CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, March 2, 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 | 7/1/24-12/31/27
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
Kurt Wanninger | Council Appointed | 4-year term | 2/2/26-12/31/27

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

A quorum of the Common Council may be present

Online Viewable

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - February 17, 2026 (will be available at the 3/11/2026 APC Special Meeting)

Review Rules of Procedure

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

No items.

PUBLIC HEARING ITEMS

2601-PUD-01
BUILT Planned Unit Development (PUD)
Near southwest corner of State Road 32 and Gray Road, approximately 300' south of intersection
BUILT LLC, represented by Church Church Hittle + Antrim requests a change in zoning for 10.58 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the BUILT Planned Unit Development (PUD) District.
(Planner: Lauren Gillingham-Teague - Lgillinghma@westfield.in.gov)

2603-PUD-03
199th & Monon Planned Unit Development (PUD) Amendment I
South of and adjacent to 199th Street and west of the Monon Trail
Onyx & East, LLC by Nelson & Frankenberger LLC requests a chang in zoning for 7.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.
(Planner: Daine Crabtree - Dcrabtree@westfield.in.gov)

2603-PUD-04
Trace Commons Planned Unit Development (PUD)
South of State Road 32, about 1,000 feet East of Gunther Boulevard, & North of the Midland Trace Trail
Level 2 Development, represented by Church Church Hittle + Antrim, request a change of zoning for 19.4 acres +/- from the GB: General Business and GB-PD: General Business-Planned Development Districts to the Trace Commons Planned Unit Development (PUD) District.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

2603-ZOA-02
Unified Development Ordinance (UDO)
The City of Westfield proposes the following amendment to the Unified Development Ordinance (UDO) regarding water service provisions for Minor Subdivisions located within Agricultural Districts.
(Planner: Ryan Collingwood - Rcollingwood@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2512-CP-01 *(anticipated public hearing on 3/11/26, subject to change)*
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)

2511-PUD-19 *(anticipated workshop on 3/16/2026, subject to change)*
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 765 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-PUD-22 *(anticipated public hearing on 4/6/26, subject to change)*
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

Docket Number: 2601-PUD-01 (Ord. 26-03)

Petitioner: BUILT LLC, represented by Church Church Hittle + Antrim

Site Address: Approx. 17410 Gray Rd

Request: A change in zoning for 10.58 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the BUILT Planned Unit Development (PUD) District.

Current Zoning: AG-SF1 District

Current Land Use: Vacant

Acreage: 10.58 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 26-03
4. Concept Plan
5. Elevations
6. Landscape Plan
7. Architectural Signage
8. Neighbor Meeting Summary

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

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PETITION HISTORY

This petition was introduced for first reading at the January 26, 2026 City Council meeting. A public hearing is scheduled for the March 2, 2026 Advisory Plan Commission Meeting. Staff has not received any public comments at this time.

The public hearing for this project was originally planned for the February 2nd APC, but had to be continued due to a deficiency in the public notice. Because the continuance was due to Staff error, Staff requests that, should a workshop be needed, the item be discussed at the March 16th workshop meeting so that the project may remain on-schedule.

PROJECT OVERVIEW

Location: This subject real estate is approximately 10.58 acres in size and is located near the southwest corner of 32 and Gray Rd (see **Exhibit 2**). The Property is currently zoned AG-SF1. Adjacent land zoning districts are AG-SF1: Agriculture/Single-family Rural and GO: General Office to the north, GO: General Office to the west, SR – Low Density Single-family Residential (Noblesville jurisdiction) to the east, and SF3: Single-family Medium Density to the south (across the Midland Trace Trail).

The property is unusually encumbered by easements including two underground gas pipelines running diagonally from southwest to northeast, an easement for the Fred Hines Regulated Drain running east-west through the middle of the site, and a large Duke Energy transmission line planned for the south of the property running parallel to the Midland Trace Trail.

Project Description: The petitioner requests to create a new PUD ordinance to permit the development of a Makerspace Business Center in the northwest half of the property while reserving the southeast half for the future development of general office or daycare uses. The underlying zoning district will be GO: General Office with modifications. The petitioner, BUILT LLC, plans to develop only the northwestern half of the property (Area A) and sell southeastern half (Area B) to a future user to design to suit his or her needs. Due to this uncertainty in the land uses and site design, the PUD only includes detailed standards for Area A and requires a PUD amendment prior to development of Area B. Infrastructure improvements, including the entire sidewalk along Gray Rd, will be installed with Area A.

ORDINANCE DETAILS

Definitions: The PUD ordinance proposes the following new definitions. Capitalized terms shall have the meaning ascribe to them in the UDO.

> Makerspace Business Center: A campus of flex commercial buildings providing workspace and storage for small businesses, entrepreneurs, and service providers to operate, create, assemble, store inventory and collaborate. Makerspace uses include light manufacturing, product assembly, e-commerce fulfillment, light distribution and storage (not to exceed 3,500 square feet per tenant), professional services, equipment storage and office services. Makerspace Business Center shall not include automotive and equipment service uses and the interior storage of vehicles as the primary use.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) showing the subareas Area A and Area B, the internal street network, and the approximate size, location, and proportion of uses and structures within Area A. These improvements must be in substantial compliance with the Concept Plan, however, an amendment shall be required to amend the Concept Plan for Area B prior to development.

Underlying Zoning: The underlying zoning district is GO: General Office District.

Permitted Uses: Permitted uses are as follows. No other uses shall be permitted except as granted through a PUD amendment.

Area A

- Makerspace Business Center

Area B

- Office
- Office, Medical
- Low Intensity Retail
- Medium Intensity Retail
- Fine Arts or Commercial School
- Professional Trade or Business School

- Commercial Recreation Facility
- Health, Fitness, and Exercise Facility
- Restaurant, Sit Down
- Restaurant, Specialty
- Live-work units

General Regulations: While the GO District requires a side and rear yard setback of 60 feet from Residential Districts and 20 feet from all other districts, the proposed ordinance applies a uniform setback of 20 feet to the north, west, and south property lines. It also decreases the front yard setback from 60 feet to 40 feet along the east property line, and establishes a 15-foot minimum building separation between buildings within the District.

Overlay Districts: The State Highway 32 Overlay District shall not apply to Area A. Only the Architectural Design Requirements of the State Highway 32 Overlay District shall apply to Area B.

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

Architectural Standards: Article 6.3 shall not apply, rather the buildings in Area A shall be constructed in substantial conformance with the architectural renderings and elevations provided (see **Exhibit 5**) as determined by the Director. An amendment to the PUD which incorporates architectural plans or standards for Area B shall be required prior to the future development of Area B.

Landscape Standards: Article 6.8 shall not apply, rather landscaping in Area A shall be in substantial conformance with the landscape exhibit included in the ordinance (see **Exhibit 6**) as determined by the Director. An amendment to the PUD which incorporates landscape plans or standards for Area B shall be required prior to the future development of Area B.

Parking Standards: The proposed PUD Ordinance waives the standards found in Article 6.14(G)(11) Parking Standards; Off-street Parking; Required Spaces. Instead, parking space requirements shall be determined by the Director of Community Development based upon data supplied by the applicant.

Sign Standards: One Nonresidential Center Sign up to 12 feet in height may be permitted. Each tenant is allowed 1.5 sq ft of sign area per 1 linear foot of the tenant's front building façade. Architectural signage shall be permitted as depicted in the ordinance and shall not add to or deduct from the sign area allocations for a building or tenant (see **Exhibit 7**).

Annexation: Annexation is required prior to subdivision approval.

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

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the "Local Commercial" land use as the appropriate land use for the Property. Development Policies for "Local Commercial" include: (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (ii) require the size, materials, color, and design of buildings to be unique to Westfield; (iii) Parking areas should be broken up by landscaping or by being

located on more than one side of the buildings; (iv) encourage signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed; and (v) encourage pedestrian connections between local commercial areas and adjacent residential areas.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing will be held for this petition at the March 2, 2026 Plan Commission meeting. The notice of public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: This petition was introduced for first reading at the January 26, 2026 City Council meeting.

DEPARTMENT COMMENTS

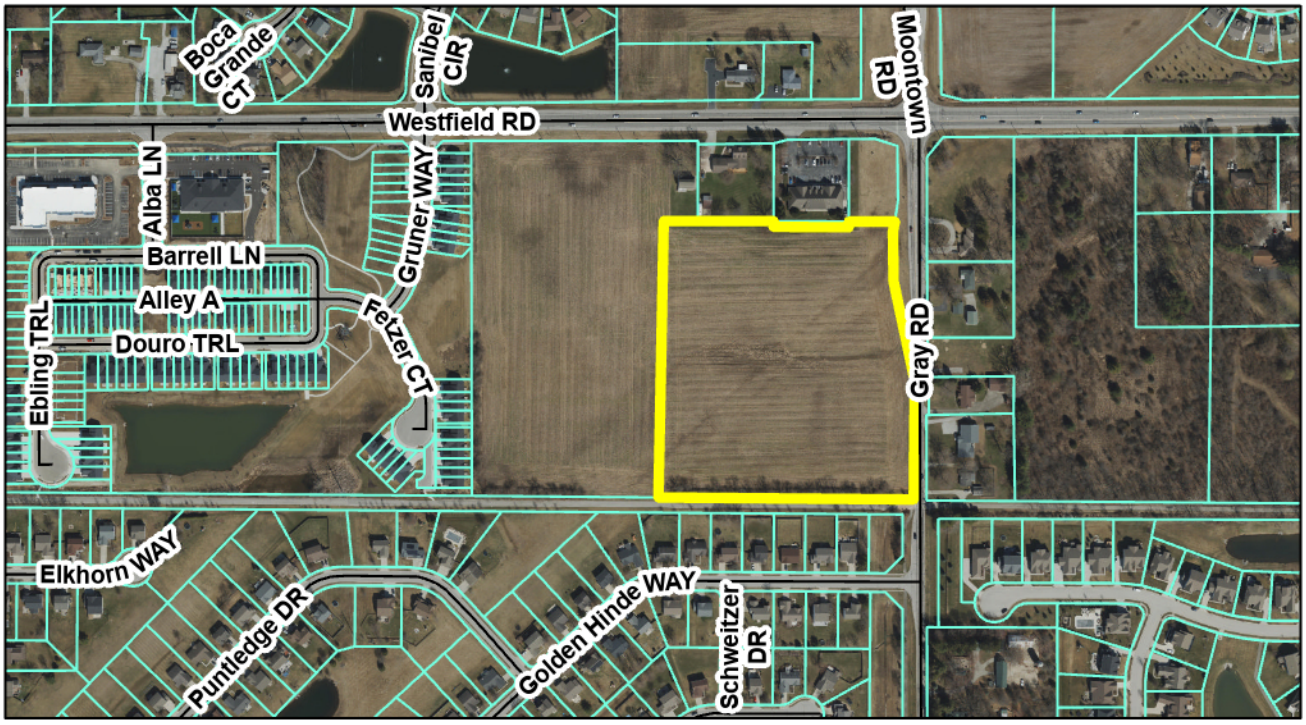
1. **Action:**
    a. Hold a public hearing at the March 2, 2026 Plan Commission meeting.
    b. Following the public hearing, this item is eligible for Plan Commission workshop or recommendation. If a workshop is needed, Staff requests that the item be discussed at the upcoming workshop meeting, scheduled for March 16th.
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

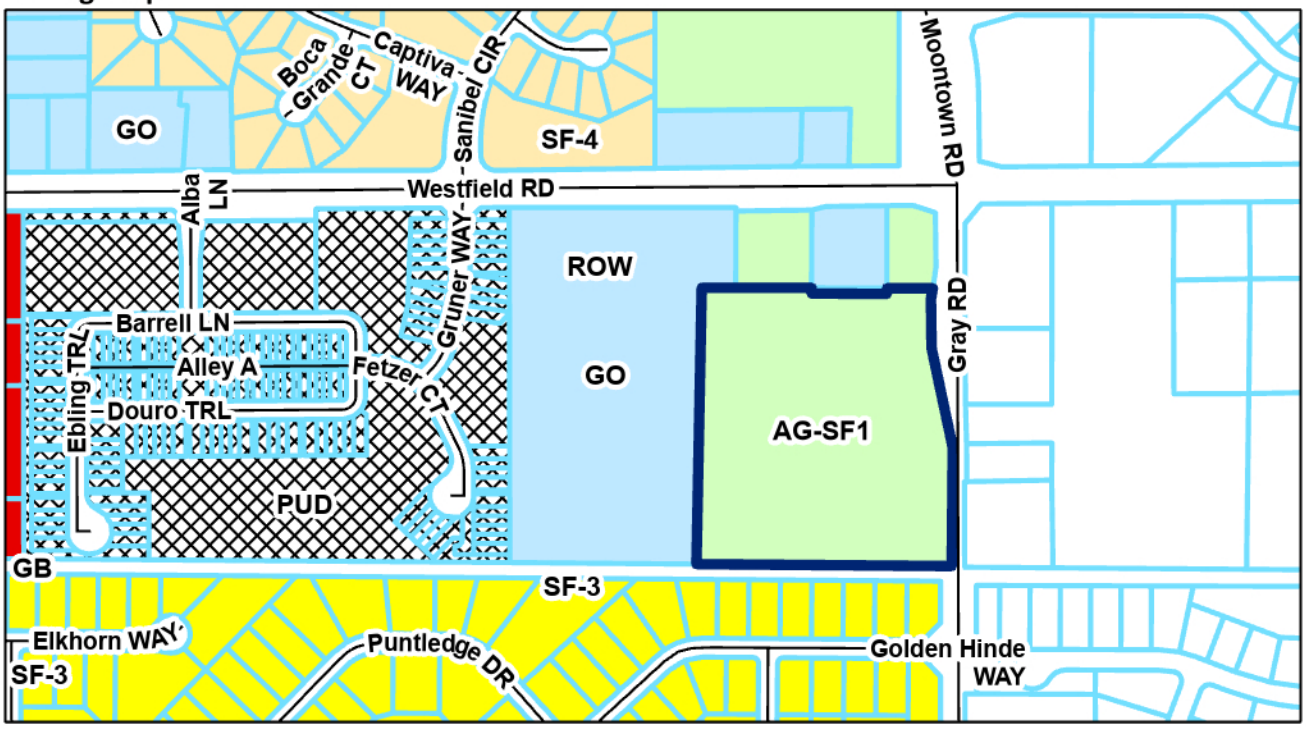
Property Location Map
17410 Gray Rd
2601-PUD-01

N W E S

Aerial Location Map



Zoning Map



Legend

Subject Parcel

0 0.04 0.08 0.16 Miles

N

ORDINANCE NUMBER

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

"BUILT Westfield PUD"

This is a Planned Unit Development District Ordinance, to be known as the BUILT WESTFIELD PLANNED UNIT DEVELOPMENT (the "**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 (the "**UDO**");

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

WHEREAS, the Commission forwarded Petition No. _____ to the Common Council of the City of Westfield, Hamilton County, Indiana (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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "BUILT Westfield Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

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

2.1 "Makerspace Business Center" shall mean: "A campus of flex commercial buildings providing workspace and storage for small businesses, entrepreneurs, and service providers to operate, create, assemble, store inventory and collaborate. Makerspace uses include light manufacturing, product assembly, e-commerce fulfillment, light distribution and storage (not to exceed 3,500 square feet per tenant), professional services, equipment storage and office services."

2.2 Makerspace Business Center shall not include automotive and equipment service uses and the interior storage of vehicles as the primary use.

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit B (the "**Concept Plan**"), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

3.1 The district is hereby divided into two (2) areas, as depicted on the Concept Plan and labeled "**Area A**" and "**Area B**" (individually or collectively, the "**Area**" or "**Areas**").

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The boundaries of the Areas and Internal Street network shall be developed in substantial conformance with the Concept Plan. Area A shall be developed in substantial conformance with the Concept Plan. An Amendment to this Ordinance shall be required to amend the Concept Plan for Area B prior to Detailed Development Plan approval for Area B.

Section 4. Underlying Zoning Districts. The Underlying Zoning District of the Real Estate (the "**Underlying Zoning District**") shall be the GO: General Office District.

Section 5. Permitted Uses. The following uses ("**Permitted Uses**") shall be permitted in the Areas:

5.1 Area A – Makerspace Business Center. No other uses shall be permitted.

5.2 Area B – Office, Medical Office, Low Intensity Retail,
Medium Intensity Retail Fine Arts or Commercial School, Professional Trade or Business School, Commercial Recreation Facility; Health, Fitness, and Exercise

Facility; Restaurant, Sit Down; Restaurant, Specialty; live-work units. No other uses shall be permitted.

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

6.1 Minimum Building Setback Lines: Article 4.12(E) is hereby modified to permit the following Minimum Building Setback Lines within the District:

A. The Building setback distance from the north, west and south property lines of the District shall be twenty (20) feet.

B. The Building setback distance from the east property line of the District shall be forty (40) feet.

C. There shall be no other Minimum Building Setback Lines within the District; however the minimum separation between Buildings within the District shall be at least fifteen (15) feet.

Section 7. Overlay District. The standards of the State Highway 32 Overlay District, Article 5.3 of the UDO, shall not apply to the District, except that the architectural standards set forth in Article 5.3(K) shall apply to Area B.

Section 8. Development Standards. The standards of Chapter 6 Development Standards, as applicable to the Underlying Zoning District, shall apply within the District, except as otherwise modified below.

8.1 Architectural Standards. Article 6.3 shall not apply to the District. Instead, the Buildings in Area A shall be constructed in substantial conformance with the architectural renderings and building elevations attached hereto as Exhibit C ("**Building Details**"), as determined by the Director. An amendment to this Ordinance which incorporates architectural plans or standards for Area B shall be required prior to Detailed Development Plan approval for Area B. shall be required

8.2 Landscaping Standards. Landscaping in Area A shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the

"**Landscaping Plan**"). To the extent Article 6.8 conflicts with the Landscaping Plan, the Landscaping Plan shall prevail. The Director shall have the authority to approve planting substitutions and relocations in the event needed, so long as the overall design and effect of such landscaping installations are maintained as determined by the Director. An amendment to this Ordinance, which incorporates landscaping plans or standards for Area B shall be required prior to Detailed Development Plan approval Area B.

8.4 Parking and Loading Standards. Article 6.14 shall apply to the development of the District, except as otherwise modified below.

A. Off-Street Parking, Required Spaces. Article 6.14(G)(11) shall not apply to the District. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

8.5 Sign Standards.

A. Nonresidential Center Sign: One (1) Nonresidential Center Sign shall be permitted along Gray Road, in accordance with Article 6.17(J)(2)(a)(ii). Such Sign shall not exceed twelve (12) feet in height. No other Monument Signs shall be permitted in the District.

B. Center In-Line Tenant Signage: Center In-Line Tenant Signage in accordance with Article 6.17(J)(5) of the UDO shall be permitted in the District. Center In-Line Tenant Signage shall be limited to 1.5 square feet per linear foot of the tenant's front building façade. Some buildings may have two front facades.

C. Architectural Signage: The architectural signage illustrated in Exhibit E and located as depicted in Exhibit F shall be permitted, and shall not be used in calculating the maximum square feet of signage within the District.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and

the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Annexation. Annexation is required prior to subdivision approval.

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

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 _____** 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 A. Willis, Mayor

I hereby VETO **ORDINANCE _____**

this _____day of _____, 2026.

_____
Scott A. Willis, Mayor

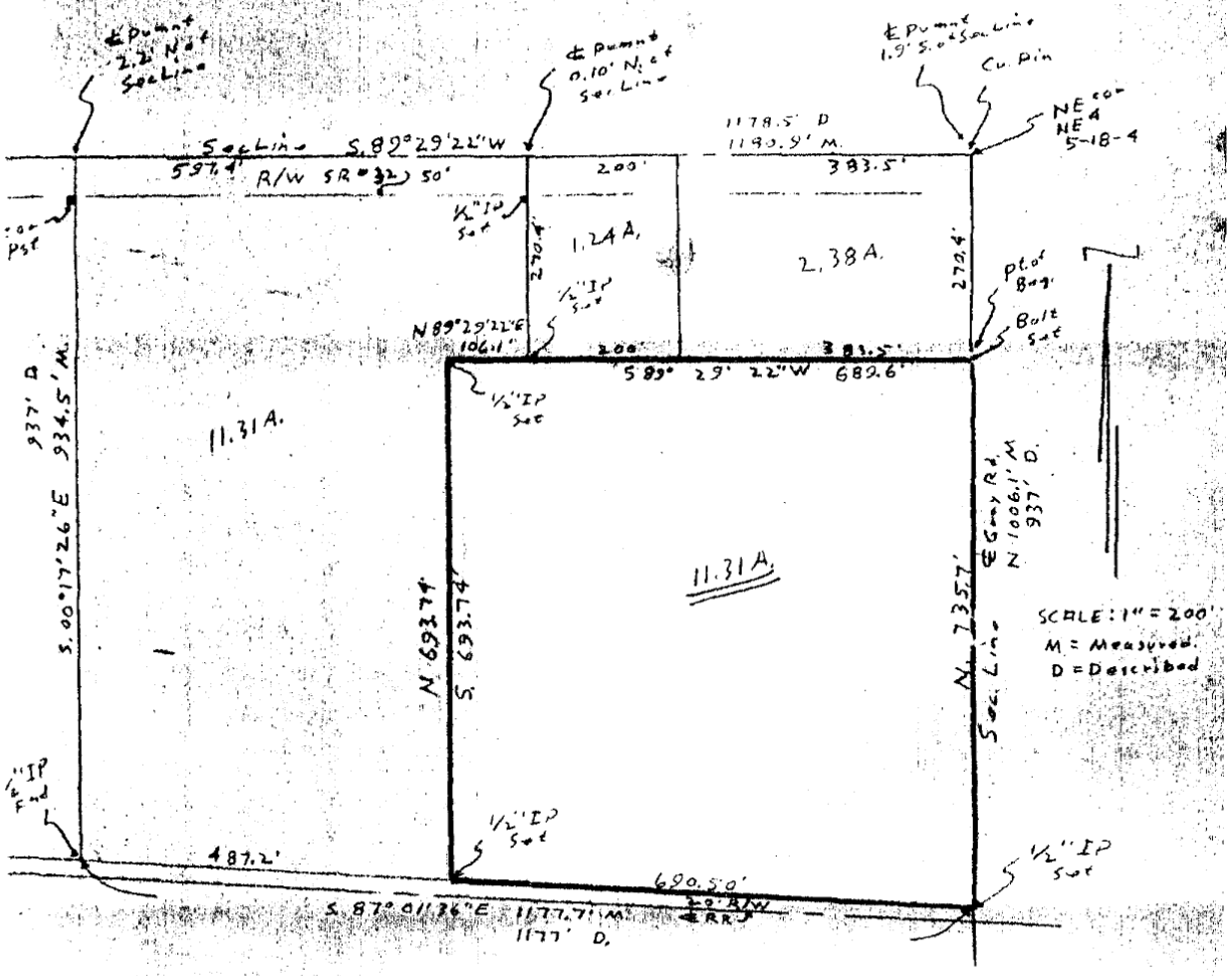
This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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.

<u>Exhibit A</u>

"Legal Description"

UNOFFICIAL COPY



PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 18 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SECTION LINE, SAID POINT BEING 270.4' SOUTH OF THE NORTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 89° 29' 22" WEST 689.6'; THENCE SOUTH 693.74' TO THE RAILROAD RIGHT-OF-WAY; THENCE SOUTH 87° 01' 36" EAST 690.5' TO THE SECTION LINE; THENCE NORTH 735.7' TO THE POINT OF BEGINNING, CONTAINING 11.31 ACRES.

EXCEPT EXHIBITS "A" AND "B" ATTACHED

I, THE UNDERSIGNED, LAND SURVEYOR, REGISTERED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, HEREBY CERTIFY THAT THE ABOVE PLAT AND DESCRIPTION REPRESENT A TRUE AND CORRECT SURVEY AS COMPLETED BY ME THIS 23RD DAY OF JUNE, 1984.

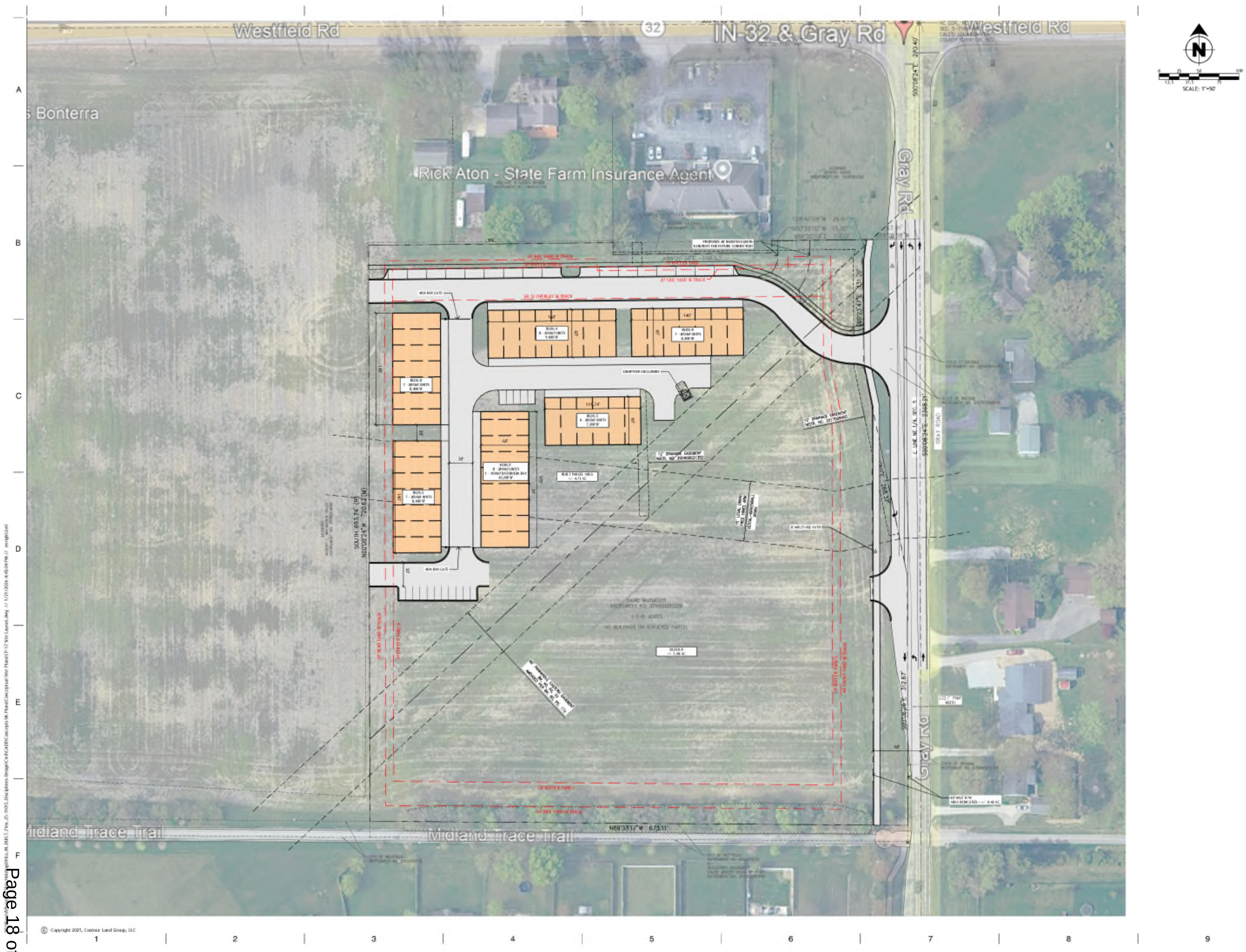
Carl C Raquet

CARL C. RAQUET, L.S.
REG. # 7747

CARL C. RAQUET
REGISTERED
No. 7747
STATE OF
INDIANA
LAND SURVEYOR

<u>Exhibit B</u>

“Concept Plan”



CONTOUR

984 Logan St., Ste. 204
Noblesville, IN 46060
765.430.2042 (C)
jmlerzwicki@contourlandgroup.com

BUILT
WESTFIELD, IN

IN-32 & GRAY RD
WESTFIELD, IN 46062

CONCEPTUAL
SITE PLAN

25-110

CP-17

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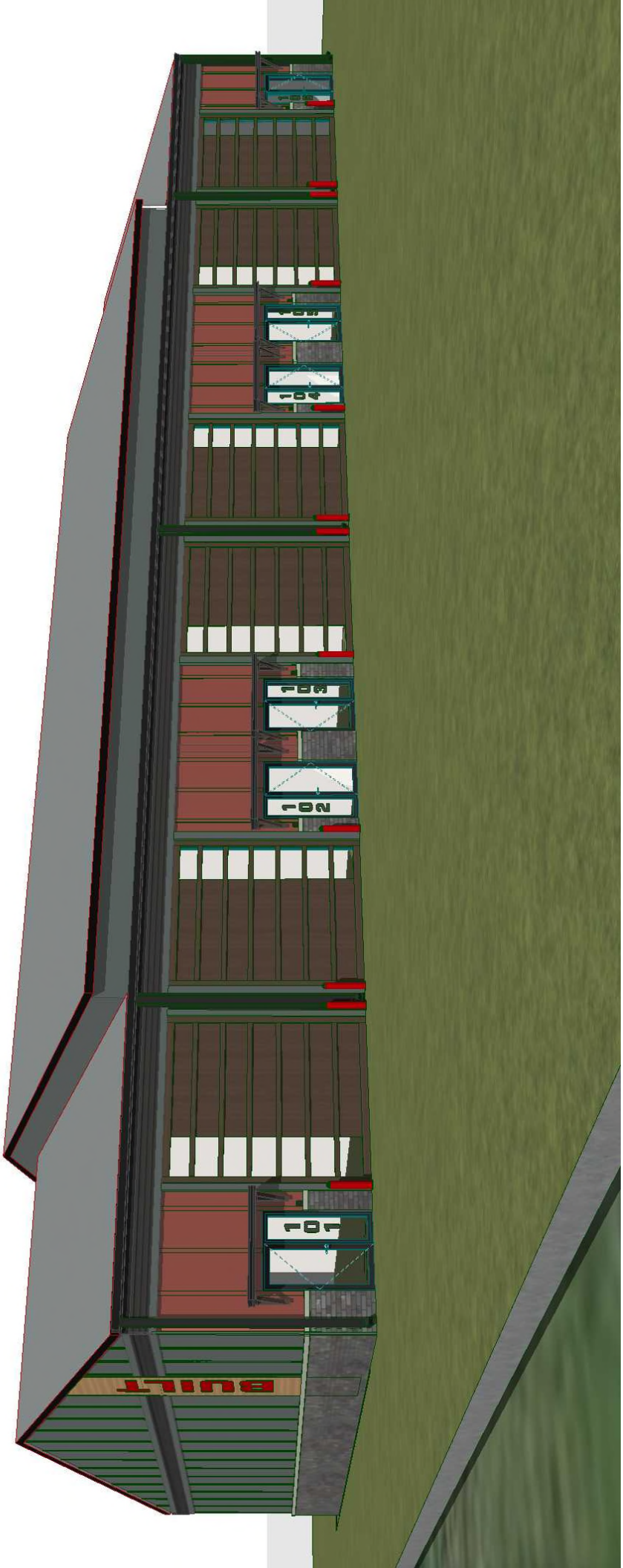
Exhibit C

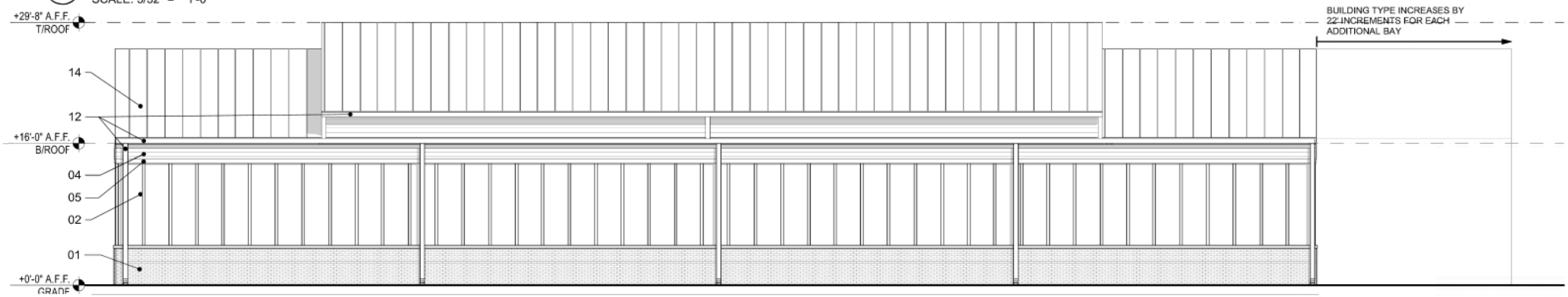
"Building Details"

The Building Details appear on the following __7___ pages of this Ordinance.


BUILT

1 BUILDING TYPE A - FRONT ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING TYPE A - REAR ELEV.

SCALE: 3/32" = 1'-0"

ELEVATION KEY

01 ADHERED THIN BRICK VENEER:
FACTORY-FORMED CLAY THIN BRICK UNITS (APPROX. 1/2"–3/4" THICK) ADHERED TO CEMENTITIOUS BACKER BOARD OVER WOOD STUD FRAMING USING MORTAR SETTING BED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS WITH METAL LATH AND SCRATCH COAT AS REQUIRED. TOOL MORTAR JOINTS TO MATCH CONVENTIONAL BRICK APPEARANCE.

02 JAMES HARDIE "HARDIEPANEL" COLOR #1 WITH BATTENS:
-FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

03 JAMES HARDIE "HARDIEPANEL" COLOR #2 WITH BATTENS:
-FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

04 JAMES HARDIE "HARDIE LAP SIDING" COLOR #1:
- FIBER CEMENT SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

05 FIBER CEMENT TRIM BOARD - JAMES HARDIE 5/4 "HARDIETRIM" NT3 BOARDS, SMOOTH FINISH
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

06 WOOD-LOOK COMPOSITE SIDING
-BASIS OF DESIGN: MILLBOARD SHADOW LINE+, 7 1/8" EXPOSURE
-COLOR BY ARCHITECT

07 PRE-FINISHED INSULATED HOLLOW METAL DOOR

08 PRE-FINISHED FULLY GLAZED DOOR WITH SIDELITE
-UNIT NUMBER GRAPHIC BY OWNER

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10 WOOD-LOOK CANOPY SUPPORT BRACKET

11 PRE-FINISHED METAL DOOR CANOPY

12 PREFINISHED ALUM. GUTTER & DOWNSPOUT
- COLOR BY ARCH. - SEE ROOF PLAN

13 BUILDING SIGNAGE BY OWNER

14 STANDING SEAM METAL ROOF:
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16 FIXED VINYL WINDOW

DRAFT–NOT FOR CONSTRUCTION
BUILT of Westfield
11/30/2025

BABA architects

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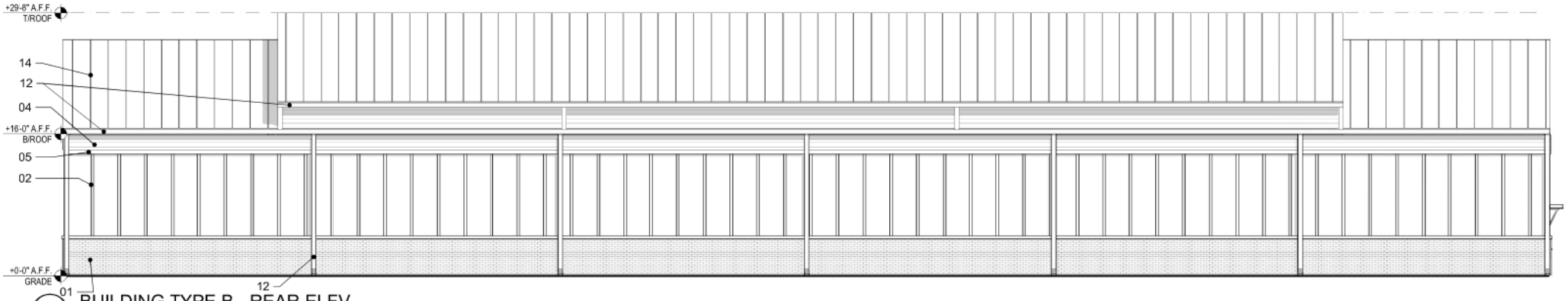
1 BUILDING TYPE B - FRONT ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING TYPE B - REAR ELEV.

SCALE: 3/32" = 1'-0"

ELEVATION KEY

01 ADHERED THIN BRICK VENEER:
FACTORY-FORMED CLAY THIN BRICK UNITS (APPROX. 1/2"–3/4" THICK) ADHERED TO CEMENTITIOUS BACKER BOARD OVER WOOD STUD FRAMING USING MORTAR SETTING BED. INSTALL PER MANUFACTURER'S RECOMMENDATIONS WITH METAL LATH AND SCRATCH COAT AS REQUIRED. TOOL MORTAR JOINTS TO MATCH CONVENTIONAL BRICK APPEARANCE.

02 JAMES HARDIE "HARDIEPANEL" COLOR #1 WITH BATTENS:
-FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

03 JAMES HARDIE "HARDIEPANEL" COLOR #2 WITH BATTENS:
-FIBER CEMENT PANEL SIDING, SMOOTH FINISH COLORPLUS
- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

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-BASIS OF DESIGN: MILLBOARD SHADOW LINE+, 7 1/8" EXPOSURE
-COLOR BY ARCHITECT

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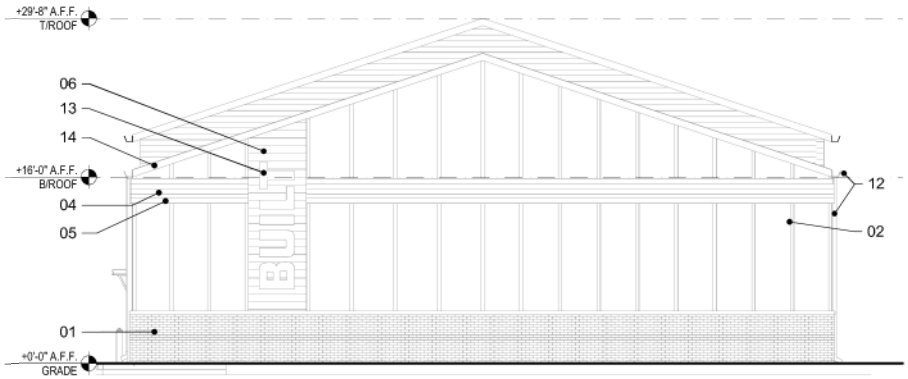
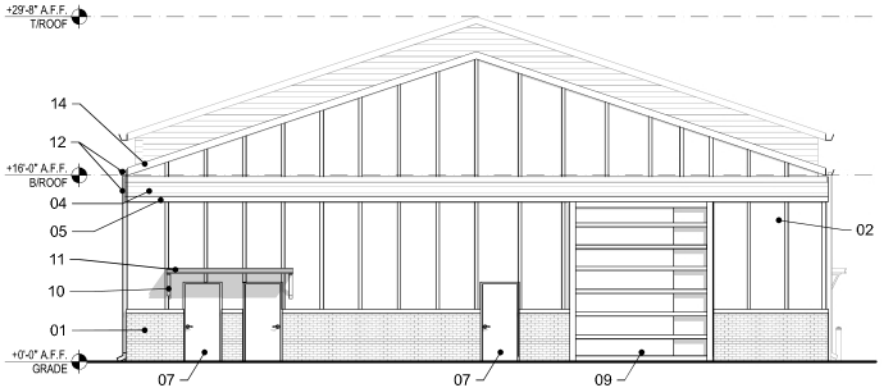


1 BUILDING TYPE B - SIDE 1 ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING B TYPE - SIDE 2 ELEV.

SCALE: 3/32" = 1'-0"

ELEVATION KEY

01 ADHERED THIN BRICK VENEER:
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11/30/2025

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1 BUILDING TYPE C - FRONT ELEV.

SCALE: 3/32" = 1'-0"

2 BUILDING TYPE C - REAR ELEV.

SCALE: 3/32" = 1'-0"

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BUILT of Westfield
11/30/2025

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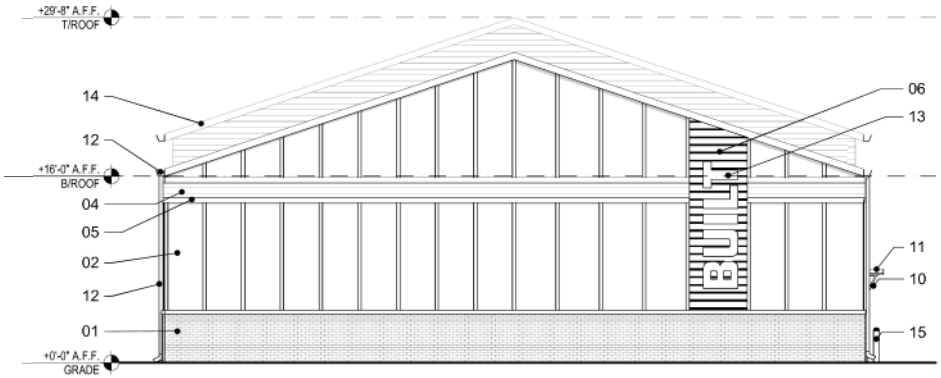
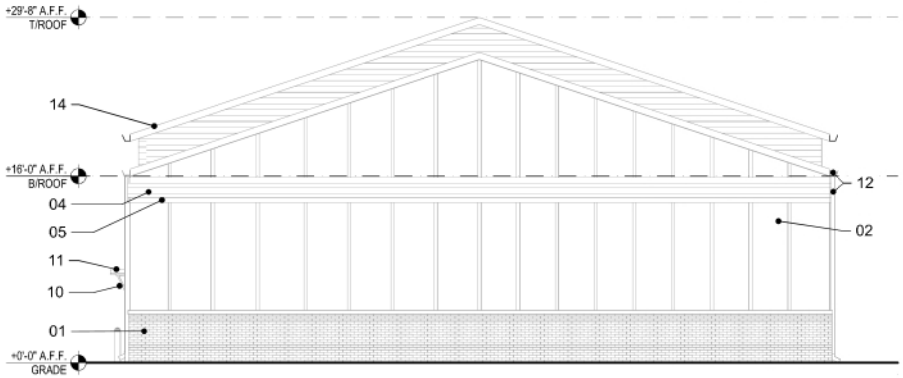


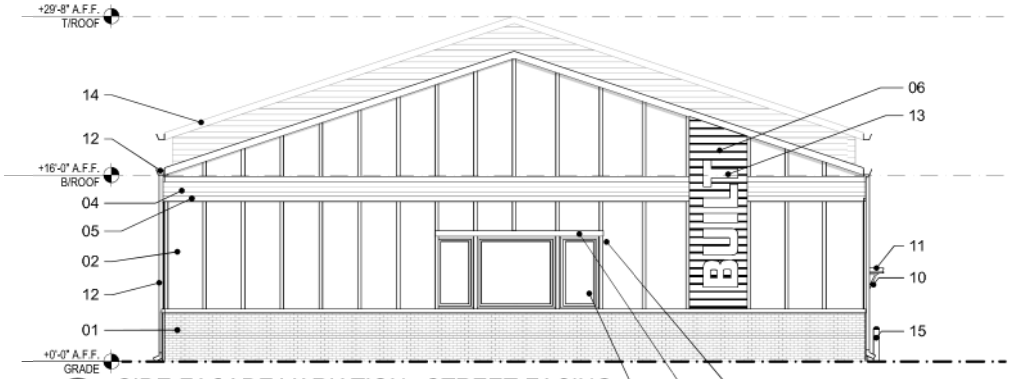
1 BUILDING TYPE C - SIDE 1 ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING TYPE C - SIDE 2 ELEV.

SCALE: 3/32" = 1'-0"



3 SIDE FACADE VARIATION - STREET FACING

SCALE: 3/32" = 1'-0" SIDE VARIATION MAY APPLY TO BUILDING TYPES A, B, OR C

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16 FIXED VINYL WINDOW

DRAFT–NOT FOR CONSTRUCTION
BUILT of Westfield
11/30/2025

BABA architects

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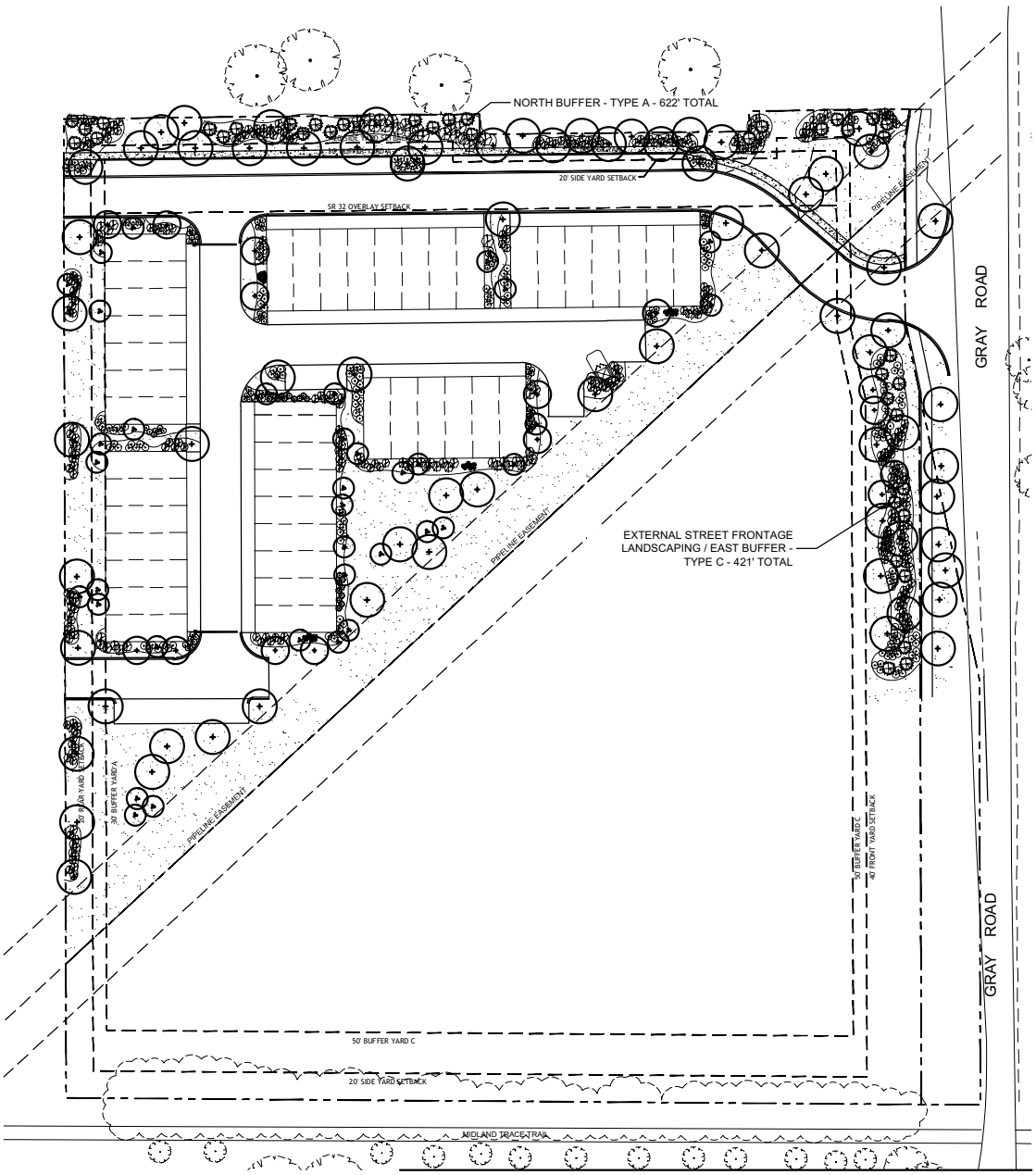
<u>Exhibit D</u>

"Landscaping Plan"

The Landscaping Plan appears on the following page of this Ordinance.



1 LANDSCAPE PLAN NORTH

N SCALE 1"=40'
0' 20' 40' 80' 120'

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CONTOUR

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

DRAWING ISSUED

NO.	TITLE	DATE
1.	Rev's Per Comments	02/16/2026

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2511032

DATE
11-19-2025

DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN NORTH

SHEET NUMBER
L2.1

Exhibit E

"Architectural Signage Illustration"

The Architectural Signage is illustrated on the following page of this Ordinance.

1 Rendered Perspective 01

2 Rendered Perspective 02

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BUILT of Westfield
10/30/2025

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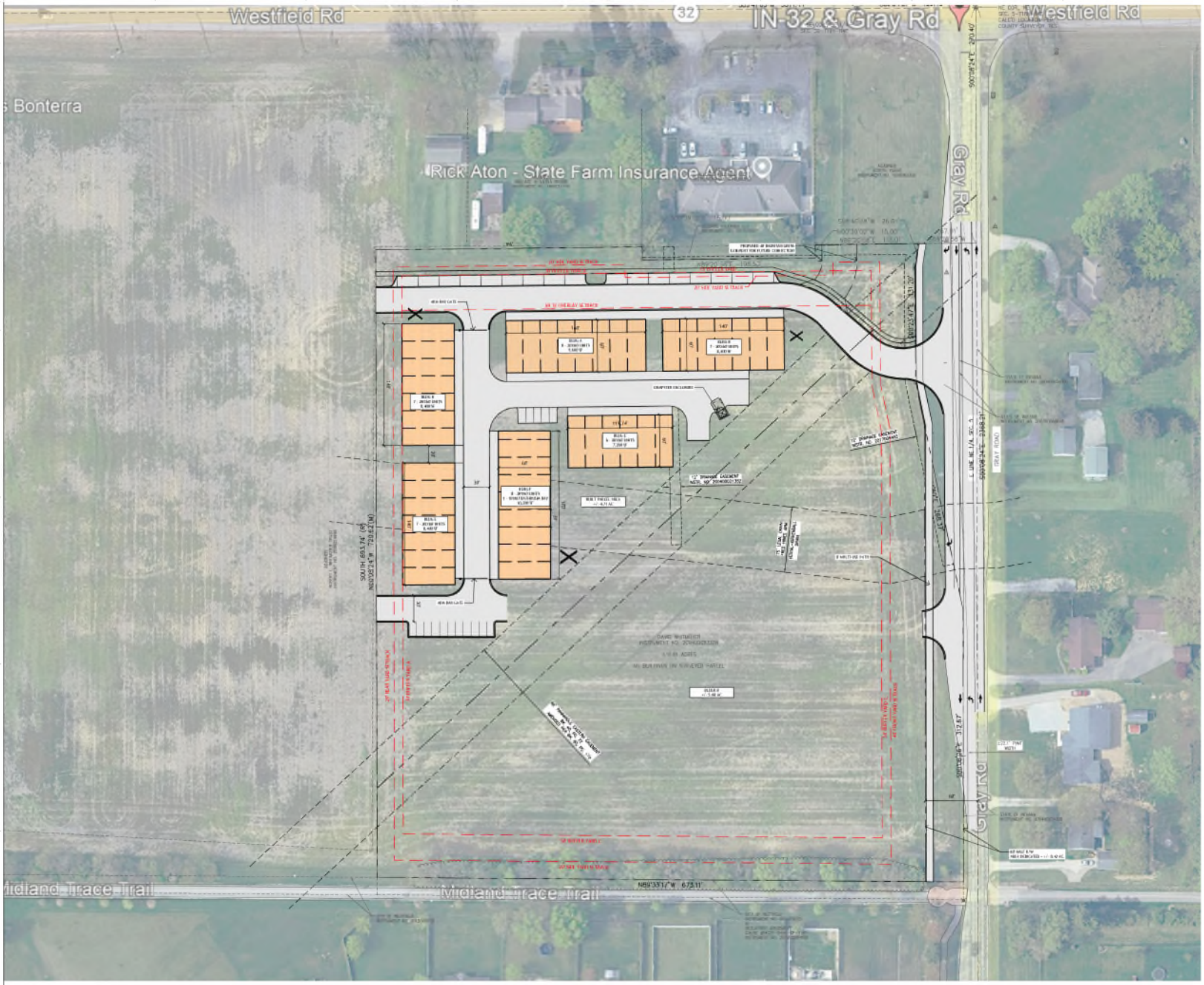
Exhibit F

"Architectural Signage Locations"

The locations of the Architectural Signage are depicted on the following page of this Ordinance.



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CONTOUR
DESIGN · ENGINEERING
984 Logan St., Ste. 204
Noblesville, IN 46060
765.430.2042 (C)
jmierzwicki@contourlandgroup.com

Project
BUILT
WESTFIELD, IN

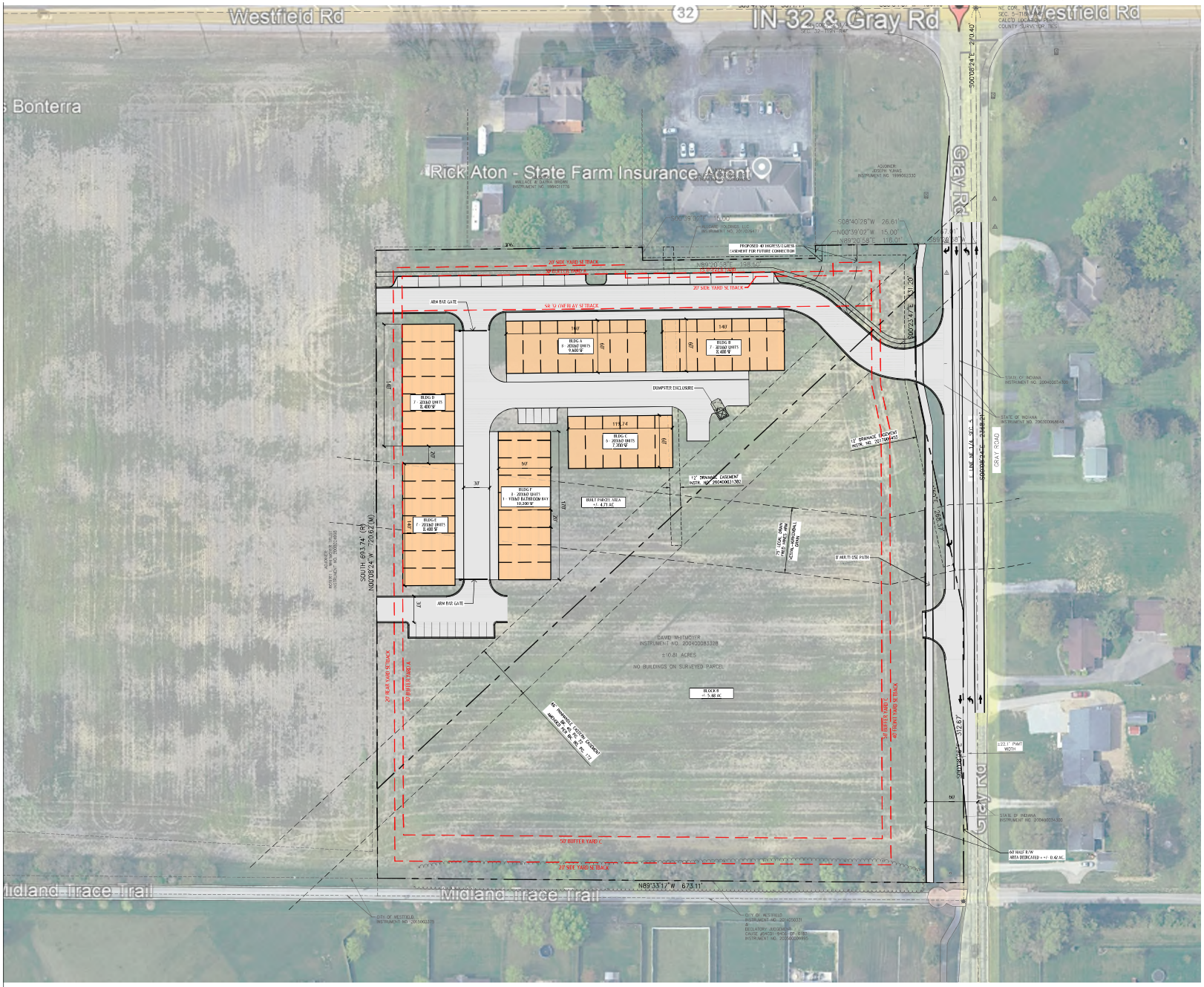
IN-32 & GRAY RD
WESTFIELD, IN 46062

Sheet
CONCEPTUAL
SITE PLAN

Issued for

Project Number
25-110

Sheet Number
CP-17



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SCALE: 1"=50'

Seal

CONTOUR
DESIGN · ENGINEERING
984 Logan St., Ste. 204
Noblesville, IN 46060
765.430.2042 (C)
jmierzwicki@contourlandgroup.com
Consultant

Project

BUILT
WESTFIELD, IN

IN-32 & GRAY RD
WESTFIELD, IN 46062

Sheet

CONCEPTUAL
SITE PLAN

Issued To

Project Number

25-110

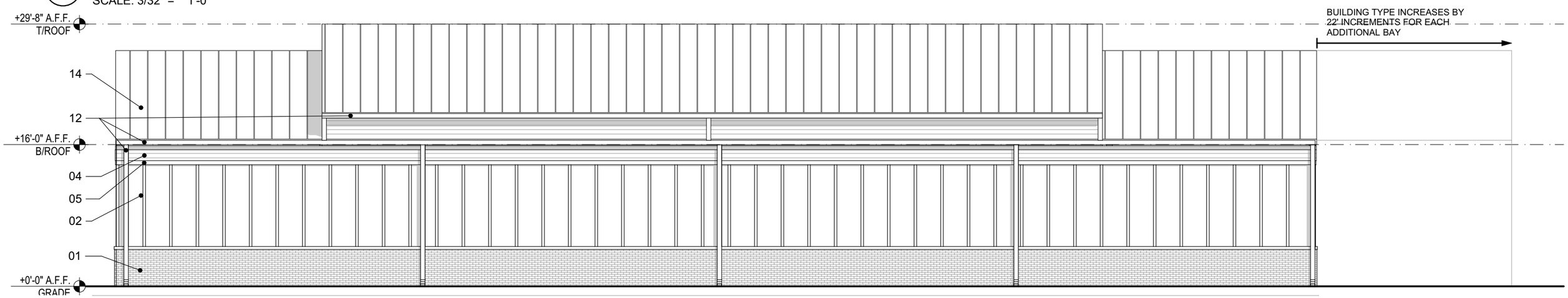
Sheet Number

CP-17

BUILT
101
102
103
104

1 BUILDING TYPE A - FRONT ELEV.

SCALE: 3/32" = 1'-0"



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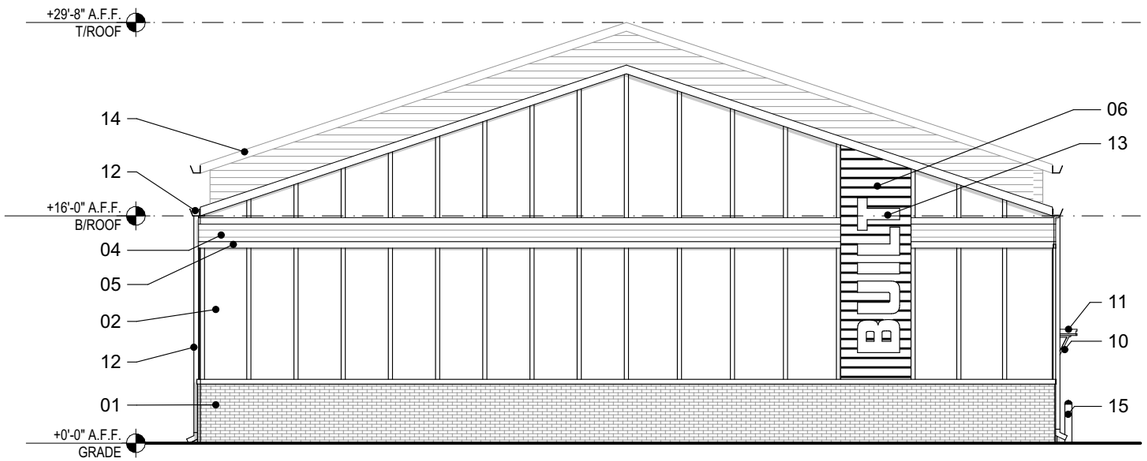
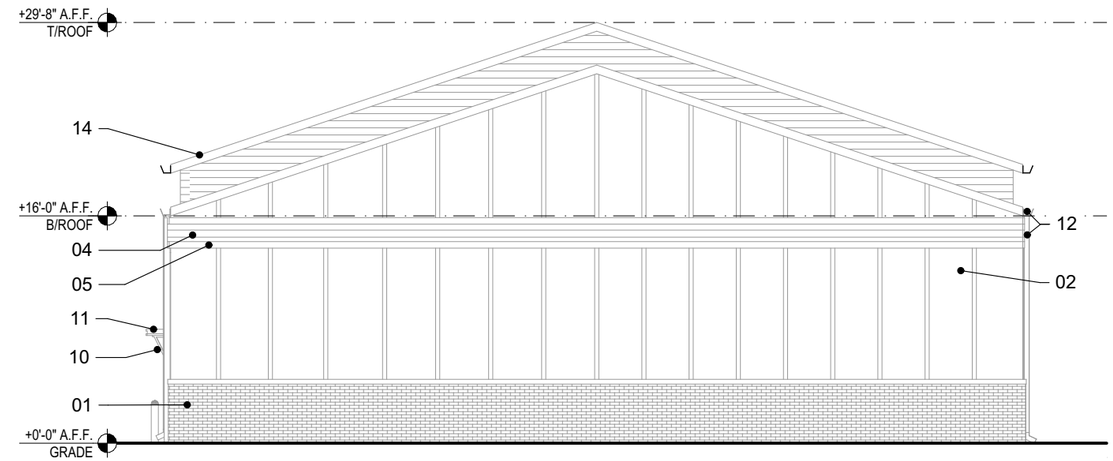


1 BUILDING TYPE A - SIDE 1 ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING TYPE A - SIDE 2 ELEV.

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16 FIXED VINYL WINDOW

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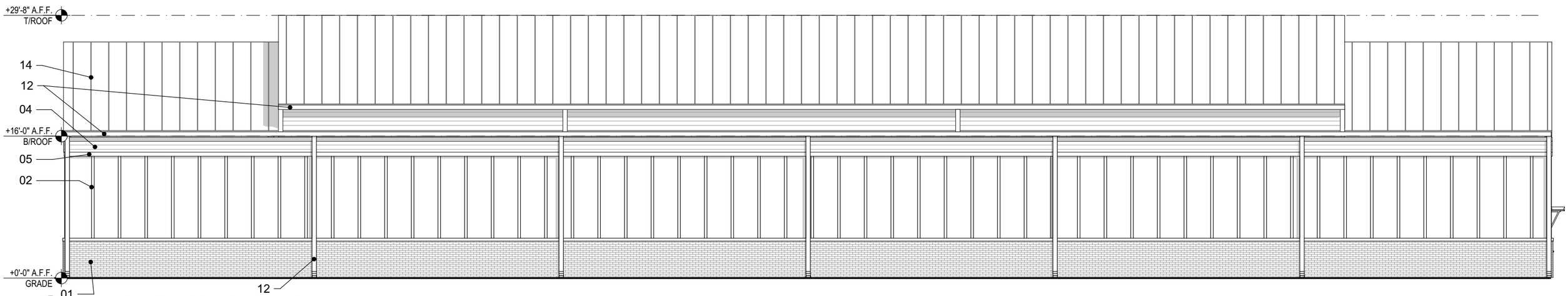
1 BUILDING TYPE B - FRONT ELEV.

SCALE: 3/32" = 1'-0"



2 BUILDING TYPE B - REAR ELEV.

SCALE: 3/32" = 1'-0"

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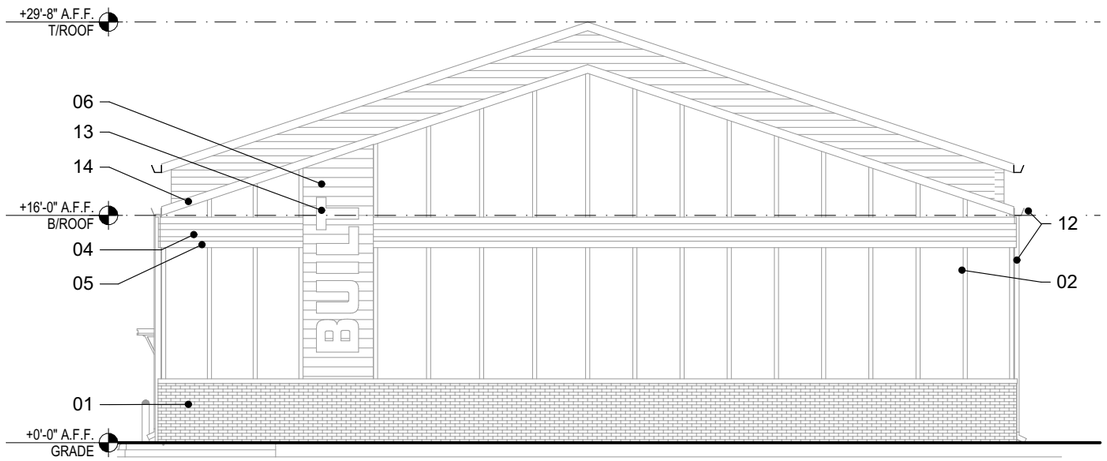
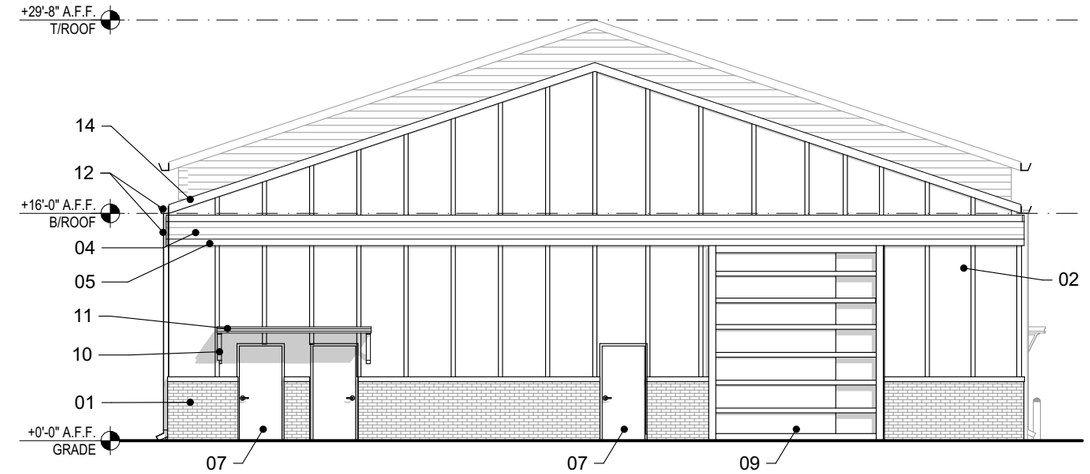


1 BUILDING TYPE B - SIDE 1 ELEV.

SCALE: 3/32" = 1'-0"



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1 BUILDING TYPE C - FRONT ELEV.

SCALE: 3/32" = 1'-0"

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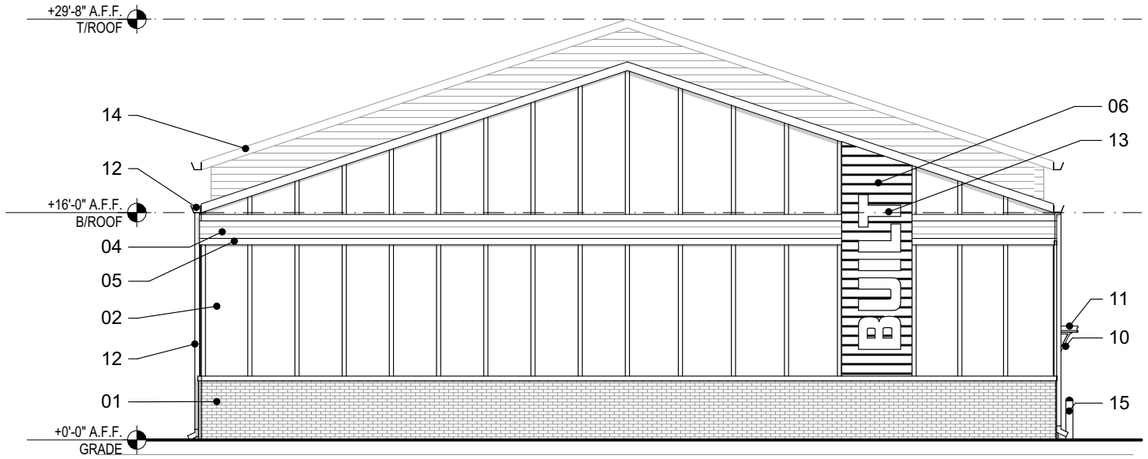

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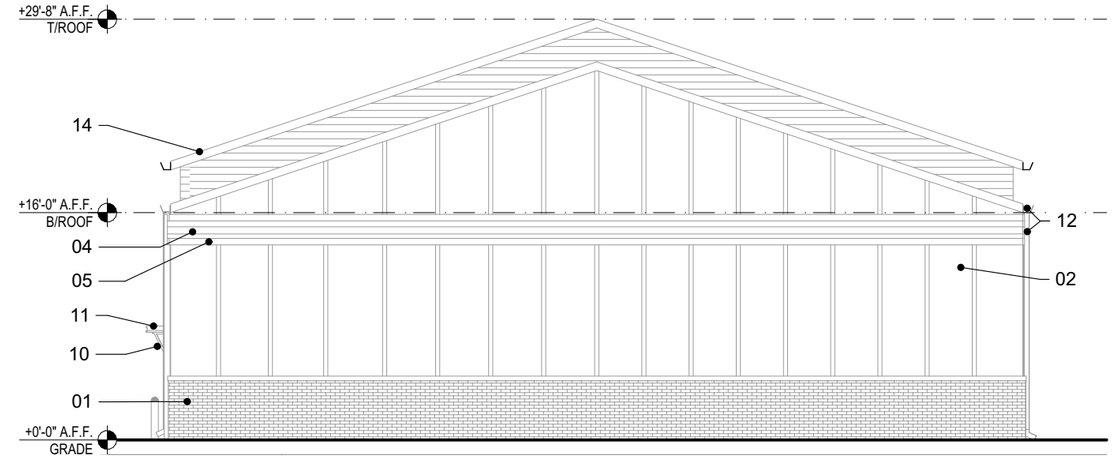

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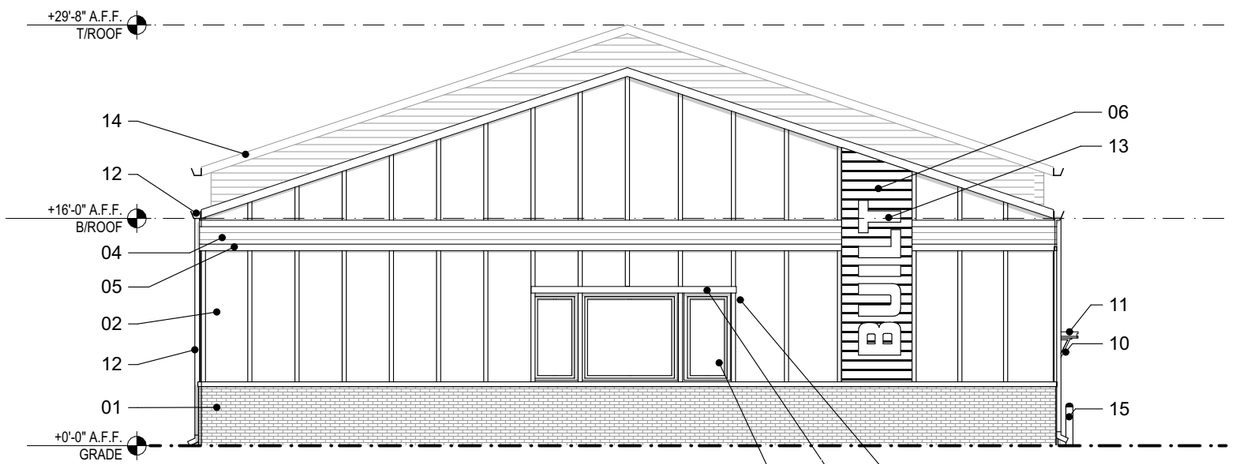

3 SIDE FACADE VARIATION - STREET FACING

SCALE: 3/32" = 1'-0" SIDE VARIATION MAY APPLY TO BUILDING TYPES A, B, OR C

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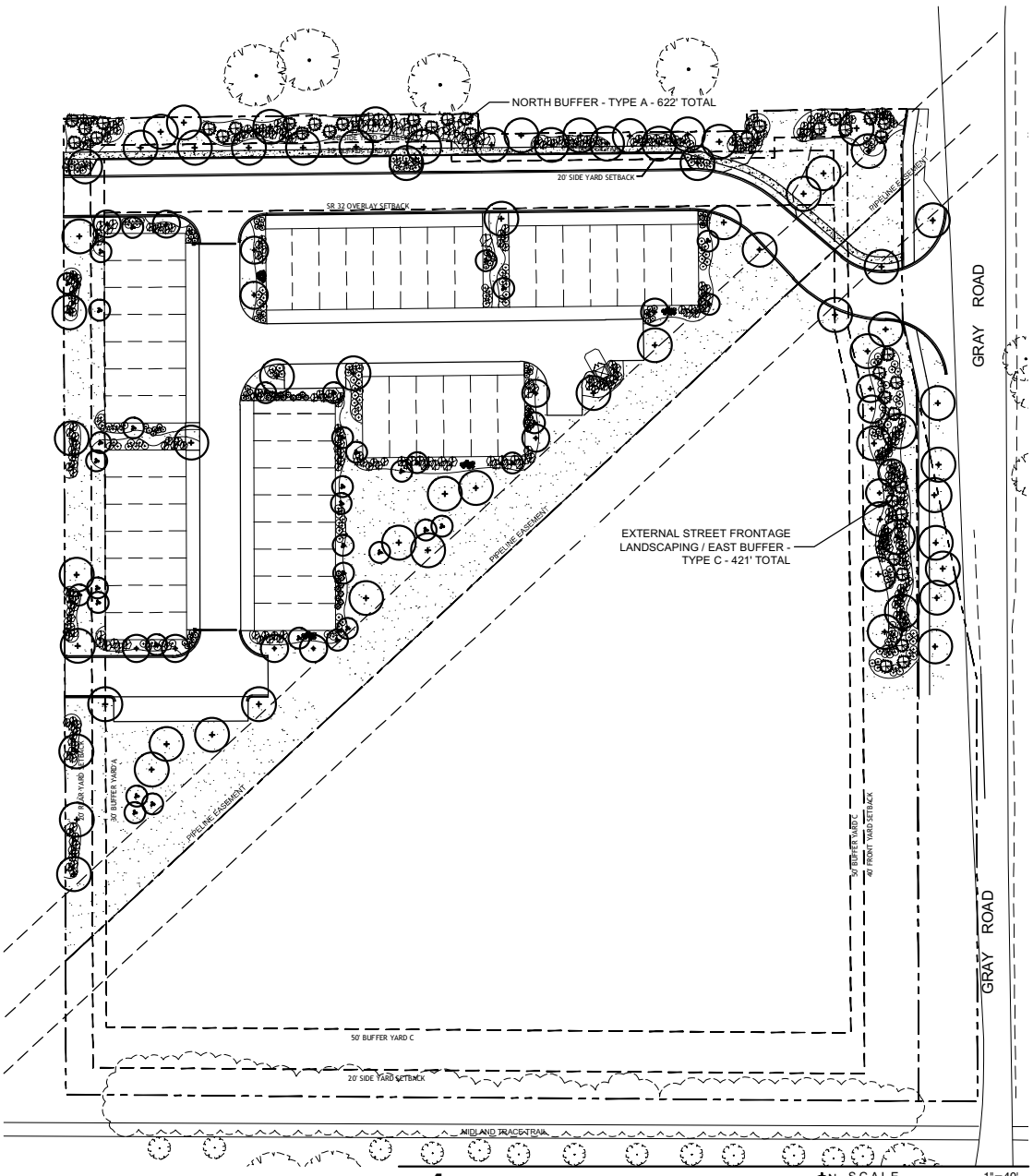

1 LANDSCAPE PLAN NORTH

N SCALE 1"=40'
0' 20' 40' 80' 120'

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CONTOUR

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

DRAWING ISSUED

NO.	TITLE	DATE
1.	Rev's Per Comments	02/16/2026

SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2511032

DATE
11-19-2025

DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN NORTH

SHEET NUMBER
L2.1

1 Rendered Perspective 01

2 Rendered Perspective 02

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CONTOUR
984 Logan St., Ste. 204
Noblesville, IN 46060
765.430.2042 (C)
jmlerzwicki@contourlandgroup.com

BUILT
WESTFIELD, IN

IN-32 & GRAY RD
WESTFIELD, IN 46062

CONCEPTUAL
SITE PLAN

25-110

CP-17

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church church hittle + antrim
ATTORNEYS AT LAW

February 6, 2026

City of Westfield Planning
Attn: Lauren Gillingham Teague
Via email: lgillingham@westfield.in.gov

RE: Meeting Summary – Neighborhood Open House for BUILT

Dear Lauren,

This email serves as a summary of the neighborhood outreach meeting hosted by BUILT, LLC regarding the proposed mixed-use development at the southwest corner of State Road 32 and Gray Road in Washington Township.

BUILT mailed invitations to nearby property owners with the following details:

The project is mixed-use development including a Makerspace Business Center providing workspace and storage for small businesses, entrepreneurs, and service providers. Open house was held on Wednesday, January 28, 2026, from 6:15 p.m. to 7:15 p.m. EST at Carey Ridge Elementary School – Multi-Purpose Room, 16231 Cary Rd., Westfield, IN 46074.

No neighbors attended the open house during the scheduled time. As a result, no questions, comments, or concerns were received. The team remains open to feedback and look forward to any comments the planners receive.

Please let me know if you need any additional information or documentation.

Respectfully,

CHURCH CHURCH HITTLE + ANTRIM

Lisa M. Claghorn
Attorney at Law

Docket Number:	2603-PUD-03 (Ord. 26-09) (the "Ordinance")
Petitioner:	Onyx and East, LLC by Nelson & Frankenberger, LLC
Request:	A change in zoning for 7.5 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the 199th & Monon Planned Unit Development (PUD) District
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Vacant
Acreage:	7.5 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ord. 26-09 4. Concept Plan 5. Residential Character Exhibits (from Ord. 25-39) 6. Neighbor Meeting Summary
Staff Reviewer:	Daine Crabtree, Current Planning Manager

PETITION HISTORY

This petition was introduced at the February 23, 2026, City Council meeting. Comments from Councilors primarily focused on the future curve correction of the existing S-curve in 199th Street just prior to the real estate and some minor tree preservation comments – acknowledging that some tree preservation is already proposed with this petition.

A neighbor meeting was held February 18, 2026. A summary of the meeting can be found as part of **Exhibit 6**.

The petition will receive a public hearing at the March 2, 2026, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting to rezone approximately 7.5 acres on the south side of 199th Street, approximately ¼ mile west of the Monon Trail +/- from AG-SF1: Agriculture/Single-Family Rural to the 199th Street and Monon PUD, which was originally approved at the September 9, 2025, City Council meeting.

The Property is located within the New Suburban area of the current Comprehensive Plan's Land Concept Map and is currently surrounded on all sides by existing or proposed residential

development of the Chatham Hills PUD or 199th & Monon PUD save for one (1) AG-SF1 zoned parcel to the west.

ZONING REQUEST

Uses/ Underlying Zoning District

As the Ordinance proposes that the lots on the Property follow the standards set forth for Area A in Ord. 25-39, the underlying zoning will be SF-4: Single-Family Medium Density

Ord. 25-39 set forth a maximum of one hundred and twenty (120) dwelling units. The Primary Plat for the Property governed by Ord. 25-39 on the north side of 199th Street was approved with only 105 lots. As such, the fifteen (15) lots proposed via this Ordinance would still be permitted; no additional lots are being requested.

Concept Plan

A concept plan for the Property is included within the Ordinance. As the Concept Plan does not present an engineered plan, the final site design may differ from what is shown; lots may shift, the size of common areas may shrink or swell and so forth provided all other design and development standards continue to be met. General conformance with the Concept Plan as determined by the Director of Community Development is still required, despite not being stated outright in the Ordinance, as the new Concept Plan provided in this ordinance merely supplements the already existing Concept Plan in Ord. 25-39

Development Standards / Design Standards

With the exception of the specific External Street Frontage Landscaping, Buffer Yard, and Tree Preservation standards included in the Ordinance, all other development and design standards set forth in Ord. 25-39 will continue to apply to the Property.

District Area Assignment

The Ordinance proposes that the lots on the Property be assigned to Area A set forth in Ord. 25-39, which was approved with the following standards applicable:

Standard	Area A
Minimum Lot Area	6,250 SF
Minimum Lot Frontage	40 feet
Minimum Building Setback Lines	
Front Yard	15 feet
Side Yard	5 feet
Rear Yard	15 feet
Minimum Lot Width	50 feet
Maximum Building Height	2.5 stories
Minimum Living Area (Total)	
One Story Dwellings	2,400 SF
Two Story Dwellings	2,400 SF

COMPREHENSIVE PLAN

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

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

> The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural

limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

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

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

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

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the March 2, 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.

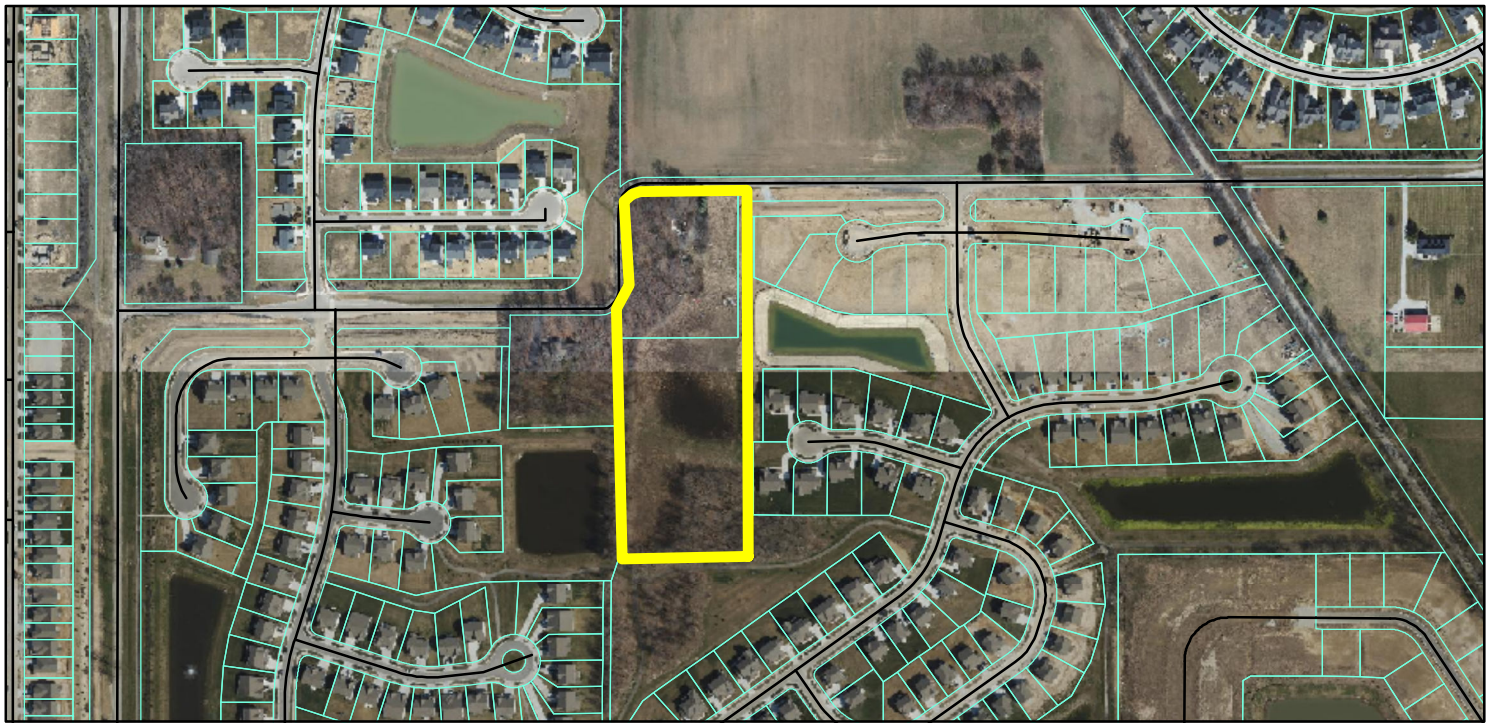
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the March 2, 2026, Plan Commission meeting.**
2. **If APC members are comfortable with the state of the proposal following the Public Hearing, staff would concur with the APC to waive the workshop requirement for this item.**
3. **The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and additional Department comments prior to the Plan Commission's further consideration of this petition.**
4. 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.

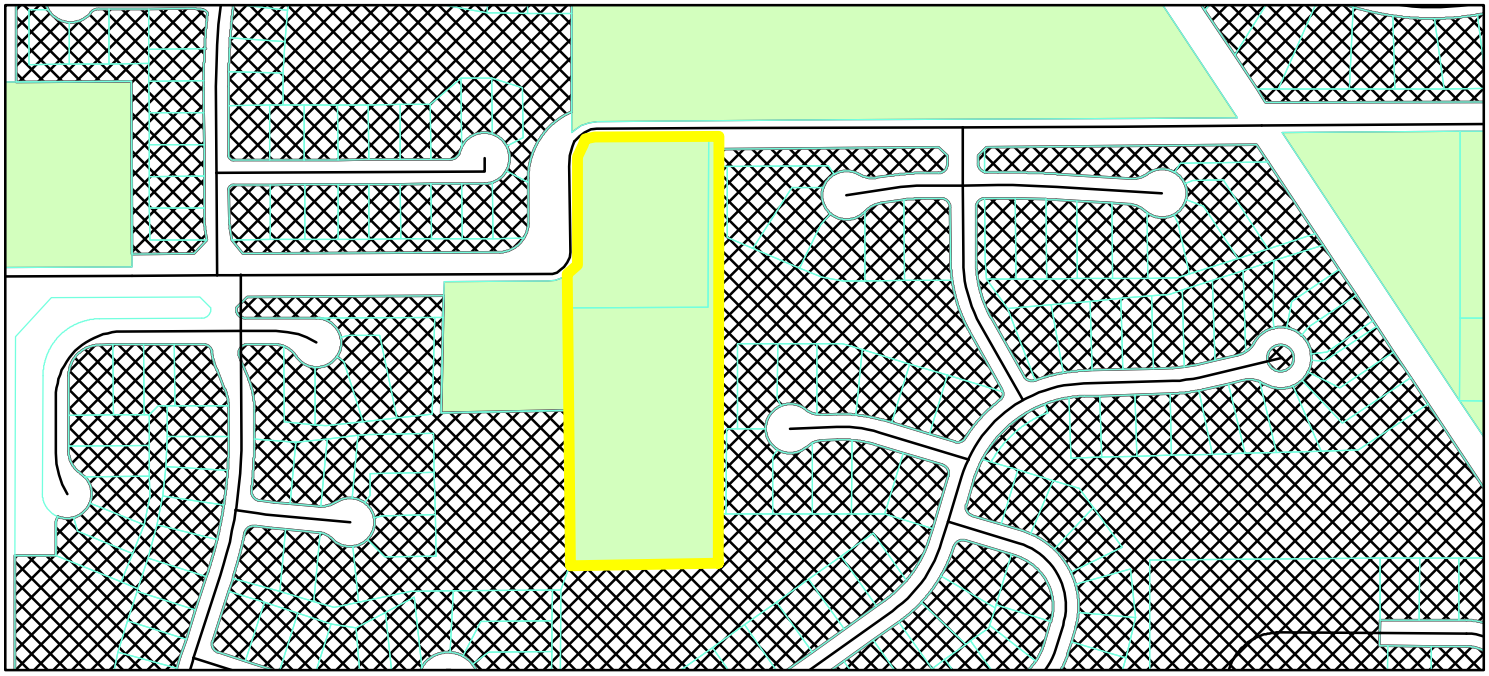
199th & Monon PUD
Amendment I

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)

0 0.05 0.1 Miles

N W E S

ORDINANCE NUMBER 26-__

199th and Monon PUD District - Amendment I

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO 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 of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 25-39 on September 8, 2025 (the "199th and Monon PUD);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 26__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and graphically depicted in **Exhibit B** attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded **Petition No**. **26__-PUD-__** to the Common Council with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ __, 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 and Zoning Map are hereby changed to incorporate the Real Estate into the 199th and Monon Planned Unit

Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the 199th and Monon PUD, and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the 199th and Monon PUD.

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

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

Section 2. **District Area Assignment.** The Real Estate is hereby assigned to Area A of the 199th and Monon PUD (the "Assigned Area"). The standards of the 199th and Monon PUD applicable to the Assigned Area shall apply to the development of the Real Estate.

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

3.1 The Concept Plan amends / supplements the existing Concept Plan 199th and Monon PUD Concept Plan.

3.2 The number of Lots permitted in the 199th and Monon PUD shall remain unchanged at one-hundred and twenty (120).

Section 4. **General Regulations and Development Standards.** The General Regulations of Section 6 and Development Standards of Section 7 of the 199th and Monon PUD shall apply to the Development of the Real Estate, except as otherwise modified below:

4.1 External Street Frontage Landscaping: Article 6.8(M) Perimeter Street Frontage Landscaping Requirements shall apply, except as modified below:

A. The width of the External Street Frontage area shall be forty (40) feet and shall include a twenty (20) foot Tree Preservation Area located on the lots adjacent to 199th Street.

B. The preservation of existing trees within the Tree Preservation Area, shall

meet the landscape plat material standards of the UDO, and therefore no mound shall be required.

4.2 Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply except as modified below.

A. A Buffer Yard of forty (40) feet shall be required along the west perimeter of the Real Estate and shall include a twenty (20) foot Tree Preservation Area located on the lots adjacent to the west perimeter of the Real Estate.

B. A (20) foot Tree Preservation Area shall also be located generally along the south side and east side of the lots adjacent to the south perimeter and east perimeter of the Real Estate respectively.

C. The preservation of existing trees within the Tree Preservation Areas, shall meet the landscape plant material standards of the UDO, and therefore no mound shall be required.

Section 5. **Section 9.** **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

Section 6. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

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

[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 26-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 26-__

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 26-__

this _____day of _____, 2026.

_____
Scott A. Willis, Mayor

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.

199th and Monon PUD - Amend I 3 020326

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Overall Legal Description

PARCEL 1: (PID: 29-05-23-000-018.002-014)

A PART OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A REBAR FOUND AT THE WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08' 47" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER 330.70 FEET TO THE NORTH LINE OF 10 ACRES OF THE SOUTHSIDE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE THEREOF 320.00 FEET TO THE NORTHEAST CORNER OF "MANDERS", POINT OF BEGINNING AND A REBAR WITH CAP SCRIBED "SEA GROUP FIRM 00091", HEREINAFTER REFERRED TO AS A "REBAR SET"; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST 15.00 FEET TO A REBAR SET; THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER 992.76 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE THEREOF 336.59 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE THEREOF 583.87 FEET TO THE SOUTHWEST CORNER OF "MANDERS"; THENCE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF "MANDERS" 320.19 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 47 SECONDS EAST ALONG THE EASTERLY LINE OF "MANDERS" 408.38 FEET AND THE POINT OF BEGINNING, CONTAINING 4.529 ACRES, MORE OR LESS. SURVEY BY BRIAN CRAIG RISMILLER, LS #20200083.

PARCEL 2: (PID: 29-05-23-000-018.001-014)

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY 320.00 FEET ON AND ALONG THE NORTH LINE OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY 408.38 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE WESTERLY 320.00 FEET PARALLEL WITH THE NORTH LINE OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY 408.38 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

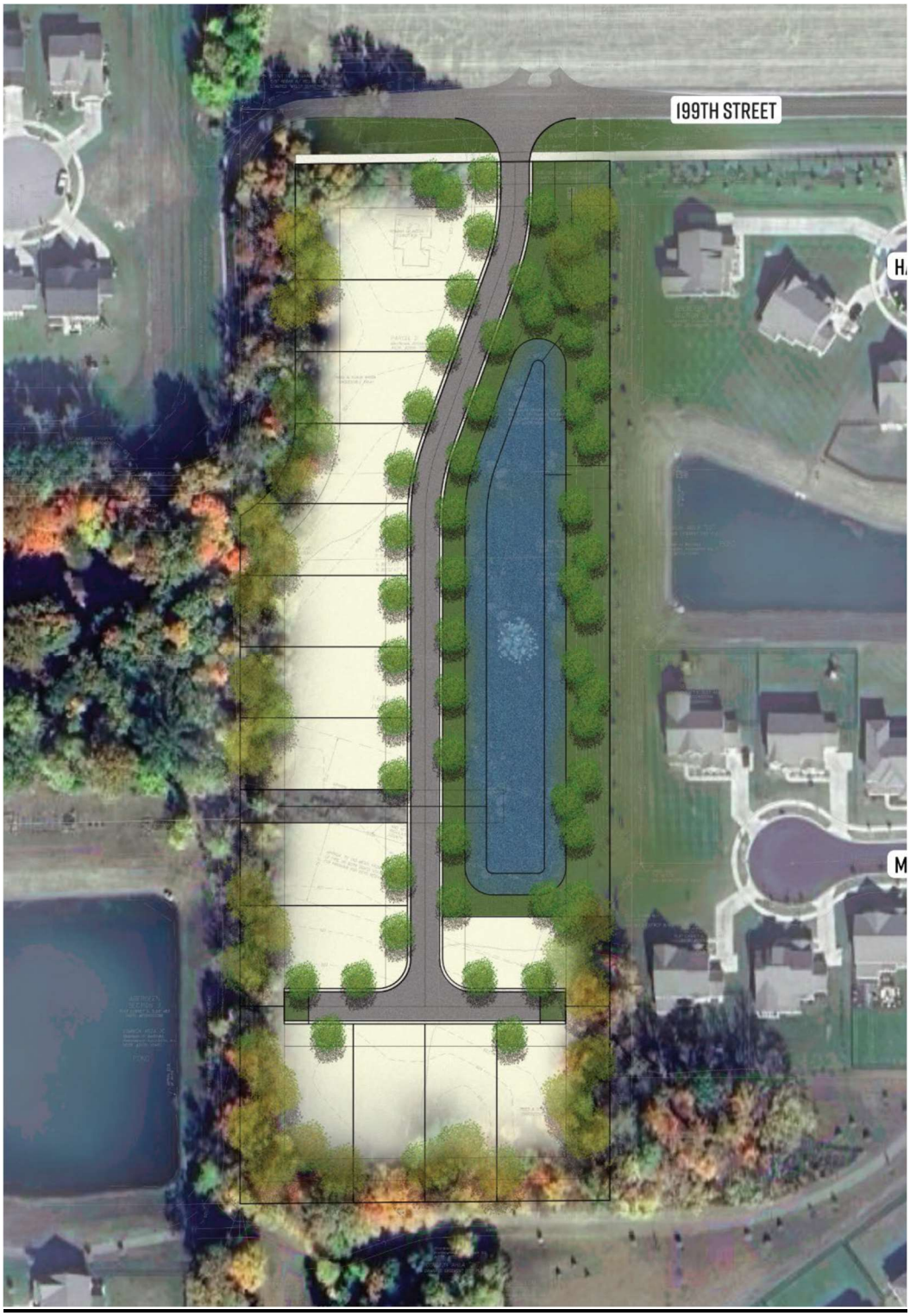
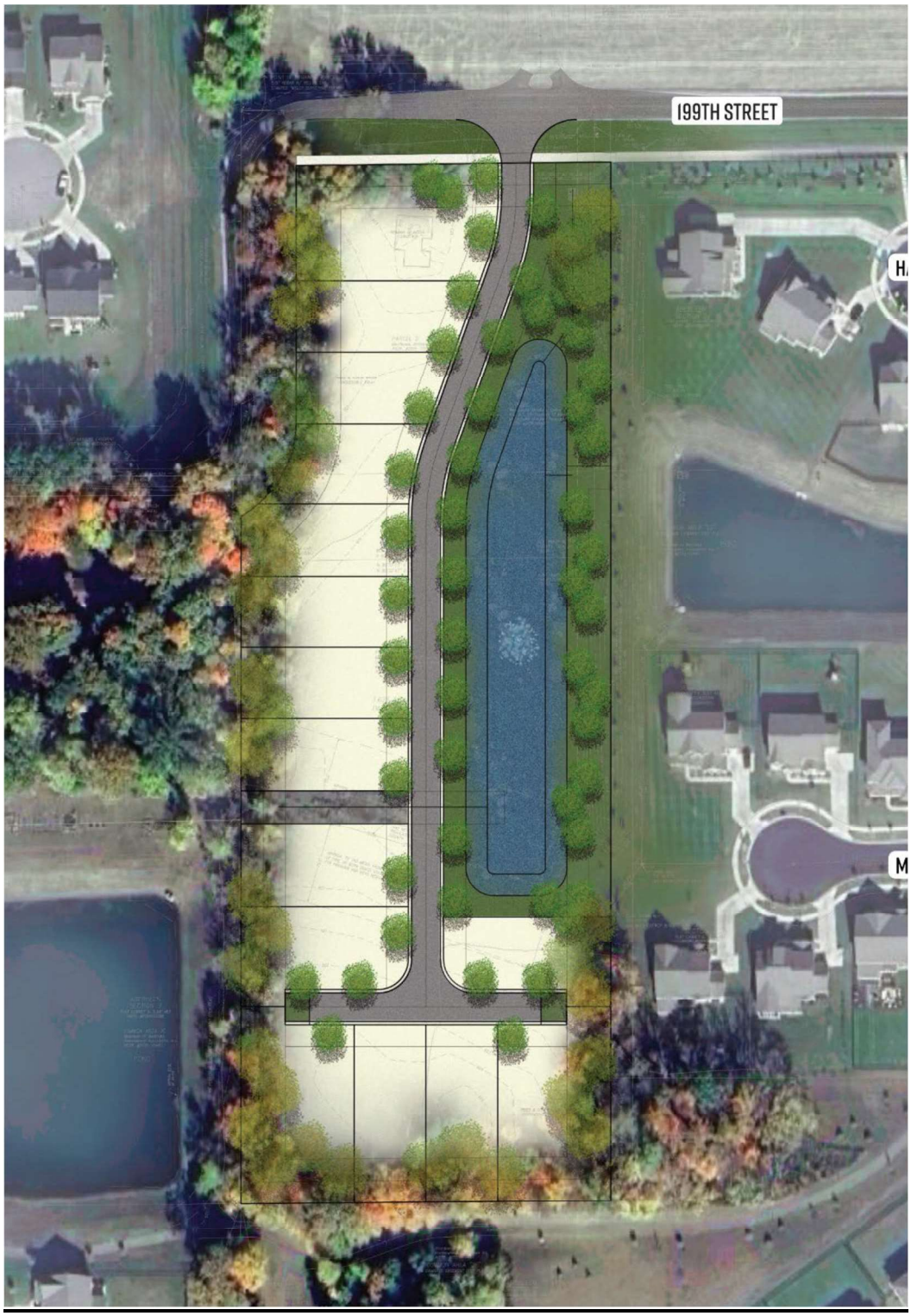


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



SEGMENT 1
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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

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

1

ELEVATION 2 ELEVATION 1

SEGMENT 1
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ELEVATION 2 ELEVATION 1

SEGMENT 1
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4

ELEVATION 2 ELEVATION 1

SEGMENT 1
28’ WIDE REAR LOADED - C

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6

ALT. WRAP AROUND PORCH

ELEVATION 2 ELEVATION 1

SEGMENT 1
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ALT. WRAP AROUND PORCH

ELEVATION 2 ELEVATION 1

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

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ELEVATION 2 ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - B

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ONYX + EAST

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OAE001

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ELEVATION 2 ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - C

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INDIANA
ONYX + EAST

05/12/25
OAE001

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

ELEVATION 2 ELEVATION 1

SEGMENT 2
38’ WIDE REAR LOADED - D

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

SCALE: 3/16"=1' (@ 22"x34")
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SEGMENT 3
42’ WIDE FRONT & SIDE LOADED

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ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE FRONT LOADED - A

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INDIANA
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05/12/25
OAE001

SCALE: 3/16"=1' (@ 22"x34")
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ELEVATION 2 ELEVATION 1

SEGMENT 3
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42X55 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

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

ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - C

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
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42X45 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

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

ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - D

lessard DESIGN
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42X49 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

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

ELEVATION 2 ELEVATION 1

SEGMENT 3
42’ WIDE SIDE LOADED - E

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
P: 571.830.1800 | F: 571.830.1801 | WWW.LESSARDDESIGN.COM

42X55 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

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

SEGMENT 4
53’ WIDE FRONT & SIDE LOADED

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ELEVATION 2 ELEVATION 1

SEGMENT 4
53’ WIDE FRONT LOADED - A

lessard DESIGN
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53X70 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

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

ELEVATION 2 ELEVATION 1

SEGMENT 4
53’ WIDE FRONT LOADED - B

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
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53X66 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

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

ELEVATION 2 ELEVATION 1

SEGMENT 4
53’ WIDE SIDE LOADED - C

lessard DESIGN
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53X85 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

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

ELEVATION 2 ELEVATION 1

SEGMENT 4
53’ WIDE SIDE LOADED - D

lessard DESIGN
8521 LEESBURG PIKE, SEVENTH FLOOR, VIENNA, VA 22182
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53X85 SCHEMATIC MONOCHROMATIC ELEVATIONS

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SINGLE FAMILY HOMES
INDIANA
ONYX + EAST

05/12/25
OAE001

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

Summary of Neighborhood Meeting

Project/Applicant: **Onyx + East, LLC**
199th & Monon PUD Text Amendment Request
Docket Number: 2603-PUD-03

Date: **February 18, 2026, at 6:30 pm**

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

Presenters: **Jim Shinaver, Nelson & Frankenberger, LLC**
Nathan Harris, Onyx + East, LLC
Nick Vojvodich, Onyx + East, LLC

Attendees: **See attached Ex. A Sign-In-Sheet**
See attached Ex. B Council Quorum Sign Posted on Site
Councilor McCarty

A. Jim Shinaver (JS) and Nathan Harris (Harris) provided overview summary of the proposal and the following topics/questions were discussed:

1. The rezone is from SF1 to what?
2. Is SF4 denser?
3. What are the proposed lot sizes?
4. What are you proposing to have as a distance from the adjacent property line to the lot line?
5. Aberdeen has common space between lots. What is your common space length?
6. Where does the 20' tree save area start? At the property line?
7. What prevents owners from clear cutting trees in the 20' area?
8. Will silt fence be put in?
9. How far is the distance from the Aberdeen trail north to property line?
10. How far is the distance from west pond to the property line?
11. When does tree clearing start?
12. What is the process to give notice to residents? Who has/will receive notice?
13. Is it not normal for PUD to have common area separation from perimeter property line?
14. To clarify, you're going to propose from SF1 to SF4 (PUD)?
15. Can Aberdeen fence be extended along eastern property line?
16. Will you post signs on pond for no swimming/fishing?

17. Will you maintain your half of the berm?
18. As far as drainage is concerned, is your retention pond for your drainage?
19. Will you replace grass, trees, etc. that are removed during construction?
20. If grass is replaced, straw and seed will look bad. Will you sod disturbed areas?
21. Will the drain tile be retained? Will it be undisturbed?
22. Have you done a tree inventory yet?
23. Has the wetland been delineated?
24. Will the pond be maintained?
25. General comments and questions about tree preservation and tree removal.
26. Have you taken consideration of the entrance being so close to the S-curve?
27. Is there an ability to reduce the number of lots?
28. On the southern border we have the walking path, is there a way to connect to Aberdeen trail?
29. Can we make an agreement to connect trails?
30. Given the road width can you accommodate school buses, etc.?
31. Is this a phase 2 or 3 of the main site?
32. Can you replace the berm with more tree saving? – Jennings
33. Can you have evergreens planted there? – Jennings
34. Is there any reason you might abandon this idea/project?

The meeting ended at approximately 8:00 p.m.

Neighborhood Meeting Sign In-Sheet

RE: **Neighborhood Meeting**
Onyx +East
Rezone/Text Amendment Request: "199th and Monon PUD District – Amendment I"
Docket Number: 2603-PUD-03

Date: **Wednesday, February 18, 2026 at 6:30 pm**
Wyndham Hotel, 18592 Carousel Lane
Westfield, IN 46074

NAME	ADDRESS	PHONE	EMAIL
1. BARBARA JENNINGS	145 E 199TH	317-513-0310	barbara@clearlandfarms
2. Mark Jennings	145 E 199th st		jennings.mark.c@gmail.com
3. Katie & Thomas Curtis			kathleen.curtis221@gmail.com
4. Scott Sbyv	230 Lamlsh	317-501-3939	scottsbyv@yahoo.com
5. Brandon Cole	375 McCartney Circle	317-503-7464	301 Middleton Cir
6.			
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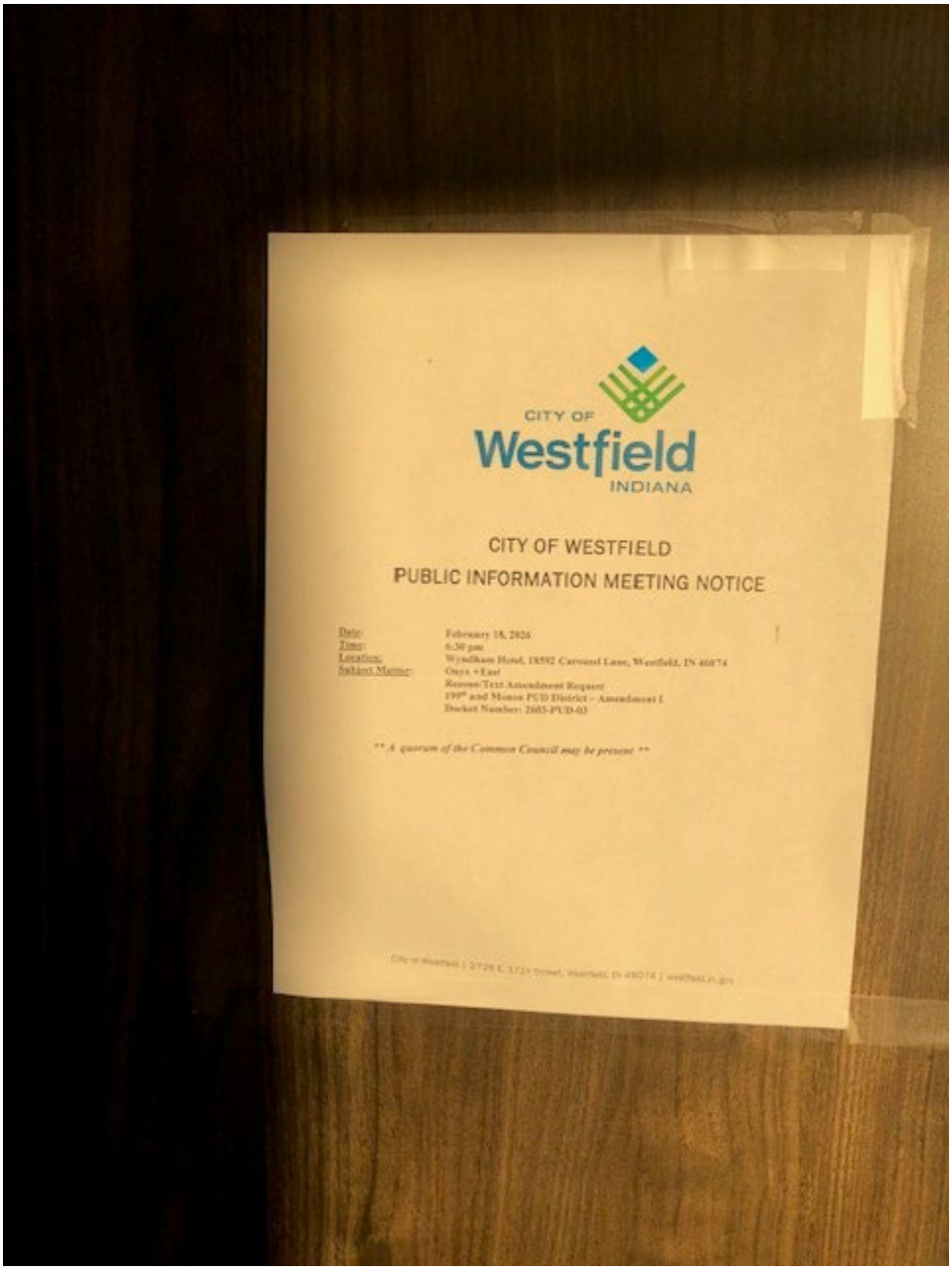


CITY OF
Westfield
INDIANA

CITY OF WESTFIELD

PUBLIC INFORMATION MEETING NOTICE

Date: February 18, 2026
Time: 6:30 pm
Location: Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074
Subject Matter: Onyx +East
Rezone/Text Amendment Request
199th and Monon PUD District – Amendment 1
Docket Number: 2603-PUD-03

** A quorum of the Common Council may be present **

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

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Numbers: 2006-77012 and 2016-46931.

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

WHEREAS, the Developer filed a petition under Docket Number Docket Number: 2603-PUD-03 (Ordinance No. 26-09) with the Plan Commission and City Council to rezone of parcels of real estate that is identified by the Hamilton County, Indiana Auditor as Tax Parcel Identification Numbers 08-05-23-00-00-018.001and 08-05-23-00-00-018.002 which parcels are more particularly described in Exhibit A which is attached hereto and incorporated herein by reference (collectively the "Real Estate") to the "199th & Monon Planned Unit District – Amendment I" (the "199th & Monon PUD Amendment");

WHEREAS, the Developer is requesting the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") and Westfield City Council to consider approval of the 199th & PUD Amendment subject to the following commitments (the "Commitments");

NOW THEREFORE, the Developer makes the following Commitments to the Plan Commission and Westfield City Council regarding the use and development of the Real Estate:

Section 1. Commitments. The Real Estate is subject to the following Commitments:

A. Renting and Leasing: The following text shall be included in Covenants, Conditions and Restrictions (the "CCR's") applicable to the Real Estate:

Renting and Leasing. At least ninety percent (90%) of the Residential Units shall be Owner occupied. No additional renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of: (i) hardship as defined in this paragraph; and, (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the Owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that, without allowing renting or leasing of a Residential Unit, significant financial harm shall occur to the Owner. The Owner must inform the Association of the specific circumstances of the hardship, and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

Section 2. Definitions.

1. Developer. Onyx and East, LLC, and its successors and assigns.

2. Department. The Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Plan Commission in accordance with Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the City Council's approval of the 199th & Monon PUD Amendment.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the 199th & Monon PUD Amendment. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Plan Commission.

Section 7. Binding on Successors. These Commitments are binding upon: (i) the Developer and its successors and assigns in interest; (ii) each owner of the Real Estate; and (iii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the Plan Commission pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

I**N WITNESS WHEREOF**, Onyx and East, LLC has caused these Commitments to be executed as of the date identified below.

"Developer"

Onyx and East, LLC,

By: _____

Printed Name: _____

Date: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of Onyx and East, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2026 for and on behalf of said entity.

My Commission Expires:
_____

_____
Notary Public

Residing in _____
County of _____

_____
Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 11350 N. Meridian Street, Suite 320, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

REAL ESTATE
Overall Legal Description
(Page 1 of 2)

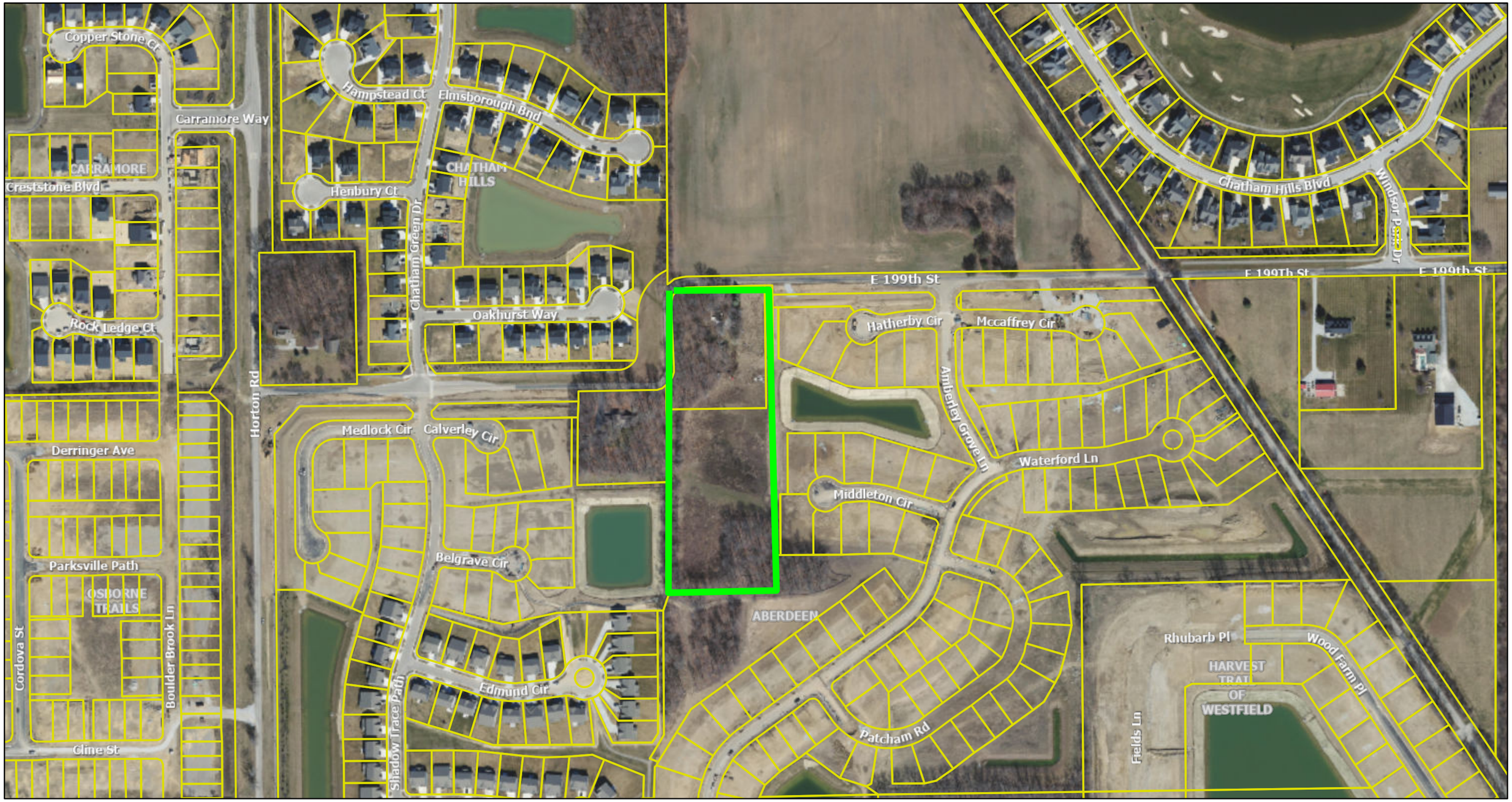
PARCEL 1: (PID: 29-05-23-000-018.002-014)

A PART OF THE SOUTHEAST QUARTER, SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
COMMENCING AT A REBAR FOUND AT THE WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 08' 47" EAST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER 330.70 FEET TO THE NORTH LINE OF 10 ACRES OF THE SOUTHSIDE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST ALONG THE NORTH LINE THEREOF 320.00 FEET TO THE NORTHEAST CORNER OF "MANDERS", POINT OF BEGINNING AND A REBAR WITH CAP SCRIBED "SEA GROUP FIRM 00091", HEREINAFTER REFERRED TO AS A "REBAR SET"; THENCE CONTINUING ALONG SAID NORTH LINE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST 15.00 FEET TO A REBAR SET; THENCE SOUTH 00 DEGREES 08 MINUTES 47 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER 992.76 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 26 SECONDS WEST ALONG THE SOUTH LINE THEREOF 336.59 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 17 MINUTES 04 SECONDS EAST ALONG THE WEST LINE THEREOF 583.87 FEET TO THE SOUTHWEST CORNER OF "MANDERS"; THENCE NORTH 89 DEGREES 33 MINUTES 03 SECONDS EAST ALONG THE SOUTH LINE OF "MANDERS" 320.19 FEET; THENCE NORTH 00 DEGREES 08 MINUTES 47 SECONDS EAST ALONG THE EASTERLY LINE OF "MANDERS" 408.38 FEET AND THE POINT OF BEGINNING, CONTAINING 4.529 ACRES, MORE OR LESS. SURVEY BY BRIAN CRAIG RISMILLER, LS #20200083.

PARCEL 2: (PID: 29-05-23-000-018.001-014)

A PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE SPECIFICALLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING THE NORTHWEST CORNER OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EASTERLY 320.00 FEET ON AND ALONG THE NORTH LINE OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTHERLY 408.38 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE WESTERLY 320.00 FEET PARALLEL WITH THE NORTH LINE OF 10 ACRES OFF THE SOUTH END OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTHERLY 408.38 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING.

Hamilton County, Indiana



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0 0.04 0.09 0.18 mi

0 0.05 0.1 0.2 km

Author: Hamilton County

Hamilton County compiled this map. Although strict accuracy standards have been employed, Hamilton County does not warrant or guarantee the accuracy of the information contained herein and disclaims any and all liability resulting from any error or omission.

WRITTEN PUBLIC COMMENTS

Docket Number: 2603-PUD-03

Petitioner: Onyx and East, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for 7.5 acres +/- from AG-SF1: Agriculture/Single-family Rural District to the 199th & Monon Planned Unit Development (PUD) District

Enclosed Attachments (as of 5:00 pm, Monday, March 2, 2026)

March 2, 2026 - Advisory Plan Commission Meeting

1.	Mark and Stacy Turner	162 Belgrave Circle	2/16/26
2.	Barbara Jennings	145 E. 199th Street	2/16/26
3.	Barbara Jennings (2)	145 E. 199th Street	2/16/26
4.	Nancy Bate		2/16/26
5.	Jennifer Nikirk		2/17/26
6.	Bill Kirsch	205 Derringer Ave.	2/17/26
7.	Allison & Ryan Gastineau		2/17/26
8.	Kathleen (Katie) Curtis	301 Middleton Cir.	2/17/26
9.	Thomas Curtis	301 Middleton Cir.	2/17/26
10.	Andrea Burnett		2/18/26
11.	Cynthia Stone		2/18/26
12.	Charissa Anderson	Aberdeen	2/18/26
13.	Nicole Fortune		2/18/26
14.	Abigail and Tanner Cline	330 Waterford Lane	2/18/26
15.	Megan Zerbe		2/19/26
16.	Emily Perry		2/19/26
17.	Kelly Baskett		2/19/26
18.	Penny Cook		2/19/26
19.	Adam and Angela Zabinski	167 Belgrave Cir	2/19/26
20.	Marjorie Smith	Westfield	2/20/26
21.	Adriene Gore	Carmel	2/22/26

Outlook

Opposition to 199th & Monon PUD Amendment I – Docket No. 2603-PUD-03 / Ordinance 26-09

From Stacy Turner <stacyturner2024@gmail.com>
Date Mon 2/16/2026 2:26 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from stacyturner2024@gmail.com.

Dear Members of the Plan Commission,

We are homeowners in the surrounding neighborhood near 199th Street and the Monon corridor, and we write to express our strong opposition to the proposed 199th and Monon PUD Amendment I (Docket No. 2603-PUD-03; Ordinance No. 26-09).

When we purchased our homes, the wooded acreage adjacent to this area — along with the existing common areas — contributed significantly to the character, openness, and aesthetic quality of our neighborhood. Many of our properties were designed to take advantage of wooded views and open space beyond our lot lines. That natural landscape has long functioned as an extension of the visual environment that defines this community.

The proposed amendment would remove approximately three acres of mature woodland and replace it with 15 additional homes at a higher density than what exists along this stretch of 199th Street. This is not simply infill; it is a substantial intensification that alters the established pattern and character of the area.

While growth is expected in Westfield, incremental amendments that increase density beyond original expectations erode confidence in the planning process. Residents rely on zoning and approved PUD commitments when making long-term investments in their homes. If wooded buffers and lower-density edges can later be converted into higher-density residential lots, it undermines the predictability and stability that thoughtful planning is intended to provide.

The wooded acreage is an environmental and visual asset. Its removal will permanently change the character of this neighborhood and diminish the open, natural setting that drew many of us here.

We respectfully request that the Commission deny this amendment as proposed. At minimum, significant preservation of mature trees, meaningful buffering, and

reconsideration of the proposed density should be required to protect the character of the surrounding community.

Thank you for your careful consideration of the long-term impact this decision will have on existing residents.

Sincerely,

Mark and Stacy Turner

162 Belgrave Circle, Westfield Indiana 46074

Outlook

Formal Objection – 199th & Monon PUD Amendment I (Docket 2603-PUD-03 / Ordinance 26-09)

From Barbara Jennings <barbara@cvartandframe.com>
Date Mon 2/16/2026 2:58 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from barbara@cvartandframe.com.

Dear Members of the Plan Commission and City Council,

I respectfully submit this formal objection to the 199th and Monon PUD District – Amendment I (Docket No. 2603-PUD-03; Ordinance No. 26-09).

I am the sole adjacent property owner to the parcel proposed for rezoning. My two-acre, heavily wooded residential property directly abuts this land.

The subject parcel is currently zoned Single-Family/Agriculture. The proposed amendment would incorporate it into a higher-density PUD across 199th Street, introducing 15 homes, the majority with rear yards directly adjoining my property and eliminating approximately three acres of mature wooded acreage that has historically functioned as a natural buffer.

This proposal represents a significant land-use intensification and a fundamental change in character. The wooded acreage has long provided privacy, environmental value, and natural stormwater absorption. Its removal would permanently alter the character and function of this edge condition.

Sound planning principles require compatible transitions between differing intensities of land use. Rather than preserving this wooded acreage as common area or buffer, the proposed layout maximizes lot yield and places the highest impact directly on a single adjacent landowner.

Additionally, incremental PUD amendments that increase density over time undermine the predictability and public trust associated with original zoning and PUD approvals. If approved, this amendment would signal that existing zoning classifications and prior density assumptions can be substantially altered through successive modifications.

I respectfully request that the Commission and Council deny the amendment as proposed. Approval would set an undesirable precedent for density creep and compromise transitional design standards along established residential properties as well as signal that PUD commitments can be incrementally weakened over time.

Thank you for your thoughtful consideration.

Sincerely,

Barbara Jennings
145 E 199th St, Westfield, IN 46074

Outlook

Why Saving Woodlots is important in Urban Planning

From Barbara Jennings <barbara@cvartandframe.com>
Date Mon 2/16/2026 3:09 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from barbara@cvartandframe.com.

Dear Members of the Planning Commission,

I recently wrote to you to object to the 2603-PUD-03 and Ordinance No. 26-09 and wanted to share with you some research that I have found to support my reasons for saving the woodlands.

Why saving woodlots should be critical to urban planning

Saving natural woods is critical for growing cities to maintain environmental, health, and economic sustainability. These green spaces mitigate urban heat islands, improve air quality, reduce flooding by managing stormwater, and boost mental well-being
. Preserving them also increases property values and provides necessary, sustainable recreational areas.

- **Environmental Resilience:** Wooded areas and urban forests act as natural infrastructure that lowers city temperatures by 2-8°F and filters out air pollutants like dust and smoke. They reduce storm runoff, with every 5% increase in tree cover reducing runoff by 2%.
- **Health and Well-being:** Residents with access to green spaces have improved mental health, lower stress levels, and are more than three times as likely to engage in physical activity.
- **Economic Advantages:** Urban forests boost property values and enhance the desirability of neighborhoods. Shoppers are often willing to spend 9-12% more in districts with high-quality tree canopies.
- **Climate Adaptation:** Natural, mature trees are essential for carbon sequestration, fighting climate change while providing essential habitats for biodiversity.

Protecting these areas ensures long-term sustainability as cities grow, preventing the costly consequences of total urbanization.

Here is literature from Purdue University agricultural studies:

Purdue

We regularly plant trees along city streets or one in each yard of a new development. Isn't that enough? What is so important about an urban woodlot or forest edge?
The answer is that many trees of diverse species and age, clustered together, provide benefits the lone street or yard tree does not. Each individual tree contributes to the overall health of the urban forest. However, many trees grouped in an urban woodlot are crucial to the overall environmental health of a community.

Public and private owners of urban woodlots and edges provide an array of environmental, social, and economic benefits often called ecosystem services. Woodlots benefit not only the owner's property, but also the overall community. And they are on the job every day. What follows are descriptions of some of the benefits that trees provide.

Save the Woodlots
The urban tree canopy is decreasing rapidly in our state. As urban woodlots disappear, important urban natural resources go with it. Clean air, clean water, clean soil, wildlife, migratory bird refuges, and aquatic habitat— all suffer without urban woodlots. This loss is significant and affects watersheds. Development takes its toll, as do pests and disease. In fact, twice as many woodlots are lost to development as are lost to all invasive pests combined. Public and private urban woodlot owners and prospective owners can reverse this trend and make our communities healthier.

When we lose urban woodlots, forest edges, and the wetlands that are with them, we lose part of ourselves; we lose our connection to the natural systems that have governed humans since the beginning of our time. We simply—lose.

This project was made possible by the Indiana Department of Natural Resources, Division of Forestry, Community and Urban Forestry Program and a grant from the United States Department of Agriculture (USDA) Forest Service.
USDA is an equal opportunity provider and employer.
PURDUE EXTENSION 1-888-EXT-INFO WWW.EXTENSION.PURDUE.EDU
June 2014

--
Very Best,
Barbara

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Outlook

Request: 199th and Monon PUD District-Amendment I Docket No. 2603-PUD-03 and Ordinance No. 26-09

From Nancy Bate <tulipnancy@gmail.com>
Date Mon 2/16/2026 9:38 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from tulipnancy@gmail.com.

Please don't destroy any more woods. Make a pocket park there instead. Citizens will really appreciate your help with beautifying our neighborhood.

Nancy Bate

Outlook

Rezone/text amendment request: 199th and Monon

From Jennifer Nikirk <Jennifer.Nikirk@outlook.com>
Date Tue 2/17/2026 8:14 AM
To APC <APC@westfield.in.gov>

WARNING: This external email is from Jennifer.Nikirk@outlook.com.

Good morning,

This email is in reference to Rezone/text amendment request: 199th and Monon PUD District - Amendmet I Docket No 2603-PUD-03 and Ordinance No 26-09.

This mature wooded lot is home to various wildlife and is a vital piece of the area providing cleaner oxygen. Given the extreme development that Westfield is seeing (obsessed with?) it's imperative that nature still be a part of the community.

I know money talks louder than any email I could send, but please require the developer to do a tree inventory. Also, clear cuts are not necessary, it's a lazy way of operating.
If development must continue then require the developer to maintain a specific number of feet within the mandatory setback be completely undisturbed.

At this rate of development with continual clear cutting, people will stop wanting to live in these areas with their neighbors 5 feet away and no sound barriers.

When you know better you do better.

Jennifer Nikirk

Outlook

199th St/Monon PUD Rezone

From Bill Kirsch <b.kirsch@comcast.net>
Date Tue 2/17/2026 9:12 AM
To APC <APC@westfield.in.gov>

WARNING: This external email is from b.kirsch@comcast.net.

Please consider voting no on this item. Is it worth destroying this wooded area for 15 homes?
This is just one more attempt to turn the northwest quadrant of Westfield away from what the still current Comp Plan calls for.

Thank you

Bill Kirsch
205 Derringer Avenue
Westfield
Sent from my iPhone

Outlook

199th and Monon PUD District Amendment 1

From Allison G <gastineaua81@gmail.com>
Date Tue 2/17/2026 5:34 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from gastineaua81@gmail.com.

Hello,
I am writing in regard to the 199th and Monon PUD District Amendment 1, Docket #2603-PUD-03. We moved from Lafayette to Westfield over a year ago due to a new job opportunity. While we love the home in Aberdeen, the traffic on Horton is unreal and often a burden when trying to get anywhere. The road is broken and frequently being worked on. The amount of traffic traveling the road, wasn't taken into consideration when they made the neighborhood. A country side road cannot stand this much traffic.

Which brings me to the new topic at hand, adding so many homes, to the 199th and Monon area. The roads are going to be in the same position as Horton and 191st. The country roads aren't big enough to take on this amount of traffic from all the homes. The roads need widened in order to provide for the amount of homes and people driving on them. This is a safety issue more than convenience.

The trees are also something to take into consideration. I am a teacher and often give lessons on the beautiful things trees bring to our lives. Cutting them down, when we don't have the space for the traffic, seems to be an unwise decision.

Thank you for taking this into account.
Allison and Ryan Gastineau

Outlook

Opposition to 199th & Monon PUD district Amendment 1, Docket #2603-PUD-03 / Ordinance 26-09

From Katie Curtis <kathleen.curtis221@gmail.com>
Date Tue 2/17/2026 9:04 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from kathleen.curtis221@gmail.com.

Dear Members of the Plan Commission,

I am a homeowner in the surrounding neighborhood near 199th Street and the Monon corridor, and I am writing to express my strong opposition to the proposed 199th and Monon PUD Amendment I (Docket No. 2603-PUD-03; Ordinance No. 26-09).

When we purchased our homes, the wooded acreage adjacent to this area — along with the existing common areas — contributed significantly to the character, openness, and aesthetic quality of our neighborhood. Many of our properties were designed to take advantage of wooded views and open space beyond our lot lines. That natural landscape has long functioned as an extension of the visual environment that defines this community.

The proposed amendment would remove approximately three acres of mature woodland and replace it with 15 additional homes at a higher density than what exists along this stretch of 199th Street. This is not simply infill; it is a substantial intensification that alters the established pattern and character of the area.

While growth is expected in Westfield, incremental amendments that increase density beyond original expectations erode confidence in the planning process. Residents rely on zoning and approved PUD commitments when making long-term investments in their homes. If wooded buffers and lower-density edges can later be converted into higher-density residential lots, it undermines the predictability and stability that thoughtful planning is intended to provide.

The wooded acreage is an environmental and visual asset. Its removal will permanently change the character of this neighborhood and diminish the open, natural setting that drew many of us here.

We respectfully request that the Commission deny this amendment as proposed. At minimum, significant preservation of mature trees, meaningful buffering, and reconsideration of the proposed density should be required to protect the character of the surrounding community.

Thank you for your careful consideration of the long-term impact this decision will have on existing residents.

Sincerely,

Kathleen (Katie) Curtis - 301 Middleton Cir Aberdeen neighborhood

Sent from my iPhone

Outlook

Opposition to 199th & Monon PUD Amendment I – Docket No. 2603-PUD-03 / Ordinance 26-09

From Thomas Curtis <tscurtis89@gmail.com>
Date Tue 2/17/2026 10:48 PM
To APC <APC@westfield.in.gov>
Cc Wife <katiekirk123@gmail.com>

WARNING: This external email is from tscurtis89@gmail.com.

Dear members of the planning commission,

I live at 301 Middleton Cir, Westfield, IN 46074 which neighbors the property where the developer is proposing to rezone to increase the density of housing. I wanted to let you know that I oppose the plan in the current form. While I welcome additional neighbors to the community the proposed plan's density will remove a large section of mature forest and wetlands that currently provides a home to a variety of wildlife. Here is a photo album of my terrible nature photography all taken from my house in the last year to give you an idea of the variety of life the current ecosystem supports:

https://photos.app.goo.gl/VMk1zA7us1xJpgAL7

The current forest borders both our property and the walking trail owned by our HOA. I would ask that the builders preserve as much of the established forest as possible by building in buffer in their plans for these sections. By preserving this area we can maintain the current natural beauty both for current and future residents of the area.

As you can see in the photos the property where the development is proposed does also contain wetlands. Have these wetlands been classified and are the appropriate rules being followed for filling in a wetland?

I understand that likely the wetland is going to need to be filled in to build on the property so I would prioritize preserving as much of the existing forest as the builder can while creating a beautiful place to live. Please consider denying the request to rezone in order to decrease the proposed density of housing on the property to a more reasonable level that will benefit all existing and future residents.

Thanks for your time,

Thomas Curtis

Outlook

Rezone/Text Amendment Request: 199th and Monon PUD District-Amendment I Docket No. 2603-PUD-03 and Ordinance No. 26-09

From Andrea Burnett <aburnett2@gmail.com>
Date Wed 2/18/2026 7:46 AM
To APC <APC@westfield.in.gov>

WARNING: This external email is from aburnett2@gmail.com.

To whom it may concern;

I was very troubled to read that a builder is considering destroying a forest for a new development. Having lived in this area for over 30 years, I have watched with growing sadness as farmland and green space continue to disappear.

It is especially concerning that there appear to be no meaningful plans to preserve habitat for current wildlife or to maintain green space for future recreational use. Once these natural areas are gone, they are gone forever.

For our mental health and overall well-being, we need access to the beauty of forests and wildlife — not just more concrete and pavement. Open space strengthens communities, supports biodiversity, and provides future generations with places to explore, reflect, and connect with nature.

--
Andrea Burnett
aburnett2@gmail.com

Outlook

Redone text amendment request 199th and Monon Pud District Amendment docket no. 2603-PUD-03 and ordinance no. 26-09

From Cynthia Shone <shone.cynthia@gmail.com>
Date Wed 2/18/2026 8:33 AM
To APC <APC@westfield.in.gov>

WARNING: This external email is from shone.cynthia@gmail.com.

Please protect the disappearing woods from overdevelopment!
Cynthia Shone
Sent from my iPhone

Outlook

Please help - Onyx and East removing our trees

From Charissa Anderson <andersoncharissad@gmail.com>
Date Wed 2/18/2026 11:58 AM
To planners <planners@westfield.in.gov>

4 attachments (11 MB)
IMG_2881.jpeg; photo-output.jpeg; CB9FF14A-076E-4661-9419-99216CA6346B.jpeg; IMG_0337.jpeg;

WARNING: This external email is from andersoncharissad@gmail.com.

Re: 199th & Monon PUD District Amendment 1, Docket # 2603-PUD-03

Hello, I live in Aberdeen and across from my back yard is a gorgeous tree line, with trails that all of our Aberdeen residents enjoy. You can see it in the photos attached.

With the Onyx and East proposal, those trees are being removed. Right now, our Aberdeen trail leads right along this pond and through these trees, to enjoy a mini forest where families play and we can find shade on hot summer days. These trees create privacy for our neighborhood. And one of the most important bottom lines for Aberdeen, is these trees add value - this removal will lower all of our property values. That has an adverse effect on city taxes as well, so everyone shares in this impact.

The plat contains zero green space or common areas and no sidewalks. I think this was designed in the best interest of Onyx and East, and not at all for the people who live here (or future residents).

We really need your help, and the support of all our representatives, in voting no on this proposal. There should be an increase in the Buffer Space between existing and proposed boundaries. And the density of the houses needs to be addressed - should 15 houses be squeezed into this area when there is really no room left for any green space as a result?

Thanks for your help and for all you do to support Westfield!

Sincerely,
Charissa

Charissa Anderson
213.268.6702 (c)

199TH STREET
OAKHURST WAY
HATHERBY CIRCLE
MIDDLETON CIRCLE

Outlook

Rezone/Text Amendment Request: 199th and Monon PUD District-Amendment I Docket No. 2603-PUD-03 and Ordinance No. 26-09

From Nicole Carson <ncarson@carsonmedtech.com>
Date Wed 2/18/2026 1:00 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from ncarson@carsonmedtech.com.

I am writing to express my concern regarding the proposed rezoning of the 7 wooded acres to allow for a 15-home development.

This property consists of mature wooded land that serves as valuable green space and wildlife habitat. It supports deer, foxes, migratory birds, pollinators, and other native species that rely on established tree cover and uninterrupted woodland. Clearing this acreage would permanently disrupt that habitat and significantly alter the natural character of our area.

While we understand the need for responsible growth, once mature woodland is removed, it cannot be meaningfully replaced. Preserving existing wooded land is an investment in the long-term environmental health and character of our community.

For these reasons, I respectfully request that the Planning Commission and County Council carefully reconsider this rezoning proposal, conduct a thorough environmental impact review, and explore alternative solutions that preserve green space and protect the natural integrity of this property.

Thank you for your time and consideration.

Nicole Fortune

Outlook

Opposition to 199th & Monon PUD Amendment I – Docket No. 2603-PUD-03 / Ordinance 26-09

From Tanner Cline <tcline33@live.com>
Date Wed 2/18/2026 6:10 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from tcline33@live.com.

Dear Members of the Plan Commission,

I am a homeowner in the surrounding neighborhood near 199th Street and the Monon corridor, and I am writing to express my strong opposition to the proposed 199th and Monon PUD Amendment I (Docket No. 2603-PUD-03; Ordinance No. 26-09).

When my wife and I purchased our home, the wooded acreage adjacent to this area — along with the existing common areas — contributed significantly to the character, openness, and aesthetic quality of our neighborhood. Many of the surrounding properties were designed to take advantage of wooded views and open space beyond our lot lines. That natural landscape has long functioned as an extension of the visual environment that defines this community.

The proposed amendment would remove approximately three acres of mature woodland and replace it with 15 additional homes at a higher density than what exists along this stretch of 199th Street. This is not simply infill; it is a substantial intensification that alters the established pattern and character of the area.

While growth is expected in Westfield, incremental amendments that increase density beyond original expectations erode confidence in the planning process. Residents rely on zoning and approved PUD commitments when making long-term investments in their homes. If wooded buffers and lower-density edges can later be converted into higher-density residential lots, it undermines the predictability and stability that thoughtful planning is intended to provide.

The wooded acreage is an environmental and visual asset. Its removal will permanently change the character of this neighborhood and diminish the open, natural setting that drew myself and many of my neighbors here.

We respectfully request that the Commission deny this amendment as proposed. At minimum, significant preservation of mature trees, meaningful buffering, and reconsideration of the proposed density should be required to protect the character of the surrounding community.

Thank you for your careful consideration of the long-term impact this decision will have on existing residents.

Sincerely,

Abigail and Tanner Cline
330 Waterford Lane
Westfield, IN 46074

Outlook

Rezone/Text Amendment Request: 199th and Monon PUD District-Amendment I Docket No. 2603-PUD-03 and Ordinance No. 26-09

From Megan Zerbe <meganbarnes716@gmail.com>
Date Thu 2/19/2026 7:25 AM
To APC <APC@westfield.in.gov>

4 attachments (8 MB)
IMG_0809.jpeg; IMG_0806.jpeg; IMG_0807.jpeg; IMG_0808.jpeg;

WARNING: This external email is from meganbarnes716@gmail.com.

Dear Planning Commission,

I am writing today as a concerned resident to respectfully ask you to reconsider the proposed rezoning of the mature wooded lot located at 199th and Monon.

This piece of land is more than just undeveloped property. It is one of the last remaining pockets of mature trees in our area — trees that have stood for decades, quietly serving our community in ways that are easy to overlook but impossible to replace once gone. These trees provide shade, reduce stormwater runoff, improve air quality, absorb carbon, and help regulate local temperatures. In a time when cities across the country are investing in urban tree canopies, preserving what we already have should be a priority.

Beyond the environmental benefits, this wooded lot holds deep value for the neighborhood. It is home to wildlife, a natural buffer from noise and traffic, and a peaceful green space that enhances the character and beauty of our community. Many of us walk past it daily, watch the seasons change through its branches, and feel a sense of calm knowing that nature still has a place here.

This land is not simply vacant property — it is a living ecosystem. The mature trees that stand there have supported wildlife for decades. Birds nest in the canopy each spring. Small mammals, pollinators,

and other native species depend on this habitat for food and shelter. In an increasingly developed area, spaces like this are becoming rare refuges for local wildlife.

Rezoning and development would not just remove trees; it would permanently displace the animals that rely on this land to survive. Habitat loss is one of the greatest threats to wildlife, and once these mature trees are cleared, the delicate ecosystem they support cannot simply be recreated elsewhere.

Once mature trees are cut down, they cannot simply be replaced with saplings and expected to provide the same benefits for generations. Replanting is important, but it does not replicate the ecological and community value of established woodland. The loss would be permanent and deeply felt.

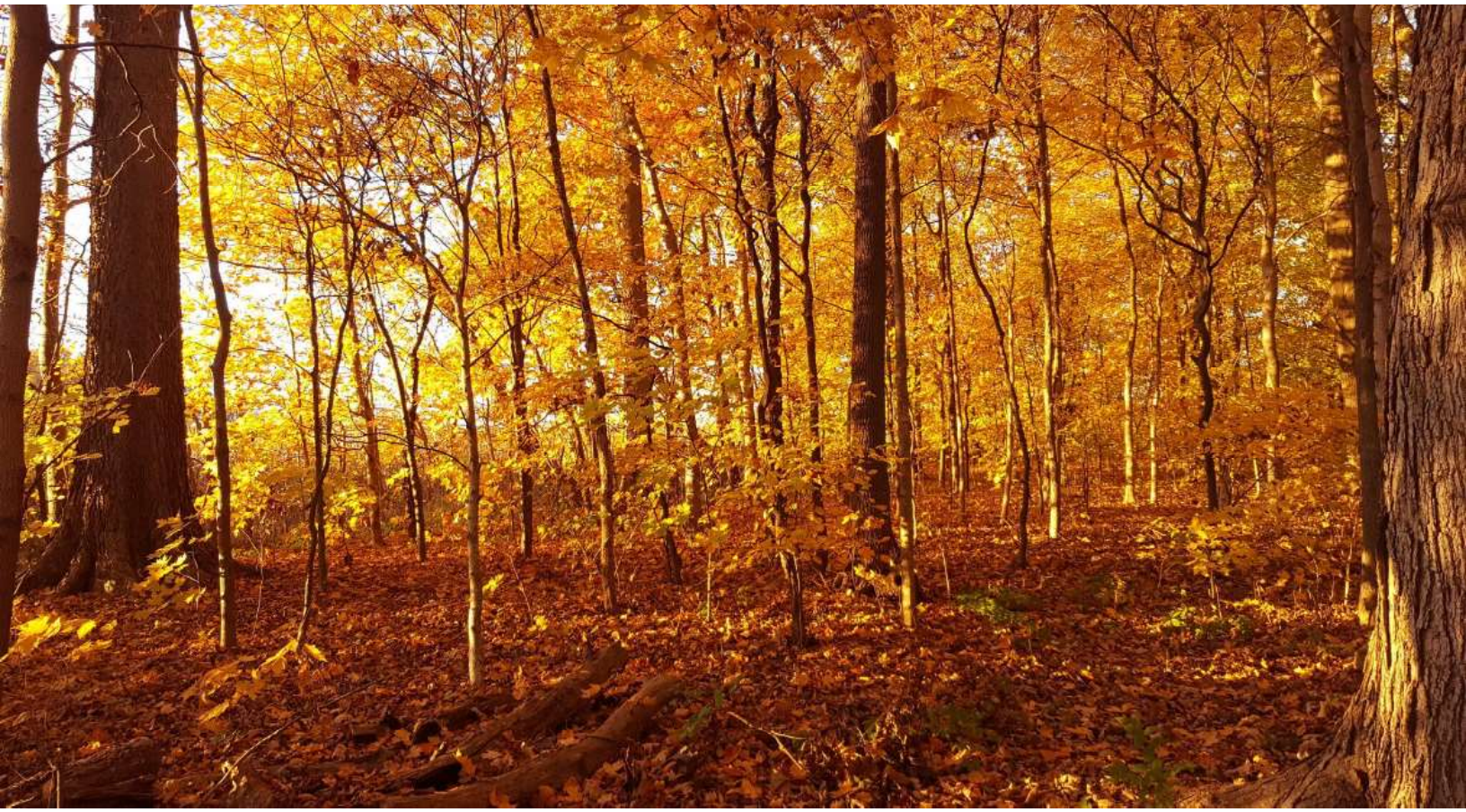
Development and growth are important, and I understand the pressures facing our city. However, smart growth includes protecting critical green spaces and making decisions that balance economic interests with environmental stewardship and community well-being. I urge you to explore alternatives that would preserve this wooded lot — whether through conservation designation, revised zoning, land acquisition, or collaboration with developers to incorporate meaningful preservation into any plans.

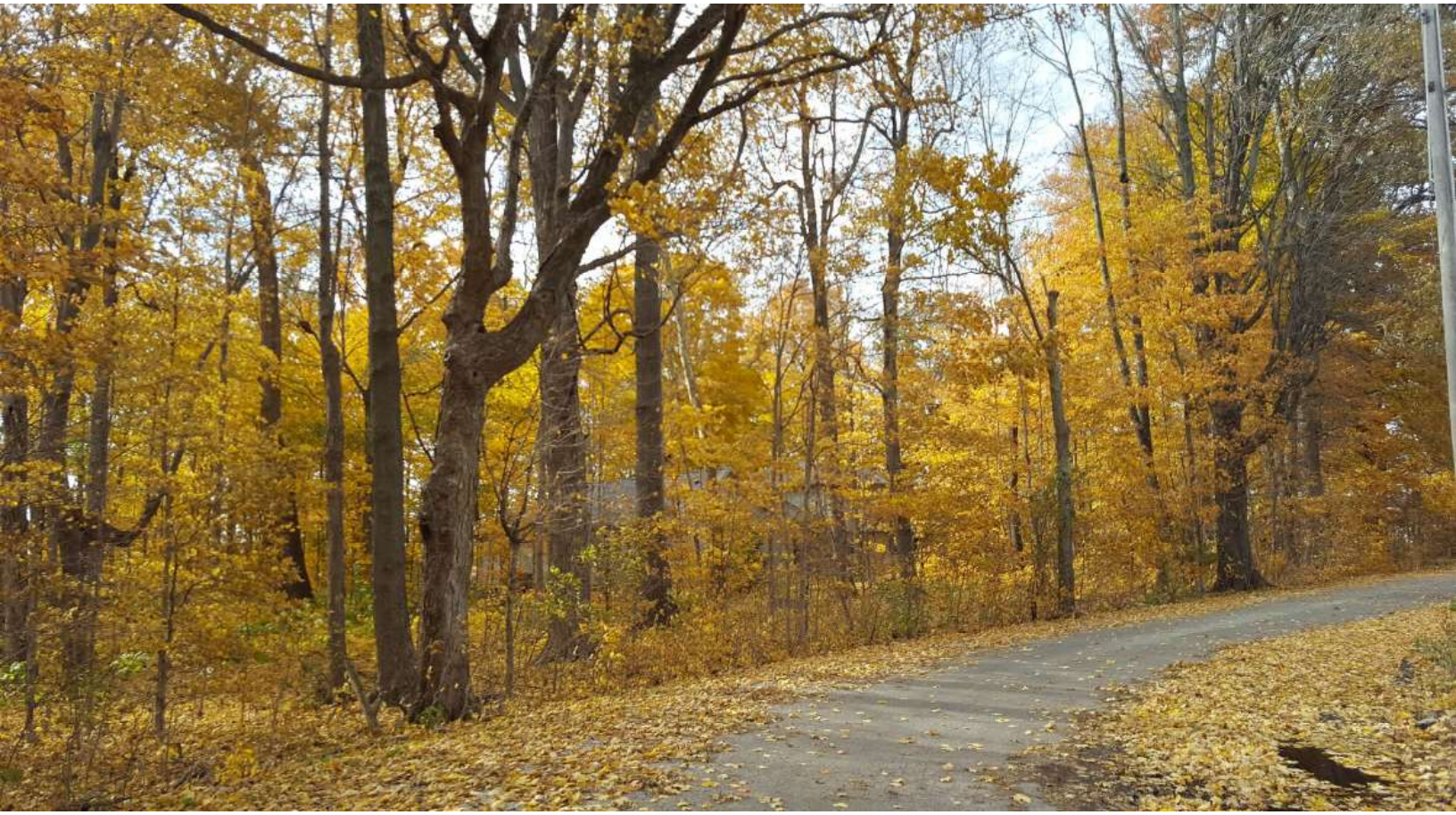
Future generations deserve to inherit a community that values its natural assets. Please choose to protect this irreplaceable wooded area.

Thank you for your time, consideration, and service to our community.

Sincerely,

Megan Zerbe





Outlook

199th and Monon PUD District-Amendment I Docket No. 2603-PUD-03 and Ordinance No. 26-09

From Emily Perry <emilyperry24@gmail.com>
Date Thu 2/19/2026 10:06 AM
To APC <APC@westfield.in.gov>

WARNING: This external email is from emilyperry24@gmail.com.

Kindly asking you to keep this area green and full of trees. Please do not develop it. If every area is developed, what will be left for the residents in terms of beauty and local fauna/flora? Please leave this small area alone. Thank you for reading.

Pax,
Emily

Outlook

Rezone/Text Amendment Request: 199th and Monon PUD District-Amendment I Docket No. 2603-PUD-03 and Ordinance No. 26-09

From Kelly Baskett <kelly@akmonuments.com>
Date Thu 2/19/2026 11:05 AM
To APC <APC@westfield.in.gov>

WARNING: This external email is from kelly@akmonuments.com.

Dear Commissioners,

I wanted to send my heartfelt wishes about the potential clear cutting of these trees. Will you please ask the developer to seek another location, or greatly modify the plans that they want to pursue?

Thank you!

Kelly Baskett

Outlook

Redone/Text AmendmentRequest:199th and MononPUD District-Amendment/Document No.2603-PUD-03 and Ordinance No .2609

From Penny Cook <pennycook12.pc24@gmail.com>
Date Thu 2/19/2026 2:34 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from pennycook12.pc24@gmail.com.

Save our woods
Sent from my iPhone

Outlook

Opposition to 199th & Monon PUD Amendment I – Docket No. 2603-PUD-03 / Ordinance 26-09

From Angela Thornton <thorntona2398@gmail.com>
Date Thu 2/19/2026 3:49 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from thorntona2398@gmail.com.

Hello,

I am emailing regarding to the wooded area slated for removal.

This area had been part of the character and natural buffer of this neighborhood. Eliminating mature trees to add 15 additional homes increases density in a way that does not align with the existing layout or original expectations for this area.

Westfield has seen significant residential growth, and our community already includes a substantial number of homes. Adding more high density housing in this location does not meaningfully add value to the surrounding neighborhood. Instead, it removes established green space, reduces privacy, and alters the environment that current homeowners invested in.

Residents rely on the stability of approved plans and zoning when making long term decisions. Changing those expectations through incremental amendments undermines confidence in the planning process.

I respectfully ask that this amendment be denied, or at minimum revised to preserve mature trees and maintain the character of the surrounding community.

Thank you for your time and consideration.

Adam & Angela Zabinski
Homeowners at 167 Belgrave Cir

Outlook

Rezone/text amendment request:199th&Monon PUD No,2603-PUD-03&ordance NO26-09

From Margie Smith <margieVol@outlook.com>
Date Fri 2/20/2026 5:07 PM
To APC <APC@westfield.in.gov>

WARNING: This external email is from margieVol@outlook.com.

Please protect woods from development & save habitat for animals

Marjorie Smith
Westfield, INdiana

Outlook

Rezone/Text Amendment Request: 199th and Monon PUD District-Amendment I Docket No. 2603-PUD-03 and Ordinance No. 26-09

From Adreine Gore <adreegore@gmail.com>
Date Sun 2/22/2026 8:39 AM
To APC <APC@westfield.in.gov>

WARNING: This external email is from adreegore@gmail.com.

Dear Planning Department,

I am writing to respectfully request that you carefully reconsider the proposed rezoning and amendment for the project at 199th and Monon. This development would replace approximately 7 acres of mostly mature woods with a 15 home subdivision. These trees provide essential habitat for wildlife, support environmental health, and contribute greatly to the natural character and well being of the surrounding community.

Mature wooded areas are becoming increasingly rare, and once they are removed they cannot be replaced within our lifetime. Preserving this space would demonstrate a thoughtful balance between growth and environmental stewardship. I kindly ask that you protect these woods from overdevelopment and consider alternatives that maintain this important natural area.

Thank you for your time, consideration, and service to our community.

Sincerely,
Adreine Gore
Carmel resident

Petition Number:	2603-PUD-04
Project Name:	Trace Commons PUD (Ord. 26-08)
Subject Site Address:	Generally located southwest of the intersection at SR 32 & Shady Nook Road (the "Property")
Petitioner:	Level 2 Development, represented by Church Church Hittle + Antrim (the "Petitioner")
Request:	Level 2 Development represented by Church Church Hittle + Antrim requests a change of zoning request for 19.44 acres +/- from the GB-PD: General Business-Planned Development and the GB: General Business District to the Trace Commons Planned Unit Development (PUD) District.
Current Zoning:	GB-PD: General Business-Planned Development & GB: General Business
Current Land Use:	Vacant / Undeveloped
Approximate Acreage:	19.44 acres +/-
Exhibits:	1. Staff Report 2. Vicinity Map 3. Narrative Statement 4. Proposed Ord. 26-08 5. Concept Plan 6. Landscape Plan 7. District Areas Map 8. Area A Character Exhibits 9. Area B Character Exhibits 10. Area C Character Exhibits 11. Site Amenities & Renderings 12. Neighborhood Meeting Summary
Staff Reviewer:	Ryan Collingwood, Senior Associate Planner

PETITION HISTORY

The petition had its first reading at the February 23, 2026, City Council meeting. Video footage of the item's First Reading can be viewed here.

A neighbor meeting was held on February 24, 2026. A summary of the neighborhood meeting can be viewed within the Neighborhood Meeting Summary (**Exhibit 12**).

The petition will receive a public hearing at the March 2, 2026, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is generally located south of SR 32, generally southwest of the intersection with SR 32 & Shady Nook Road. (see **Exhibit 2**).

To the immediate west is a self-storage development. To the east exists the Bonterra development with a few older uses/buildings (IMCU & medical office building).

Project Description: The Petitioner is requesting a change of zoning request from general business uses to the Trace Commons PUD, a mixed-use development consisting of residential, commercial, and recreational uses engaged by the Midland Trace Trail that runs east & west on the Property's southern edge. Both townhomes and multi-family uses encompass the residential portion of the development, while the commercial areas intend to develop with more of a local business focus along SR 32.

This project has Economic Development incentives tied to it

PROJECT OVERVIEW

The Trace Commons PUD (Ord. 26-08) is a proposed mixed-use district just south of SR 32 & in between Jeff's Jam It In Storage to the west & the Bonterra development to the east. This will be a trail-oriented development on about 20 acres activated by the Midland Trace Trail to the Property's south.

A newly proposed roundabout is also contemplated at the intersection of SR 32 & Shady Nook Road.

Concept Plan:

- The development will be built in general conformance with the Concept Plan (see **Exhibit 5**).
- The Property will be developed via three (3) distinct Areas: Areas A, B, & C.

Underlying Zoning Classification:

- All three Areas will have underlying zoning designation as the LB: Local Business District.

Permitted Uses:

- All LB: Local Business uses listed in the UDO shall be permitted on the Property.
- **Additional Permitted Uses**
    - Area B: Multi-family Dwelling
    - Area C: Townhouse Dwelling
- **Prohibited Uses**
    - **Areas A & B**
        - Amphitheater/outdoor theatre, Civic center, Museum/exhibition hall, Utilities – not regulated by Indiana Utility Regulatory Commission.
    - **Area C**
        - The only use permitted within Area C is Townhouse Dwellings; all other uses shall be prohibited.
    - Special Exception uses within the LB District are not permitted.
    - Drive-thru facilities are not permitted anywhere on the Property.

General Regulations:

- The SR 32 Overlay shall not apply to the Property.
- Article 4.16(E) [GB Setbacks] shall not apply.
    - Instead, a 20-foot setback from the perimeter of the Property will apply. There shall be no other applicable setbacks to the development.
- **Area B Maximum Units** (multi-family units): 310 units
- **Area C Maximum Units** (townhome dwellings): 30 units

Development Standards:

- **Architectural Standards**
  - Area A
    - Article 6.3(F) will still apply. While Character Exhibits (**Exhibit 8**) have been compiled for this Area, UDO regulations still apply.
  - Area B
    - Article 6.3 will not apply. Instead, the Character Exhibits (**Exhibit 9**) compiled for Area B will be applied instead.
  - Area C
    - Article 6.3(E) will still apply. While Character Exhibits (**Exhibit 10**) have been compiled for this Area, UDO regulations still apply.

- **Landscaping Standards**
  - Article 6.8(I) [Detention & Retention Areas] through Article 6.8(O) [Parking Area Landscaping] will not apply to the Property. Instead, the provided Landscape Plan (**Exhibit 6**) will be the controlling landscape plan.
    - Director is given ability to approved planting substitutions and relocations.

- **Parking and Loading Standards**
  - Article 6.14(G)(11) [Off-Street Parking, Required Number of Spaces] will not apply to the development.
    - Instead, parking counts will be determined based off parking data provided by the Petitioner at the Detailed Development Plan phase.

- **Open Space and Amenity Standards**
  - Article 8.6 will not apply.
    - Instead, site amenities will be implemented via the Site Amenities exhibit (**Exhibit 11**).

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).

Development Policies for "Local Commercial" include: (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (ii) require the size, materials, color, and design of buildings to be unique to Westfield; (iii) Parking areas should be broken up by landscaping or by being located on more than one side of the buildings; (iv) encourage signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed; and (v) encourage pedestrian connections between local commercial areas and adjacent residential areas.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: State Road 32, (ii) Collectors: Shady Nook Road; and (iv) Alternative Transportation Plan: Midland Trace Trail.

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 March 2, 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 February 23, 2026, Council meeting.

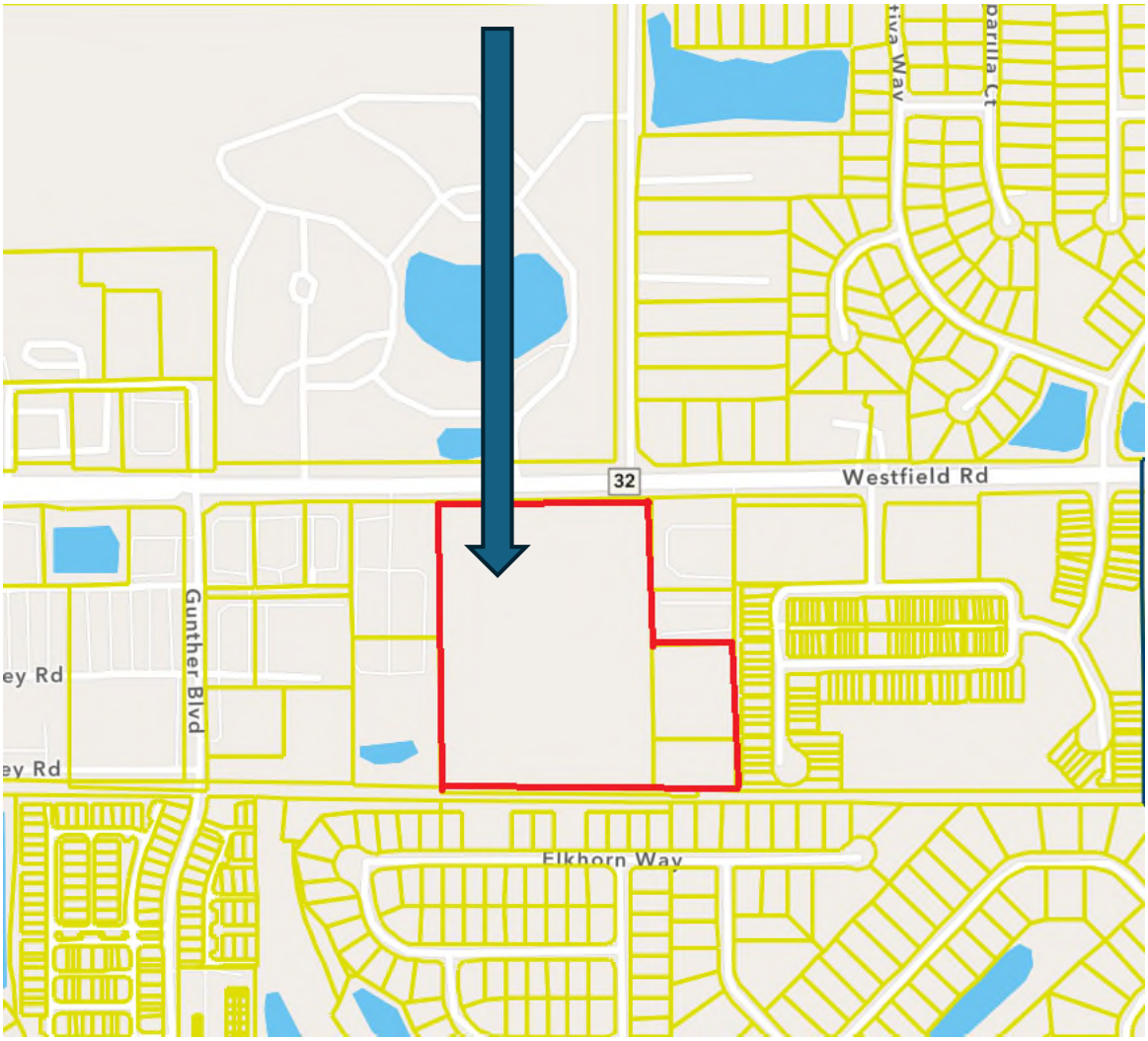
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the March 2, 2026, Plan Commission meeting.

2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

VICINTY MAP

SUBJECT SITE



Narrative Statement

Level 2 Development – Trace Commons Planned Unit Development, **3901 Westfield Road**

Level 2 Development is proposing a premier trail-oriented, mixed-use development on approximately 16.53 acres at 3901 Westfield Road, to be known as Trace Commons. The proposal includes approximately 27,000 square feet of commercial space, which serves as the primary gateway and entrance experience to the community. Additionally, the project features two 4-story, mixed-use buildings containing ground-floor retail and 302 residential units, and 25 townhomes strategically located along the Midland Trace Trail.

Trace Commons will provide a much-needed roundabout at the intersection of Shady Nook Road and State Highway 32. Complementing this infrastructure on the trail side, the project is centered on a "Trail-to-Table Experience," where the commercial space is envisioned for locally curated tenants. Targeted concepts for this space include examples such as a signature destination brunch house, a craft coffee roastery, a neighborhood-focused specialty market and cafe, a specialized trail and adventure gear outfitter, and a fitness/wellness studio.

The development is designed to be pedestrian, bike, and stroller-centric, featuring two significant connections to the Midland Trace Trail and a trailhead plaza with a bicycle station and pavilion. At the heart of the community is an activated Plaza Promenade featuring a pop-up gathering space designed for food trucks, farmers' markets, and seasonal events. This social hub is complemented by a well-appointed pond amenity featuring a water feature, elevated waterfront overlooks, and a 1/2-mile walking loop trail.

ORDINANCE NUMBER 26-08

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

"Trace Commons PUD"

This is a Planned Unit Development District Ordinance, to be known as the TRACE COMMONS PLANNED UNIT DEVELOPMENT (the "**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. 2603-PUD-04), 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. 2603-PUD-04 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (X-X) 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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Trace Commons Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

Section 2. Concept Plan. The concept plan, attached hereto as Exhibit 2 (the "**Concept Plan**"), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

2.1 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "Area A", "Area B" and "Area C" (individually or collectively, the "**Area**" or "**Areas**").

2.2 The Real Estate shall be developed in substantial conformance with the Concept Plan.

Section 3. Underlying Zoning District(s). The Underlying Zoning District of Areas A, B and C shall be the LB: Local and Neighborhood Business District (the "**Underlying Zoning District**").

Section 4. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below:

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

A. Area A – None
B. Area B – Multi-family Dwelling
C. Area C – Townhouse Dwelling

4.2 Prohibited Uses: The following uses shall be prohibited:

A. All Special Exception Uses, except as otherwise permitted in this Ordinance.

B. Drive-thru facilities shall not be permitted on the Real Estate.

C. Area A

1. Amphitheater/outdoor theatre
2. Civic center
3. Museum/exhibition hall
4. Utilities – not regulated by Indiana Utility Regulatory Commission

D. Area B

1. Amphitheater/outdoor theatre
2. Civic center
3. Museum/exhibition hall
4. Utilities – not regulated by Indiana Utility Regulatory Commission

E. Area C – All uses except Townhouse Dwellings shall be prohibited in Area C.

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 Real Estate, except as otherwise modified below.

5.1 Development Standards:

A. Article 4.14(E) shall not apply. Instead, a Minimum 20' Building Setback along the perimeter of the District shall be provided. There shall be no other Building Setback requirements within the District.

B. The maximum number of Dwelling Units permitted in Area B shall be 310.

C. The maximum number of Dwelling Units in Area C shall be 30.

Section 6. Overlay District. The State Highway 32 Overlay District shall not apply to the District.

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

7.1 Article 6.3 Architectural Standards:

A. Article 6.3(F) of the UDO shall apply to Area A of the District. Architectural character examples are attached hereto as Exhibit 3 (the "**Area A Character Exhibit**") and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of Area A. The architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be

built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

B. Article 6.3 shall not apply to Area B of the District. Instead, the Buildings in Area B shall be constructed in substantial conformance with the depictions included in Exhibit 4 (the "**Area B Character Exhibit**").

C. Article 6.3(E) of the UDO shall apply to Area C of the District. Architectural character examples are attached hereto as Exhibit 5 (the "**Area C Character Exhibit**") and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the Area C. The architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

7.2 Landscaping Standards. Articles 6.8(I) through (O) shall not apply to the District. Instead landscaping shall be installed in substantial compliance with the detailed landscaping plans attached hereto as Exhibit 6 (the "**Landscaping Plans**"). The Director shall have the authority to approve planting substitutions and relocations in the event needed, so long as the overall design and effect of such landscaping installations are maintained as determined by the Director.

7.3 Parking and Loading Standards. Article 6.14 shall apply to the development of the District, except as otherwise modified below

A. Off-Street Parking, Required Spaces. Article 6.14(G)(11) shall not apply to the District. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

7.4 The standards of Article 8.6 of the UDO shall not apply to the District. Instead, site amenities in substantial conformance with the depictions and description included in Exhibit 7 ("**Site Amenities**") shall be provided.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

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 _____** 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 A. Willis, Mayor

I hereby VETO **ORDINANCE _____**

this _____day of _____, 2026.

_____
Scott A. 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 1

The “Real Estate”

Part of the Northwest Quarter of Section 5, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Begin at a point 2720.5 feet West of the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence South on and along a fence line parallel to the half Section line 963.7 feet to the intersection with the North right-of-way fence line of the Central Indiana Railroad, said point being 50.53 feet West of the East line of the Northwest Quarter; thence Westerly on and along said right-of-way fence, 667.00 feet to an iron stake; thence North parallel to the East line of this tract, 947.7 feet to the intersection with the center of State Highway No. 32; thence East on and along said center line 667.00 feet to the Place Of Beginning.

AND ASLO:

Part of the Northeast and Northwest Quarter of Section 5, Township 18 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows:

Commencing at a mag nail and washer set inscribed "Wright 9700013", said point being North 89 degrees 47 minutes 03 seconds West 2669.95 from a 1" rebar marking the Northeast corner of the Northeast Quarter; thence South 89 degrees 47 minutes 03 seconds East (assumed bearing) along the North line of said Northeast Quarter 207.55 feet; thence South 00 degrees 31 minutes 56 seconds West parallel with the West line of the said Northeast quarter 808.59 feet to a rebar and cap set inscribed "Wright 9700013" to the POINT OF BEGINNING of this described parcel; thence continuing South 00 degrees 31 minutes 56 seconds West 158.46 feet to a rebar and cap set inscribed "Wright 9700013" on the North right of way line of the former Central Indiana Railway Company; thence North 88 degrees 55 minutes 40 seconds West on and along the said right of way line 258.08 feet to a rebar and cap set inscribed "Wright 9700013"; thence North 00 degrees 31 minutes 56 seconds East 158.46 feet; thence South 88 degrees 55 minutes 40 seconds East 258.08 feet to the POINT OF BEGINNING of this described parcel, containing 0.93 acres more or less.

AND ALSO:

Part of the Northeast and Northwest Quarter of Section 5, Township 18 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, being more particularly described as follows: Commencing at a mag nail and washer set inscribed "Wright 9700013", said point being North 89 degrees 47 minutes 03 seconds West 2669.95 feet from a 1" rebar marking the Northeast corner of the Northeast Quarter; thence South 89 degrees 47 minutes 03 seconds East (assumed bearing) along the North line of said Northeast Quarter 207.55 feet; thence South 00 degrees 31 minutes 56 minutes West parallel with the West line of the said Northeast Quarter 510.00 feet to a rebar and cap set inscribed "Wright 9700013" also being the POINT OF BEGINNING of this described parcel; thence continuing South 00 degrees 31 minutes 56 seconds West parallel with the

West line of the said Northeast quarter 298.59 feet to a rebar and cap set inscribed "Wright 9700013"; thence North 88 degrees 55 minutes 40 seconds West and parallel with the North right of way line of the former Central Indiana Railway Company 258.08 feet to a rebar and cap set inscribed "Wright 9700013"; thence North 00 degrees 31 minutes 56 seconds East parallel with the East line of the said Northwest Quarter 294.73 feet to a rebar and cap inscribed "Wright 9700013"; thence South 89 degrees 47 minutes 03 seconds East parallel with the North line of said Northeast Quarter 258.08 feet to the POINT OF BEGINNING of this described parcel, containing 1.76 acres more or less.

Subject to all pertinent easements, restrictions and right of ways.

EXHIBIT 2

The "Concept Plan"

The "Concept Plan" appears on the following two (2) pages of this Exhibit 2.

PROJECT DATA:

Apartment Units: 302
Apartment Building GSF: A: 226,590 GSF
B: 123,224 GSF

Townhomes: 25 Total
Retail Area: 28,100 SF
Surface Parking: 523 P.S.

Site Plan

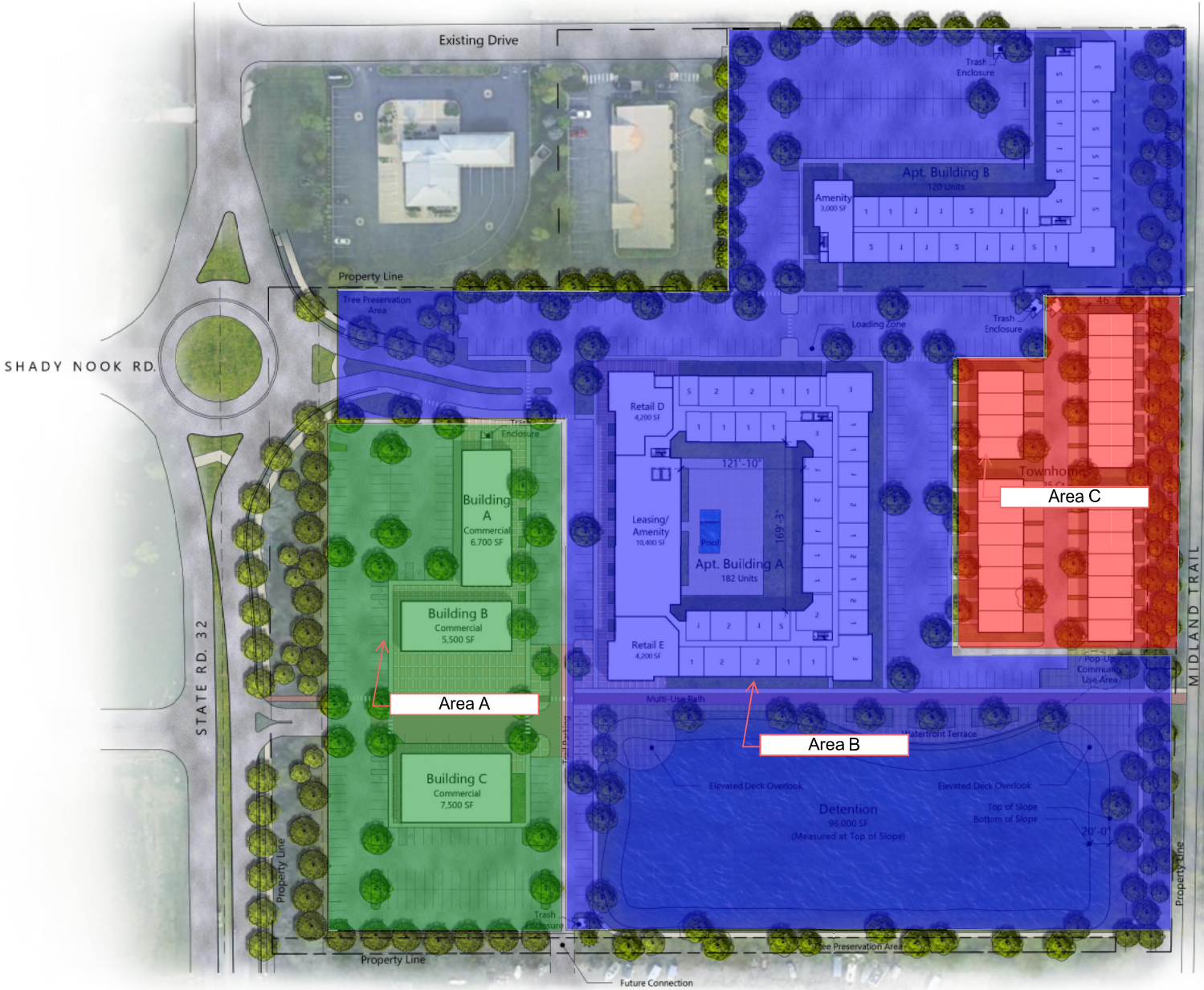
0' 50' 100' 200'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 25 February 2026

2025073



PROJECT DATA:

Apartment Units: 302
Apartment Building GSF: A: 226,590 GSF
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Townhomes: 25 Total
Retail Area: 28,100 SF
Surface Parking: 523 P.S.

Site Plan

0' 50' 100' 200'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 25 February 2026

2025073

EXHIBIT 3

"Area A Character Exhibit"

The "Area A Character Exhibit" appears on the following nine (9) pages of this Exhibit 3.

REFRESH
Organics

fusion grille
~ boutique ~
DAY-SPA
Breadbasket
Bakery
steak + drafthouse

JAVA
Smoothie-Ice
Risky
BISCUIT
CSO

View of Retail

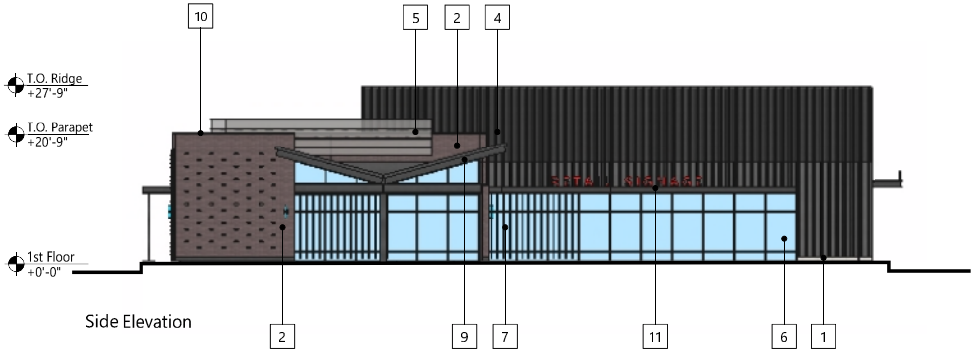
Rendering for conceptual design intent only. Final design may vary.

View of Retail

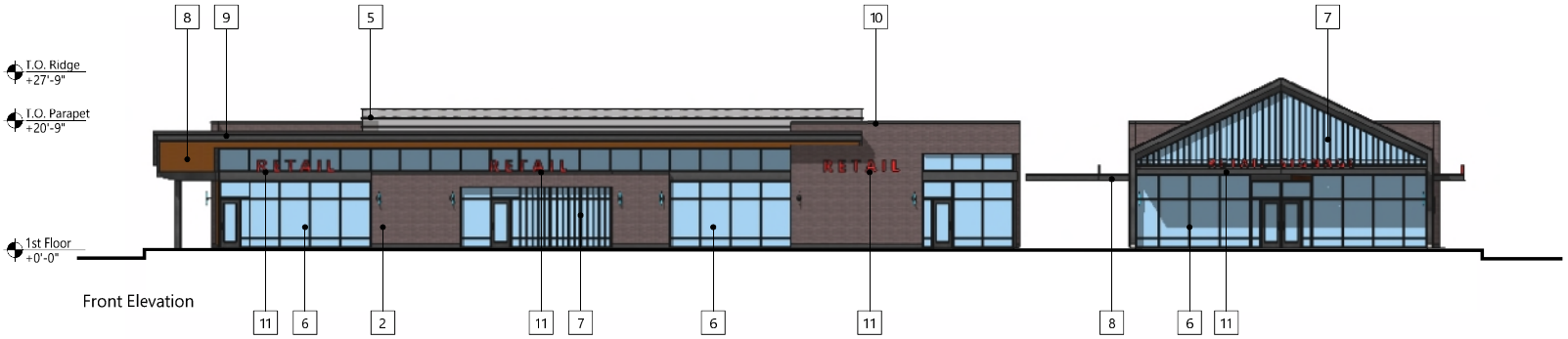
Rendering for conceptual design intent only. Final design may vary.

View of Retail

Rendering for conceptual design intent only. Final design may vary.



Side Elevation



Front Elevation

MATERIALS KEY: RETAIL

1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail A & B

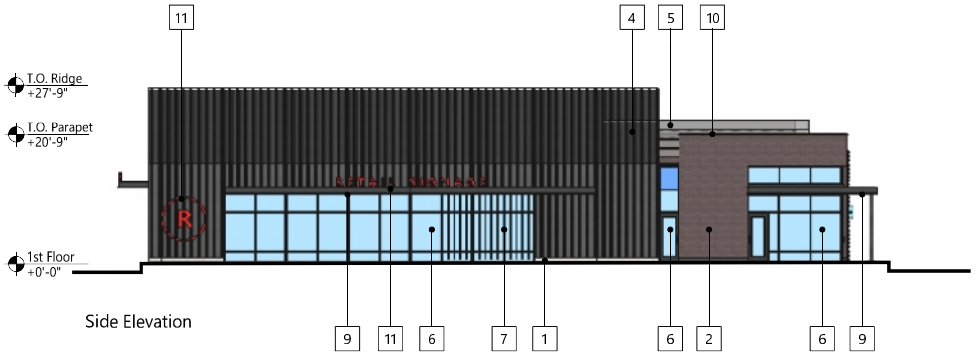
0' 10' 20' 40'

CSO

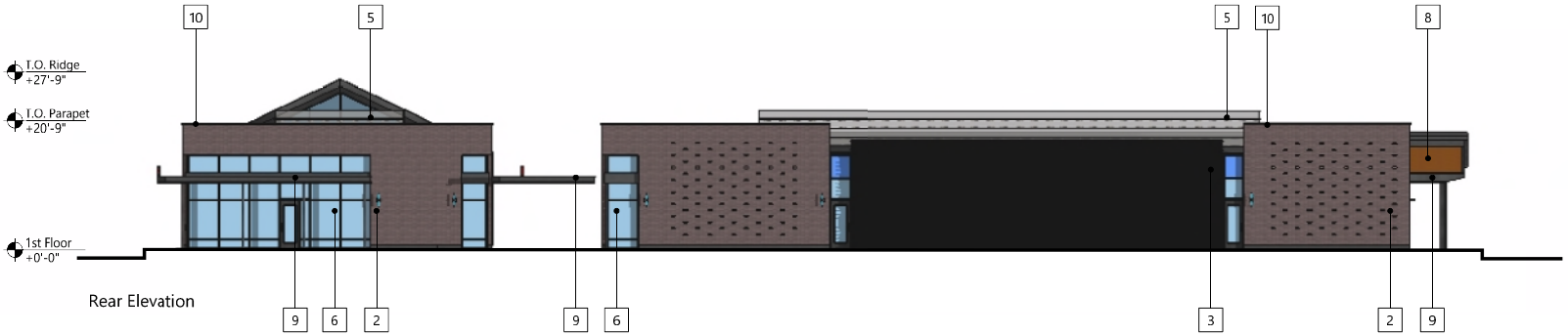
L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073



Side Elevation



Rear Elevation

MATERIALS KEY: RETAIL

1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail A & B

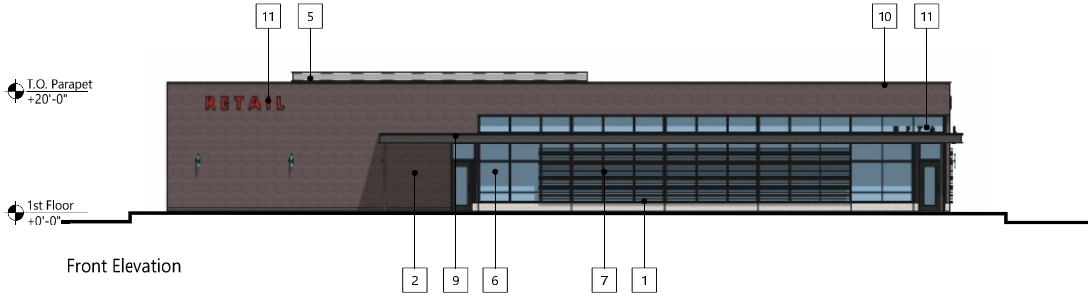
0' 10' 20' 40'

CSO

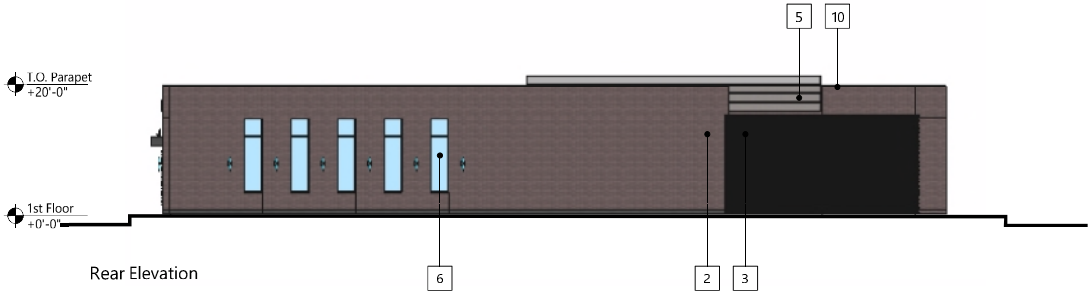
L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

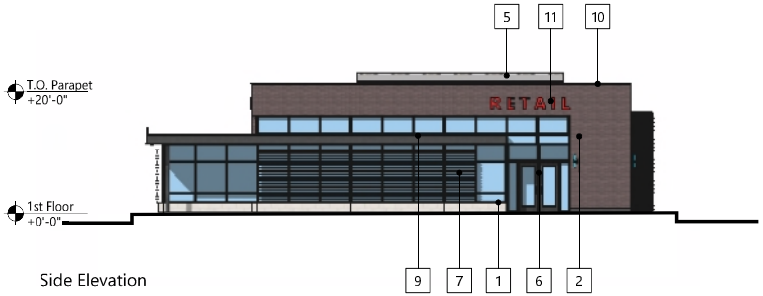
2025073



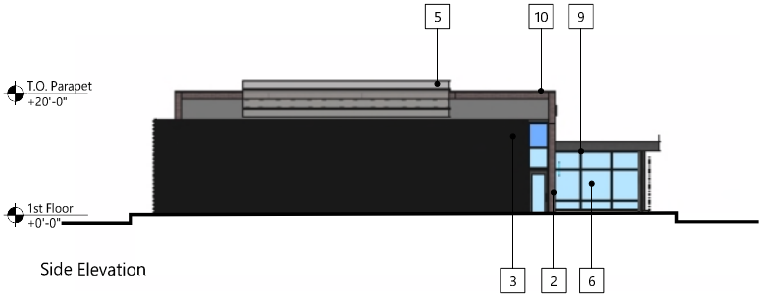
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

MATERIALS KEY: RETAIL

1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail C

0' 10' 20' 40'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

EXHIBIT 4

"Area B Character Exhibit"

The "Area B Character Exhibit" appears on the following eight (8) pages of this Exhibit 4.

fitwell
CSO

CSO

CSO

North Elevation

West Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. A

0' 15' 30' 60'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

South Elevation

East Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. A

0' 15' 30' 60'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

South Elevation

East Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. B

0' 15' 30' 60'

North Elevation

West Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. B

0' 15' 30' 60'

EXHIBIT 5

"Area C Character Exhibit"

The "Area C Character Exhibit" appears on the following two (2) pages of this Exhibit 5.

CSO

Front Elevation

MATERIALS KEY: TOWNHOME

1 Brick Masonry Veneer
Color 1: Brown
2 Brick Masonry Veneer
Color 1: Gray
3 Fiber Cement Panel
Color: Warm White
4 Fiber Cement Horizontal Lap Siding
Color: Gray
5 Fiber Cement Panel
Color: Dark Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Asphalt Shingle Roof
Color: Dark Gray
11 Garage Door
Color: Warm White

Side Elevation

Rear Elevation

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Townhome

0' 10' 20' 40'

CSO

L2 Westfield Apartments/Mixed-Use

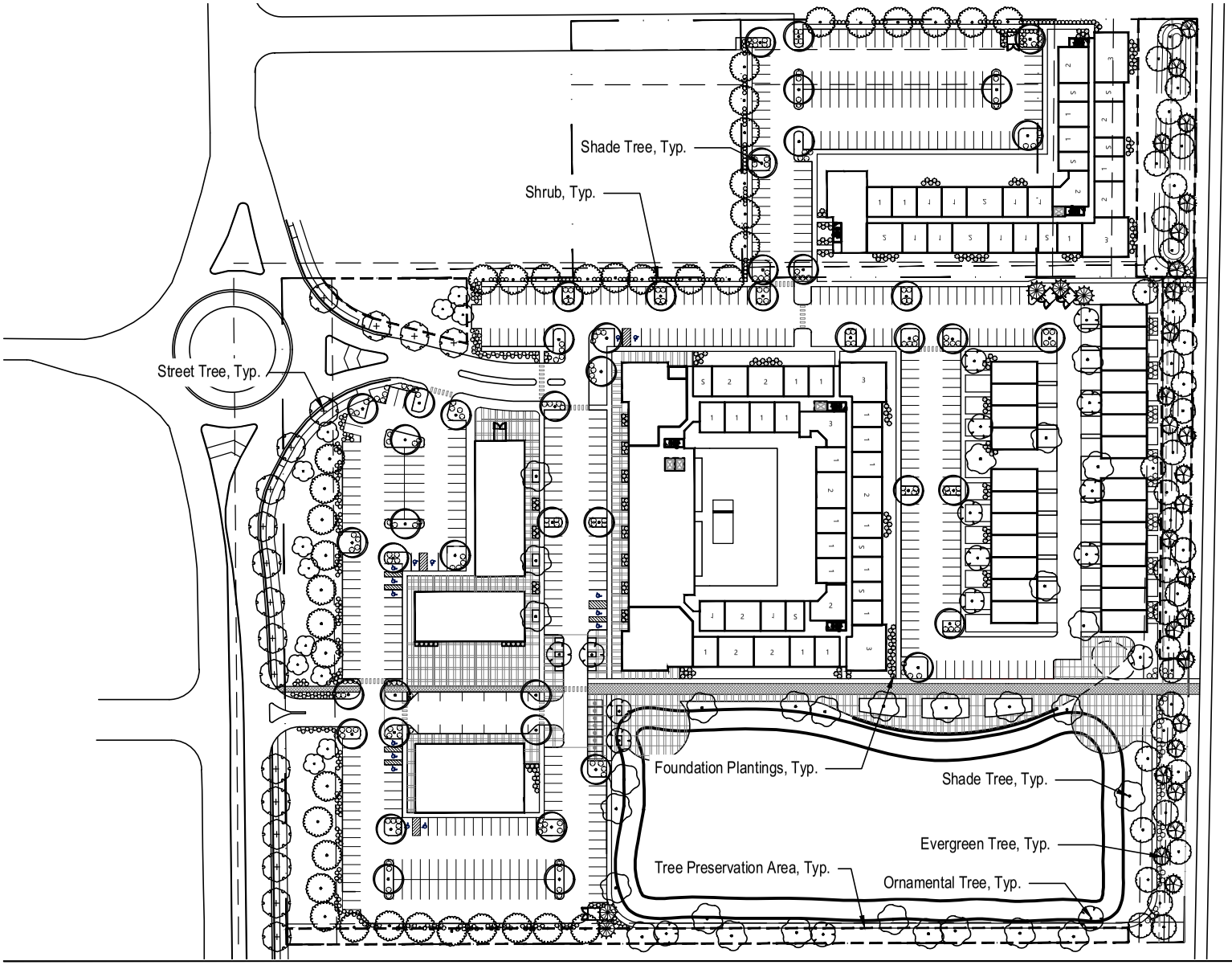
Westfield, IN | 23 December 2025

2025073

EXHIBIT 6

"Landscaping Plans"

The "Landscaping Plans" appear on the following page of this Exhibit 6.



NOTE:
Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

Planting Plan

0' 50' 100' 200'

CSO context DESIGN

L2 Westfield

Mixed-Use

Westfield, IN | 26 January 2025

2025073

EXHIBIT 7

"Site Amenities"

The "Site Amenities" are described below and depicted on the following three (3) pages of this Exhibit 7.

The "Site Amenities" shall include, but shall not be limited to, the following:

1. Multi-use trail connecting the Midland Trace Trail to the State Highway 32 corridor.
2. Landscaped, pond amenity with water feature.
3. Elevated pond amenity overlook(s) and waterfront terrace along pond amenity area.
4. Pop-up community use trailhead with seating, cycling service station, water fountain, shade structures, and/or food truck opportunities.
5. Hardscaped outdoor plaza space along the multi-use trail amenity area.
6. Tree preservation areas along the Midland Trace Trail and site perimeter areas.
7. Trailhead on Midland Trace Trail and ½ mile walking loop trail.

CSO

CSO

DAY-SPA
Risky BISCUIT
REFRESH
Organics

PROJECT DATA:

Apartment Units: 302
Apartment Building GSF: **A:** 226,590 GSF
B: 123,224 GSF
Townhomes: 25 Total
Retail Area: 28,100 SF
Surface Parking: 523 P.S.

Site Plan

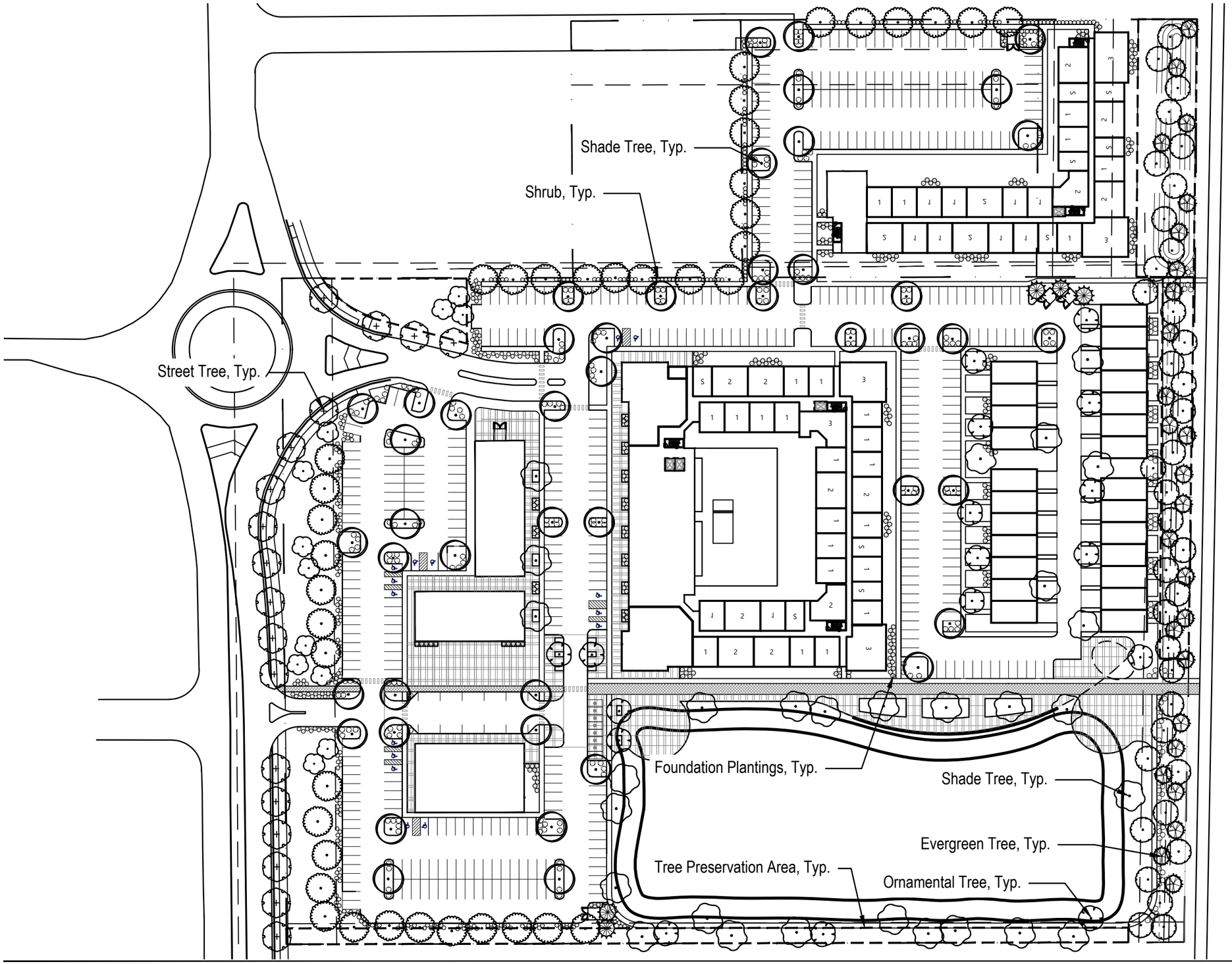
0' 50' 100' 200'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 25 February 2026

2025073



NOTE:
Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.

Planting Plan

0' 50' 100' 200'

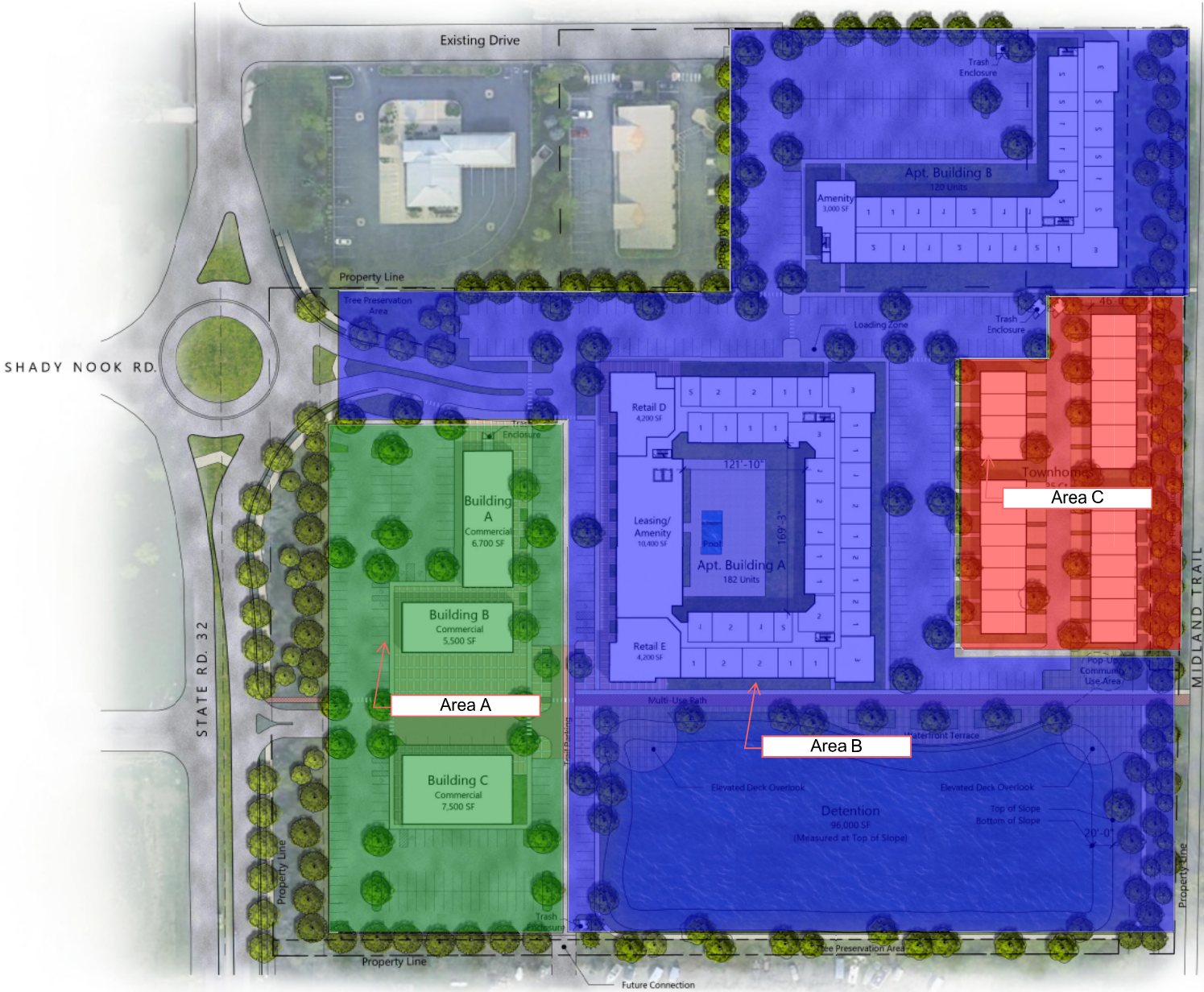
CSO context DESIGN

L2 Westfield

Mixed-Use

Westfield, IN | 26 January 2025

2025073



PROJECT DATA:

Apartment Units: 302
Apartment Building GSF: A: 226,590 GSF
B: 123,224 GSF

Townhomes: 25 Total
Retail Area: 28,100 SF
Surface Parking: 523 P.S.

Site Plan

0' 50' 100' 200'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 25 February 2026

2025073

DAY-SPA
steak + drafthouse
Ricky BISCUIT
Organics
REFRESH
CSC

fusion grille
~ boutique ~
DAY-SPA
Breadbasket
Bakery
steak + drafthouse

JAVA
Smoothie-Ice
Risky
BISCUIT
CSO

View of Retail

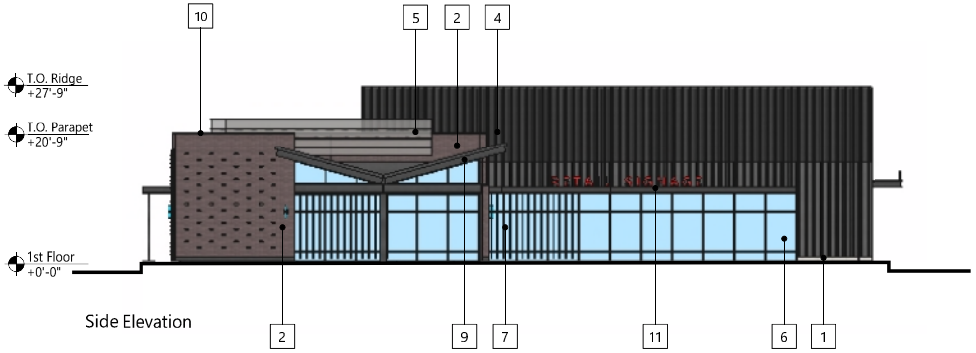
Rendering for conceptual design intent only. Final design may vary.

View of Retail

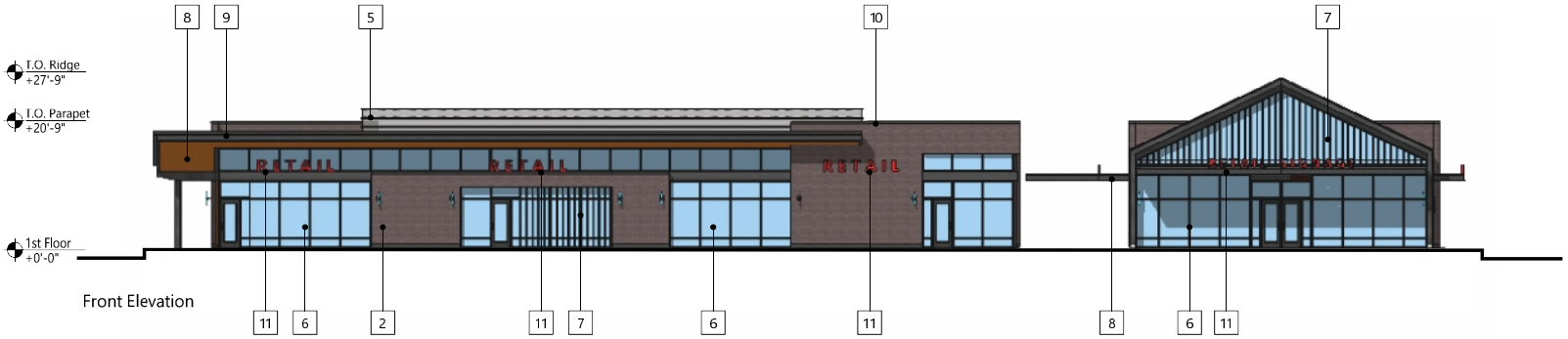
Rendering for conceptual design intent only. Final design may vary.

View of Retail

Rendering for conceptual design intent only. Final design may vary.



Side Elevation



Front Elevation

MATERIALS KEY: RETAIL

1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail A & B

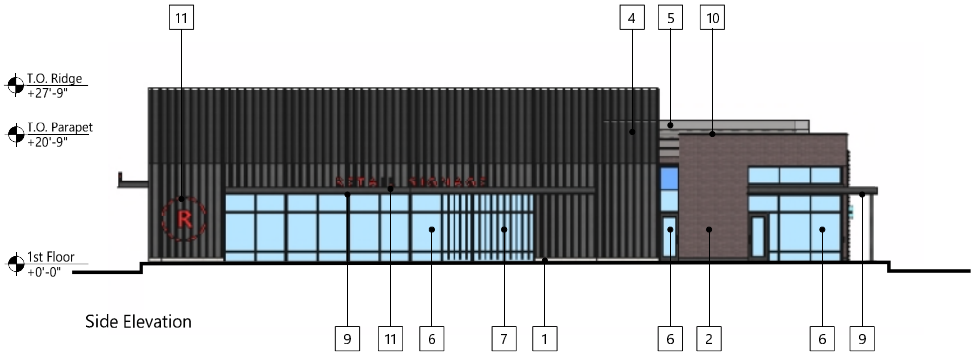
0' 10' 20' 40'

CSO

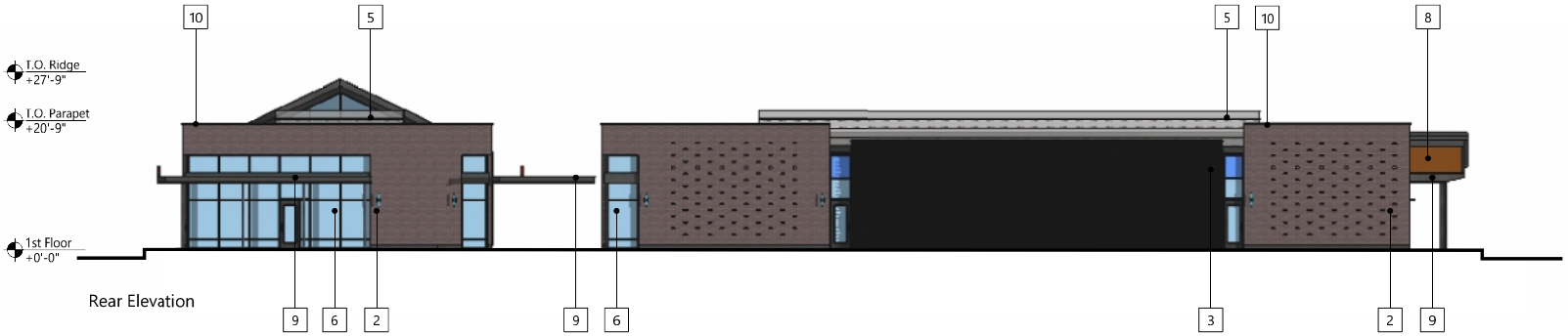
L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073



Side Elevation



Rear Elevation

MATERIALS KEY: RETAIL

1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail A & B

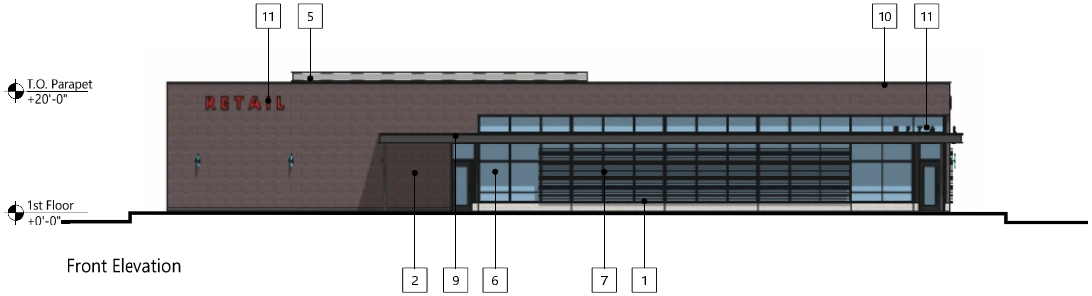
0' 10' 20' 40'

CSO

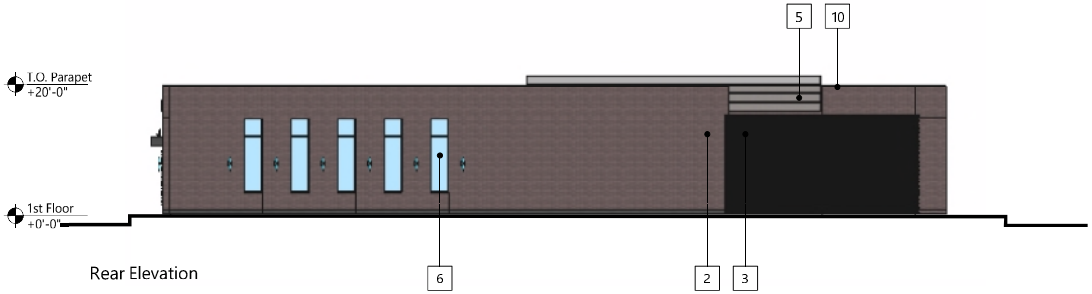
L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

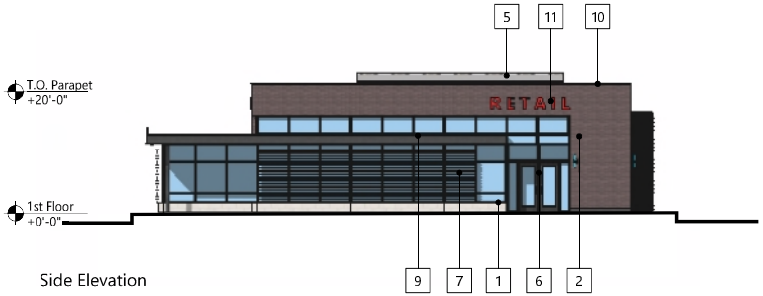
2025073



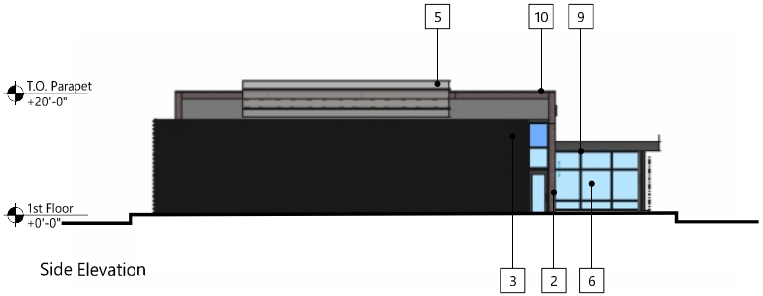
Front Elevation



Rear Elevation



Side Elevation



Side Elevation

MATERIALS KEY: RETAIL

1 Unit Masonry Veneer
Color 1: Gray
2 Brick Veneer
Dark Plum
3 Ribbed Metal Panel
Color: Black
4 Standing Seam Metal Siding/Roof
Color: Dark Gray
5 Aluminum Perforated Screen Wall
Color: Gray
6 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
7 Fixed Vertical Wood Slat Screen Integrated with Storefront System
Color: Wood Tone
8 Tongue and Groove Soffit Planks
Color: Wood Tone
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping
Color : Black
11 Building Signage Location

Note: All rooftop mechanical units to be fully screened.

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Retail C

0' 10' 20' 40'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

fitwell
CSO

CSO

CSO

North Elevation

West Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. A

0' 15' 30' 60'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

South Elevation

East Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. A

0' 15' 30' 60'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

South Elevation

East Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. B

0' 15' 30' 60'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

North Elevation

West Elevation

MATERIALS KEY:

1 Unit Masonry Veneer
Color 1: Buff
2 Vertical Board & Batten Fiber Cement Panel
Color: Dark Gray
3 Vertical Board & Batten Fiber Cement Panel
Color: Warm White
4 Vertical Board & Batten Fiber Cement Panel
Color: Tan
5 Vertical Board & Batten Fiber Cement Panel
Color: Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Metal Parapet Coping; C-Channel Profile
Color : Black
11 Standing Seam Metal Siding/Roof
Color : Dark Gray
12 Asphalt Shingle Roof
Color: Dark Gray
13 Post Supported Balconies with Shed Roof
Color: Dark Gray
14 Building Signage Location

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Apt. B

0' 15' 30' 60'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

CSO

Front Elevation

MATERIALS KEY: TOWNHOME

1 Brick Masonry Veneer
Color 1: Brown
2 Brick Masonry Veneer
Color 1: Gray
3 Fiber Cement Panel
Color: Warm White
4 Fiber Cement Horizontal Lap Siding
Color: Gray
5 Fiber Cement Panel
Color: Dark Gray
6 Unit Fiberglass Windows/Patio Doors
Color : Black
7 Aluminum Storefront Glazing System
Color: Clear Glazing with Black Mullions
8 Metal Balconies and Railing
Color: Black
9 Steel or Aluminum Canopy
Color: Black
10 Asphalt Shingle Roof
Color: Dark Gray
11 Garage Door
Color: Warm White

Side Elevation

Rear Elevation

Rendering for conceptual design intent only. Final design may vary.

Exterior Elevations - Townhome

0' 10' 20' 40'

CSO

L2 Westfield Apartments/Mixed-Use

Westfield, IN | 23 December 2025

2025073

EXHIBIT 7

"Site Amenities"

The "Site Amenities" are described below and depicted on the following two (2) pages of this Exhibit 7.

The "Site Amenities" shall include, but shall not be limited to, the following:

1. Multi-use trail connecting the Midland Trace Trail to the State Highway 32 corridor.
2. Landscaped, pond amenity with water feature.
3. Elevated pond amenity overlook(s) and waterfront terrace along pond amenity area.
4. Pop-up community use trailhead with seating, cycling service station, water fountain, shade structures, and/or food truck opportunities.
5. Hardscaped outdoor plaza space along the multi-use trail amenity area.
6. Tree preservation areas along the Midland Trace Trail and site perimeter areas.
7. Trailhead on Midland Trace Trail and ½ mile walking loop trail.

fitwell
CSO

CSO

CSO

garden grille
~ boutique ~
DAY-SPA
Risky BISCUIT
REFRESH
Organics

church church hittle + antrim
ATTORNEYS AT LAW

To: Westfield Planning

From: Church Church Hittle and Antrim, Matt Skelton and Lisa Claghorn

Attn: Ryan Collingwood

Re: Trace Commons Neighbor Meeting Summary

Date: February 24, 2026

Church Church Hittle & Antrim and Level 2 Development, hosted a neighbor meeting on February 24, 2026, from 6:00 to 8:00 p.m. at the Westfield Washington Township Office, 17400 Westfield Boulevard, Westfield, Indiana. Lisa Claghorn of CCHA and Peter Murphy of Level 2 provided an overview of the proposed mixed-use development and addressed questions from attendees.

Approximately ten attendees, consisting primarily of residents living south of the Midland Trace Trail participated. The City of Westfield's planning staff was represented by Ryan Collingwood. Also in attendance was City Councilor Victor McCarty.

A significant portion of the discussion focused on the project's walkability and the inclusion of three plaza areas designed to serve as gathering spaces within the development. The development team emphasized that Trace Commons is being planned as a pedestrian-oriented environment, with interconnected sidewalks, internal trails, and clearly defined crossings that link the townhomes, mixed-use buildings and surrounding trail network.

In addition to summarizing the proposed rezoning to LB (Local and Neighborhood Business), the prohibition of drive-thru facilities, enhanced architectural standards, and the planned transition from approximately the townhomes along the Midland Trace Trail to a mixed-use core of residential units over ground-floor retail, the discussion covered the following topics in greater depth.

Neighbors asked when the internal trail system would be constructed and how it would connect to existing and planned community trails. The development team indicated that trail segments internal to the project would be built in conjunction with the corresponding phase of development, with connectivity prioritized early to ensure walkability for both new residents and neighbors.

Significant attention was given to buffering along the southern edge of the project. Neighbors asked specifically whether evergreen plantings would be included to provide year-round screening. The developer indicated that a mix of deciduous and evergreen trees is anticipated.

Neighbors noted that the area near the legal drain often remains damp and can hold standing water after rainfall. A drainage study is required as part of the development process. Grading, stormwater detention and water-quality features will be designed to manage storm water.

Neighbors inquired whether the property includes wetlands and whether any endangered species have been identified. The development team explained that environmental due diligence, including wetland delineation, is required as part of the entitlement and permitting process. Any jurisdictional wetlands would be protected or mitigated in accordance with state and federal regulations. If endangered species were identified, the project would be required to comply with all applicable environmental protections.

Neighbors expressed an interest in mitigating light spillover. The team noted that the project must comply with the City's lighting standards, including the use of cut-off fixtures, shielded lighting and downward-directed illumination to minimize glare and spillover. The City will review photometric plans to confirm compliance as part of its plan approval process.

Neighbors inquired about how many commercial tenants are anticipated and what types of businesses might occupy the spaces. While no tenants have been finalized, representatives indicated the ground-floor commercial component is envisioned for neighborhood-serving uses such as small-scale retail, service businesses or dining establishments (without drive-thrus). The total number of tenants will depend on final layout and suite sizes, but the intent is to create a walkable, local-serving commercial environment rather than a regional destination.

Discussion included the height of the proposed townhomes along the Midland Trace Trail and whether rooftop decks would be incorporated. The development team explained that the townhomes are intended to serve as a lower-intensity transition to nearby existing residential uses.

The proposed roundabout was well received by Neighbors. Neighbors expressed enthusiasm for its traffic-calming benefits, improved circulation and aesthetic potential. The team explained that the roundabout is intended to enhance safety, reduce vehicle speeds and create an aesthetically pleasing entrance to Trace Commons.

MEMORANDUM

January 28, 2026

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

FROM: Ryan Collingwood – Senior Associate Planner

CC: Westfield Community Development Staff

SUBJECT: UDO Patch – Minor Subdivisions & Water Applicability

EXHIBITS:
1. Memorandum
2. Ord. 26-07

Overview & Background

Please use this memo as a reference when reviewing proposed Ord. 26-07.

The subject UDO patch concerns itself with the application of water systems in regard to Minor Subdivisions within the AG-SF1: Agricultural / Single-family Rural Zoning District. Where public water systems may not be available, this patch would officially allow Minor Subdivisions in more-rural areas of the Township to utilize non-public water systems (well water) to gain access to water.

The patch essentially solidifies the procedure for water applicability in differing areas of the community.

Outline of Unified Development Ordinance (UDO) Amendments

a. UDO Article 8.9(I): Street and Right of Way Standards, Fire Hydrants

a. Current Verbiage: The Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department.

b. Amended Verbiage: Except for Minor Subdivisions in Agricultural Districts, the Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department.

b. UDO Article 8.13(B): Utility Standards, Sewer and Water

a. Current Verbiage: Public Sanitary Sewer and water hook-up shall be required for development in all Zoning Districts, except the *AG-SF1: Agriculture / Single-family Rural District*.

b. Amended Verbiage: Public Sanitary Sewer and Public Water hook-up shall be required for development in all Zoning Districts except for Minor Subdivisions in Agricultural Districts. In instances where Public Water is not available for hook-up, the Developer shall install signage in accordance with the Long Lay program, as determined by the Fire Department.

c. UDO Article 12.1: Definitions

a. Added definition of "Public Water" to help specify different water systems:
   i. **Public Water:** Any water system provided and maintained by a county, municipality, or utility company involved in a water utility, including land, water sources, collection systems, dams and hydraulic structures, distribution systems, and other apparatus, pumping stations, treatment works, and general properties, or any parts thereof.

Plan Commission Action

a. Hold a public hearing at the March 2, 2026 Plan Commission meeting.
b. 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.

Please do not hesitate to contact me with any questions, comments, or concerns. Thank you!

Ryan Collingwood – Senior Associate Planner

rcollingwood@westfield.in.gov

ORDINANCE 26-07

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. 2603-ZOA-02 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-607; and

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

Section 1. **Article 8.9(I) Street and Right-of-way Standards, Fire Hydrants** shall be amended as follows: Except for Minor Subdivisions in Agricultural Districts, ~~T~~the Developer shall provide the development with fire hydrants. The types of hydrants and location of hydrants shall be determined by the Fire Department.

Section 2. **Article 8.13(B) Utility Standards, Sewer and Water** shall be amended as follows: Public Sanitary Sewer and ~~water~~ Public Water hook-up shall be required for development in all Zoning Districts~~,~~ except for Minor Subdivisions in Agricultural Districts. In instances where Public Water is not available for hook-up, the Developer shall install signage in accordance with the Long Lay program, as determined by the Fire Department.

Section 3. **Article 12.1 Definitions** shall be amended as follows:

A. Add new definition to read as follows:
   1. **Public Water:** Any water system provided and maintained by a county, municipality, or utility company involved in a water utility, including land, water sources, collection systems, dams and hydraulic structures, distribution systems, and other apparatus, pumping stations, treatment works, and general properties, or any parts thereof.

Section 4. 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 26-07** was delivered to the Mayor of Westfield

on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-07

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO ORDINANCE 26-07

this _____ day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by:
Ryan Collingwood
Senior Associate 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: Ryan Collingwood