two (2) parking spaces per dwelling unit shall be provided. Exterior garage spaces shall be counted toward meeting the minimum number of required parking spaces.

B. Section 4.2~~.~~(C~~.~~)(3~~.~~)(b) shall be amended as follows: ~~The minimum number of interior~~Interior garage parking spaces shall be ~~equal to 100% of the total number of dwelling units, therefore a minimum of~~ sixty-seven (67) ~~garage parking shall be included in the Primary Structure~~or more.

Section 7. **Landscaping Standards.** Article 5 (Landscaping Standards) of the Harmony PUD Ordinance shall not apply to the Real Estate, rather the Real Estate shall be

landscaped as illustrated on the Concept Plan.

Section 8. **Sign Standards.** The standards of the UDO shall apply.

Section 9. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2030 (unless otherwise extended by the Director) shall automatically void this Ordinance.

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-~~__~~-81** was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-~~__~~-81

this _____ day of _____, 2025.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-~~__~~-81

this _____day of _____, 2025.

_____
Scott A. Willis, Mayor

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

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

Harmony PUD - 2025 Amendment ~~3 103025~~5 120125

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit D Architectural Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

'BLOCK A" OF THE HARMONY MIXED USE DISTRICT, PLAT CABINET 5, SLIDE 706, IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, WHICH IS SITUATED WITHIN SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, WESTFIELD, INDIANA.
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EXHIBIT A
REAL ESTATE
(Page 2 of 2)

EXHIBIT B

Concept Plan

(see following page)

EXHIBIT C

Architectural Character Exhibit

(see following ~~7~~8 pages)

QUANTITY AND LOCATION OF TREES & PLANTINGS MAY BE SUBJECT TO CHANGE

1 OVERALL SITE LANDSCAPE PLAN

Scale: 1" = 30'-0"

LEGEND

SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
		SOD TURFGRASS	
	3,138 SQ. FT.	RIVERROCK	2'-3" AVERAGE 3' WIDE MAINT. BAND
	2 1/2" CAL.	SHADE TREE	EXTERNAL STREET FRONTAGE (14)
	2 1/2" CAL.	SHADE TREE	PARKING LOT PERIMETER SHADE TREE (9)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (10)
	2 1/2" CAL.	SHADE TREE	FOUNDATION SHADE TREE (20)
	2 1/2" CAL.	SHADE TREE	INTERIOR PARKING LOT TREE (6)
	2 1/2" CAL.	SHADE TREE	ADDITIONAL SITE SHADE TREES (10)
	6' HT.	EVERGREEN TREE	FOUNDATION EVERGREEN TREE (19)
	6' HT.	EVERGREEN TREE	SCREENING AND ADDITIONAL EVERGREEN TREES (10)
	1 1/2" CAL.	ORNAMENTAL TREE	FOUNDATION ORNAMENTAL TREES (32)
	1 1/2" CAL.	ORNAMENTAL TREE	ADDITIONAL ORNAMENTAL TREES (6)
	1 1/2" CAL.	ORNAMENTAL TREE	SIGNAGE FOUNDATION (3)
	#3-#5 GAL	EVERGREEN & ORNAMENTAL SHRUBS	FOUNDATION REQUIREMENTS PARKING PERIMETER PARKING INTERIOR ON SITE STANDARDS

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS
	1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
	1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 262' OF PERIMETER : 9 TREES + 88 SHRUB REQUIRED 9 TREES + 88 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS
	3 SHADE/EVERGREEN TREES + 2 ORNAMENTAL TREES + 25 SHRUBS PER 100LF FOUNDATION 1,590 LF FOUNDATION = 48 SHADE/EVERGREEN 32 ORNAMENTAL TREES + 400 SHRUBS REQUIRED 48 SHADE + ORNAMENTAL TREES PROVIDED 32 ORNAMENTAL TREES PROVIDED 400 SHRUBS PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT
	1 SHADE TREE PER 50' IN R.O.W. BETWEEN CURB & BACK OF WALK 690 LF = 13.8 STREET TREES REQUIRED 14 STREET TREES PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
	MULTIFAMILY = PER UNIT REQUIREMENTS 68 UNITS PROPOSED 68 SHADE TREES REQUIRED = 68 PROVIDED 70 EVERGREEN/ORNAMENTAL = 68 PROVIDED 272 SHRUBS REQUIRED = 512 PROVIDED
(PI)	PARKING LOT ISLAND REQUIREMENTS
	19,693 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 1,970 SF REQUIRED ISLAND AREA 4,242+ SF PROVIDED ISLAND AREA

LEGEND

SYMBOL	DESCRIPTION	4 AG (SY)
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(LT)	MINIMUM LOT STANDARD REQUIREMENTS	
(FN)	FOUNDATION REQUIREMENTS	
(SC)	SCREENING REQUIREMENTS	
(PI)	PARKING LOT INTERIOR REQUIREMENTS	
(PE)	PARKING LOT EXTERIOR REQUIREMENTS	
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS	

4 = PLANT QUANTITY
AG = PLANT TYPE
(SY) = REQ. LOCATION

LAPP design group, llc
landscape architecture + planning professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

Senior Living Cooperative of Westfield

Westfield, IN

811 Know what's below. Call before you dig.

Seal

PRELIMINARY NOT FOR CONSTRUCTION

Drawing Scope

OVERALL CONCEPTUAL SITE LANDSCAPE PLAN

Drawing Info

Drawn:	JML
Checked:	JML
Date:	10/03/2025
Project No:	25531
Revision:	

Sheet No.

L1.0

Expert Pick

SW 7016

Mindful Gray

April 2022 Color of the Month

SW 7008

Alabaster

March 2022 Color of the Month

SW 7069

Iron Ore

Cultured Stone - Sculpted Ashlar - Ferrous

MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE WITHIN GENEAL CONFORMANCE

Owens Corning - Duration - Peppercorn

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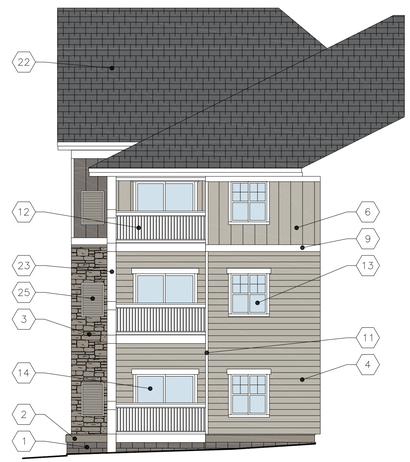

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SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

6508 SF – FACADE AREA	2020 SF – MASONRY AREA
3090 SF – SIDING AREA	31.04% MASONRY COVERAGE
1398 SF – GLAZING AREA	

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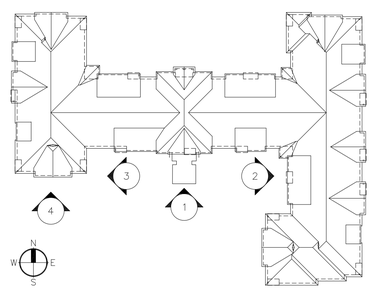

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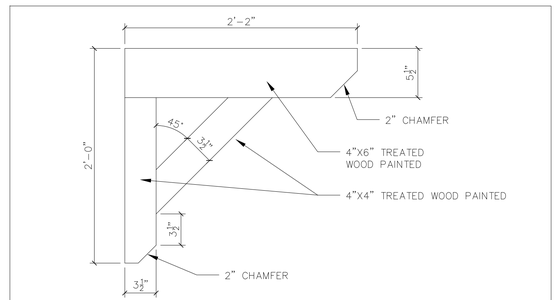
2 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

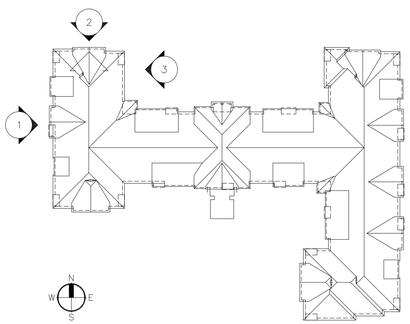
PRIMARY ELEVATION

4721 SF – FACADE AREA	1428 SF – MASONRY AREA
2239 SF – SIDING AREA	30.25% MASONRY COVERAGE
1054 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"



4 DECORATIVE GABLE ROOF EAVE BRACKET DETAIL
SCALE: 1-1/2" = 1'-0"



EXTERIOR ELEVATION KEY NOTES:

1. CONCRETE FOUNDATION WITH SPLIT FACED BLOCK STAMP TEXTURE; COLOR DARK GRAY TAUPE
2. TOP OF FOUNDATION WALL PRECAST CONCRETE SILL COLOR COORDINATING TO CAST STONE VENEER
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DRAWINGS AND MATERIALS SHOW THE GENERAL DESIGN INTENT AND MAY BE SUBJECT TO CHANGE

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Eagan, MN 55121
Phone: 651-760-8310
www.reearchitecture.com

PROJECT:
VILLAGE COOPERATIVE AT HARMONY
WESTFIELD, INDIANA

SHEET TITLE:
EXTERIOR ELEVATIONS

PROJECT NO:
25-02

DATE:
DATE

REVISIONS:
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A7.1

3 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION	
6396 SF – FACADE AREA	1944 SF – MASONRY AREA
2863 SF – SIDING AREA	30.39% MASONRY COVERAGE
1589 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"

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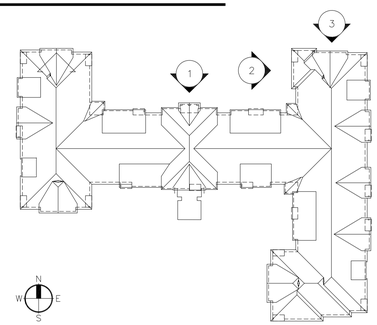

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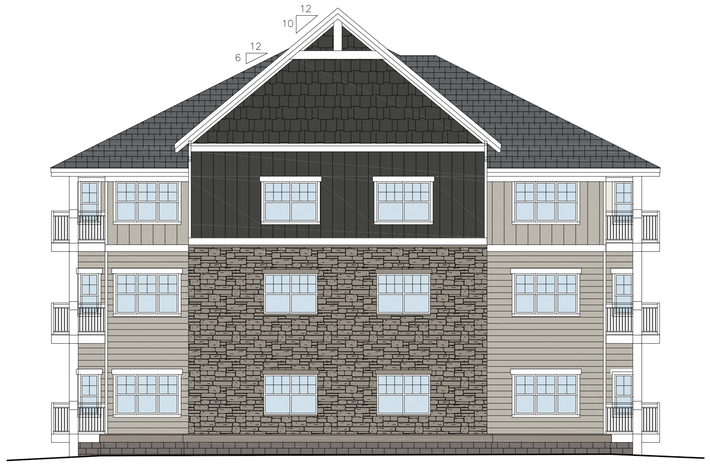
A7.2

4 EXTERIOR ELEVATION – NORTH
SCALE: 1/8" = 1'-0"



3 EXTERIOR ELEVATION – WEST
SCALE: 1/8" = 1'-0"

2 EXTERIOR ELEVATION – SOUTH
SCALE: 1/8" = 1'-0"

PRIMARY ELEVATION

8085 SF – FACADE AREA	2480 SF – MASONRY AREA
3802 SF – SIDING AREA	30.67% MASONRY COVERAGE
1803 SF – GLAZING AREA	

1 EXTERIOR ELEVATION – EAST
SCALE: 1/8" = 1'-0"

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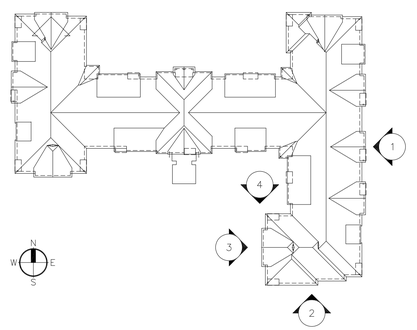

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A7.3

Summary of Neighborhood Meeting

Project/Applicant: **Real Estate Equities Development, LLC**

Harmony PUD Mixed-Use District Area B 2025 Amendment

Date: **Wednesday, November 19, 2025, 7:00 pm**

Location: **Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074**

Presenters: **Jon Dobosiewicz, Nelson & Frankenberger, LLC**
Shane Wright, Real Estate Equities Development, LLC

Attendees: **See attached for Sign-In-Sheet and Council Quorum Notice Sign Posting**
Lauren Gillingham-Teague, City of Westfield Planning Staff

A. Jon Dobosiewicz and Shane Wright provided an overview summary of the proposal, including information from the Neighborhood Meeting Notice mailer, and the following questions and comments were provided:

1. What type of outdoor and indoor amenities will this community have?
2. How does ownership in a cooperative work?
3. How does the HUD 62+ program work for a cooperative community?
4. How many bedrooms are provided in each home?
5. What is the procedure when an owner wants to sell his cooperative share to a 3rd party?
6. Is a 3rd party property management company required for these types of cooperative communities?
7. How are the prices of individual cooperative shares determined?
8. Do individual shareholders pay cash, or do they obtain a mortgage (or both) to purchase a cooperative share?

The meeting ended at approximately 7:50 pm.

Neighborhood Meeting Sign In-Sheet

RE: **Neighborhood Meeting**
Real Estate Equities Development, LLC

Harmony PUD- Mixed-Use District – Area B – 2025 Amendment Zoning Request
Docket No.: 2512-PUD-20

Date: **Wednesday, November 19, 2025 at 7:00 pm**
Wyndham Hotel (Legends Hall) 18592 Carousel Lane, Westfield, IN 46074

NAME	ADDRESS	PHONE	EMAIL
1. Matthew O'Rourke	1947 Parkside Pl Westfield IN	513-307-6964	matthewrourke11@gmail.com
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3.			
4.			
5.			
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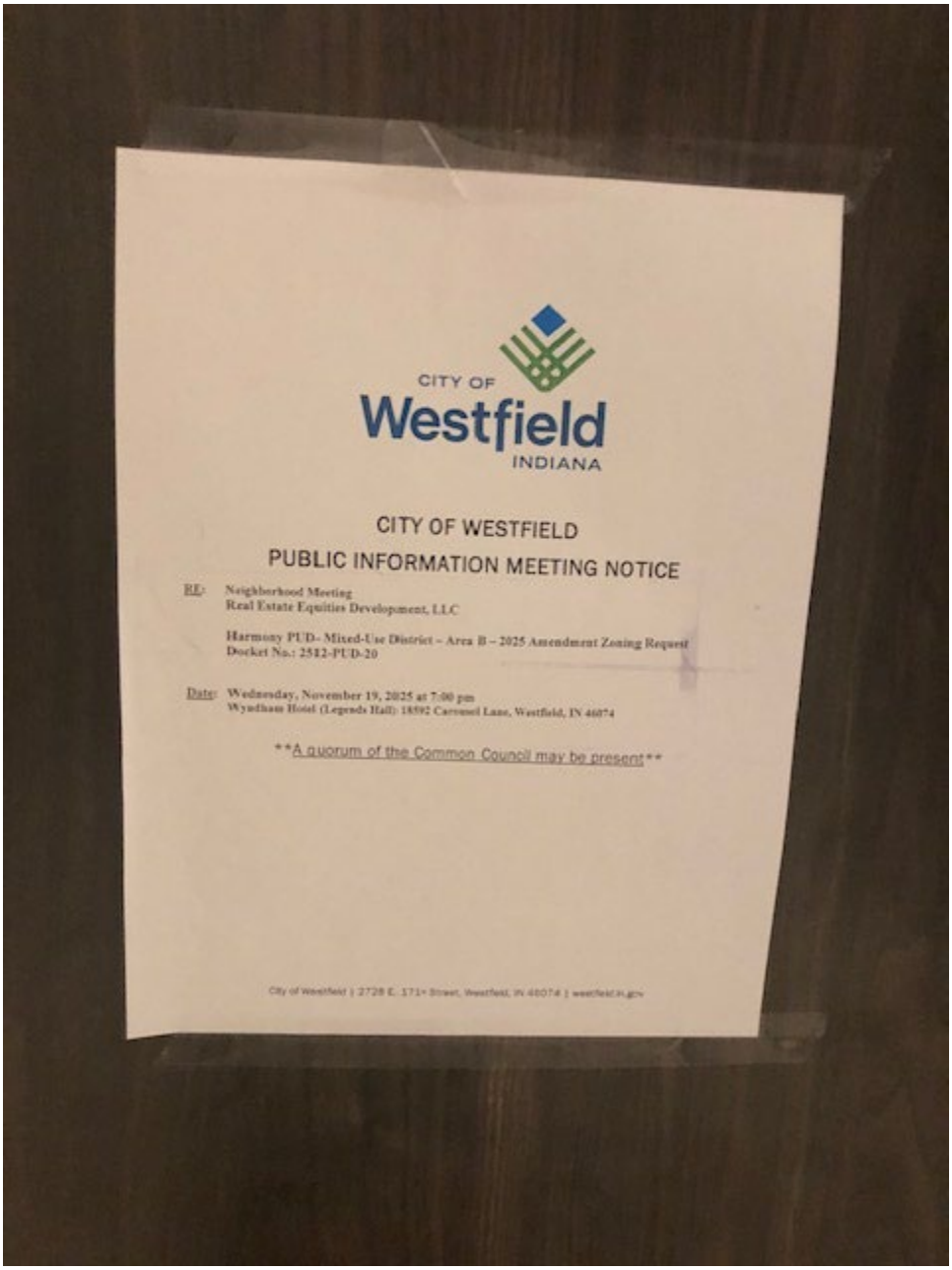


CITY OF
Westfield
INDIANA

CITY OF WESTFIELD

PUBLIC INFORMATION MEETING NOTICE

RE: Neighborhood Meeting
Real Estate Equities Development, LLC

Harmony PUD- Mixed-Use District – Area B – 2025 Amendment Zoning Request
Docket No.: 2512-PUD-20

Date: Wednesday, November 19, 2025 at 7:00 pm
Wyndham Hotel (Legends Hall): 18592 Carousel Lane, Westfield, IN 46074

A quorum of the Common Council may be present

City of Westfield | 2728 E. 171st Street, Westfield, IN 46074 | westfield.in.gov

Docket Number:	2512-PUD-21 (Ord. 25-82) (the "Ordinance")
Petitioner:	Lifepoint Corporate Services, General Partnership by Hall, Render, Killian, Heath & Lyman, P.C.
Request:	A change in zoning for 19.23 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the LPH/Community PUD District
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Residential/Vacant
Acreage:	19.23 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 25-82 4. Concept Plan 5. Character Exhibits 6. Discharge Process
Staff Reviewer:	Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the November 24, 2025, City Council meeting.

The petition received a public hearing at the December 1, 2025, Advisory Plan Commission (the "APC") meeting. The workshop requirement for the petition was waived. No significant outstanding items to address were brought up by the APC.

PROJECT OVERVIEW

Location: The petitioner is requesting to rezone approximately 19.23 acres from AG-SF1: Agriculture/Single-Family Rural to the LPH / Community PUD, a General Business-underlying PUD District.

The Property is located in both the Employment Corridor and Business Park areas of the current Comprehensive Plan's Land Use Concept Map.

The Northpoint PUD exists to the north and east of the property. The 196th & East PUD, an Enclosed Industrial-underlying PUD exists south of 196th Street to the south of the Property. General Business-zoned property exists to the west of East Street and is where the Community Hospital is currently under construction.

The property was officially annexed into the City on November 24, 2025. The City's online GIS map does not yet reflect this annexation.

ZONING REQUEST

The petitioner in requesting to rezone the Property from AG-SF1 to a General Business-underlying Planned Unit Development (PUD) District.

Concept Plan

The Concept Plan, found in **Exhibit 2** of the PUD (Exhibit 4 of the supplied Exhibits on the agenda), shows a conceptual site plan layout for two primary buildings with parking as well as a smaller accessory building in between. Language within the Ordinance requires Property to be developed in general compliance with the Concept Plan including the general building massing as shown, as determined by the Director of Community Development.

Uses

The Ordinance explicitly defines two (2) uses: Rehabilitation Hospital and Conference Center; these uses would be permitted in addition to any other permitted uses. Also permitted is an Agricultural / Agritourism use, the scope for which is explicitly stated in the PUD. The permission of any Agricultural / Agritourism use would be limited to this narrative.

While the PUD language defaults to the underlying General Business zoning district for permitted uses, an exhaustive list of prohibited uses are included within.

The proposed Rehabilitation Hospital is the primary motive for this rezone request.

Character Exhibits

Character Exhibits found within **Exhibit 3** of the Ordinance (Exhibit 5 of the supplied Exhibits on the agenda) are designed to capture the intended quality of the building to be constructed on the Property. A building on the Property is required to comply with the Architectural Standards of the UDO (Article 6.3) as amended by the PUD and/or compliance with the Character Exhibits – as determined by the Director of Community Development – in the event that there is conflict between Article 6.3 as amended and what is shown in the aforementioned Exhibits.

Development Standards

The only development standards proposed to be modified from what the UDO would otherwise require are related to architecture:

- The Architectural Standards set forth in Article 6.3 of the UDO are proposed to apply to facades that front a Right-of-way or which are visible from adjoining residential districts.
- Language within the PUD would permit architectural metal panels for up to 75% of a façade that does not front a Right-of-way and/or is not visible from an adjoining residential district.
- Provided the character of any proposed building is substantially similar to the Character Exhibits within the Ordinance, Masonry Materials shall only be required to comprise a minimum forty percent (40%) of a Building Façade instead of sixty percent (60%) that would otherwise be required.
- A prefabricated concrete veneer wall system shall be an approved Masonry Material.
- An amendment to the occurrence of building modulation is proposed, provided the building remains substantially compliant with the Character Exhibits contained within the Ordinance.
- Character Exhibits contained within the Ordinance are proposed to apply to the real estate with the exception of language in Section 6.

MODIFICATIONS SINCE THE LAST MEETING

No modifications were made to the Ordinance since the public hearing.

COMPREHENSIVE PLAN

The Property is located within both the Employment Corridor and Business Park areas of the Comprehensive Plan's Land Use Concept Map.

The Employment Corridor land use is described in detail in the Highway Corridors section of the Comprehensive Plan. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

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.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the December 1, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Workshop: The workshop for this petition was waived by the APC at the December 1, 2025, meeting.

Statutory Considerations:

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

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

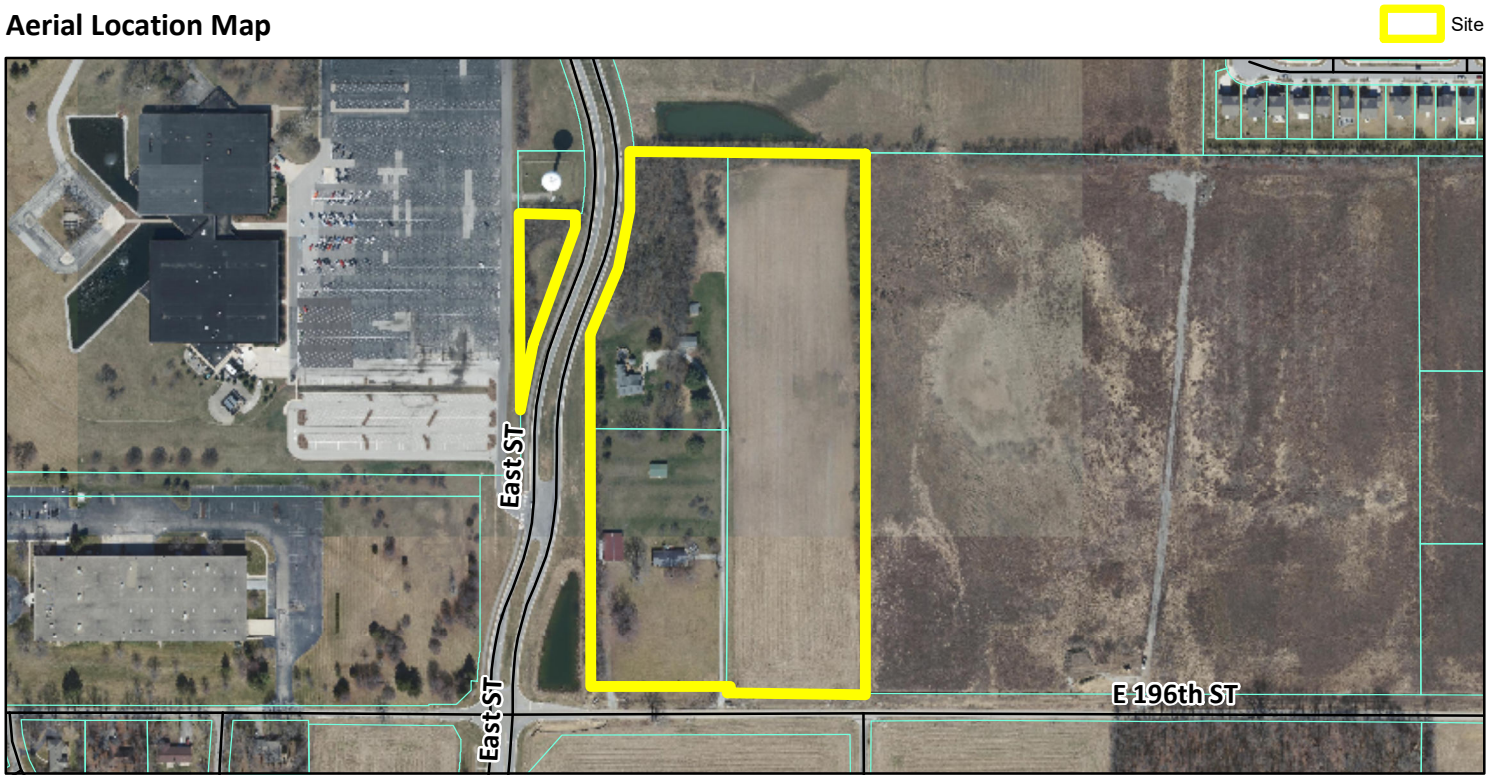
DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council at the January 14, 2026, Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

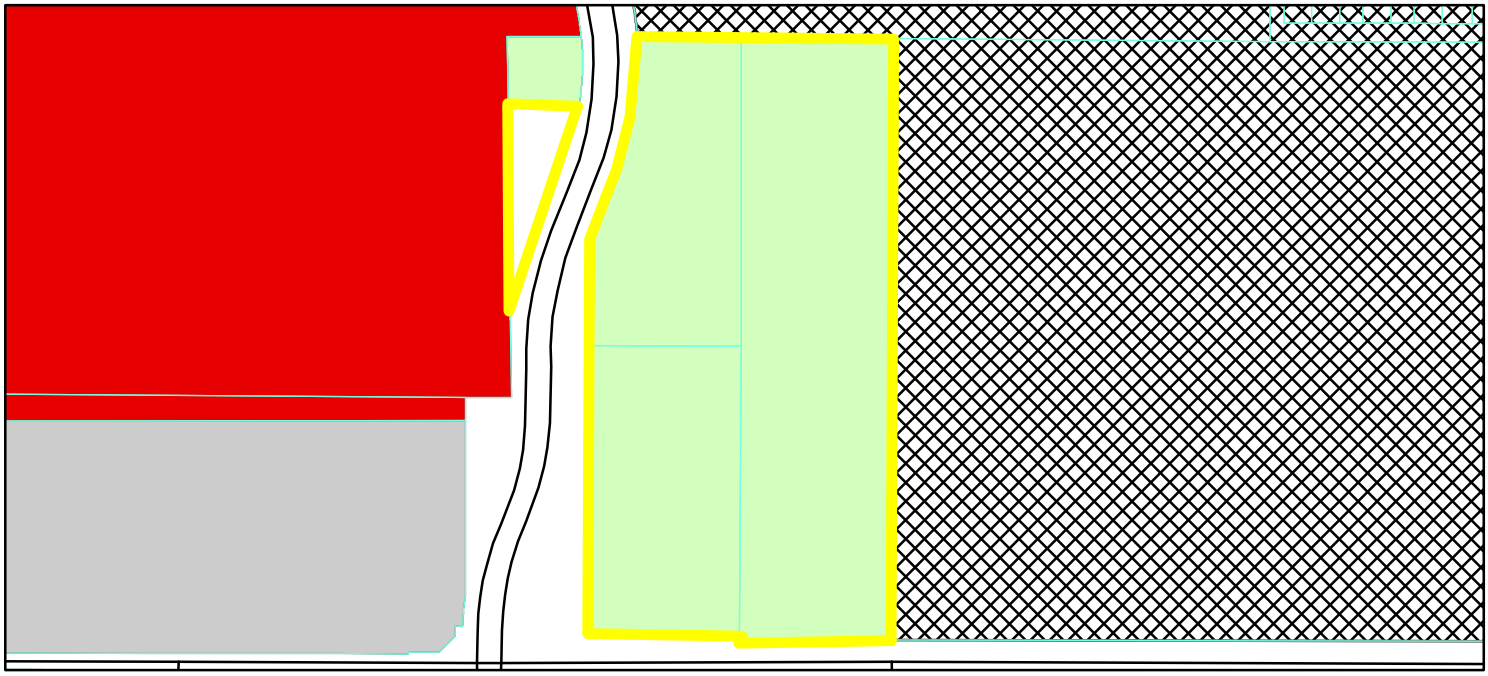
CITY OF Westfield INDIANA

LPH / Community PUD

Aerial Location Map



Zoning Map



ORDINANCE NUMBER 25-82

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 "**LPH/COMMUNITY 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 "Plan Commission") considered a petition (**Petition No. 2512-PUD-21**), 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 1** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2512 -PUD-21** 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 _____, 2026;

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**LPH/COMMUNITY 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 Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Rehabilitation Hospital: An institution that provides psychological, medical, physical and addiction care to patients, that may provide overnight accommodation for persons receiving treatment, and that includes as an integral part of the institution, related facilities such as laboratories, pharmacy, outpatient or training facilities.

2.2 Conference Center. A building or portion of a building used for hosting meetings, seminars, conventions, and similar gatherings.

Section 3. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the General Business District (GB) (the "Underlying Zoning District").

Section 4. Uses.

4.1 Uses permitted in the Underlying Zoning District shall be permitted except for the following, which **shall be prohibited**:

a. Auction Rooms

b. Childcare/Daycare Center

i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

c. Garden and Lawn Center

d. Health, Fitness and Exercise Center

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

e. Hotel (or Motel)

f. Restaurant, Fast Food / Restaurant, Specialty / Restaurant, Takeout and Deli-Style / Restaurant Sit-Down

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

g. School, Fine Arts or Commercial

h. School, Professional Trade or Business

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

i. Assembly Halls/Auditoriums

   i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

j. Educational Institution, without dormitory accommodations

k. Civic Center

l. Museum/Exhibition Hall

m. Religious Institution

n. Civic Club

o. Private Club

p. Farmers Market

q. Nursery

r. High and Medium Intensity Retail

s. Retail, Low Intensity

i. May be permitted if interior to and ancillary to a Hospital, Rehabilitation Hospital, Office (as well as Office, Medical), or Conference Center use. May not be a standalone use.

t. Amphitheater / outdoor theater

u. Tavern (or Nightclub)

v. Theater, indoor

w. Data Processing / Call Center

x. Bus stations / transit stops

y. Special Exception Uses

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

a. Agricultural Use / Agritourism Use:

This use shall be limited to the following scope: A community garden area where the public can learn how to grow food for themselves or for food banks and similar food support services with supporting accessory agricultural utility structures. This use shall be developed after a permitted use is developed and not a standalone use.

The community garden may include Accessory Building(s) for restrooms, storage of equipment, and product freezer storage space. These Accessory Buildings shall not be required to be constructed to the architectural standards of a primary structure. Rather, the Character Exhibits attached hereto as **Exhibit 5**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Character Exhibits. Such Accessory Building Character Exhibits are a compilation of images designed to capture the intended quality of the Accessory Building(s) permitted within the District. If a provision of Article 6.3 Architectural Standards is in conflict with the Agricultural Accessory Building Character Exhibits, then the Agricultural Accessory Building Character Exhibits shall control. Compliance with the Accessory Building Character Exhibits shall be determined by the Director of Community Development.

b. Rehabilitation Hospital

c. Conference Center

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.

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

Architectural Standards:

1. Architecture for facades that front a public right of way or which are visible from adjoining residential districts shall comply with the Architectural Requirements of Article 6.3(F) of the UDO.

2. Facades that do not front a public right of way or are not visible from adjoining residential districts shall be permitted to include architectural metal wall panels not to exceed a maximum of seventy-five percent (75%) of the building materials of such a façade, exclusive of windows and doors.

3. Prohibited building finish materials on all facades include wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

4. Provided that a Building Façade is substantially compliant with the Character Exhibits attached hereto (as determined by the Director of Community Development), only forty percent (40%) of the Building Façade shall be required to be Masonry Materials.

5. A prefabricated concrete veneer wall system, similar to the system shown on the attached **Exhibit 4**, shall be an approved Masonry Material.

6. Overhead doors are permitted only on facades that do not front a public right of way or are not visible from adjoining residential districts.

7. As to any Rehabilitation Hospital, the following language shall apply in lieu of Article 6.3(F)(5)(b) of the UDO:

   Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than ninety (90) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall have a depth consistent with the Character Exhibits (as determined by the Director of Community Development) and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

   Notwithstanding the foregoing, deviations from the foregoing requirements shall be permitted to if the Building modulation of the Rehabilitation

Hospital is in substantial compliance with the Character Exhibits (as determined by the Director of Community Development).

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

Section 8. **Concept Plan and Character Exhibits.**

8.1 The Concept Plan, attached hereto as **Exhibit 2**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Following detailed site engineering, the configuration and layout of rights-of-way, individual lots, and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in general compliance with the Concept Plan, including the general building massing shown, as determined by the Director of Community Development.

8.2 The Character Exhibits, attached hereto as **Exhibit 3**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Character Exhibits. Such Character Exhibits are a compilation of images designed to capture the intended quality of the building(s) to be constructed within the District. If a provision of Article 6.3 Architectural Standards is in conflict with the Character Exhibits, then the Character Exhibits shall control. Compliance with the Character Exhibits shall be determined by the Director of Community Development.

Section 9. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District.

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

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-_____** was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 25-_____** this _____ day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO **ORDINANCE 25-_____** this _____ day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by: C. Addison Bradford, Hall, Render, Killian, Heath & Lyman, P.C.

SCHEDULE OF EXHIBITS

Exhibit 1 Real Estate (Legal Description)

Exhibit 2 Concept Plan

Exhibit 3 Character Exhibits

Exhibit 4 Prefabricated Concrete Veneer Wall System

Exhibit 5 Agricultural Accessory Building Character Exhibits

EXHIBIT 1

REAL ESTATE

Parcel One (Parcel No. 08-06-19-00-00-010.000):

Part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County Indiana, more particularly described as follows:

Beginning at the Southeast corner of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East; thence West on and along the South line of said South Half 325.55 feet; thence North parallel with the East line of said South Half 1338.3 feet to the North line of said South Half; thence East on and along aforesaid North line 325.55 feet to the East line of said South Half; thence South on and along aforesaid East line 1338.15 feet to the place of beginning.

Except:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows:

Beginning at the Southeast corner of said quarter section, said Southeast corner being designated as point "12000" on said parcel plat; thence North 89 degrees 50 minutes 13 seconds West 325.55 feet along the South line of said quarter section to the Southwest corner of the grantors' land; thence North 0 degrees 00 minutes 53 seconds West 45.00 feet along the West line of grantors' land to point "402" designated on said parcel plat; thence South 89 degrees 50 minutes 13 seconds East 325.55 feet to the East line of said quarter section at point "403" designated on said parcel plat; thence South 0 degrees 00 minutes 53 seconds East 45.00 feet along said East line to the point of beginning and containing 0.336 acres, more or less, inclusive of the presently existing right of way, which contains 0.079 acres, more or less.

Parcel Two (Parcel No. 08-06-19-00-00-011.000):

Part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Beginning 325.5 feet West of the Southeast corner of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, and on the South line thereof; thence West on and along aforesaid South line 325.5 feet; thence North parallel with the East line of the South Half 1338.45 to the North line of said South Half; thence East on and along aforesaid North line 325.5 feet; thence South parallel with the East line of said South Half 1338.3 feet to the place of beginning, containing 10.00 acres, more or less.

EXCEPT THEREFROM: Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows: Commencing at the

Southeast corner of said quarter section; thence South 89 degrees 02 minutes 38 seconds West (bearing taken from adjoiner's description recorded in Deed Record 317, Page 604 in the Office of the Recorder of Hamilton County, Indiana) along the South line of said quarter section 325.50 feet to the point of beginning; thence South 89 degrees 02 minutes 38 seconds West along said South line 325.50 feet; thence North 1 degree 02 minutes 33 seconds West parallel with the East line of said quarter section 669.20 feet; thence North 89 degrees 02 minutes 38 seconds East parallel with said South line 325.50 feet; thence South 1 degree 02 minutes 33 seconds East parallel with said East line 669.20 feet to the point of beginning and containing 5.00 acres, more or less.

ALSO EXCEPT that portion conveyed to the City of Westfield, Indiana reflected in Warranty Deed recorded March 16, 2020 as Instrument No. 2020013856, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked Exhibit "B", described as follows: Commencing to the Southeast corner of said quarter section designated as point "1000" on said plat; thence South 89 degrees 54 minutes 02 seconds West 651.00 feet along the South line of said section to the Southwest corner of the grantors' land; thence North 0 degrees 08 minutes 47 seconds West 901.67 feet along the West line of the grantors' land to the point of beginning of this description designated as point "1541" on said plat; thence continuing North 0 degrees 08 minutes 47 seconds West 436.99 feet along said West line to the Northwest corner of the granters' land; thence South 89 degrees 56 minutes 51 seconds East 95.83 feet along the North line of the grantors' land; thence Southwesterly 312.88 feet along an arc to the right having a radius of 700.00 feet and subtended by a long chord having a bearing of South 8 degrees 16 minutes 33 seconds Wet and a length of 310.28 feet to the point designated as "725" an said plat; thence South 21 degrees 04 minutes 50 seconds West 139.17 feet to the point of beginning and containing 0.673 acres, more or less.

Parcel Three (Parcel No. 08-06-19-00-00-011.001):

Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 02 minutes 38 seconds West (bearing taken from adjoiner's description recorded in Deed Record 317, Page 604 in the Office of the Recorder of Hamilton County, Indiana) along the South line of said quarter section 325.50 feet to the point of beginning; thence South 89 degrees 02 minutes 38 seconds West along said South line 325.50 feet; thence North 1 degree 02 minutes 33 seconds West parallel with the East line of said quarter section 669.20 feet; thence North 89 degrees 02 minutes 38 seconds East parallel with said South line 325.50 feet; thence South 1 degree 02 minutes 33 seconds East parallel with said East line 669.20 feet to the point of beginning and containing 5.00 acres, more or less.

EXCEPT THEREFROM that portion appropriated to the City of Westfield, Indiana reflected in Order of Appropriation, Couse No. 29D04-2007-PL-005056, recorded August 31, 2021 as

Instrument No. 2021063630 and Agreed Findings and Judgment recorded May 24, 2022 as Instrument No. 2022025881, in the Office of the Recorder of Hamilton County, Indiana, described as follows:

A part of the South Half of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat marked EXHIBIT "B", described as follows: Beginning at a point on the South line of said quarter section North 89 degrees 50 minutes 13 seconds West 325.55 feet from the Southeast corner of said quarter section, said point of beginning being the Southeast corner of grantors' land; thence North 89 degrees 50 minutes 13 seconds West 325.50 feet along said South line to the Southwest corner of grantors' land; thence North 0 degrees 00 minutes 53 seconds West 65.00 feet along the West line of grantors' land to point "400" designated on said parcel plat; thence South 89 degrees 50 minutes 13 seconds East 325.50 feet to the East line of grantors' land to point "401" designated on said parcel plat; thence South 0 degrees 00 minutes 53 seconds East 65.00 feet to said East line to the point of beginning and containing 0.486 acres, more or less, inclusive of the presently existing right of way, which contains 0.064 acres, more or less.

Parcel Four (Current Parcel No. 08-06-19-00-00-019.000):

Part of the Southwest Quarter of Section 19, Township 19 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said quarter section; thence South 89 degrees 54 minutes 02 seconds West 813.42 feet along the south line of said section to the southwest corner of the tract of land described in Deed Record 317, page 604 in the Office of the Recorder of Hamilton County said corner being 813.42 feet west of the east line of said quarter section; then North 0 degrees 08 minutes 47 seconds West 694.96 feet parallel with and 813.42 feet west of said east line to the Point of Beginning;

Thence North 0 degrees 08 minutes 47 seconds West 493.62 feet parallel with and 813.42 feet west of said east line to the southwest corner of the tract of land described in Instrument number 2014010631; thence North 89 degrees 52 minutes 20 seconds East 142.41 feet along the south line of said Instrument; thence Southwesterly 121.99 feet along an arc to the right having a radius of 590.00 feet and subtended by a long chord having a bearing of South 15 degrees 09 minutes 27 seconds West and a length of 121.77 feet; thence south 21 degrees 04 minutes 50 seconds West 175.35 feet; thence southwesterly 218.62 feet along an arc to the left having a radius of 710.00 feet and subtended by a long chord having a bearing of South 12 degrees 15 minutes 35 seconds West and a length of 217.75 feet to the Point of Beginning. Containing 0.728 acres, more or less.

EXHIBIT 2

CONCEPT PLAN

EXHIBIT 3

CHARACTER EXHIBITS

Community
Health Network

Eye Surgeons of Indiana
CENTER FOR PAIN MANAGEMENT
Community
Osteopathic Family Medicine

Community Health Pavilion

EXHIBIT 4

PREFABRICATED CONCRETE VENEER WALL SYSTEM

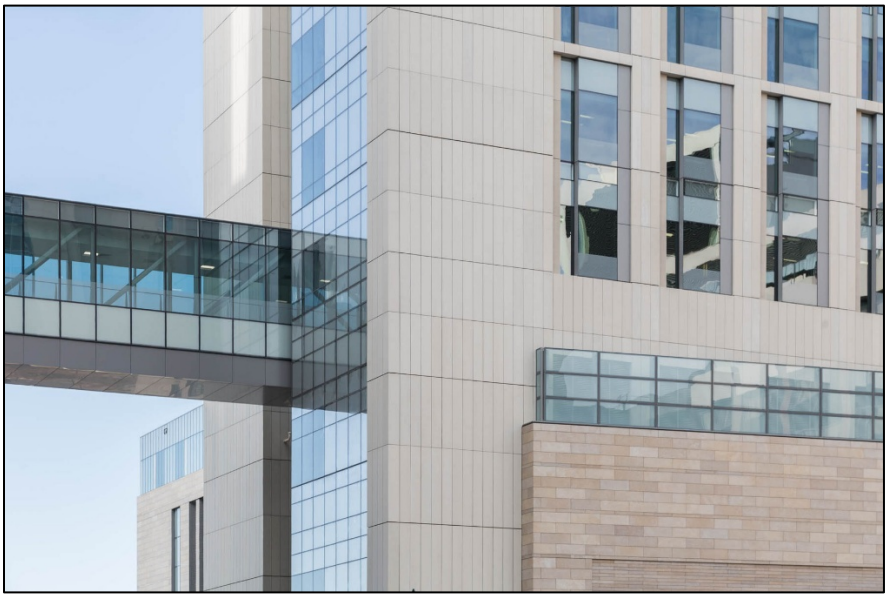
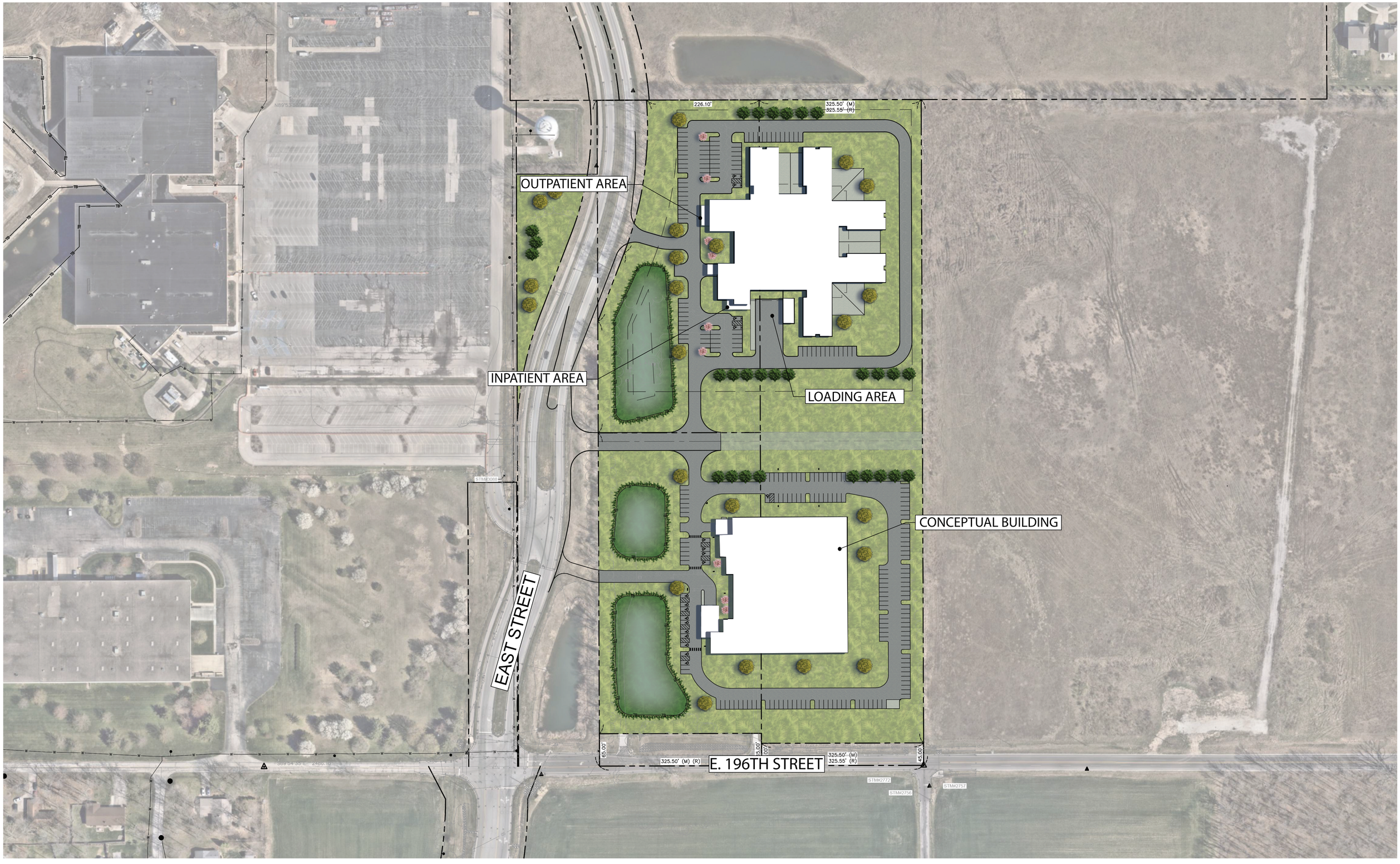


EXHIBIT 5

AGRICULTURAL ACCESSORY BUILDING CHARACTER EXHIBITS



Kimley»Horn

LPH/COMMUNITY PUD DISTRICT

CONCEPTUAL PLAN EXHIBIT
EAST STREET
October 14, 2025

0' 40' 80' 160'
SCALE: 1" = 80'

NORTH

EXHIBIT 3

CHARACTER EXHIBITS

Community
Health Network

Eye Surgeons of Indiana
CENTER FOR PAIN MANAGEMENT
Community

Community Health Pavilion

1. An individualized discharge plan is created for each patient seeking inpatient treatment at the facility. That planning begins at the time a patient checks into the facility and includes an initial conversation with patient regarding his/her discharge (including obtaining information about a patient's living arrangements and transportation needs). Throughout a patient's stay, there are weekly discharge discussions between the providers and the patient.

2. In terms of the actual discharge, the providers initiate the discharge conversation with the patient 24 hours prior to discharge, including notifying family and/or support systems. Importantly, any safety concerns are addressed prior to discharge. Lifepoint would **never** discharge a person with imminent risk to themselves or others.

3. In terms of transportation, the treating therapist and/or discharge planner will confirm transportation for all patients that leave inpatient treatment. Those providers will determine the appropriate transportation for such patient, which is usually a patient being picked up by a family member/friend or leaving in their own vehicle. Referrals to another facility for additional treatment also common. In the very uncommon situation where neither applies, taxi or, if applicable, bus transportation coordinated (including giving patient voucher for tax or bus) to ensure a patient makes it back home and put in a position to continue their recovery. Again, such transportation would be part of the regular discharge discharge conversations.

4. There is no need or expectation for law enforcement involvement with the discharges. Discharges have not been an issue in the communities Lifepoint operates in, which includes similar suburban areas (including West Chester Township, OH (suburb of Cincinnati) and Newburgh, IN (suburb of Evansville)).

MEMORANDUM

January 7, 2026

TO: Westfield-Washington City Council Members; Advisory Plan Commission Members

FROM: Lauren Gillingham-Teague, AICP – Senior Planner

CC: Westfield Community Development Staff

SUBJECT: UDO Patch – Signs

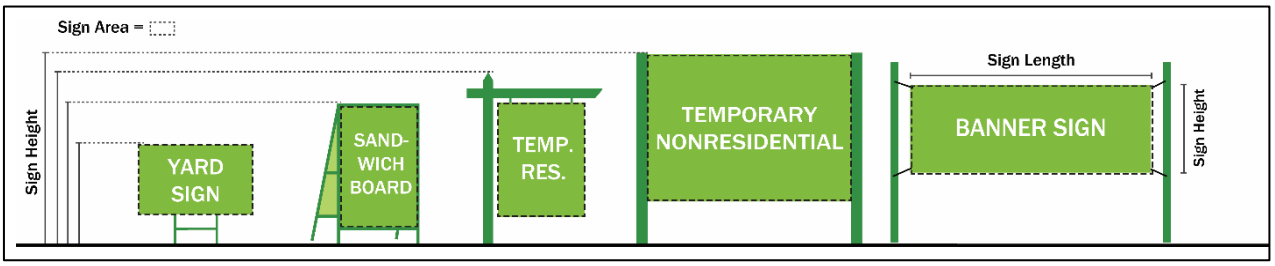
EXHIBITS:
1. Memorandum
2. Proposed Ord. 26-01
3. Art. 6.17 Redline

Please use this memo has a reference when reviewing Ord. 26-01. I've included some highlights below as well as brief comments for each section of the amendment. The ordinance has been long awaited by Staff and the development community alike, and I believe that we've been able find a balance between protecting community aesthetics and allowing creative freedom and innovation.

Legal Challenges

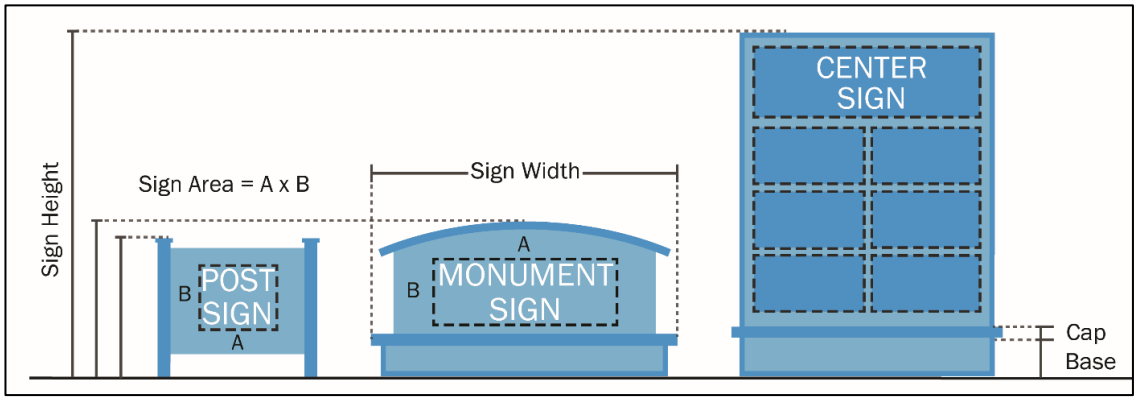
With the increase of mixed-use and pedestrian-oriented development in the City in the recent years, it has become apparent that the sign standards, last overhauled in 2007, is due for a refresh. In the time since the ordinance was last reviewed, there have been two landmark Supreme Court rulings that have upended the traditional approach to sign regulations. To avoid potential First Amendment issues, it is crucial that sign standards be content-neutral, or related to the time, place, and manner of the sign and not the message it contains. With the exception of some very basic determinations, any regulation that requires a sign reviewer to read a sign in order to classify it, like distinguishing real estate signs from political signs, could constitute a violation of free speech by favoring one type of speech over another. As a result, we (and many other cities across the country) have had to completely change our approach to temporary signs to be based entirely on the sign's construction and location (heavy vs lightweight materials, located on residential or nonresidential property). The diagram below shows the new sign categories and gives a general idea of what these signs could look like.

Finally, the new code also includes changes made to state law – Indiana statute now requires municipalities to waive temporary sign regulations during a period of time before and after an election.



New Sign Types

The permits new sign types and situations not contemplated in the current code including blade signs, projecting signs in non-downtown areas, post signs, canopy mounted letters, parking garage counting signs, and murals.

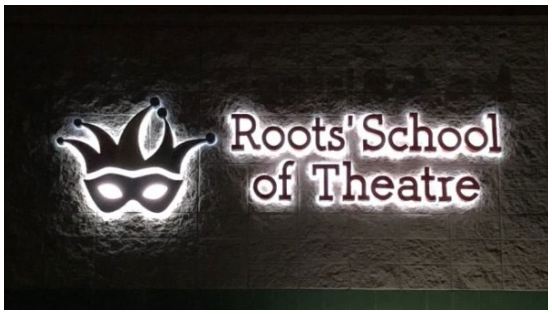


Lighting Standards

The ordinance moves the sign lighting standards from Article 6.9 to a more logical location in the sign standards. Beyond that, the bulk of the standards remain largely unchanged. External fixtures must be shielded and directed entirely towards the sign surface, electronic signs must have a sensor to automatically dim during dark conditions, and regulations remain in place limiting sign brightness at night.

Downtown Standards

The new code greatly expands sign standards downtown, matching the geographic scope of the downtown plan. In this area, wall signs are slightly smaller, projecting signs hang from decorative brackets, and classic-style post signs are favored over large monument signs. Signs must be externally illuminated, reverse-channel, or halo-lit (shown below); typical “shine-through” internally lit letters are prohibited.



Future Additions

Adoption of the sign code is just the first step. I plan to add some additional diagrams and hope to create a simplified sign guide with much more example imagery. While the sign ordinance incorporates some elements of the Downtown Plan currently in underway, the update is not a reflection of the Comp Plan. Please stay tuned for UDO amendments incorporating Comp Plan recommendations.

Plan Commission Action

a. Hold a public hearing at the January 14, 2026 Plan Commission meeting.
b. Following the public hearing, this item is eligible for Plan Commission workshop or recommendation, subject to determination by the Plan Commission. Unless substantial concerns are raised at the Public Hearing, Staff requests the Commission vote to waive the scheduled workshop and immediately vote on the recommendation to Council.

Chapter 6 – Development Standards

Article 6.9 – Lighting Standards

Article 6.9(D)(4) Prohibitions

Removes prohibition related to sign lighting from Lighting Standards section.

Article 6.9(G) Sign Lighting

Removes sign lighting standards from Article 6.9 and redirects to Article 6.17 Sign Standards.

Article 6.17 – Sign Standards

Replaces the entirety of Article 6.17 with the standards attached as Exhibit A. An in-depth outline of the new standards is below.

Chapter 10 – Processes & Permits

Article 10.11(D) Sign Permits

Adds a new section requiring floodplain review for signs within or impacting the floodway.

Chapter 12 – Definitions

Article 12.1 Definitions

Adds and modifies definitions related to the updated sign standards; removes definitions for terms no longer used in the ordinance. Some important definitions are included below:

New Definitions:

i. Commercial Message: Any Sign, wording, or logo that directly names or advertises a specific business, proprietary product or service, or other commercial activity. A message intended to direct attention to a political candidate or election, or a political, social, religious, or community issue, idea, or viewpoint, and not intended to encourage a commercial transaction shall not be deemed a Commercial Message.
ii. Election Season: A period of time beginning sixty (60) days before and six (6) days after a general election, municipal election, primary election, school district election, or special election.
iii. Mural: A hand-formed image or design that is applied, affixed, or painted directly on a building or structure. A mural shall not include digitally printed vinyl, electronic display panels, or other mechanically produced images.
iv. Sign Face: The area of a Sign on which the Sign Copy is placed or that draws attention to the sign.

v. Sign, Incidental: A permanent Sign designed and located to be read by people within a specific site or development and generally not legible from external properties or rights-of-way. Examples include, but are not limited to, Signs indicating hours of operation, Signs on vending machines, ATMs, gas pumps, or retail kiosks, exterior display boards, tenant directory Signs, campus directional Signs, and other Signs intended to be read at close proximity

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Ord. 26-01; Exhibit A

Article 6.17(A) Purpose and Intent

No change.

Article 6.17(B) Applicability

No change.

Article 6.17(C) Permits

No change.

Article 6.17(D) Sign Calculation Standards

Adds new section outlining how to calculate and measure sign area, sign height, and sign area allocation; clarifies what is an isn't considered public right-of-way; includes absolute sign area minimum and maximums found in the current standards.

F

Article 6.17(E) Prohibitions

Minor changes to improve wording; adjusts prohibition on manual changeable copy signs to apply only to temporary signs.

Article 6.17(F) Sign Installation and Maintenance

Adds 30-day time limit on signs removed for maintenance and repair; aligns Abandoned Signs section with nonconforming sign standards found elsewhere in the UDO; applies a 5 foot minimum setback to all signs.

Article 6.17(G) Illumination

Adds sign lighting standards previously found in *Article 6.9 Lighting Standards*; changes maximum sign illumination standard from nits to foot-candles so as to apply to both internally-illuminated and electronic signs; prohibits internally-illuminated ground signs in Agricultural and Single-family districts.

Article 6.17(H) Electronic Signs

Minor changes to wording; removes exception allowing electronic wall signs for gas stations (niche situation better suited for a variance); reduces static display time from 1 hour to 15 seconds; clarifies that signs with Electronic Sign components are considered to be internally-illuminated.

Article 6.17(I) Murals

Adds new section to more clearly regulate murals, especially those containing logos, business names, and other overt commercial messages. See the definition of "mural" in the new definitions section above.

Article 6.17(J) Permanent Signs Requiring a Sign Permit

Article 6.17(J)(1) Wall Signs

Keeps location and sign plane standards from the current ordinance; adds standards for maximum sign area, illumination, and exposed raceways.

Article 6.17(J)(2) Projecting Signs

Adds new section outlining standards for projecting signs; removes standard limiting projecting signs to just the downtown area.

Article 6.17(J)(3) Blade Signs

Adds new section outlining standards for blade signs, a sign type not permitted by-right in the existing ordinance.

Article 6.17(J)(4) Under Canopy, Canopy, and Freestanding Canopy Signs

Incorporates existing standards for under canopy signs; adds new standards for canopy and freestanding canopy signs; permits channel letters to extend above and/or below a canopy, something that is not permitted under the current ordinance.

Article 6.17(J)(5) Awning Signs

Adds new section outlining standards for signs on nonrigid awnings.

Article 6.17(J)(6) Ground Signs

Adds new section for ground signs, a new category covering post signs (short signs on 1 or 2 posts), monument/center signs (signs attached to the ground with a masonry base), and pole signs (which continue to be prohibited); incorporates existing sign area, height, width, material, and landscaping standards.

Article 6.17(J)(7) Window Signs

Adds standards for window signs; fixes loophole for large illuminated signs intentionally visible through a window, such those commonly used by Walgreens.

Article 6.17(K) Residential Signs

Article 6.17(K)(1) Subdivision Signs

Incorporates current standards for primary subdivision entrances and subdivision entrance features; clarifies elements of a subdivision entrance feature and adds director to waive height limit for unique entrance designs; adds standards for secondary subdivision entrance signs and small wall signs intended for clubhouses and amenity spaces.

Article 6.17(K)(2) Mixed-Use Residential Building Signs

Adds standards for residential uses within mixed-use residential buildings. Because mixed-use buildings can vary by size and intensity of uses, the sign standards for mixed-use buildings are intended to be modular. This section applies only to the residential portion of the building. Signs for nonresidential tenants (both in-line tenants and office tenants) and parking garages are regulated by other sections of the ordinance.

Article 6.17(K)(3) Home Business Signs

No change

Article 6.17(J) Nonresidential Signs

Article 6.17(J)(1) Individual Nonresidential Signs

New sign types added; applies to “one-off” commercial buildings and uses with only one tenant and that are not an outlot of a larger nonresidential center.

Article 6.17(J)(2) Parking Garage Signs

New section adding standards for private and City-funded parking garages; permits small electronic sign components to permit the space counting signs recommended in the City parking garage design guide.

Article 6.17(J)(3) Downtown Signs

New section creating standards for non-single-family residential uses in the downtown area. Area map matches the boundaries of the downtown plan.

Article 6.17(J)(4) Nonresidential Center Signs

Nonresidential Center Standards apply to all multi-tenant developments regardless of size or number of tenants.

Article 6.17(J)(4)(b) Nonresidential Center Signs

Minor changes to wording; Center monument sign height and area stays the same but is now determined by acreage of nonresidential center rather than building square footage, which is much easier to determine during the early phases of construction. Creates standards for smaller monument signs at entrances from External Streets (streets classified as expressways, arterials, or collectors).

Article 6.17(J)(4)(c) In-line Tenant Signs

Minor wording and formatting changes; added clarity for in-line tenant buildings without clear tenant facades.

Article 6.17(J)(4)(d) Multi-tenant Building Signs

Greatly simplified standards; Multi-tenant Building Signage chart remains unchanged.

Article 6.17(J)(4)(e) Outlot Building Signs

Modified to permit additional sign types.

Article 6.17(J)(5) Drive-through Building Signs

Adds standards for any building with a drive-through lane including restaurants, banks, and pharmacies. Signs must have a masonry base and may have digital panels in accordance with Electronic Sign standards found elsewhere in the ordinance.

Article 6.17(J)(6) Gasoline Service Stations

Adds standards for signs associated with gasoline service stations, particularly canopy logo signs and electronic price signs.

Article 6.17(K) Temporary Signs Requiring a Sign Permit

Adds quantity, size, and duration standards for Banner Signs and Temporary Freestanding Signs for Nonresidential Uses; includes illustration of temporary sign types.

Article 6.17(L) Signs Not Requiring a Sign Permit

Adds signs to exemption list, including address numbers, historic markers, signs at athletic fields, and incidental signs; adds quantity, size, and duration standards for Yard Signs, Temp. Freestanding Signs for Residential Uses, Sandwich Board signs, and Election Season signs; adds illustration of two-faced angled sign; removes content biased sign types.

I realize that this is a bit of a niche topic. Please do not hesitate to contact me with any questions, comments, or concerns.

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6.17 Sign Standards

A. **Purpose and Intent:** The community wishes to establish Sign regulations for the design, placement, and maintenance of Signs which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along Streets and at intersections, enhance the aesthetic environment of the community, safeguard Pproperty values, minimize possible adverse effects of Signs on nearby Pproperty, protect public and private investment in Bbuildings and open space, and implement relevant provisions of the Comprehensive Plan as updated on an annual basis. The community wishes to balance the rights of businesses to identify themselves with the rights of the public to have uncluttered, safe and attractive public Rights-of-way. The responsible regulation of Signs will foster business opportunities and improve the quality of life in the community.

B. **Applicability:** This Article shall apply to all Signs in all Zzoning Ddistricts in Washington Township, Hamilton County, Indiana, the Jurisdiction of the Plan Commission, including but not limited to changes in Sign Copy. However, the owner of any Sign that is otherwise allowed by this Oordinance may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of a permit.

C. **Permits:** A Sign permit shall be required for all Signs unless otherwise permitted under other applicable law or unless otherwise exempted herein. The Director shall have the authority to review and decide upon Sign permit applications. See *Article 10.11 Sign Permits*. If the proposed Sign plan is in compliance complies with the requirements of this Ordinance, then a Sign permit shall be issued within twelve (12) days business days of receipt of a complete Application.

D.A. **Exemptions:** Exemptions from the standards of this Article and Sign permit requirement shall include:

1. Scoreboards for public and private Recreational Facilities and institutions that do not provide for commercial or business advertising displays.

2.1. Flags of commercial or noncommercial institutions if the following conditions are met:
   a. Shall be displayed on a flag pole;
   b.a. May only be displayed with an accompanying United States flag on the same flagpole or nearby flag pole within the same display;
   c.a. Shall be subordinate in size to the accompanying United States flag;
   d.a. May be displayed at the rate of no more than one (1) commercial or noncommercial institution flag per displayed United States flag; and
   e.a. All flags shall be displayed per U.S. Code 36-10.

3.1. Lettering or symbols placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes.Signs which do not advertise

~~products, goods, business services, or identify businesses, and which are not permanently affixed to the ground nor to any surface and which do not exceed four (4) square feet in surface area. The owner of any Sign that is otherwise allowed herein may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of any permit.~~

~~4.1. Text or logos not exceeding three (3) inches in height, appearing on gasoline pumps or automatic teller machines (ATM).~~

~~5.1. Signs appearing on permitted newspaper vending boxes, DVD/CD vending boxes, soda machines, and other similar vending boxes.~~

D. **Sign Calculation Standards:**

~~6.~~1. Sign Area: Sign Area shall be computed as the smallest continuous perimeter enclosing the extreme limits of the Sign Copy, including all background area figures and letters. The perimeter shall not include any structural elements lying outside the limits of the Sign which are not part of the information, visual attraction, or symbolism of the Sign.

FIGURE 6.17(A): SIGN AREA

2. Sign Height: Sign Height shall be measured from the finished grade of the ground immediately beneath the Sign to the highest point of the Sign or Sign Structure. If the Sign is located on an artificial earthen berm, the Sign Height is measured from the highest point of the Sign to the base of the berm.
3. Sign Area Allocation: For the purposes of calculating Sign Area Allocation, the Building Façade shall include canopies, marquees, and other permanent building projections, but shall not include Awnings. Unless otherwise stated, the Sign Area Allocation shall be divided between all permitted Signs, including legally established nonconforming Signs.
4. Rights-of-way: For the purposes of this Article, the term "public Right-of-way" shall include public Streets, Private Streets, and circulation drives internal to Nonresidential Centers, but shall not include public paths or trails.
5. Absolute Minimum & Maximum Sign Area: Sign Area: In no instance shall a permitted nonresidential Use or in-line tenant be ~~restricted to~~ allocated less than twenty-five (25) square feet of Sign Area, nor shall

any permitted nonresidential Use or tenant be permitted to display more than five hundred (500) square feet of Sign Area.

E. **Prohibitions:** The following shall be prohibited:

1. Signs or Sign structures similar in coloring, shape, function or location; ~~nor~~ or which resemble, conflict with, or may be confused with any approved traffic-control Sign or device.
2. Signs that create a safety hazard for vehicles or pedestrians, as determined by the Department of Public Works.
3. Signs placed in any Right-of-way, except publicly owned traffic-control and transit Signs, informational, identification, directional Signs, and temporary Signs, as regulated by this Article.
4. Pole Signs.
5. Off-premises Signs; except as otherwise permitted by this Article.
6. Display of ~~temporary Signs such as banners, flags, posters, pennants,~~ ribbons, streamers, spinners, ~~strings of lights~~, feather flags ~~or Signs~~, ~~balloons or~~balloons, or inflatable Signs.~~; except as otherwise permitted by this Article.~~
7. Sign~~s~~ that project~~ing~~ into the Right-of-way; except for Projecting Signs and Blade Signs~~,~~ as otherwise permitted by this Article ~~that a business Sign mounted on a building may be permitted to project eighteen (18) inches from the face of a Building Facade or as otherwise granted by the Council or designee~~.
8. Signs mounted on a roof or that extend above an eave or parapet of a Building Facade; except as otherwise permitted by this Article.
9. Signs that revolve, flash, blink, swing or appear to move.
10. Signs affixed to trees, fence posts, utility poles or other support S~~s~~tructures~~.~~.
11. Sign placed on a ~~personal or commercial~~ vehicle or trailer which is then parked or positioned for the primary purpose of displaying the Sign.
12. Temporary Signs with Electronic Sign or ~~M~~manual changeable copy components~~Signs~~.

F. **Sign Installation and Maintenance~~General Sign Regulations~~:** ~~All Signs shall conform to the following~~:

1. Maintenance and Repair:
   a. All Signs and Sign structures shall be kept and maintained in a good state of repair and in a safe condition at all times. Maintenance and repair shall include, but not be limited to:
      i. The replacement of defective parts.
      ii. The replacement of missing or damaged Sign panels, supports or other components and parts.
      iii. Cleaning Sign and Sign structure components.
      iv. Repainting Sign and Sign structure components.

~~b. Replacing damaged Sign panels with different Sign Copy does not constitute maintenance and repair. Replacing damaged Sign panels with different Sign Copy shall be treated as replacing any Sign with new Sign Copy.~~

~~c.~~b. ~~Taking a~~ A Sign or Sign ~~S~~structure may be taken down or removed for up to thirty (30) days for the purposes of maintenance and repair. ~~is permitted.~~

2. Abandoned Signs:

a. ~~Abandoned~~ Sign Copy shall be removed by the Property Owner or lessee of a site upon which the Sign is located within three (3) months ~~after~~of the associated business or service ~~advertised by the Sign~~ ceasing~~es~~ operations on the premises.

b. Legal~~ly existing~~ Conforming Signs ~~foundations and structures~~ with copy removed may remain ~~upon a site~~ for up to twenty-four (24) months ~~with the Property Owner's written consent~~ provided that the ~~foundations and S~~structure ~~are~~ is maintained pursuant to this Article.

c. Legal Nonconforming Sign with copy removed may remain for up to six (6) months. After which time, the Sign shall be considered abandoned and lose Legal Nonconforming Status in accordance with *Article 9.6 Nonconforming Signs*.

d. For purposes of this section, "operation" refers to the activity occurring on the Property and not to the mere generation of income for the Property Owner, or the intentions of the Property Owner or any tenant or sub-tenant.

3. Sign Panel Replacement: The replacement of tenant panels within a Ground Sign or Wall Sign ~~does~~ shall not require a Sign permit.

4. Setbacks: All Signs shall ~~have~~be a minimum ~~Front Yard or Right-of-way setback requirement~~ distance of five (5) feet from all Property Lines ~~a Lot Line or Right-of-way~~. ~~In addition,~~ Internally ~~i~~Illuminated Signs for N~~n~~onresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential Use or ~~d~~District.

~~3.~~5. Lines of Sight: All Signs shall comply with *Article 6.19 Vision Clearance Standards*.

G. Illumination: Illumination of Signs shall be regulated pursuant to *Article 6.9 Lighting Standards*. ~~In addition, illuminated Signs for nonresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential district.~~ **Sign Lighting:** Permanent Signs may be illuminated as follows. Otherwise, illumination standards for each sign type shall be in Section J of this Article.

1. General Standards:

a. All external Light Fixtures used to illuminate an outdoor Sign shall be Fully Shielded and oriented to direct all light output towards the Sign surface and away from adjacent lots and Rights-of-way.

b. Lighting shall not flash, blink, or otherwise give the appearance of movement.

c. Gaseous or LED neon tubing may be used to illuminate, outline, or form individual letters, symbols, or stylistic elements of a Sign only if integrated with a non-illuminated background or

support frame.

d. The illumination of, or light produced by, any Sign shall not increase nighttime ambient lighting conditions by more than 0.3 Foot-candles as measured at a distance recommended by the International Sign Association relative to the Sign's size. Ambient light monitors and automatic level controls shall be used to automatically reduce the brightness of the Sign at night and under cloudy or darkened conditions.

2. Residential Districts: Ground Signs in Agricultural and Single-family Districts shall not be Internally Illuminated.

~~1. Sign Area: In no instance shall a permitted nonresidential Use or tenant be restricted to less than twenty-five (25) square feet of Sign Area, nor shall any permitted nonresidential Use or tenant be permitted to display more than five hundred (500) square feet of Sign Area.~~

H. Electronic Signs: ~~Electronic~~ Signs with electronic display components shall comply with the following:

1. Except as otherwise permitted by this article, Electronic Sign~~s~~ components shall be limited to Monument Signs for Nonresidential uses~~, with the following exception:~~
   ~~i. Gasoline Service Station: Electronic Signs on a Wall Sign shall be permitted for Gas Price Signs.~~
2. The entire electronic display area ~~for~~ of an Electronic Sign component shall count toward the permitted Sign Area, as applicable to the type of Sign (e.g., Monument Sign) and as permitted in this Article.
3. The maximum height of any letter, number or character shall be twenty (20) inches.
4. ~~An~~ The combined area of all Electronic Sign components shall not exceed fifty percent (50%) of the Sign Area of the Sign, except as permitted by this Article, on which it is located~~; however, in no instance shall an Electronic Sign exceed~~ or sixty (60~~)~~ square feet, ~~per face~~ whichever is less.
5. The effects or use of moving, flashing, blinking, animation, scrolling, twirling, or other similar effects (including ~~but not limited to~~ video) are prohibited.
6. Any image or message shall have a static display for a minimum duration of fifteen (15) seconds.

~~6. Changes of image shall not occur more than once per hour, except for displays containing only time and/or temperature.~~

7. Changes of image shall be instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving~~,~~ or similar effects as part of the change.

~~7.~~8. Signs with Electronic Sign components are considered to be Internally Illuminated.

~~a. Electronic Signs shall use automatic level controls to reduce light levels at night and under cloudy and other darkened conditions, in accordance with the standards established in this subsection. All Electronic Signs shall have installed ambient light monitors and at all times shall allow such monitors to automatically adjust the brightness level of the electronic Sign based on ambient light conditions. Maximum brightness levels for Electronic Signs shall not exceed five~~

~~thousand (5,000) nits when measured from the Sign's face at its maximum brightness, during daylight hours, and five hundred (500) nits when measured from the Sign's face at its maximum brightness between sunset and sunrise.~~

~~8. Identification with the City: Signs located at the entrances of developments are encouraged to include, as an integral part of the Sign design, the words "of Westfield" following any designation of an industrial park, office park, multi-family development, Subdivision or Nonresidential Center name and alike. The size of the words "of Westfield" are encouraged to be a minimum of fifty percent (50%) of the size of the development's name on the Sign and shall not count toward the Sign's otherwise permitted Sign Area. Where "of Westfield" is used on a Sign, then the design and material used to include this wording is encouraged to be the same as the other lettering on the Sign. The objective of this paragraph may also be achieved if the word "Westfield" is part of the development's name on the Sign.~~

~~9. Identification with Grand Park: If Signs include Grand Park™ trademark, the use of such trademark shall not count toward the Sign's otherwise permitted Sign Area.~~

~~10. Reverse Channel Letters: Reverse channel letters may be used in accordance with the following:~~

~~a. Shall comply with *Article 6.9 Lighting Standards*.~~
~~b. Individually mounted letters may be used; however, if the letters are mounted on a track, then the track shall be the same color as the background building material on which the track is mounted.~~

I. **Murals:** Art Murals shall comply with the following:

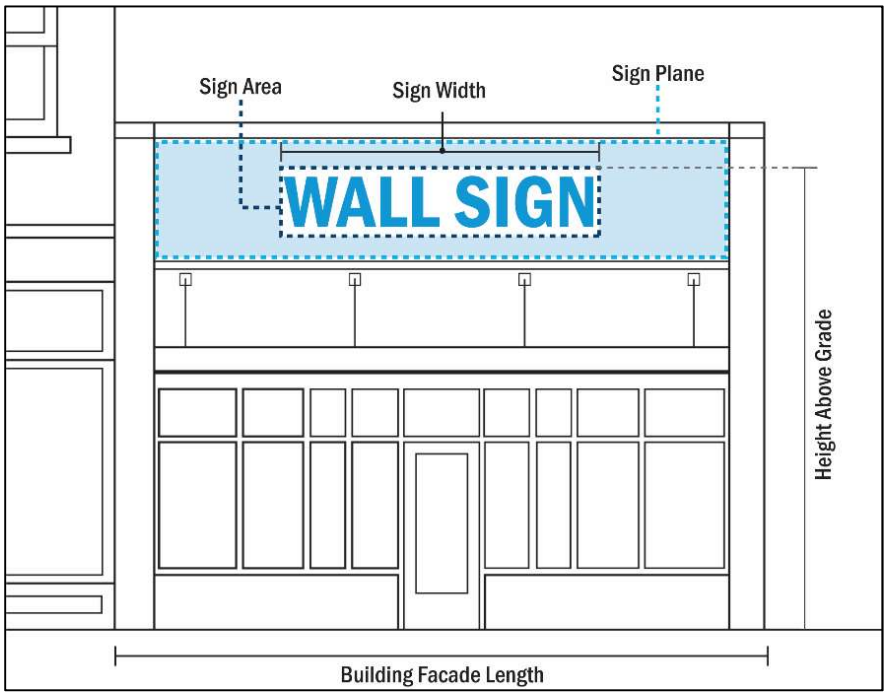
1. A permit is not required to erect, maintain, alter, or enlarge an art Mural that contains no Commercial Message.
2. Acknowledgement Panel: Murals may include an acknowledgement panel with the names or logos of art sponsors. This panel shall adjoin the bottom edge of the mural and shall not exceed two (2) square feet in area. Such acknowledgement panel shall not be classified as a Commercial Message.
3. Murals with a Commercial Message:
   a. Any Mural containing a direct Commercial Message, as defined by this Ordinance, shall be considered a Wall Sign and deduct from a Building's Sign Area Allocation.
   b. Sign Area: For the purposes of calculating Sign Area, the Sign Area shall be limited to the extent of the Commercial Message and shall not include any noncommercial illustrations or designs that may be present in the Mural.

J. **Permanent Signs Requiring a Sign Permit:** The following Signs shall require a Sign Permit:

~~11.~~1. Wall Signs: All Wall Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Shall be located within the Sign Plane and shall not substantially obscure any architectural enhancements or features (e.g., brick detailing, changes in materials) of the Building Façade.
   b. Sign Plane: Shall not exceed fifty percent (50%) of the Sign Plane; ~~however, the total permitted Sign Area Allocation per facade may be divided between all, Under Canopy, and Awning Signs.~~

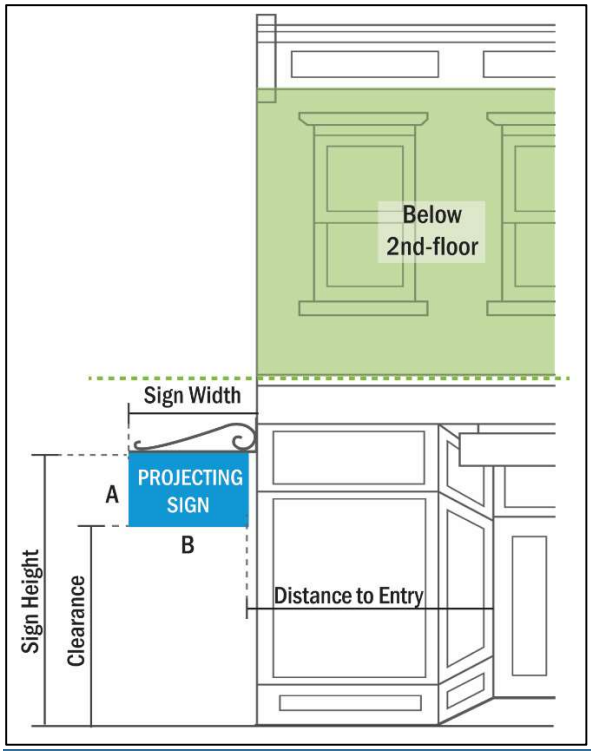
c. Maximum Sign Area: Under no circumstances may a single Wall Sign exceed three hundred (300) square feet.
d. Illumination: May be Internally or Externally Illuminated.
e. Exposed raceways shall be finished to match the background wall or be integrated into the overall design of the Sign.

FIGURE 6.17(B): WALL SIGN



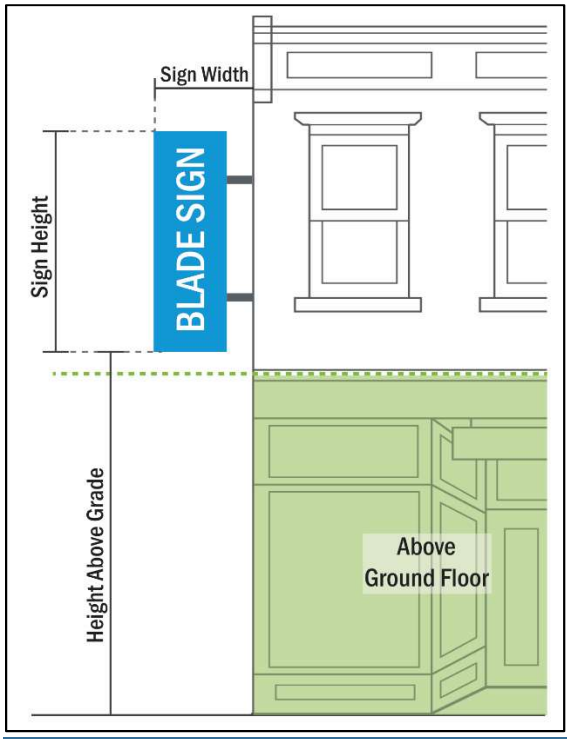
2. Projecting Signs: All Projecting Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Projecting Signs shall be generally located on the ground floor of a Building within eight (8) feet of a public entrance.
   b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet above grade when measured from the bottom of the Sign, and a minimum horizontal clearance of two (2) feet from the back of a curb.
   c. Maximum Height Above Grade: The top of the Sign Board shall not exceed the bottom of the second story windows or sixteen (16) feet above grade, whichever is less.
   d. Maximum Sign Width: Shall not extend more than five (5) feet from the face of the Building.
   e. Maximum Sign Area: Unless otherwise stated in this Article, a Projecting Sign shall not exceed twelve (12) square feet.
   f. A Projecting Sign may extend from a Building corner when adjoining an intersection. The Sign Area shall subtract from the Sign Area Allocation of both Facades.
   g. Illumination: The Sign may be Externally Illuminated by a fixture located on top of or above the sign structure. Individual letters, symbols, and stylistic elements of a Sign may be Internally Illuminated if integrated with a non-illuminated background or support frame. Internally illuminated light boxes or cabinet signs are prohibited.

FIGURE 6.17(C): PROJECTING SIGN



3. Blade Signs: All Blade Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Blade Signs shall be located above the ground floor of a Building, but shall not extend above the roofline.
   b. Quantity: Not to exceed one (1) per Building.
   c. Minimum Height Above Grade: The bottom of the Sign shall be located at or above the bottom of the second story windows or sixteen (16) feet above grade, whichever is greater.
   d. Maximum Sign Height: The height of the Sign shall not exceed sixty percent (60%) of the total height of the Building Façade above the ground floor when measured from the second-story finished floor elevation to the eaves of the roofline or the bottom of the parapet, not to exceed twenty-five (25) feet.
   e. Maximum Sign Width: Shall may not extend more than five (5) feet from the face of the Building.
   f. Maximum Sign Area: Seventy-five (75) square feet.
   g. Must be located at least twenty-five (25) feet from any other Blade Sign.
   h. A Blade Sign may be located on a Building corner when adjoining an intersection; the Sign Area shall subtract from the Sign Area Allocation of both Facades.

FIGURE 6.17(D): BLADE SIGN

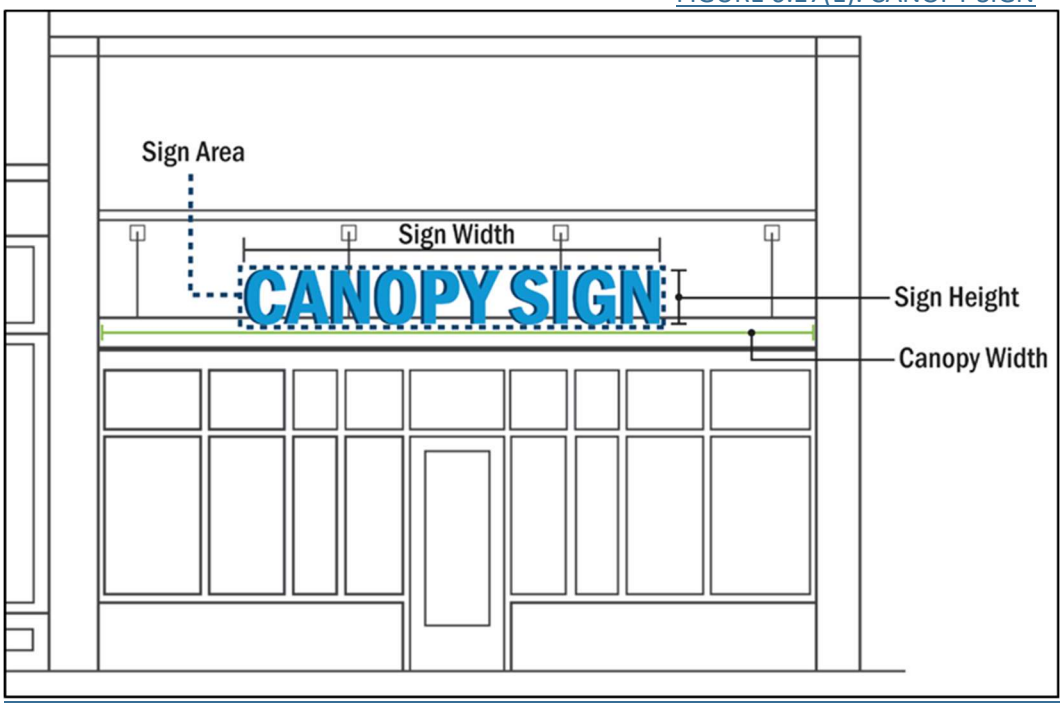


4. Under Canopy, Canopy, and Freestanding Canopy Signs: Signs attached to Canopies shall comply with the following unless otherwise stated in this Article:
   a. Under Canopy Signs: ~~Under Canopy Signs shall only be permitted in Business Zoning Districts and shall conform to the following regulations:~~
      i. Location: Shall be attached to and located entirely ~~placed~~ under a canopy~~ies~~ or roof overhang~~s~~.
      ii. Quantity: Shall not exceed one (1) per ~~building~~ public entrance, per tenant.
      iii. Clearance: Shall maintain a minimum vertical clearance of eight (8) feet when measured from the bottom of the sign.
      iv. Maximum Sign Area: Shall not exceed ~~three (3)~~ two and a half (2.5) square feet. ~~in Sign Area and~~
      v. Under Canopy Signs shall not ~~count toward~~ deduct from ~~the business's~~ a tenant's ~~permitted~~ Sign Area allotment.
      vi. Illumination: Shall not be separately illuminated.
      vii. ~~Shall contain only the address, logo, or name of the occupant or business served by the entrance.~~
   b. Canopy Signs:
      i. Location: May be located on, above, or below the Canopy Fascia, but may not extend above a roofline or eave.
      ii. Quantity: Shall not exceed one (1) per public entrance.
      iii. Maximum Sign Width:
         (a) Ninety percent (90%) of the tenant's Canopy length if fourteen (14) feet or less.
         (b) Seventy percent (70%) of the tenant's Canopy length if greater than fourteen (14) feet.
      iv. Maximum Sign Height: Two (2) feet
      v. Maximum Sign Area: Seventy (70) square feet.

vi. Signs extending above or below a Canopy shall be raceway or pin mounted. Cabinet signs are not permitted.

vii. Illumination: May be Internally or Externally Illuminated.

FIGURE 6.17(E): CANOPY SIGN



c. Freestanding Canopy Signs:

i. Quantity: Not to exceed one (1) per Street frontage.

ii. Maximum Sign Width: Twenty-five percent (25%) of the length of the Fascia.

iii. Maximum Sign Height: Eighty percent (80%) of the height of the Fascia.

iv. Maximum Sign Area: Thirty (30) square feet.

v. Illumination: May be Internally or Externally Illuminated.

5. Awning Signs: Signs printed on nonrigid Awnings shall comply with the following:

a. Location: Shall be located on first-story awnings only.

b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet when measured from the lowest point of the Awning~~,~~ and a horizontal clearance of two (2) feet from the back of a curb.

c. Quantity: Not to exceed one (1) per Awning face.

d. Maximum Sign Width: Seventy-five percent (75%) of the length of the applicable Awning face.

e. Maximum Sign Height: Text and graphics may not exceed two (2) feet in height on the front and side valances

f. Maximum Sign Area: Signs on the sloped plane may not exceed fifty percent (50%) of the area of the plane.

g. Illumination: May be externally illuminated by a fixture located above the awning structure. Backlit awnings are not permitted.

6. Ground Signs: Ground Signs shall be limited to Monument Signs and Post Signs. All Ground Signs shall comply with the following unless otherwise stated in this Article:

a. General Standards:

i. Quantity: One (1) per Lot.

ii. Maximum Sign Area: Sixty (60) square feet per Sign face. Sign caps and bases shall not be used for Sign display purposes and shall not count towards the Sign Area calculation.

iii. Maximum Sign Width: Twelve (12) feet.

iv. Illumination:

(a) Nonresidential Districts: Ground Signs within Nonresidential Districts may be Internally or Externally Illuminated.

(b) Residential Districts: Ground Signs within Residential Districts may only be Externally Illuminated.

b. Post Signs: In addition to standards generally applicable to Ground Signs, Post Signs shall comply with the following:

i. Maximum Sign Height: Six (6) feet.

ii. Sign Posts: Wood Posts shall be painted, finished, or sealed. All Sign posts shall be topped with a decorative cap.

c. Monument Signs: In addition to standards generally applicable to Ground Signs, Monument Signs shall comply with the following:

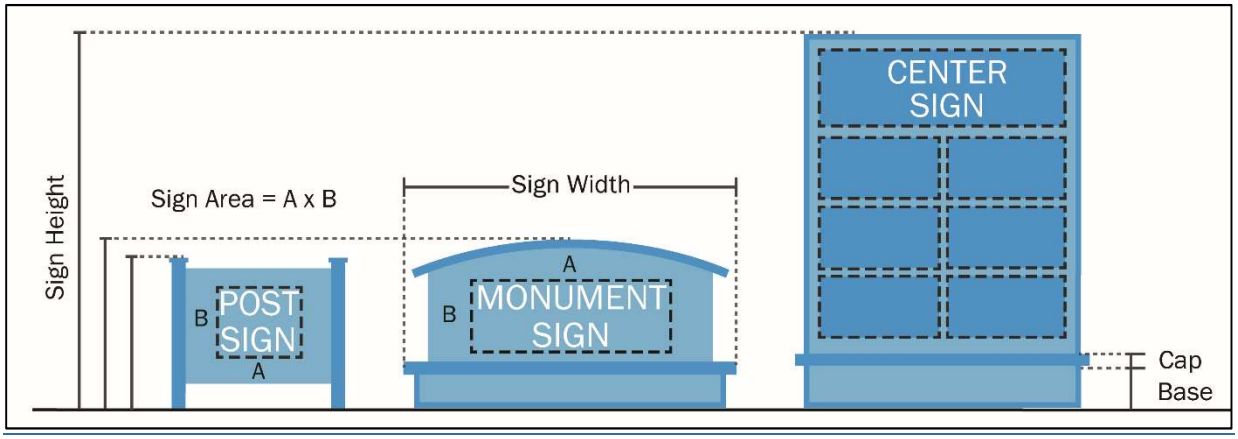
i. Maximum Height: Nine (9) feet. Total aggregate Sign cap and base height shall not exceed three (3) feet.

ii. Sign Base: Monument Signs shall incorporate a Sign base consisting of Masonry Materials~~. Masonry Materials shall~~ matching or complimenting the color~~,~~ ~~and~~ texture, or theming of the development~~materials used on the Front Building Façade of the Lot's Building(s)~~.

Landscaping: ~~Shall include~~ Llandscaping shall be provided around the base of the Monument Sign. ~~See *Article 6.8 Landscaping Standards* for landscaping details.~~

d. Pole Signs: Pole Signs are prohibited.

FIGURE 6.17(F): GROUND SIGN TYPES



7. Window Signs~~age~~: All Window Signs shall comply with the following unless otherwise stated in this Article:

a. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed twenty-five percent (25%) of the ~~total~~cumulative window area of the building or tenant space per facade~~pane~~.

b. Illumination:

i. Nonresidential Uses shall be permitted one (1) Internally Illuminated Window Sign, not to exceed three (3) square feet. The Sign may be illuminated only during operating hours, and shall not flash, blink, or otherwise give the appearance of movement.

ii. Internally Illuminated Signs in excess of three (3) square feet shall be considered Wall Signs and subject to the applicable Wall Sign standards.

8. ~~Monument Signs:~~

~~a. Materials: Monument Signs shall incorporate a Sign base consisting of Masonry Materials. Masonry Materials shall compliment the color and texture of materials used on the Front Building Façade of the Lot's Building(s).~~

~~b.~~a. ~~Landscaping: Shall include landscaping around the base of the Monument Sign. See *Article 6.8 Landscaping Standards* for landscaping details.~~

K. **Residential Signs:**

1. ~~Monument~~ Subdivision Signs: ~~Subdivisions and developments for~~ Single-family and Multi-family subdivisions ~~Dwellings~~ shall be permitted signage as follows. Ground Signs and entrance features shall be located within a platted Common Area or Subdivision Sign Easement. ~~one (1) of the following to be located at the entrance(s) of the development:~~

a. Primary Subdivision Entrances:

i. Ground Signs:

(a) Quantity: One (1) Ground ~~Monument~~ Sign or entrance feature per ~~development~~ entrance into a Subdivision from an External Street.

(b) Maximum Sign Height: ~~not to exceed~~ Nnine (9) feet not including the Sign cap, if provided. ~~in height~~

(c) Maximum Sign Area: ~~and~~ Tthirty-two (32) square feet. All sides of a Sign shall deduct from the Sign Area Allocation. ~~of Sign Area per Sign face; or~~

ii. Entrance Features Incorporating Signage:

(a) In lieu of a Ground Sign, up to t~~T~~wo (2) separate Sign display areas ~~per entrance, provided that the Sign Area is~~ may be directly incorporated into a~~n~~ larger decorative entrance ~~landscape~~ feature~~,~~ such as a wall, ~~or other~~ decorative fence, fountain, raised planting bed, or similar structure~~feature~~ located on one or both sides of a development entrance.

(b) Quantity: One (1) entrance feature or Ground Sign per entrance into a subdivision from an External Street.

(c) Maximum Height: The entrance feature shall not ~~In no instance shall the Sign Area~~ exceed fifteen (15) feet in height. The maximum height may be increased for entrance features designed to overhang a vehicular entrance, such as timber beams or a covered gate. Any increase to the maximum height shall be subject to Director discretion.

(a) Maximum Sign Area: The total area of the identification portion(s) of the entrance feature may not exceed ~~or~~ fifty (50) square feet ~~per Sign~~.

b. Secondary Subdivision Entrances:

i. Any entrance into a subdivision not from an External Street shall be considered a secondary entrance. Examples include:

(a) An entrance into a Subdivision from a Local Street,

(b) An entrance into a distinct area or section within a larger Subdivision, or

(c) An entrance into a Subdivision from an external pedestrian path or trail.

ii. Quantity: One (1) Ground Sign per secondary entrance.

iii. Maximum Sign Height: Six (6) feet or nine (9) feet if incorporating Sign base and Sign cap features.

iv. Maximum Sign Area: Sixteen (16) square feet.

c. Wall Signs: Shall not exceed four (4) square feet.

2. Mixed-Use Residential Building Signs: Residential Uses in mixed-use Buildings shall be permitted Wall Signs and Blade Signs as follows:

a. Quantity: Each Building shall be permitted either two (2) Wall Signs or one (1) Wall Sign and one (1) Blade Sign.

b. Sign Area: The total Sign Area Allocation permitted shall be one-half (.5) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. Signs shall only be located on the Building Façade from which the Sign Area Allocation was derived.

c. Maximum Sign Area: Wall Signs may not exceed one hundred and twenty (120) square feet per Sign.

d. Location: With the exception of Blade Signs extending from the corner of a Building, the Signs shall not be located on the same frontage.

e. Signs for nonresidential tenants of mixed-use Residential Buildings shall be regulated per the Nonresidential Center standards set forth in this Article.

~~a.~~f. Signs for parking garages shall be regulated per the Parking Garage standards set forth in this Article.

3. Home Business~~s~~es Signs:

a. Home Businesses shall be permitted one (1) Sign per Dwelling ~~which shall~~ not to exceed four (4) square feet in total Sign area.~~; and~~

b. Home Business Signs shall only be affixed to a wall or door of the S~~s~~tructure containing the business.

4. ~~Permitted nonresidential Uses located in Residential Districts shall be allowed signage as per Individual Nonresidential Signs set forth below.~~

~~5. Temporary Signs shall be permitted as set forth in this Article.~~

J. **Nonresidential Signs:**

1. **Individual Nonresidential Signs:** All Individual Nonresidential Uses, including p~~P~~ermitted nonresidential Uses located in Residential Districts, ~~-~~shall be permitted ~~Monument~~ Ground Signs, Wall Signs, Awning Signs, Canopy Signs, Blade Signs, Projecting Signs, and Window Signs ~~(projecting Signs permitted in downtown only), and all legally established nonconforming Signs.~~ ~~signage~~ as set forth below, unless otherwise permitted by this Article. Outlots of Nonresidential Centers are not considered individual Uses and ~~are~~ shall be regulated as set forth in the Nonresidential Center Sign standards section of this Article ~~for Outlot Signage~~.

~~a.~~ Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of B~~b~~uilding Façade fronting on a public Right-of-way. The total permitted Sign Area Allocation may be divided between. ~~Monument, Wall, Awning, Projecting Signs (projecting Signs permitted in downtown only), and all legally established nonconforming Signs.~~ ~~Both sides of a Monument or Projecting Sign shall count against Sign Area Allocation for a site.~~

~~2. Monument Signs: A maximum of one (1) Monument Sign shall be permitted for each public Street Frontage per Lot. in accordance with the following:~~

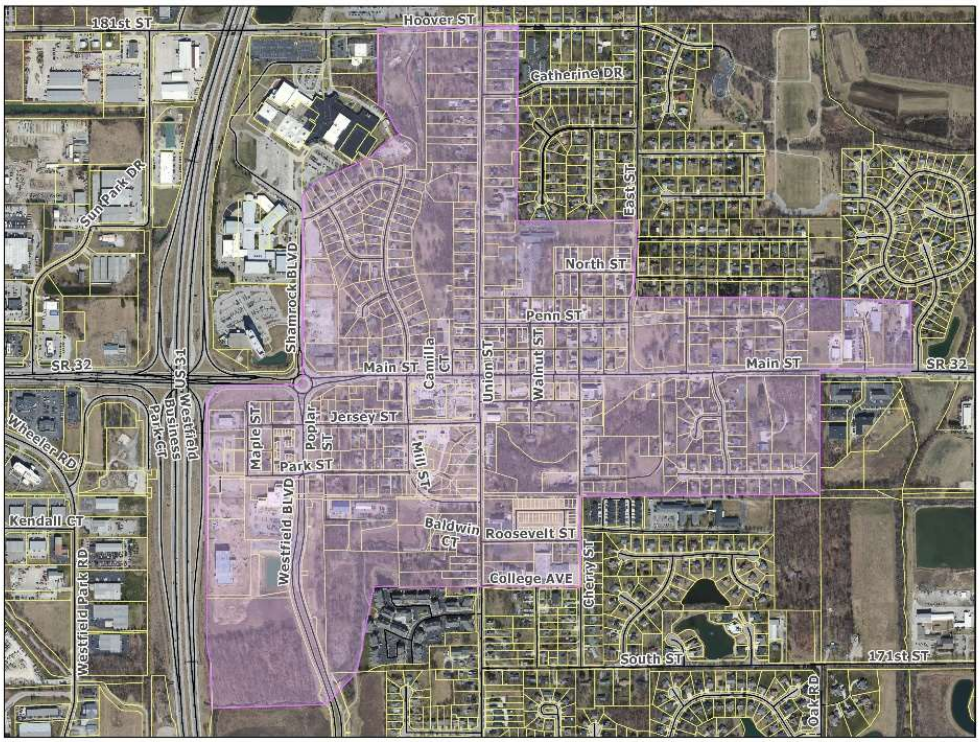
~~a. Maximum Sign Area: Sixty (60) square feet per Sign face. Sign caps and bases shall not be used for Sign display purposes and shall not count towards the Sign Area calculation.~~

~~b. Maximum Sign Height: Six (6) feet; however, may be nine (9) feet only when incorporating a Sign base and Sign cap features. Monument Signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate Sign cap and base height shall not exceed three (3) feet.~~

~~c.~~a. ~~Maximum Sign Width: Twelve (12) feet.~~

2. Parking Garage Signs: All parking garages, including garages integrated within a larger Building, shall be permitted signage as follows:
   a. Quantity: One (1) Projecting Sign and one (1) Wall Sign per vehicular entrance.
   b. Maximum Sign Area:
      i. Wall Sign: Thirty-five (35) square feet
      ii. Projecting Sign: Thirty-two (32) square feet
   c. Electronic Sign Components:
      i. Parking garages with spaces open to the public shall be permitted one (1) additional Wall Sign or Ground Sign per vehicle entrance. This sign must include (1) or more Electronic Sign components.
      ii. The Sign shall not exceed fifteen (15) square feet, and the electronic display area of each individual Electronic Sign component shall not exceed one (1) square foot.
   d. Parking garage signage shall not count towards or against the Sign Area Allocation of an integrated or connected Building.
3. Downtown Signs: All Nonresidential uses within the geographic area identified in FIGURE 6.17(G): DOWNTOWN AREA shall be permitted Post Signs, Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Window Signs, and Projecting Signs as set forth below:

FIGURE 6.17(G): DOWNTOWN AREA



a. Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. The Sign Area Allocation shall be divided between all permitted and legally established Nonconforming Signs.

b. Wall Signs:
   i. Quantity: One (1) per tenant per dedicated public entrance, not to exceed two (2) Signs per tenant.
   ii. Maximum Sign Area: Not to exceed twelve (12) square feet

c. Post Signs:
   i. Quantity: One (1) per lot
   ii. Maximum Sign Area: Fifteen (15) square feet per Sign Face; Multi-tenant buildings shall be permitted an additional five (5) square feet per tenant, not to exceed a total of thirty (30) square feet per Sign Face.
   iii. Maximum Sign Height: Six (6) feet.

d. Projecting Signs:
   i. Quantity: One (1) per tenant per public entrance.
   ii. Maximum Sign Area: Not to exceed six (6) square feet.
   iii. Suspended-style Projecting Signs are encouraged in the Downtown area. Sign brackets shall be decorative in nature.

e. Window Signs:
   i. Location: Shall be located only on windows at the pedestrian grade.
   ii. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed 25% of the total window area of the building or tenant space.
   iii. Maximum Coverage: Signage shall not cover more than fifty (50) percent of a single window.
   iv. Signs shall greater than four (4) square feet shall be etched, painted, or otherwise permanently affixed to the window.

f. Illumination: Signs may be illuminated as permitted by this Article. Internally Illuminated Signs shall be reverse channel or halo-lit only; front lit Signs are not permitted. Wall-mounted or sign-mounted lighting fixtures for Externally Illuminated Signs shall be decorative in nature.

g. Signs for parking garages shall be regulated per the Parking Garage standards set forth in this Article.

~~3. Interior Circulation Sign(s): Interior circulation signage containing traffic directing information only (such as "Enter", "Exit", "Do Not Enter", etc.) shall be permitted as follows:~~

~~a. Maximum Sign Area: Two (2) square feet. Interior Circulation Signs are not deducted from the Sign Area Allocation.~~

~~b. Maximum Sigh Height: Three (3) feet.~~

~~c. Business Identification: May contain wording, logos, symbols or emblems related to the Use.~~

~~Setbacks: All Signs shall conform to the Zoning District's Side and Rear Yard Building Setback Line requirements and in addition. shall have a minimum Front Yard or Right-of-way setback requirement of five (5) feet from a Lot Line or Right-of-way.~~

~~K. **Downtown:** Signs within the *LB-H: Local Business / Historical District* shall be regulated per Individual Nonresidential Signs as set forth above. In addition, Projecting Signs, which do not exceed sixteen (16) square feet in Sign Area and Temporary Signage, as set forth herein, shall be permitted.~~

~~1.~~4. **Nonresidential Center Signs:** All multi-tenant developments shall be permitted Signage as follows:~~All Nonresidential Centers in the *LB-H: Local Business / Historical District* shall be regulated as set forth above. All other Nonresidential Centers shall be permitted Signs as set forth below, unless otherwise permitted by this Article:~~

a. Sign Plan: A Sign plan shall be submitted for a Nonresidential Center prior to receiving the first Sign permit for the center or ~~its~~ a center tenant~~s~~. The Sign plan shall include:

i. A s~~S~~ite plan, to scale, depicting the location of all permanent S~~s~~ignsage.

ii. Building elevations, to scale, depicting the approximate location of all Wall, Awning, Canopy, ~~and~~ Uunder-C~~c~~anopy, and Projecting Signs.

iii. Description of uniform lighting method (for example: reverse channel, channel, panel, exterior above, or exterior below lighting).

iv. Landscape Plan for all Monument Signs.

b. Monument Sign~~(s) (Center Only)~~: Nonresidential Centers shall be permitted ~~one (1)~~ Monument Signs~~ as follows per Nonresidential Center in accordance with the following~~:

i. ~~Sign Area and Height~~Center Sign: Shall be permitted (1) per Nonresidential Center not exceed the following:

(a) Nonresidential Centers with ~~total square footage of all buildings less than 25,000 square feet~~ less than ten (10) acres in size (not including public Rights-of-way): Nine (9) feet in Sign~~h~~ Height and sixty (60) square feet of Sign Area~~,~~ per Sign F~~f~~ace.

(b) Nonresidential Centers with ~~total square footage of all buildings between 25,000 and 100,000 square feet~~ ten (10) to fifteen (15) acres in size (not including public Rights-of-way): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area~~,~~ per Sign F~~f~~ace.

(c) Nonresidential Centers greater than fifteen (15) acres in size (not including public Rights-of-way) ~~with total square footage of all buildings greater than 100,000 square feet~~: Twenty-five (25) feet in Sign Height and two hundred and fifty (250) square feet of Sign Area~~,~~ per Sign F~~f~~ace.

ii. Entrance Signs: In addition to a center Monument Sign, Nonresidential Centers shall be permitted one (1) Entrance Monument Sign per entrance into the Nonresidential Center from an External Street, not to exceed six (6) feet in Sign Height and thirty (30) square feet of Sign Area per Sign Face.

~~ii. Sign Base Height: Shall have a minimum base height of six (6) inches and a minimum cap height of two (2) inches. Total aggregate Sign cap and base height shall not exceed six (6) feet. The width of the Sign base shall be at least eighty (80) percent of the entire width of the Sign. Sign caps and bases shall not be used for display or advertising purposes and shall not count towards the Sign Area Calculation.~~

~~B. Sign Copy: The replacement of individual panels does not require a Sign permit.~~

~~3. Entrance Sign(s) (Center Only): In addition to a Monument Sign, a Nonresidential Center shall be permitted one (1) Entrance Sign per point of ingress which shall be limited to a maximum Sign Height of six (6) feet, maximum Sign Area of thirty (30) square feet per Sign face, and shall not contain tenant information.~~

~~4. Interior Circulation Signs: Interior Circulation Signs containing traffic directing information only (such as "Enter", "Exit", "Do Not Enter", etc.) shall be permitted as follows:~~

~~a. Maximum Sign Area: Two (2) square feet and shall not be deducted from the Sign Area Allocation.~~

~~b. Maximum Sign Height: Three (3) feet.~~

~~c. Business Identification: May contain wording, logos, symbols or emblems related to the Use.~~

a. ~~Center~~ In-Line Tenant Sign~~sage~~: All in-line tenants, including those within multi-story nonresidential buildings or mixed-use residential ~~of Nonresidential Centers shall~~buildings, shall be permitted Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Projecting Signs, and Window Signs as set forth below. ~~Center l~~In-line tenants shall not be permitted individual ~~Monument~~ Ground Signs.

i. Sign Area Allocation:

a. Front Façade: Two (2) square feet of signage of

each linear foot of the tenant's front Building Façade. All in-line tenants shall have only one (1) front façade, that being the Building Façade with the tenant's primary public entrance.

b. Side & Rear Facades: One (1) square foot of signage for each linear foot of the tenant's side or rear Building Façade.

~~Rear Façade: One (1) square foot of signage for each linear foot of the tenant's rear Building Façade.~~

~~c.~~ In the event that it is unclear how much of a Building Façade can be claimed by each tenant, the Sign Area Allocation shall be divided evenly among the number of In-Line tenants.

ii. Location: ~~Shall be located within the Sign Plane and shall not obscure any architectural enhancements or features (e.g., changes in materials) of the Building Façade. A Wall, Under Canopy, and Awning~~ Signs shall ~~only~~ be located on the Building Façade from which its Sign Area Allocation was derived.

iii. Sign Area: Under Canopy and Projecting Signs not exceeding three (3) square feet shall not subtract from the Sign Area Allocation. ~~Shall not exceed fifty percent (50%) of the Sign Plane; however, the total permitted Sign Area Allocation per facade may be divided between all, Under Canopy, and Awning Signs.~~

iv. Sign Height: Wall Signs for In-line Tenants within multi-story Buildings may be located above the ground floor, but shall not exceed twenty-six (26) feet above grade.

d. ~~Two-Story,~~ Multi-Tenant ~~–~~ Building Signs~~Signage~~: Buildings containing one (1) or more nonresidential tenants without a storefront or dedicated public entrance shall be permitted Wall, Awning, Blade, and Projecting Signs as set forth below:

i. Quantity: Each Building shall be permitted signage as per the following chart, not to exceed four (4) Signs in total. Permitted Signs may be placed on any Building Façade, but no single tenant shall be permitted more than one (1) Sign on a single Building Façade.

Chart: Multi-Tenant Building Signage

Length of Building Frontage	Number of Signs Allowed
0 to 199 feet	1
200 to 399 feet	2
400 feet or greater	3

ii. Sign Area Allocation:

(a) One & Two-story Buildings: One (1) square foot of signage ~~for each~~per linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.

(b) Three-story or Greater Buildings: Two (2) square feet of signage for each linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.

(c) The Sign Area Allocation shall not be used to increase the Sign Area Allocation of an In-Line Tenant, if present.

iv. Location: Wall Signs shall be located at or near the top edge of the Building Façade and distributed across the facade symmetrically, evenly, or in a manner that aesthetically compliments the design of the Building Façade.

v. Building Identification: In addition to the Signage above, one (1) nonilluminated Wall, Canopy, Awning Sign, or transom window Sign shall be permitted per patron entrance for the purposes of building identification, not to exceed six (6) square feet.

~~b. Ground Floor In-Line Tenant Signage:~~

~~i. All ground floor in-line tenants of two-story, multi-tenant structures shall be regulated per above for Center In-Line Tenant Signage.~~

~~ii. Ground floor in-line tenant Signs shall be located on a Building Facade and shall not be located higher than twenty-six (26) feet, from grade.~~

~~iii. Ground floor in-line tenants shall not be permitted individual Monument Signs.~~

~~c. Second Floor Tenant Signage: Second floor tenant Signs shall be located on the Front Building Facade and permitted as follows:~~

~~i. The Sign area allotment shall be calculated at the rate of 0.35 square foot of signage for each linear foot of the Front Building Facade. The total permitted second floor Sign area allocation may be divided between wall and awning Signs.~~

~~ii. Each two-story, multi-tenant structure shall be permitted second-floor tenant signage using the following chart:~~

~~iii. All second floor tenant Signs shall be located no less than twenty-six (26) feet above grade on the Front Building Facade.~~

~~iv. No tenant shall be permitted more than one (1) Sign on the Front Building Facade.~~

~~v. Each patron entrance for second floor tenants is permitted one (1) wall directory Sign OR one (1) ground directory Sign AND one (1) building identification Sign in accordance with the following:~~

~~(a) Directory Signs:~~

~~(1) General: Shall be located within fifteen (15) feet of the patron entrance for second floor tenants and shall not be illuminated.~~

~~(2) Wall Directory Signs: Shall not exceed four (4) square feet in size and shall not be located more than five (5) feet above grade.~~

~~(3) Ground Directory Signs: Shall not exceed six (6) square feet per face and shall not exceed five (5) feet in height from grade.~~

~~(b) Building Identification Signs:~~

~~(1) General:~~

~~(i) One (1) building identification Sign is permitted per patron entrance.~~

(ii) Shall be located either on an exterior wall above a patron entrance OR on a canopy over a patron entrance.
(iii) Shall not include tenant information.
(iv) Shall not be illuminated.
(2) Building Identification Signs on a Canopy:
(i) Shall not exceed twelve (12) inches in height.
(ii) Shall not exceed twelve (12) feet in length.
(iii) Channel letters and Sign panels are prohibited from use on building identification Signs on a canopy.
(iv) Reverse channel letters are permitted.
(3) Other Building Identification Signs:
(i) Shall not exceed six (6) inches in height.
(ii) Shall not exceed six (6) feet in length or the width of the patron entrance doorway, whichever is less.
(iii) Building identification Signs shall not protrude from the Building Facade.
(iv) Channel letters, reverse channel letters, and Sign panels are prohibited from use on building identification Signs.
(v) Transom window Signs are permitted and may exceed the provisions otherwise set forth herein.

vi. Second Floor Tenant signage and directory signage is not eligible for the Sign area bonuses.
vii. Second floor tenants shall not be permitted individual Monument Signs.

e. Multi-Story, Multi-Tenant Signage (Three (3) Stories or More):

a. Ground Floor In-Line Tenant Signage:
i. All ground floor in-line tenants of two-story, multi-tenant structures shall be regulated per above for Center In-Line Tenant Signage.
ii. Shall not be located higher than twenty-six (26) feet, from grade.
iii. Ground floor in-line tenants shall not be permitted individual Monument Signs.

b. Upper Floor Tenant Signage:
i. Second Floor Tenant signage, as defined herein, is prohibited on structures three (3) or more stories.
ii. Each multi-story, multi-tenant structure shall be permitted one (1) Wall Sign per each Building Facade adjacent to a Public Right-of-way.
iii. The Sign area allotment shall be calculated at the rate of one percent (1%) of the Building Facade's square footage, including fenestration.
iv. Upper Floor Tenants Signs shall be located at the top edge of the Building Facade.
v. Each patron entrance for second floor tenants is permitted either

~~(i) one (1) wall directory Sign; or (ii) one (1) ground directory Sign and one (1) building identification Sign:~~

~~(a) Directory Signs: Shall be located within fifteen (15) feet of the patron entrance for second floor tenants and shall not be illuminated.~~

~~(b) Wall Directory Signs: Shall not exceed four (4) square feet in size and shall not be located more than five (5) feet above grade.~~

~~(c) Ground Directory Signs: Shall not exceed six (6) square feet per face and shall not exceed five (5) feet in height from grade.~~

~~(d) Building Identification Signs:~~

~~(1) General:~~

~~(i) One (1) building identification Sign is permitted per patron entrance.~~

~~(ii) Shall be located either on an exterior wall above a patron entrance OR on a canopy over a patron entrance.~~

~~(iii) Shall not include tenant information.~~

~~(iv) Shall not be illuminated.~~

~~(2) Building Identification Signs on a Canopy:~~

~~(i) Shall not exceed twelve (12) inches in height.~~

~~(ii) Shall not exceed twelve (12) feet in length.~~

~~(iii) Channel letters and Sign panels are prohibited from use on building identification Signs on a canopy.~~

~~(iv) Reverse channel letters are permitted.~~

~~(3) Other Building Identification Signs:~~

~~(i) Shall not exceed six (6) inches in height.~~

~~(ii) Shall not exceed six (6) feet in length or the width of the patron entrance doorway, whichever is less.~~

~~(iii) Shall not protrude from the Building Facade.~~

~~(iv) Channel letters, reverse channel letters, and Sign panels are prohibited from use on building identification Signs.~~

~~(v) Transom window Signs are permitted and may exceed the provisions otherwise set forth herein.~~

~~vi. Upper foot tenant signage and directory signage is not eligible for the Sign area bonuses.~~

~~vii. Upper floor tenants shall not be permitted individual monument Signs.~~

~~f.~~e. Outlot ~~Signage~~Building Signs: Outlot Buildings shall be permitted Wall Signs, Awning Signs, ~~and~~ Under Canopy Signs, Canopy Signs, Projecting Signs, and Blade Signs.~~; however, all Sign Area shall be deducted from the total Sign allocation for the Outlot~~

i. Sign Area Allocation: All Outlots of N~~n~~onresidential C~~c~~enters shall be permitted one (1) square foot of Sign A~~a~~rea for each one (1) linear foot of B~~b~~uilding Façade fronting on a Public Right-of-

way or an internal drive providing circulation through a Nonresidential Center.

ii. Sign Type: The total permitted Sign area allocation may be divided between. ~~Wall, Awning, and Under Canopy Signs; however, all Sign Area shall be deducted from the total Sign allocation for the Outlot~~

~~ii.i. Outlots within a nonresidential center shall not be permitted Monument Signs.~~

iii. Location: Signs may be located on any Building Facade regardless of the Building Façade from which the Sign Area Allocation was derived.~~.~~

iv. Outlots within a nonresidential center shall not be permitted ~~Monument~~Ground- Signs.

~~iii.~~v.

~~g.c. Under Canopy Signs: Under Canopy Signs shall only be permitted in Business Zoning Districts and shall conform to the following regulations:~~

~~a. Shall be placed under canopies or roof overhangs.~~

~~b.a. Shall not exceed one (1) per building entrance.~~

~~c.a. Shall not exceed three (3) square feet in Sign Area and shall not count toward the business's permitted Sign Area allotment.~~

~~d.a. Shall not be separately illuminated.~~

~~e.a. Shall contain only the address, logo, or name of the occupant or business served by the entrance.~~

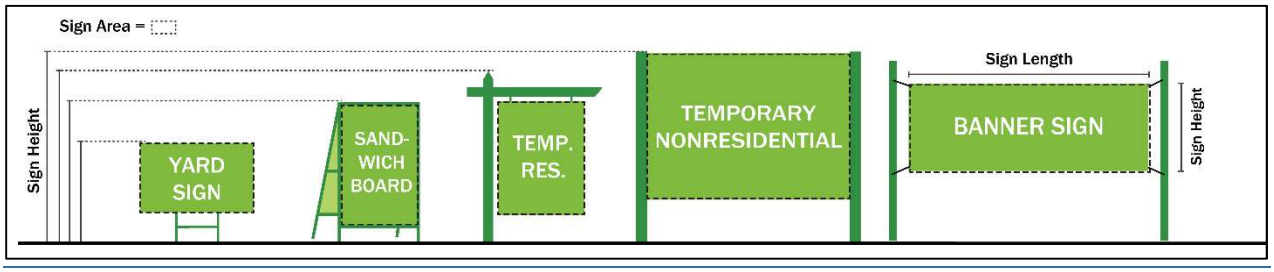
5. Drive-through Signs: Buildings containing a Drive-through shall be permitted Drive-through Signs in accordance with the following:
   a. Quantity: One (1) primary Sign and one (1) secondary Sign shall be permitted per Drive-through Lane. These Signs shall be permitted in addition to other Signs permitted by this Article and the Sign Area shall not deduct from the Building's Sign Area Allocation.
   b. Sign Area and Height:
      i. Primary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of forty (40) square feet.
      ii. Secondary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of fourteen (14) square feet.
   c. Both primary and secondary Signs shall have a Sign base matching or architecturally compatible with the primary exterior Building material.
   d. Both Signs may utilize digital Sign panels in accordance with the Electronic Sign standards of this Article.
6. Gasoline Service Stations: Individual Nonresidential Sign standards shall apply to Gasoline Service Stations, except as modified below:
   a. Fuel Canopies: Signage for Canopies associated with Gasoline Service Stations shall be regulated as per the Freestanding Canopy Sign Standards set forth in this Article, except as modified below:
      i. Quantity: One (1) per Street Frontage, not to exceed two (2) Signs per side.
      ii. Maximum Sign Area: Fifteen (15) square feet per Sign.
   b. Electronic Signs:
      i. Of the Signage permitted, one (1) Monument Sign may include Electronic Sign components.
      ii. For Gasoline Service Stations in Nonresidential Centers, Electronic Sign components shall be permitted on two (2) Monument Signs if the Signs are located on separate Street frontages or at least four hundred (400) feet apart.

iii. Electronic Sign components are not permitted on fuel canopy.

K. **Temporary Signsage Requiring a Sign Permit:** ~~Temporary Signs shall be permitted as follows~~: The following Signs shall require a Sign Permit but shall not count against the Property's Sign Area Allocation:

1. Banner Signs:
   a. Quantity: One (1) per Use, per Street Frontage.
   b. Maximum Sign Area: Thirty-two (32) square feet.
   c. Maximum Sign Height: Eight (8) feet.
   d. Maximum Sign Length: Ten (10) feet.
   e. Frequency: Shall be limited to fifteen (15) consecutive days per quarter.
2. Temporary Freestanding Sign for Nonresidential Uses:
   a. Quantity: One (1) per Lot.
   b. Maximum Sign Area (per side): Thirty-two (32) square feet per Sign Face.
   c. Maximum Sign Height: Eight (8) feet.
   d. Maximum Sign Length: Ten (10) feet.
   e. Duration: Six (6) months. The Sign Permit can be extended one (1) time for an additional 6 months. Upon expiration of the extension, a new application will be required.

FIGURE 6.17(H): TEMPORARY SIGN TYPES



L. **Signs Not Requiring a Permit:** The following Signs do not require a Sign Permit and do not deduct from a Property's Sign Area Allocation.

~~**Exemptions:** Exemptions from the standards of this Article and Sign permit requirement shall include:~~

1. Address numbers.
2. ~~Scoreboards for public and private Recreational Facilities and institutions that do not provide for commercial or business advertising displays.~~Flags.

~~Flags of commercial or noncommercial institutions if the following conditions are met:~~
~~Shall be displayed on a flag pole;~~
~~May only be displayed with an accompanying United States flag on the same flagpole or nearby flag pole within the same display;~~
~~Shall be subordinate in size to the accompanying United States flag;~~
~~May be displayed at the rate of no more than one (1) commercial or noncommercial institution flag per displayed United States flag; and~~
~~All flags shall be displayed per U.S. Code 36-10.~~

3. Regulatory devices and postings required by any governmental body, statute, or ordinance.
4. Historic or memorial markers placed under the authority or with the authorization of the local, state, or federal government.

5. Signs located within a stadium, athletic field, outdoor shopping center, or public plaza that are designed and placed so as to be viewable primarily by persons within the site.
6. Temporary Window Signs.
7. Incidental Signs not exceeding three (3) square feet in area.
8. ~~Lettering or symbols~~ Signs placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes.
9. Murals and painted window displays not containing a Commercial Message.

~~Signs which do not advertise products, goods, business services, or identify businesses, and which are not permanently affixed to the ground nor to any surface and which do not exceed four (4) square feet in surface area. The owner of any Sign that is otherwise allowed herein may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of any permit.~~

~~Text or logos not exceeding three (3) inches in height, appearing on gasoline pumps or automatic teller machines (ATM).~~

10. ~~Signs appearing on permitted newspaper vending boxes, DVD/CD vending boxes, soda machines, and other similar vending boxes.~~
11. On-premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Thirty (30) days.
12. Off-Premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Five (5) days.
13. Temporary Freestanding Sign for Residential Uses:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Six (6) months.
14. Sandwich Board Signs:
    a. General:
        i. Maximum Sign Area: Six (6) square feet per Sign Face.
        ii. Maximum Sign Height: Three (3) feet.
        iii. Maximum Opening Depth: Three and one-half (3.5) feet when measured from the outside of a Sign support and/or Sign face.
        iv. Support: Shall have a weighted base support to ensure Sign stability.
        v. Signs shall not include Electronic Sign or changeable copy components.
    b. Residential Uses:
        i. Quantity: One (1) per Street Frontage.

ii. Duration: Seven (7) days.

c. Nonresidential Uses:

i. Quantity: One (1) per individual Nonresidential Use.

ii. Location: Signs shall only be placed within ten (10) feet of, and directly in front of, a Building Façade having a public entrance.

~~i.~~iii. Timing: Signs can only be present when the associated business is open and must be removed at the end of each business day.

~~2. General:~~

~~a. Shall not be placed or erected upon any public infrastructure including, but not limited to, telephone poles, benches, regulatory signs, trash cans and Right-of-way fences.~~

~~b. Shall not obstruct vehicular Lines of Site, as set forth herein.~~

~~c. Shall not be erected within five (5) feet of a public Right-of-way surface or, if a curb exists, within five (5) feet of a public Right-of-way's back-of-curb.~~

~~d. Shall not obstruct or be placed upon sidewalks, pathways or other pedestrian infrastructure.~~

~~e. Shall not be illuminated.~~

~~3. Construction Signs: Signs advertising construction projects, provided that such Signs shall not exceed sixty four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, are limited to a maximum of one (1) Sign per Street Frontage, and shall be removed at the end of construction.~~

~~4. Residential Event Signs:~~

~~a. Maximum Sign Area (per side): Six (6) Square Feet.~~

~~b. Maximum Sigh Height: Three (3) Feet.~~

~~c. Installation: Residential Event Signs shall not be erected or installed more than five (5) days prior to the advertised event.~~

~~d. Removal: Residential Event Signs shall be removed immediately after the advertised event.~~

~~e. Maximum Number of Signs Per Event: Five (5) Signs.~~

~~f. Permit: No permit required.~~

~~5. Nonresidential Special Event Signs:~~

~~a. Maximum Sign Area (per side): Six (6) Square Feet.~~

~~b. Maximum Sign Height: Four (4) Feet.~~

~~c. Installation: Nonresidential Special Event Signs shall not be erected or installed more than thirty (30) days prior to the advertised event.~~

~~d. Removal: Nonresidential Special Event Signs shall be permitted to remain for no longer than five (5) days after the advertised event.~~

~~e. Maximum Number of Signs Per Event: One hundred (100).~~

~~f. Frequency: The same event is allowed Nonresidential Special Event Signs no more than two (2) times within a twelve (12) month period.~~

~~g. Permit: No permit required.~~

~~6. Real Estate Signs:~~

a. Open House Directional Signs:
   i. Maximum Sign Area (per side): Six (6) Square Feet.
   ii. Maximum Sign Height: Three (3) Feet.
   iii. Installation: Shall not be erected or installed more than two (2) days prior to the open house event.
   iv. Removal: Shall be removed immediately after the open house event.
   v. No permit required.
b. Residential Real Estate Signs:
   i. Maximum Sign Area (per side): Six (6) Square Feet.
   ii. Installation: Shall only be erected or installed on the parcel that is being marked for sale.
   iii. Removal: Shall be removed immediately after the closing of the parcel being marketed.
   iv. Maximum Number of Signs: One (1) per street frontage.
   v. No permit required.
c. Nonresidential Real Estate Signs:
   i. Maximum Sign Area (per side): Sixty-four (64) Square Feet.
   ii. Maximum Sign Height: Six (6) Feet.
   iii. Installation: Shall only be erected or installed on the parcel that is being marketed for sale.
   iv. Removal: Shall be removed immediately after the closing of the parcel being marketed.
   v. Maximum Number of Signs: One (1) Sign for every five hundred (500) feet of street frontage.
   vi. No permit required.
d. Acreage For Sale Signs:
   i. Maximum Sign Area (per side): Thirty-two (32) Square Feet.
   ii. Maximum Sigh Height: Eight (8) Feet.
   iii. Installation: Shall only be erected or installed on land that is at least three (3) acres in size and is being marketed for sale, rental, or lease.
   iv. Removal: Shall be removed immediately after the closing or lease signing of the land being marketed.
   v. Maximum Number of Signs: One (1) per street frontage.
   vi. No permit required.

7. Builder/Developer Signs:

a. Builder/Developer Directional Signage Off-Site:
   i. Maximum Sign Area (per side): Six (6) square feet.
   ii. Maximum Sign Height: Three (3) feet.
   iii. Installation: Signs shall not be erected or installed until Friday evenings at 6:00 p.m.
   iv. Removal: Signs shall be removed by 8:00 p.m. Sunday evenings.
   v. Maximum Number of Signs: Six (6).
   vi. No permit required.
b. Builder/Developer Directional Signage On-Site:

i. Maximum Sign Area (per side): Six (6) square feet.
ii. Maximum Sign Height: Three (3) feet.
iii. Installation: Signs shall be erected within the development and not visible from the off-site adjacent Arterial or Collector.
iv. Removal: Signs shall be removed at time of turnover to a homeowners' association or when eighty percent (80%) of the development's Lots are sold.
v. Maximum Number of Signs: Unlimited.
vi. No permit required.

c. Builder/Developer Kiosk Directional Signage On-Site:
i. Maximum Sign Area (per side): Eighteen (18) square feet.
ii. Maximum Sigh Height: Six (6) feet.
iii. Installation: Signs shall be erected within the development and shall not be located outside the subdivision entrance signage.
iv. Removal: Signs shall be removed at time of turnover to a homeowners' association of when eighty percent (80%) of the development's Lots are sold.
v. Maximum Number of Signs: One (1) per development entrance.
vi. No permit required.

d. Home Remodeling Signs or Home Construction Signs:
i. Maximum Sign Area (per side): Six (6) square feet.
ii. Installation: Shall only be erected or installed on the Lot on which the advertised business is conducting remodeling or construction activities and shall not be erected or installed prior to the advertised business commencing remodeling or construction activities.
iii. Removal: Home Remodeling Signs or Home Construction Signs shall be removed immediately upon completion of work activities.
iv. Maximum Number of Signs: One (1) per street frontage for each business entity.
v. No permit required.

e. Builder/Developer Sequential Sign Collections:
i. Residential (Not Multi-family Dwellings):
(a) Maximum Sign Area (per side): Fifteen (15) square feet.
(b) Maximum Sign Height: Six (6) feet.
(c) Installation:
(1) Shall be erected within the development.
(2) Shall only be allowed on Local Streets.
(3) Shall be fastened to Decorative Poles.
(d) Removal: Signs shall be removed at time of turnover to a homeowners' association or when eighty percent (80%) of the development's Lots are sold.
(e) Maximum Number: One (1) per development entrance.
(f) Maximum Number per Builder/Developer Sequential Sign Collection: Five (5)
(g) Maintenance:

(1) Signs and Decorative Poles shall be maintained to look like new.

(2) Any Sign or Decorative Pole that does not look like new, as determined by the Director, shall be replaced or removed.

(h) Any Sign or Decorative Pole that has been determined to not look like new may be removed by the Director, or designee, at the cost of the Builder/Developer.

(i) Permit:

(1) A Sign permit is required for all new Builder/Developer Sequential Sign Collections.

(2) A Sign permit is required when there is a change in graphics to the Builder/Developer Sequential Sign Collections display.

(3) A Sign permit is not required when performing routine maintenance of the Builder/Developer Sequential Sign Collections or pole.

(4) A Sign permit is not required when replacing Builder/Developer Sequential Sign Collections that do not look like new with new, identical Builder/Developer Sequential Sign Collections.

ii. Multi-family Dwellings:

(a) Maximum Sign Area (per side): Fifteen (15) square feet.

(b) Maximum Sigh Height: Six (6) feet.

(c) Installation:

(1) Shall be erected within the development.
private drives within the development;

(3) Signs shall be fastened to Decorative Poles.

(4) Signs do not count against any Residential Signs otherwise permitted herein.

(5) Changing Sign display information does not require a new permit.

(d) Removal: None required.

(e) Maximum Number of Builder/Developer Sequential Sign Collections: One (1) per development entrance.

(f) Maximum Number of Signs per Builder/Developer Sequential Sign Collection: Five (5)

(g) Maintenance:

(1) Signs and Decorative Poles shall be maintained to look like new.

(2) Any Sign or Decorative Pole that does not look like new, as determined by the Director, shall be replaced or removed.

(3) Any Sign or Decorative Pole that has been determined to not look like new may be removed by the Director, or designee, at the cost of the property owner of record.

(h) Permit:

(1) A Sign permit is required for all new Builder/Developer Sequential Sign Collections.

(2) A Sign permit is required when there is a change in graphics to the Builder/Developer Sequential Sign Collections display.

(3) A Sign permit is not required when performing routine maintenance of the Builder/Developer Sequential Sign Collections or pole.

(4) A Sign permit is not required when replacing Builder/Developer Sequential Sign Collections that do not look like new with new, identical Builder/Developer Sequential Sign Collections.

iii. Nonresidential: Builder/Developer Sequential Sign Collections are not permitted for nonresidential Uses.

8. Banner Signs:

a. Maximum Sign Area (per side): Thirty-two (32) square feet.

b. Maximum Sign Height: Eight (8) feet.

c. Maximum Sign Length: Ten (10) feet.

d. Installation: Shall be permitted in nonresidential districts and for nonresidential Uses in residential districts.

e. Frequency: Shall be limited to fifteen (15) consecutive days per quarter.

f. Maximum Number of Signs: One (1) per Use, per street frontage.

g. Permit required.

9. Sandwich Board Signs:

a. General:

i. The placement of sandwich board Signs shall not impede pedestrian or vehicular traffic.

ii. Shall not exceed six (6) square feet per Sign face.

iii. Shall not exceed three and one-half (3.5) feet when measured from the outside of a Sign support and/or Sign face.

iv. Sign height shall not exceed five (5) feet when measured from the ground to the top of a Sign face or Sign support structure.

v. Shall have a base support and the base support shall be weighted with a minimum ten (10) pound ballast to ensure Sign stability.

vi. Shall not be permanently affixed to any structure or sidewalk.

vii. Placement of sandwich board Signs in a public Right-of-way shall require approval by the Council, or designee.

b. Residential Districts:

i. One (1) sandwich board Sign shall be permitted per entrance from a public Right-of-way per subdivision.

ii. Sandwich board Signs advertising subdivision events may be placed in the Common Area adjacent to the subdivision entrance from a Right-of-way.

iii. Shall be posted for no more than seven (7) consecutive days.

c. Business Districts:

i. One (1) sandwich board Sign shall be permitted per individual commercial or business Use.

ii. Sandwich board Signs shall not count toward the total Sign allotment for a commercial Use or business.
iii. Signs must be removed at the end of each business day.
iv. Signs shall only be placed within ten (10) feet of, and directly in front of, a business's Facade having a public entrance, as illustrated in the figure.

d. Ornamental Banners: The purpose and intent of permitting Ornamental Banners within this section is to provide a temporary themed, uniform, festive display along the perimeter of a residential development, particularly near the development's entrance. See FIGURE 6.17(B): ORNAMENTAL BANNERS for examples.
i. Ornamental Banners shall only be permitted within residential areas.
ii. All Ornamental Banners used by the City shall be exempt from these regulations.
iii. Maximum Size of Ornamental Banners (per face of the entire display, including the pole): Twenty (20) square feet.
iv. Height of Ornamental Banners (per face of the entire display, including the pole): The face of an entire Ornamental Banner display shall not be wider than it is tall and it shall not extend above the top of the pole.
v. Shall be two dimensional.
vi. Shall not be made using fluorescent colors.
vii. Shall not be made using reflective materials.
viii. Installation:
(a) Shall not be located within the Right-of-way.
(b) Shall be located along an adjoining Arterial or Collector.
(c) Shall be fastened to Decorative Poles.
(d) Shall be fastened at the top and bottom of the banner to a rigid support.
(e) Each Decorative Pole within the same development shall contain identical Ornamental Banners, in an identical configuration.
(f) Shall be oriented so that they are perpendicular to the adjoining Right-of-way.
(g) Minimum Distance between Decorative Poles: Fifty (50) feet.
(h) Maximum Height of Decorative Poles: Fifteen (15) feet.
(i) Minimum clearance of Ornamental Banner from the ground: Seven (7) feet.
ix. Removal: None required.
x. Maintenance:
(a) Ornamental Banners and Decorative Poles shall be maintained to look like new. Any Ornamental Banners or Decorative Pole that does not look like new, as determined by the Director, shall be replaced or removed.
(b) Any Ornamental Banners or Decorative Pole that has been determined to not look like new may be removed by the

~~Director, or designee, at the cost of the Property owner of record.~~

~~xi. Permit:~~

~~(a) A Sign permit is required for all new Ornamental Banners and when there is a change in graphics (not including a change in color only) to the Ornamental Banner display.~~

~~(b) A Sign permit is not required when performing routine maintenance of the Ornamental Banners or pole.~~

~~(c) A Sign permit is not required when replacing Ornamental banners with new, identical Ornamental Banners.~~

~~10. Election Signs: Election Signs shall be permitted as follows and in accordance with the provisions of I.C. 36-1-3-11:~~

~~a. A Sign permit shall not be required for Election Signs.~~

~~b. Election Signs shall not exceed thirty-two (32) square feet in area.~~

~~c. Election Signs shall only be displayed during the period of time beginning sixty (60) calendar days before an election (as referenced in I.C. 36-1-3-11) and ending at the beginning of the sixth (6th) calendar day after an election.~~

d. ~~Election Signs shall not be installed or erected in a manner that impairs lines of sight for vehicles or pedestrians.~~

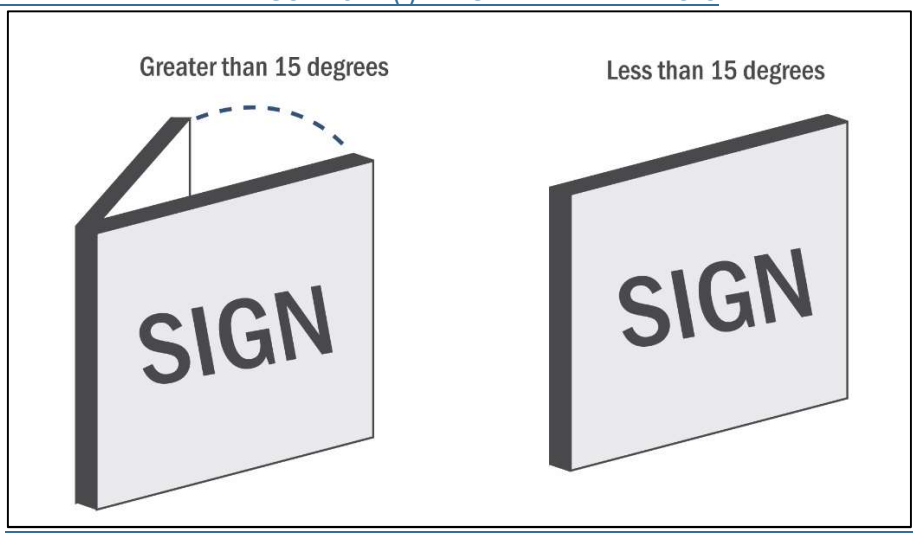
15. Temporary Signs During Election Season: In compliance with Indiana Code 36-1-3-11, Temporary Signs shall be permitted as follows during Election Season, a period of time beginning sixty (60) calendar days before an election and ending six (6) days after an election:

a. Maximum Sign Area: Thirty-two (32) square feet.

b. Location: Signs shall not be located within a public Right-of-Way, Vision Clearance Triangle, or in a manner that impairs lines of sight for vehicles or pedestrians.

c. A Sign permit is not required.

FIGURE 6.17(I): ANGLE BETWEEN FACES



~~b.~~

ORDINANCE 26-01

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

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

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

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

WHEREAS, on _____, 2026, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2601-ZOA-01 to the Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-607; and

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

Section 1. **Article 6.9(D)(4) Lighting Standards; Prohibitions** shall be removed.

Section 2. **Article 6.9(G) Lighting Standards; Sign Lighting** shall be replaced as follows: Illumination of Signs shall be regulated by *Article 6.17 Sign Standards*.

Section 3. **Article 6.17 Sign Standards** shall be replaced by **Exhibit A** of this Ordinance.

Section 4. **Article 10.11 Processes & Permits; Sign Permits** shall be amended as follows:

A. **Article 10.11(D) Signs Within a Floodplain:** Floodplain review shall be required for new Signs that involve significant filling, grading, or excavation within a Floodway, or that have the potential to affect flood flows.

Section 5. **Article 12.1 Definitions** shall be amended as follows:

A. Add new definition to read as follows:

1. **Awning:** A roof-like Structure, typically made of nonrigid materials, mounted above a storefront, window or door that projects from the Building wall and provides shelter from sun and rain.
2. **Canopy:** A permanent shelter composed of rigid materials that is supported partially or entirely from the exterior wall of a Building.

3. **Canopy, Freestanding:** A Structure having a roof supported by columns that is not supported by or otherwise integrally attached to the exterior wall of a Building.
4. **Commercial Message:** Any Sign, wording, or logo that directly names or advertises a specific business, proprietary product or service, or other commercial activity. A message intended to direct attention to a political candidate or election, or a political, social, religious, or community issue, idea, or viewpoint, and not intended to encourage a commercial transaction shall not be deemed a Commercial Message.
5. **Drive-through:** An accessory feature of an establishment including service units and stacking spaces that permits customers to receive services or obtain goods while remaining in or on a motor vehicle.
6. **Drive-through Lane:** The portion of a Drive-through accommodating a single line of vehicles. A Drive-through can contain multiple Drive-through Lanes.
7. **Election Season:** A period of time beginning sixty (60) days before and six (6) days after a general election, municipal election, primary election, school district election, or special election.
8. **Fascia:** Any broad, flat, horizontal surface, as the outer edge of a roof or Canopy.
9. **Mural:** A hand-formed image or design that is applied, affixed, or painted directly on a building or structure. A mural shall not include digitally printed vinyl, electronic display panels, or other mechanically produced images.
10. **Sign, Banner:** A Temporary Sign constructed of nonrigid material with or without a support frame.
11. **Sign, Blade:** A Sign extending from and oriented perpendicularly to the face or corner of a Building. Blade Signs are generally taller than they are wide with vertically oriented text and graphic elements.
12. **Sign, Canopy:** A Sign attached to, located on, or extending above the top of a Canopy.
13. **Sign, Drive-through:** A one-sided freestanding sign adjacent to and oriented towards a Drive-through Lane.
14. **Sign, Externally Illuminated:** A Sign illuminated by an independent light source aimed at the Sign for the purpose of illumination.
15. **Sign Face:** The area of a Sign on which the Sign Copy is placed or that draws attention to the sign.
16. **Sign, Freestanding Canopy:** A Sign located entirely on the Fascia of a Freestanding Canopy.

17. **Sign, Ground:** Any Sign whose primary support is permanently fixed within the ground. Ground Signs may include Monument Signs, Post Signs, and Pole Signs.
18. **Sign, Incidental:** A permanent Sign designed and located to be read by people within a specific site or development and generally not legible from external properties or rights-of-way. Examples include, but are not limited to, Signs indicating hours of operation, Signs on vending machines, ATMs, gas pumps, or retail kiosks, exterior display boards, tenant directory Signs, campus directional Signs, and other Signs intended to be read at close proximity
19. **Sign, Internally Illuminated:** A Sign illuminated by a light source that is contained within or concealed by the Sign structure, and Signs that are intrinsically formed by a light source; including but not limited to front-lit, halo-lit, reverse-channel letter, neon, and marquee bulb signs.
20. **Sign, On-Premises:** A Sign directing attention to a business, product, service, entertainment, or any other activity that is offered, sold, or conducted upon the Lot where the Sign is displayed.
21. **Sign, Post:** A Sign which is permanently fixed to the ground and supported by 1 (one) or more poles, posts, pillars, braces, or bases so that the bottom-most edge of the Sign face is less than six (6) feet above grade.
22. **Sign, Temporary:** A nonpermanent Sign intended for a limited time of display.
23. **Sign, Temporary Freestanding:** A freestanding Sign constructed of rigid materials intended to be displayed for a designated period. For the purposes of this definition, rigid materials shall include wood, aluminum, corrugated plastic, PVC board, and similar materials.
24. **Sign, Yard:** A Freestanding Temporary Sign constructed of rigid, lightweight, and/or non-durable materials.

B. Modify the following definitions as follows:

1. **Nonresidential Center:** A building or combination of buildings containing two (2) or more tenants, stores, service establishments, offices or other permitted Uses which are planned, platted, organized, or managed to function as a unified whole and shares one (1) or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a campus, Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.
2. **Sign:** Any name, identification, description, display, or illustration which is affixed to, painted on, or is represented directly or indirectly upon a Building, Structure, or Premises, and which conveys a Commercial Message. ~~display or device placed on a property in any~~

~~fashion which is designed, intended, or used to convey any identification, message or information other than an address number.~~

3. **Sign, Awning:** Any ~~advertising or display~~ Sign located on ~~any nonrigid material that extends from the exterior wall of a building and is supported by or attached to a frame~~ an Awning.
4. **Sign, Center:** ~~Advertising~~ A Sign used to identify a Nonresidential Center~~, which may include individual tenant advertising~~.
5. **Sign, Electronic:** A Sign or Sign component with a fixed or changeable display composed of a series of lights, including ~~but not limited to~~ light emitting diodes (LED), fiber optics, or other illumination devices within an electronic display panel that may be changed through electronic or mechanical means.
6. **Sign, Monument ~~(or Ground)~~:** A Sign which is permanently fixed to the ground by a structural base or other solid structural feature and constructed of a permanent material, such as brick or manufactured stone.
7. **Sign, Pole:** A Sign which is permanently fixed to the ground and supported by one (1) or more poles, posts, or braces ~~upon the ground, in excess of six (6) feet in height, not attached to or supported by any building.~~ so that the bottom-most edge of the Sign face is greater than six feet (6') above grade.
8. **Sign, Projecting:** A Sign ~~attached to a building or wall and extending laterally more than eighteen (18) inches from the face of a wall~~ mounted perpendicular to and extending away from a building face or wall. Projecting Signs are generally wider than they are tall with horizontally oriented text and graphic elements. The Sign board may be attached directly to a Building face or suspended from a bracket or frame.
9. **Sign, Sandwich Board:** A portable, On-Premises, Sign for display in front of a Building ~~business for the specific Use of advertising that business~~.
10. **Sign, Window:** A Sign that is applied to, ~~or~~ attached to, or painted upon the exterior or interior of a window or located in such a manner within a ~~b~~Building that it is intentionally visible from the exterior of the ~~b~~Building through a window, but ~~excludes~~ shall not include merchandise window displays, seasonal window paintings not containing a Commercial Message, or Murals covering a window.

C. Remove the following definitions as follows:

~~1. **Sign, Acreage For Sale:** A Sign announcing the sale, rental, or lease of land.~~

~~2. **Sign, Direction:** A Sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" Signs.~~

~~3. **Sign, Election:** A type of Temporary Sign defined in I.C. 36-1-3-11.~~

4. **Sign, Construction:** A Sign directing attention to construction upon a property where the Sign is displayed, and bearing the name, address, or other identifier of the contractor, subcontractor, architect and/or development team.

5. **Sign, Gas Price:** A Sign displaying only the price of gasoline.

6. **Sign, Home Construction or Home Remodeling Sign:** A Temporary Sign used to advertise business entities conducting remodeling or construction work activities on a given parcel during the period that remodeling or construction activities are taking place on the given parcel.

7. **Sign, Illuminated:** A Sign which has characters, letters, figures, designs, or outline illuminated by electric lights or luminous tubes as a part of the Sign property, or which is illuminated by reflectors.

8. **Sign, Interior Circulation:** A Sign intending to direct the safe flow of vehicular and pedestrian traffic and includes "enter," "exit," and "arrow" Signs. Interior Circulation Signs are not commercial way-finding Signs.

9. **Sign, Nonresidential Real Estate:** A Sign announcing the sale, rental, or lease of nonresidential property.

10. **Sign, Nonresidential Special Event:** A Temporary Sign for a nonresidential entity, including businesses, charitable organizations, or not-for-profit corporations, which advertises grand openings, customer-appreciation events, public gatherings, and other similar events as determined by the Director.

11. **Sign, Open House Directional:** A Temporary Sign used to advertise an open house and direct traffic to the house for sale.

12. **Sign, Pylon:** A Sign constructed upon the ground on a solid foundation with the Sign surface resting directly on top of such foundation and intended to identify multiple businesses.

13. **Sign, Real Estate:** A Sign announcing the sale, rental, or lease of real property.

14. **Sign, Residential Event:** A Temporary Sign utilized to advertise residential garage sales, yard sales, individual residential events, subdivision or neighborhood events and other similar events as determined by the Director.

15. **Sign, Residential Real Estate:** A Sign announcing the sale, rental, or lease of residential property.

16. **Sign, Special Event:** A Sign advertising or announcing a special community-wide event or activity conducted or sponsored by or on behalf of the City, Westfield- Washington Schools, a charitable organization or a not-for-profit corporation. A special community-

~~wide event or activity is one that occurs not more than twice in any twelve (12) month period and seeks to attract donations, participants or customers throughout the City.~~

17. ~~**Sign, Time and Temperature:** A Sign displaying only the current time and/or outdoor temperature.~~

Section 8. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2026.
WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 26-01 was delivered to the Mayor of Westfield

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-01

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO ORDINANCE 26-01

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by:
Lauren Gillingham-Teague, AICP
Senior Planner
City of Westfield, Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3175

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Lauren Gillingham-Teague

EXHIBIT A

6.17 Sign Standards

A. **Purpose and Intent:** The community wishes to establish Sign regulations for the design, placement, and maintenance of Signs which provide a reasonable and impartial means to permit communication, protect the public health, safety, and general welfare, minimize hazards to pedestrians and motorists along Streets and at intersections, enhance the aesthetic environment of the community, safeguard Property values, minimize possible adverse effects of Signs on nearby Property, protect public and private investment in Buildings and open space, and implement relevant provisions of the Comprehensive Plan as updated. The community wishes to balance expressive rights with the rights of the public to have uncluttered, safe, and attractive public Rights-of-way and sightlines. The responsible regulation of Signs will foster business opportunities and improve the quality of life in the community.

B. **Applicability:** This Article shall apply to all Signs in all Zoning Districts in the Jurisdiction of the Plan Commission, including but not limited to changes in Sign Copy. However, the owner of any Sign that is otherwise allowed by this Ordinance may substitute noncommercial copy in place of any other commercial or noncommercial copy without the issuance of a permit.

C. **Permits:** A Sign permit shall be required for all Signs unless otherwise exempted herein. The Director shall have the authority to review and decide upon Sign permit applications. See *Article 10.11 Sign Permits*. If the proposed Sign plan complies with the requirements of this Ordinance, then a Sign permit shall be issued within twelve (12) business days of receipt of a complete Application.

D. **Sign Calculation Standards:**

1. Sign Area: Sign Area shall be computed as the smallest continuous perimeter enclosing the extreme limits of the Sign Copy, including all background area figures and letters. The perimeter shall not include any structural elements lying outside the limits of the Sign which are not part of the information, visual attraction, or symbolism of the Sign.

FIGURE 6.17(A): SIGN AREA

2. Sign Height: Sign Height shall be measured from the finished grade of the ground immediately beneath the Sign to the highest point of the Sign or Sign Structure. If the Sign is located on an artificial earthen berm, the Sign Height is measured from the highest point of the Sign to the base of the berm.
3. Sign Area Allocation: For the purposes of calculating Sign Area Allocation, the Building Façade shall include canopies, marquees, and other permanent building projections, but shall not include Awnings. Unless otherwise stated, the Sign Area Allocation shall be divided between all permitted Signs, including legally established nonconforming Signs.
4. Rights-of-way: For the purposes of this Article, the term "public Right-of-way" shall include public Streets, Private Streets, and circulation drives internal to Nonresidential Centers, but shall not include public paths or trails.
5. Absolute Minimum & Maximum Sign Area: In no instance shall a permitted nonresidential Use or in-line tenant be allocated less than twenty-five (25) square feet of Sign Area, nor shall any permitted nonresidential Use or tenant be permitted to display more than five hundred (500) square feet of Sign Area.

E. **Prohibitions:** The following shall be prohibited:
1. Signs or Sign Structures similar in coloring, shape, function, or location; or which resemble, conflict with, or may be confused with any approved traffic-control Sign or device.
2. Signs that create a safety hazard for vehicles or pedestrians, as determined by the Department of Public Works.
3. Signs placed in any Right-of-way, except publicly owned traffic-control and transit Signs, informational, identification, directional Signs, and temporary Signs, as regulated by this Article.
4. Pole Signs.
5. Off-premises Signs; except as otherwise permitted by this Article.
6. Display of ribbons, streamers, spinners, feather flags, balloons, or inflatable Signs.
7. Signs that project into the Right-of-way; except for Projecting Signs and Blade Signs as otherwise permitted by this Article.
8. Signs mounted on a roof or that extend above an eave or parapet of a Building Façade; except as otherwise permitted by this Article.
9. Signs that revolve, flash, blink, swing or appear to move.
10. Signs affixed to trees, fence posts, utility poles or other support Structures.
11. Signs placed on a vehicle or trailer which is then parked or positioned for the primary purpose of displaying the Sign.
12. Temporary Signs with Electronic Sign or manual changeable copy components.

F. **Sign Installation and Maintenance:**
1. Maintenance and Repair:

a. All Signs and Sign Structures shall be kept and maintained in a good state of repair and in a safe condition at all times. Maintenance and repair shall include, but not be limited to:
    i. The replacement of defective parts.
    ii. The replacement of missing or damaged Sign panels, supports or other components and parts.
    iii. Cleaning Sign and Sign structure components.
    iv. Repainting Sign and Sign structure components.
b. A Sign or Sign Structure may be taken down or removed for up thirty (30) days for the purposes of maintenance and repair.

2. Abandoned Signs:
    a. Sign Copy shall be removed by the Property Owner or lessee of a site upon which the Sign is located within three (3) months of the associated business or service ceasing operations on the premises.
    b. Legal Conforming Signs with copy removed may remain for up to twenty-four (24) months provided that the Sign structure is maintained pursuant to this Article.
    c. Legal Nonconforming Sign with copy removed may remain for up to six (6) months. After which time, the Sign shall be considered abandoned and lose Legal Nonconforming Status in accordance with *Article 9.6 Nonconforming Signs*.
    d. For purposes of this section, "operation" refers to the activity occurring on the Property and not to the mere generation of income for the Property Owner, or the intentions of the Property Owner or any tenant or sub-tenant.
3. Sign Panel Replacement: The replacement of tenant panels within a Ground Sign or Wall Sign shall not require a Sign permit.
4. Setbacks: All Signs shall be a minimum distance of five (5) feet from all Property Lines. Internally-Illuminated Signs for Nonresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential Use or District.
5. Lines of Sight: All Signs shall comply with *Article 6.19 Vision Clearance Standards*.

G. **Sign Lighting:** Permanent Signs may be illuminated as follows. Otherwise, illumination standards for each Sign type shall be as outlined in Section J of this Article.
1. General Standards:
    a. All external Light Fixtures used to illuminate an outdoor Sign shall be Fully Shielded and oriented to direct all light output towards the Sign surface and away from adjacent lots and Rights-of-way.
    b. Illuminated Signs for Nonresidential Uses shall be setback a minimum distance of twenty-five (25) feet from any Residential Use or District.
    c. Lighting shall not flash, blink, or otherwise give the appearance of movement.
    d. Gaseous or LED neon tubing may be used to illuminate, outline, or form individual letters, symbols, or stylistic elements of a Sign only if integrated with a non-illuminated background or support frame.

e. The illumination of, or light produced by, any Sign shall not increase nighttime ambient lighting conditions by more than 0.3 Foot-candles as measured at a distance recommended by the International Sign Association relative to the Sign's size. Ambient light monitors and automatic level controls shall be used to automatically reduce the brightness of the Sign at night and under cloudy or darkened conditions.

2. Residential Districts: Ground Signs in Agricultural and Single-family Districts shall not be Internally Illuminated.

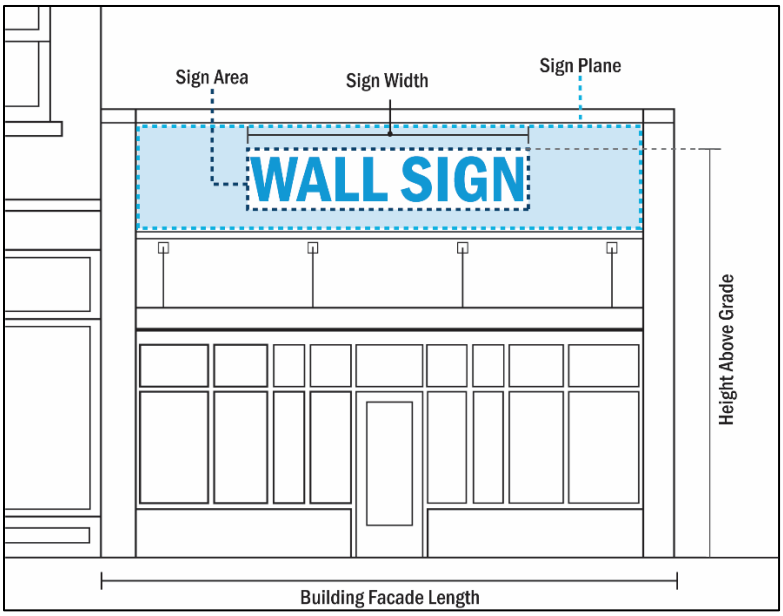
H. **Electronic Signs:** Signs with electronic display components shall comply with the following:
   1. Except as otherwise permitted by this article, Electronic Sign components shall be limited to Monument Signs for Nonresidential uses.
   2. The entire electronic display area of an Electronic Sign component shall count toward the permitted Sign Area, as applicable to the type of Sign (e.g., Monument Sign) and as permitted in this Article.
   3. The maximum height of any letter, number or character shall be twenty (20) inches.
   4. The combined area of all Electronic Sign components shall not exceed fifty percent (50%) of the Sign Area of the Sign on which it is located or sixty (60) square feet, whichever is less.
   5. The effects or use of moving, flashing, blinking, animation, scrolling, twirling or other similar effects (including video) are prohibited.
   6. Any image or message shall have a static display for a minimum duration of fifteen (15) seconds.
   7. Changes of image shall be instantaneous as seen by the human eye and shall not use fading, rolling, window shading, dissolving or similar effects as part of the change.
   8. Signs with Electronic Sign components are considered to be Internally Illuminated.

I. **Murals:** Art Murals shall comply with the following:
   1. A permit is not required to erect, maintain, alter, or enlarge an art Mural that contains no Commercial Message.
   2. Acknowledgement Panel: Murals may include an acknowledgement panel with the names or logos of art sponsors. This panel shall adjoin the bottom edge of the mural and shall not exceed two (2) square feet in area. Such acknowledgement panel shall not be classified as a Commercial Message.
   3. Murals with a Commercial Message:
      a. Any Mural containing a direct Commercial Message, as defined by this Ordinance, shall be considered a Wall Sign and deduct from a Building's Sign Area Allocation.
      b. Sign Area: For the purposes of calculating Sign Area, the Sign Area shall be limited to the extent of the Commercial Message and shall not include any noncommercial illustrations or designs that may be present in the Mural.

J. **Permanent Signs Requiring a Sign Permit:** The following Signs shall require a Sign Permit:

1. Wall Signs: All Wall Signs shall comply with the following unless otherwise stated in this Article:
    a. Location: Shall be located within the Sign Plane and shall not substantially obscure any architectural enhancements or features (e.g., brick detailing, changes in materials) of the Building Façade.
    b. Sign Plane: Shall not exceed fifty percent (50%) of the Sign Plane.
    c. Maximum Sign Area: Under no circumstances may a single Wall Sign exceed three hundred (300) square feet.
    d. Illumination: May be Internally or Externally Illuminated.
    e. Exposed raceways shall be finished to match the background wall or be integrated into the overall design of the Sign.

FIGURE 6.17(B): WALL SIGN

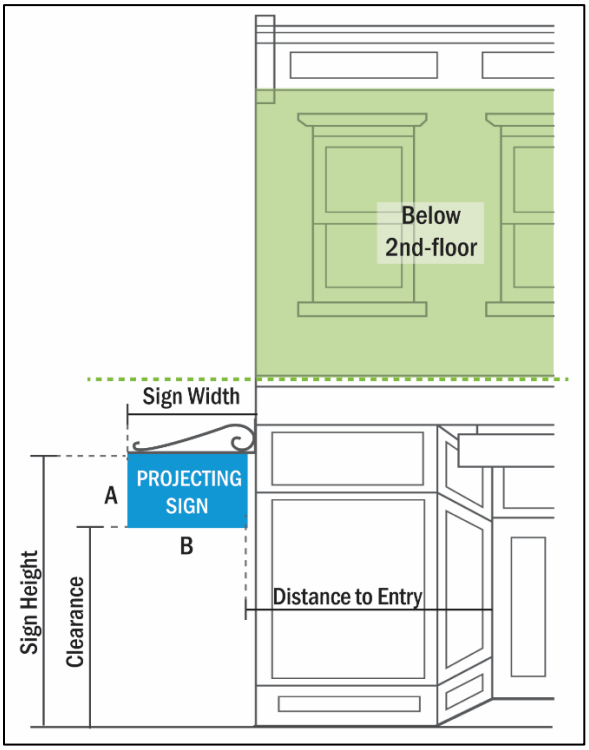


2. Projecting Signs: All Projecting Signs shall comply with the following unless otherwise stated in this Article:
    a. Location: Projecting Signs shall be generally located on the ground floor of a Building and within eight (8) feet of a public entrance.
    b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet above grade when measured from the bottom of the Sign, and a minimum horizontal clearance of two (2) feet from the back of a curb.
    c. Maximum Height Above Grade: The top of the Sign Board shall not exceed the bottom of the second story windows or sixteen (16) feet above grade, whichever is less.
    d. Maximum Sign Width: Shall not extend more than five (5) feet from the face of the Building.
    e. Maximum Sign Area: Unless otherwise stated in this Article, a Projecting Sign shall not exceed twelve (12) square feet.

f. A Projecting Sign may extend from a Building corner when adjoining an intersection. The Sign Area shall subtract from the Sign Area Allocation of both Facades.

g. Illumination: The Sign may be Externally Illuminated by a fixture located on top of or above the sign structure. Individual letters, symbols, and stylistic elements of a Sign may be Internally Illuminated if integrated with a non-illuminated background or support frame. Internally illuminated light boxes or cabinet signs are prohibited.

FIGURE 6.17(C): PROJECTING SIGN

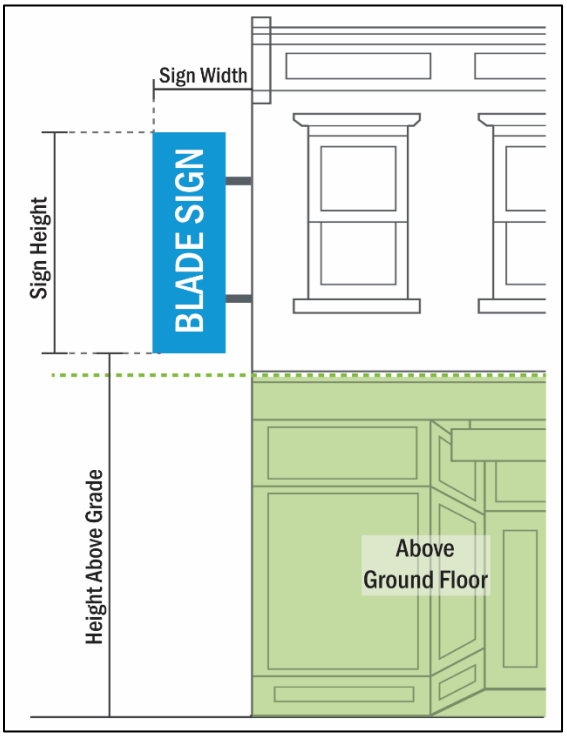


3. Blade Signs: All Blade Signs shall comply with the following unless otherwise stated in this Article:
   a. Location: Blade Signs shall be located above the ground floor of a Building, but shall not extend above the roofline.
   b. Quantity: Not to exceed one (1) per Building.
   c. Minimum Height Above Grade: The bottom of the Sign shall be located at or above the bottom of the second story windows or sixteen (16) feet above grade, whichever is greater.
   d. Maximum Sign Height: The height of the Sign shall not exceed sixty percent (60%) of the total height of the Building Façade above the ground floor when measured from the second-story finished floor elevation to the eaves of the roofline or the bottom of the parapet, not to exceed twenty-five (25) feet.
   e. Maximum Sign Width: Shall may not extend more than five (5) feet from the face of the Building.
   f. Maximum Sign Area: Seventy-five (75) square feet.
   g. Must be located at least twenty-five (25) feet from any other Blade Sign.

h. A Blade Sign may be located on a Building corner when adjoining an intersection; in such case the Sign Area shall subtract from the Sign Area Allocation of both Facades.

i. Illumination: Individual letters, symbols, and stylistic elements of a Sign may be Internally Illuminated if integrated with a non-illuminated background or support frame. Internally illuminated light boxes or cabinet signs are prohibited.

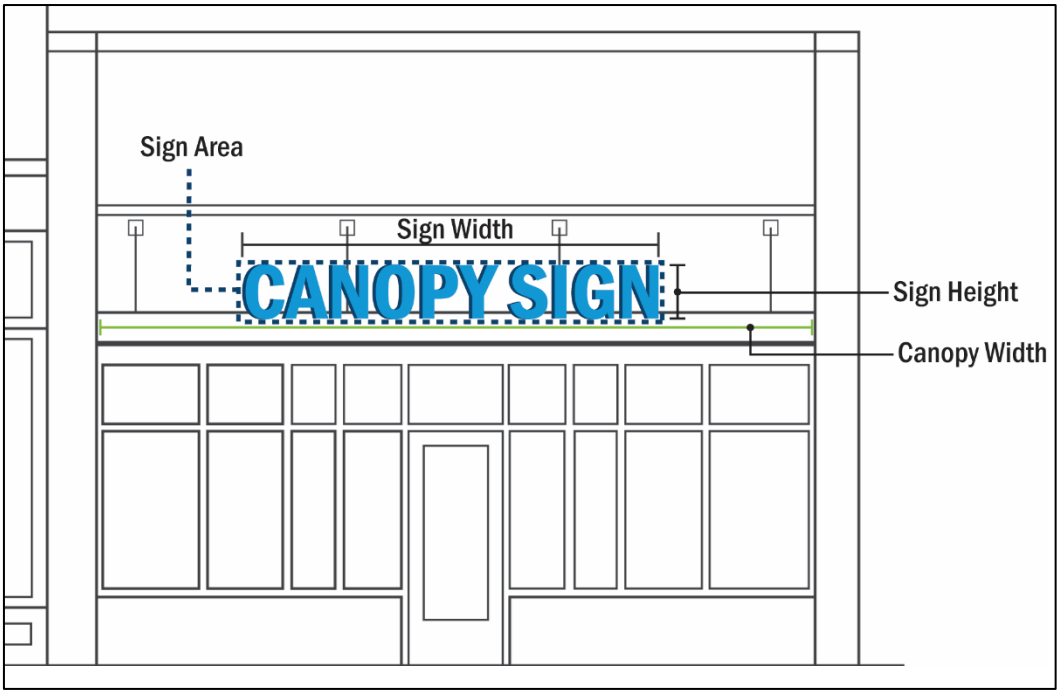
FIGURE 6.17(D): BLADE SIGN



4. Under Canopy, Canopy, and Freestanding Canopy Signs: Signs attached to Canopies shall comply with the following unless otherwise stated in this Article:
   a. Under Canopy Signs:
      i. Location: Shall be attached to and located entirely under a canopy or roof overhang.
      ii. Quantity: Shall not exceed one (1) per public entrance per tenant.
      iii. Clearance: Shall maintain a minimum vertical clearance of eight (8) feet when measured from the bottom of the sign.
      iv. Maximum Sign Area: Shall not exceed two and a half (2.5) square feet.
      v. Under Canopy Signs shall not deduct from a tenant's Sign Area allotment.
      vi. Illumination: Shall not be separately illuminated.
   b. Canopy Signs:
      i. Location: May be located on, above, or below the Canopy Fascia, but may not extend above a roofline or eave.

ii. Quantity: Shall not exceed one (1) per public entrance.
iii. Maximum Sign Width:
  (a) Ninety percent (90%) of the tenant's Canopy length if fourteen (14) feet or less.
  (b) Seventy percent (70%) of the tenant's Canopy length if greater than fourteen (14) feet.
iv. Maximum Sign Height: Two (2) feet.
v. Maximum Sign Area: Seventy (70) square feet.
vi. Signs extending above or below a Canopy shall be raceway or pin mounted. Cabinet signs are not permitted.
vii. Illumination: May be Internally or Externally Illuminated.

FIGURE 6.17(E): CANOPY SIGN



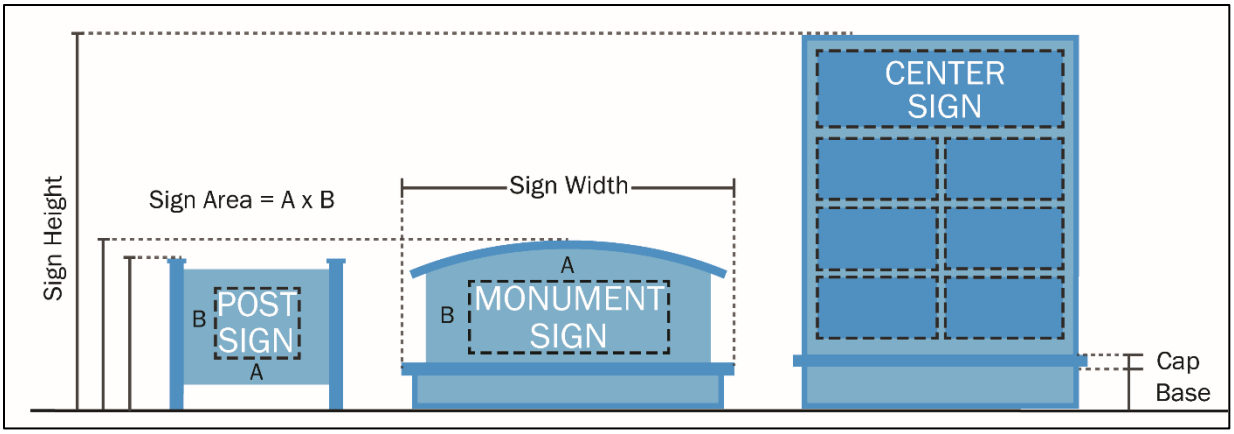
c. Freestanding Canopy Signs:
  i. Quantity: Not to exceed one (1) per Street frontage.
  ii. Maximum Sign Width: Twenty-five percent (25%) of the length of the Fascia.
  iii. Maximum Sign Height: Eighty percent (80%) of the height of the Fascia.
  iv. Maximum Sign Area: Thirty (30) square feet.
  v. Illumination: May be Internally or Externally Illuminated.

5. Awning Signs: Signs printed on Awnings shall comply with the following:
  a. Location: Shall be located on first-story awnings only.

b. Clearance: Sign shall maintain a minimum vertical clearance of eight (8) feet when measured from the lowest point of the Awning and a horizontal clearance of two (2) feet from the back of a curb.
c. Quantity: Not to exceed one (1) per Awning face.
d. Maximum Sign Width: Seventy-five percent (75%) of the length of the applicable Awning face.
e. Maximum Sign Height: Text and graphics may not exceed two (2) feet in height on the front and side valances
f. Maximum Sign Area: Signs on the sloped plane may not exceed fifty percent (50%) of the area of the plane.
g. Illumination: May be externally illuminated by a fixture located above the awning structure. Backlit awnings are not permitted.

6. Ground Signs: Ground Signs shall be limited to Monument Signs and Post Signs. All Ground Signs shall comply with the following unless otherwise stated in this Article:
    a. General Standards:
        i. Quantity: One (1) per Lot.
        ii. Maximum Sign Area: Sixty (60) square feet per Sign Face. Sign caps and bases shall not be used for tenant display purposes and shall not count towards the Sign Area calculation.
        iii. Maximum Sign Width: Twelve (12) feet.
        iv. Illumination:
            (a) Nonresidential Districts: Ground Signs within Nonresidential Districts may be Internally or Externally Illuminated.
            (b) Residential Districts: Ground Signs within Residential Districts may only be Externally Illuminated.
    b. Post Signs: In addition to standards generally applicable to Ground Signs, Post Signs shall comply with the following:
        i. Maximum Sign Height: Six (6) feet.
        ii. Sign Posts: Wood posts shall be painted, finished, or sealed. All Sign posts shall be topped with a decorative cap.
    c. Monument Signs: In addition to standards generally applicable to Ground Signs, Monument Signs shall comply with the following:
        i. Maximum Height: Nine (9) feet. Total aggregate Sign cap and base height shall not exceed three (3) feet.
        ii. Sign Base: Monument Signs shall incorporate a sign base consisting of Masonry Materials matching or complimenting the color, texture, or theming of the development. The Sign base shall have a minimum height of six (6) inches and a minimum cap height of two (2) inches. The width of the Sign base shall be at least eighty (80) percent of the entire width of the Sign Board.
        iii. Landscaping: Landscaping shall be provided around the base of a Monument Sign.
    d. Pole Signs: Pole Signs are prohibited.

FIGURE 6.17(F): GROUND SIGN TYPES



7. Window Signs: All Window Signs shall comply with the following unless otherwise stated in this Article:
    a. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed 25% of the cumulative window area of the building or tenant space per facade.
    b. Illumination:
        i. Nonresidential Uses shall be permitted one (1) Internally Illuminated Window Sign, not to exceed three (3) square feet. The Sign may be illuminated only during operating hours, and shall not flash, blink, or otherwise give the appearance of movement.
        ii. Internally Illuminated Signs in excess of three (3) square feet shall be considered Wall Signs and subject to the applicable Wall Sign standards.

K. **Residential Signs:**
1. Subdivision Signs: Single-family and Multi-family subdivisions shall be permitted signage as follows. Ground Signs and Entrance Features shall be located within a platted Common Area or Subdivision Sign Easement.
    a. Primary Subdivision Entrances:
        i. Ground Signs:
            (a) Quantity: One (1) Ground Sign or entrance feature per entrance into a subdivision from an External Street.
            (b) Maximum Sign Height: Nine (9) feet not including the Sign cap, if provided.
            (c) Maximum Sign Area: Thirty-two (32) square feet. All sides of a Sign shall deduct from the Sign Area Allocation.

ii. Entrance Features Incorporating Signage:
(a) In lieu of a Ground Sign, up to two (2) separate Sign display areas may be directly incorporated into a larger decorative entrance feature such as a wall, decorative fence, fountain, raised planting bed, or similar structure located on one or both sides of a development entrance.
(b) Quantity: One (1) Entrance Feature or Ground Sign per entrance into a subdivision from an External Street.
(c) Maximum Height: The entrance feature may not exceed fifteen (15) feet in height. The maximum height may be increased for entrance features designed to overhang a vehicular entrance, such as timber beams or a covered gate. Any increase to the maximum height shall be subject to Director discretion.
(d) Maximum Sign Area: The total area of the identification portion(s) of the entrance feature may not exceed fifty (50) feet.

b. Secondary Subdivision Entrances:
i. Any entrance into a subdivision not from an External Street shall be considered a secondary entrance. Examples include:
(a) An entrance into a Subdivision from a Local Street,
(b) An entrance into a distinct area or section within a larger Subdivision, or
(c) An entrance into a Subdivision from an external pedestrian path or trail.
ii. Quantity: One (1) Ground Sign per secondary entrance.
iii. Maximum Sign Height: Six (6) feet or nine (9) feet if incorporating Sign base and Sign cap features.
iv. Maximum Sign Area: Sixteen (16) square feet.

c. Wall Signs: Shall not exceed four (4) square feet.

2. Mixed-Use Residential Building Signs: Residential Uses in mixed-use Buildings shall be permitted Wall Signs and Blade Signs as follows:
a. Quantity: Each Building shall be permitted either two (2) Wall Signs or one (1) Wall Sign and one (1) Blade Sign.
b. Sign Area: The total Sign Area Allocation permitted shall be one-half (.5) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. Signs shall only be located on the Building Façade from which the Sign Area Allocation was derived.
c. Maximum Sign Area: Wall Signs may not exceed one hundred and twenty (120) square feet per Sign.
d. Location: With the exception of Blade Signs extending from the corner of a Building, the Signs shall not be located on the same frontage.
e. Signs for nonresidential tenants of mixed-use Residential Buildings shall be regulated per the Nonresidential Center standards set forth in this Article.

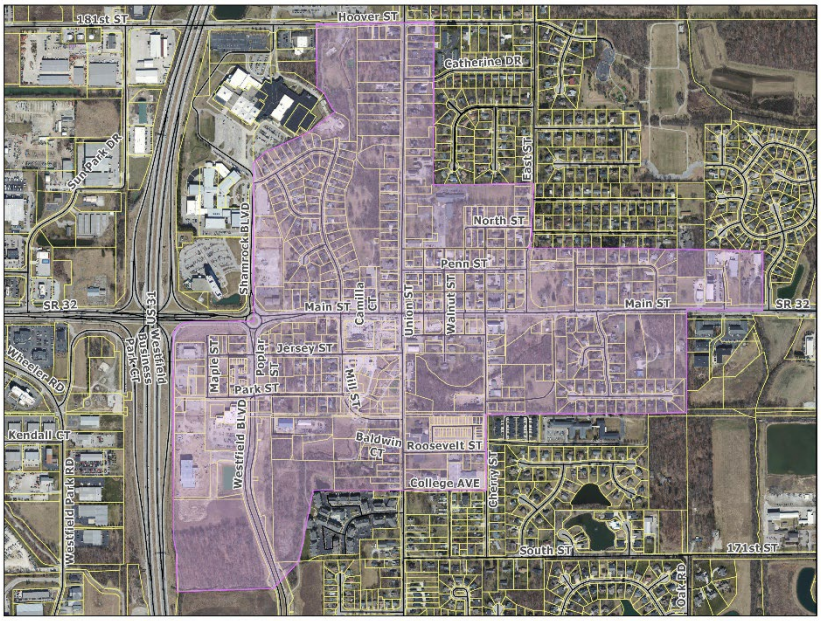
f. Signs for parking garages shall be regulated per the standards set forth in this Article.

3. Home Business Signs:
   a. Home Businesses shall be permitted one (1) Sign per Dwelling not to exceed four (4) square feet in total Sign area.
   b. Home Business Signs shall only be affixed to a wall or door of the Structure containing the business.

L. **Nonresidential Signs:**

1. Individual Nonresidential Signs: All Individual Nonresidential Uses, including permitted Nonresidential Uses in Residential Districts, shall be permitted Ground Signs, Wall Signs, Awning Signs, Canopy Signs, Blade Signs, Projecting Signs, and Window Signs as set forth below, unless otherwise permitted by this Article. Outlots of Nonresidential Centers are not considered individual Uses and shall be regulated as set forth in the Nonresidential Center Sign standards section of this Article.
   a. Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way.
2. Parking Garage Signs: All parking garages, including garages integrated within a larger Building, shall be permitted signage as follows:
   a. Quantity: One (1) Projecting Sign and one (1) Wall Sign per vehicular entrance.
   b. Maximum Sign Area:
      i. Wall Sign: Thirty-five (35) square feet
      ii. Projecting Sign: Thirty-two (32) square feet
   c. Electronic Sign Components:
      i. Parking garages with spaces open to the public shall be permitted one (1) additional Wall Sign or Ground Sign per vehicle entrance. This sign must include (1) or more Electronic Sign components.
      ii. The Sign shall not exceed fifteen (15) square feet, and the electronic display area of each individual Electronic Sign component shall not exceed one (1) square foot.
   d. Parking garage signage shall not count towards or against the Sign Area Allocation of an integrated or connected Building.
3. Downtown Signs: All Nonresidential uses within the geographic area identified in FIGURE 6.17(G): DOWNTOWN AREA shall be permitted Post Signs, Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Window Signs, and Projecting Signs as set forth below:

FIGURE 6.17(G): DOWNTOWN AREA



a. Sign Area: The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade fronting on a public Right-of-way. The Sign Area Allocation shall be divided between all permitted and legally established Nonconforming Signs.
b. Wall Signs:
    i. Quantity: One (1) per tenant per dedicated public entrance, not to exceed two (2) Signs per tenant.
    ii. Maximum Sign Area: Twelve (12) square feet.
c. Post Signs:
    i. Quantity: One (1) per lot.
    ii. Maximum Sign Area: Fifteen (15) square feet; Multi-tenant buildings shall be permitted an additional five (5) square feet per tenant, not to exceed a total of thirty (30) square feet per Sign Face.
    iii. Maximum Sign Height: Six (6) feet.
d. Projecting Signs:
    i. Quantity: One (1) per tenant per public entrance.
    ii. Maximum Sign Area: Not to exceed six (6) square feet.
    iii. Suspended-style Projecting Signs are encouraged in the Downtown area. Sign brackets shall be decorative in nature.
e. Window Signs:
    i. Location: Shall be located only on windows at the pedestrian grade.

ii. Maximum Sign Area: The aggregate area of all Window Signs, including Internally-Illuminated Signs, shall not exceed 25% of the total window area of the building or tenant space.
iii. Maximum Coverage: Signage shall not cover more than fifty (50) percent of a single window.
iv. Signs shall greater than four (4) square feet shall be etched, painted, or otherwise permanently affixed to the window.

f. Illumination: Signs may be illuminated as permitted by this Article. Internally Illuminated Signs shall be reverse channel or halo-lit only; front lit Signs are not permitted. Wall-mounted or sign-mounted lighting fixtures for Externally Illuminated Signs shall be decorative in nature.
g. Signs for parking garages shall be regulated per the Parking Garage standards set forth in this Article.

4. Nonresidential Center Signs: All multi-tenant developments shall be permitted Signage as follows:
   a. Sign Plan: A Sign plan shall be submitted for a Nonresidential Center prior to receiving the first Sign permit for the center or a center tenant. The Sign plan shall include:
      i. A site plan, to scale, depicting the location of all permanent Signs.
      ii. Building elevations, to scale, depicting the approximate location of all Wall, Awning, Canopy, Under Canopy, and Projecting Signs.
      iii. Description of uniform lighting method (for example: reverse channel, channel, panel, exterior above, or exterior below lighting).
      iv. Landscape Plan for all Monument Signs.
   b. Monument Signs: Nonresidential Centers shall be permitted Monument Signs as follows:
      i. Center Sign: Shall be permitted one (1) per Nonresidential Center not to exceed the following:
         (a) Nonresidential Centers less than ten (10) acres in size (not including public Rights-of-way): Nine (9) feet in Sign Height and sixty (60) square feet of Sign Area per Sign Face.
         (b) Nonresidential Centers ten (10) to fifteen (15) acres in size (not including public Rights-of-way): Fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area per Sign Face.
         (c) Nonresidential Centers greater than fifteen (15) acres in size (not including public Rights-of-way): Twenty-five (25) feet in Sign Height and two hundred and fifty (250) square feet of Sign Area per Sign Face.
      ii. Entrance Signs: In addition to a center Monument Sign, Nonresidential Centers shall be permitted one (1) Entrance Monument Sign per entrance into the Nonresidential Center from an External Street, not to

exceed six (6) feet in Sign Height and thirty (30) square feet of Sign Area per Sign Face.

c. In-Line Tenant Signs: All in-line tenants, including those within multi-story nonresidential buildings or mixed-use residential buildings, shall be permitted shall be permitted Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Projecting Signs, and Window Signs as set forth below. In-line tenants shall not be permitted individual Ground Signs.
    i. Sign Area Allocation:
        (a) Front Façade: Two (2) square feet of signage of each linear foot of the tenant's front Building Façade. All in-line tenants shall have only one (1) front façade, that being the Building Façade with the tenant's primary public entrance.
        (b) Side & Rear Façades: One (1) square foot of signage for each linear foot of the tenant's side or rear Building Façade.
        (c) In the event that it is unclear how much of a Building Façade can be claimed by each tenant, the Sign Area Allocation shall be divided evenly among the number of In-Line tenants.
    ii. Location: Signs shall be located on the Building Façade from which its Sign Area Allocation was derived.
    iii. Sign Area: Under Canopy and Projecting Signs not exceeding three (3) square feet shall not subtract from the Sign Area Allocation.
    iv. Sign Height: Wall Signs for In-line Tenants within multi-story Buildings may be located above the ground floor but shall not exceed twenty-six (26) feet above grade.
d. Multi-Tenant Building Signs: Buildings containing one (1) or more nonresidential tenants without a storefront or dedicated public entrance shall be permitted Wall, Awning, Blade, and Projecting Signs as set forth below:
    i. Quantity: Each Building shall be permitted signage as per the following chart, not to exceed four (4) Signs in total. Permitted Signs may be placed on any Building Façade, but no single tenant shall be permitted more than one (1) Sign on a single Building Façade.

Chart: Multi-Tenant Building Signage

Length of Building Frontage	Number of Signs Allowed
0 to 199 feet	1
200 to 399 feet	2
400 feet or greater	3

    ii. Sign Area Allocation:
        (a) One & Two-story Buildings: One (1) square foot of signage per linear foot of Building Façade adjacent to a Public Right-of-

way or internal drive providing circulation through the Nonresidential Center.

(b) Three-story or Greater Buildings: Two (2) square feet of signage for each linear foot of Building Façade adjacent to a Public Right-of-way or internal drive providing circulation through the Nonresidential Center.

(c) The Sign Area Allocation shall not be used to increase the Sign Area Allocation of an In-line Tenant, if present.

i. Location: Wall Signs shall be located at or near the top edge of the Building Façade and distributed across the facade symmetrically, evenly, or in a manner that aesthetically compliments the design of the Building Façade.

ii. Building Identification: In addition to the Signage above, one (1) nonilluminated Wall, Canopy, Awning Sign, or transom window Sign shall be permitted per patron entrance for the purposes of building identification, not to exceed six (6) square feet.

e. Outlot Building Signs: Outlot Buildings shall be permitted Wall Signs, Awning Signs, Under Canopy Signs, Canopy Signs, Projecting Signs, and Blade Signs in accordance with the following:

i. Sign Area Allocation: All Outlots shall be permitted one (1) square foot of Sign Area per one (1) linear foot of Building Façade fronting a Public Right-of-way or an internal drive providing circulation through a Nonresidential Center.

ii. Location: Signs may be located on any Building Façade regardless of the Building Façade from which the Sign Area Allocation was derived.

iii. Outlots within Nonresidential Centers shall not be permitted individual Ground Signs.

5. Drive-through Signs: Buildings containing a Drive-through shall be permitted Drive-through Signs in accordance with the following:

a. Quantity: One (1) primary Sign and one (1) secondary Sign shall be permitted per Drive-through lane. These Signs shall be permitted in addition to other Signs permitted by this Article and the Sign Area shall not deduct from the Building's Sign Area Allocation.

b. Sign Area and Height:

i. Primary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of forty (40) square feet.

ii. Secondary Signs shall have a maximum Sign Height of six (6) feet with a maximum Sign Area of fourteen (14) square feet.

c. Primary and secondary Signs shall have a Sign base matching or architecturally compatible with the primary exterior Building material.

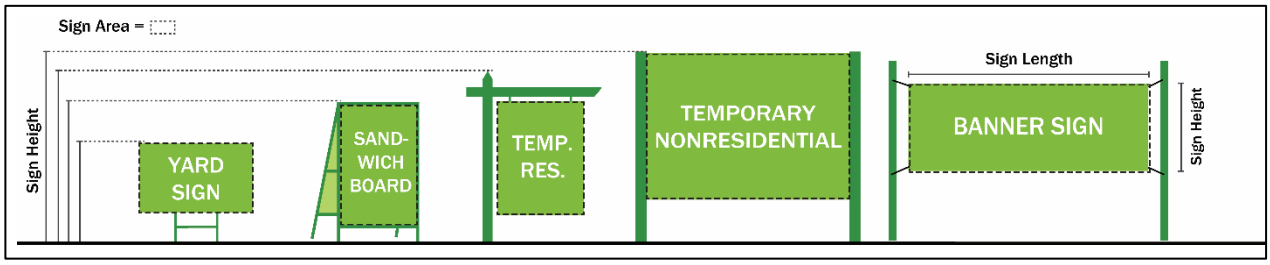
d. Both Signs may utilize digital Sign panels in accordance with the Electronic Sign standards of this Article.

6. Gasoline Service Stations: Individual Nonresidential Sign standards shall apply to Gasoline Service Stations, except as modified below:

a. Fuel Canopies: Signage for Canopies associated with Gasoline Service Stations shall be regulated as per the Freestanding Canopy Sign Standards set forth in this Article, except as modified below:
   i. Quantity: One Sign (1) per Street Frontage, not to exceed one (1) Sign per side.
   ii. Maximum Sign Area: Fifteen (15) square feet per Sign.
b. Electronic Signs:
   i. Gasoline Service Stations shall be permitted one (1) Monument Sign, which may include Electronic Sign components.
   ii. For Gasoline Service Stations in Nonresidential Centers, Electronic Sign components shall be permitted on two (2) Monument Signs if the Signs are located on separate Street frontages or at least four hundred (400) feet apart.
   iii. Electronic Sign components are not permitted on fuel canopy.

M. **Temporary Signs Requiring a Sign Permit:** The following Signs shall require a Sign Permit but shall not count against the Property's Sign Area Allocation:
1. Banner Signs:
   a. Quantity: One (1) per Use, per Street Frontage.
   b. Maximum Sign Area: Thirty-two (32) square feet.
   c. Maximum Sign Height: Eight (8) feet.
   d. Maximum Sign Length: Ten (10) feet.
   e. Frequency: Shall be limited to fifteen (15) consecutive days per quarter.
2. Temporary Freestanding Sign for Nonresidential Uses:
   a. Quantity: One (1) per Lot.
   b. Maximum Sign Area (per side): Thirty-two (32) square feet per Sign Face.
   c. Maximum Sign Height: Eight (8) feet.
   d. Maximum Sign Length: Ten (10) feet.
   e. Duration: Six (6) months. The Sign Permit can be extended one (1) time for an additional 6 months. Upon expiration of the extension, a new application will be required.

FIGURE 6.17(H): TEMPORARY SIGN TYPES



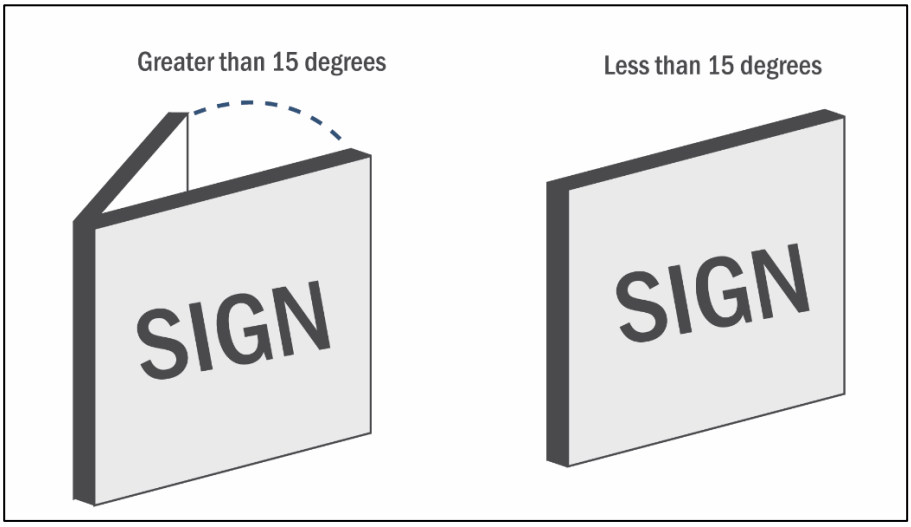
N. **Signs Not Requiring a Permit:** The following Signs do not require a Sign Permit and do not deduct from a Property's Sign Area Allocation.
1. Address numbers.
2. Flags.

3. Regulatory devices and postings required by any governmental body, statute, or ordinance.
4. Historic or memorial markers placed under the authority or with the authorization of the local, state, or federal government.
5. Signs located within a stadium, athletic field, outdoor shopping center, or public plaza that are designed and placed so as to be viewable primarily by persons within the site.
6. Temporary Window Signs.
7. Incidental Signs not exceeding three (3) square feet in area.
8. Signs placed directly onto a licensed and operable motor vehicle or trailer operating in the normal course of business provided that a vehicle or trailer is not parked or positioned solely for advertising purposes.
9. Murals and painted window displays not containing a Commercial Message.
10. On-premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Thirty (30) days.
11. Off-Premises Yard Signs:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Five (5) days.
12. Temporary Freestanding Sign for Residential Uses:
    a. Quantity: One (1) per Use, per Street Frontage.
    b. Maximum Sign Area: Six (6) square feet per Sign Face.
    c. Maximum Sign Height: Three (3) feet.
    d. Duration: Six (6) months.
13. Sandwich Board Signs:
    a. General:
        i. Maximum Sign Area: Six (6) square feet per Sign Face.
        ii. Maximum Sign Height: Three (3) feet.
        iii. Maximum Opening Depth: Three and one-half (3.5) feet when measured from the outside of a Sign support and/or Sign face.
        iv. Support: Shall have a weighted base support to ensure Sign stability.
        v. Signs shall not include Electronic Sign or changeable copy components.
    b. Residential Uses:
        i. Quantity: One (1) per Street Frontage.
        ii. Duration: Seven (7) days.
    c. Nonresidential Uses:
        i. Quantity: One (1) per individual Nonresidential Use.
        ii. Location: Signs shall only be placed within ten (10) feet of, and directly in front of, a Building Façade having a public entrance.

iii. Timing: Signs can only be present when the associated business is open and must be removed at the end of each business day.

14. Temporary Signs During Election Season: In compliance with Indiana Code 36-1-3-11, Temporary Signs shall be permitted as follows during Election Season, a period of time beginning sixty (60) calendar days before an election and ending six (6) days after an election:
    a. Maximum Sign Area: Thirty-two (32) square feet.
        i. If a Sign consists of two (2) faces, only the surface area of one (1) of the faces is considered if the following apply:
            (a) The faces are mounted back to back
            (b) The measure of the angle between the faces is not more than fifteen (15) degrees.
    b. Location: Signs shall not be located within a public Right-of-Way, Vision Clearance Triangle, or in a manner that impairs lines of sight for vehicles or pedestrians.
    c. A Sign permit is not required for Temporary Signs placed during Election Season, but may be required for Signs remaining past the end of the Election Season.

FIGURE 6.17(I): ANGLE BETWEEN FACES



Petition Number:	2601-PUD-02
Project Name:	WWS PUD Amendment (Ord. 26-02)
Subject Site Address:	Generally located at northeast corner of SR 32 & Centennial Road (the "Property")
Petitioner:	Westfield Washington Schools, represented by Church Church Hittle + Antrim (the "Petitioner")
Request:	Westfield Washington Schools represented by Church Church Hittle + Antrim requests an amendment to the WWS Planned Unit Development (PUD) to modify landscaping requirements, add in additional Real Estate, and modify & update the concept plan on 97 acres +/- within the WWS PUD District.
Current Zoning:	WWS PUD District (Ord. 22-62)
Current Land Use:	Vacant / Under-construction
Approximate Acreage:	97 acres +/-
Exhibits:	1. Staff Report 2. Vicinity Map 3. Proposed Ord. 26-02 4. Narrative Statement 5. Concept Plan 6. New Landscape Plan Sheets 7. Previously Approved Landscape Plan Sheets
Staff Reviewer:	Ryan Collingwood, Senior Associate Planner

PETITION HISTORY

The petition had its first reading at the January 12, 2026, City Council meeting. Video footage of the item's First Reading can be viewed on the City's YouTube page once it has been released.

A neighbor meeting was held on January 7, 2026.

The petition will receive a public hearing at the January 14, 2026, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is generally located at the northeast corner of State Road 32 & Centennial Road. (see **Exhibit 2**).

To the north and west of the Property is the AG-SF1: Agriculture/Single-Family Rural District. The School Transportation Center is nearing completion to the general north/northeast of the subject Property. To the south exists the Towne Road Crossing PUD District.

Project Description: The Petitioner is requesting an amendment to the WWS PUD District to modify landscaping requirements. Two additional modifications are included in this amendment request, in which include adding in additional Real Estate to the PUD District, as well as updating and finalizing a new concept plan for the development of the PUD District.

PROJECT OVERVIEW

The original WWS PUD (Ord. 22-62) was approved at the March 13, 2023 City Council meeting. This first amendment to the PUD mainly focuses on amending language within the ordinance to have a new landscape plan control the development of landscaping on the Property.

A full list of proposed amendments is outlined below:

- Landscape Modifications
    - Instead of the UDO controlling landscaping requirements, the amendment proposal requests a new landscape plan to control. (**see Exhibit 6**, or Exhibit D of proposed Ord. 26-02).
    - The current controlling landscape plan is the one in which was approved with the Detailed Development Plan (**see Exhibit 7** for reference). This would be replaced and superseded by the new landscape plan proposed within this amendment proposal.

- Additional Real Estate
    - A 1.06-acre parcel was not contemplated within the original PUD's boundaries. The amendment will add in this 1.06-acre parcel into the WWS PUD District. It is located at the southeast corner of the Real Estate.

- Concept Plan Replacement
    - A new concept plan will be implemented that is more flushed-out than the previous concept plan associated with the original PUD (**see Exhibit 5**).

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the majority of this Property as being within the "Highway Corridors" land use classification (labeled "Employment Corridor" on the Land Use Concept Plan).

The land uses contemplated for "Highway Corridors" are:

- office and service uses,
- research and development,
- retail and institutional uses that are subordinate to and supportive of office and service uses

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: State Road 32, (ii) Primary Arterial 2: future Towne Road extension, (iii) Collectors: Centennial Road; and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the January 14, 2026, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.

4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

Council First Reading: The petition had its first reading at the January 12, 2026, Council meeting.

DEPARTMENT COMMENTS

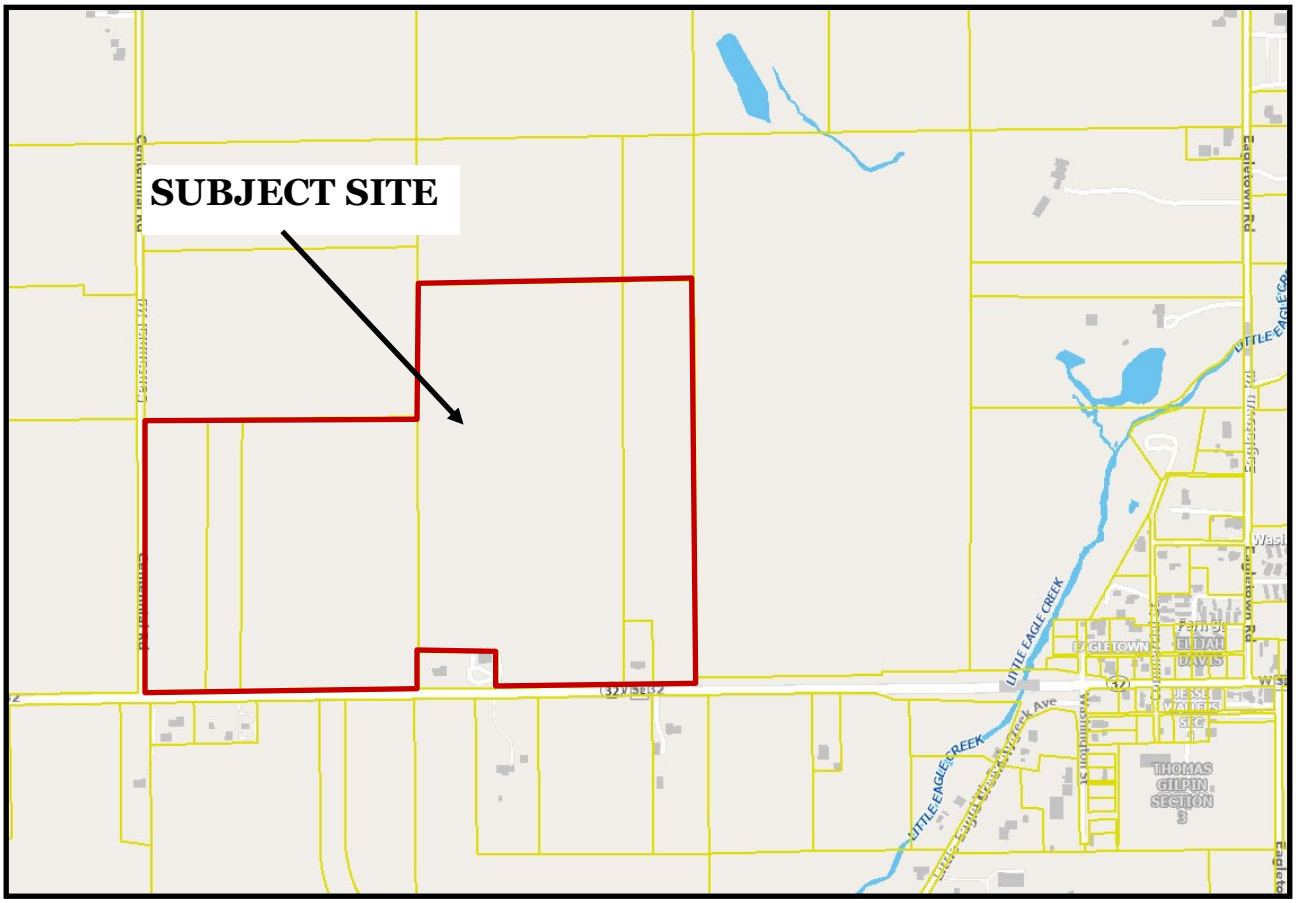
1. **Action:** Hold a public hearing at the January 14, 2026, Plan Commission meeting. If the Plan Commission is satisfied with the state of the amendment proposal, Staff recommends waiving the Workshop requirement & providing a Recommendation to the City Council at the January 14th meeting.

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.

VICINITY MAP

WESTFIELD WASHINGTON SCHOOLS

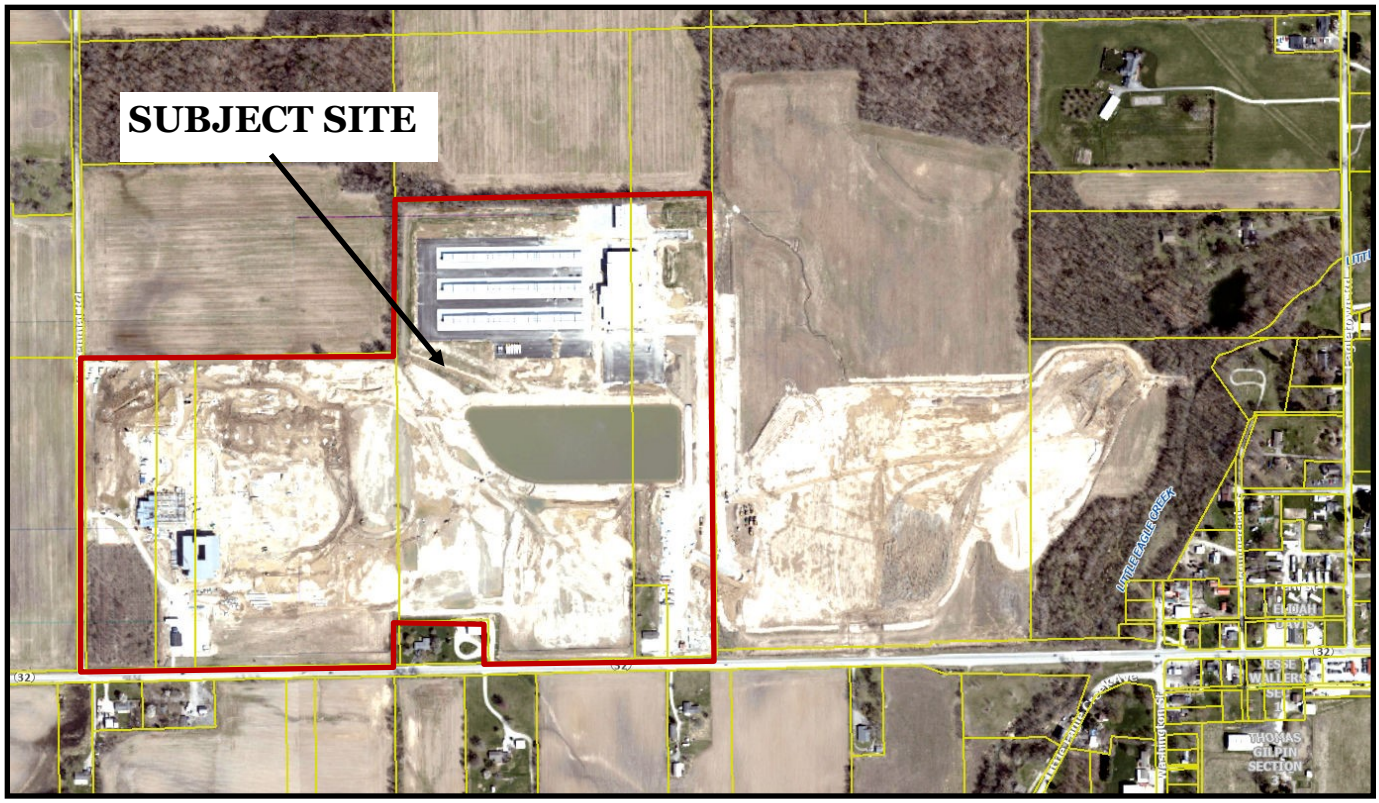
CENTENNIAL CAMPUS



VICINITY MAP

WESTFIELD WASHINGTON SCHOOLS

CENTENNIAL CAMPUS



N

ORDINANCE NUMBER ___-___

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF THE WWS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 22-62 AND TITLE 16 – LAND USE CONTROLS

"WWS PUD Amendment 1"

This amendment to a Planned Unit Development District Ordinance (the "**Amendment**"), known as the WWS PUD (Ordinance 22-62, the "**Original Ordinance**"), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "**UDO**"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**Commission**") considered a petition (Petition No. _____-PUD-___), filed with the Commission requesting an amendment to the Original Ordinance, enacted by the Common Council of the City of Westfield (the "**Council**") on March 13, 2023;

WHEREAS, the Amendment pertains to the subject real estate located on the northeast corner of Centennial Road and State Highway 32, and more particularly identified by legal description in Exhibit A, attached hereto and incorporated herein by reference (the "**Real Estate**");

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____ ___, 2026;

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

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

Section 1. Applicability of Ordinance.

1.1 The Original Ordinance is hereby amended to incorporate an additional parcel (the "**Additional Parcel**") into the Real Estate (the legal description of such Additional Parcel is included as Exhibit B, and the legal description of such Additional Parcel has been incorporated into the legal description included as Exhibit A). In all other respects, the Original Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Original Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, and (ii) the Original Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.

1.3 Chapter ("**Chapter**") and Article ("**Article**") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.

1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

Section 2. Concept Plan. The concept plan, attached hereto as Exhibit C (the "**Concept Plan**"), shall replace and restate the Concept Plan included in the Original Ordinance.

Section 3. Landscaping Standards. The standards of Article 6.8 (H) through (O) of the UDO shall not apply to the development of the Real Estate. Instead, the landscaping improvements on the Real Estate shall be constructed in substantial conformance with the landscaping plans attached hereto as Exhibit D (the "**Landscaping Plans**").

Section 4. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE ___-___** was delivered to the Mayor of Westfield on the ___ day of _____, 2026, at _____ ___m.

_____
Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE ___-___**

this _____day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO **ORDINANCE ___-___**

this _____day of _____, 2026.

_____
Scott Willis, Mayor

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

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

Exhibit A

"Real Estate"

The southwest quarter of the southeast quarter of Section 32, Township 19 North, Range 3 East, in Hamilton County, Indiana, containing 40 acres, more or less.

ALSO:

A part of the East Half of the southeast quarter of Section 32, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at the Harrison marker at the southeast corner of the southeast quarter of Section 32, Township 19 North, Range 3 East; thence North 00 degrees 44 minutes 57 seconds East (assumed bearing), 1950.57 feet more or less, along the East line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the southeast corner of a 5.22 acre tract of real estate described in deed record 215, page 137, said 5/8 inch iron road with yellow cap stamped Miller Surveying being South 00 degrees 44 minutes 57 seconds West 694.4 feet from the stone at the northeast corner of said southeast quarter; thence North 89 degrees 44 minutes 15 seconds West 329.99 feet along the South line of said 5.22 acre tract and said South line extended westerly to a 5/8 inch iron rod with yellow cap stamped Miller Surveying on the West line of a 20 acre tract of real estate described in Instrument #9616898; thence South 00 degrees 44 minutes 58 seconds West 4.01 feet along the West line of said 20 acre tract to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the point of intersection of the West line of said 20 acre tract and the easterly extension of the North line of a 44.5 acre tract of real estate described in Instrument #9616898; thence North 89 degrees 48 minutes 48 seconds West 992.69 feet along said easterly extension of said North line and along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of said 44.5 acre tract; thence South 00 degrees 45 minutes 27 seconds West 1754.00 feet along the West line of the East half of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of a 1.69 acre tract of real estate described in Instrument #200400007520, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being North 00 degrees 45 minutes 27 seconds East 193.00 feet from the southwest corner of the East half of said southeast quarter; thence South 89 degrees 48 minutes 48 seconds East 382.00 feet parallel with the South line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northeast corner of said 1.69 acre tract; thence South 00 degrees 45 minutes 27 seconds West 193.00 feet parallel with the West line of the East half of said southeast quarter to the southeast corner of said 1.69 acre tract; thence South 89 degrees 48 minutes 48 seconds East 597.27 feet along the South line of said southeast quarter to the southwest corner of a 1.07 acre tract of real estate described in Instrument #9734736; said southwest corner being North 89 degrees 48 minutes 48 seconds West 343.69 feet from the Harrison marker at the southeast corner of said southeast quarter, thence North 00 degrees 01 minute 12 seconds East 320.00 feet to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of said 1.07 acre tract; thence South 89 degrees 48 minutes 48 seconds East 146.00 feet parallel with the South line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northeast corner of said 1.07 acre tract; thence South 00 degrees 01 minute 12 seconds West 320.00 feet to the southeast corner of

said 1.07 acre tract; thence South 89 degrees 48 minutes 48 seconds East 197.69 feet along the South line of the southeast quarter to the point of beginning. containing 56.387 acres, more or less.

ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 197.69 FEET NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST AND ON THE SOUTH LINE THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 146.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 146.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST 320.00 FEET TO THE PLACE OF BEGINNING

Exhibit B

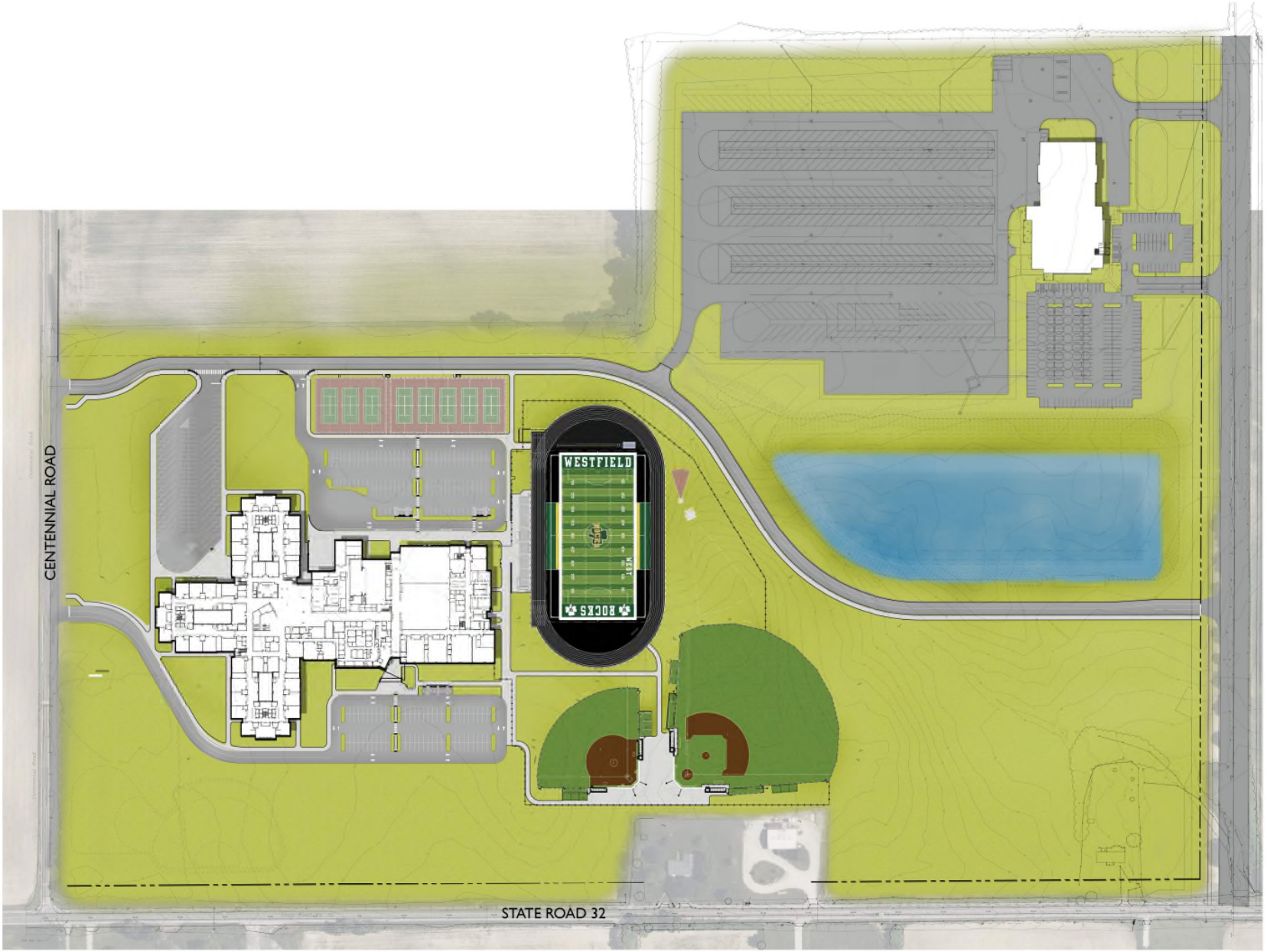
"Additional Parcel"

PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 197.69 FEET NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) OF THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 3 EAST AND ON THE SOUTH LINE THEREOF; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ON AND ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 146.00 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 00 SECONDS WEST 320.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 146.00 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 00 SECONDS EAST 320.00 FEET TO THE PLACE OF BEGINNING

Exhibit C

“Concept Plan”

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



WWS MIDDLE SCHOOL

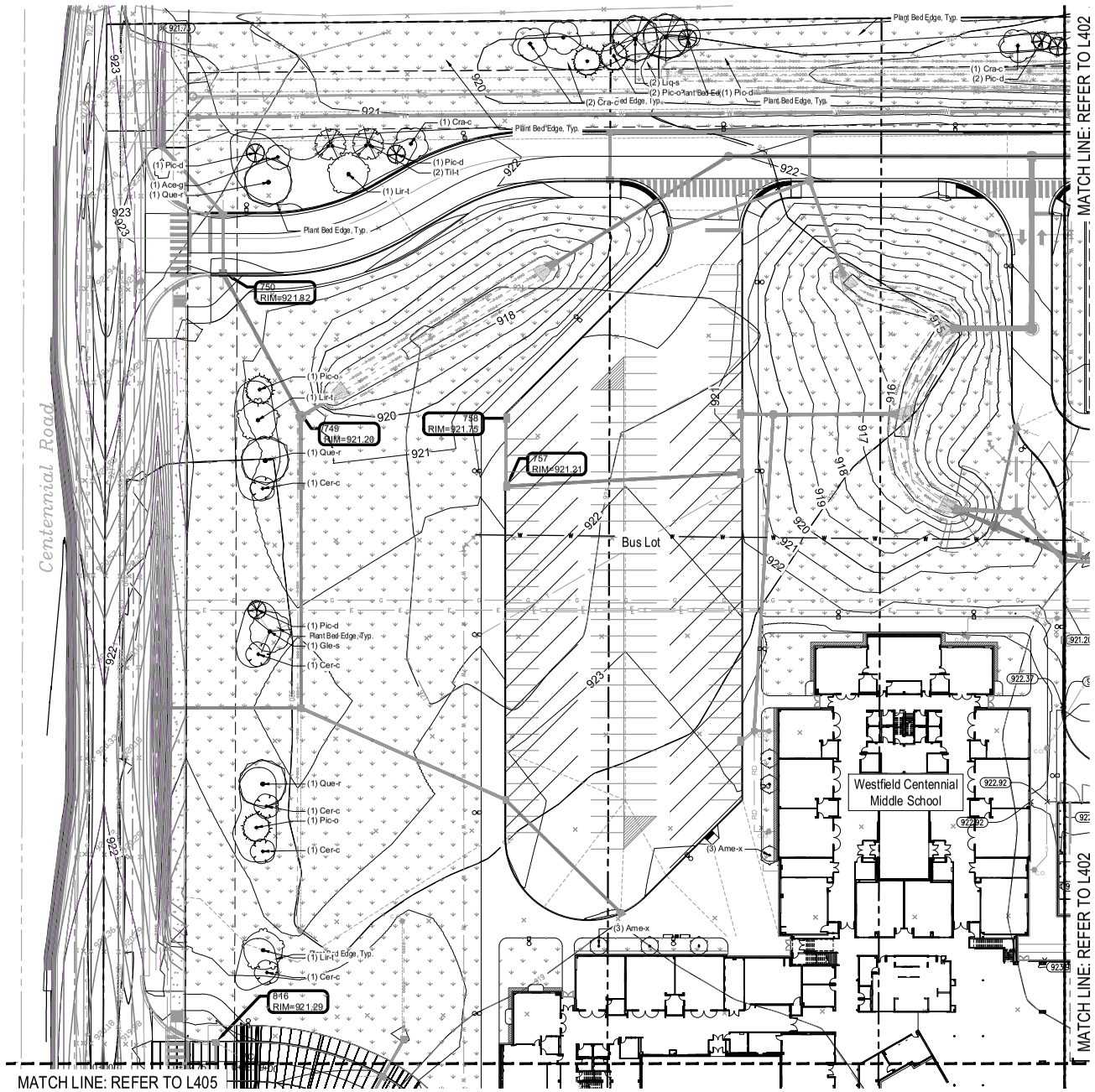
Site Render | November 2025

Exhibit D

“Landscaping Plans”

The Landscaping Plans appear on the following ten (10) pages of this exhibit.

L401
L402
L403
L404
L405
L406
L407
L408
Detention Pond
Baseball Field
Softball Field
Football
Track & Field
(8) Tennis Courts
Parking Lot
Parking Lot
Bus Lot
Westfield Centennial Middle School
Scale 1" = 100'-0"
0
50'
100'
200'
North



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) 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 lf.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

CSO
8831 Keystone Crossing, Indianapolis, IN 46240
317.440.2500 | csoinc.net
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context DESIGN
5820 Lyndon Court Dr. | Noblesville, IN 46062
317.485.6900 | www.context-design.com

PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These documents and ideas, the property of CSO Architects, Inc., are not to be used in whole or in part, for any other project without the written permission of CSO Architects, Inc. This drawing is also not intended for construction until it is signed and sealed by the professional whose seal appears on the drawing.

REVISIONS:

T1	TAC Response 2024/0627
T2	TAC Response 2024/1025
T3	TAC Response 2024/1115
T5	TAC Response 2025/0103
	Planting Alt. 2025/0913
	50% Buffer, No Shrubs

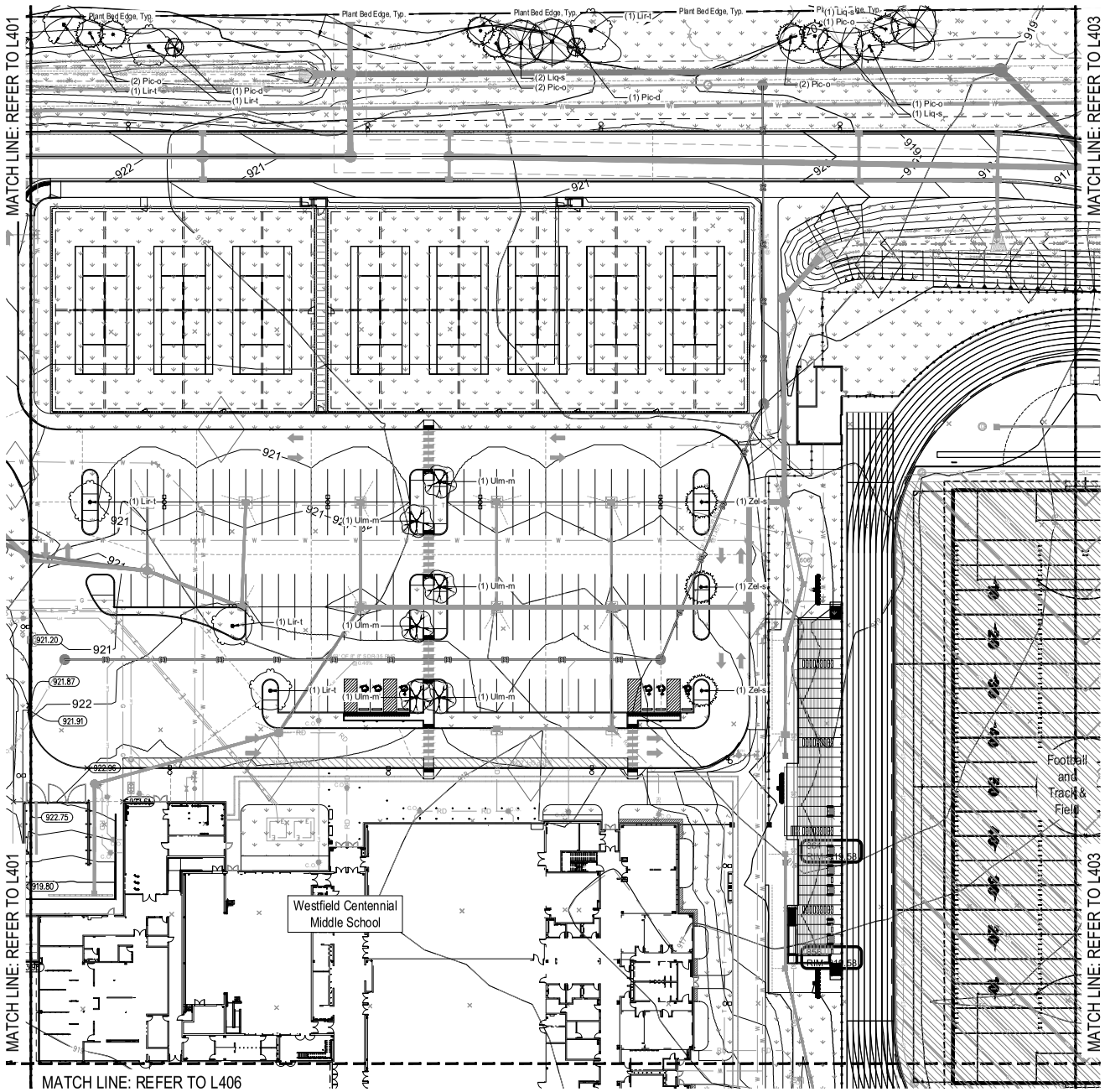
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 lf. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) 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 lf.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND
- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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317.660.3500 | csoinc.net

context DESIGN
5820 Lindenwood Ave. | Indianapolis, IN 46241
317.485.4900 | www.context-design.com

PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
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REVISIONS:
T1 TAC Response 2024/08/27
T2 TAC Response 2024/10/25
T5 TAC Response 2025/01/03
Planting Alt. 2025/05/13
50% Buffer, No Shrubs

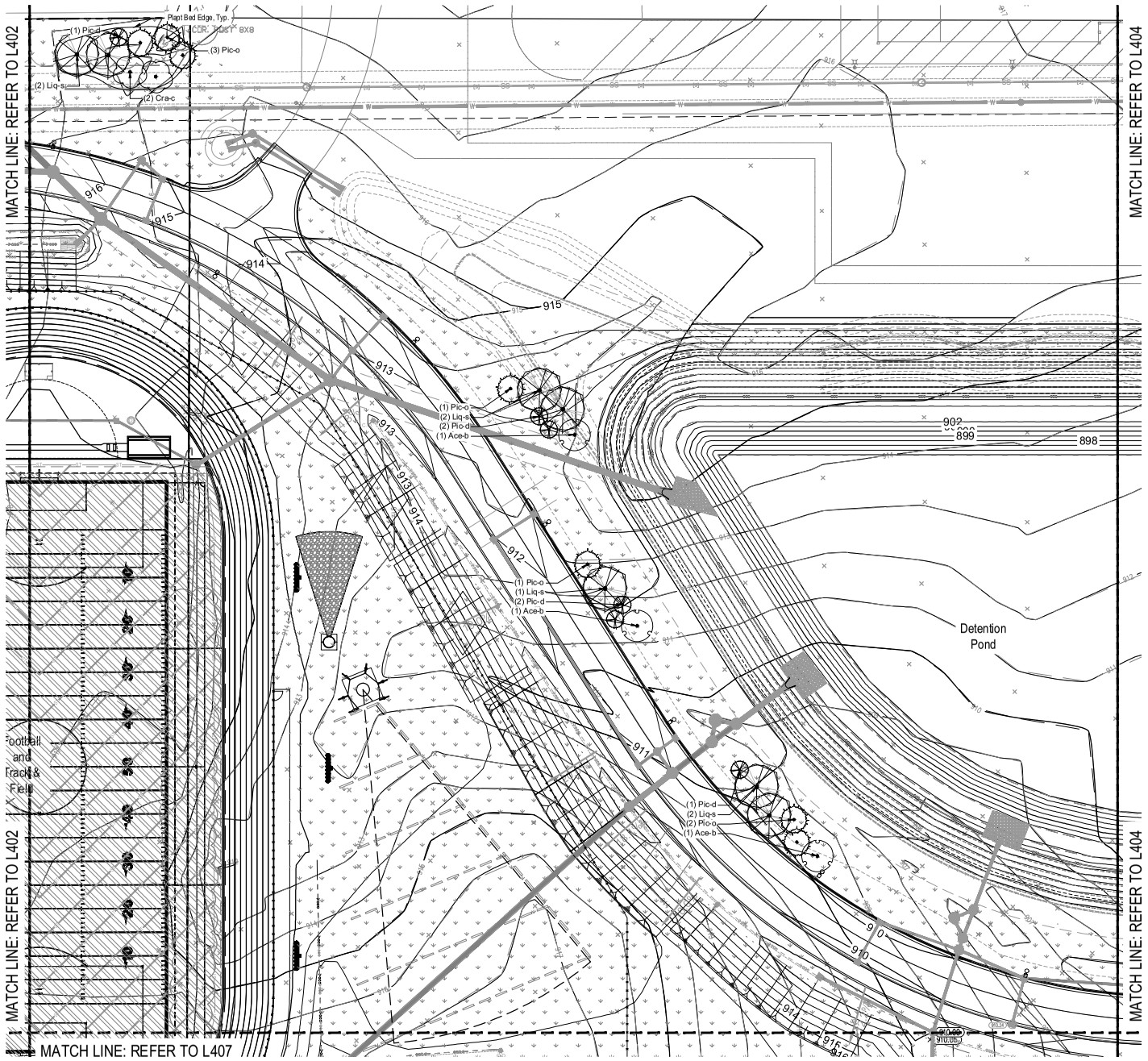
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L402

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI /PUD (outside corporate limits) West: AG-SFI

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6.8 Landscaping Standards
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Required:
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Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
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Building Base: (40) plants
Monument Sign: N/A

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Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
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West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

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Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
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PLANTING LEGEND
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- Mow Strip — Refer to Detail 5/L600
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North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

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REVISIONS:
T1 TAC Response 2024/0627
T2 TAC Response 2024/1025
T5 TAC Response 2025/0103
Planting Alt. 2025/0513
50% Buffer, No Shrubs

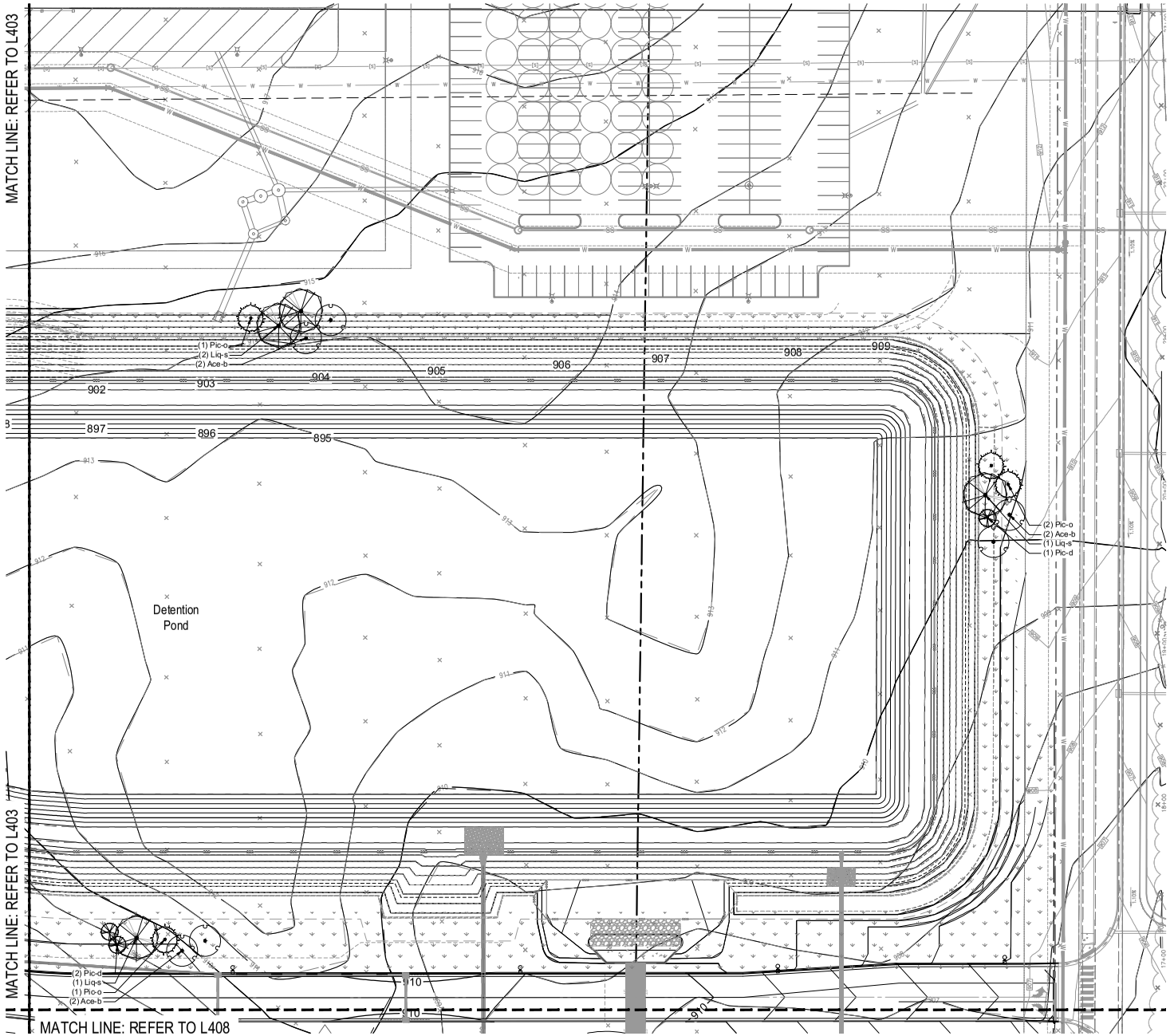
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L403

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
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South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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6.8 Landscaping Standards
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PLANTING LEGEND

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- Athletic Fields Seed Mix — Refer to Specifications.

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context DESIGN
5820 Lowell Court Dr. | Noblesville, IN 46062
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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
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REVISIONS:
T5 TAC Response 2025/01/03
Planting Alt. 2025/05/13
50% Buffer, No Shrubs

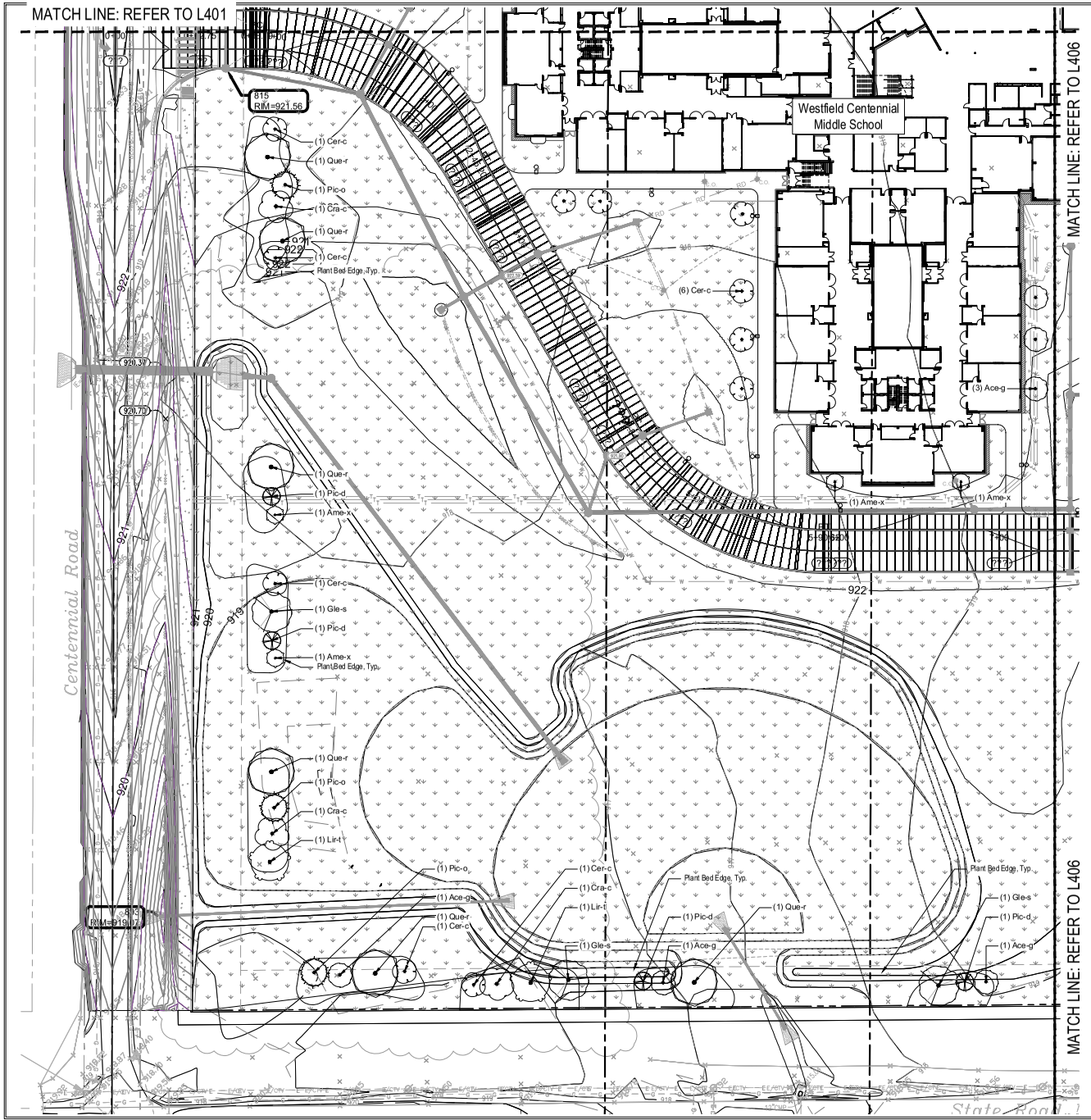
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L404

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

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North
0 15' 30' 60'
Scale 1" = 30'-0"

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context DESIGN
5820 Lindenwood Ave. | Indianapolis, IN 46274
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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
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Do not scale drawings. Refer to figured dimensions or ask for clarification. Contractor shall verify and be responsible for all dimensions and conditions on the job. Any discrepancies must be reported to the architect before work begins.

REVISIONS:

T1	TAC Response 2024/08/27
1	Addendum 7 2024/08/23
T2	TAC Response 2024/10/25
T5	TAC Response 2024/12/22
T6	TAC Response 2025/01/13
	Planting Alt. 2025/05/13 50% Buffer, No Shrubs

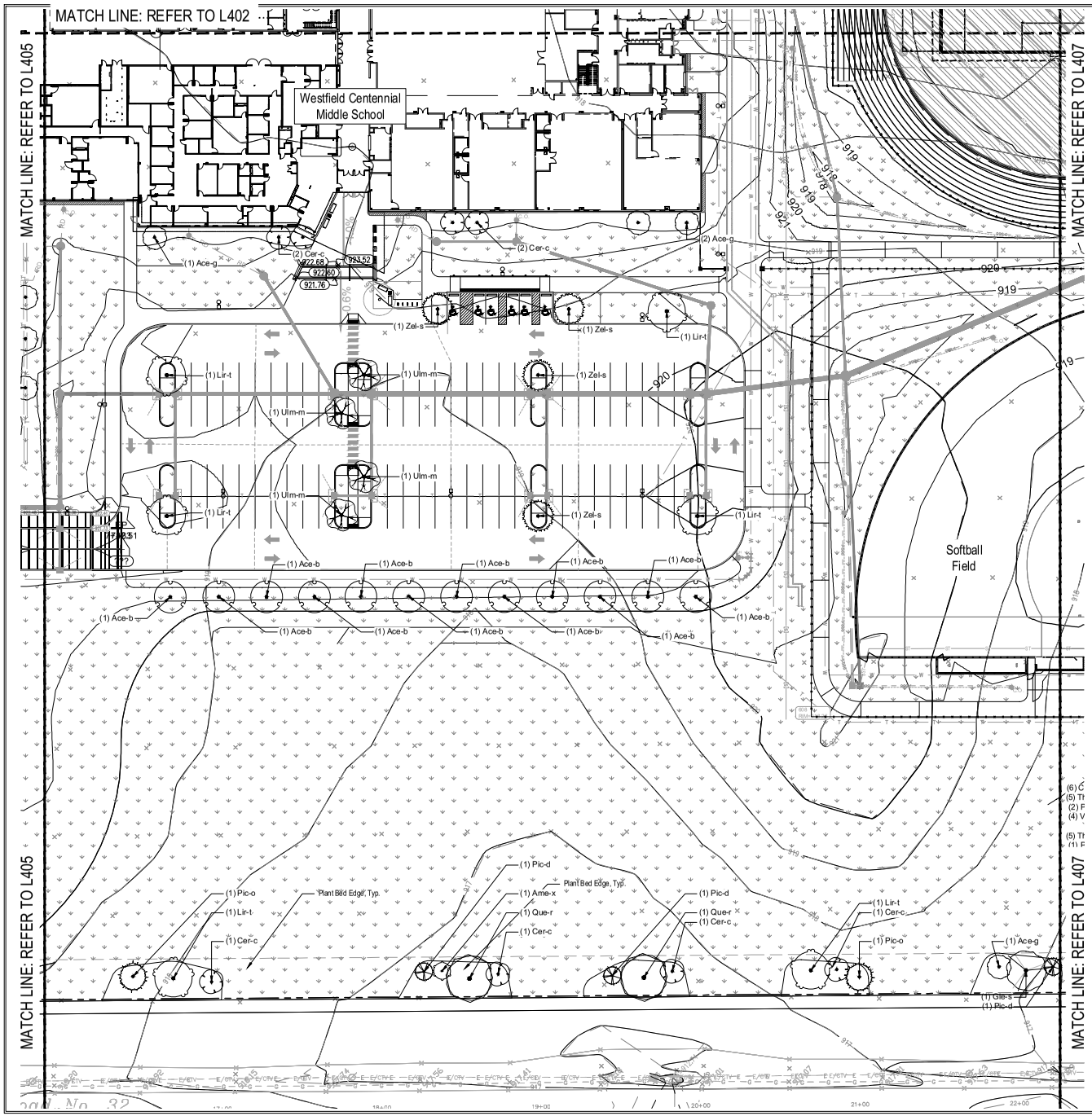
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L405

PROJECT NUMBER
2023016



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Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) 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 lf.
Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

	Lawn Seed Mix Refer to Specifications.
	Mow Strip Refer to Detail 5/L600
	Athletic Fields Seed Mix Refer to Specifications.

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
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REVISIONS:

T1	TAC Response 2024/0627
T2	TAC Response 2024/1025
T5	TAC Response 2025/0103
T6	TAC Response 2025/0113 Planting Alt. 2025/0213 50% Buffer, No Shrubs

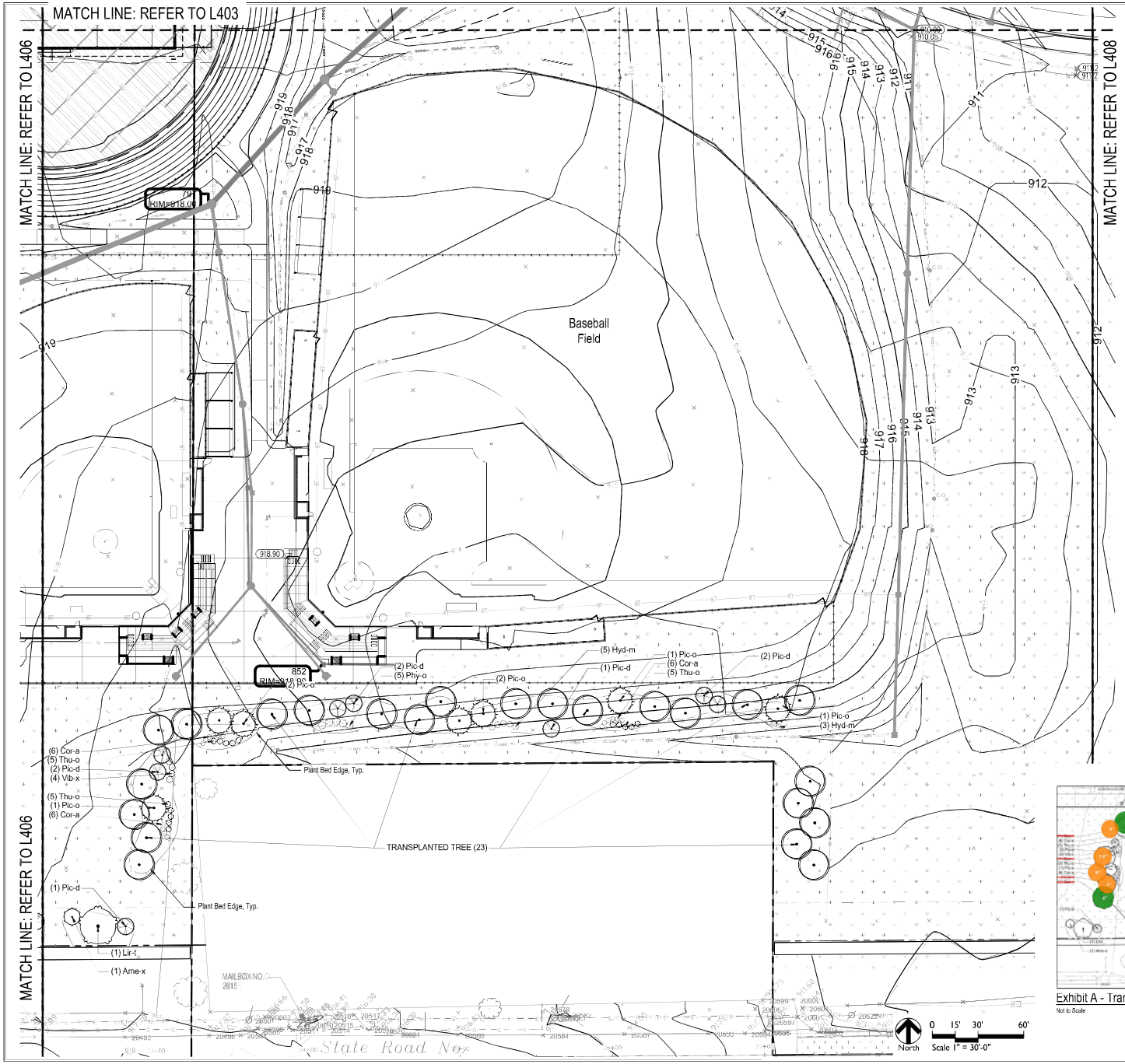
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L406

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres = (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located within 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1,254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

	Lawn Seed Mix Refer to Specifications.
	Mow Strip Refer to Detail 5/L600
	Athletic Fields Seed Mix Refer to Specifications.

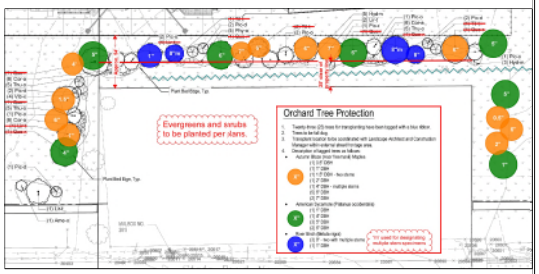

Exhibit A - Transplanted Trees
Not to Scale

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PROJECT:
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WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD. WESTFIELD, IN 46074

SCOPE DRAWINGS:

REVISIONS:

T1	TAC Response	2024/08/27
1	Addendum 1	2024/09/23
T4	TAC Response	2024/11/22
T6	TAC Response	2025/01/13
	Planting Alt.	2025/05/13
	50% Buffer, No Shrubs	

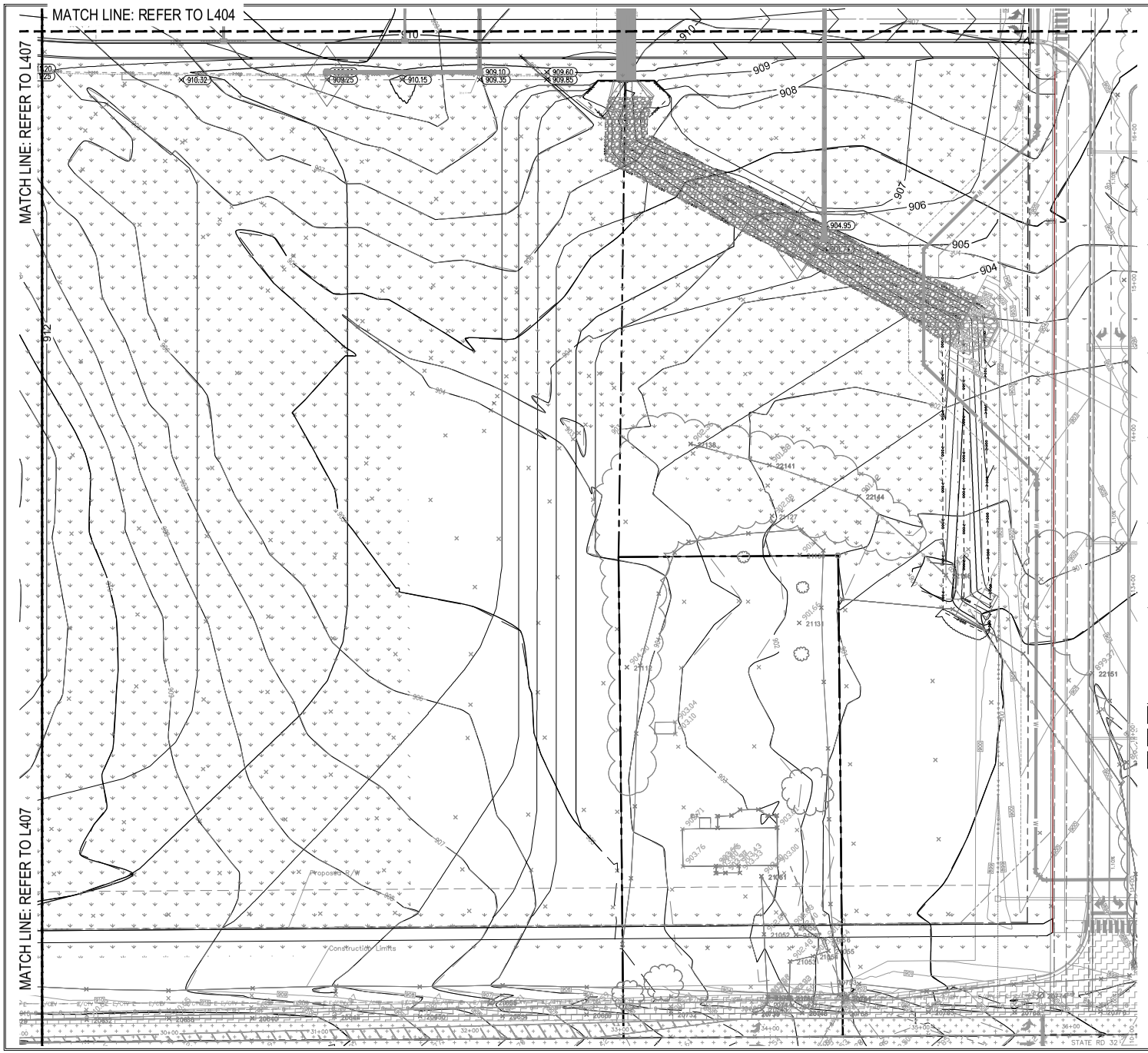
ISSUE DATE	DRAWN BY	CHECKED BY
02/07/25	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L407

PROJECT NUMBER
2023016



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Required:
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PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North 0 15' 30' 60' Scale 1" = 30'-0"

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PROJECT:
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SCOPE DRAWINGS:
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REVISIONS:
T4 TAC Response 2024/1122

ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

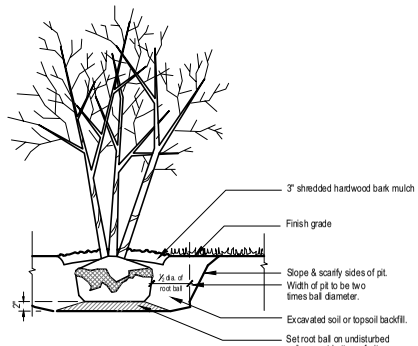
DRAWING NUMBER
L408

PROJECT NUMBER
2023016

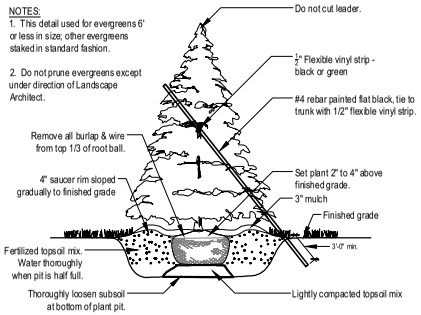
PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
DECIDUOUS TREES						
Ace-b	21	Acer x freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	2"Cal	full, strong central leader, matched
Gle-s	5	Gleditsia triacanthos inermis `Shademaster`	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Liq-s	17	Liquidambar styraciflua	American Sweet Gum	B & B	2"Cal	full, strong central leader, matched
Lir-t	18	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	11	Quercus rubra	Red Oak	B & B	2.5"Cal	spring dug, strong central leader, symmetrical, full, matched
Til-t	2	Tilia tomentosa 'Sterling Sliver'	Sterling Silver Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-m	10	Ulmus x `Morton Accolade`	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	7	Zelkova serrata `Autumn Glow`	Autumn Glow Japanese Zelkova	B & B	2"Cal	full, strong central leader, matched
EVERGREEN TREES						
Pic-d	32	Picea glauca `Densata`	Black Hills Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-o	35	Picea omorika	Serbian Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES						
Ace-g	11	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
Ame-x	12	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	8` ht.	multi-trunk; 7-11 stems
Cer-c	24	Cercis canadensis	Eastern Redbud	B & B	8` ht.	multi-trunk; 3-7 Stems
Cra-c	9	Crataegus crus-galli	Cockspur Hawthorn	B & B	2"Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Cor-a	18	Cornus stolonifera `Farrow`	Arctic Fire Dogwood	container	24"	space @ 3`-0" o.c.
Hyd-m	8	Hydrangea macrophylla `Endless Summer Twist-n-Shout`	Twist-n-Shout Hydrangea	container	24"	space @ 4`-0" o.c.
Phy-o	5	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	Container	24" ht. min.	space @ 5`-0" o.c.
Thu-o	15	Thuja occidentalis `Little Giant`	Little Giant Arborvitae	container	24"	space @ 4`-0" o.c.
Vib-x	4	Viburnum x juddii	Judd Viburnum	Container	18" ht. min.	space @ 4`-0" o.c., allow to mass

CONCEPT PLANT SCHEDULE

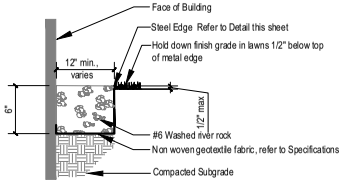
TRANSPLANTED TREE 23
Refer to Exhibit A/L407 for species and size



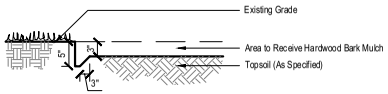
3 MULTI-STEM TREE PLANTING
Not to Scale



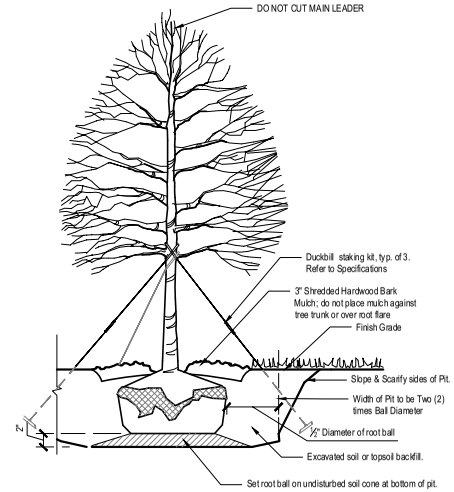
2 EVERGREEN TREE PLANTING
Not to Scale



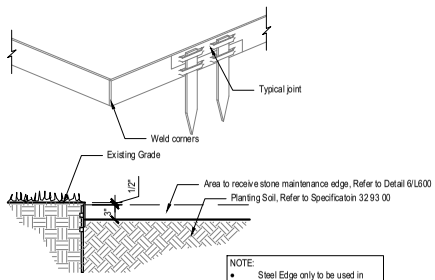
6 STONE MAINTENANCE EDGE (MOWSTRIP)
Not to Scale



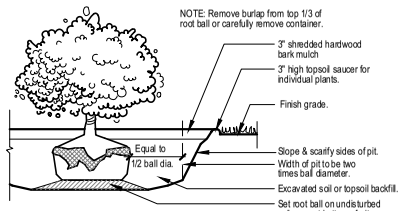
5 SPADE EDGE
Not to Scale



1 SHADE TREE - STAKED
Scale: Not to Scale



7 STEEL EDGE
Scale: 1" = 1'-0"



4 SHRUB PLANTING
Not to Scale

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD., WESTFIELD, IN 46074

SCOPE DRAWINGS:
These documents are part of the Contract Documents for the project listed on this sheet. They are not to be used for construction. Refer to the Architectural Drawings for the Issued for Construction Set for approved documents.

REVISIONS:

ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING SCHEDULE AND DETAILS

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L600

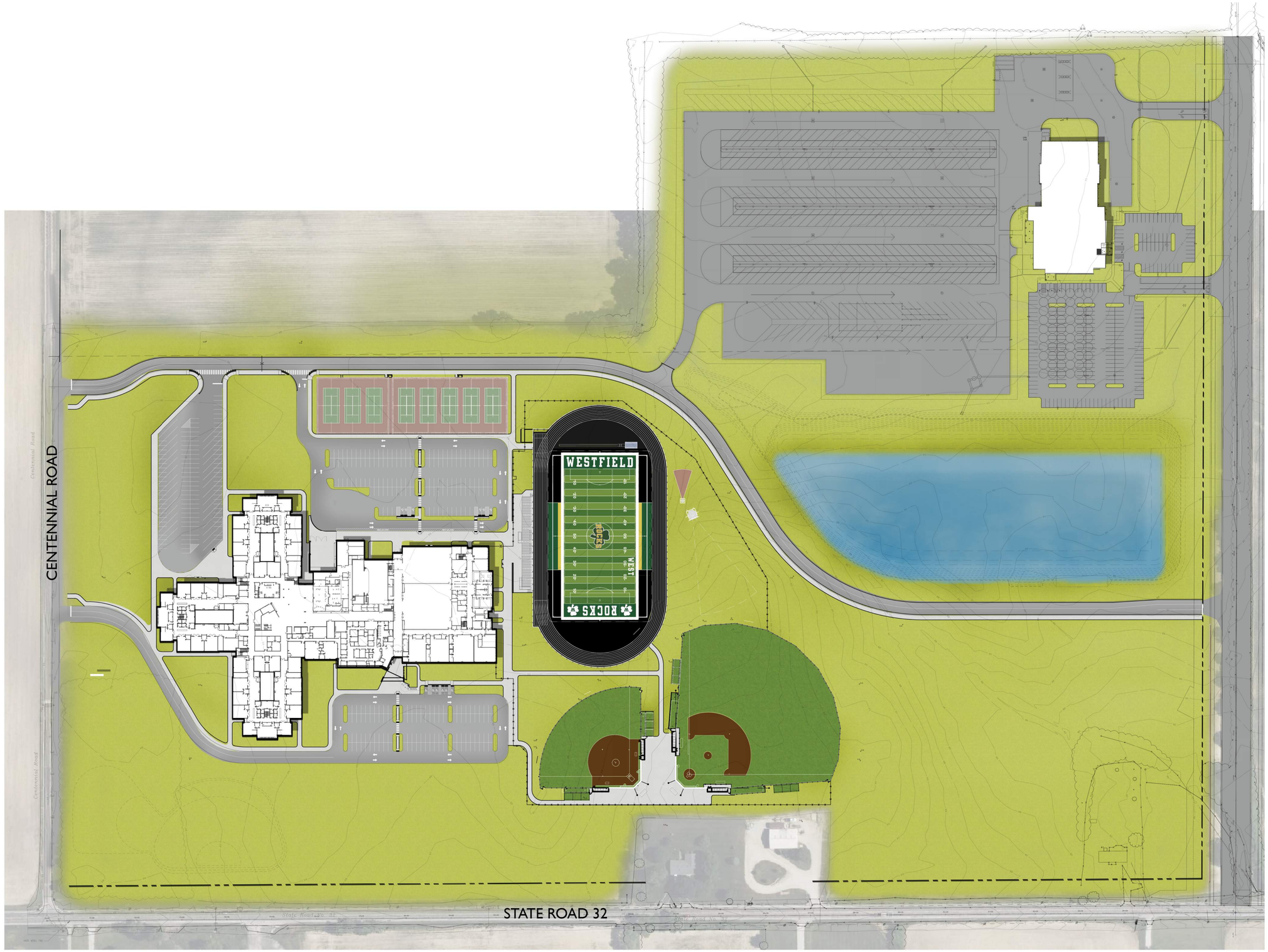
PROJECT NUMBER
2023016

Narrative Statement

WWS Planned Unit Development Amendment

Northeast Corner of Centennial Road and State Highway 32

Westfield Washington Schools is in the process of completing Centennial Middle School and accompanying athletic facilities on its west campus, located at the northeast corner of Centennial Road and State Highway 32. The planned unit development for these facilities was originally adopted in March of 2023. At that time, the Schools had not yet completed landscaping plans for the campus. Since then, full landscaping plans have been completed. This proposed planned unit development amendment would incorporate those plans.



WWS MIDDLE SCHOOL

Site Render | November 2025

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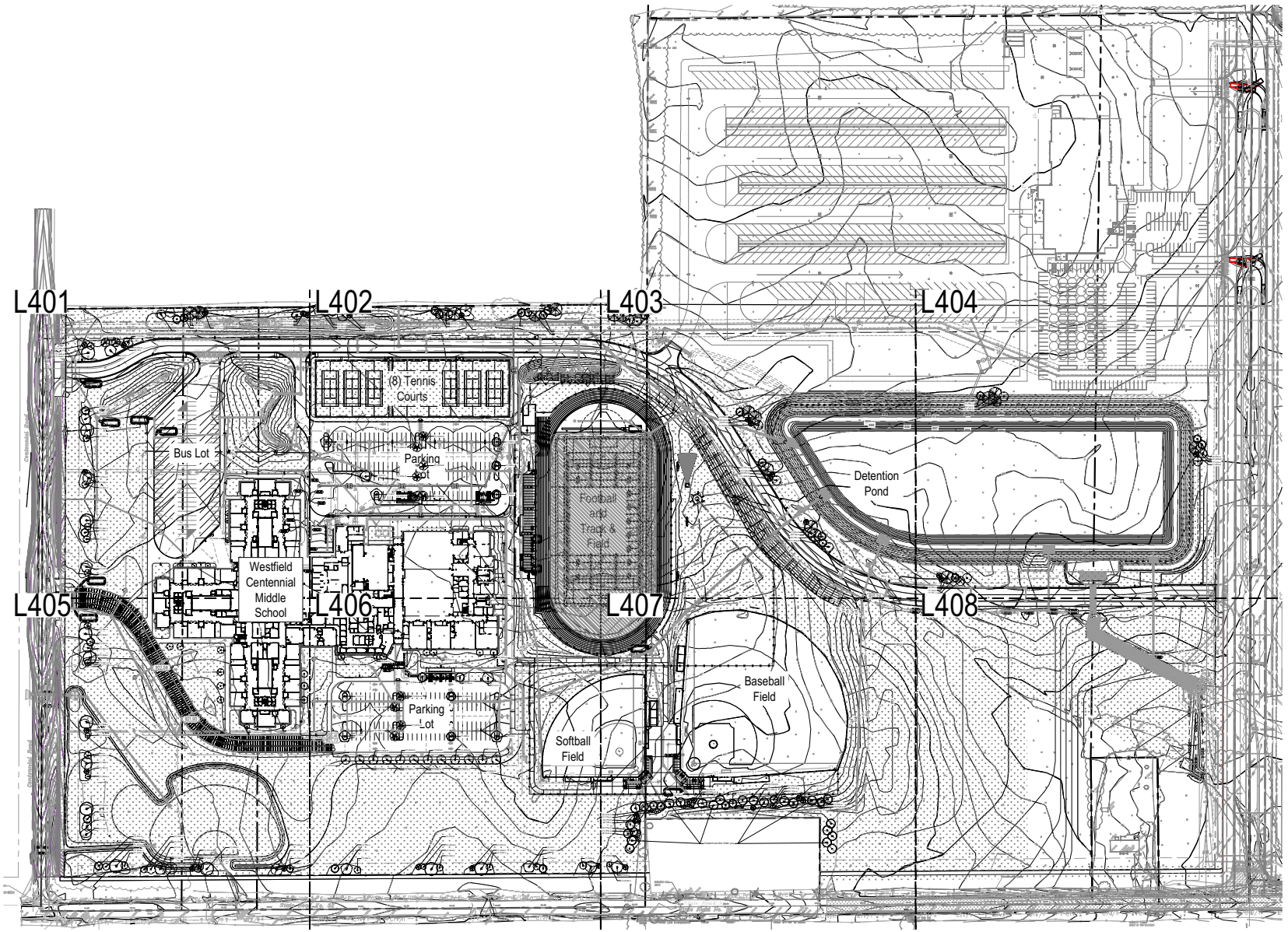

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CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings are intended to convey the scope of the project in terms of architectural and engineering design. The dimensions of the building, the major architectural elements and the type of construction are indicated on these drawings.
These drawings do not necessarily indicate or describe all work required for full performance and completion of the construction of the project.
On the basis of the general scope indicated in these drawings, the contractor is responsible for the complete and proper execution and completion of the work.

REVISIONS:

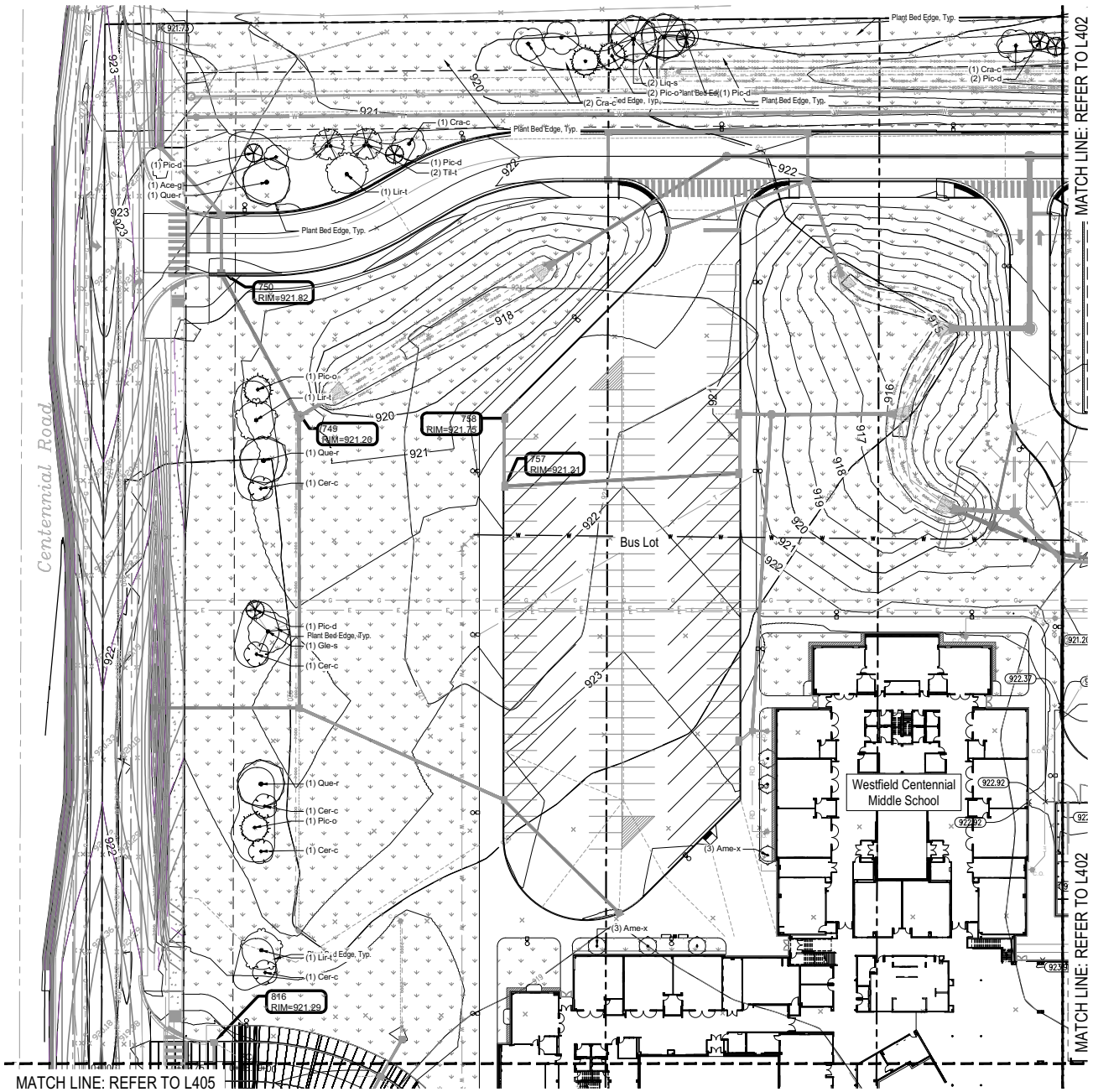
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2024	SS	FP

DRAWING TITLE:
OVERALL PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L400

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) 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:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of the architectural design, the relationship of the building, the major architectural elements and the type of construction proposed for the building and site.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated in these drawings, the contractor is responsible for the proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/06/27
T2	TAC Response 2024/10/25
T3	TAC Response 2024/11/15
T5	TAC Response 2025/01/03
	Planting Alt. 2025/05/13 50% Buffer, No Shrubs

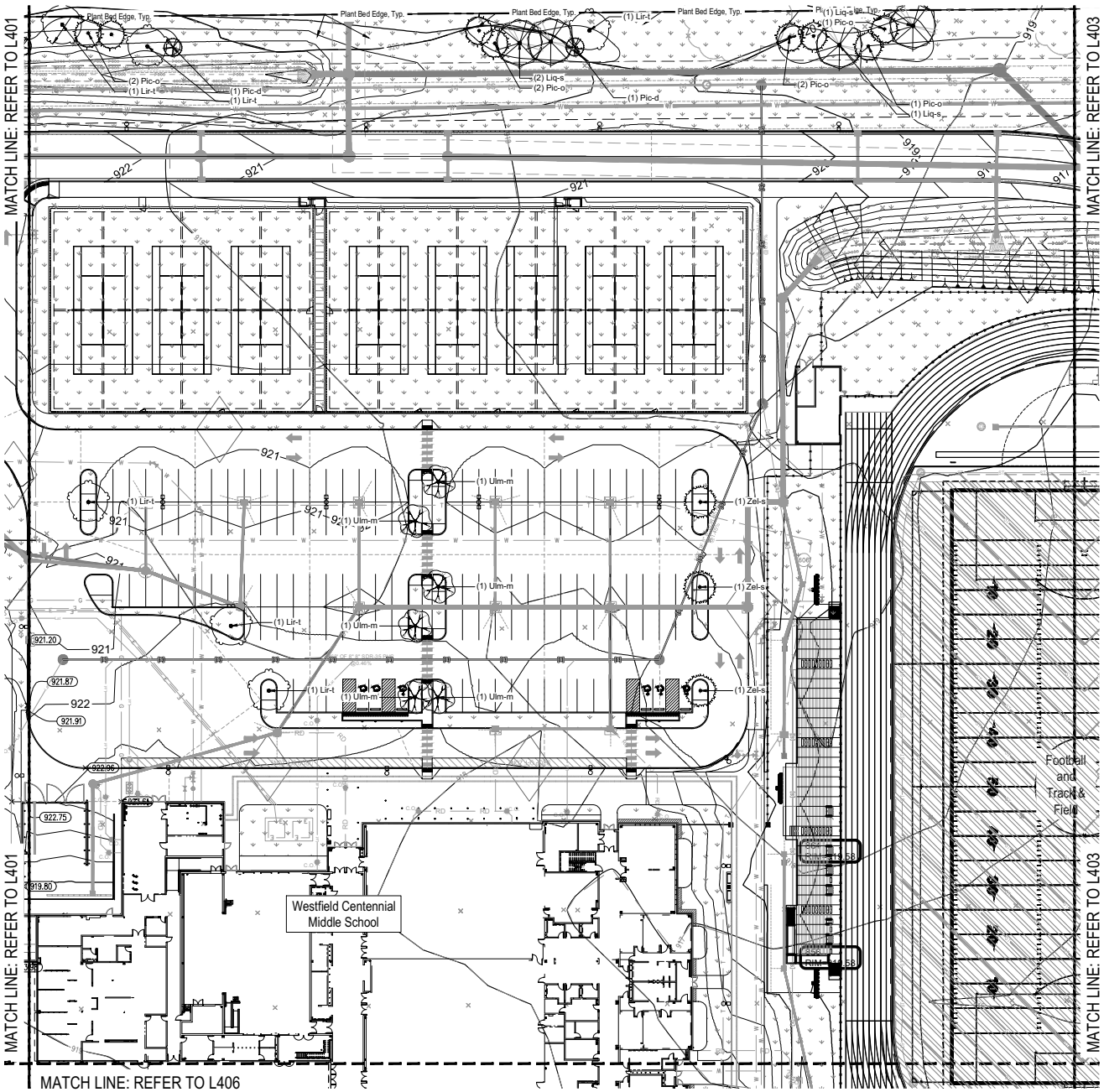
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) 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:
South Loc: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Loc: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD., WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as it relates to the architectural features, the exterior of the building, the major architectural elements and the type of construction to be employed in the building.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated in these drawings, the contractor is responsible for all labor and materials for the proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/06/27
T2	TAC Response 2024/10/25
T5	TAC Response 2025/01/03
	Planting Alt. 2025/05/13
	50% Buffer, No Shrubs

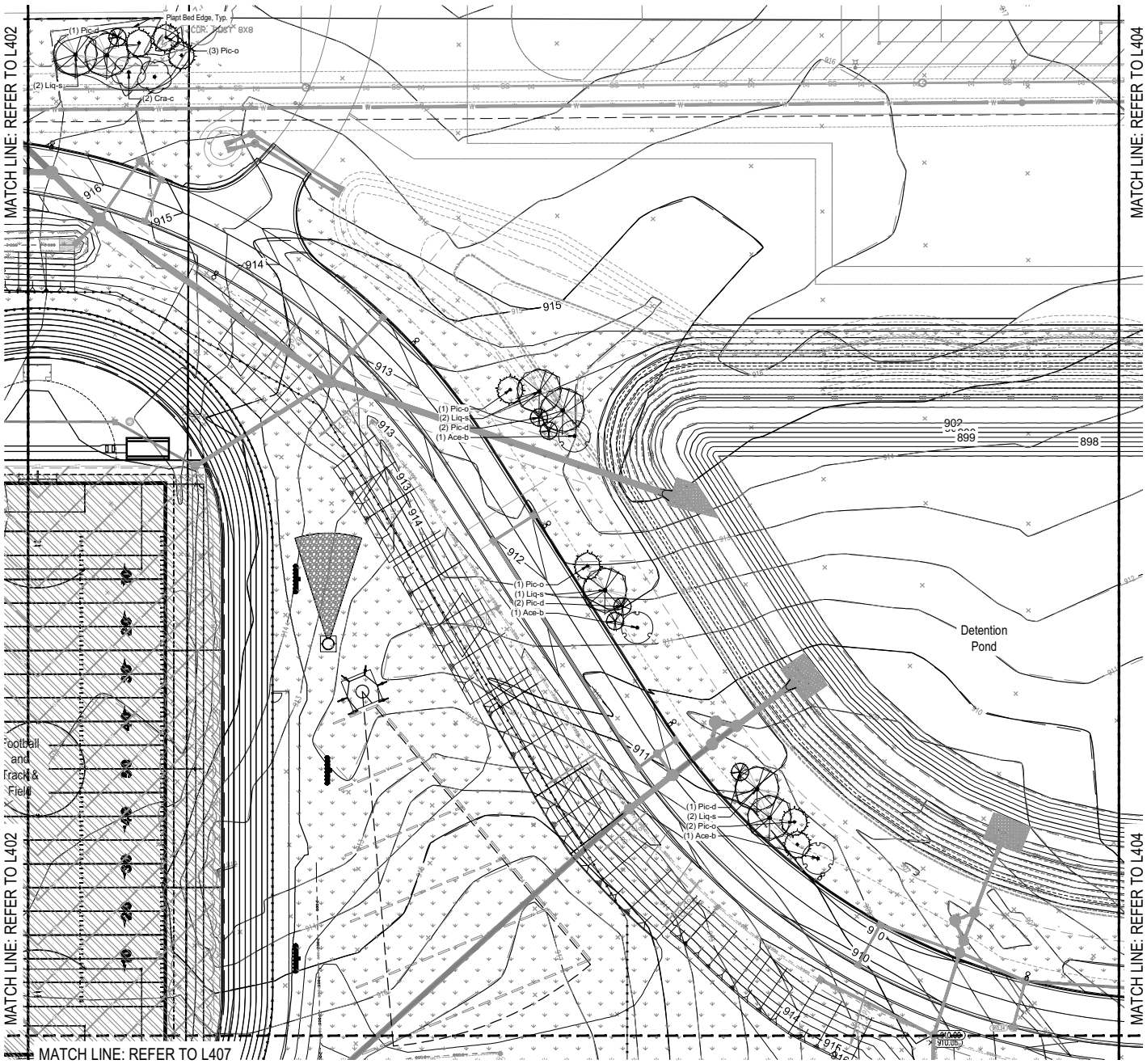
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L402

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
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Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
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Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

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Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

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Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
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Monument Sign: N/A
Provided:
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Building Base: (40) plants
Monument Sign: N/A

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Required:
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South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North
0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD., WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as it relates to the architectural and site elements of the building. The major architectural elements are the type and location of walls, doors, windows, and finishes.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract documents.
On the basis of the general scope indicated in these drawings, the contractor is responsible for the proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/06/27
T2	TAC Response 2024/10/25
T5	TAC Response 2025/01/03
	Planting Alt. 2025/05/13 50% Buffer, No Shrubs

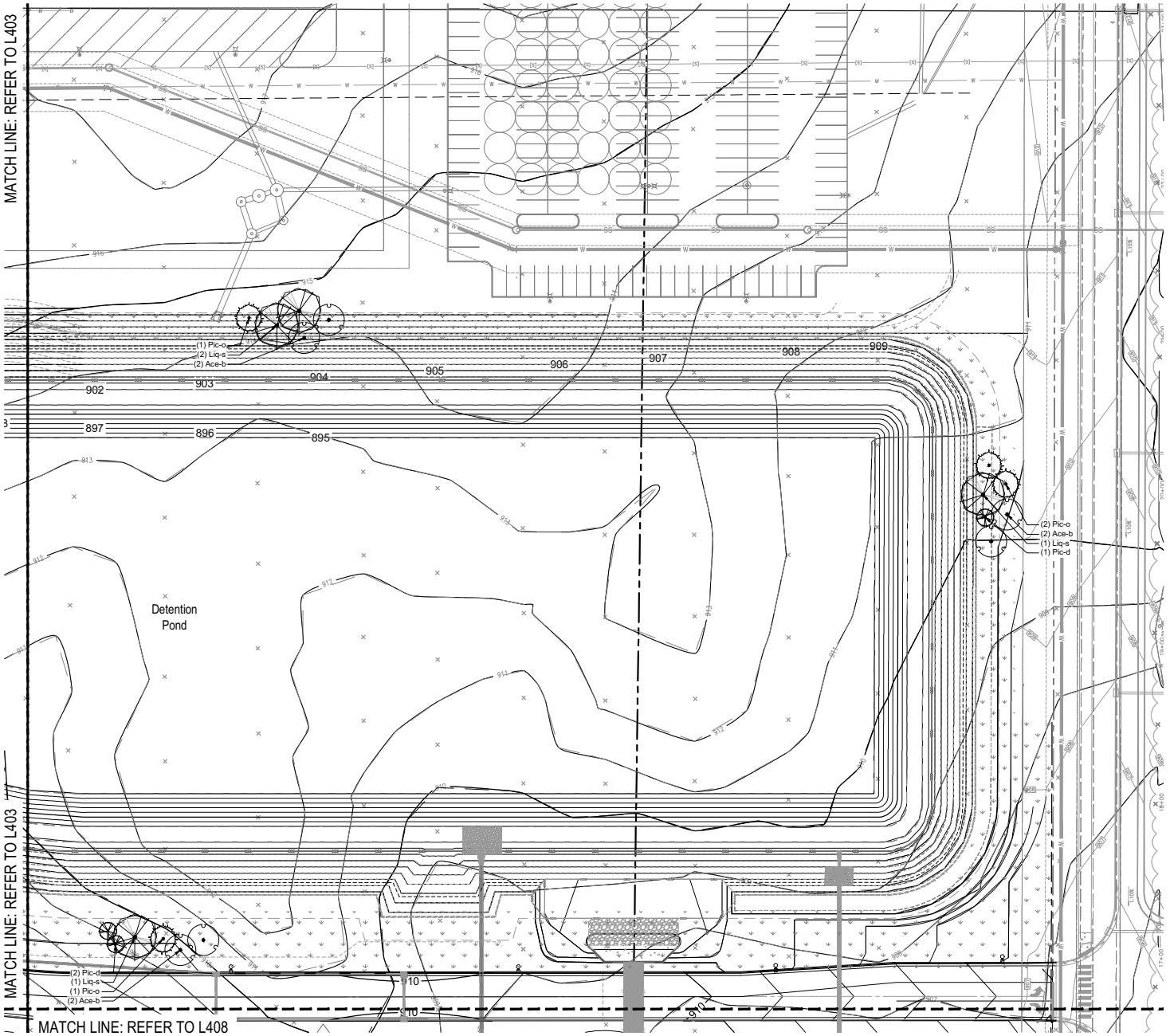
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L403

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
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Required: N/A

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PLANTING LEGEND

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- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD., WESTFIELD, IN 46074

SCOPE DRAWINGS:
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REVISIONS:
T5 TAC Response 2025/01/03
Planting Alt. 2025/05/13
50% Buffer, No Shrubs

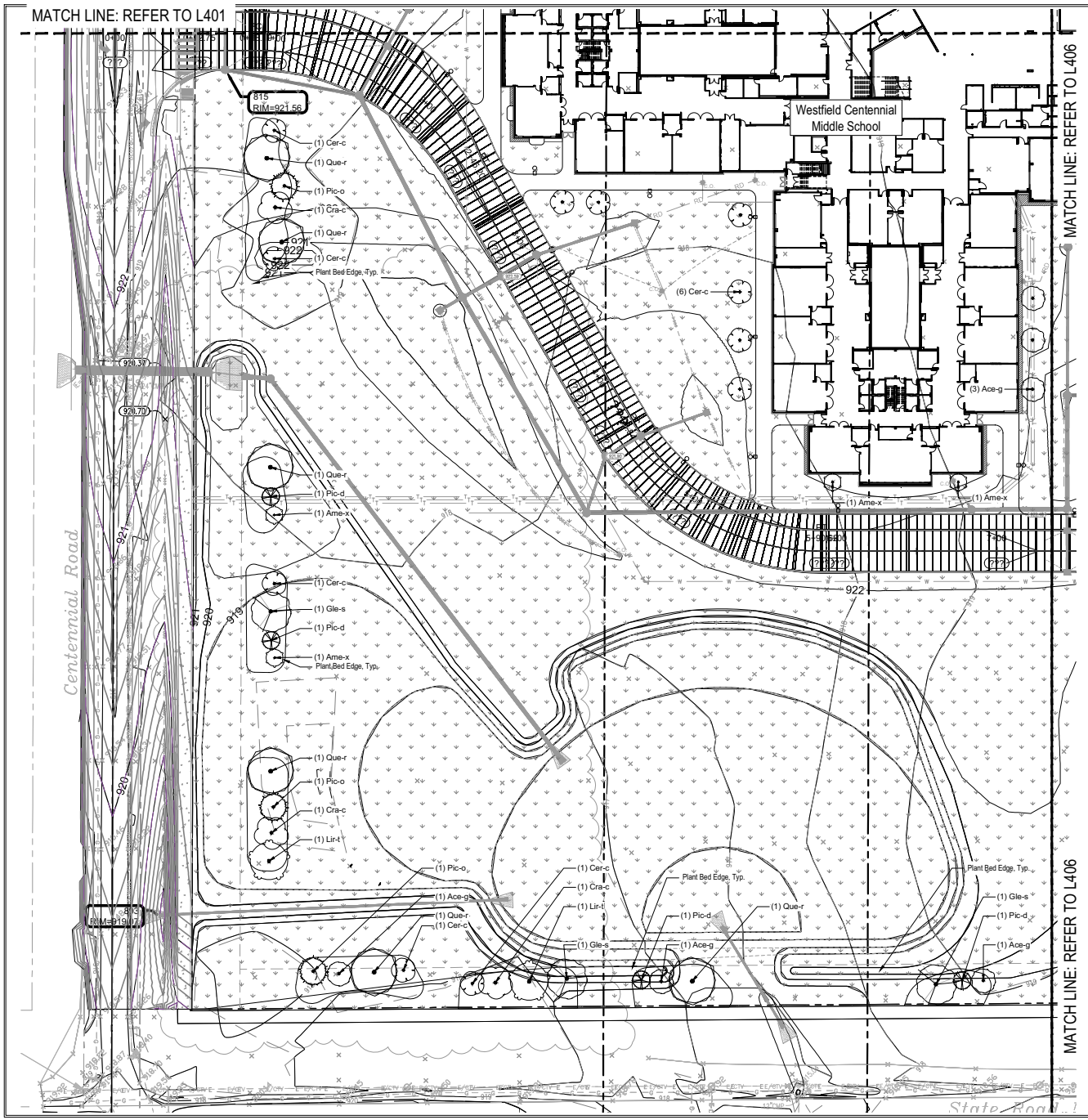
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L404

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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Chapter 6. Development Standards
6.8 Landscaping Standards
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Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A
Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) 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:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

Lawn Seed Mix
Refer to Specifications.

Mow Strip
Refer to Detail 5/L600

Athletic Fields Seed Mix
Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of the major architectural elements and the layout of the building. The major architectural elements are the type and location of walls, doors, windows, and roof forms.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated in these drawings, the contractor is responsible for all labor, materials, and equipment required for the proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/08/27
1	Addendum 7 2024/08/23
T2	TAC Response 2024/10/25
T5	TAC Response 2024/12/22
T6	TAC Response 2025/01/13
	Planting Alt. 2025/05/13 50% Buffer, No Shrubs

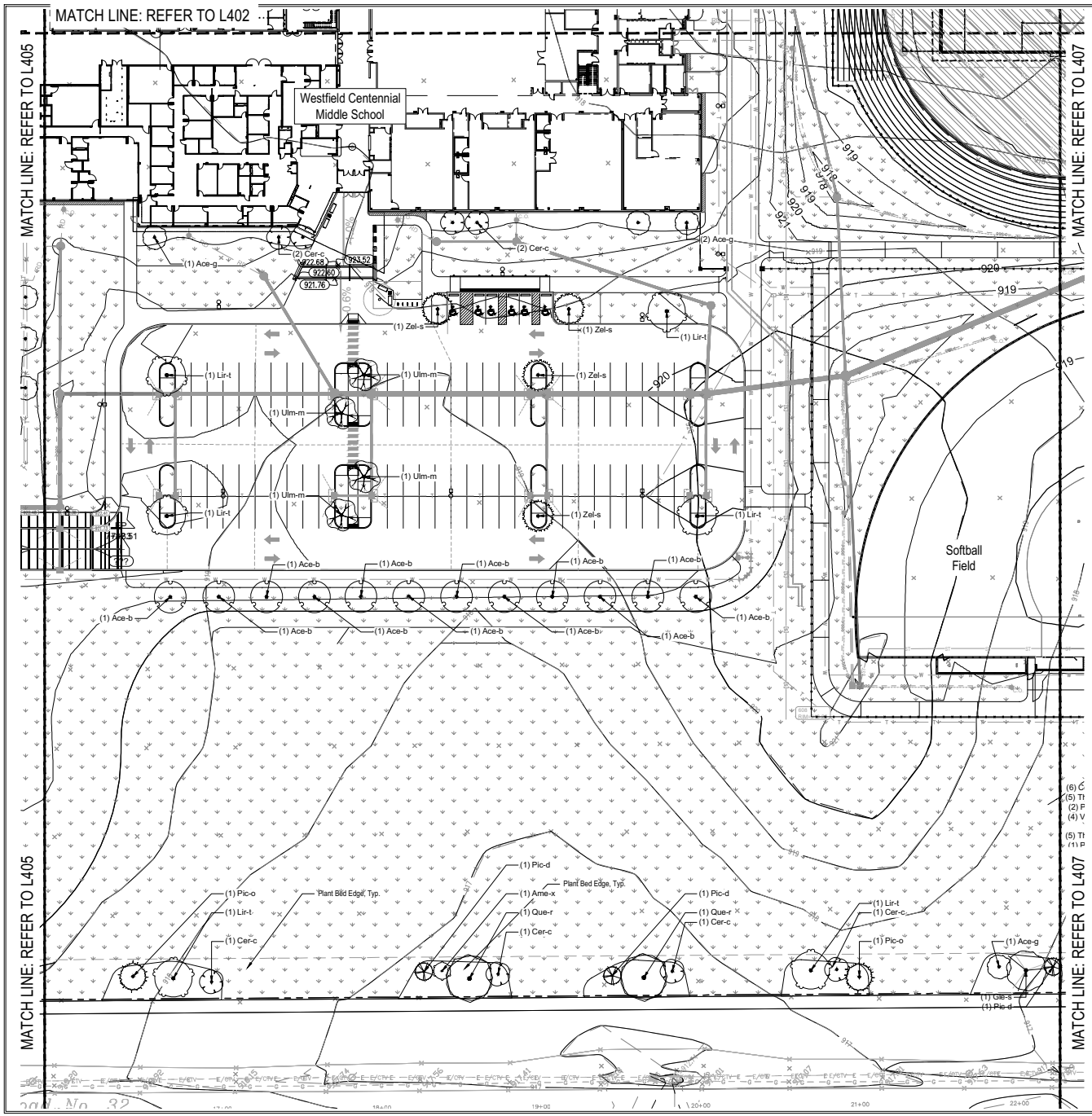
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L405

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Naturalized Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,562 l.f. / 40 l.f. = (40) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (40) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (20) shade or evergreen trees + (13) ornamental trees
South: (20) shade or evergreen trees + (13) ornamental trees

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (20) shade trees + (20) evergreen trees
South: (23) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
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Provided:
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project as it relates to the site and the exterior of the building. The major architectural elements are the type of construction, and the location of the major spaces.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated in these drawings, all work shall be provided as may be required for the proper execution and completion of the work.

REVISIONS:

T1	TAC Response 2024/06/27
T2	TAC Response 2024/10/25
T5	TAC Response 2025/01/03
T6	TAC Response 2025/01/13 Planting Alt. 2025/05/13 50% Buffer, No Shrubs

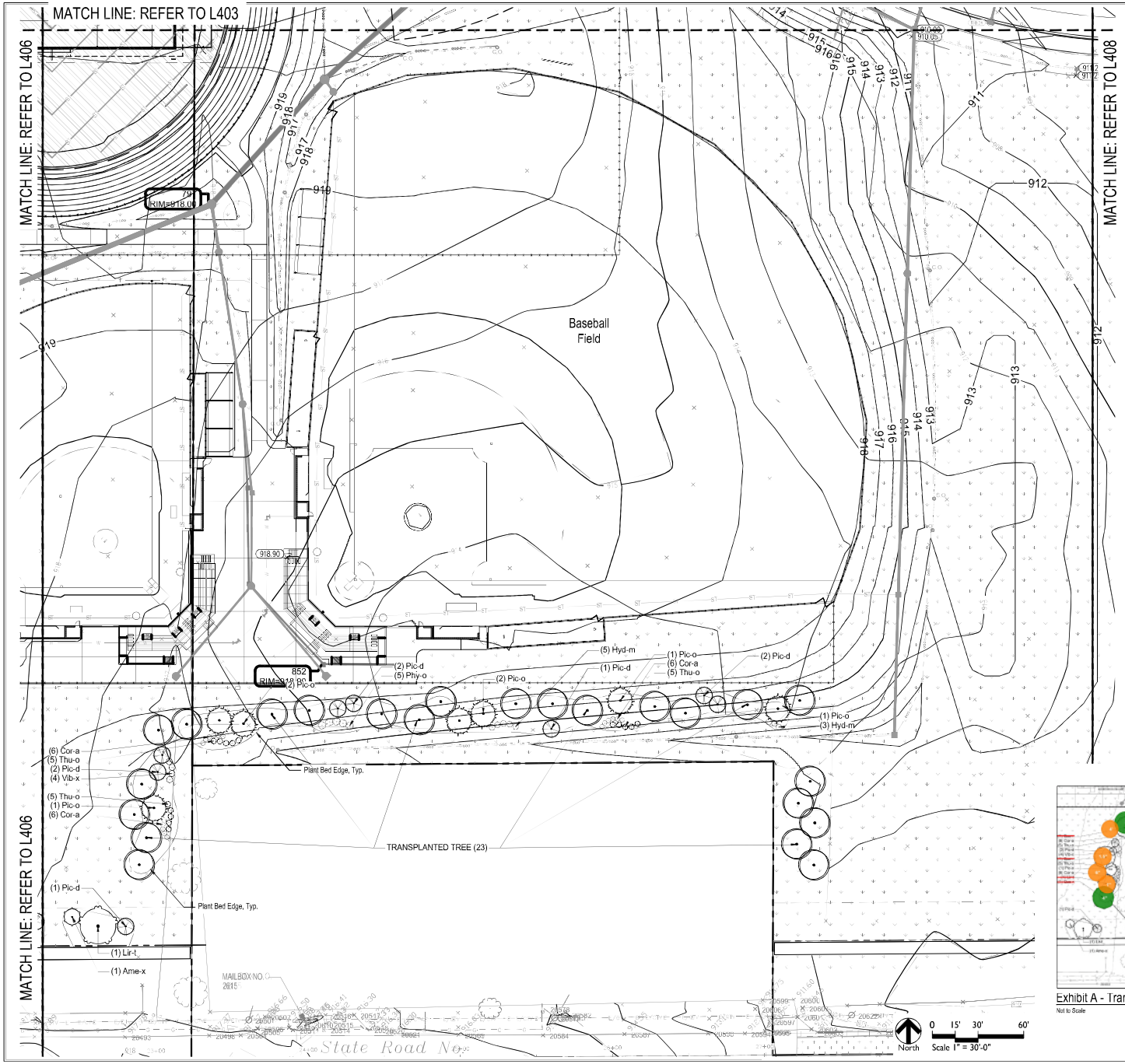
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L406

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SFI

Adjacent Zones
North: AG-SFI East: AG-SFI
South: AG-SFI/PUD (outside corporate limits) West: AG-SFI

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
1. Natural Appearances
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Required: Naturalized edge
Provided: (34) trees

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Required: N/A

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Monument Sign: N/A
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Monument Sign: N/A

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Required:
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N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SFI zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

	Lawn Seed Mix Refer to Specifications.
	Mow Strip Refer to Detail 5/L600
	Athletic Fields Seed Mix Refer to Specifications.

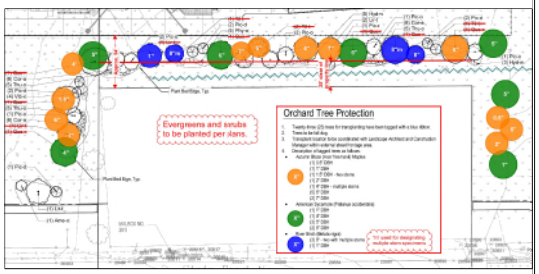

Exhibit A - Transplanted Trees
Not to Scale

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD. WESTFIELD, IN 46074

SCOPE DRAWINGS:

REVISIONS:

T1	TAC Response	2024/08/27
1	Addendum 1	2024/09/23
T4	TAC Response	2024/11/22
T6	TAC Response	2025/01/13
	Planting Alt.	2025/05/13
	50% Buffer, No Shrubs	

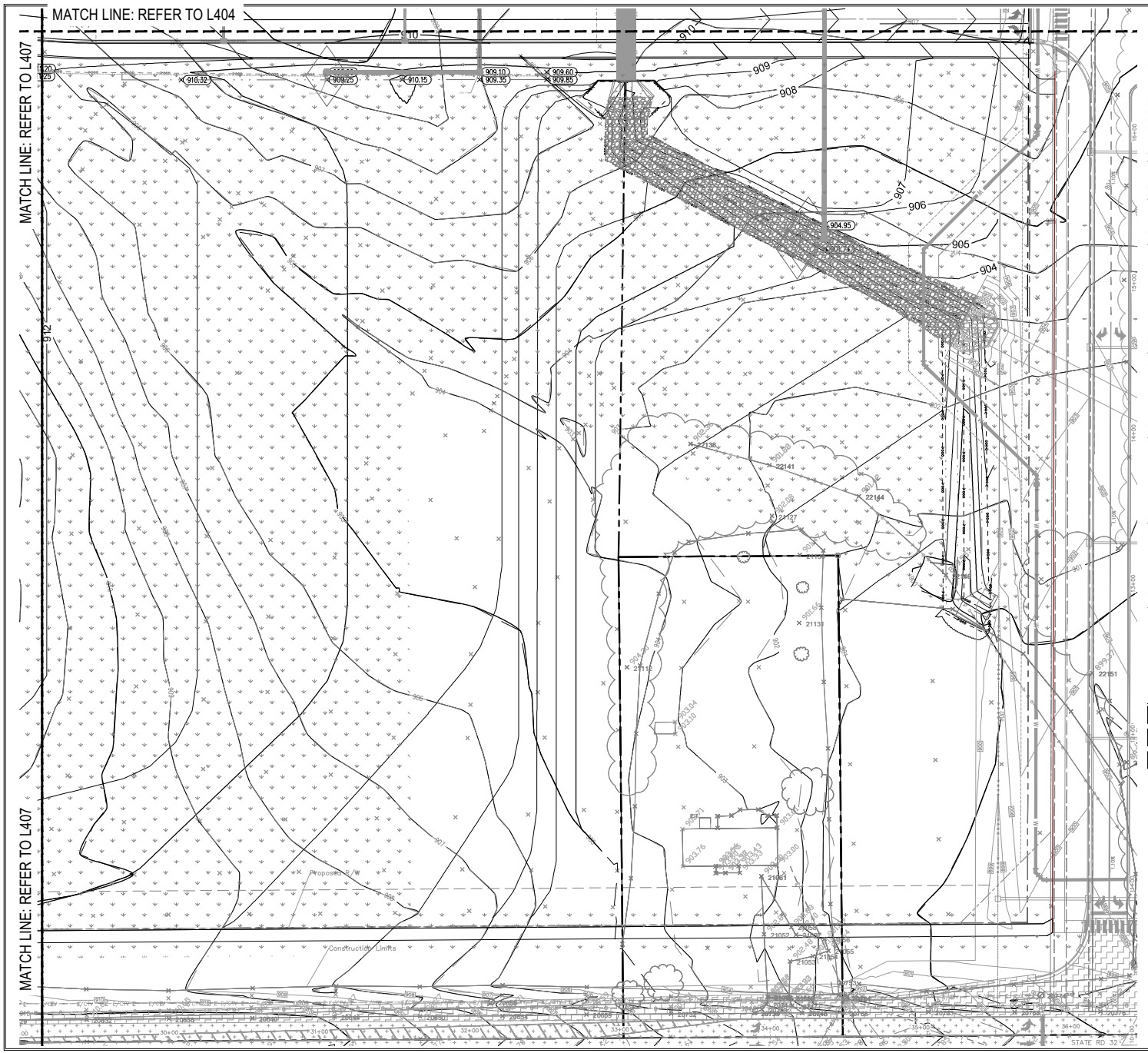
ISSUE DATE	DRAWN BY	CHECKED BY
02/07/25	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L407

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD., WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of the work to be performed. For additional detail for the building, the major architectural elements and the type of construction are indicated on these drawings.
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On the basis of the general scope indicated on these drawings, the contractor is responsible for the complete and proper execution and completion of the work.

REVISIONS:

T4	TAC Response 2024/11/22

ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
CONFORMED SET

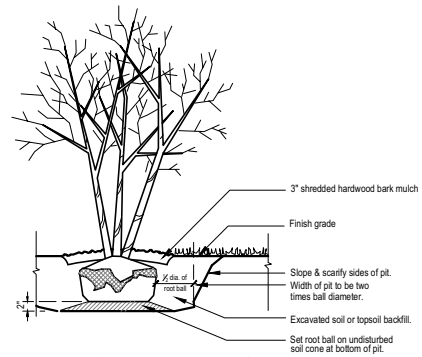
DRAWING NUMBER
L408

PROJECT NUMBER
2023016

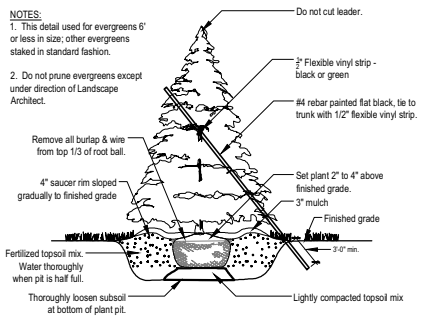
PLANT SCHEDULE						
CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
DECIDUOUS TREES						
Ace-b	21	Acer x freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	2"Cal	full, strong central leader, matched
Gle-s	5	Gleditsia triacanthos inermis `Shademaster`	Shademaster Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Liq-s	17	Liquidambar styraciflua	American Sweet Gum	B & B	2"Cal	full, strong central leader, matched
Lir-t	18	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Que-r	11	Quercus rubra	Red Oak	B & B	2.5"Cal	spring dug, strong central leader, symmetrical, full, matched
Til-t	2	Tilia tomentosa 'Sterling Sliver'	Sterling Silver Linden	B & B	2"Cal	full, strong central leader, matched
Ulm-m	10	Ulmus x `Morton Accolade`	Morton Accolade Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	7	Zelkova serrata `Autumn Glow`	Autumn Glow Japanese Zelkova	B & B	2"Cal	full, strong central leader, matched
EVERGREEN TREES						
Pic-d	32	Picea glauca `Densata`	Black Hills Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pic-o	35	Picea omorika	Serbian Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
ORNAMENTAL TREES						
Ace-g	11	Acer griseum	Paperbark Maple	B & B	2"Cal	full, strong central leader, matched
Ame-x	12	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	8` ht.	multi-trunk; 7-11 stems
Cer-c	24	Cercis canadensis	Eastern Redbud	B & B	8` ht.	multi-trunk; 3-7 Stems
Cra-c	9	Crataegus crus-galli	Cockspur Hawthorn	B & B	2"Cal	full, strong central leader, matched
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
SHRUBS						
Cor-a	18	Cornus stolonifera `Farrow`	Arctic Fire Dogwood	container	24"	space @ 3`-0" o.c.
Hyd-m	8	Hydrangea macrophylla `Endless Summer Twist-n-Shout`	Twist-n-Shout Hydrangea	container	24"	space @ 4`-0" o.c.
Phy-o	5	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	Container	24" ht. min.	space @ 5`-0" o.c.
Thu-o	15	Thuja occidentalis `Little Giant`	Little Giant Arborvitae	container	24"	space @ 4`-0" o.c.
Vib-x	4	Viburnum x juddii	Judd Viburnum	Container	18" ht. min.	space @ 4`-0" o.c., allow to mass

CONCEPT PLANT SCHEDULE

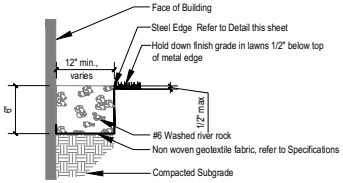
TRANSPLANTED TREE 23
Refer to Exhibit A/L407 for species and size



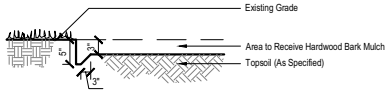
3 MULTI-STEM TREE PLANTING
Not to Scale



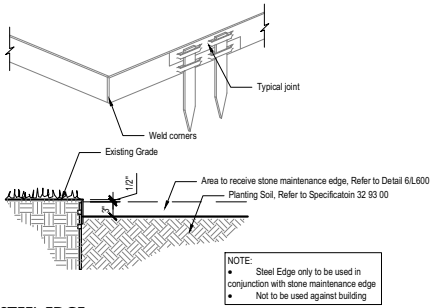
2 EVERGREEN TREE PLANTING
Not to Scale



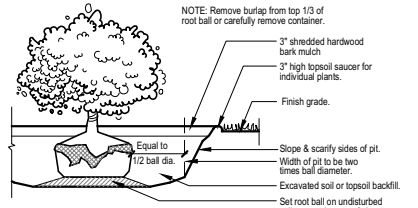
6 STONE MAINTENANCE EDGE (MOWSTRIP)
Not to Scale



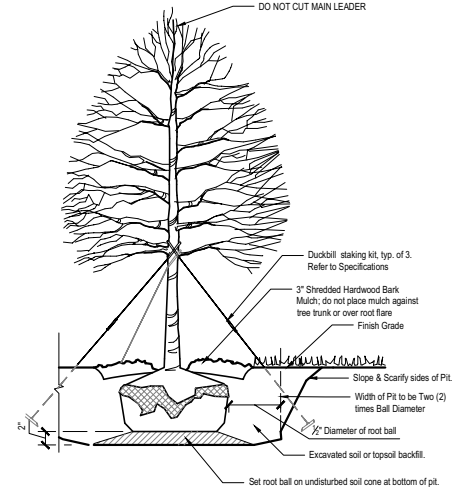
5 SPADE EDGE
Not to Scale



7 STEEL EDGE
Scale: 1" = 1'-0"



4 SHRUB PLANTING
Not to Scale



1 SHADE TREE - STAKED
Scale: Not to Scale

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context DESIGN
5650 Lakeport Court E. | Noblesville, IN 46074
317-485-9501 | www.context-design.com

PROJECT:
WESTFIELD WASHINGTON SCHOOLS
WESTFIELD MIDDLE SCHOOL WEST
CONFORMED SET
17707 CENTENNIAL RD, WESTFIELD, IN 46074

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of the major architectural elements and the type of construction. The drawings do not necessarily indicate or describe all work required for full performance and completion of the project in accordance with the contract.
On the basis of the general scope indicated on these drawings, the contractor shall provide all work required for the proper execution and completion of the work.

REVISIONS:

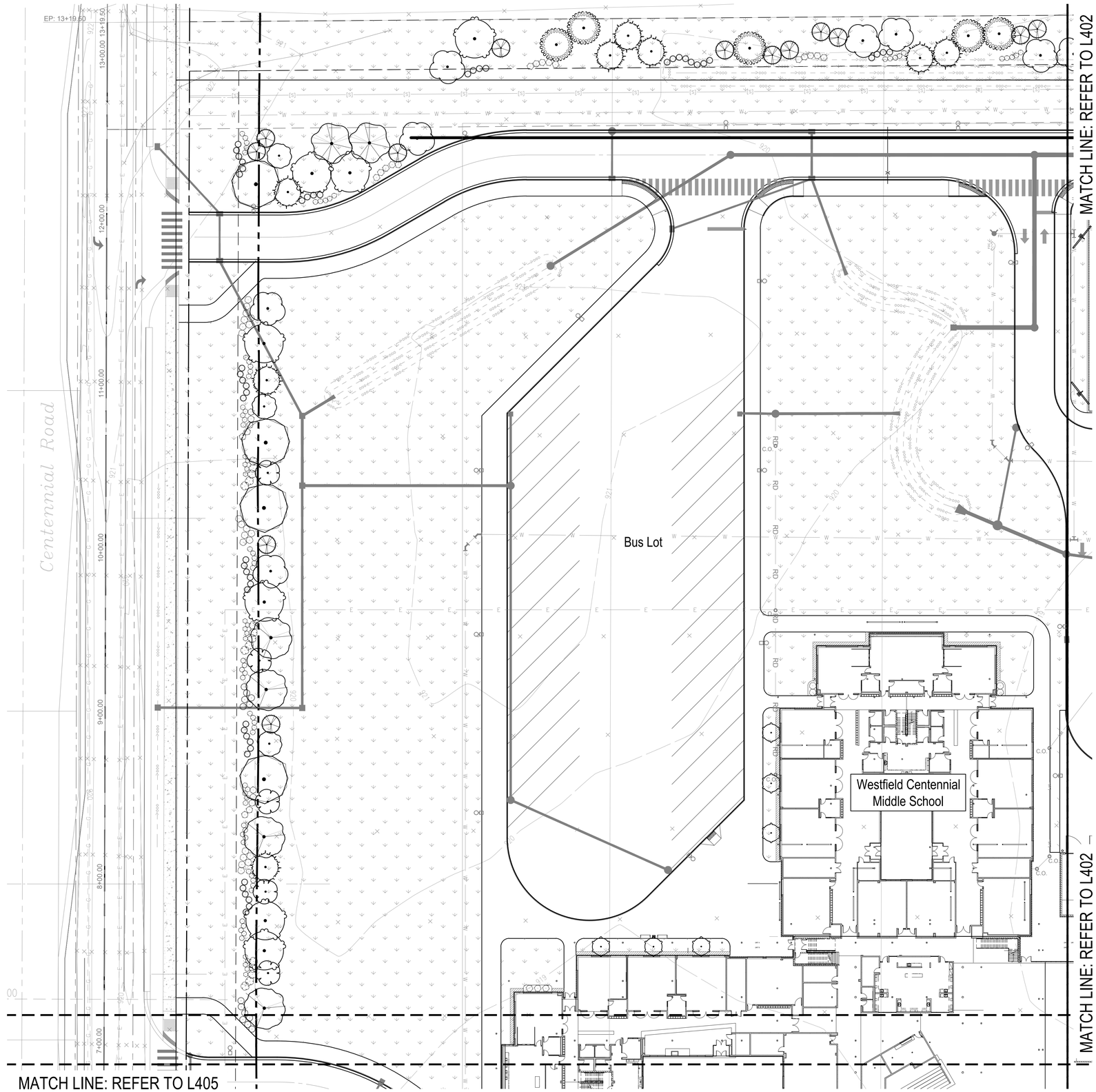
ISSUE DATE	DRAWN BY:	CHECKED BY:
02/07/2025	SS	FP

DRAWING TITLE:
PLANTING SCHEDULE AND DETAILS

CERTIFIED BY:
CONFORMED SET

DRAWING NUMBER
L600

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
I. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (47) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs
South: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (39) shade trees + (39) evergreen trees + (130) shrubs
South: (15) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) 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:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of architectural design concept, the dimensions of the building, the major architectural elements and the type of construction and materials required for the work.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the construction of the work.
On the basis of the general scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

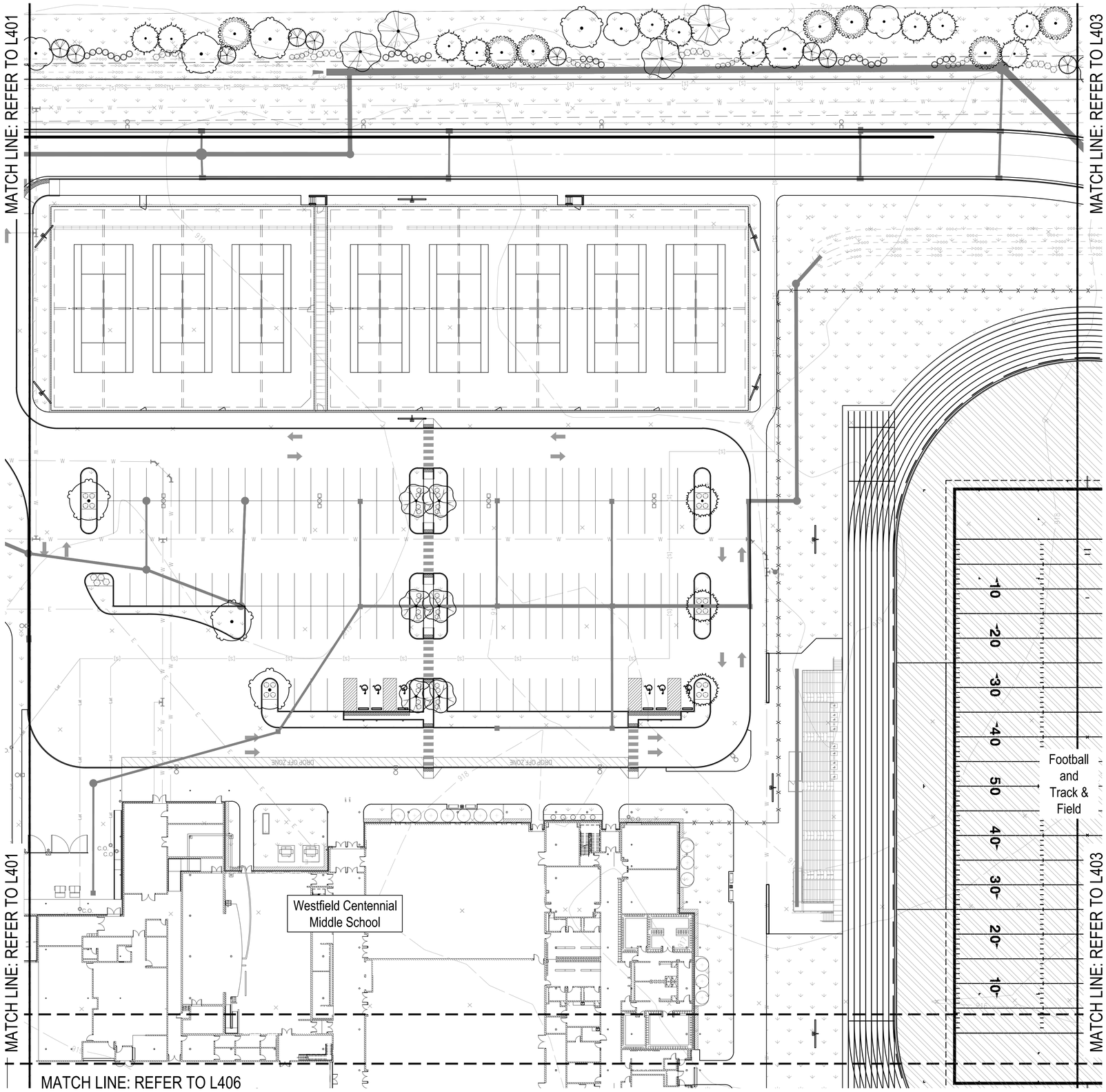
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L401

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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6.8 Landscaping Standards
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Required: N/A

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Provided: Refer to Other Requirements

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Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
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Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A

Provided:
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Building Base: (47) plants
Monument Sign: N/A

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Required:
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Provided:
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Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
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North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
These drawings indicate the general scope of the project in terms of approximate size and quality. They indicate the building, the major architectural elements and the type of structural, mechanical and electrical systems.
The Contract Documents are intended to describe all work required for full performance and completion of the requirements of the Contract.
The Trade Contractors shall accept scope indicated or described, the trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L402

PROJECT NUMBER
2023016

MATCH LINE: REFER TO L402

MATCH LINE: REFER TO L404

Football and Track & Field

Detention Pond

MATCH LINE: REFER TO L402

MATCH LINE: REFER TO L407

MATCH LINE: REFER TO L404

North

0 15' 30' 60'

Scale 1" = 30'-0"

Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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Chapter 6. Development Standards
6.8 Landscaping Standards
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Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A

Provided:
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Monument Sign: N/A

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N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
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Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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.
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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:
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PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
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REVISIONS:

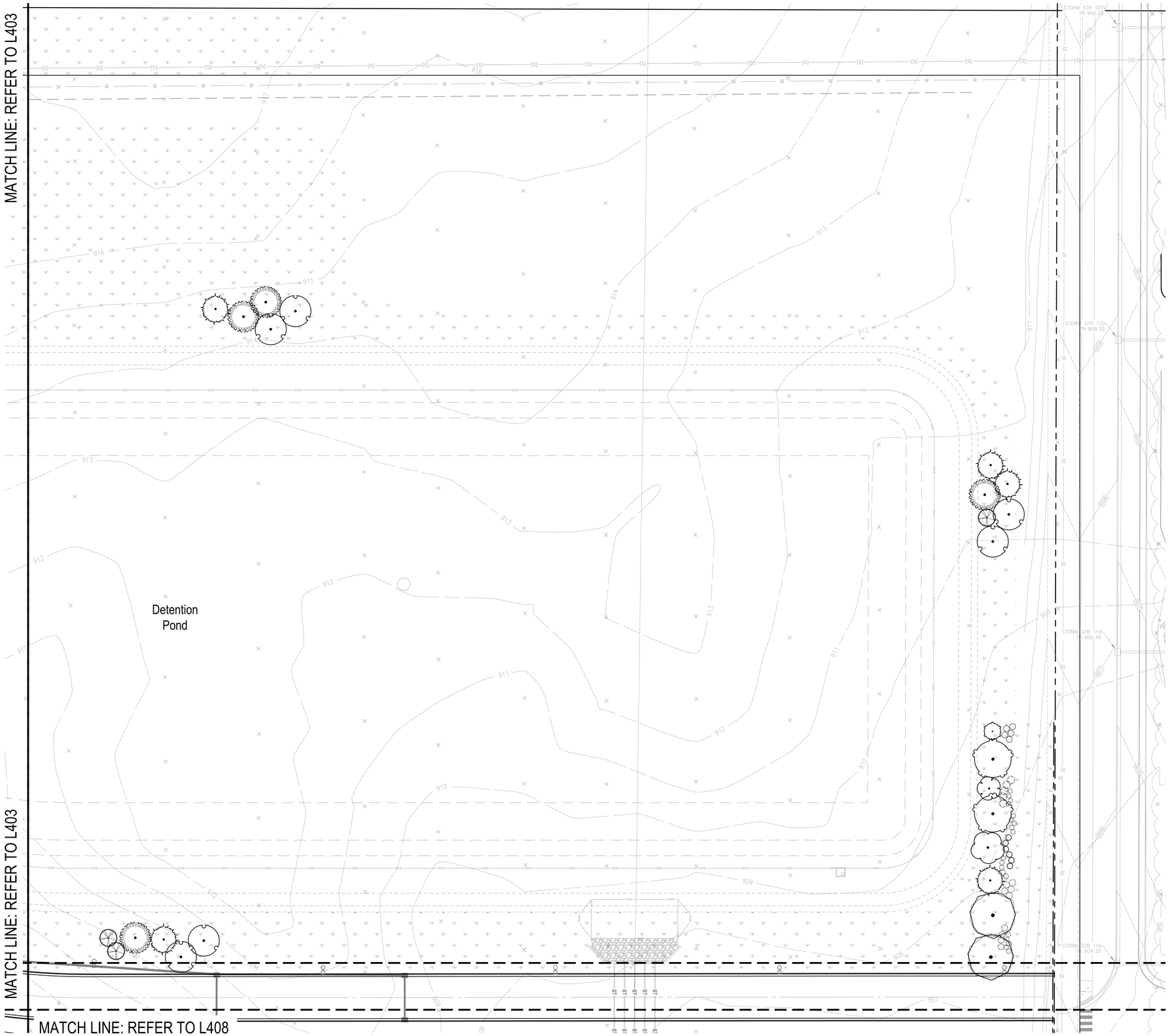
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L403

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
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South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

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N. Buffer Yard Requirements
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South Lot: 3,936 s.f. islands + (12) trees + (48) 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:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
South Lot: (12) trees + (115) shrubs

PLANTING LEGEND

- Lawn Seed Mix — Refer to Specifications.
- Mow Strip — Refer to Detail 5/L600
- Athletic Fields Seed Mix — Refer to Specifications.

North

0 15' 30' 60'
Scale 1" = 30'-0"

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PROJECT:
WESTFIELD WASHINGTON SCHOOLS
CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

SCOPE DRAWINGS:
These drawings indicate the general scope of the project and the architectural character desired. They show the size of the building, the major architectural elements and the type of structural, mechanical and electrical systems.
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REVISIONS:

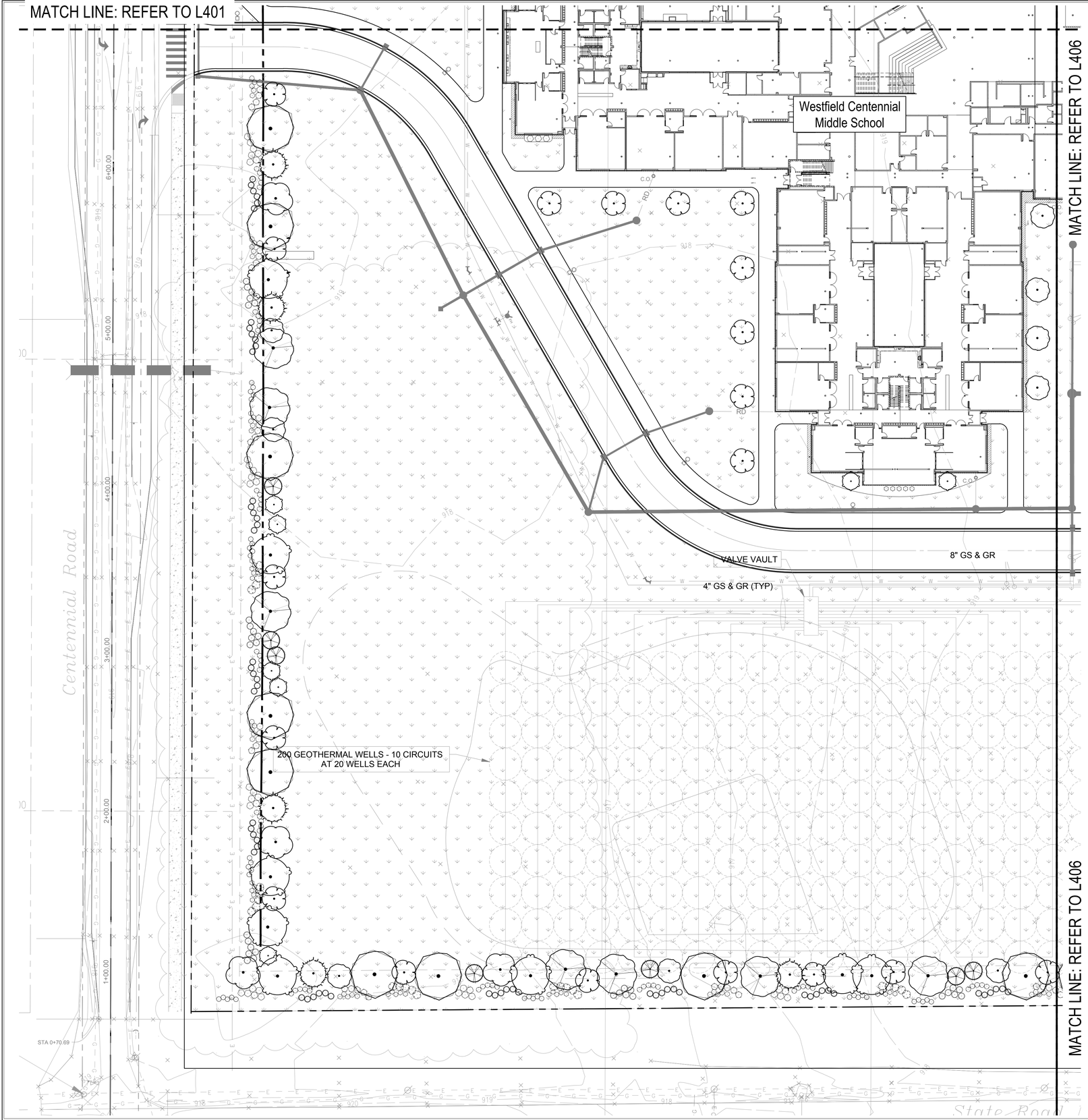
ISSUE DATE	DRAWN BY	CHECKED BY
05/01/2024	SS	FP

DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L404

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
Zone: WWS PUD / AG-SF1

Adjacent Zones
North: AG-SF1 East: AG-SF1
South: AG-SF1/PUD (outside corporate limits) West: AG-SF1

Unified Development Ordinance
Chapter 6. Development Standards
6.8 Landscaping Standards
I. Detention and Retention Areas
I. Natural Appearances
Requirement: Shall be landscape in a manner that replicates the natural forms of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.
Required: Naturalized edge
Provided: (34) trees

J. Street Trees
Requirement: Shall be required within the right-of-way of residential major subdivisions, in a minimum 8' wide planting strips between curb and sidewalk. Shall be required on an average of every 50' but can be spaced 25'-60'.
Required: N/A

K. Minimum Lot Landscaping Requirements
Requirement: For 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: 28.5 acres > (58) shade trees + (87) ornamental or evergreen trees + (290) shrubs
Provided: Refer to Other Requirements

L. Foundation Plantings
Requirement: Plant material shall be required intermittently, every 40' against long expanses of building facades and fences. Along the front building facades, provide (1) shrub or ornamental tree per 12 l.f. Plants shall be located withing 15 feet of façade in a planting bed at least 8 feet wide. Monument signs shall include a landscaped area equivalent to (1) side of the monument sign's face.
Required:
Front Building Façade: 589 l.f. / 12 l.f. = (50) shrub or ornamental trees
Building Base: 1,848 l.f. / 40 l.f. = (47) plants
Monument Sign: N/A

Provided:
Front Building Façade: (50) shrubs or ornamental trees
Building Base: (47) plants
Monument Sign: N/A

M. External Street Frontage Landscaping Requirements
Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
West: 1254 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
South: 1283 l.f. / 100 l.f. = 13 > (39) shade trees + (26) ornamental trees + (325) shrubs
Provided:
West: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs
South: (39) shade or evergreen trees + (26) ornamental trees + (325) shrubs

N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
Provided:
North: (39) shade trees + (39) evergreen trees + (130) shrubs
South: (15) shade trees + (15) evergreen trees + (50) shrubs

O. Parking Area Landscaping
Interior Parking Area Landscaping
Requirement: For 50 or more parking spaces, 10% of parking area to be islands. 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:
North Lot: 52,136 s.f. X 10% = 5,214 s.f. islands + (12) trees + (48) shrubs
South Lot: 38,555 s.f. X 10% = 3,856 s.f. islands + (12) trees + (48) shrubs
Provided:
North Lot: 5,690 s.f. islands + (12) trees + (48) shrubs
South Lot: 3,936 s.f. islands + (12) trees + (48) shrubs

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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
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PLANTING LEGEND

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PLANTING PLAN

CERTIFIED BY:
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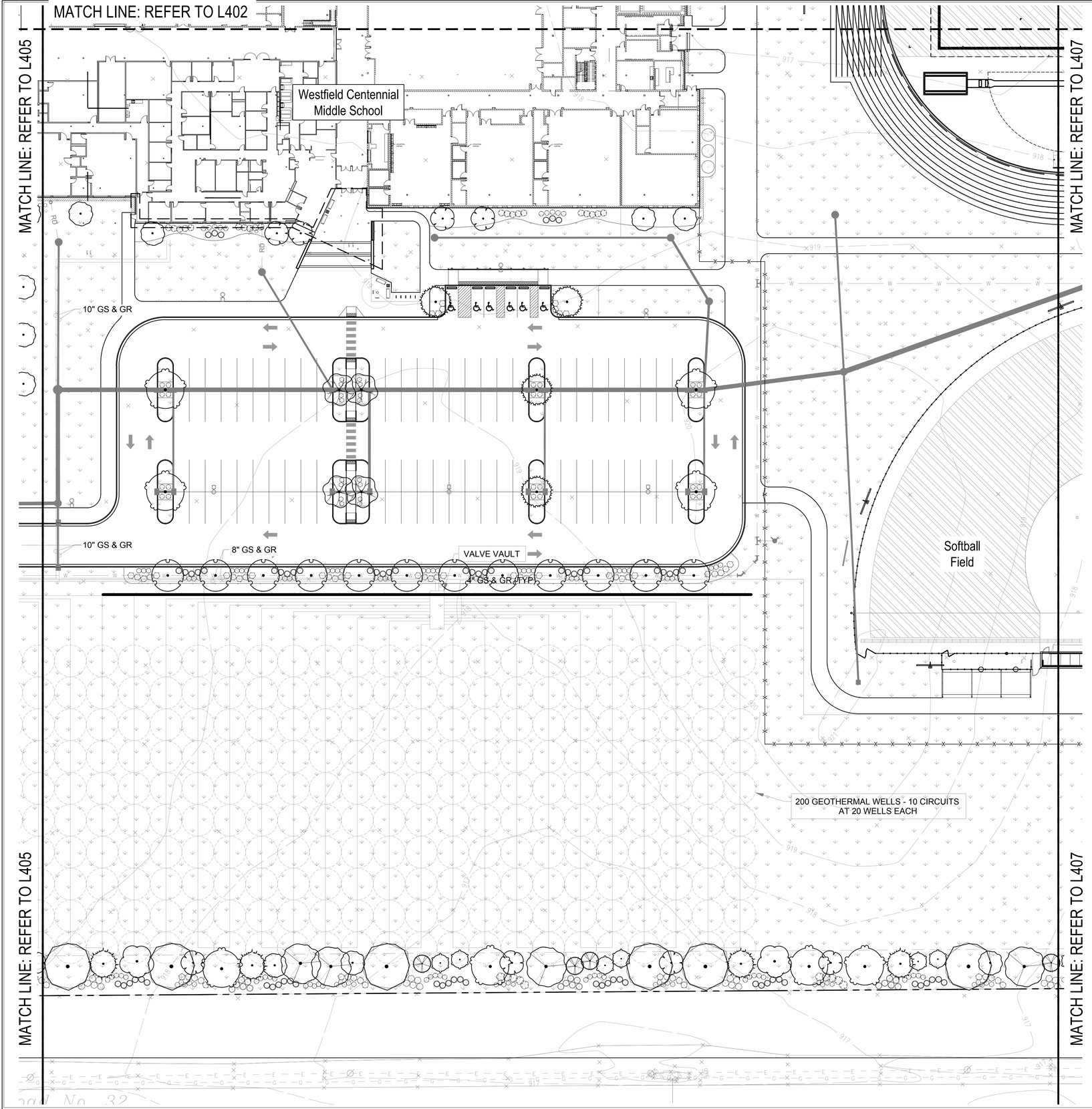
DRAWING NUMBER
L405

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School
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Required: N/A

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Requirement: Landscaping area with a minimum depth of 10 feet shall be required abutting an external street along any nonresidential development and shall include (3) shade or evergreen trees, (2) ornamental trees and (25) shrubs per 100 l.f.
Required:
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Provided:
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N. Buffer Yard Requirements
Requirement: For an institutional use abutting a AG-SF1 zone, provide Buffer A, which is 30' wide and requires (3) shade trees, (3) evergreen trees, and (10) shrubs per 100 l.f.
Required:
North: 1,274 l.f. / 100 l.f. = 13 > (39) shade trees + (39) evergreen trees + (130) shrubs
South: 500 l.f. / 100 l.f. = 5 > (15) shade trees + (15) evergreen trees + (50) shrubs
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Required:
South Lot: 343 l.f. / 30 l.f. = (12) trees + 343 l.f. / 3 l.f. = (115) shrubs
Provided:
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PLANTING LEGEND
- Lawn Seed Mix — Refer to Specifications.
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North
0 15' 30' 60'
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PROJECT:
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CENTENNIAL MIDDLE SCHOOL CAMPUS
TAC SUBMITTAL
CENTENNIAL ROAD & STATE ROAD 32

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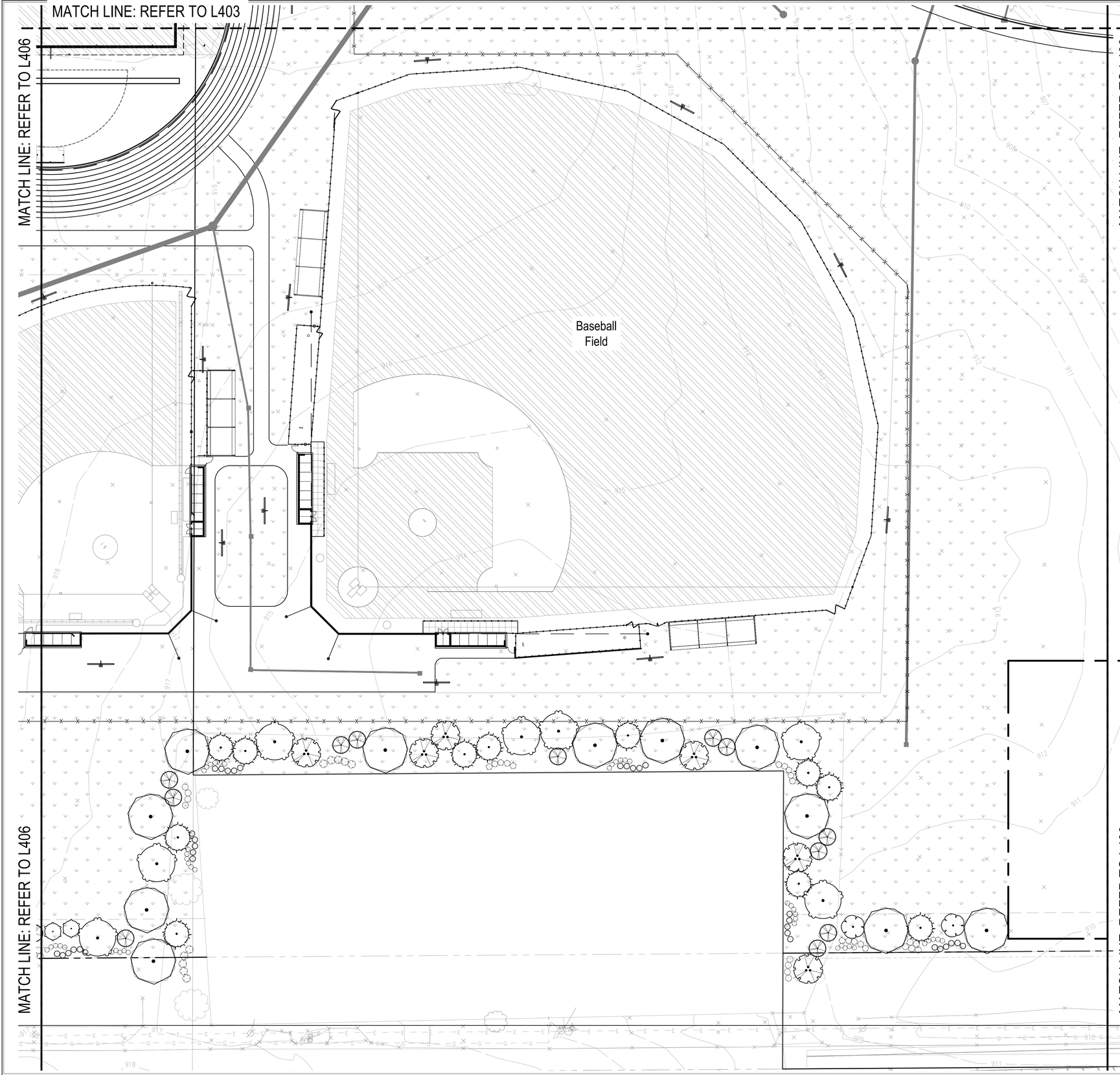
DRAWING TITLE:
PLANTING PLAN

CERTIFIED BY:
NOT FOR CONSTRUCTION

DRAWING NUMBER
L406

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School

Zone: WWS PUD / AG-SF1

Adjacent Zones
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0 15' 30' 60'

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CERTIFIED BY:
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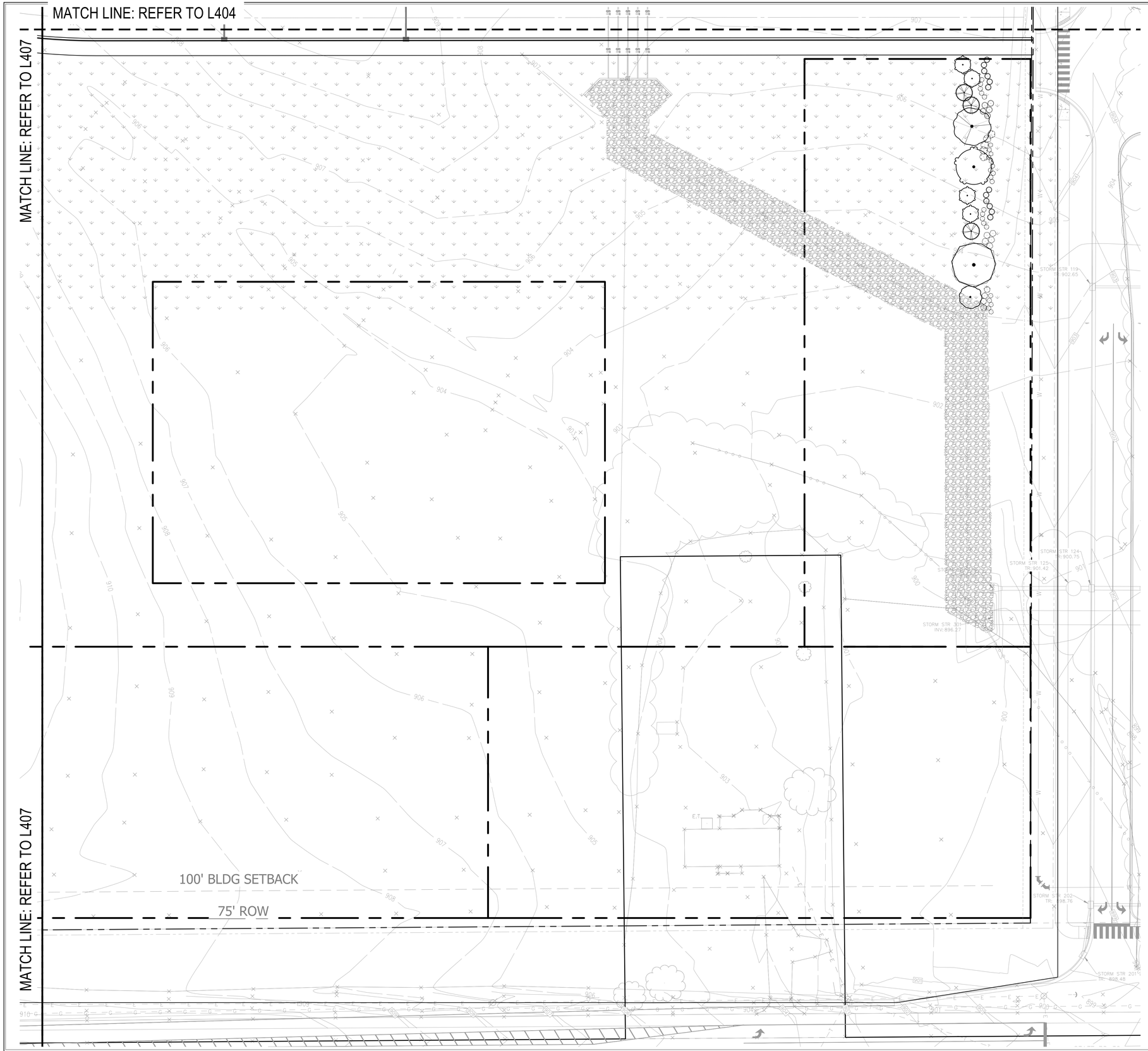
DRAWING NUMBER
L407

PROJECT NUMBER
2023016



Planting Ordinance Chart
Westfield Centennial Middle School

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