CITY OF WESTFIELD, IN

City Council Meeting Agenda

BOARD OR COMMISSION: City Council Meeting
MEETING DATE: Monday, March 23, 2026 at 7:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF CITY COUNCIL

Westfield City Council Members
Term 1/1/2024 -12-31-27
Jon Dartt, (District 1)
Victor McCarty, (District 2)
Joe Duepner, (District 3)
Patrick T. Tamm, (District 4)
Noah Herron, (District 5)
Chad Huff, (At Large)
Kurt Wanninger, (At Large)

CALL TO ORDER

Pledge of Allegiance

Invocation: Kirk Welch, Pastor, Cornerstone Bible Church

OPENING OF MEETING

Note the presence of a quorum

Approval of Minutes

Approval of Claims for March 23, 2026

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

OLD BUSINESS

Resolution 26-115: Common Council of the City of Westfield, Indiana, Approving and Adopting the Comprehensive Plan for Westfield-Washington Township
Presented by: Caleb Ernest
First Reading: March 9, 2026
APC Special Meeting: March 11, 2026

APC Recommendation: March 16, 2026
Adoption Consideration: March 23, 2026

Ordinance 25-66: Ironstone PUD
Staff Planner: Weston Rogers/Council Sponsor Chad Huff
First Reading: October 27, 2025
APC Public Hearing: November 3, 2025
APC Workshop: December 15, 2025
APC Recommendation: March 16, 2026
Adoption Consideration: March 23, 2026

Resolution 26-106: Fiscal Plan for Ordinance 26-10/Marcum Annexation
Staff Planner: Ryan Collingwood
Adoption Consideration: March 23, 2026

Ordinance 26-10: Annexation/Marcum Parcel
Staff Planner: Ryan Collingwood
First Reading & Public Hearing: March 9, 2026
Adoption Consideration: March 23, 2026

Ordinance 26-12: Common Council Creating a New Fund—The Department of Justice (DOJ) Equitable Sharing Program Fund (Fund 240)
Presented by: Chief Keen
First Reading: March 9, 2026
Adoption Consideration: March 23, 2026

Ordinance 26-03: BUILT PUD
Staff Planner: Lauren Gillingham-Teague
First Reading: January 26, 2026
APC Public Hearing: March 2, 2026
APC Workshop: Waived
APC Recommendation: March 2, 2026
Adoption Consideration: March 23, 2026

NEW BUSINESS

Ordinance 26-16: Westfield Playhouse PUD, Amendment I
Staff Planner: Weston Rogers/Council Sponsor: Joe Duepner
First Reading: March 23, 2026
APC Public Hearing: April 6, 2026
APC Workshop: May 18, 2026
APC Recommendation: June 1, 2026
Adoption Consideration: June 8, 2026

Ordinance 26-14: Grand Park PUD Amendment IV
Staff Planner: Daine Crabtree/Council Sponsor: Joe Duepner
First Reading: March 23, 2026
APC Public Hearing: April 6, 2026
APC Workshop: May 18, 2026
APC Recommendation: June 1, 2026
Adoption Consideration: June 8, 2026

Ordinance 26-15: The Lakes at Freemont PUD
Staff Planner: Weston Rogers/Council Sponsor: Kurt Wanninger
First Reading: March 23, 2026
APC Public Hearing: April 6, 2026
APC Workshop: May 18, 2026
APC Recommendation: June 1, 2026
Adoption Consideration: June 8, 2026

Ordinance 26-13: Council Authorizing an Additional Appropriation from the DOJ Equitable Sharing Program (# 240)
Presented by: Marla Ailor
First Reading March 23, 2026
Public Hearing & Adoption Consideration: April 13, 2026

Ordinance 26-17: Common Council of the City of Westfield, Indiana Concerning Fund No.255 (Formerly the Westfield Welcome Fund; Now the Community Engagement Fund)
Presented by: Kaitlin Glazier
First Reading: March 12, 2026
Adoption Consideration: April 13, 2026

Ordinance 26-18: Council Authorizing and Approving an Additional Appropriation from the Operating Balance of the Opioid Distribution Grant Fund
Presented by: Danielle Carey-Tolan
First Reading and Public Hearing: March 23, 2026
Adoption Consideration: April 13, 2026

Resolution 26-120: Council Authorizing Participation in the Remnant Defendants' Settlement (OPIOID Distributor/Dispenser Defendants) and Execution of a Combined Subdivision Participation and Release Form
Presented by: Kaitlin Glazier
Adoption Consideration: March 23, 2026

CITY COUNCIL COMMENTS

MAYOR COMMENTS

ADJOURNMENT

CALL TO ORDER

Pledge of Allegiance

Invocation: Phil Hoard, Union Bible College & Academy

OPENING OF MEETING

Note the presence of a quorum
All council members were present, with Jon Dartt attending virtually.

Approval of Minutes from February 23, 2026
The motion to approve was made by:Councilor McCarty
Seconded by:Councilor Wanninger
Vote: Yes-7; No-0. Motion carried.

Approval of Claims
The motion to approve was made by:Councilor Wanninger
Seconded by:Councilor Huff
Vote: Yes-7; No-0. Motion carried.

Announce any changes to Agenda

RESIDENTS WHO WISH TO ADDRESS COUNCIL
Gen LeGreca of 1445 Old Brier Lane addressed the Council regarding a proposed roadway extension shown on the comprehensive plan connecting Westfield Blvd from 151st Street to Greyhound Pass. She expressed concerns that the roadway would remove a mature tree line and negatively impact the privacy and views of nearby homes. Ms. LeGreca noted that residents of Old Brier Lane had previously signed a petition opposing the roadway extension and requested that the Council reconsider including the roadway in the plan. The Council acknowledged the comments and indicated that the issue would be considered further as part of the transportation and planning discussions.

MISCELLANEOUS BUSINESS/SPECIAL RECOGNITION

Special Recognition—Will Chambley
Mayor Willis recognized Westfield High School senior Will Chambley for earning the Congressional Gold Medal Award, the highest honor awarded by the United States Congress for youth achievement and presented to fewer than 500 students nationwide each year. Mayor Willis noted that Will completed more than 400 hours of community service, over 200 hours of personal development and 200 hours of physical fitness in addition to fulfilling an expedition requirement through a trip to Puerto Rico.

Presentation: HB 1001/Lindsey Moss Willey, Bose Public Affairs
Lindsey Moss Willey of Bose Public Affairs provided a legislative update regarding House Bill 1001 and other actions of the Indiana General Assembly affecting local government. The presentation outlined state efforts to address housing affordability and housing supply through reductions in regulatory barriers. Key provisions include changes to impact fee requirements, restrictions on building department fee adjustments, updates to stormwater regulations and expanded flexibility for residential tax increment financing districts. The legislation also requires municipalities to hold public hearings reviewing local development ordinances and evaluating whether those ordinances adequately support housing affordability. Additional reporting requirements beginning in 2027 will require municipalities to track housing applications, approvals, processing times, housing prices, and new housing units. Council members discussed the legislation's impact on rental regulations and occupancy limits. Council members expressed concerns regarding potential public safety implications and challenges local governments face in regulating rental properties under the current state statutes. Mayor Willis noted that the state legislature is closely monitoring fast-growing communities such as Westfield and emphasized the importance of thoughtfully evaluating housing policies while maintaining community quality.

OLD BUSINESS

Resolution 26-104: Fiscal Plan for Ordinance 26-06/Chatham Ridge Annexation
Staff Planner: Ryan Collingwood
Adoption Consideration: March 9, 2026

Ryan Collingwood presented the Fiscal Plan along with Ordinance 26-06, the annexation of Chatham Ridge. The approximately seven-acre parcel is located on the west side of Chatham Ridge Blvd. and will be developed as a single-family residence.

The motion to approve was made by:Councilor Wanninger
Seconded by:Councilor McCarty
Vote: Yes-7; No-0. Motion carried.

Ordinance 26-06: Chatham Ridge Annexation
Staff Presenter: Ryan Collingwood
First Reading & Public Hearing: February 23, 2026
Adoption Consideration: March 9, 2026

Ryan Collingwood presented with previous Res. 26-104

The motion to approve was made by:Councilor Wanninger
Seconded by:Councilor McCarty
Vote: Yes-7; No-0. Motion carried.

Ordinance 26-07: Amending Provisions in the Westfield-Washington Township Unified Development Ordinance
Staff Presenter: Ryan Collingwood/Council Sponsor: Victor McCarty
First Reading: February 7, 2026
APC Public Hearing: March 2, 2026
APC Recommendation: March 2, 2026
Adoption Consideration: March 9, 2026

Ryan Collingwood presented. This amends the provisions of the Unified Development Ordinance related to water service requirements for minor subdivisions within agricultural districts where public water service is not currently available. The amendment formalizes procedures for providing water access and supports coordination between the Community Development Department and the Fire Department.

The motion to approve was made by:Councilor McCarty
Seconded by:Councilor Herron
Vote: Yes-7; No-0. Motion carried.

NEW BUSINESS

Introduction of Comprehensive Plan Presentation/Mayor Willis and Jenell Fairman

Executive Chief of Economic Development Jenell Fairman provided an overview of fiscal analysis conducted by Urban 3 examining property tax revenues and infrastructure costs. The analysis emphasized the need for more balanced development patterns to support long-term fiscal sustainability. The plan proposes a diversified tax base with increased commercial and mixed-use development while continuing residential growth. Current development patterns are heavily residential, with approximately 90 percent of the tax base derived from residential property. The proposed plan aims to create a more balanced mix of residential, commercial, and employment uses. Consultant Cynthia Bowen of Rundell Ernstberger and Associates reviewed the planning process and community engagement efforts. Over the course of approximately nineteen months, the project included 58 meetings and participation from more than 1,200 residents and stakeholders. The comprehensive plan introduces a place-type planning approach that organizes development into categories such as village neighborhoods, village centers, trail-oriented development, employment areas, and destination development districts. Mayor Willis stated that one of the things that was really important is to diversify our tax base. We can't continue to put all this infrastructure and the needs of the city on the backs of our homeowners. The projected plan balances the tax base amongst the three different levels; 1) single-family residential, 2) agricultural and multifamily, and 3) commercial, industrial and mixed-use developments.

Presentation-Comprehensive Plan-REA

Consultant Cynthia Bowen of Rundell Ernstberger and Associates reviewed the planning process and community engagement efforts. Over the course of approximately nineteen months, the project included 58 meetings and participation

from more than 1,200 residents and stakeholders. The comprehensive plan introduces a place-type planning approach that organizes development into categories such as village neighborhoods, village centers, trail-oriented development, employment areas, and destination development districts. The plan emphasizes nodal development, targeted density, improved connectivity, and economic sustainability while guiding development over the next twenty years.

Mayor Willis spoke regarding the city's first comprehensive plan and how we've gotten to where we're at today. The first comprehensive plan was passed in 2007. Since then, eight addendums have been added. A whole review of the plan has not been done for some time. Having a vision shapes how we grow over the next two decades. Currently, 90% of our tax revenue comes from residential homes because we have no plan or vision.

Council members expressed their appreciation to the residents who participated in the comprehensive planning process and recognized the importance of thoughtful growth, housing diversity, and fiscal sustainability for the City of Westfield.

Mayor Willis reiterated the importance of balancing residential growth with commercial development to diversify the city's tax base and ensure that infrastructure and service demands are not borne disproportionately by homeowners. The Mayor emphasized that the comprehensive plan provides a strategic framework for managing growth responsibly while preserving community character. He thanked staff and gave special thanks to Kevin Todd, Caleb Ernest and their team on a job well done.

Resolution 26-115: Common Council of the City of Westfield, Indiana, Approving and Adopting the Update of the Comprehensive Plan for Westfield-Washington Township, Indiana
Presented by: Caleb Ernest
First Reading: March 9, 2026
APC Special Meeting: March 11, 2026
APC Recommendation: March 16, 2026
Adoption Consideration: March 23, 2026

It was noted that this was the first reading, there is an APC special meeting on March 11th, then the APC meeting on March 6th, and back to council for adoption consideration on March 23.

Resolution 26-110: The City of Westfield and the Westfield Washington Township Establishing the Westfield Advisory Council on Disabilities for the City of Westfield.
Presented by: Kayla Arnold
Adoption Consideration: March 9, 2026

This item was moved to the first item under New Business.
Communications Director Kayla Arnold presented, establishing the Westfield Advisory Council on Disabilities as a joint advisory body between the City of Westfield and Westfield Washington Township. The Council will consist of nine appointed members representing individuals with disabilities, caregivers, advocates, and professionals with experience in accessibility and disability services. The council will provide guidance on accessibility issues, promote inclusive policies, and advise city and township leadership on programs and services impacting residents with disabilities. Bridget Lucan addressed the Council and shared personal experiences raising children with autism in the community. She emphasized the importance of providing resources and opportunities for residents with disabilities and expressed support for the creation of the advisory council. Council members expressed strong support for the initiative and acknowledged the importance of ensuring accessibility and inclusion within the community.

The motion to approve was made by:Councilor Wanninger
Seconded by:Councilor McCarty
Vote: Yes-7; No-0. Motion carried.

Resolution 26-111: Common Council Approving a Temporary Permittee Within the Downtown Westfield Designated Outdoor Refreshment Area for March 13, 2026/Four Fingers Distillery
Presented by: Kayla Arnold
Adoption Consideration: March 9, 2026

Director of Communications Kayla Arnold presented two back-to-back resolutions for a temporary DORA permittee for an event happening this weekend at Grand Junction Plaza. This allows a temporary vendor to come into a designated space within the downtown DORA district.

The motion to approve was made by:Councilor McCarty
Seconded by:Councilor Wanninger
Vote: Yes-7; No-0. Motion carried.

Resolution 26-112: Common Council Approving a Temporary Permittee Within the Downtown Designated Outdoor Refreshment Area for March 13, 2026/Sun King Brewery
Presented by: Kayla Arnold
Adoption Consideration: March 9, 2026
Kayla Arnold stated this was similar to the previous resolution, permitting a temporary permittee (Sun King Brewery) within the downtown designated outdoor refreshment area.

The motion to approve was made by:Councilor McCarty
Seconded by:Councilor Wanninger
Vote: Yes-7; No-0. Motion carried.

Ordinance 26-10: Annexation/Marcum Parcel
Staff Planner: Ryan Collingwood/Council Sponsor:
First Reading and Public Hearing: March 9, 2026
Adoption Consideration: March 23, 2026
Ryan Collingwood presented. This proposes the annexation of approximately 2.34 acres located on the south side of 186th St., across from Grand Park.

Public Hearing Open: 8:46PM/No Comments
Public Hearing Closed: 8:46PM

Ordinance 26-12: Common Council Creating a New Fund-The Department of Justice ("DOJ") Equitable Sharing Program Fund (Fund #240)
Presented by:Chief Keen
First Reading: March 9, 2026
Adoption Consideration: March 23, 2026
Chief Keen presented. Previously, federal seizure monies ($26,000) were received, and it was advised that the money be put in the police department's LEAF fund. This is a request to create a separate fund for federal seizure monies to be deposited (Fund 240/ESAC), since the monies cannot be commingled.

CITY COUNCIL COMMENTS

Councilor McCarty gave an APC update.

MAYOR COMMENTS

No Comments

ADJOURNMENT

Councilor McCarty made the motion to adjourn
Meeting Adjourned at: 8:49PM

_____ Clerk-Treasurer

_____ President or Vice President

These minutes are a summary of actions taken at the City of Westfield Council meetings. A full video archive of the meeting is available for viewing at: https://www.youtube.com/cityofwestfieldin

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

March 23, 2026

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 15 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of $0 and pending director approval such accounts payables are hereby allowed in the total amount of $0.

Dated this 23 day of March, 2026

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Administration								
VEN001537	Payroll	APP136295	3/11/2026	101001111	ADM-SALARY	sal	36,844.61	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101001120	ADM-FICA /MEDICARE	fica	2,165.62	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101001120	ADM-FICA /MEDICARE	med	506.48	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101001121	ADM-PERF	perf	5,231.93	500001331	3/13/2026
VEN012663	Empower	APP136387	3/13/2026	101001125	ADM-401A MATCHING	401a match	1,224.03		
VEN001027	Internal Revenue Service	APP136394	3/13/2026	101001120	ADM-FICA /MEDICARE	941X 4Q	2,352.96	500001332	3/13/2026
VEN012245	Advancing Westfield Foundation Inc	APP136544	3/17/2026	101001347	ADM-PROMOTIONS	Mayors Gala Sponsorship	25,000.00		
VEN000263	Bose Public Affairs Group LLC	APP136545	3/17/2026	101001331	ADM-CONSULTING	Feb services	5,000.00		
Subtotal for Administration							**78,325.63**		
	Police								
VEN001537	Payroll	APP136295	3/11/2026	101002111	POLICE-SALARY	sal	379,792.40	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101002120	POLICE-FICA/MEDICARE	fica	4,998.25	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101002120	POLICE-FICA/MEDICARE	med	5,304.07	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101002121	POLICE-PERF	77 perf	68,677.96	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101002121	POLICE-PERF	perf	11,887.57	500001331	3/13/2026
VEN012861	Michael Dehart	APP136349	3/12/2026	101002334	POLICE-	Clapp FTO Course	475.00		
VEN011312	Veridus Group	APP136350	3/12/2026	101002349	POLICE-SERVICES	Owners Rep Services II-V	9,999.55		
VEN001993	Treasurer Of State of Indiana	APP136351	3/12/2026	101002334	POLICE-	Grimes Breath Test Cert	40.00		
VEN001993	Treasurer Of State of Indiana	APP136352	3/12/2026	101002334	POLICE-	Sargent Breath Test	40.00		
VEN011388	Classic Cleaners	APP136353	3/12/2026	101002229	POLICE-UNIFORMS	Dry Cleaning	838.55		
VEN010627	T-Mobile USA	APP136354	3/12/2026	101002349	POLICE-SERVICES	Cell Tower Dump	100.00		
VEN012040	Thomson Reuters	APP136355	3/12/2026	101002350	POLICE-	Online Software Subscription	1,153.00		
VEN009277	Nelson and Co LLC	APP136356	3/12/2026	101002229	POLICE-UNIFORMS	Outer Carrier, Cases, Trauma	391.06		
VEN009277	Nelson and Co LLC	APP136357	3/12/2026	101002229	POLICE-UNIFORMS	Thifault New Hire Items	2,562.60		
VEN009277	Nelson and Co LLC	APP136358	3/12/2026	101002229	POLICE-UNIFORMS	Thifault Armor and Carrier	1,158.00		
VEN009277	Nelson and Co LLC	APP136359	3/12/2026	101002229	POLICE-UNIFORMS	Trice Uniforms	2,558.40		
VEN012663	Empower	APP136385	3/13/2026	101002120	POLICE-FICA/MEDICARE	SSOpt	17,681.21		
VEN012663	Empower	APP136387	3/13/2026	101002125	POLICE-401A MATCHING	401a match	619.83		
VEN012036	Dewberry Architects Inc	APP136437	3/17/2026	101002349	POLICE-SERVICES	Police HQ	29,304.03		
VEN011793	Keystone Cooperative Inc	APP136461	3/17/2026	101002226	POLICE-VEHICLE	Unleaded	11,513.26		
VEN009188	Ultimate Canine	APP136499	3/17/2026	101002355	POLICE-K-9 MAINT	Memberships x6	7,560.00		
Subtotal for Police							**556,654.74**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Economic and Community Development								
VEN001537	Payroll	APP136295	3/11/2026	101003111	ECD-SALARY	sal	57,928.77	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101003120	ECD-FICA/MEDICARE	fica	3,501.06	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101003120	ECD-FICA/MEDICARE	med	818.80	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101003121	ECD-PERF	perf	8,225.88	500001331	3/13/2026
VEN012663	Empower	APP136387	3/13/2026	101003125	ECD-401A MATCHING	401a match	1,895.45		
VEN001027	Internal Revenue Service	APP136394	3/13/2026	101003120	ECD-FICA/MEDICARE	941X 4Q	319.46	500001332	3/13/2026
	Subtotal for Economic and Community Development						**72,689.42**		
	F and E								
VEN002336	Citizens Westfield	APP136236	3/9/2026	101004342	F AND E-WATER/SEWER	City Hall	74.58	83598	3/10/2026
VEN002336	Citizens Westfield	APP136237	3/9/2026	101004328	F AND E-HEAT/GAS	Sta 81	716.41	83598	3/10/2026
VEN002336	Citizens Westfield	APP136237	3/9/2026	101004342	F AND E-WATER/SEWER	Sta 81	1,325.16	83598	3/10/2026
VEN002336	Citizens Westfield	APP136238	3/9/2026	101004342	F AND E-WATER/SEWER	CSC	2,127.97	83598	3/10/2026
VEN002336	Citizens Westfield	APP136239	3/9/2026	101004328	F AND E-HEAT/GAS	Sta 83	306.18	83598	3/10/2026
VEN002336	Citizens Westfield	APP136240	3/9/2026	101004328	F AND E-HEAT/GAS	City Hall	159.96	83598	3/10/2026
VEN002336	Citizens Westfield	APP136241	3/9/2026	101004328	F AND E-HEAT/GAS	PSB	857.67	83598	3/10/2026
VEN002336	Citizens Westfield	APP136241	3/9/2026	101004342	F AND E-WATER/SEWER	PSB	787.16	83598	3/10/2026
VEN001677	Rje Business Interiors	APP136288	3/11/2026	101004349	F AND E-SERVICES	Leather chairs for conference	5,408.96		
VEN001537	Payroll	APP136295	3/11/2026	101004111	F AND E-SALARY	sal	25,490.24	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101004120	F AND E-FICA/MEDICARE	fica	1,471.79	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101004120	F AND E-FICA/MEDICARE	med	344.19	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101004121	F AND E-PERF	perf	3,619.61	500001331	3/13/2026
VEN000921	Huston Electric	APP136365	3/12/2026	101004343	F AND E-BUILDING MAINT	Sta 81 station sign repair	242.50		
VEN000644	Enviro-max Inc	APP136366	3/12/2026	101004343	F AND E-BUILDING MAINT	PSB HVAC repairs	7,618.80		
VEN000644	Enviro-max Inc	APP136367	3/12/2026	101004343	F AND E-BUILDING MAINT	PSB PM	2,151.00		
VEN007012	Elwood Fire Equipment	APP136368	3/12/2026	101004343	F AND E-BUILDING MAINT	Sta 81 fire alarm repair	347.50		
VEN002346	R Adams Roofing Inc	APP136369	3/12/2026	101004343	F AND E-BUILDING MAINT	City Hall	1,124.00		
VEN012663	Empower	APP136387	3/13/2026	101004125	F AND E-401A MATCHING	401a match	999.37		
VEN001027	Internal Revenue Service	APP136394	3/13/2026	101004120	F AND E-FICA/MEDICARE	941X 4Q	1,195.92	500001332	3/13/2026
VEN000644	Enviro-max Inc	APP136420	3/16/2026	101004343	F AND E-BUILDING MAINT	PSB water heater repair	966.48		
VEN000644	Enviro-max Inc	APP136420	3/16/2026	101004343	F AND E-BUILDING MAINT	Sta 83 Furnace repair	1,581.30		
VEN001747	Scat Pest Control	APP136422	3/16/2026	101004343	F AND E-BUILDING MAINT	CSC	475.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	F and E								
VEN001747	Scat Pest Control	APP136422	3/16/2026	101004343	F AND E-BUILDING MAINT	City Hall	470.00		
VEN012848	Westfield Flower Box	APP136492	3/17/2026	101004347	F AND E-PROMOTIONS	Mayors Gala	4,088.50		
VEN007012	Elwood Fire Equipment	APP136493	3/17/2026	101004343	F AND E-BUILDING MAINT	Sta 83 sprinkler repair	24,067.25		
VEN009773	LNG Indy LLC	APP136497	3/17/2026	101004328	F AND E-HEAT/GAS	PSB	2,780.29		
VEN009773	LNG Indy LLC	APP136497	3/17/2026	101004328	F AND E-HEAT/GAS	CSC	2,266.44		
VEN009773	LNG Indy LLC	APP136497	3/17/2026	101004328	F AND E-HEAT/GAS	Sta 81	2,350.57		
VEN009773	LNG Indy LLC	APP136497	3/17/2026	101004328	F AND E-HEAT/GAS	Sta 83	875.92		
VEN009773	LNG Indy LLC	APP136497	3/17/2026	101004328	F AND E-HEAT/GAS	City Hall	336.85		
VEN009773	LNG Indy LLC	APP136497	3/17/2026	101004328	F AND E-HEAT/GAS	Sta 82	441.02		
VEN006548	MAGI Services LLC	APP136498	3/17/2026	101004343	F AND E-BUILDING MAINT	AED PM	875.00		
VEN002336	Citizens Westfield	APP136520	3/17/2026	101004328	F AND E-HEAT/GAS	Police HQ	1,673.95	83706	3/17/2026
VEN002336	Citizens Westfield	APP136520	3/17/2026	101004342	F AND E-WATER/SEWER	Police HQ	546.90	83706	3/17/2026
VEN002336	Citizens Westfield	APP136521	3/17/2026	101004328	F AND E-HEAT/GAS	CSC	857.03	83707	3/17/2026
VEN002336	Citizens Westfield	APP136522	3/17/2026	101004342	F AND E-WATER/SEWER	Sta 83	671.49	83708	3/17/2026
VEN000589	Duke Energy	APP136546	3/17/2026	101004341	F AND E-ELECTRIC	CSC	196.84	83711	3/17/2026
VEN000589	Duke Energy	APP136546	3/17/2026	101004341	F AND E-ELECTRIC	City Hall	749.75	83711	3/17/2026
VEN000589	Duke Energy	APP136546	3/17/2026	101004341	F AND E-ELECTRIC	PSB	5,968.65	83711	3/17/2026
VEN000589	Duke Energy	APP136546	3/17/2026	101004341	F AND E-ELECTRIC	Sta 83	1,024.80	83711	3/17/2026
VEN000589	Duke Energy	APP136546	3/17/2026	101004341	F AND E-ELECTRIC	Sta 82	875.21	83711	3/17/2026
VEN009231	CenterPoint Energy	APP136548	3/17/2026	101004328	F AND E-HEAT/GAS	Sta 82	159.73	83712	3/17/2026
VEN010969	Waste Management	APP136549	3/17/2026	101004343	F AND E-BUILDING MAINT	Dec Sta 81	295.28		
VEN010969	Waste Management	APP136550	3/17/2026	101004343	F AND E-BUILDING MAINT	Jan City bldgs	2,234.89		
VEN010969	Waste Management	APP136551	3/17/2026	101004343	F AND E-BUILDING MAINT	Feb City bldgs	1,740.09		
VEN000589	Duke Energy	APP136575	3/18/2026	101004341	F AND E-ELECTRIC	CSC	3,965.65		
Subtotal for F and E							**118,903.85**		
	Parks								
VEN002336	Citizens Westfield	APP136232	3/9/2026	101005342	PARKS-WATER/SEWER	Parks	577.58	83598	3/10/2026
VEN002336	Citizens Westfield	APP136234	3/9/2026	101005328	PARKS-GAS HEAT	GRJN	53.69	83598	3/10/2026
VEN002336	Citizens Westfield	APP136234	3/9/2026	101005342	PARKS-WATER/SEWER	GRJN	713.37	83598	3/10/2026
VEN001537	Payroll	APP136295	3/11/2026	101005111	PARKS-SALARY	sal	24,568.96	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101005120	PARKS-FICA/MEDICARE	fica	1,475.86	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101005120	PARKS-FICA/MEDICARE	med	345.16	500001331	3/13/2026

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Parks								
VEN001537	Payroll	APP136295	3/11/2026	101005121	PARKS-PERF	perf	3,488.79	500001331	3/13/2026
VEN006748	V3 Companies	APP136364	3/12/2026	101005349	PARKS-SERVICES	Freedom Trail Pickle Ball and	54,947.50		
VEN012663	Empower	APP136387	3/13/2026	101005125	PARKS-401A MATCHING	401a match	342.90		
VEN001027	Internal Revenue Service	APP136394	3/13/2026	101005120	PARKS-FICA/MEDICARE	941X 4Q	140.45	500001332	3/13/2026
VEN005709	Service Sanitation Inc	APP136484	3/17/2026	101005349	PARKS-SERVICES	500 Deer Walk	204.55		
VEN005709	Service Sanitation Inc	APP136484	3/17/2026	101005349	PARKS-SERVICES	3233 W 166th	181.75		
VEN009542	H and N Outdoor Services LLC	APP136490	3/17/2026	101005349	PARKS-SERVICES	Mulch	4,675.00		
VEN002336	Citizens Westfield	APP136519	3/17/2026	101005342	PARKS-WATER/SEWER	GRJN	2,151.24	83705	3/17/2026
VEN000589	Duke Energy	APP136546	3/17/2026	101005341	PARKS-ELECTRIC	Parks	2,273.48	83711	3/17/2026
VEN000589	Duke Energy	APP136575	3/18/2026	101005341	PARKS-ELECTRIC	Parks	491.85		
Subtotal for Parks							**96,632.13**		
	Economic Dev								
VEN001537	Payroll	APP136295	3/11/2026	101006111	ECONOMIC DEV-SALARY	sal	25,883.63	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101006120	ECONOMIC DEV-	fica	1,534.80	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101006120	ECONOMIC DEV-	med	358.94	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101006121	ECONOMIC DEV-PERF	perf	3,675.47	500001331	3/13/2026
VEN008765	RATIO Architects	APP136327	3/12/2026	101006349	ECONOMIC DEV-SERVICE	Sept services	7,360.00		
VEN010114	Rundell Ernstberger Assoc Inc	APP136362	3/12/2026	101006349	ECONOMIC DEV-SERVICE	Jersey Prelim Design	62,737.26		
VEN012663	Empower	APP136387	3/13/2026	101006125	ECONOMIC DEV-401A	401a match	545.00		
VEN012694	McCarter and English LLP	APP136539	3/17/2026	101006349	ECONOMIC DEV-SERVICE	Park St	4,930.00		
VEN012694	McCarter and English LLP	APP136540	3/17/2026	101006349	ECONOMIC DEV-SERVICE	Jersey St	1,740.00		
VEN012776	CrossRoad Engineers PC	APP136541	3/17/2026	101006349	ECONOMIC DEV-SERVICE	Jersey St Poplar to Mill	724.00		
VEN012265	The International Center	APP136542	3/17/2026	101006349	ECONOMIC DEV-SERVICE	Feb monthly fees	1,000.00		
VEN012271	Golden Shovel Agency LLC	APP136543	3/17/2026	101006349	ECONOMIC DEV-SERVICE	Website Hosting	11,690.50		
Subtotal for Economic Dev							**122,179.60**		
	Informatics								
VEN003729	Metronet	APP136233	3/9/2026	101007349	IT-SERVICES	Denison	124.90	83646	3/10/2026
VEN001537	Payroll	APP136295	3/11/2026	101007111	IT-SALARY	sal	27,817.29	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101007120	IT-FICA/MEDICARE	fica	1,630.35	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101007120	IT-FICA/MEDICARE	med	381.29	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101007121	IT-PERF	perf	3,950.07	500001331	3/13/2026
VEN012663	Empower	APP136387	3/13/2026	101007125	IT-401A MATCHING	401a match	769.43		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Informatics								
VEN003729	Metronet	APP136525	3/17/2026	101007335	IT-TELEPHONE	PSB	1,107.40	83710	3/17/2026
VEN003729	Metronet	APP136525	3/17/2026	101007349	IT-SERVICES	PSB	766.95	83710	3/17/2026
VEN012512	Zayo Network Services LLC	APP136526	3/17/2026	101007349	IT-SERVICES	March services	19,722.58		
VEN011780	Fairchild Communication Systems	APP136527	3/17/2026	101007451	IT-COMPUTER/EQUIP	City Hall Assembly screen	520.00		
VEN007202	TopoWorks	APP136528	3/17/2026	101007331	IT-CONSULTING	Feb1-28 GIS Service	1,540.00		
VEN012155	Safari Micro Inc	APP136529	3/17/2026	101007389	IT-SOFTWARE LICENSING	Acrobat Pro for teams	458.14		
VEN012155	Safari Micro Inc	APP136529	3/17/2026	101007389	IT-SOFTWARE LICENSING	Cisco Duo	90.50		
VEN012155	Safari Micro Inc	APP136529	3/17/2026	101007389	IT-SOFTWARE LICENSING	Acrobat Standard for teams	161.88		
VEN009454	Cultivate Geospatial Solutions	APP136530	3/17/2026	101007331	IT-CONSULTING	Feb services	1,100.00		
VEN008285	EnvelopIQ LLC	APP136531	3/17/2026	101007349	IT-SERVICES	Sta 81 conf room	1,775.00		
VEN011073	Resultant LLC	APP136532	3/17/2026	101007331	IT-CONSULTING	March services	3,300.00		
VEN011073	Resultant LLC	APP136533	3/17/2026	101007331	IT-CONSULTING	MS App Data	4,840.00		
VEN005134	Lifeline Data Centers	APP136534	3/17/2026	101007349	IT-SERVICES	Feb services	1,159.03		
VEN005146	Konica Minolta Business	APP136535	3/17/2026	101007337	IT-PRINTING	Click charges	669.87		
VEN005146	Konica Minolta Business	APP136536	3/17/2026	101007337	IT-PRINTING	Click Charges	177.35		
VEN005996	Konica Minolta Premier Fin	APP136537	3/17/2026	101007337	IT-PRINTING	Copy machine rentals	808.38		
VEN005272	SHI International	APP136538	3/17/2026	101007389	IT-SOFTWARE LICENSING	Cradlepoint Netcloud	2,051.59		
	Subtotal for Informatics						**74,922.00**		
	Clerk Treasurer								
VEN001940	The Times	APP136284	3/11/2026	101008338	CT-LEGAL NOTICES	COW Annual Rpt	222.78		
VEN001940	The Times	APP136289	3/11/2026	101008338	CT-LEGAL NOTICES	RDC Annual Rpt	37.87		
VEN001537	Payroll	APP136295	3/11/2026	101008111	CT-SALARY	sal	21,796.39	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101008111	CT-SALARY	med	306.51	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101008120	CT-FICA/MEDICARE	fica	1,310.60	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101008121	CT-PERF	perf	2,623.97	500001331	3/13/2026
VEN000527	Debra Tolley	APP136333	3/12/2026	101008334	CT-	Mileage reim	57.42	83696	3/12/2026
VEN012663	Empower	APP136387	3/13/2026	101008125	CT-401A MATCHING	401a match	718.22		
VEN005897	Hamilton County Reporter	APP136389	3/13/2026	101008338	CT-LEGAL NOTICES	Annual Rept RDA	45.59		
VEN005897	Hamilton County Reporter	APP136390	3/13/2026	101008338	CT-LEGAL NOTICES	Annual Report	285.71		
VEN002200	Kim Strang	APP136434	3/17/2026	101008334	CT-	Mileage riem ILMCT	53.65	83704	3/17/2026
VEN011841	Asset Control Solutions	APP136435	3/17/2026	101008349	CT-SERVICES	Onsite physical inventory	9,775.50		
VEN001826	Staples	APP136439	3/17/2026	101008223	CT-OFFICE SUPPLIES	Office Supplies	71.99		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Clerk Treasurer								
VEN004297	ADP-Payroll	APP136440	3/17/2026	101008331	CT-CONSULTING	Feb services	7,306.43		
VEN001469	O W Krohn and Associates	APP136480	3/17/2026	101008331	CT-CONSULTING	Feb services	9,715.00		
VEN005897	Hamilton County Reporter	APP136547	3/17/2026	101008338	CT-LEGAL NOTICES	Addl Appropriation	15.20		
VEN012671	Forvis Mazars LLP	APP136568	3/18/2026	101008331	CT-CONSULTING	Audit billing	52,000.00		
Subtotal for Clerk Treasurer							**106,342.83**		
	Mayor								
VEN001537	Payroll	APP136295	3/11/2026	101009111	MAYOR-SALARY	sal	5,097.39	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101009120	MAYOR- FICA/MEDICARE	fica	294.46	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101009120	MAYOR- FICA/MEDICARE	med	68.87	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101009121	MAYOR-PERF	perf	723.83	500001331	3/13/2026
VEN012663	Empower	APP136387	3/13/2026	101009125	MAYOR-401A MATCHING	401a match	204.00		
VEN001027	Internal Revenue Service	APP136394	3/13/2026	101009120	MAYOR- FICA/MEDICARE	941X 4Q	828.80	500001332	3/13/2026
Subtotal for Mayor							**7,217.35**		
	Public Works								
VEN001537	Payroll	APP136295	3/11/2026	101013111	PW-SALARY	sal	70,036.30	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101013120	PW-FICA/MEDICARE	fica	4,243.27	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101013121	PW-PERF	perf	9,945.15	500001331	3/13/2026
VEN001027	Internal Revenue Service	APP136394	3/13/2026	101013120	PW-FICA/MEDICARE	941X 4Q	4,324.92	500001332	3/13/2026
VEN000987	Indiana Street Commissioner's Assoc	APP136444	3/17/2026	101013350	PW-SUBS/DUES	2026 ISCA dues	50.00		
VEN008295	Riverview Health	APP136450	3/17/2026	101013349	PW-CONTRACTUAL	Physical	99.00		
VEN000402	Cintas	APP136451	3/17/2026	101013229	PW-UNIFORMS	Uniforms	183.39		
VEN000402	Cintas	APP136452	3/17/2026	101013229	PW-UNIFORMS	Uniforms	327.38		
VEN000402	Cintas	APP136453	3/17/2026	101013229	PW-UNIFORMS	Uniforms	88.40		
VEN011743	Tier One Valet LLC	APP136454	3/17/2026	101013349	PW-CONTRACTUAL	Valet parking for Feb	1,068.50		
VEN005929	WSP USA Inc	APP136476	3/17/2026	101013349	PW-CONTRACTUAL	Task Order 32 - Jersey St	0.00		
VEN005929	WSP USA Inc	APP136483	3/17/2026	101013349	PW-CONTRACTUAL	Task Order 32 - Jersey St	0.00		
VEN000589	Duke Energy	APP136523	3/17/2026	101013341	PW-ELECTRIC	PW	355.90	83709	3/17/2026
VEN000589	Duke Energy	APP136546	3/17/2026	101013341	PW-ELECTRIC	PW	747.46	83711	3/17/2026
VEN000589	Duke Energy	APP136575	3/18/2026	101013341	PW-ELECTRIC	Streets	1,998.15		
Subtotal for Public Works							**93,467.82**		
	Communications								
VEN000485	Current Publishing	APP136285	3/11/2026	101020347	COMM-PROMOTIONS	Display ads for March	2,400.00		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
101	**General**								
	Communications								
VEN011253	Wander Marketing	APP136286	3/11/2026	101020347	COMM-PROMOTIONS	Jan and Feb	2,000.00		
VEN001913	The Bridgewater Club LLC	APP136287	3/11/2026	101020347	COMM-PROMOTIONS	WeCan meeting	593.05		
VEN001537	Payroll	APP136295	3/11/2026	101020111	COMM-SALARY	sal	17,376.20	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101020120	COMM-FICA/MEDICARE	fica	1,043.41	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101020120	COMM-FICA/MEDICARE	med	244.02	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101020121	COMM-PERF	perf	2,467.43	500001331	3/13/2026
VEN001257	Logo USA	APP136374	3/13/2026	101020347	COMM-PROMOTIONS	Wearables	937.85		
VEN009124	Conway Data Inc	APP136375	3/13/2026	101020347	COMM-PROMOTIONS	Full page	6,860.00		
VEN012663	Empower	APP136387	3/13/2026	101020125	COMM-401A MATCHING	401a match	429.65		
VEN001027	Internal Revenue Service	APP136394	3/13/2026	101020120	COMM-FICA/MEDICARE	941X 4Q	148.28	500001332	3/13/2026
VEN011808	PIP Printing	APP136486	3/17/2026	101020337	COMM-PRINTING	Parking Garage	210.18		
VEN011808	PIP Printing	APP136487	3/17/2026	101020337	COMM-PRINTING	Q2 Rack Cards	449.19		
VEN011808	PIP Printing	APP136487	3/17/2026	101020337	COMM-PRINTING	Golf Cart BC	122.57		
VEN011808	PIP Printing	APP136487	3/17/2026	101020337	COMM-PRINTING	Business Cards	545.22		
VEN011808	PIP Printing	APP136487	3/17/2026	101020337	COMM-PRINTING	EC and GP double sided	123.74		
VEN011815	Business View Magazine	APP136552	3/17/2026	101020347	COMM-PROMOTIONS	Indpls Executive Airport	1,850.00		
	Subtotal for Communications						**37,800.79**		
	Human Resources								
VEN001537	Payroll	APP136295	3/11/2026	101022111	HR -SALARY	sal	11,626.95	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101022119	HR-HEALTH/DENTAL	HSA	3,333.33	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101022120	HR-FICA/MEDICARE	fica	706.26	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101022120	HR-FICA/MEDICARE	med	165.17	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	101022121	HR-PERF	perf	1,651.02	500001331	3/13/2026
VEN012663	Empower	APP136387	3/13/2026	101022125	HR-401A MATCHING	401a match	465.31		
VEN001988	Travelers	APP136576	3/18/2026	101022339	HR-INSURANCE	Comml pkg	35.00		
VEN011420	ProTeam Wellness	APP136577	3/18/2026	101022119	HR-HEALTH/DENTAL	Public Safety Mental Health	26,250.00		
VEN008992	ProTeam Tactical Performance	APP136578	3/18/2026	101022119	HR-HEALTH/DENTAL	SHIELD	8,750.00		
VEN011650	ADVISA	APP136579	3/18/2026	101022334	HR- TRAINING	Training	1,500.00		
	Subtotal for Human Resources						**54,483.04**		
Subtotal for Fund 101 General							**1,419,619.20**		

	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**									
103	**Fire Operating**									
	Fire									
	VEN001537	Payroll	APP136295	3/11/2026	103012111	FIRE-SALARY	sal	574,848.25	500001331	3/13/2026
	VEN001537	Payroll	APP136295	3/11/2026	103012120	FIRE-FICA AND MEDICARE	fica	5,398.32	500001331	3/13/2026
	VEN001537	Payroll	APP136295	3/11/2026	103012120	FIRE-FICA AND MEDICARE	med	8,045.90	500001331	3/13/2026
	VEN001537	Payroll	APP136295	3/11/2026	103012121	FIRE-PERF	77 perf	113,075.08	500001331	3/13/2026
	VEN001537	Payroll	APP136295	3/11/2026	103012121	FIRE-PERF	perf	12,365.92	500001331	3/13/2026
	VEN012663	Empower	APP136385	3/13/2026	103012120	FIRE-FICA AND MEDICARE	SSOpt	29,184.58		
	VEN012663	Empower	APP136387	3/13/2026	103012125	FIRE-401A MATCHING	401a match	589.50		
	VEN011793	Keystone Cooperative Inc	APP136461	3/17/2026	103012226	FIRE-VEHICLE	Unleaded	1,596.55		
	VEN006426	DISA Inc	APP136502	3/17/2026	103012354	FIRE-MEDICAL	Drug testing	57.75		
	VEN000065	Airgas Mid America	APP136503	3/17/2026	103012224	FIRE-OPERATING	oxygen for stations	2,199.39		
	VEN007709	MacQueen Emergency Group	APP136504	3/17/2026	103012229	FIRE-UNIFORMS	extr gloves	35.84		
	VEN007709	MacQueen Emergency Group	APP136504	3/17/2026	103012360	FIRE-VEHICLE MAINT	nozzle repair	291.73		
	VEN007709	MacQueen Emergency Group	APP136504	3/17/2026	103012472	FIRE-EQUIP	new trucks	2,164.90		
	VEN000266	Bound Tree Medical	APP136506	3/17/2026	103012224	FIRE-OPERATING	ems supplies	7,061.78		
	VEN000266	Bound Tree Medical	APP136506	3/17/2026	103012334	FIRE-	life simulator	4,974.49		
	VEN009277	Nelson and Co LLC	APP136507	3/17/2026	103012229	FIRE-UNIFORMS	qrtmstr	1,017.30		
	VEN012728	Midwest Gear Solutions	APP136508	3/17/2026	103012229	FIRE-UNIFORMS	gear	3,184.00		
	VEN000903	Hoosier Fire Equipment	APP136509	3/17/2026	103012472	FIRE-EQUIP	fire hooks	257.00		
	VEN001508	Palmer Power and Truck Equipment	APP136510	3/17/2026	103012360	FIRE-VEHICLE MAINT	truck repairs	369.90		
	VEN002371	Federal Signal Corp	APP136511	3/17/2026	103012346	FIRE-TORNADO SIREN	siren	2,507.00		
	VEN012743	Hendricks County Hospital	APP136512	3/17/2026	103012354	FIRE-MEDICAL	perf pa test	10,800.00		
	VEN001341	MES-Indiana	APP136513	3/17/2026	103012472	FIRE-EQUIP	new truck	5,782.70		
	VEN009426	Best One of Tipton	APP136514	3/17/2026	103012360	FIRE-VEHICLE MAINT	eng389	1,989.58		
	VEN011793	Keystone Cooperative Inc	APP136516	3/17/2026	103012226	FIRE-VEHICLE	flet fuel	1,496.78		
	VEN008147	Move Over Outfitters Inc	APP136517	3/17/2026	103012360	FIRE-VEHICLE MAINT	switch box	227.90		
	VEN011388	Classic Cleaners	APP136518	3/17/2026	103012349	FIRE-SERVICES	statement	104.18		
	VEN000589	Duke Energy	APP136546	3/17/2026	103012346	FIRE-TORNADO SIREN	Sirens	73.01	83711	3/17/2026
	Subtotal for Fire							**789,699.33**		
Subtotal for Fund 103 Fire Operating								**789,699.33**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
201	**Motor Vehicle Highway (MVH)**								
	Public Works								
VEN001537	Payroll	APP136295	3/11/2026	201013111	MVH-SALARY	sal	18,790.88	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	201013120	MVH-FICA/MEDICARE	fica	1,123.26	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	201013120	MVH-FICA/MEDICARE	med	262.70	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	201013120	MVH-FICA/MEDICARE	med	992.38	500001331	3/13/2026
VEN001537	Payroll	APP136295	3/11/2026	201013121	MVH-PERF	perf	2,089.63	500001331	3/13/2026
VEN012663	Empower	APP136387	3/13/2026	201013125	MVH-401A MATCHING	401a match	154.14		
VEN012663	Empower	APP136387	3/13/2026	201013125	MVH-401A MATCHING	401a match	1,041.05		
VEN001027	Internal Revenue Service	APP136394	3/13/2026	201013120	MVH-FICA/MEDICARE	941X 4Q	1,382.79	500001332	3/13/2026
VEN000332	Cargill	APP136442	3/17/2026	201013231	MVH-SUBGRADE	Salt	6,730.38		
VEN012688	Cauy Nance	APP136443	3/17/2026	201013360	MVH-VEHICLE REPAIR	License renewal	36.13		
VEN001671	Rieth-Riley Construction	APP136445	3/17/2026	201013233	MVH-ASPHALT	Cold mix	402.60		
VEN000332	Cargill	APP136446	3/17/2026	201013231	MVH-SUBGRADE	Salt	11,097.20		
VEN000480	CSI Signs	APP136455	3/17/2026	201013360	MVH-VEHICLE REPAIR	Logos and Decals for new	93.68		
VEN001671	Rieth-Riley Construction	APP136457	3/17/2026	201013233	MVH-ASPHALT	Cold Mix	361.15		
VEN001671	Rieth-Riley Construction	APP136458	3/17/2026	201013233	MVH-ASPHALT	Cold Mix	377.85		
VEN001304	Martin Marietta Materials	APP136459	3/17/2026	201013231	MVH-SUBGRADE	Stone for patcher	1,655.97		
VEN001304	Martin Marietta Materials	APP136460	3/17/2026	201013232	MVH-STONE	Stone	676.78		
VEN011793	Keystone Cooperative Inc	APP136461	3/17/2026	201013226	MVH-VEHICLE GAS/	Unleaded	9,536.26		
VEN011793	Keystone Cooperative Inc	APP136462	3/17/2026	201013226	MVH-VEHICLE GAS/	Fuel	826.53		
VEN011793	Keystone Cooperative Inc	APP136463	3/17/2026	201013226	MVH-VEHICLE GAS/	Fuel	632.01		
VEN012135	Asphalt Materials Inc	APP136464	3/17/2026	201013231	MVH-SUBGRADE	Amiseal	471.34		
VEN012135	Asphalt Materials Inc	APP136465	3/17/2026	201013231	MVH-SUBGRADE	Oil for patcher	496.72		
VEN012135	Asphalt Materials Inc	APP136466	3/17/2026	201013231	MVH-SUBGRADE	Oil for patcher	414.02		
VEN001758	SealMaster Indianapolis	APP136467	3/17/2026	201013345	MVH-EQUIP REPAIR	Tool holder	225.00		
VEN012091	Carson Broshar	APP136468	3/17/2026	201013360	MVH-VEHICLE REPAIR	CDL	19.80		
VEN000166	Auto Outfitters	APP136469	3/17/2026	201013360	MVH-VEHICLE REPAIR	Strobe lights for new vehicles	1,242.52		
VEN004589	United Feeds Transit Inc	APP136470	3/17/2026	201013345	MVH-EQUIP REPAIR	Repair parts for dump truck	75.02		
VEN000975	Indiana Oxygen Company	APP136472	3/17/2026	201013226	MVH-VEHICLE GAS/	Gases	68.32		
VEN002123	Westfield-Washington Schools	APP136473	3/17/2026	201013226	MVH-VEHICLE GAS/	Diesel	2,996.14		
	Subtotal for Public Works						**64,272.25**		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							**64,272.25**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
202	**Local Road and Street (LRS)**								
	Public Works								
VEN004675	Tapco	APP136456	3/17/2026	202013228	LRS-SIGNS AND POSTS	Repairs	7,866.00		
	Subtotal for Public Works						**7,866.00**		
Subtotal for Fund 202 Local Road and Street (LRS)							**7,866.00**		
Fund No.	**Fund Name**								
204	**Park Impact**								
	Parks								
VEN010114	Rundell Ernstberger Assoc Inc	APP136361	3/12/2026	204005349	PARK IMPACT-SERVICES	Park St Project	145,060.50		
VEN003323	Recreation InSites LLC	APP136489	3/17/2026	204005474	PARK IMPACT-	Simon Moon Park Phase 2	237,977.00		
VEN006748	V3 Companies	APP136491	3/17/2026	204005349	PARK IMPACT-SERVICES	Phase I ESA 1206 W 186	3,500.00		
	Subtotal for Parks						**386,537.50**		
Subtotal for Fund 204 Park Impact							**386,537.50**		
Fund No.	**Fund Name**								
244	**Redevelopment District Capital**								
	RDC								
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	146th and Towne	110.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Feb services	1,100.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	ECR	935.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Feb services	2,145.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	General	1,540.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	GRPK	1,595.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	GRPK BOT	1,595.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Gr Univ	825.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Ham Cross	110.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Ice Facility	7,535.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Isotopia	660.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Feb services	385.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Jungle	110.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Lantern	770.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Level 2	55.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Market	660.00	83703	3/17/2026
VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Newby	165.00	83703	3/17/2026

	Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**									
244	**Redevelopment District Capital**									
	RDC									
	VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	N Point 2	55.00	83703	3/17/2026
	VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Park St	2,420.00	83703	3/17/2026
	VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Riverview	880.00	83703	3/17/2026
	VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Social Sq	220.00	83703	3/17/2026
	VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	SpringMill	55.00	83703	3/17/2026
	VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Union	295.00	83703	3/17/2026
	VEN011751	Wallack Somers and Haas PC	APP136308	3/12/2026	244018330	REDEVELOP DISTRICT	Wheeler	110.00	83703	3/17/2026
	VEN000919	Hunden Strategic Partners	APP136309	3/12/2026	244018349	REDEVELOP DISTRICT	Ice Facility Feb expenses	355.59	83701	3/17/2026
	VEN000919	Hunden Strategic Partners	APP136310	3/12/2026	244018349	REDEVELOP DISTRICT	Ice Facility	20,000.00	83701	3/17/2026
	VEN011964	JS Held	APP136311	3/12/2026	244018349	REDEVELOP DISTRICT	Feb services	183.65	83702	3/17/2026
	VEN011964	JS Held	APP136311	3/12/2026	244018349	REDEVELOP DISTRICT	Feb services	670.35	83702	3/17/2026
	VEN012776	CrossRoad Engineers PC	APP136312	3/12/2026	244018349	REDEVELOP DISTRICT	Feb services	940.00	83700	3/17/2026
	VEN011754	Bondry Management Consulting LLC	APP136313	3/12/2026	244018349	REDEVELOP DISTRICT	2026 April 15th report	27,000.00	83699	3/17/2026
	VEN011754	Bondry Management Consulting LLC	APP136313	3/12/2026	244018349	REDEVELOP DISTRICT	Feasibility 2nd round	5,000.00	83699	3/17/2026
	VEN000081	Alt and Witzig Engineering Inc	APP136314	3/12/2026	244018349	REDEVELOP DISTRICT	Enviromental Assessment	2,250.00	83697	3/17/2026
	VEN005661	Barnes and Thornburg LLP	APP136315	3/12/2026	244018330	REDEVELOP DISTRICT	Jan services	2,125.83	83698	3/17/2026
	VEN005661	Barnes and Thornburg LLP	APP136315	3/12/2026	244018330	REDEVELOP DISTRICT	Jan services	905.75	83698	3/17/2026
	VEN005661	Barnes and Thornburg LLP	APP136315	3/12/2026	244018330	REDEVELOP DISTRICT	Jan services	1,037.75	83698	3/17/2026
	VEN005661	Barnes and Thornburg LLP	APP136315	3/12/2026	244018330	REDEVELOP DISTRICT	Jan services	964.00	83698	3/17/2026
	VEN011964	JS Held	APP136316	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	1,364.76	83702	3/17/2026
	VEN011964	JS Held	APP136316	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	1,959.35	83702	3/17/2026
	VEN011964	JS Held	APP136316	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	920.50	83702	3/17/2026
	VEN011964	JS Held	APP136316	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	131.50	83702	3/17/2026
	VEN011964	JS Held	APP136317	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	37.50	83702	3/17/2026
	VEN011964	JS Held	APP136317	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	520.00	83702	3/17/2026
	VEN011964	JS Held	APP136317	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	728.00	83702	3/17/2026
	VEN011964	JS Held	APP136317	3/12/2026	244018349	REDEVELOP DISTRICT	Jan services	1,442.00	83702	3/17/2026
	Subtotal for RDC							**92,866.53**		
Subtotal for Fund 244 Redevelopment District Capital								**92,866.53**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
255	**F and E Programming/Events**								
	F and E								
VEN011808	PIP Printing	APP136419	3/16/2026	255004347	F AND E-EVENT PROG	Shamrock Drop	1,358.63		
VEN011808	PIP Printing	APP136496	3/17/2026	255004347	F AND E-EVENT PROG	Vendor and Shuttle Parking	59.75		
	Subtotal for F and E						**1,418.38**		
Subtotal for Fund 255 F and E Programming/Events							**1,418.38**		
Fund No.	**Fund Name**								
264	**Road and Street Improvement (Road Impact)**								
	Public Works								
VEN000010	A and F Engineering	APP136328	3/12/2026	264013474	ROAD IMPACT-	Construction Inspection	5,362.20		
VEN000562	DLZ	APP136395	3/13/2026	264013349	ROAD IMPACT-SERVICES	181st St and Grand Park Blvd	19,755.00		
VEN000562	DLZ	APP136402	3/13/2026	264013349	ROAD IMPACT-SERVICES	181st St and Grand Park Blvd	69,430.00		
VEN011646	Wolfe House Mover of Indiana LLC	APP136448	3/17/2026	264013349	ROAD IMPACT-SERVICES	Green Bldg	12,200.00		
VEN011646	Wolfe House Mover of Indiana LLC	APP136449	3/17/2026	264013349	ROAD IMPACT-SERVICES	Green Bldg	50,725.00		
VEN012655	Brandt Construction Inc	APP136474	3/17/2026	264013474	ROAD IMPACT-	102 S Union Rehabilitation	300,055.00		
VEN005929	WSP USA Inc	APP136476	3/17/2026	264013349	ROAD IMPACT-SERVICES	Task Order 30 - SR 32 Duke	1,750.00		
VEN005929	WSP USA Inc	APP136477	3/17/2026	264013349	ROAD IMPACT-SERVICES	Task Order27 Mule Barn Rd	95.00		
VEN005929	WSP USA Inc	APP136478	3/17/2026	264013349	ROAD IMPACT-SERVICES	Task 20	520.00		
VEN005929	WSP USA Inc	APP136478	3/17/2026	264013349	ROAD IMPACT-SERVICES	Task 33	555.00		
VEN005929	WSP USA Inc	APP136479	3/17/2026	264013349	ROAD IMPACT-SERVICES	Task 29	1,400.00		
VEN005929	WSP USA Inc	APP136479	3/17/2026	264013349	ROAD IMPACT-SERVICES	Task 33	3,255.00		
VEN005929	WSP USA Inc	APP136481	3/17/2026	264013349	ROAD IMPACT-SERVICES	161st Spring Mill RW	1,302.90		
VEN005929	WSP USA Inc	APP136482	3/17/2026	264013349	ROAD IMPACT-SERVICES	Task Order27 Mule Barn Rd	206.72		
VEN005929	WSP USA Inc	APP136483	3/17/2026	264013349	ROAD IMPACT-SERVICES	Task Order 30 - SR 32 Duke	8,375.00		
VEN005929	WSP USA Inc	APP136572	3/19/2026	264013349	ROAD IMPACT-SERVICES	Task 29	1,370.00		
VEN005929	WSP USA Inc	APP136572	3/19/2026	264013349	ROAD IMPACT-SERVICES	Task 33	2,600.00		
VEN005929	WSP USA Inc	APP136573	3/19/2026	264013349	ROAD IMPACT-SERVICES	Task 29	2,160.00		
	Subtotal for Public Works						**481,116.82**		
Subtotal for Fund 264 Road and Street Improvement (Road Impact)							**481,116.82**		
Fund No.	**Fund Name**								
270	**IT Surplus**								
	Informatics								
VEN000157	AT and T Mobility	APP136565	3/17/2026	270007332	IT SURPLUS-CELL PHONES	Feb billing	18.00	83713	3/18/2026

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
270	**IT Surplus**								
	Informatics								
VEN000157	AT and T Mobility	APP136566	3/17/2026	270007332	IT SURPLUS-CELL PHONES	Jan and Feb	10,686.45	83714	3/18/2026
VEN002050	Verizon Wireless	APP136567	3/17/2026	270007332	IT SURPLUS-CELL PHONES	Jan and Feb	21,264.92	83715	3/18/2026
	Subtotal for Informatics						**31,969.37**		
Subtotal for Fund 270 IT Surplus							**31,969.37**		
Fund No.	**Fund Name**								
340	**Park District Bond2024**								
	Parks								
VEN012713	Boyle Construction Management Inc	APP136339	3/12/2026	340005474	PARK DISTRICT BD2024-	Simon Moon Park Phase II	162,762.45		
	Subtotal for Parks						**162,762.45**		
Subtotal for Fund 340 Park District Bond2024							**162,762.45**		
Fund No.	**Fund Name**								
427	**Cum. Capital Development**								
	Police								
VEN000094	American Eagle Equipment	APP136347	3/12/2026	427002472	CCD-PD EQUIPMENT	Rail Overhead Muzzle K9	2,352.75		
VEN000094	American Eagle Equipment	APP136348	3/12/2026	427002472	CCD-PD EQUIPMENT	Decommision Units	1,000.00		
VEN000136	Applied Concepts Inc	APP136360	3/12/2026	427002472	CCD-PD EQUIPMENT	DSR Counting Unit, Arm	17,241.00		
VEN000569	Don Hinds Ford Inc	APP136500	3/17/2026	427002472	CCD-PD EQUIPMENT	26 f250	46,376.25		
VEN001168	Kelley Chevrolet	APP136570	3/18/2026	427002472	CCD-PD EQUIPMENT	Chevy Silverado 1500	53,197.00		
	Subtotal for Police						**120,167.00**		
Subtotal for Fund 427 Cum. Capital Development							**120,167.00**		
Fund No.	**Fund Name**								
640	**Sports Campus Operating**								
	Grand Park								
VEN011319	Advocate Plumbing LLC	APP136417	3/16/2026	640015343	SPORTS CAMPUS-BLDG	Two new water heaters bldg	25,886.33		
VEN000103	American Structurepoint Inc	APP136494	3/17/2026	640015349	SPORTS CAMPUS-	GRPK annual audit	7,900.00		
	Subtotal for Grand Park						**33,786.33**		
Subtotal for Fund 640 Sports Campus Operating							**33,786.33**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
701	**Payroll**								
	Clerk Treasurer								
VEN001537	Payroll	APP136293	3/11/2026	701008110	PAYROLL-NET SALARIES	net sal	950,663.67	701000280	3/12/2026
VEN012730	Macguire Bernath	APP136318	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	515.77	19051	3/12/2026
VEN010109	Justin Austad	APP136319	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	592.36	19050	3/12/2026
VEN001087	Jason Maners	APP136320	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	883.04	19049	3/12/2026
VEN012433	Adam Rood	APP136321	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	177.61	19047	3/12/2026
VEN008975	Ryan Moore	APP136322	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	701.29	19053	3/12/2026
VEN011484	Daniel Lambert	APP136323	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	628.21	19048	3/12/2026
VEN012252	Ryan Herron	APP136324	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	684.02	19052	3/12/2026
VEN009863	Taylor DeBaun	APP136325	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	742.52	19054	3/12/2026
VEN011641	Patrik Seal	APP136329	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	536.90	19055	3/12/2026
VEN005902	Tyler Hittle	APP136330	3/12/2026	701008110	PAYROLL-NET SALARIES	OT	708.25	19056	3/12/2026
VEN000008	77 Police and Fire Fund	APP136331	3/12/2026	701008133	PAYROLL-PERF	Non Civilian PERF	217,982.62	701000273	3/12/2026
VEN001550	PERF	APP136332	3/12/2026	701008133	PAYROLL-PERF	Civilian PERF	75,445.03	701000274	3/12/2026
VEN002177	Indiana Members Credit Union	APP136334	3/12/2026	701008930	PAYROLL-INS. DED	Emplr HSA	3,333.33	19057	3/12/2026
VEN000920	Huntington National Bank	APP136335	3/12/2026	701008131	PAYROLL-EMPLOYER'S	FICA	32,356.71	701000277	3/12/2026
VEN000920	Huntington National Bank	APP136335	3/12/2026	701008132	PAYROLL-EMPLOYER'S	Medicare	18,485.85	701000277	3/12/2026
VEN000920	Huntington National Bank	APP136335	3/12/2026	701008921	PAYROLL-FEDERAL	Federal	123,877.14	701000277	3/12/2026
VEN000920	Huntington National Bank	APP136335	3/12/2026	701008922	PAYROLL-EMPLOYEE FICA	FICA	32,356.76	701000277	3/12/2026
VEN000920	Huntington National Bank	APP136335	3/12/2026	701008922	PAYROLL-EMPLOYEE FICA	Medicare	18,485.78	701000277	3/12/2026
VEN000959	Indiana Dept Of Revenue	APP136336	3/12/2026	701008923	PAYROLL-STATE	State	35,236.44	701000279	3/12/2026
VEN000959	Indiana Dept Of Revenue	APP136336	3/12/2026	701008923	PAYROLL-STATE	COIT	17,489.97	701000279	3/12/2026
VEN000948	IN Family and Social Services	APP136337	3/12/2026	701008140	PAYROLL-SUPPORT	Child Support	2,256.00	701000278	3/12/2026
VEN001390	MiSDU	APP136338	3/12/2026	701008140	PAYROLL-SUPPORT	Child Support	289.89	19058	3/12/2026
VEN012501	Hamilton County Fire Fighters 4416	APP136340	3/12/2026	701008141	PAYROLL-UNION DUES	Union Dues 4416	6,587.43	19059	3/12/2026
VEN012501	Hamilton County Fire Fighters 4416	APP136341	3/12/2026	701008141	PAYROLL-UNION DUES	Union Dues WFD	124.00	19060	3/12/2026
VEN012663	Empower	APP136383	3/13/2026	701008931	PAYROLL-401A MATCHING-	Contributions and loan pmts	68,896.00	701000275	3/13/2026
VEN012663	Empower	APP136384	3/13/2026	701008931	PAYROLL-401A MATCHING-	Loans	2,174.54	701000276	3/13/2026
VEN004836	Nationwide Retirement Solutions	APP136388	3/13/2026	701008931	PAYROLL-401A MATCHING-	Loan	69.68	19062	3/16/2026
	Subtotal for Clerk Treasurer						**1,612,280.81**		
Subtotal for Fund 701 Payroll							**1,612,280.81**		

Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	**Fund Name**								
900	**Stormwater**								
	Stormwater								
VEN001537	Payroll	APP136294	3/11/2026	900016111	STORM-SALARY	net sal	24,639.21	900000452	3/13/2026
VEN001537	Payroll	APP136294	3/11/2026	900016120	STORM-FICA/MEDICARE	fica	1,459.46	900000452	3/13/2026
VEN001537	Payroll	APP136294	3/11/2026	900016120	STORM-FICA/MEDICARE	med	341.31	900000452	3/13/2026
VEN001537	Payroll	APP136294	3/11/2026	900016121	STORM-PERF	perf	3,498.76	900000452	3/13/2026
VEN000418	Clark Dietz Inc	APP136346	3/12/2026	900016349	STORM-SERVICE	Amendment 2 - FEMA	11,845.00		
VEN000418	Clark Dietz Inc	APP136363	3/12/2026	900016309	STORM-CONSULTING FEES	Clark Dietz On-Call	3,562.50		
VEN012663	Empower	APP136386	3/13/2026	900016125	STORM-401A MATCHING	401a Match	548.63	900000450	3/13/2026
VEN001027	Internal Revenue Service	APP136393	3/13/2026	900016120	STORM-FICA/MEDICARE	941X 4Q	616.39	900000451	3/13/2026
VEN000418	Clark Dietz Inc	APP136438	3/17/2026	900016349	STORM-SERVICE	Amendment 2 - FEMA	5,460.00		
VEN005660	Morphey Construction	APP136447	3/17/2026	900016474	STORM-CONSTRUCTION	Southridge Drainage Improve	3,735.25		
VEN002424	IUPPS	APP136471	3/17/2026	900016309	STORM-CONSULTING FEES	Feb tickets	779.00		
VEN002193	Christopher Burke Engineering	APP136475	3/17/2026	900016309	STORM-CONSULTING FEES	On Call	525.00		
VEN000418	Clark Dietz Inc	APP136485	3/17/2026	900016349	STORM-SERVICE	Amendment 2 - FEMA	1,890.00		
Subtotal for Stormwater							**58,900.51**		
Subtotal for Fund 900 Stormwater							**58,900.51**		
Posted Invoices Total							**5,263,262.48**		

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Credit Memo Total							

RESOLUTION NUMBER 26-115

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, APPROVING AND ADOPTING THE COMPREHENSIVE PLAN FOR WESTFIELD-WASHINGTON TOWNSHIP, INDIANA

WHEREAS, Indiana Code § 36-7-4-500 *et seq*., authorizes municipalities to adopt a comprehensive plan for the development of the jurisdiction under its authority;

WHEREAS, Indiana Code § 36-7-4-502 requires that a comprehensive plan include a statement of objectives for the future development of the jurisdiction and statements of policy for land use development and the development of public ways, public places, public lands, public structures, and public utilities;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Plan Commission") prepared a Comprehensive Plan ("Comprehensive Plan") for the City of Westfield, Indiana ("City"), which establishes goals, objectives, and policies intended to guide the future development, which is attached hereto and incorporated by reference as Exhibit A;

WHEREAS, the Plan Commission held a duly noticed public hearing on March 11, 2026 to consider adoption of the attached Comprehensive Plan in accordance with Indiana Code § 36-7-4-507;

WHEREAS, the Plan Commission determined that the Comprehensive Plan meets the requirements of Indiana Code §36-7-4-500 *et seq*., and promotes the public health, safety, morals, convenience, order, and general welfare, and supports efficiency and economy in the process of development in accordance with Indiana Code §36-7-4-501.

WHEREAS, following the public hearing, on March 16, 2026, the Plan Commission approved and certified the Comprehensive Plan to the Common Council of the City of Westfield, Indiana ("Council"), in accordance with Indiana Code § 36-7-4-508; and

WHEREAS, the Council has reviewed the Comprehensive Plan and concurs with the Plan Commission, that the Comprehensive Plan satisfies the requirements of Indiana Code § 36-7-4-500 et seq., and promotes public health, safety, morals, convenience, order, and the general welfare, and supports efficiency and economy in the process of development in accordance with Indiana Code § 36-7-4-501.

NOW, THEREFORE, BE IT RESOLVED BY the Common Council of the City of Westfield, Indiana as follows:

SECTION 1. Adoption of the Comprehensive Plan. Having reviewed and considered the recommendation of the Plan Commission following public comment, both written and verbal, after notice on February 23, 2026, and public hearing on March 11, 2026, the Common Council

hereby approves and adopts the Comprehensive Plan attached hereto as **Exhibit A**, The Comprehensive Plan shall replace, in its entirety, the previously adopted Comprehensive Plan for the City of Westfield, Indiana.

SECTION 2. Filing and Recordkeeping. The Clerk-Treasurer is directed to maintain an official copy of the Comprehensive Plan as a public record and to file copies as required by Indiana law.

SECTION 3. Effective Date. This Resolution shall be in full force and effect from and after its adoption in accordance with Indiana law. All prior resolutions and exhibits, or parts thereof, that are in conflict with this Resolution are hereby superseded.

[The remainder of this page intentionally left blank; signature page follows.]

ALL OF WHICH IS RESOLVED THIS ___th DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **RESOLUTION 26-115** was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE **RESOLUTION 26-115** this _____ day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO **RESOLUTION 26-115** this _____ day of _____, 2026.

_____
Scott Willis, Mayor

ATTEST:

_____
Marla Ailor, Clerk Treasurer

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 (Nicole Buskill).

This instrument was prepared by Nicole Buskill | Assistant Attorney, City of Westfield
2728 East 171st Street, Westfield, IN 46074 | (317) 804-3170.

EXHIBIT A:

Memorandum

Date: March 13, 2026

Project Number: 2024-1770
Project Name: Westfield Comprehensive Plan

From: Kevin Todd, Caleb Ernest, Cynthia Bowen
To: Westfield Plan Commission Meeting
Copies: Kevin Todd, Caleb Ernest, File

Subject: Changes to Comprehensive

Remarks:

Introduction

The Westfield Comprehensive Plan is a visionary, conceptual plan that tells a community the type, location, and quality of desired future development. The plan contains a series of goals and objectives that direct how the city will move toward that vision. The plan identifies where city investments should be made to support future development. The plan does not have all the answers, but provides a framework for elected, and appointed officials to inform decision-making for future development and infrastructure. The plan is used by staff to inform discussions regarding development petitions with applicants. The document provides the legal basis for the city to have a Unified Development Ordinance (UDO). The plan does not change the zoning on any property. The land use decision starts with the property owner, and given Westfield's strong private property rights, they can make the choice in how their land is developed. The plan is implemented through the detailed action steps that are outlined in Chapter 7.

Concerns

There were a few concerns that were raised at the public hearing on March 11, 2026. These included the pace of adoption, development and future housing, the village concept, infrastructure and quality of life, lack of greenspace, historic preservation, road extension, and agrihood definition. Each of these concerns are summarized below with comments from staff and consultant team

1. **Adoption Pace**
   a. **Concern:** The pace of adoption was mentioned by a couple of different attendees.
   b. **Response:** As the Plan Commission noted that evening, the plan has been underway for the last 18 months. The process had over 58 meetings attendees could attend in-person or virtually. Various material drafts have been on both the city website, as well as the project website.

2. **Development and Future Housing**
   a. **Concern:** Focused on the need for more apartments and duplexes, given the perception of low occupancy rates in these housing types. Additionally, comments were made regarding the higher intensity of placetypes proposed for the northwest and southwest quadrants of the township and it is proposed to be too dense.
   b. **Response:** It's important for any community to have a mix of housing options, especially as traditional single-family housing is becoming increasingly unaffordable. Westfield is trying to attract a broad range of people to live in the community, especially young professionals and families. Having different types of housing products will make Westfield more welcoming and a more balanced community. The lack of housing affordability and housing types have led to state-wide legislation that requires the city to report to the state legislature, the type, amount, and price of different housing types annually. Depending on the outcome of those reports, the

state legislature could require communities to allow certain housing types within the community, thereby taking control away from the city to manage their own growth.

In anticipation of the changing laws, and with a desire to understand occupancy rates in the city, the City Council requested that a study be completed regarding occupancy rates for different apartment complexes, especially the new apartments that have been recently built. For more information about occupancy rates, refer to the presentation of these results to the City Council on September 8th, 2025. Presentation: https://www.youtube.com/live/huTufrlXRIs?si=nHXlMA3Y7d4uBjtZ&t=3150

Additionally, it's important to note that in this plan, new development guidelines have been incorporated into the plan to manage the character of new development. The implementation mechanism of these guidelines is the Westfield Unified Development Ordinance (UDO). The next step will be for the city to update the UDO's design and development standards to better reflect the desired character of the comprehensive plan. The UDO currently contains design standards to address architectural quality and the overall development character of Westfield. Any type of development in the city will follow these guidelines to ensure that any future development is consistent with the surrounding character.

Each individual placetype contains various guidelines for development. Those can be found in Chapter 4: Placetypes, starting on page 39.

The Unified Development Ordinance can be found at this link: UDO - February 2025 Interactive v2.pdf. Development standards are in Chapter 6: Development Standards, which starts on page 125 of the pdf.

3. **Village Concept**
   a. **Concern:** The "Village Concept" was another area that a few residents spoke about. There were comments questioning whether the proposed character will fit with the existing community, and that the village concept feels too similar to a "15-minute-city."
   b. **Response:** The villages of Jolietville, Lamong, Eagletown, and Hortonville were established as key redevelopment nodes in prior iterations of the 2007 comprehensive plan. Therefore, the village concepts were carried forward into the 2045 comprehensive plan. These villages were initially established in the 1800's because they were on a key transportation route, whether it be the railroad, or direct horse path.

      The intent of developing the "Village Concept" was to return these areas back to functional community nodes that focused on re-establishing the transportation grid, creating walkable "mini neighborhood nodes" that provided services and needs to adjacent neighborhoods. The Village Center Placetype creates that mini neighborhood commercial node that would support small scale mixed-use development, public spaces, and indoor and outdoor activity. The future character of these neighborhoods is to have a seamless transition between the Village Center Placetype and the Village Neighborhood Placetype. The Village Neighborhood Placetype allows for a mix of housing types to be developed in neighborhoods around this node.

      The planning staff and consultant team have reviewed the land use/placetypes matrix and adjusted the primary and secondary uses. That updated matrix can be found here at this link: 04_Placetypes_land_use_matrix.pdf

Additionally, the staff and consultant team are removing the bottom two images on page 87 of the plan. The following images will be added as additional character images to ensure that the guidance given by the plan is consistent with this concept.

4. **Infrastructure and Quality of Life**
   a. **Concerns:** Poor road conditions, flooding down stream due to development, and the loss of farmland were identified as conditions that needed to be addressed.
   b. **Response:** The plan addresses all these concerns. The Agrihood, Estate Rural and Equestrian, and Parks and Open Space placetypes were identified as key areas to protect existing farmsteads and the rural character associated with them. The Agrihood Placetype can be found in Chapter 4: Placetypes, on page 54. The Estate Rural and Equestrian placetype can be found in Chapter 4: Placetypes, on page 60. The Parks and Open Space placetype can be found in Chapter 4: Placetypes, on page 144.

      The road conditions have been documented, and a new thoroughfare plan has been created to ensure improvements are made to the road network that promote safe and efficient transportation, support the proposed placetypes map, and support various modes of transportation. The new thoroughfare plan can be found in Chapter 5: Thoroughfare Plan, which starts on page 150. The new thoroughfare plan map can be found in Chapter 5, on page 170. Each map will be given a figure number so that it's easier to find in a List of Figures to be added to the comprehensive plan.

      Finally, in each of the placetypes, stormwater management has been addressed. These can be found in each individual placetype containing various guidelines for development. Those can be found in Chapter 4: Placetypes, starting on page 39. Additionally, Utilities were a major theme of the plan. In Chapter 3: Themes and Goals, on pages 36 and 37, several goals and objectives were identified. In Chapter 6: Connecting It Together, starting on page 238, action steps for stormwater utilities have been identified. In objective 3, bullet point 4, text will be added after older neighborhoods to include "rural areas". In Chapter 7: Implementation, on page 267 there are a variety of action steps related to stormwater. The matrix shows the objective, related tasks, priority, difficulty level to implement, lead agency, key partners, and

related themes. The key partners will be updated with the County Surveyor's Office. Additionally U3.4 will be updated with the same language as in Chapter 6: Connecting It All Together, Goal 4, bullet point 4.

5. **Lack of Greenspace**
   a. **Concerns:** One resident highlighted the lack of planning for green spaces and affordable sports facilities in the plan.
   b. **Response:** Recreation and green space is addressed in detail in the Westfield Parks Plan, which can be found at this link: Westfield_5Y_Master_Plan_2025-02-27.sm.pdf

      The Comprehensive Plan has a theme called Quality of Place in Chapter 3: Themes & Goals, starting on page 32. This section focuses on the goals of the plan and then links to specific action steps in Chapter 6: Connecting It All Together, starting on page 228. The Implementation matrix for Quality of Place starts on page 262 which spells out the objective, related tasks, priority, difficulty level to implement, lead agency, key partners, and related themes.

      Additionally, each placetype has a section called Bicycle and Pedestrians under Mobility, and Amenities and Open Spaces under the Site Design Section. Each individual placetype contains various guidelines for development. Those can be found in Chapter 4: Placetypes, starting on page 39.

6. **Historic Preservation**
   a. **Concern:** One of the placetypes was requested to be adjusted by two attendees interested in protecting their restored 1901 home and other historic properties on North Union Street.
   b. **Response:** Upon review of the placetypes map, this area is included within the Downtown placetype. This specific area is addressed in the recently completed Downtown Plan which can be found here.

7. **Road Extension**
   a. **Concern:** An attendee expressed concern over a proposed road extension on in the thoroughfare plan around 151st street and Westfield Boulevard. It is in the Bainbridge neighborhood (as referred to as the Old Briar Lane neighborhood).
   b. **Response:** Upon review of the thoroughfare plan, this improvement identified under the 2007 plan was not carried forward on the new thoroughfare plan, which can be found in Chapter 5: Thoroughfare Plan, page 170 for the 2045 Thoroughfare Plan Map.

8. **Agrihood Definition:**
   a. **Concern**: A conflict was noted between the land use definitions within the "Agrihood" placetype and the primary and secondary uses on the land use matrix on page 59, and page 62. The bottom right photo was highlighted as one that didn't fit the existing character within Washington Township.
   b. **Response**: After review of the primary and secondary uses in the Land Use Matrix in Chapter 4: Placetypes, page 59 & 60, as well as page 62, the staff and consultant team agree and have adjusted the land use matrix. The updated matrix can be found here: 04_Placetypes_land_use_matrix.pdf.

      Additionally, the staff and consultant team will change the bottom right photo with one that is more representative of the future character.

9. **Other Changes:**
    a. After review of the plan, the following additional changes will be made:
        i. Update the Acknowledgements Page (attached)
        ii. Update the image on Page 36, with the new water tower
        iii. Update the comprehensive plan process graphic with the new dates
        iv. Re-pdf file to high quality so that images and text are more crisp.
        v. Update % devoted to placetypes and the associated acreage
        vi. Change date on the cover to adoption date
        vii. Add in Plan Commission and City Council adoption resolutions
        viii. Create a list of figures in TOC
        ix. Create a source list of all images and graphics in the appendix
        x. Update the Placetypes Map Legend description on page 46
        xi. Land Use Matrix Changes
            (a) Added Professional Services to the Commercial Land Use Category
            (b) Added Artisan Manufacturing to Commercial Land Use Category
            (c) Updated the land use matrix (attached)
            (d) Update the individual placetypes matrices to be consistent with the overall Land Use Matrix
        xii. Map Changes
            (a) On the trails map: Update trail map to include the Prairie Creek (Finley Creek) Trail (trail-oriented development corridor) in the NW quadrant. Also add a connector trail between it and the Midland Trace Trail. Also connect the proposed trail along 206th Street between Lamong and Hortonville.
            (b) Update the Bicycle and Pedestrian Gap Map to indicate that the map contains conceptual linkages and the future route may not be exactly as noted on this map when an alignment study is completed.
            (c) Change the name of maps to note which maps are existing conditions maps and which maps are the 2045 future maps in Chapter 5: Thoroughfare Plan.
            (d) Change the red square located just east of the Downtown Placetype from Traditional Commercial to Downtown Placetype.
            (e) Northeast area of East Steet and 191st Street – changed from General Industrial and Flex Industrial/Innovation Placetype to Flex Industrial Placetype.
            (f) The parcels southwest of the Horton Road and 216th Street intersection and around the Monon Trail, the TrOD (Trail Oriented Development) placetype was rounded/smooth out.
            (g) The TrOD placetype north of Jolietville's Village Center placetype was changed from TrOD to TrOD/Village Neighborhood Placetype.
            (h) Tree stand was added to the southwest area of Hortonville Village Center Placetype.
            (i) The Open Space / TrOD Placetype on the south side of East State Road 32, east of Carey Road changes to TrOD

Acknowledgments

It is with gratitude that we acknowledge the many individuals, institutions, and organizations from the City of Westfield who helped develop this plan.

City Council

Jon Dartt, City Council District 1
Victor McCarty, City Council District 2
Joe Duepner, City Council District 3
Patrick Tamm, City Council District 4; Council President
Noah Herron, City Council District 5
Chad Huff, City Council At Large
Kurt Wanninger, City Council At Large

Advisory Plan Commission

Mike Neal, President
Billy Bunkowfst, Vice President
Stephanie Carlson, Member
Robert Horkay, Member
Mark Keen, Member
Omar Khan, Member
Victor McCarty, Member
Ryan Mooney, Member
Kurt Wanninger, Member
Chris Woodard, (former Member of Plan Commission)

Administrative Staff

Scott Willis, Mayor
Danielle Carey Tolan, Executive Chief of Staff
John Nail, Executive Chief of Operations
Jenell Fairman, Executive Chief of Economic and Community Development

City Staff

Kevin Todd, AICP, Director of Community Development
Caleb Ernest, AICP, Long-Range Planning Manager
Daine Crabtree, Current Planning Manager
Lauren Gillingham-Teague, AICP, Senior Planner
Weston Rogers, Senior Planner
Clarissa Carrigan, Associate Planner
Shelby Alexander, Associate Planner
Ryan Collingwood, Senior Associate Planner
Chuck Haberman, Director of Economic Development
Rachel Baker, Redevelopment Manager
Lauren Wahl, Redevelopment Strategist
David Brock, Project Manager/Office Administrator
Claire Gelinas, Economic Development Strategist
Michael Pearce, PE, Director of Engineering
Wes Rood, Stormwater Coordinator
Chris McConnell, Director of Parks and Recreation
Molly O'Connor, Westfield Markets Manager
Kayla Arnold, Director of Communications
Kelley Kemper, Director of Financial Planning and Reporting
John Rogers, Director of Enterprise Development
Matthew Deck, Director of Community Engagement
Kelley Wells, Community Engagement Manager

Steering Committee

Courtney Albright, Westfield Chamber of Commerce
Ryan Baker, Cushman & Wakefield
Mike Deck, Berkshire Hathaway Home Services
Jon Dobosiewicz, Nelson & Frankenberger
Jill Doyle, Invest Hamilton County
Chuck Lehman, Lehman Partners
Remo Mazzetta, C Garcia Associates
Victor McCarty, City Council District 2
Karen Radcliff, Hamilton County Tourism
Patrick Tamm, City Council District 4
Brian Tomamichel, Redevelopment Commissioner (previously represented Westfield-Washington Schools)
Curt Whitesell, WKRP Indy Real Estate
John Atha,Westfield Washington Township Schools

Plan prepared by:

REA

LOCHMUELLER GROUP

U3

Placetype / Land Use Matrix

**The examples provided in the table below are not an exhaustive list of uses for the broad category of land use.*

Legend

P=Primary Uses
S=Secondary Uses

LAND USE CATEGORIES	Agriculture	Public Open Spaces	Private Open Spaces	Single Family Detached	Single Family Attached	Multiplex	Apartment	Mixed-Use
EXAMPLES OF LAND USES*	Agritourism Crop Production Small Farm Commercial Stable	City Park or Plaza Nature Preserve Golf Course Cemetery Athletic field/court	Nature Preserves Park Golf Course Cemetery Athletic field/court	All single unit detached dwelling units Accessory Dwelling Unit	Townhomes Duplex Accessory Dwelling Unit	Multi-unit with 12 or fewer attached dwelling units	Multi-unit with 13 or more attached dwelling units	Any combination of residential, retail, office, lodging, or civic spaces
PLACETYPES								
Agrihood / Agriculture / Agribusiness	P	P	P	P	S			S
Estate Rural & Equestrian	P	P	P	P				
Traditional Residential		P	P	P	S	S		
Master Planned Residential		P	P	P	P	S	S	
Village Neighborhood		S	S	P	S	S		
Village Center		P	P	P	P	P		P
Master Plan Mixed Use		P	P	S	P	P	S	P
Trail Oriented Development (TrOD)		P	P		P	P	P	P
Downtown				See Page 100				
Innovation District		S	S				S	P
Destination Development		P	P					P
Traditional Commercial								S
General Industrial	S	S	S					
Flex Industrial		S	S					
Grand Park District				See Page 132				
Grand Park Sports Campus		P				P		P
Community Institutional		P	P					
Parks, Conservation, and Open Space	S	P	P					

Placetype / Land Use Matrix Cont.

Legend

P=Primary Uses
S=Secondary Uses

LAND USE CATEGORIES	Entertainment	Lodging	Commercial	Office	Civil / Public Institution	Utility	Light Industry	Heavy Industry
EXAMPLES OF LAND USES*	Restaurants, Bars, Distillers, Winery Live music venue Arcades Museums Food hall Retail Experiential Uses Plazas & Programmable Open Space Event venues Stadium	Hotels Motels Extended Stays	Retail Personal Services Professional Services Restaurants Artisan Manufacturing	Financial Institutions Medical Services Healthcare Tech Research & Development Other Office	Schools Religious Institutions Hospitals Government Buildings	Telecom Tower Power Station Pump Station Water Tower Battery Energy Storage System	Hi-Tech \ Manufacturing Maintenance Shops Office & Showroom Machinery Labs Bio-Tech Aerospace Medical devices Local Warehousing and Distribution	Fuel Storage Outdoor Storage Construction Materials Concrete Plant Data Centers Regional Distribution Centers
PLACETYPES								
Agrihood / Agriculture / Agribusiness			S		S	S		
Estate Rural & Equestrian					S	S		
Traditional Residential					S	S		
Master Planned Residential			S	S	S	S		
Village Neighborhood			S		S	S		
Village Center	S	S	S	S	S	S		
Master Plan Mixed Use	S	S	P	P	S	S		
Trail Oriented Development (TrOD)	P	S	P	P	S	S		
Downtown				See Page 100				
Innovation District	S	S	P	P	S	S	P	
Destination Development	P	P	P	S	S	S		
Traditional Commercial	S	S	P	P	S	S		
General Industrial				P		P	P	P
Flex Industrial			S	P	S	S	P	
Grand Park District				See Page 132				
Grand Park Sports Campus	P	P	P	S	S			
Community Institutional					P	S		
Parks, Conservation, and Open Space						S		

RESOLUTION NUMBER 26-101

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING AND CERTIFYING THE COMPREHENSIVE PLAN TO THE WESTFIELD COMMON COUNCIL

WHEREAS, Indiana Code § 36-7-4-500 *et seq*. authorizes the Westfield-Washington Township Advisory Plan Commission ("Plan Commission") to prepare and adopt a comprehensive plan for development of the jurisdiction;

WHEREAS, the Plan Commission has prepared a Comprehensive Plan for the City of Westfield, Indiana ("City)", which is attached hereto and incorporated by reference as **Exhibit A** ("Comprehensive Plan");

WHEREAS, the Comprehensive Plan establishes goals, policies, and strategies intended to guide future land use, growth, development, infrastructure investment, and community character within the jurisdiction;

WHEREAS, the Plan Commission conducted public engagement, stakeholder meetings, and a review of existing conditions during the preparation of the Comprehensive Plan;

WHEREAS, the City has identified areas of the previously adopted comprehensive plan that should be updated to reflect present community vision, goals, and objectives;

WHEREAS, on February 23, 2026, the Plan Commission caused notice of a public hearing on the proposed Comprehensive Plan, published as required by Indiana Code § 36-7-4-507;

WHEREAS, on March 11, 2026, the Plan Commission held a duly noticed public hearing to consider adoption of the attached Comprehensive Plan; and,

WHEREAS, the Plan Commission finds that the Comprehensive Plan attached hereto satisfies the requirements of Indiana Code §36-7-4-500 *et seq*., and promotes public health, safety, morals, convenience, order, and the general welfare, and supports efficiency and economy in the process of development in accordance with Indiana Code §36-7-4-501.

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

Section 1. Approval of Updated Plan. The Plan Commission hereby approves the Comprehensive Plan for the City of Westfield, Indiana, attached hereto as Exhibit A.

Section 2. Certification to Common Council. Pursuant to Indiana Code I.C § 36-7-4-508, the Plan Commission hereby certifies and transmits the Comprehensive Plan to the Westfield City Common Council for consideration and adoption.

Section 3. Transmission of Resolution. The Secretary of the Plan Commission is directed to forward a certified copy of this Resolution, together with the Comprehensive Plan, to the Westfield Common Council.

Section 4. Effective Date. This Resolution shall be in full force and effect upon its adoption in accordance with Indiana law.

ADOPTED this _____ day of March, 2026, by the Westfield-Washington Township Advisory Plan Commission.

Plan Commission Action: _____ ayes, _____ nays

Respectfully submitted,
Westfield-Washington Township Advisory Plan Commission

President

Date: 3/16/2026

ATTEST:

Secretary
Westfield-Washington Township Advisory Plan Commission

Date: 03/16/2026

EXHIBIT A:

Westfield City Council Report

Petition Number:	2511-PUD-19
Project Name:	Ironstone PUD
Subject Site Address:	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. (the "Property")
Petitioner:	Platinum Properties Management Company, LLC
Representative:	Nelson & Frankenberger
Request:	Change in zoning from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-family Rural District
Current Land Use:	Agriculture, Residential, and Vacant
Approximate Acreage:	765 acres +/- (including 40 acre school site)
Exhibits:	1. City Council Report 2. Location Map 3. Proposed Ironstone PUD Ord. 25-66 4. Red-lined Ironstone PUD Ord. 25-66 5. Concept Plan 6. District Maps 7. Lot Type Standards 8. Architectural Standards 9. Trail Network Plan 10. Amenities 11. Thoroughfare Plan and Street Sections 12. Residential Signage and Fencing Plan 13. Open Space, Tree Preservation, and Buffering Plan 14. Commitments Concerning Use & Development of Real Estate 15. Ironstone Road Improvement Development Agreement 16. Ironstone Road Improvements Exhibits 17. APC Certification
Staff Reviewer:	Weston Rogers, Senior Planner

PETITION HISTORY

The petition (Ord. 25-66) received its first reading at the October 27, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 3rd, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure. Discussion regarding this petition can be viewed here.

A workshop meeting was held at the December 15, 2025, Plan Commission meeting at the Westfield City Hall. Discussion regarding this petition can be viewed here.

A second workshop meeting was held at the January 20, 2026, Plan Commission meeting at Westfield City Hall. Discussion regarding this petition can be viewed here.

A third workshop meeting was held at the February 17, 2026, Plan Commission meeting at the Westfield City Services Building. Discussion regarding this petition can be viewed here.

The petition obtained a favorable recommendation (7-1) to the City Council at the March 16, 2026, APC meeting. Discussion regarding this petition can be viewed here.

The petition is eligible for Adoption Consideration at the March 23, 2026, City Council meeting.

PROJECT OVERVIEW

Location:

The 765 acre +/- Property is generally located 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., see **Exhibit 2,** *Location Map*.

Property Description:

The Property is currently zoned AG-SF1: Agriculture / Single-family Rural District. The Property is currently used primarily for agricultural and residential purposes.

Project Description:

The petitioner is requesting to re-zone the 765 +/-acre Property to the Ironstone Planned Unit Development (PUD) District. The proposed ordinance would permit a residential community with a mixed-use village to be developed through the establishment of four districts.

The districts include the Lakes, The Reserve, The Village and The Horton Square Mixed-use Block – each with distinct architectural and site development standards. Extensive on-site amenities and pedestrian trail pathways are also proposed.

In addition, a portion of the Property is proposed to be donated to the Westfield Washington Township School District.

Specific ordinance details are outlined within this staff report.

ORDINANCE DETAILS

Definitions:

- The proposed Ordinance establishes unique definitions for substantial elements within the Proposed Development. These include defining the names of proposed districts, lot types, and specific housing types not currently identified within the default Unified Development Ordinance (the "UDO").

Concept Plan:

- The proposed Ordinance, as currently written, would require the Property to be developed in substantial conformance with **Exhibit 5**, *Concept Plan* and **Exhibit 6**, *District Map* as determined by the Director of Community Development.

Underlying Zoning Districts:

- The proposed Ordinance would assign the following underlying zoning districts to the Property:
    - Area A – The Lakes; SF4: Single-Family High-Density District
    - Area B – The Village; SF4: Single-Family High-Density District
    - Area C – The Reserve; SF3: Single-Family Medium-Density District
    - Area D – Horton Square Mixed-use Block; LB-H: Local Business / Historic District

Permitted Uses:

Areas A, B, and C

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property except for a Religious Institution.
- As currently written, the following uses shall also be permitted: Park, Public or Private; and Educational Institution (only in Area A, north of 206th Street.)
- A link to the UDO land use table can be found here (page 348) of the UDO.

Area D

- The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District(s), as set forth in Chapter 4 and Chapter 13 of the UDO, to be permitted on the Property.
- The following uses would also be permitted: Multifamily Dwellings; and Park, Public or Private.
- The following uses would not be permitted: auto parts sales, auto rental, pawn shops, self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales / rentals along with all Special Exception uses and Prohibited Uses.
- In addition, no use of any kind shall include a drive thru as part of the operation of the Use.

Maximum Dwellings:

- The proposed Ordinance would assign the following number of dwelling units to be developed on the Property:
    - Area A "The Lakes"
        - 575 Single-Family Dwelling Units
    - Area B "The Village"
        - 550 Single-Family Dwelling Units
        - 230 Townhome Units (only permitted north of 206th Street per District Map)
    - Area C "The Reserve"
        - 375 Single-Family Dwelling Units
    - Area D "Horton Square Mixed-use Block"
        - 250 Multifamily Dwelling Units
- The proposed Ordinance also delineates eleven (11) specific Lot Types and what District(s) each Lot Type is permitted to be developed in to establish housing stock variety throughout the proposed development.

General Regulations:

The proposed ordinance defaults to the standards of the Underlying Zoning Districts except as modified below:

- Area A "The Lakes", Area B "The Village", and Area C "The Reserve" will be subject to the specific Residential Lot Type Standards as noted in **Exhibit 7**, *Lot Type Standards*.
- Area D "Horton Square Mixed-use Block" will utilize the below Lot Standards:

	Proposed PUD Standard
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback	
Front	Min. 0' / Max. 10'
Side Yard / Bldg. Separation	0'
Rear Yard	0'
Minimum Building Height*	Two (2) Stories
Maximum Building Height**	50'
Building Size	
Minimum Building Size	10,000 SF
Maximum Building Size	50,000 SF

**Minimum Building Height is measured at the highest point of a building*
***Outdoor rooftop space and interior access to that space comprised of no more than 20% of the building footprint shall be permitted and that building area may exceed the 50' height limitation.*

Other General Regulations for Horton Square Horton Square Mixed-use Block:

- No drive-thru facilities permitted
- Multifamily Dwelling are only permitted if included as part of a mixed use development and shall only permitted on the 2nd story and above.
- Maximum tenant size for commercial use shall be limited to 6,000 SF

Development Standards:

As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as noted below:

Article 6.3 – Architectural Standards

All Residential Districts

- The proposed ordinance would omit the default UDO Architectural Standards applicable to Single-family Districts (Residential Uses).
    - Rather, the proposed ordinance includes specific architectural standards and character imagery for each individual housing type as noted in **Exhibit 8**, *Architectural Standards*.
- The proposed ordinance specifies anti-monotony standards for all areas that promotes architectural variety along a residential streetscape. In addition, the ordinance includes specific side elevation design standards for all homes.
- The proposed ordinance also specifies rear façade enhancements for any façade adjacent to the power transmission line easement and all pedestrian trails.

Home Builder Ratios

- The proposed ordinance also specifies that there shall be a minimum of five (5) home builders constructing housing product on the Property.
    - Each home builder would be required to construct a minimum of 5% of the homes on the Property (excluding Area C – The Reserve).
    - In addition, the following standards would apply:
        - Area A – An individual builder shall be permitted to construct a maximum of 50% of the homes in Area A.
        - Area B – An individual builder shall be permitted to construct a maximum of 60% of the homes in Area B.
        - Area C - An individual builder shall be permitted to construct a maximum of 40% of the homes in Area C.
        - Townhome dwellings would be excluded from these ratios.

Area A (The Lakes) Additional Standards

- The proposed ordinance would require the fronts of homes to face the public rights-of-way along 206th Street and Six Points Road. In addition, homes would be required to face the large linear public amenity spaces as shown on the Concept Plan.

Area B (The Village) Additional Standards

- The proposed ordinance would require the fronts of homes, not separated by Street Frontage Landscaping to face the public rights-of-way along 206th Street, Horton Road, and the Monon Trail.
- The proposed ordinance would require a minimum of 80% of all lots to be alley loaded.
- A maximum of 10% of Townhomes Lots may be front-loaded.
- Homes fronting Foundry Park, Horton Square Mixed-use Block, and the main entry drive off of 206th Street would require brick pedestrian pathways connecting to the adjacent sidewalk.
- Homes adjacent to the Monon Trail would be required to be 3 stories in height with a rooftop living area.
- A minimum of 30% of front loaded homes shall include a garage setback of 10 feet from the main living area of the home.
- Home height standards have also been included for residential lots adjacent to certain AG-SF1 zoned properties.

Area C (The Reserve) Additional Standards

- The proposed ordinance would require the fronts of homes, not separated by Street Frontage Landscaping, to face the public rights-of-way along Horton Road.

Horton Square Mixed-use Block

- The proposed ordinance would omit the default UDO Article 6.3 Architectural Standards.
- Rather, the proposed ordinance includes specific architectural standards and character imagery as noted in **Exhibit 8,** *Architectural Standards*.

Article 6.5 – Fence Standards

- Article 6.5 of the UDO requires specific fencing standards for residential and commercial land uses.
- The proposed ordinance would apply these standards. However, the proposed ordinance would also specify that proposed fencing shall be designed and installed in substantial compliance with **Exhibit 12**, *Residential Signage and Fencing Plan*.

Article 6.8 – Landscaping Standards

- The proposed ordinance would modify the following UDO Landscaping Standards as noted below:
    - Street Trees
        - The ordinance would specify a minimum spacing requirement of twenty (20) feet.
    - Lot Landscaping
        - Article 6.8(K) of the UDO requires Minimum Lot Landscaping Requirements for various sizes of residential lots.

- The proposed ordinance would require all Single Family Lots, regardless of size, to include two (2) shade trees and eight (8) shrubs. Corner lots would require one (1) additional shade tree and eight (8) additional shrubs. Townhome Lots would require one (1) shade tree and eight (8) shrubs. Corner Lots would require one (1) additional shade tree. Corner lots where the setback is less than ten (10) feet would be able to credit additional shrubs towards meeting the additional tree requirement, provide street trees are present within the adjacent right-of-way.

- Tree Preservation
  - The ordinance would require tree preservation within the Areas shown on **Exhibit 13**, *Open Space, Tree Preservation, and Buffering Plan.*
  - In addition, the ordinance outlines specific tree protection and preservation procedures and requirements.
- Foundation Plantings
  - Article 6.8(L) of the UDO requires Foundation Plantings along long expanses of walls and fencing.
  - The proposed ordinance would omit this requirement from Area D "Horton Square Mixed-use Block". However, street tree plantings would still apply.
- External Street Frontage Landscaping
  - Article 6.8(M) of the UDO requires a landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development along with four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees, and twenty-five (25) shrubs per 100 lineal feet.
  - The proposed ordinance would specify that External Street Frontage Landscaping is not required when the front or side of a dwelling abuts an External Street or within Area D "Horton Square Mixed-use Block".
- Buffer Yards
  - Article 6.8(N) of the UDO would require the landscape buffer yards noted in the tables below "Default UDO Standard".
  - The proposed ordinance would modify the default UDO requirements of Article 6.8(N) as noted in the tables below "Proposed PUD Standard".

SF3 and SF4 adjacent to AG-SF1

Standard	*Default UDO Standard*	*Proposed PUD Standard*
Buffer Yard Type	"Type B"	"Type B"
Minimum Width	40'	40'
Shade Trees / 100 LF	4	4
Evergreen Trees / 100 LF	4	4
Shrubs	10	10*
Mound / Fence	4' mound for 60% of lot line	None required

*3 additional trees / 100 LF shall satisfy the minimum shrub plantings

* Evergreen Trees may be substituted for required Shade Trees at a 1:1 ratio

*Preserved trees may count towards meeting the required buffer yard plantings

- The proposed ordinance would omit buffer yard requirements within the following conditions:
    - Between Areas internal to the Real Estate
    - Within areas including Development Amenities
    - The perimeter of the Village District which is north of the southern limits of the power transmission easement and west of the Monon Trail as illustrated in the Concept Plan.
- The proposed ordinance would also specify that Lot Landscaping Standards for Lots adjacent to the Monon Trail and tree preservation along the Monon Trail shall serve as the buffering along the Monon Trail throughout the Property.
- Unique and specific buffer yard standards for certain adjoining properties are noted within **Exhibit 13**, *Open Space, Tree Preservation, and Buffering Plan*.

o Parking Area Landscaping

- Article 6.8(O) of the UDO requires various landscape standards for parking areas of certain sizes and locations.
- The proposed ordinance would modify the default UDO requirements by stating regardless of parking lot location or size, a minimum of 5% of the parking area shall be landscaped and the parking area shall be screened if only located within twenty (20) feet of a Lot Line or right-of-way.

Article 6.9 – Lighting Standards

- Article 6.9 of the UDO requires various site lighting standards for development. The proposed ordinance would default to these standards.
- However, within Area D "Horton Square Mixed-use Block", the minimum light level reading standards shall not apply to individual Lot Lines within the district.

Article 6.14 – Parking and Loading Standards

- Article 6.14 of the UDO requires specific parking standards for various use types.
- Non Residential Uses:
    - The proposed ordinance would require all non-residential use parking requirements to be determined by the Director in lieu of a specific ratio as stated within the UDO.
    - The proposed ordinance would not permit parking to be located within the Established Front Yard unless otherwise approved by the Director under specific circumstances. In addition, a 4' height masonry screen wall would be required to screen parking if adjacent to Horton Road or 206th Street. On Street parking would be required within the Horton Square Mixed-use District.
- Multifamily Residential Uses
    - The proposed ordinance would require all Multifamily dwellings to include 1.25 spaces per Multifamily dwelling in lieu of 2 spaces per Multifamily unit as stated within the UDO.

Article 6.17 – Sign Standards

- Article 6.17 of the UDO requires specific signage standards for residential and commercial land uses based on location, size, specific land use, occurrence, etc.
- The proposed ordinance would specify residential sign standards via the inclusion of **Exhibit 12**, *Residential Signage and Fencing Plan*.

Infrastructure Standards:

The proposed ordinance defaults to the UDO's Infrastructure Standards except as modified below.

- The proposed ordinance includes a variety of unique Street and Alley cross-sections as shown in **Exhibit 11**, *Thoroughfare Plan and Street Sections*. These cross-sections represent the street designs proposed throughout the development.
- The proposed ordinance also includes requirements for a streetscape design implementation plan for the Area D to be submitted, reviewed, and approved as part of the first Detailed Development Plan submittal within Area D, Horton Square Mixed-use Block.
- The ordinance also specifies specific street lighting spacing standards within residential areas.

Design Standards:

The proposed ordinance defaults to the UDO's Design Standards except as modified below.

Article 8.6 – Open Space and Amenity Standards

- The proposed ordinance would modify the following UDO Open Space and Amenity Standards applicable to Single-family Districts (Residential Uses) as noted below:
    - Minimum Open Space
        - The UDO requires 12% to 20% open space per underlying zoning district standards by default.
        - Proposed ordinance would require over 20% of the Property to be Open Space as depicted on the Concept Plan regardless of the applicable underlying zoning district.
    - Amenities
        - The UDO does not currently require specific amenities to be installed as part of a single-family development.
        - Proposed ordinance would require the amenities to be developed on the Property in substantial compliance with **Exhibit 10**, *Amenities Plan*.
        - These amenities would include playgrounds, play courts, bathhouse buildings and swimming pools, community wide clubhouse, amphitheater, frisbee golf, marina dock, and gathering areas as shown in **Exhibit 10**, *Amenities Plan.*
        - The proposed ordinance outlines required amenities in **Exhibit 10**, *Amenity Plan*, and specifies the construction and installation timing for amenities throughout the development within the proposed ordinance.
        - The ordinance also specifies that all amenities shall be maintained by an Owner's Association.

Article 8.7 – Pedestrian Network Standards

- As proposed, the PUD Ordinance defaults to the standards with the following modifications:
    - An extensive network of pedestrian pathways would be required to be developed as generally shown on **Exhibit 9**, *Trail Network Plan*.

Duration

- The proposed ordinance includes language that requires Construction Plan approval for the Property be obtained by January 1, 2045, or this proposed ordinance would become void.

Annexation

- The proposed ordinance includes language that would require the Property, or parts thereof that may be subject to a Secondary Plat approval, to be annexed into City of Westfield.

Proposed Developer Commitments:

- Developer commitments are proposed to address the following items:
    - Commitment to rental / leasing restrictions (min. 90% of homes to be owner occupied)
    - Commitment to donate portion of real estate to the City of Westfield
    - Commitment to enter into development agreement with City of Westfield regarding road improvements
- See **Exhibit 14**, *Commitments Concerning Use and Development of Real Estate* for additional information and detail.

COMPREHENSIVE PLAN

The Property currently falls within a combination of the following areas as identified in the current comprehensive plan: a) Villages, b) New Suburban, and c) Rural Northwest and Northeast.

However, it should be noted the City is currently underway with developing an updated township-wide Comprehensive Plan that is nearing completion.

The proposed Westfield Washington Township Comprehensive Plan identifies various “placetype” designations throughout the township that include a detailed, visual description of the characteristics of development patterns that contribute to the unique make-up of the community.

The proposed development is anticipated to be located within the following placetypes: a) Village Center, b) Suburban Village Neighborhood, Traditional Suburban Neighborhood, and Master Planned Suburban Residential.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

First Reading:

The petition (Ord. 25-66) received its first reading at the October 27, 2025, City Council meeting. Discussion regarding this petition can be viewed here.

Public Hearing:

A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 3rd, 2025, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure. Discussion regarding this petition can be viewed here.

Workshop Meetings:

A workshop meeting was held at the December 15, 2025, Plan Commission meeting at the Westfield City Hall. Discussion regarding this petition can be viewed here.

A second workshop meeting was held at the January 20, 2026, Plan Commission meeting at Westfield City Hall. Discussion regarding this petition can be viewed here.

A third workshop meeting was held at the February 17, 2026, Plan Commission meeting at the Westfield City Services Building. Discussion regarding this petition can be viewed here.

APC Recommendation:

The petition obtained a favorable recommendation (7-1) to the City Council at the March 16, 2026, APC meeting. Discussion regarding this petition can be viewed here.

City Council Adoption Consideration:

The petition is eligible for Adoption Consideration at the March 23, 2026, City Council meeting.

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation:

At its March 16, 2026, meeting the Plan Commission forwarded a favorable recommendation (Vote: 7 in favor, 1 opposed) to the City Council with the condition that the recommendation includes the Proposed Commitments Concerning Use and Development of Real Estate as outlined in Exhibit 17 and updated exhibits presented at the March 16, 2026 Plan Commission Meeting.

City Council:

Introduction:	October 27, 2025
Eligible for Adoption:	March 23, 2026
Submitted by:	Weston Rogers, Senior Planner

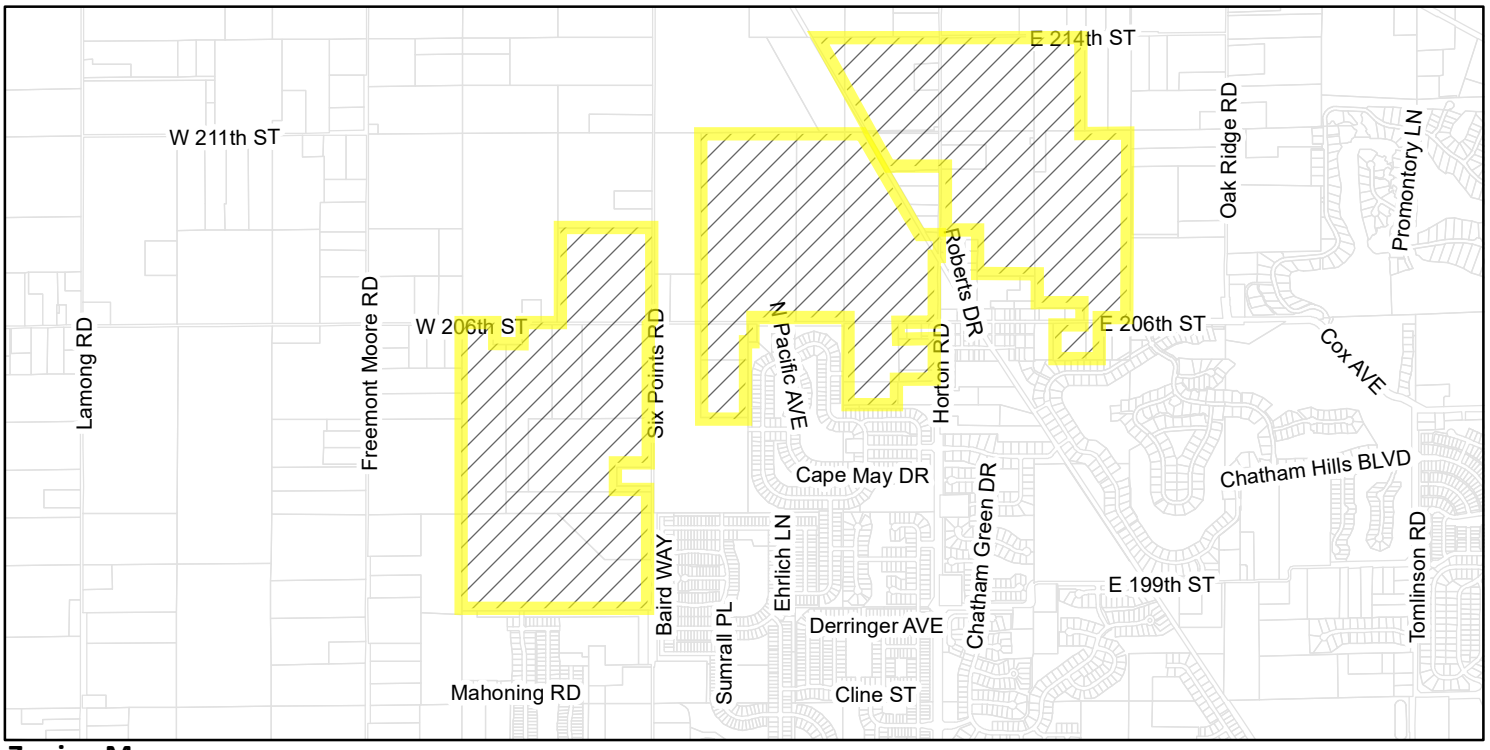
CITY OF Westfield INDIANA

Property Location Map

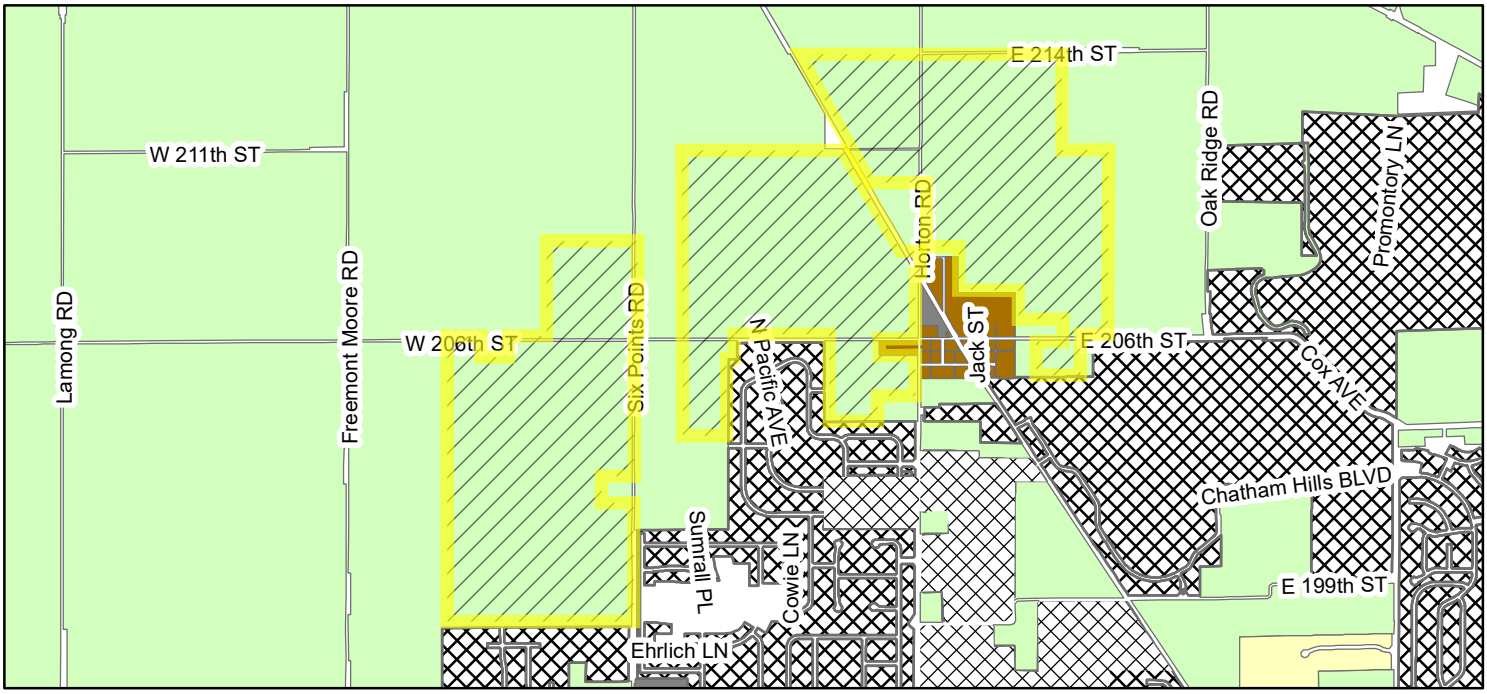
N W E S

Not To Scale

Aerial Location Map

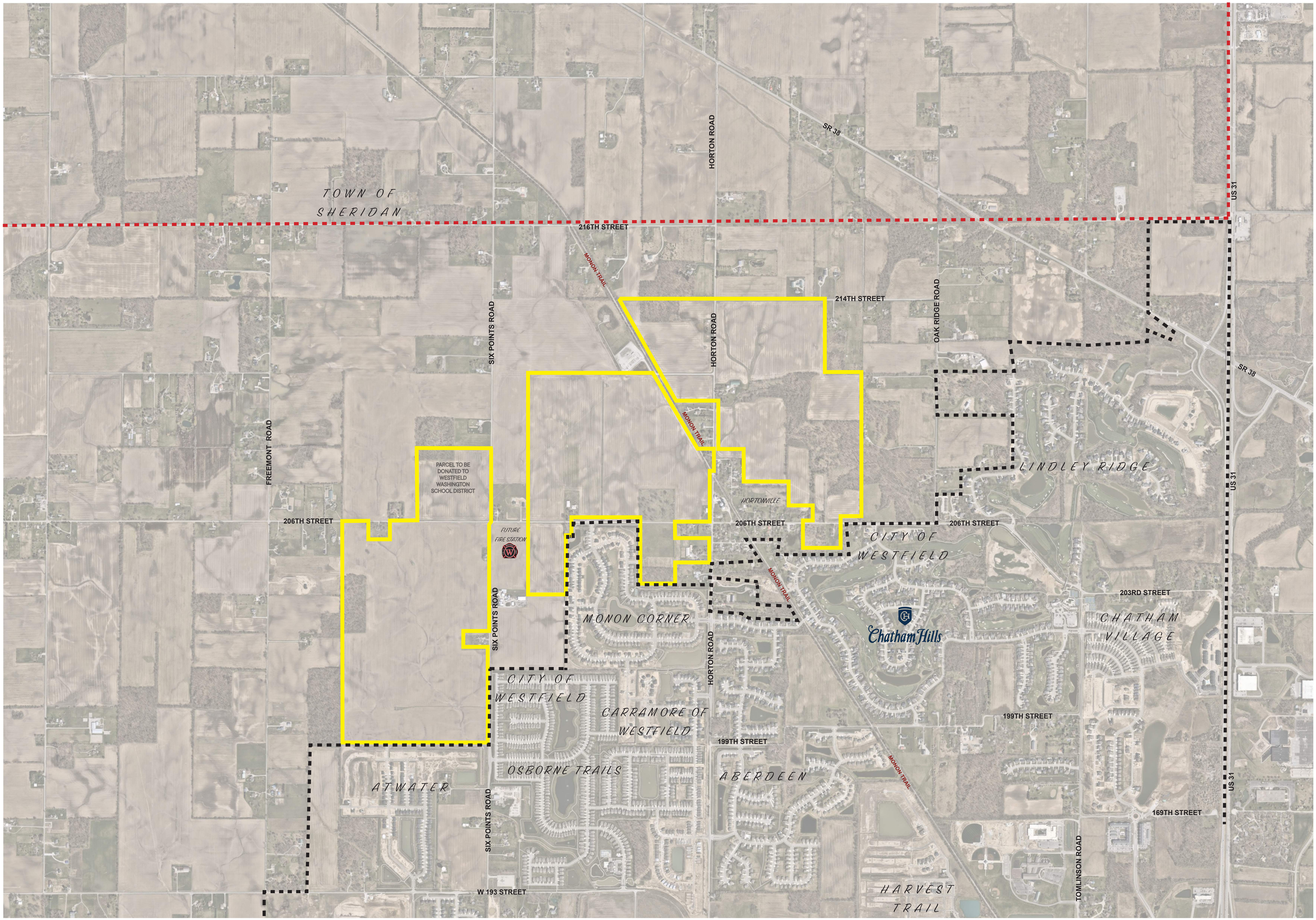


Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-5 (Single Family - 5)



IRONSTONE | EXHIBIT A - LOCATION MAP

Kimley»Horn

N

ORDINANCE NUMBER 25-66

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

"Ironstone"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2511-PUD-19**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2511-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Favorable Recommendation** (7-1 vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on March 17, 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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ironstone PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield

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

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

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

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

2.1 Area(s): A discrete geographic area within the District. The District contains four (4) Areas, "Area A – The Lakes", "Area B – The Village", "Area C – The Reserve", "Area D – Horton Square Mixed Use Block" which are identified on the attached District Map included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.

2.2 Area A – The Lakes: The part of the Real Estate depicted on the District Map as Area A - The Lakes including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.

2.3 Area B – The Village: The part of the Real Estate depicted on the District Map as Area B - The Village including (both front load and rear/ alley load) Single-family Detached Dwellings and Attached Dwellings (Townhome).

2.4 Area C – The Reserve: The part of the Real Estate depicted on the District Map as Area C – The Reserve including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.

2.5 Area D – Horton Square Mixed Use Block: The part of the Real Estate depicted on the District Map as Area D – Horton Square Mixed Use Block including mixed use (commercial and multi-family residential).

2.6 District Map(s): The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.

2.7 Lot Type(s): A distinct Lot Type (Dwelling Type) including Detached Dwellings and Townhomes within the District. The District contains eleven (11) Lot Types which are identified in Section 5.2 of this Ordinance and conceptually represented on the District Map. The Lot Types are further regulated by the terms of this Ordinance. Lot Type and Dwelling Type are aligned with one another and

interchangeable (i.e "Lot Type D" = "Dwelling Type D").

2.8 Single Family – Front Load: Lots consisting of Single-Family detached homes with driveway access to the street.

2.9 Single Family – Rear/Alley Load: Lots consisting of Single-Family detached homes with driveway access to an alley.

2.10 Townhome: Lots consisting of Townhome Dwellings.

2.11 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance.

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

3.1 The District is hereby divided into four (4) areas as illustrated on the District Map and Concept Plan and labeled as "Area A – The Lakes", "Area B – The Village", "Area C – The Reserve", "Area D – Horton Square Mixed Use Block, (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.2 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial conformance with the Concept Plan as determined and approved by the Director of the Community Development Department.

3.4 Areas are represented on the Concept Plan and District Map and regulated further by the terms of this Ordinance. Areas shall be in substantial conformance with the District Map(s), attached hereto as **Exhibit C**; as determined and approved by the Director of the Community Development Department.

3.5 Lot Types are conceptually represented on the District Map. The distribution of Lot Types may change from what is shown on the District Map(s), attached hereto as **Exhibit C**; however, the Real Estate shall be developed in substantial

conformance with the Lot Type distribution represented on the District Map as determined and approved by the Director of the Community Development Department.

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

4.1 Area A – The Lakes: SF4: Single-Family High Density District.

4.2 Area B – The Village: SF4: Single-Family High Density District.

4.3 Area C – The Reserve: SF3: Single-Family Medium Density District.

4.4 Area D – Horton Square Mixed Use Block: LB-H: Local Business / Historic District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise modified below.

5.2 Area A, Area B and Area C:

A. The following additional uses shall be permitted:

A. Park, Public or Private.

B. Educational Institution (only permitted in Area A, north of 206th Street).

B. The following additional uses shall not be permitted

1. Religious Institution.

C. The Maximum Dwellings shall be set forth below:

Area A **The Lakes**	**Area B** **The Villages**	**Area C** **The Reserve**
575 Single-Family Dwelling Units	550 Single-Family Dwelling Units *230 Townhomes	375 Single-Family Dwelling Units

* Lot Type A (Townhomes) shall only be permitted north of 206th Street in the area as depicted on the District Map.

D. A variety of Lot (Dwelling) Types shall be distributed across the Areas in substantial conformance with the District Map (See **Exhibit C**). Specific Lot Types and the Areas in which they are permitted are specified below.

1. Lot Type:

- Lot Type A – Townhome (rear/alley load)
- Lot Type B – Single Family (rear /alley load)
- Lot Type C – Single Family (rear/alley load)
- Lot Type D – Single Family (front-load)
- Lot Type E – Single Family (rear/alley-load)
- Lot Type F – Single Family (front-load, side-load)
- Lot Type G – Single Family (front-load)
- Lot Type H – Single Family (front-load, side-load)
- Lot Type I – Single Family (front-load, side-load, courtyard)
- Lot Type J – Single Family (front-load, side -load, courtyard)
- Lot Type K – Single Family (front-load, side-load, courtyard)

2. Area where Each Lot Type is Permitted:

Lot Type	**Area A The Lakes**	**Area B The Village**	**Area C The Reserve**
A		x	
B	x	x	x
C	x	x	x
D	x	x	

E	x	x	x
F	x	x	
G	x	x	
H	x		
I	x	x	x
J	x		x
K			x

5.3. Area D (Horton Square Mixed Use Block):

A. The following additional uses shall be permitted in the District in addition to the uses permitted within the Underlying Zoning District:

1. A maximum of two-hundred and fifty (250) Multi-family dwellings shall be permitted.

2. Park, Public or Private.

B. All Special Exception Uses and Prohibited Uses shall be prohibited.

C. The following uses shall also be prohibited on the Real Estate: auto parts sales, auto rental, pawn shops, self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental. In addition to the Uses listed above as prohibited, no Use shall include a drive-thru as part of the operation of the Use.

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

6.1 Area A, Area B and Area C: Article 4.6 and Article 4.7, shall not apply, rather Area A, Area B and Area C shall be subject to the standards included in the Residential Lot Type Standards, attached hereto as **Exhibit D**.

6.2 Area D (Horton Square Mixed Use Block):

A. Article 4.15(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Size	
Minimum	10,000 square Feet
Maximum	50,000 square feet
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’
Maximum Front Building Setback	10’
Minimum Building Height*	Two (2) Stories
Maximum Building Height**	Fifty (50) feet

* Minimum Building Height is measured at the highest point of a building.

** Outdoor rooftop space and interior access to that space comprised of no more than 20% of the building footprint shall be permitted and that building area may exceed the 50’ height limitation.

B. No drive-thru shall be permitted as part of any Use, building or site design.

C. Multifamily Dwellings shall (i) only be permitted as part of a mixed-use Building and (ii) shall only be located on the 2nd Story and above. Multifamily amenities, leasing offices and commercial land uses may be located on the ground floor of any building. However, multifamily amenities and leasing offices shall not exceed more than fifty (50) percent of the ground floor square footage of any mixed-use building.

D. The maximum tenant size for a commercial use shall be limited to six thousand (6,000) square feet.

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

7.1 Residential Architectural Standards: Article 6.3 shall apply, except as otherwise

modified or enhanced below:

A. Area A, Area B and Area C: Article 6.3 Architectural Standards shall not apply, rather the standards included in this Section 7.1 and the Residential Architectural Standards and Character Exhibits, attached hereto as **Exhibit E-1** and **Exhibit E-2** shall apply.

1. Home Builders:

a. There shall be a minimum of five (5) home builders that will construct homes on the Real Estate.

b. Each builder shall construct a minimum of five percent (5%) of the homes on the Real Estate. This minimum shall not apply to the builders of homes within Area C as the Area includes custom home Lots.

c. An individual builder shall be permitted to construct a maximum of; (i) fifty percent (50%) of the homes in Area A, (ii) sixty percent (60%) of the homes in Area B, and (iii) forty percent (40%) of the homes in Area C. Townhomes in Area B shall not count toward the total number of homes when applying this standard in Area B.

2. Exterior Materials:

a. All homes shall have a minimum of a brick wainscot wrap on all elevations as further addressed in the Architectural Standards (See **Exhibit E**).

b. Vinyl and aluminum siding shall be prohibited.

c. Windows: Windows on the side and rear facades of all dwellings shall include trim detailing and be of the same style (mullion pattern/design) as provided on the front elevation.

d. Side building facades: All Single-Family Dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.

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

e. Rear Facades: All Single-Family Dwellings including driveways that individually access the street and have a rear façade along/adjacent to (i) the existing power transmission line easement, and (ii) all shared-use and pedestrian trails as noted on **Exhibit G**, shall feature a rear façade enhancement such as a covered porch, morning room, or screened-in porch. The façade enhancement shall be either a projection from the rear façade or incorporated into the footprint of the home.

f. Garage Doors: All dwellings shall include a minimum 2-car garage and the garage doors shall include windows.

3. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single-Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the building permit:

a. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan. More specifically, the same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the

street or diagonally from the subject home; and

b. Shall have a different primary siding color than the dwelling on an adjacent Lot.

4. Character Imagery: The Character Imagery included in **Exhibit E-1** and **Exhibit E-2** are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined by the Director of the Community Development Department.

B. Additional Area A (The Lakes) standards:

1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street and Six Points Road shall be alley-loaded with the front façade facing the public right-of-way.

2. Two (2) linear public amenity spaces shall be provided that lead residents to the lakeside amenity areas as shown on the Concept Plan. Homes across the street from the longer side(s) of the linear public amenity spaces shall be alley-loaded with the front façade facing the public amenity space(s).

C. Additional Area B (The Village) standards:

1. Alley access shall be required for eighty (80) percent of all Lots. A maximum of ten (10) percent of the Townhome Lots may be front-loaded.

2. At least thirty (30) percent of front-loaded homes on Lots including street access shall include a garage that is recessed from the main living area by a minimum of ten (10) feet.

3. A brick (or stamped/colored concrete) walkway shall be required from the front porch/stoop to public sidewalk for all single-family homes and townhomes which are located on Lots (i) along the main north/south entry street off 206th Street, (ii) across the perimeter street encircling Foundry Park and (iii) adjacent to the Horton Square Mixed Use Block, as generally illustrated on **Exhibit C**.

4. The Area shall have brick columns and wrought-iron fencing throughout the Area, where feasible, defining public spaces and

view corridors, as generally illustrated on **Exhibit J** (Residential Monumentation).

5. Homes that are immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street, Horton Road, and the Monon Trail shall require the front-façade to face the public right-of-way/trail.

6. The townhomes located adjacent to the Monon Trail shall include 3-stories and may include rooftop living area.

7. Homes constructed on the Lots north of and two removed from Hamilton County Parcel Number 08-05-23-00-00-002.002 (6 lots total) shall only be single-story homes.

D. Additional Area C (The Reserve) standards:

1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to Horton Road, 206th Street, and 214th Street shall be alley-loaded, side-loaded, courtyard or carriage loaded with the front-façade facing the public right-of-way.

7.2 Area D (Horton Square Mixed Use Block): Article 6.3 Architectural Standards shall not apply; rather the following standards shall apply:

A. Character Exhibit: The "Character Exhibit", attached hereto as **Exhibit F-1**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be substantially consistent with the Character Exhibit as determined by the Director of the Community Development Department.

B. The Architectural Standards included in **Exhibit F-2** shall apply to buildings within Area D, the Horton Square Mixed Use Block.

7.3 Landscaping Standards: Article 6.8 shall apply except as otherwise modified or

enhanced below:

A. Street Trees: Article 6.8(J) Street Trees shall apply to all Areas within the District, with the following exception. A minimum spacing requirement of twenty (20) feet shall apply.

B. Lot Landscaping Requirements: Article 6.8(K) Minimum Lot Landscaping shall apply as amended below:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

2. Single Family Front-Load Lots. Two (2) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional shrubs.

3. Single Family Alley/Rear Load Lots. One (1) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional Shrubs. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

4. Townhome Lots. One (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

5. Per acre Common Area plant materials shall not be required within real estate encumbered by the existing power transmission line easement.

C. Common Areas:

1. All common areas, excluding areas encumbered by ponds, or utilities, shall be irrigated where reasonably appropriate as

determined by the Developer.

2. Common Areas / Open space shall be landscaped as generally depicted on the Amenity **Exhibit H-1** - Amenity Plan thru **Exhibit H-3**, as determined by the Director of the Community Development Department.

D. Tree Preservation: Tree Preservation shall be required in the areas as shown on **Exhibit K-2** – Tree Preservation Plan.

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating "Tree Preservation Area" prior to commencing any land disturbance. Tree preservation fencing shall remain in place during all phases of construction. Tree preservation fencing shall not be removed until construction is completed unless the Community Development Director provides written consent.

2. The Tree Preservation Area for woodland groups and specimen trees shall be specified in the development plan(s) for the project and shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s).

3. Prior to any land disturbance commencing, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder.

4. No construction materials, equipment, or debris may be stored, discharged, or abandoned within the Tree Preservation Areas. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any existing tree root system.

5. Stormwater control infrastructure, such as stormwater ponds and conveyance swales, shall not be permitted within Tree Preservation Areas. However, drainage and utility easements may traverse Tree Preservation Areas in a limited capacity as determined by the Director of Engineering and the Director of Community Development.

6. Removal of dead, hazardous and at-risk trees including but not limited to vines growing on and up a tree and an overabundance of fallen and cut trees shall be permitted in Tree Preservation Areas.

E. Foundation Plantings: Article 6.8(L) Foundation Plantings shall not apply to buildings within Area D.

F. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall, except as modified below:

1. External Street Frontage Landscaping shall not be required where the front or side of a Dwelling Lot abuts the external street frontage (where a frontage road or alley access is provided). However, the minimum street tree planting requirements of the UDO shall apply to a minimum of one side of the street with the approval of Westfield Public Works.

2. External Street Frontage Landscaping shall not apply to Area D. However, the minimum street tree planting requirements of the UDO shall apply.

G. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below:

1. A minimum forty (40) foot wide buffer yard shall be required between the District and any adjacent property zoned AG-SF1 at the time of Primary Plat and Overall Development Plan submittal.

2. Buffer Yards shall be landscaped in accordance with the Buffer Yard Type B tree planting material standard of the UDO. Three (3) additional trees per one-hundred feet (100') shall satisfy the UDO shrub planting standard within the buffer yard. An Evergreen Tree shall be permitted in substitution for a required Shade Tree on a (1:1) basis. Preserved trees within Buffer Yard Areas shall be credited toward the planting material standards of this section.

3. No berms or mounding shall be required within Buffer Yards.

4. No Buffer Yard shall be required (i) between Areas internal to the Real Estate, (ii) within areas including Development

Amenities, or (iii) the perimeter of the Village District which is north of the southern limit of the power transmission lines and west of the Monon Trail as illustrated on the Concept Plan.

5. Areas of existing trees shall remain within the Monon Trail right-of-way to the extent reasonably possible, while allowing for the installation and maintenance of sidewalks and pathways, and utility or drainage improvements as approved by the Director of Engineering and the Parks Department Director.

6. Lot Landscaping standards shall replace and supersede Buffer Yard standards where parcels are adjacent to the Monon Trail.

7. Notwithstanding the Buffer Yard standards of this Section 7.3(G), additional buffer areas and planting standards shall apply, in locations as depicted in **Exhibit K-1** – Open Space Plan, as depicted in **Exhibit L** – Supplemental Buffer Yard Requirements. If a conflict exists between **Exhibit L** and Section 7.3(G) the requirements illustrated on **Exhibit L** shall be applicable. The Developer shall be permitted to cluster trees within the areas noted on **Exhibit L** in order to preserve existing trees.

H. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:

1. Minimum Area Required. A maximum of five percent (5%) shall be set aside for parking area islands.

2. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; except as modified below:

a. Paths and sidewalks shall be permitted within the planting area.

I. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate as approved by the Director of Community Development Department. If the relocation of plantings results in planting congestion or is otherwise

contrary to landscaping best management practices, then the Director of the Community Development Department or the Director of the Parks Department may approve a landscape plan with fewer plantings than otherwise required subject to the conditions of UDO Article 6.8(G)(4)(h).

1. Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way within Area D.

7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below:

A. Parking Space requirements for all non-residential uses shall be determined by the Director of the Community Development Department based upon data supplied by the Applicant at the time of Detailed Development Plan review.

B. Multi-family dwellings shall require a minimum of 1.25 spaces per dwelling unit.

C. Off-Street Parking in Area D:

1. Off-street Parking Areas shall not be permitted in the Established Front Yard along Horton Road, 206th Street, or any street adjacent to, or internal to, the Horton Square Mixed Use Block. The Director of the Community Development Department may approve limited parking in the front yard at the time of Detailed Development Plan approval in the event that buildings are provided along three (3) frontages for a subject Block. In no event shall parking be permitted in the Established Front Yard along Horton Road or 206th Street.

2. Off-street Parking Areas, if adjacent to Horton Road or 206th Street shall be screened by a minimum four (4) foot height masonry wall and landscaped with ½ the plant material required per the UDO Perimeter Parking Area Landscaping requirements along the Horton Road or 206th frontage, as may be applicable.

3. On-street parking shall be provided in the Horton Square Mixed Use Block.

4. Shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

5. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

7.5 Article 6.17 Signage: Article 6.17(K)(1) Sign Standards shall not apply, rather a program for signs including the sign design, sign area, and sign height for all Residential Subdivision Signs in the District is attached hereto as **Exhibit J**. Residential Signs shall be developed and installed in substantial compliance with **Exhibit J**.

7.6 Article 6.5 Fence Standards: Article 6.5 Fence Standards shall apply. However, decorative fencing shall be developed and installed in substantial compliance with **Exhibit J**.

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

8.1 Permitted Street and Alley Cross Sections, attached hereto as **Exhibit I-2** includes permitted cross sections for alley and non-standard road cross sections as generally illustrated on the Concept Plan. **Exhibit I-1** further identifies where with the District the street sections will be applicable. Modifications to the Street and Alley Cross Sections including right of way widths are permitted with the approval of the Plan Commission or Department of Public Works.

8.2 The first Detailed Development Plan submitted within Area D shall include a streetscape design implementation plan for the Area to be reviewed and approved by the Plan Commission or Department of Public Works. Said streetscape design may include a street cross section which varies from **Exhibit I-2** and requires a right of way which may vary from **Exhibit I-1** Thoroughfare Plan with the approval of the Plan Commission or Department of Public Works.

8.3 Article 8.10 Lighting: Article 8.10 shall apply except as otherwise modified or enhanced below.

A. Lighting Between Intersections: Street lights will be provided every fifteen (15) lots and at all mid-block crosswalks and golf cart path crossings. All homes shall have at least two (2) lights on the front elevation of the home operated by photo-cell and maintained by the property owner. Article 8.10 of the UDO, as amended, shall apply if in conflict with the City Construction Standards.

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

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

A. Minimum Open Space: Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan, attached hereto as Exhibit B and Open Space Plan, attached hereto as **Exhibit K-1**. The parcel noted as "Parcel to be donated to City of Westfield" on the Concept plan shall not be included in the Open Space calculation of Open Space.

B. Pedestrian Path Network: A network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as **Exhibit G**.

1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director of the Community Development Department.

2. Paths shall be permitted with the top of bank easement adjacent to ponds as approved by the Director of Public Works.

C. Amenities: The following amenities shall be provided and distributed throughout the Real Estate's Areas in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1**:

1. Timing and Maintenance of Amenities:

a. Construction of the Bathhouse Buildings and Pool in Area A and Amenity Clubhouse in Area B shall (i) commence within twenty-four (24) months from the commencement of home construction in each Area, and (ii) be completed within eighteen (18) months of commencement.

b. All other amenities shall be installed within eighteen (18) months of acceptance of public infrastructure in the subject section of each Area.

c. All Amenities shall be Maintained by an Owner's Association.

2. Design Standards for Amenities: Amenities shall be developed in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1** thru **Exhibit H-3**, and the Amenities List, attached

hereto at **Exhibit H-4**, as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of the Community Development Department.

3. Playgrounds: Play lots, benches and playground equipment shall be provided as generally depicted on the Amenity Exhibit.

4. Play-Courts: Multi-mini-court pads shall be provided as generally depicted on the Amenity Exhibit. At a minimum, six (6) pickleball courts and two (2) tennis courts shall be provided.

5. Bathhouse Buildings and Pools: A Bathhouse Building and pool including an outdoor patio space, restrooms, and lockable storage shall be provided in Area A.

6. Clubhouse: A minimum ten thousand (10,000) square foot indoor facility shall be provided in Area B. Said facility shall include the following as generally depicted on the Amenity Exhibit:

    a. Community Pool: A swimming pool and splash pad/wading pool.

    b. Parking: Parking shall be provided as generally depicted on the Amenity Exhibit.

    c. Amphitheater: An amphitheater shall be provided in the location as generally as depicted on the Amenity Exhibit.

7. Marina Dock: A dock for non-motorized water sports, or an alternative as approved by the Director of the Community Development Department, shall be provided at the ponds in Area A.

    a. The dock shall be designed to accommodate a minimum of four (4) water craft / kayaks.

8. Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on **Exhibit H-1**.

D. Article 8.6 shall not apply to Area D.

9.2 Article 8.7 Pedestrian Network Standards: Article 8.7(C) and Article 8.7(D) shall apply with modifications as generally depicted on the Trail Network Plan (see **Exhibit G**).

Section 10. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2045 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance.

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-66** was delivered to the Mayor of Westfield

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

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-66

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-66

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

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

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

Ironstone PUD 17 030526

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	District Maps (by Area)
Exhibit D	Residential Lot Type Standards
Exhibit E-1	Residential Architectural Standards & Character Exhibits (Residential Area Homes)
Exhibit E-2	Additional Residential Character Exhibits
Exhibit F-1	Character Exhibits (Horton Square Mixed Use Block)
Exhibit F-2	Horton Square Mixed Use Block Architectural Standards
Exhibit G	Trail Network Plan & Typical Cross Section
Exhibit H-1	Amenity Exhibit
Exhibit H-2	Foundry Park Renderings
Exhibit H-3	Carey Commons Renderings
Exhibit H-4	Amenities List
Exhibit I-1	Thoroughfare Plan
Exhibit I-2	Permitted Street and Alley Cross Sections
Exhibit J	Residential Monumentation
Exhibit K-1	Open Space Plan
Exhibit K-2	Tree Preservation Plan
Exhibit L	Supplemental Buffer Yard Requirements

EXHIBIT A
REAL ESTATE

Part of Section 14; part of Section 15; part of the Southwest Quarter, Northwest Quarter and Northeast Quarter of Section 22; and part of the Northwest Quarter and Northeast Quarter of Section 23; all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 15; thence North 00 degrees 06 minutes 58 seconds West (grid bearing, Indiana Geospatial Coordinate System [INGCS] - "Hamilton" zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said quarter section a distance of 2,648.27 feet to the northwest corner of said quarter section; thence North 89 degrees 38 minutes 40 seconds East along the north line of section quarter section a distance of 2,656.71 feet to the northeast corner of said quarter section; thence North 00 degrees 08 minutes 48 seconds West along the east line of the Northwest Quarter of Section 15 a distance of 637.72 feet; thence North 89 degrees 58 minutes 19 seconds West a distance of 1,983.75 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 658.10 feet; thence North 89 degrees 24 minutes 23 seconds East a distance of 665.89 feet; thence North 00 degrees 05 minutes 05 seconds East a distance of 1,336.11 feet to the north line of said Northwest Quarter; thence North 89 degrees 39 minutes 29 seconds East along said north line a distance of 554.78 feet; thence South 00 degrees 25 minutes 47 seconds West a distance of 805.46 feet; thence South 89 degrees 48 minutes 36 seconds East a distance of 764.13 feet to the east line of said Northwest Quarter; thence North 00 degrees 08 minutes 48 seconds West along said east line a distance of 812.49 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 43 minutes 35 seconds East along the north line of the Northeast Quarter of said Section 15 a distance of 390.55 feet; thence South 00 degrees 01 minutes 30 seconds West a distance of 589.91 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 495.02 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 592.27 feet to said north line; thence North 89 degrees 43 minutes 35 seconds East along said north line a distance of 444.70 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 00 degrees 04 minutes 21 seconds East along the west line of said quarter-quarter section a distance of 1,323.18 feet to the southwest quarter thereof; thence North 89 degrees 41 minutes 56 seconds East along the south line of said quarter-quarter section a distance of 241.00 feet to the northwest corner of a parcel conveyed to Duke Energy of Indiana Inc. recorded as Instrument Number 9809815862 in the Office of the Hamilton County Recorder; thence South 29 degrees 27 minutes 15 seconds East along the southwesterly line thereof a distance of 1,514.56 feet to the south line of the Northeast Quarter of Section 15; thence North 89 degrees 31 minutes 01 seconds East along said south line a distance of 669.92 to the northeasterly line of the Monon Trail as described in Instrument Number 2017012324 in said Recorder's Office; thence North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 619.47 feet to the west line of the Northwest Quarter of Section 14; thence continuing North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 879.16 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 15; thence North 89 degrees 41 minutes 56 seconds East along said north line a distance of 444.81 feet to the northeast corner of said Southeast Quarter of said Northeast Quarter; thence North 89 degrees 19 minutes 17 seconds East along the north line of the Southwest Quarter of the Northwest Quarter of said Section 14 a distance of 1,328.61 feet to the northeast corner thereof; thence North 89 degrees 18 minutes 43 seconds East along the north line of the Southeast Quarter of said Northwest Quarter a distance of 1,328.82 feet to the northeast corner thereof; thence North 89 degrees 08 minutes 48 seconds East along the north line of the South Half of said Northeast Quarter of said Section 14 a distance of 686.00 feet; thence South 00 degrees 11 minutes 31 seconds East a distance of 1,325.75 feet to the north line of the Southeast Quarter of said Section 14; thence North 89 degrees 18 minutes 09 seconds East along said north line a distance of 638.06 feet to the northeast corner of the West Half of said Southeast Quarter; thence South 00 degrees 04 minutes 51 seconds West along the east line of said West Half of said Southeast Quarter a distance of 2,660.70 feet to the southeast corner thereof; thence South 89 degrees 36 minutes 17 seconds West along the south line of said Southeast Quarter a distance of 365.14 feet to the northeast corner of a tract of land described in Instrument Number 200600050180 in said Recorder's Office; thence South 00 degrees 07 minutes 25 seconds East along the east line thereof a distance of 532.37 feet to a north line of Chatham Hills, Section 2A, per plat thereof recorded in Plat Cabinet 5, Slide 447 as Instrument Number 2016002641 in said Recorder's Office, the

following three (3) courses being along the northerly lines thereof; (1) thence South 89 degrees 20 minutes 12 seconds West a distance of 250.00 feet; (2) thence South 00 degrees 07 minutes 25 seconds East a distance of 3.96 feet; (3) thence South 89 degrees 36 minutes 17 seconds West a distance of 450.17 feet to the southwest corner of a tract of land described in Instrument Number 2007013627 in said Recorder's Office; thence North 00 degrees 07 minutes 25 seconds West along the west line of said tract a distance of 537.50 feet to the south line of the Southeast Quarter of said Section 14; thence North 89 degrees 36 minutes 17 seconds East along said south line a distance of 158.72 feet to the southwest corner of a tract of land described in Instrument Number 2007030893 in said Recorder's Office; thence North 00 degrees 10 minutes 48 seconds East along the west line of said tract a distance of 188.00 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 17 seconds West a distance of 422.00 feet to a point in the west line of said Southeast Quarter, said point being 188.00 feet north of the southwest corner of said Southeast Quarter; thence North 00 degrees 10 minutes 48 seconds East along said west quarter section line a distance of 449.36 feet to the southeast corner of a tract of land described in Instrument Number 2007019406 (Parcel III) in said Recorder's Office, the following three (3) courses being along the southerly lines of said tract; (1) thence South 89 degrees 27 minutes 38 seconds West a distance of 802.99 feet; (2) thence North 00 degrees 04 minutes 38 seconds East a distance of 491.50 feet; (3) thence South 89 degrees 27 minutes 38 seconds West a distance of 524.50 feet to the west line of the Southeast Quarter of said Southwest Quarter of said Section 14; thence South 00 degrees 04 minutes 38 seconds West along said west line a distance of 1,125.97 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 35 minutes 04 seconds West along the north line of the Northwest Quarter of said Northwest Quarter a distance of 449.32 feet to the northeast corner of a tract of land described in Instrument Number 200500048163 (Tract 4) in said Recorder's Office; thence South 00 degrees 00 minutes 23 seconds West along the east line of said tract a distance of 225.00 feet to the southeast corner thereof, being on the north line of a tract of land described in Instrument Number 200500048163 (Tract 1) in said Recorder's Office; thence North 89 degrees 35 minutes 04 seconds East along the north line of said tract a distance of 449.58 feet to the east line of the Northwest Quarter of said Northwest Quarter of said Section 23; thence South 00 degrees 03 minutes 36 seconds East along said east line a distance of 596.23 feet to the southeast corner of a tract of land described in Instrument Number 200200032693 in said Recorder’s Office; thence South 89 degrees 35 minutes 04 seconds West along the south line of said tract a distance of 561.22 feet to the northeast corner of tract of land described in Instrument Number 200500048163 (Tract 2) in said Recorder's Office; thence South 00 degrees 01 minutes 30 seconds East along the east line of said tract a distance of 328.30 feet to the southeast corner of said Tract 2; thence South 89 degrees 35 minutes 04 seconds West along the south line of said Tract 2 a distance of 765.60 feet to the southwest corner thereof, being on the west line of the Northwest Quarter of said Section 23; thence North 00 degrees 01 minutes 30 seconds West along said west line a distance of 1,149.53 feet to the northeast corner of the Northeast Quarter of said Section 22; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northeast Quarter a distance of 1,206.71 feet to the northeast corner of a tract of land described in Instrument Number 2007005883 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the east and south lines of said tract; (1) thence South 00 degrees 05 minutes 37 seconds East a distance of 272.25 feet; (2) thence South 89 degrees 36 minutes 45 seconds West a distance of 120.00 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 05 minutes 37 seconds East along said east line a distance of 1,049.35 feet to the southeast corner of said Northwest Quarter of said Northeast Quarter; thence South 89 degrees 35 minutes 03 seconds West along the south line of said quarter-quarter section a distance of 662.57 feet to the southwest corner of the East Half of said Northwest Quarter of said Northeast Quarter; thence North 00 degrees 07 minutes 40 seconds West along the west line of said East Half of said Northwest Quarter of said Northeast Quarter a distance of 1,321.92 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northwest Quarter of said Northeast Quarter a distance of 663.36 feet to the northeast corner of the Northwest Quarter of said Section 22; thence South 00 degrees 09 minutes 43 seconds East along the east line of said Northwest Quarter a distance of 1,994.75 feet to the northeast corner of a tract of land conveyed to Mark Packard in the deed recorded as Instrument Number 2009-44930 in said Recorder’s Office; thence along the north, west and south lines of said tract the following three (3) courses: (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 501.05 feet; (2) thence South 00 degrees 00 minutes 00 seconds East a distance of 261.00 feet; (3) thence North 90 degrees 00 minutes 00 seconds East a distance of 501.78 feet to the east line of said Northwest Quarter; thence South 00 degrees 09 minutes 43 seconds East along said east line and the east line of the Southwest

Quarter of said Section 22 a distance of 1,722.60 feet; thence South 89 degrees 38 minutes 50 seconds West a distance of 2,654.23 feet to the west line of the Southwest Quarter of said Section 22; thence North 00 degrees 07 minutes 43 seconds West along the west line of the Southwest Quarter and Northwest Quarter of said Section 22 a distance of 3,975.28 feet to the Point of Beginning;

EXCEPT that tract of land located in the Northwest Quarter of Section 22, Township 19 North, Range 3 East, conveyed to Frankie L. & Pamla S Rood (Parcel Number 08-05-22-00-00-002), containing approximately 2.7 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Stephen E & Kathryn L Wooldridge (Parcel Number 08-05-15-00-00-019.001), containing approximately 1.9 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Ryan M & Danyele J Easterhaus (Parcel Number 08-05-14-00-00-027.000), containing approximately 2.98 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Benjamin R & Jacqueline A Donathen (Parcel Number 08-05-14-00-00-026.000), containing approximately 2.97 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Christopher Scott Hammack (Parcel Number 08-05-14-00-00-025.000), containing approximately 1.18 acres of land; the overall description containing 1069.66 acres of land, more or less, not inclusive of the aforementioned exception parcels noted herein.

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Kruse, Dorothy Joan (Parcel Number 08-05-14-00-00-024.000), containing approximately 1.30 acres of land.

EXHIBIT A

REAL ESTATE
(Location Map)

(See following page)

TOWN OF SHERIDAN

216TH STREET

214TH STREET

206TH STREET

199TH STREET

203RD STREET

169TH STREET

W 193 STREET

HORTON ROAD

SIX POINTS ROAD

FREEMONT ROAD

OAK RIDGE ROAD

US 31

SR 38

MONON TRAIL

PARCEL TO BE DONATED TO WESTFIELD WASHINGTON SCHOOL DISTRICT

FUTURE FIRE STATION

HORTONVILLE

CITY OF WESTFIELD

MONON CORNER

CARRAMORE OF WESTFIELD

OSBORNE TRAILS

ATWATER

ABERDEEN

HARVEST TRAIL

LINDLEY RIDGE

CHATHAM VILLAGE

Chatham Hills

TOMLINSON ROAD

IRONSTONE | EXHIBIT A - LOCATION MAP

Kimley»Horn

N

EXHIBIT B

CONCEPT PLAN

(See following page)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2511-PUD-19.

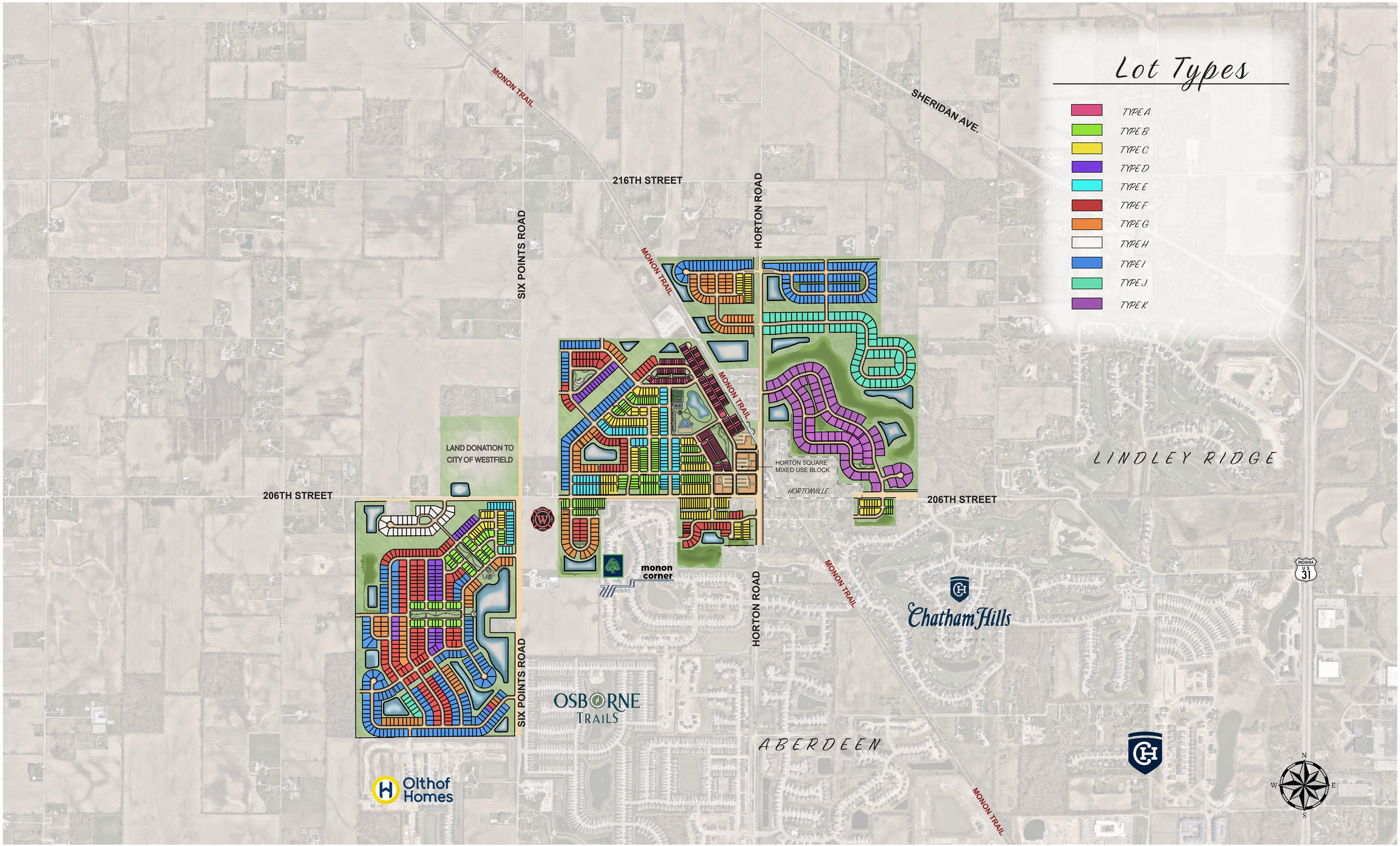
FREEMONT MOORE ROAD
SIX POINTS ROAD
MONON TRAIL
HORTON ROAD
214TH STREET
OAK RIDGE ROAD
206TH STREET
199TH STREET
The Reserve
The Village
The Lakes
LAND DONATION TO CITY OF WESTFIELD
FUTURE FIRE STATION
HORTON SQUARE MIXED USE BLOCK
HORTONVILLE
0 140 280 560
N
W
E
S

IRONSTONE | EXHIBIT B: CONCEPT PLAN

Kimley»Horn

EXHIBIT C

DISTRICT MAPS
(See following 5 pages)



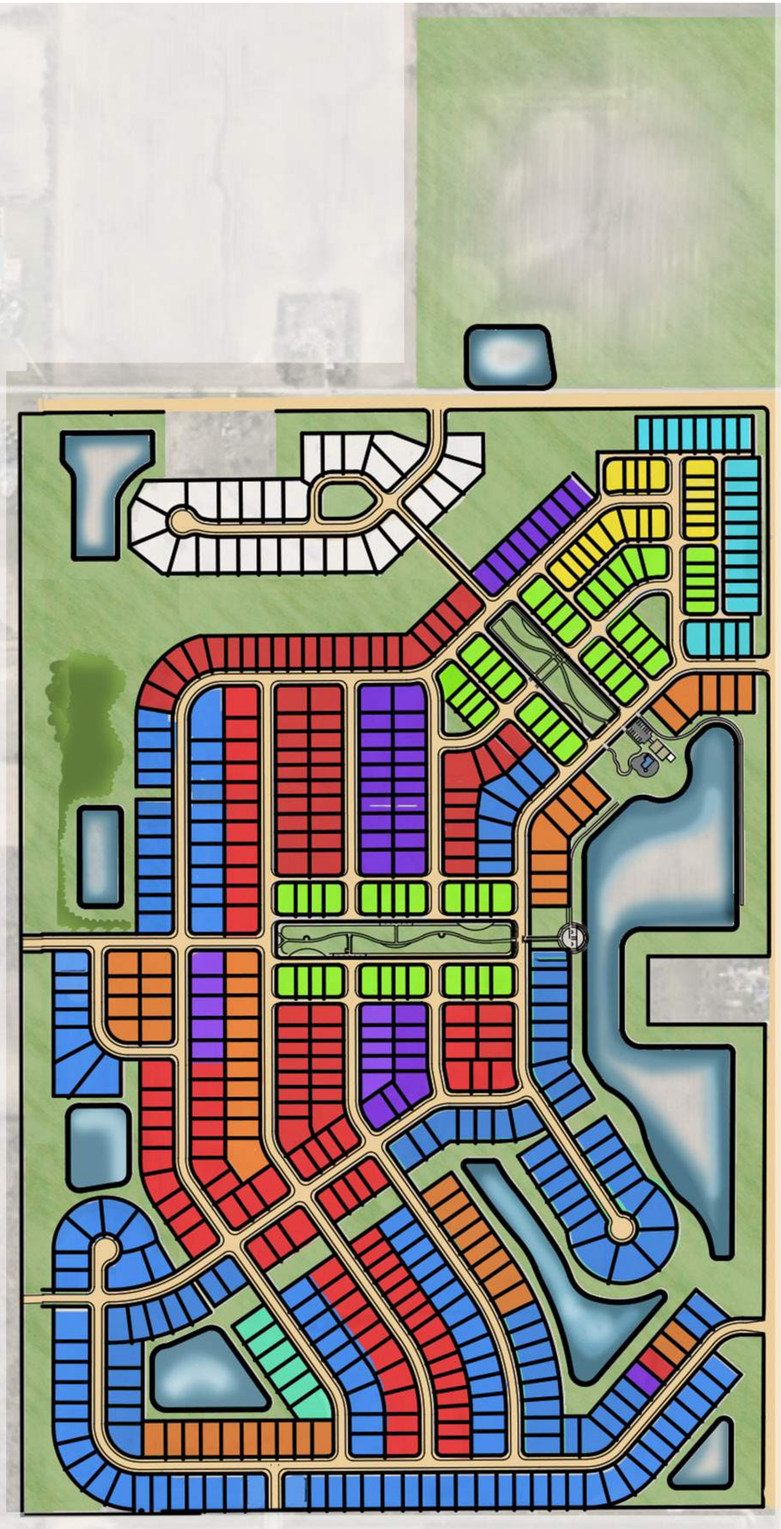
IRONSTONE | EXHIBIT C: DISTRICT MAP - OVERALL

Kimley»Horn

Lot Types

- TYPE A
- * TYPE B
- * TYPE C
- * TYPE D
- * TYPE E
- * TYPE F
- * TYPE G
- * TYPE H
- * TYPE I
- * TYPE J
- TYPE K

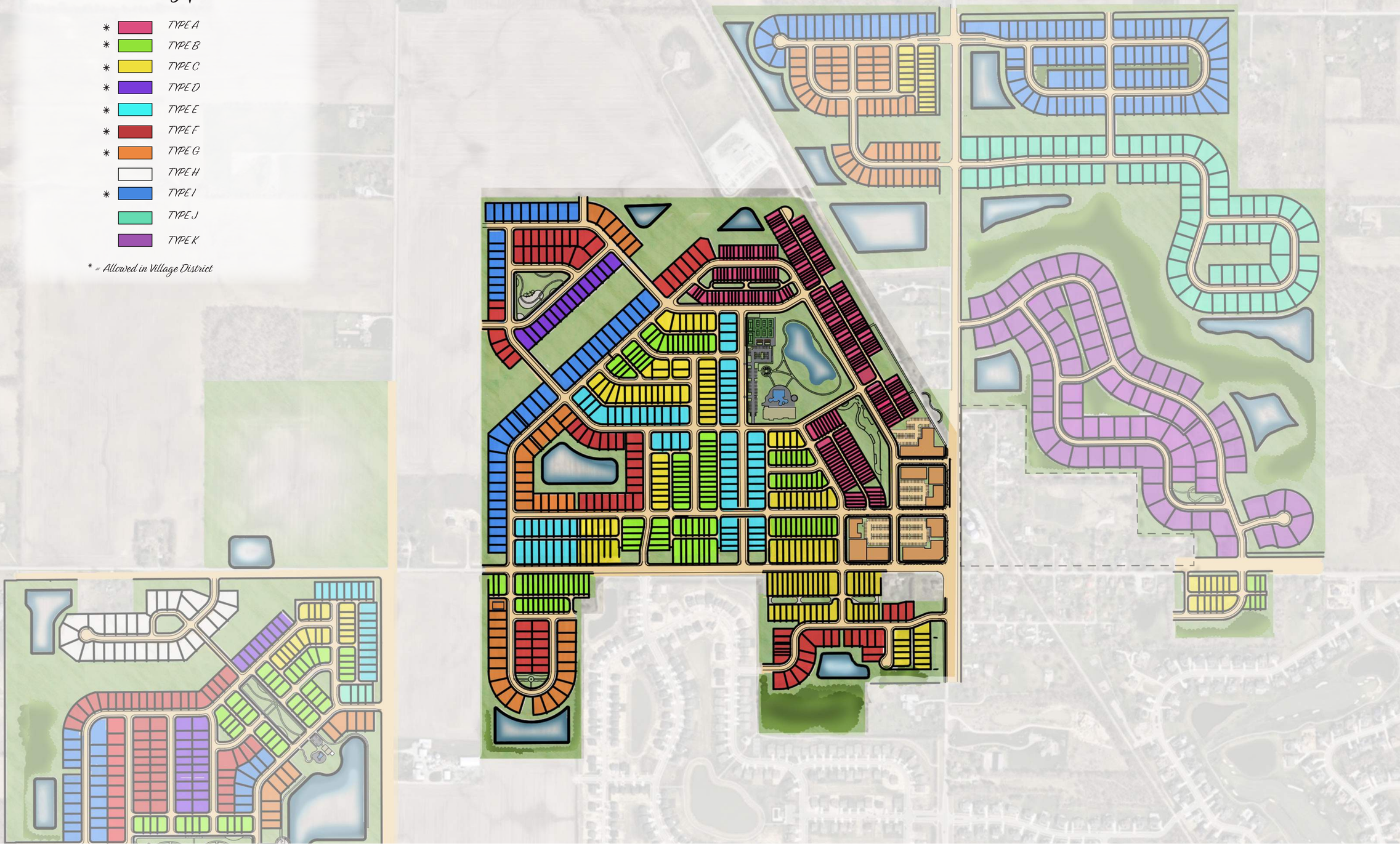
* = Allowed in Lakes District



Lot Types

- * TYPE A
- * TYPE B
- * TYPE C
- * TYPE D
- * TYPE E
- * TYPE F
- * TYPE G
- TYPE H
- * TYPE I
- TYPE J
- TYPE K

* = Allowed in Village District



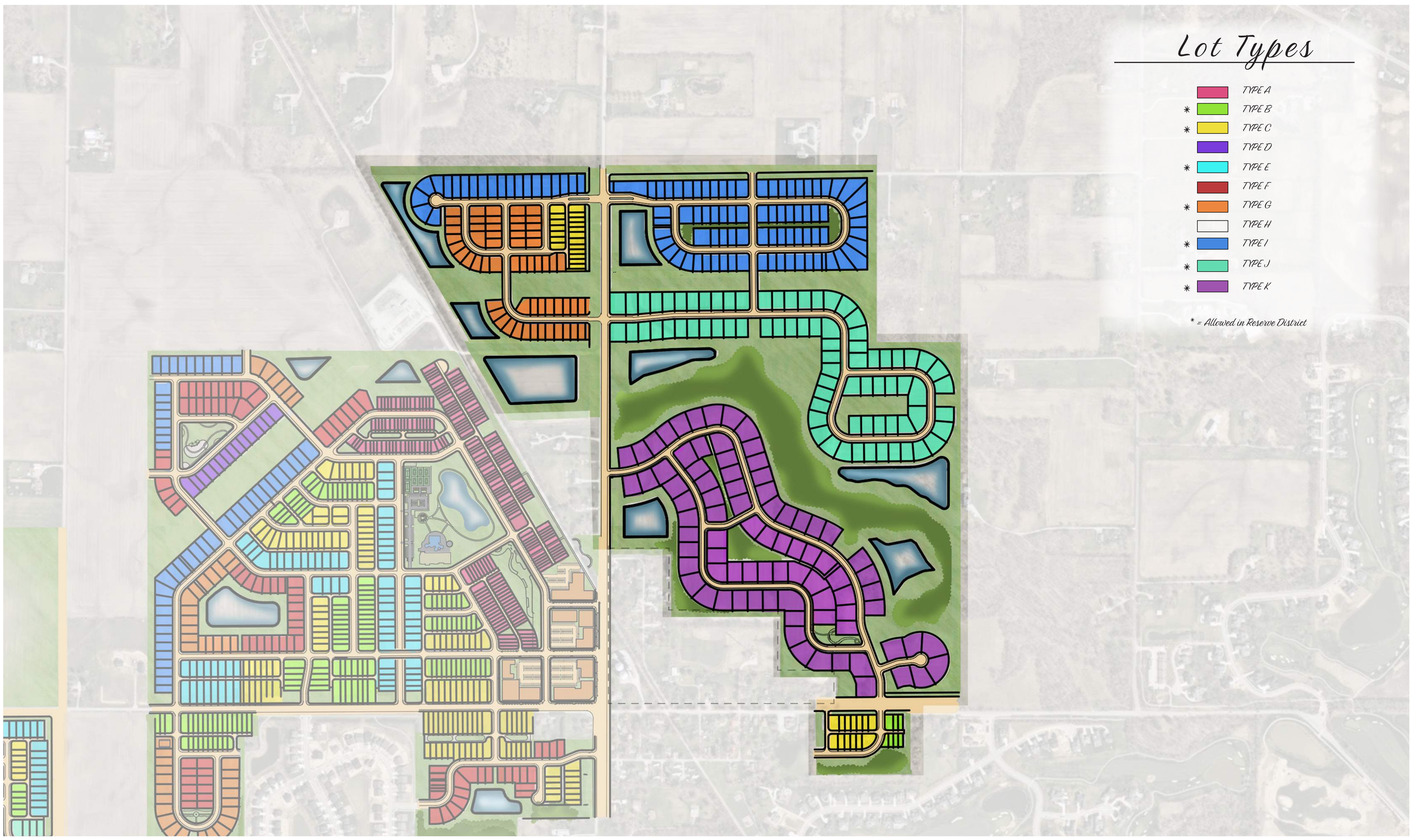

Lot Types
TYPE A
* TYPE B
* TYPE C
TYPE D
* TYPE E
TYPE F
* TYPE G
TYPE H
* TYPE I
* TYPE J
* TYPE K
* = Allowed in Reserve District

EXHIBIT F-1: HORTON SQUARE - PRELIMINARY CONCEPT

Kimley»Horn

EXHIBIT D

RESIDENTIAL LOT TYPE STANDARDS
(See following page)

EXHIBIT D

Residential Lot Type Standards

Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	6,600 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20’	30’	35’	38’	42’	45’	45’	43’	45’	80’	90’
Minimum Building Setback											
Front Yard	10’	5’	5’	25’	5’	25’	15’	25’	25’	25’	25’
Side Yard	**0’ / 6’	6’	6’	6’	6’	6’	6’	6’	6’	6’	6’
Rear Yard	20’	20’	20‘	25’	20’	25’	25’	25’	25’	30’	30’
Minimum Distance Between Buildings	20’	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width	20’	35’	40’	43’	47’	50’	55’	48’	50’	90’	110’
Maximum Building Height	4 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,200 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,200 sf	2,400 sf	N/A	2,700 sf	3,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A – Not Applicable

Sf – square feet

* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cul-de-sac.

** Zero feet between townhome units and six feet applicable to outside of end unit.

EXHIBIT E-1

RESIDENTIAL ARCHITECTURAL STANDARDS and CHARACTER EXHIBITS (Residential Area Homes)

(See following 33 pages)

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type A: Townhomes

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Masonry (brick or stone) shall be required based on the architectural style of the townhome units, but in no case shall be less than a masonry wainscot on all elevations up to the sill of the lowest first floor window.

4. All townhouse units shall have a front entrance articulation that is appropriate for the architectural style of the townhome.

5. All rear-load townhouse units shall require a minimum of six (6) windows on the front elevation, four (4) windows on the rear elevation, and four (4) windows on each side elevation of end units. All front-load townhome units shall require four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.

6. All townhouse units shall have two (2) carriage lights on the garage.

7. Detailed architectural elevations shall be provided at the time of Detailed Development Plan to be reviewed by the Director of the Community Development Department for compliance with all applicable architectural standards.

Illustrative Examples of Building Type A Elevations

The following Illustrative Examples of the Elevations for Building Type A are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type B: Detached, Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type B dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

4. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

5. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

6. All dwellings shall have two (2) carriage lights on the garage.

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type B Elevations

The following Illustrative Examples of the Elevations for Building Type B are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type C: Rear Load Detached Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

4. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

5. All dwellings shall require a minimum of four (4) windows on the front elevation and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

6. All dwellings shall have two (2) carriage lights on the garage.

8. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type C Elevations

The following Illustrative Examples of the Elevations for Building Type C are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type D: Detached Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

4. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

5. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

6. All dwellings shall have two (2) carriage lights on the garage.

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type D Elevations

The following Illustrative Examples of the Elevations for Building Type D are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type E: Rear-Load Detached Single-Family Dwellings

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. All dwellings shall have a front porch that is a minimum of five (5) feet in depth with minimum nine (9) inch columns.

4. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

5. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

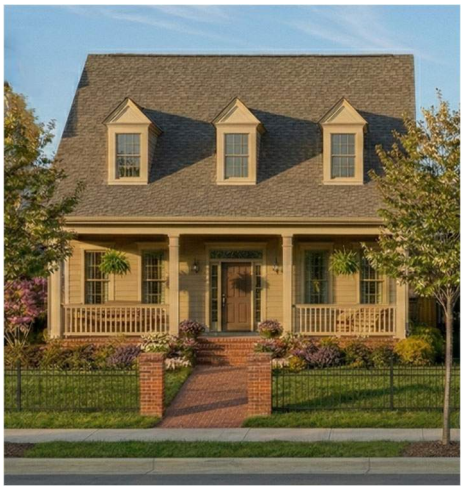
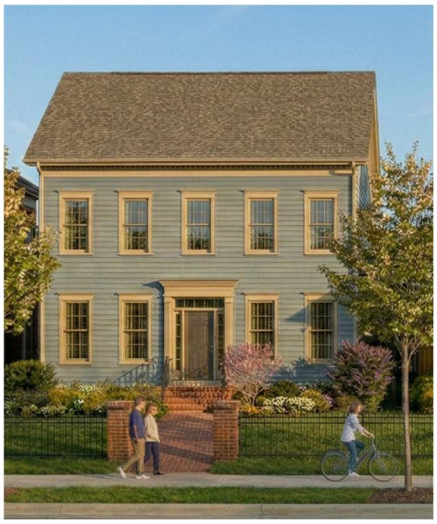
6. All dwellings shall have two (2) carriage lights on the garage.

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type E Elevations

The following Illustrative Examples of the Elevations for Building Type E are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type F: Detached Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

2. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

3. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

4. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

5. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

6. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

7. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

8. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

9. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

10. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

11. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.

12. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

13. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.

14. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.

15. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of Building Type F Elevations

The following Illustrative Examples of the Elevations for Building Type F are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type G: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

2. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

3. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

4. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

5. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

6. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

7. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

8. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

9. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

10. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

11. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

12. Front-loading garages shall be recessed from the front elevation of the home a minimum of ten (10) feet.

13. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

14. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

15. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of Building Type G Elevations

The following Illustrative Examples of the Elevations for Building Type G are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type H: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. All dwellings shall be limited to one (1) and one and one half (1.5) stories in height. Finished living area above the first floor is permitted in the style of a bonus room or bonus living area so long as the addition of the bonus room or living area does not exceed the maximum building height set forth in the Building Type H Development standards outlined in this ordinance.

2. All dwellings shall have a primary bedroom on the first floor of the dwelling.

3. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.

4. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

5. The front façade of each home shall have at least one (1) of the following architectural design features: two (2) siding materials, two (2) siding styles, or two (2) unique colors (trim color counts as a unique color if it is a color other than white). Modifications of the front facade requirement can be made based on the architectural style of homes as represented in the Illustrative Examples of the Type H Elevations set forth in this Exhibit.

6. All dwellings shall have a covered front entry or a covered front porch that is a minimum of twelve (12) square feet.

7. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

8. All dwellings shall require a minimum of one (1) window on the front elevation, three (3) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet. Multiple windows placed directly next to each other that are under eight (8) square feet but combine to be a total square footage equal to or larger than eight (8) square feet shall count as a window for this requirement.

9. All dwellings shall have a carriage light on both sides of the garage.

Illustrative Examples of Building Type H Elevations:

The following Illustrative Examples of the Elevations for Building Type H are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type I: Single-Family Dwellings (Front-Load and Side-Load)

Architectural Standards:

Building Type I dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. A minimum of three (3) colors will be offered for all roofing materials. Exhaust vents shall not be visible from the front of the home.

4. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

5. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

6. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

7. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

8. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

9. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

10. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

11. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

12. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

13. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

14. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.

15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

17. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.

18. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.

19. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of Building Type I Elevations

The following Illustrative Examples of the Elevations for Building Type I are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type J: Single-Family Dwellings (Front-Load and Side-Load)

Architectural Standards:

Building Type J dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Windows: One-story homes shall have a minimum four (4) windows on the front façade and two (2) windows on side and rear façades, with a total of fifteen (15) windows in total. Two-story homes shall have a minimum of seven (7) windows on the front façade and two (2) windows on side and rear façades, with a total of twenty-three (23) windows in total.

Illustrative Examples of Building Type J Elevations

The following Illustrative Examples of the Elevations for Building Type J are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type K: Single-Family Dwellings (Front-Load and Side-Load)

Architectural Standards:

Building Type K dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall materials to the fascia board.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building wall shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.

4. Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that façade shall have at least two (2) architectural breaks, such as a chimney or other corner break. The outermost corners of a building shall not be considered architectural breaks. All dwellings located along a right-of-way shall have widows on all façades visible from the right-of-way. Windows required herein shall be a minimum side of fifteen (15) square feet; or, windows less than fifteen (15) square each may meet this requirement if the collective size of multiple windows on a given façade is at least fifteen (15) square feet.

5. Garages shall be side-load only. Front-load carriage garages can be featured in conjunction with side-load garages.

Illustrative Examples of Building Type K Elevations

The following Illustrative Examples of the Elevations for Building Type K are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

EXHIBIT E-2

ADDITIONAL RESIDENTIAL CHARACTER EXHIBITS

(See following 11 pages)

Building Type A - Townhomes

Details

Min. Living Area: 1,700 sf

4-story with Rooftop Living

3-story

Building Type B

Details

Min. Living Area: 1,700 sf

Rear-load detached home

Streetscape

Typical Side & Rear Elevations

Building Type C

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,500 sf (Single Story)

2,200 sf (Two Story)

Building Type D

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,500 sf (Single Story)

1,800 sf (Two Story)

Building Type E

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 2,000 sf (Single Story)

2,500 sf (Two Story)

Building Type F

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,600 sf (Single Story)

2,200 sf (Two Story)

Building Type G

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,800 sf (Single Story)

2,400 sf (Two Story)

Two-car garage recessed 10' from front facade

Building Type H

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,200 sf (Single Story)

Building Type I

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,800 sf (Single Story)

2,700 sf (Two Story)

Building Type J

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 3,000 sf (Two Story)

Building Type J - Custom

Example Front Elevations

Example Rear Elevations

Details

Min. Living Area: 3,000 sf

EXHIBIT F-1

CHARACTER EXHIBITS
(Horton Square Mixed Use Block)
(See following 2 pages)

"EXHIBIT F-1"

Character Exhibit: Horton Square Mixed Use Block

The "Character Exhibit", attached hereto as Exhibit F-1, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be substantially consistent with the Character Exhibit as determined by the Director of the Community Development Department.

GREETING HOUSE
GREETING HOUSE

SIGNAGE
SIGNAGE
SIGNAGE

EXHIBIT F-2

HORTON SQUARE MIXED USE BLOCK ARCHITECTURAL STANDARDS
(See following 6 pages)

"EXHIBIT F-2"

Horton Square Mixed Use Block Architectural Standards

A. Building Orientation:

1. Buildings shall create and spatially define the public realm (such as Streets, sidewalks, plazas, greenspaces) and reinforce a consistent Building Façade Street wall that immediately fronts the adjacent Street to further enhance the pedestrian experience.

2. Any Building Façade adjacent to a Street shall generally be oriented parallel to the Street and reinforce the density of the urban block form created by the boundaries of the property line and adjacent built forms.

3. Buildings shall generally maintain a continuous Building Street frontage. Breaks may be provided for pedestrian access or public plazas or vehicular access.

4. The Street level of a Building shall be designed with non-residential uses that activates the public realm in a contextually appropriate manner while also integrating the Building architectural design.

5. Buildings located at the intersection of Streets shall have an enhanced architectural design to establish a strong corner presence on both street frontages equally.

6. Buildings shall be located in a manner so that portions of the Building designed for service uses, such as loading docks and dumpster enclosures, are not part of the Street facing façade.

B. Building Massing:

1. The proportion and relationship of various architectural design elements, such as building height, building massing rhythm, building façade breaks, building materials, etc. shall be compatible with the scale of other adjacent Buildings, as applicable, in the Horton Square Mixed-use District.

2. Larger Buildings shall be broken into multiple Buildings, if possible, or into smaller Building massing elements through the use of varied façade planes, an upper story setback, or enhanced use of fenestration in order to reduce the apparent size of the structure.

3. A clear visual distinction between Street level and upper floors shall be maintained.

4. A variety of Building size and massing is encouraged within the Horton Square Mixed-use District. However, all Building shall be a minimum of two (2) Stories in height. Maximum Building height shall be fifty (50) feet in height with the option of exterior roof-top area.

C. General Façade Design:

1. All Buildings shall have a defined top, middle, and base that creates a compatible architectural form.

2. The lower levels of Street facing facades shall generally incorporate a higher level of visual interest and architectural detailing. Building components shall emphasize creating and engaging pedestrian environment through enhanced Street level architectural interest.

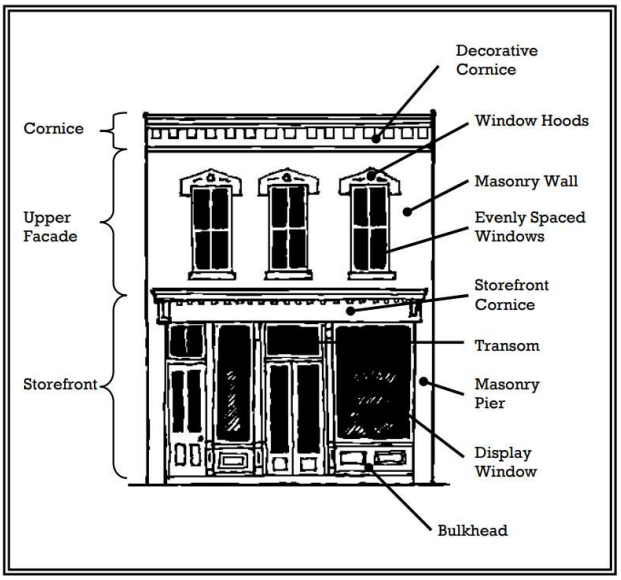
3. Buildings shall maintain a pattern of strong horizontal design elements appearing at storefront cornice height and extending to upper floors. This horizontal pattern shall maintain the proportion and spacing of openings.

4. A visual termination at the top of the Building (such as decorative cornices, parapets, crowns, shaped roofs, spires, etc.) shall be integral part of the design from both the distant view and the pedestrian perspective.

5. Side and Rear Facades shall be finished in colors similar to the colors of the primary facades. Side and Rear Facades shall incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.

6. Utility Meter Screening: All wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade.

Reference Guide:



D. Roof Form:

1. Flat roofs shall be the predominate roof form within the district. Gable, gambrel, hip, or mansard roofs may be used as accent roof forms as appropriate to the intended architectural style of the proposed Building that is consistent with the overall theme of the Horton Square Mixed-use District.

2. A parapet shall be used to conceal a flat roof and any roof protrusions, other than the chimney.

3. Roof forms should be used to integrate rooftop Mechanical Equipment, telecommunications equipment, and any other similar devices or appurtenances so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the Building architecture and be appropriately-scaled.

E. Door and Window Openings:

1. Entrances, including doors, shall be sized and articulated in proportion to the scale of the Building and shall be architecturally compatible with the style, materials, colors, and details of the Building as a whole.

2. Entrances shall be defined and articulated through use of architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, or other architectural elements compatible with the proposed style of Building.

3. At the ground level, a minimum of 50% of the street facing façades shall be transparent for retail and restaurant uses. For all other uses a minimum is 35% of the façade shall be transparent.

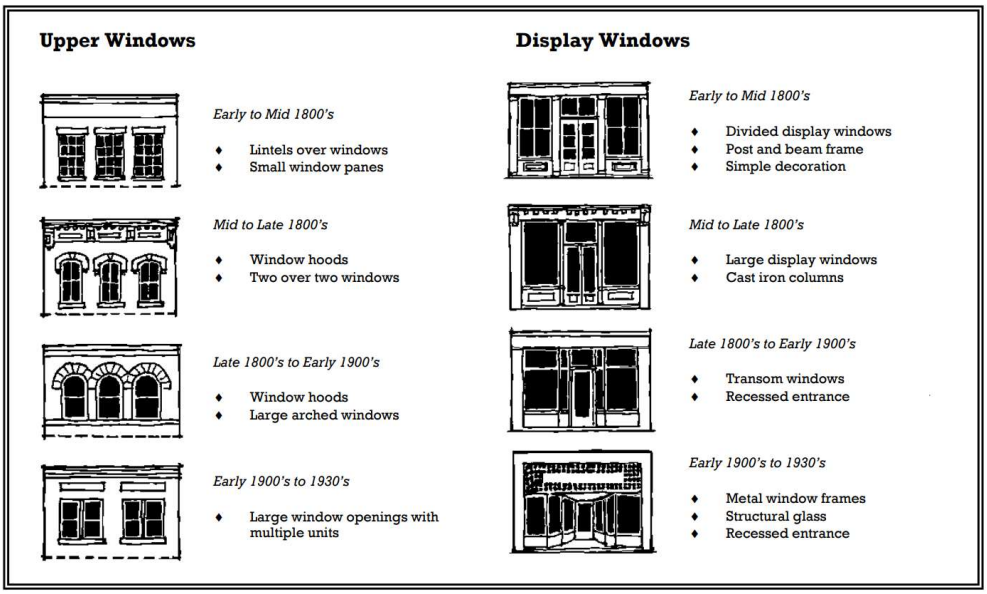
4. Glass at the ground level shall allow for clear views into the structure. Painted, tinted, or mirrored glasses are discouraged at the pedestrian level. Storefronts shall be well-defined and transparent.

5. Blank, windowless facades shall be avoided on the front of the Building, or on any side that is visible from a public right of way. Where blank walls cannot be avoided, changes in plane, building footprint modulation, building materials, color, or additional landscaping shall be utilized to minimize the visual effect of the blank wall.

6. Window openings shall establish a visual rhythm and symmetry through a pattern of strong horizontal design elements. This horizontal pattern shall maintain the proportion and spacing of openings.

7. Window openings shall include detailed treatments such as window trim and other architecture elements. Acceptable design elements include functional shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, decorative trim, or other elements consistent with and complementary to the architectural style of the Building.

Reference Guide:



F. Building Materials:

1. Buildings shall utilize high-quality, durable, and authentic Building materials consistent with the intended architectural theme of the Horton Square Mixed-use District. Material product samples and specification data shall be required for review.

2. Primary Building materials include brick, stone, or other Masonry Material and shall comprise a minimum of 75% of the Building's façade exclusive of windows and doors. Masonry shall extend to grade and wrap corner returns.

3. Accent Building materials include wood, fiber cement siding, stucco, or other appropriate Building material consistent with the proposed architectural theme of the Horton Square Mixed-use District and shall account for a maximum of 25% of the Building's façade exclusive of windows and doors. Accent materials shall be integrated as intentional design elements rather than as isolated occurrences.

4. Building materials and overall architectural quality shall be consistent on all sides of a structure. All Building facades shall exhibit the same level of design continuity and quality.

5. If material changes are proposed, such change shall generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal, or terminate at logical structural breaks.

6. A variety of complementary exterior Building materials may be incorporated to provide visual interest to the Building. However, the palette of materials should not be overly complex.

7. The use of synthetic material finishes or faux Building materials, such as vinyl siding and faux brick or faux stone is not permitted.

8. Service courts shall include painted or integral colored masonry. A minimum of two (2) colors will be utilized. Colors shall be consistent with the base colors of the primary and/or secondary facades. Where portions of the service court wall(s) are exposed, additional enhancements will be incorporated that are consistent with the requirements for building materials.

9. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

Reference Guide:

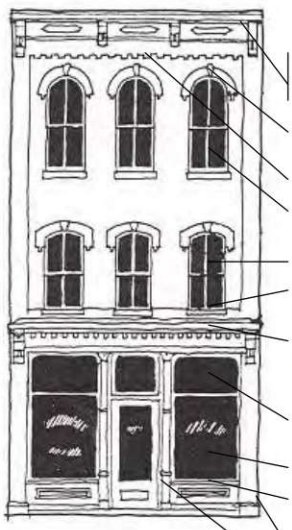


Figure 9

What is it called?	What is it made from?
Parapet Cornice	Galvanized sheet metal, brick, wood
Lintel	Stone, brick
Masonry corbelling	Brick
Window	Wood double-hung sash
Muntins	Wood
Sill	Stone, brick
Storefront cornice	Galvanized sheet metal, wood
Transom	Glass/ wood
Display window	Glass
Bulkhead	Wood millwork
Column	Brick, cast iron/ millwork
Pilaster	Brick, cast iron/ millwork

G. Awnings and Canopies:

1. Weather protection elements are encouraged but not required in order to reduce Building scale and to provide shelter.

2. Awnings and canopies shall be compatible with the overall Building architectural theme in terms of the rhythm and design of the storefront bays, material, details, massing, and form. Awnings and canopies shall reinforce the pedestrian scale along primary commercial frontages.

3. Awning colors and materials should complement the color scheme and character of the Building's façade. Solid colors or striped patterns are encouraged.

4. Awnings and canopies shall not conceal architectural details on the façade.

5. Awnings and canopies shall not overhang from the Building for more than five (5) feet, unless appropriate with the intended architectural theme and use of the Building or to accommodate site specific climatic weather protection.

H. Restaurants:

1. Restaurants are an important component of the fabric of the Horton Square Mixed Use Block. They provide indoor as well as outdoor activity and generate a sense of place.

2. Outdoor seating areas and patios are permitted and shall be encouraged.

3. Exhaust and mechanical apparatus shall be carefully incorporated into the architecture of the Buildings.

I. Amenities / Pedestrian Furniture:

1. The selection of architectural amenities shall be complementary to the architectural character of the Horton Square Mixed use Block. The materials used for the selected amenities shall be durable and functional.

2. Amenities are permitted (subject to applicable standards in this Ordinance) and may include, without limitation, the following:

a. Benches
b. Trash and recycling receptacles
c. Bike racks
d. Fountains
e. Pedestrian walkways
f. Flag poles (per the sign requirements of the UDO)
g. Plaques
h. Tables / umbrellas (no sign of any type shall be permitted on tables or umbrellas)
i. Carts and kiosks
j. ATM enclosure(s)

EXHIBIT G

TRAIL NETWORK PLAN
(See following 2 pages)

Legend

16' Wide Shared-Use Trail = 2.1 Miles

8' Wide Pedestrian Trail= 9.5 Miles

8' Width Asphalt Pedestrian Trail With In Common Areas And External Streets Located Outside The Horton Square Mixed-Use District

6' Width Concrete Trail Within Internal And Private Streets Located Outside Of Horton Square Mixed-Use District

Variable Width Concrete Trail Within The Horton Square Mixed-Use District Noted Within Applicable Street Cross Sections

Monon Trail

Future Trail Connection by Others

216TH STREET

214TH STREET

206TH STREET

199TH STREET

HORTON ROAD

OAK RIDGE ROAD

FREEMONT MOORE ROAD

SIX POINTS ROAD

LAND DONATION TO CITY OF WESTFIELD

HORTONVILLE

FUTURE FIRE STATION

Existing Path

MONON TRAIL

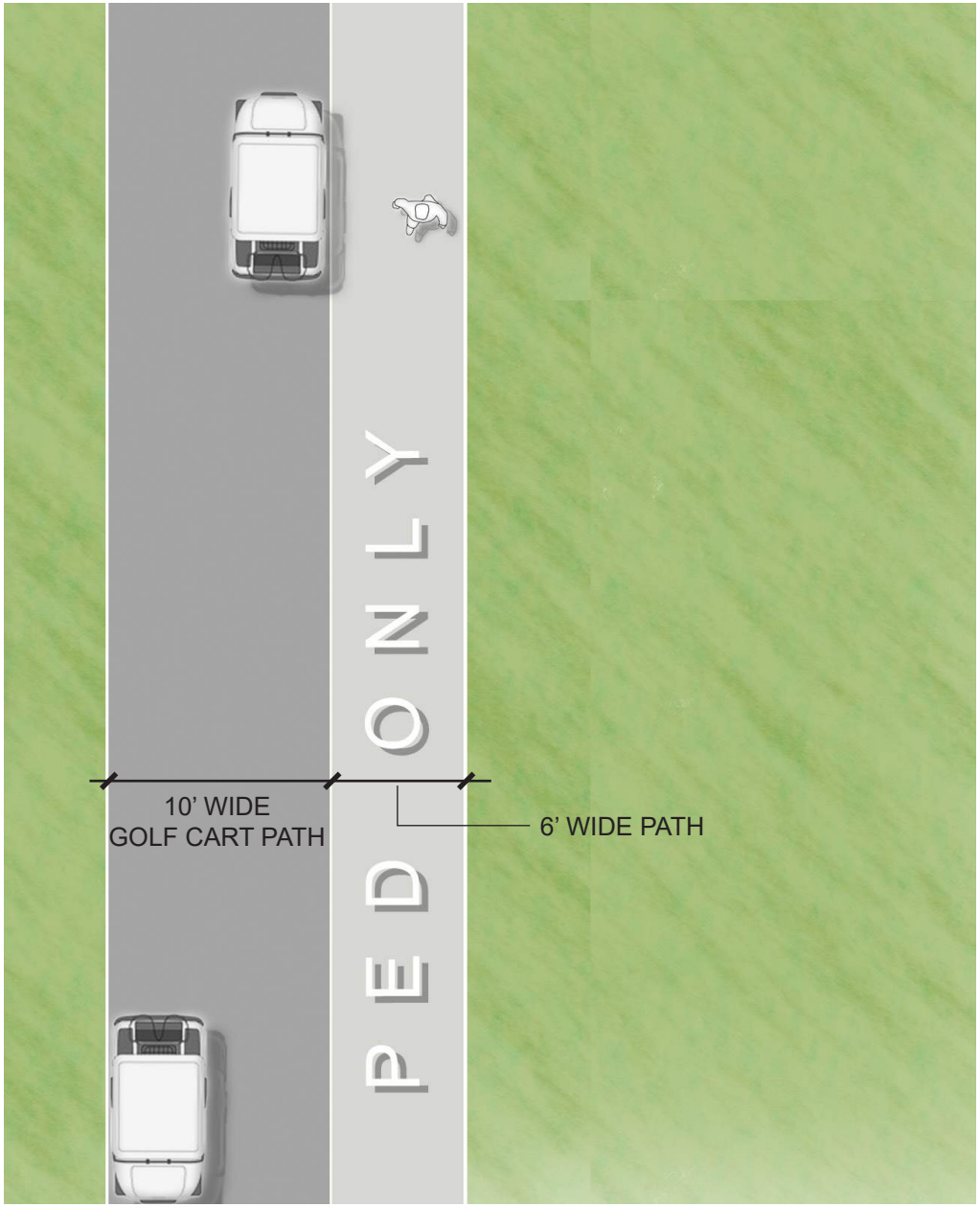
0 140 280 560

N

W E

S

PRECEDENT IMAGERY:
GOLF CART SIGNAGE AT CROSSINGS



ENLARGEMENT:
TYPICAL GOLF CART AND WALKING PATH

EXHIBIT G-2

EXHIBIT H-1

AMENITY EXHIBIT
(See following 5 pages)

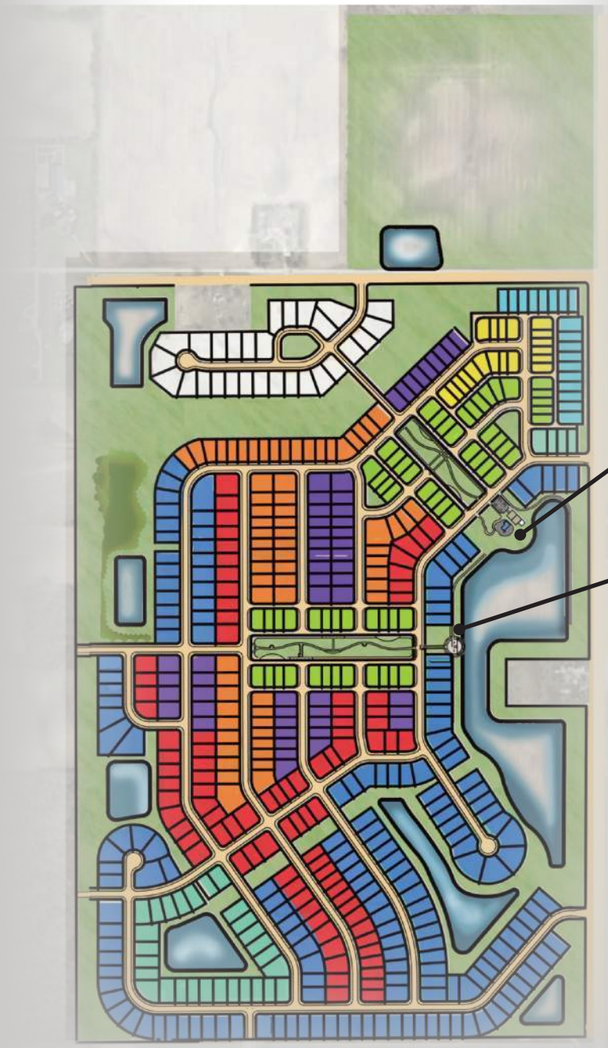
District Features

1. Laura Taylor Park
2. Carey Commons
3. Stafford Multi-Use Path
4. Railspur Park
5. Foundry Park
6. John B. Horton Post Office
7. Horton Square
8. McComb Green
9. Aldred Woods
10. Monon Trailhead
11. Baldwin Garden

IRONSTONE
AT HORTONVILLE

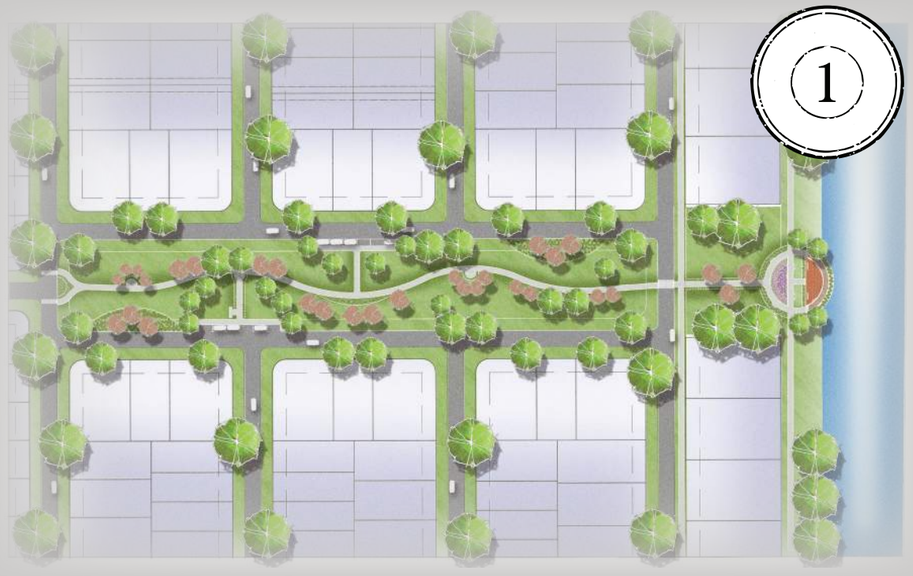
AMENITIES

THE LAKES



CAREY COMMONS

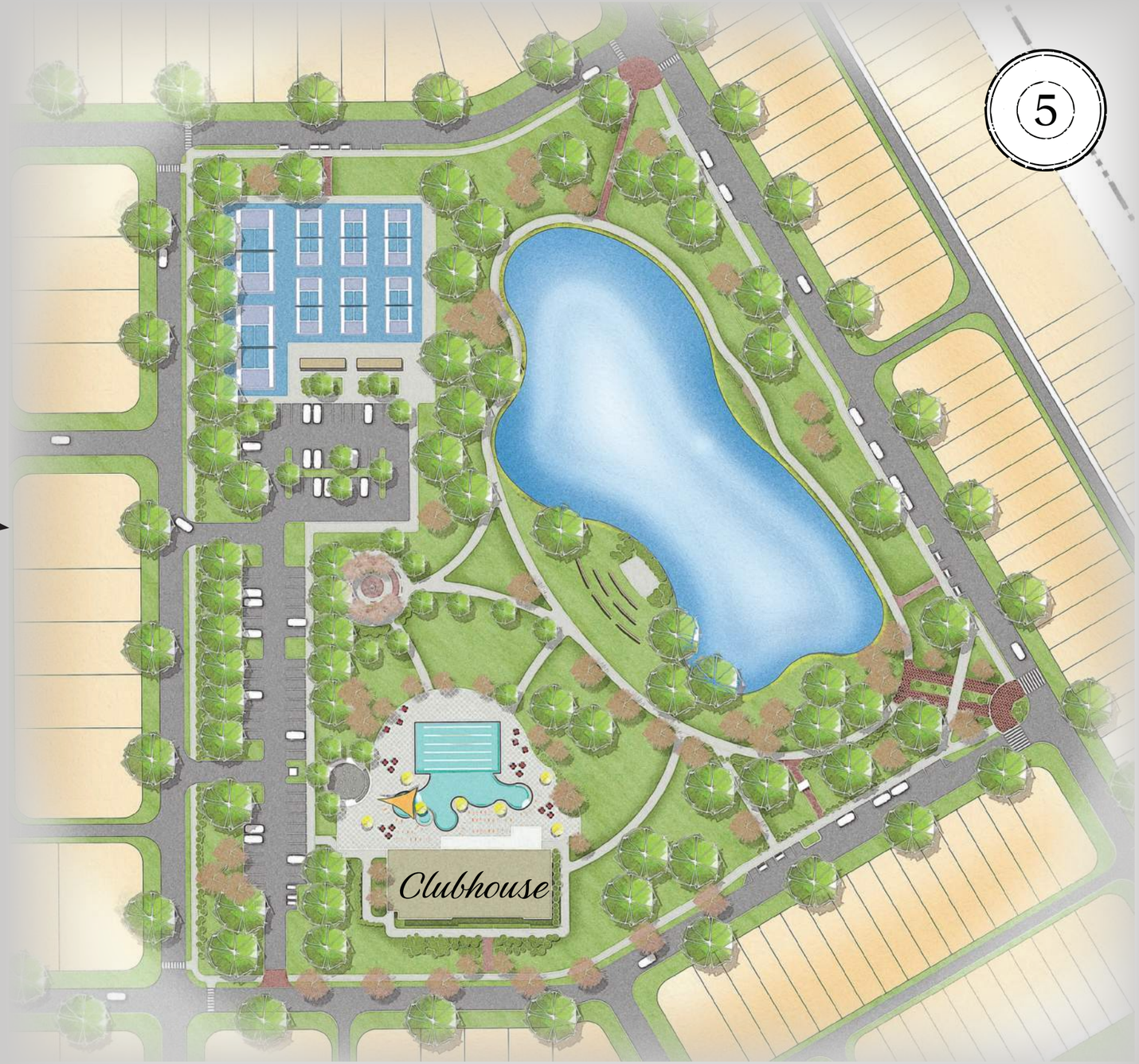
LAURA TAYLOR PARK



IRONSTONE
AT HORTONVILLE

AMENITIES

THE VILLAGE | FOUNDRY PARK



Pathways

Resort Style Pool

Splash Pad

Pickleball

Amphitheater

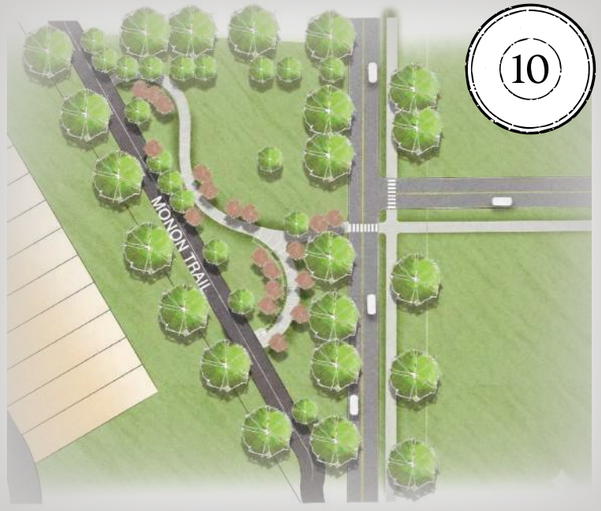
IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE

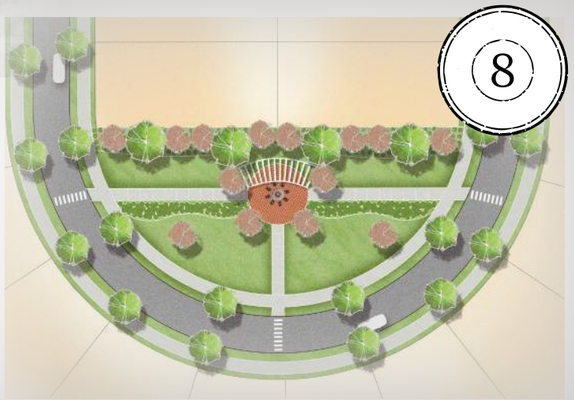
RAILSPUR PARK

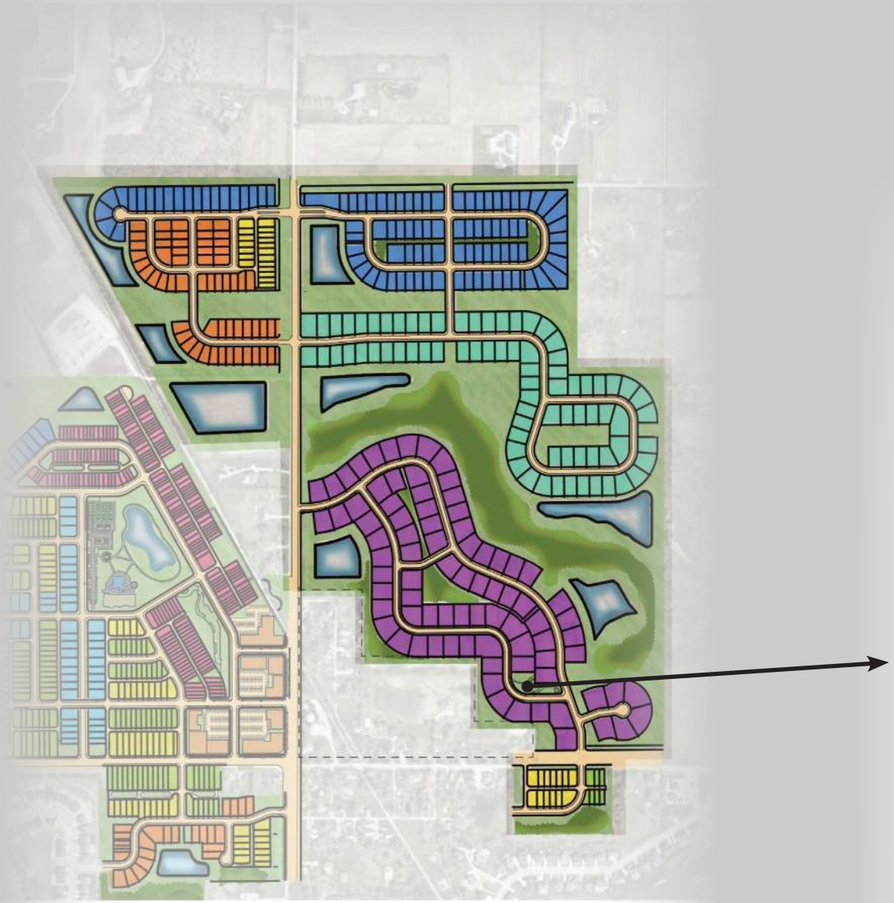
HORTON SQUARE PLAZA

MONON TRAILHEAD



McCOMB GREEN





IRONSTONE
AT HORTONVILLE

AMENITIES

THE RESERVE

BALDWIN GARDEN

EXHIBIT H-2

FOUNDRY PARK RENDERINGS
(See following 8 pages)

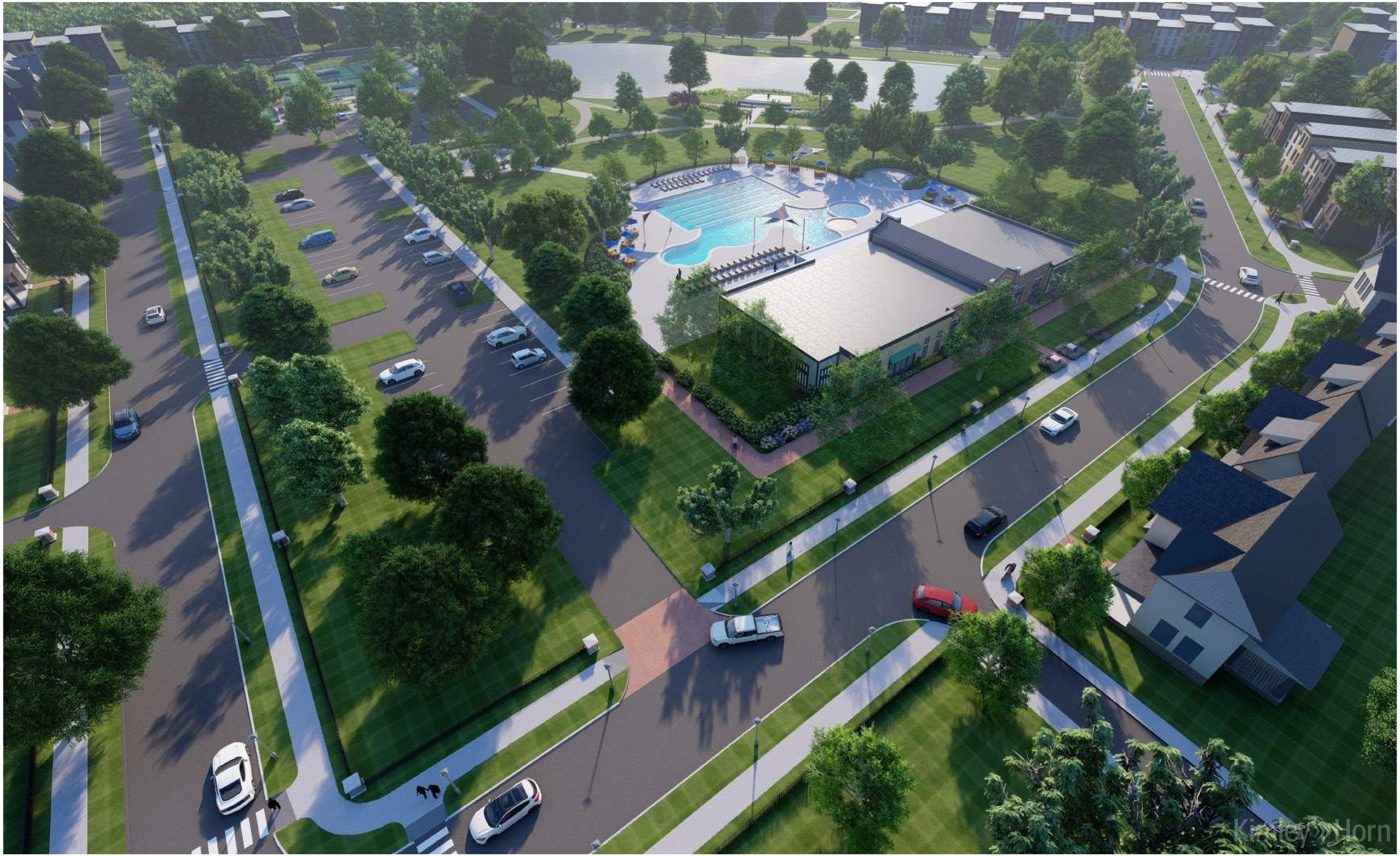


EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

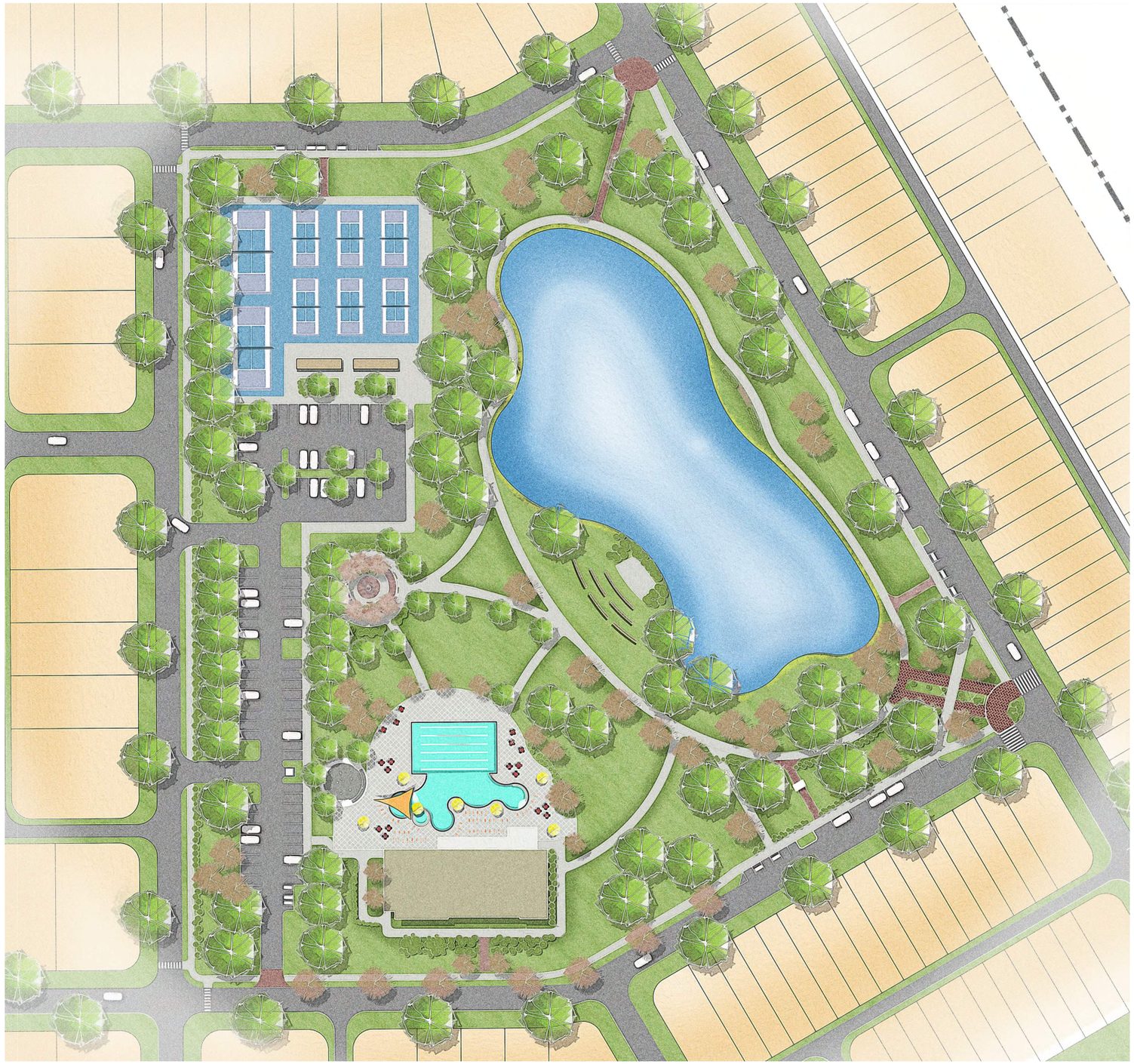


EXHIBIT H-3

CAREY COMMONS RENDERINGS
(See following 5 pages)

EXHIBIT H-3: CAREY COMMONS

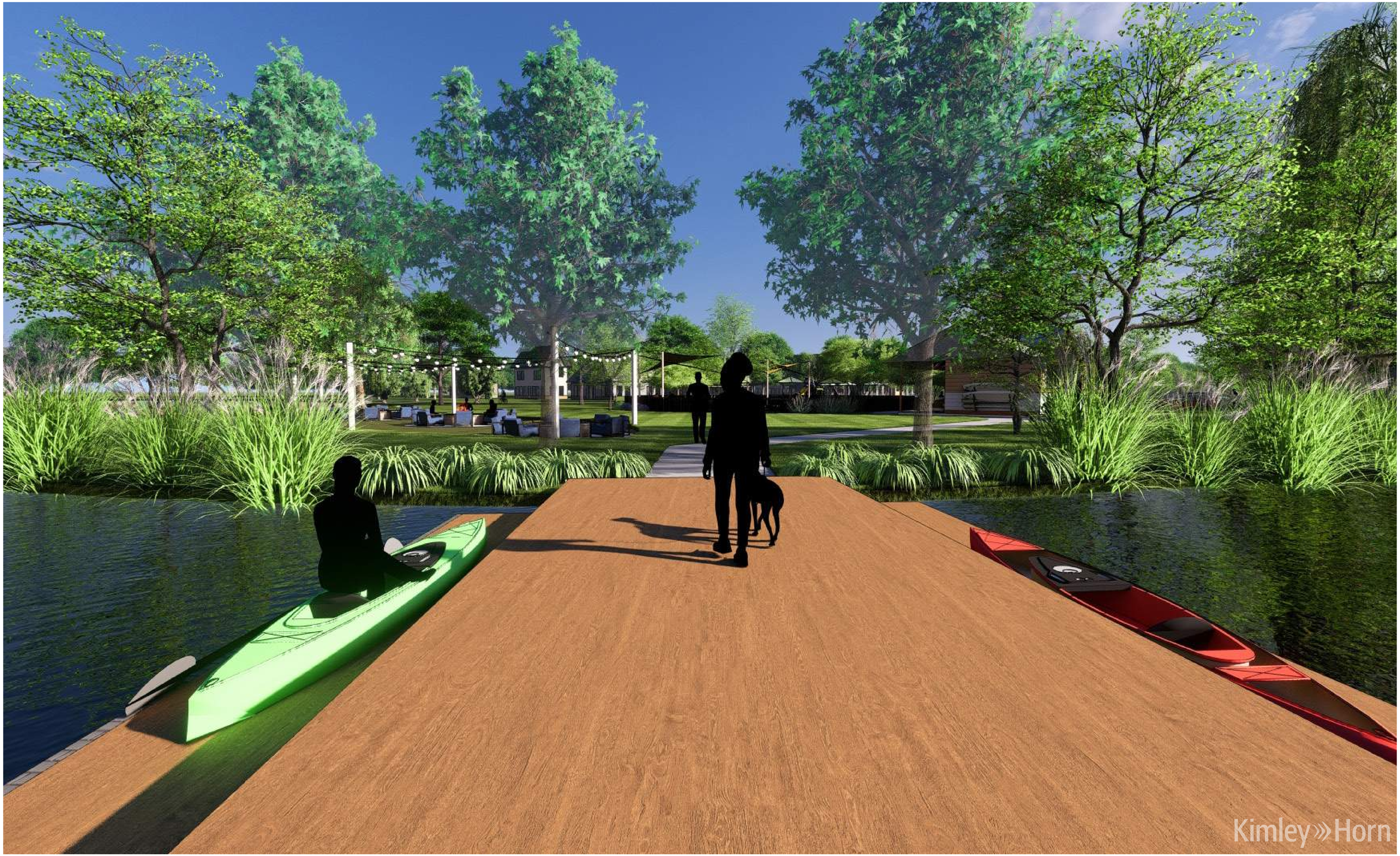


EXHIBIT H-3: CAREY COMMONS

EXHIBIT H-3: CAREY COMMONS

EXHIBIT H-3: CAREY COMMONS

EXHIBIT H-3: CAREY COMMONS

EXHIBIT H-4

AMENITIES LIST
(See following 2 pages)

The Lakes

1 Laura Taylor Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Spaces
- (2) Spaces within Linear Park
- (1) Pond Overlook
- Paver Patio

The Lakes

2 Carey Commons

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Open Lawn Space

Community Pool
- Pool Building with Restrooms
- Dedicated Parking - 12 Spaces
- Recreation Pool
- Kiddie Pool

Children’s Playground

Lake Access
- ADA Accessible Canoe / Kayak Launch
- Canoe / Kayak Storage Building

The Village

3 Stafford Multi-Use Path

10’ Wide Golf Cart Path

6’ Wide Pedestrian Pathway

Enhanced Plantings
- Native Prairie Plantings & Shrubs

The Village

4 Rail Spur Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Shade Sails
- Paver Patio

Children’s Playground
- Themed Play Structure

The Village

5 Foundry Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Clubhouse Building
- Recreation & Lap Pool
- Kiddie Pool
- Splash Pad

Programmed Seating Spaces
- Community Amphitheater
- Fire Pit Seating Space

Vehicular & Golf Cart Parking

Active Sports
- (2) Tennis Courts
- (6) Pickleball Courts
- (2) Bocce Ball Courts

EXHIBIT H-4

The Village

6 John B. Horton Post Office

Community Mail Building

The Village

7 Horton Square

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Pedestrian Plaza
- Benches, Tables & Chairs
- Paver Patio

The Village

8 McComb Green

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Paver Patio

The Village

10 Monon Trailhead

Monon Trail Access

Enhanced Plantings
- Trees & Shrubs

Site Furnishings
- Signage
- Benches
- Bike Racks
- Dog Waste Station

The Reserve

9 Aldred Woods

Walking Trail Through Woods
- 6' width

Existing Tree Preservation

The Reserve

11 Baldwin Garden

Open Lawn Space

Walking Paths
- 8' width

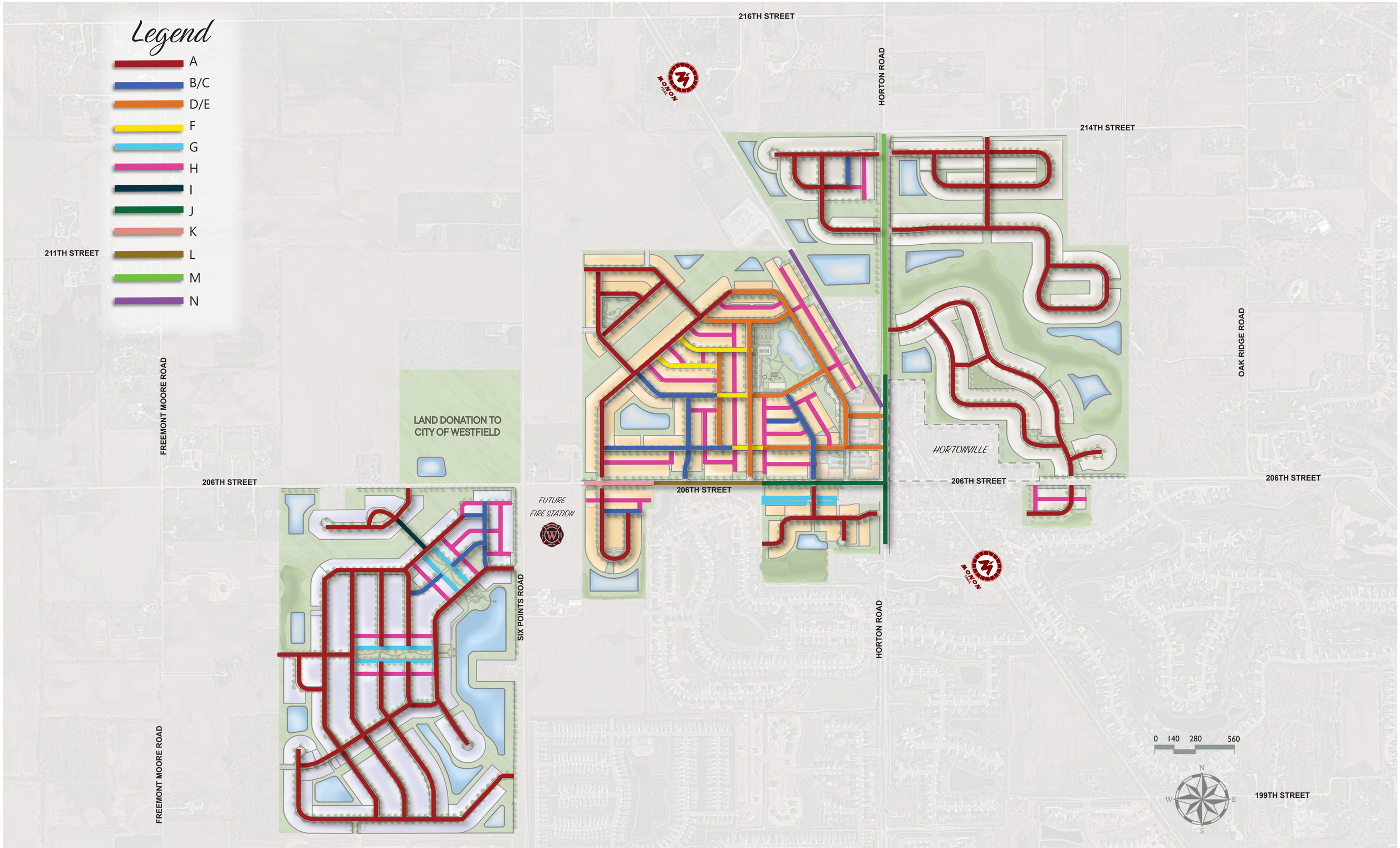
Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Paver Patio

EXHIBIT H-4

EXHIBIT I-1

THOROUGHFARE PLAN
(See following page)



IRONSTONE | EXHIBIT 1-1: THOROUGHFARE PLAN

Kimley»Horn

EXHIBIT I-2

PERMITTED STREET AND ALLEY CROSS SECTIONS
(See following 12 pages)

EXHIBIT I-2

STREET SECTION - A

EXHIBIT I-2

STREET SECTION - B/C

EXHIBIT I-2

STREET SECTION - D/E

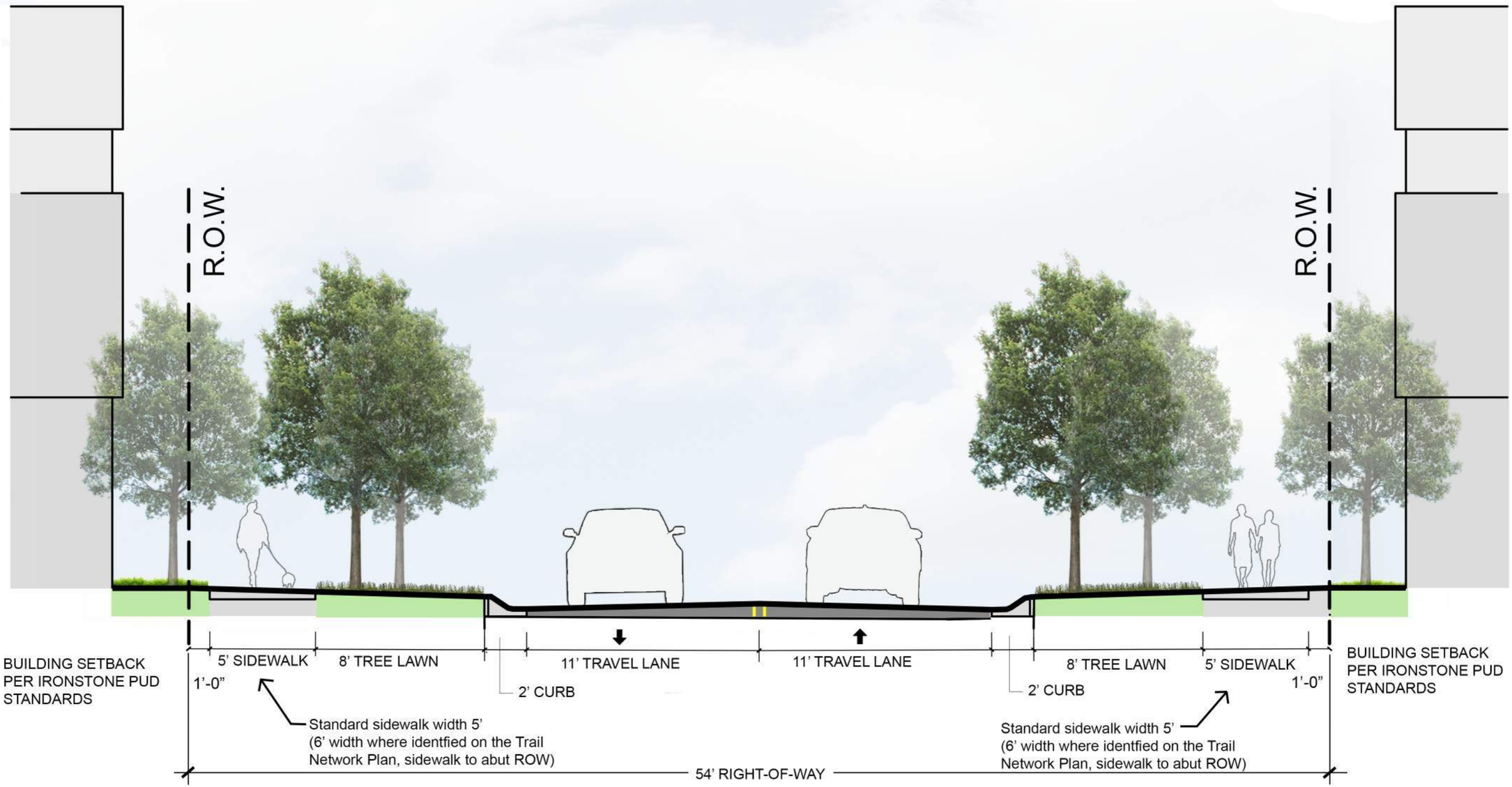


EXHIBIT I-2

STREET SECTION - F

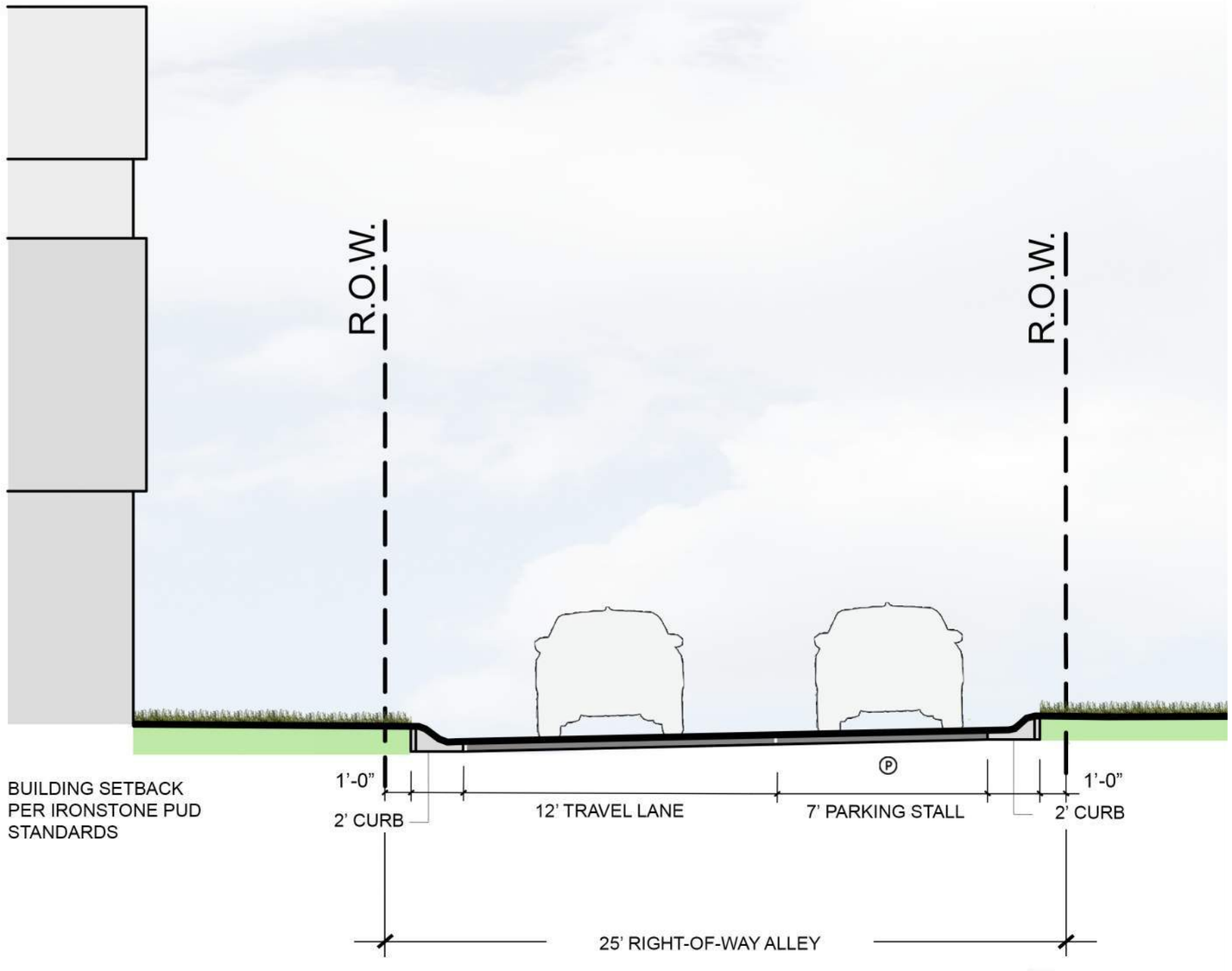


EXHIBIT I-2

STREET SECTION - G

EXHIBIT I-2

STREET SECTION - H

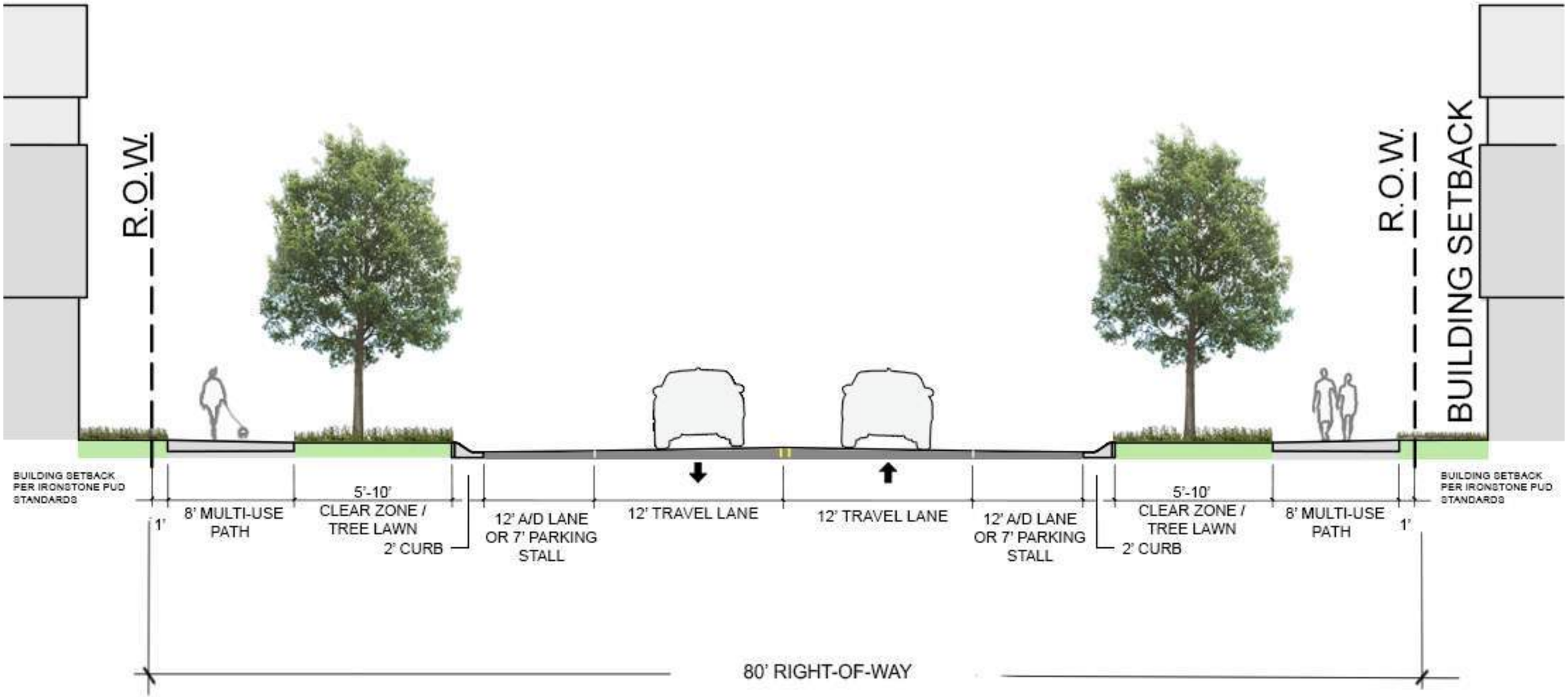
EXHIBIT I-2

STREET SECTION - I

NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

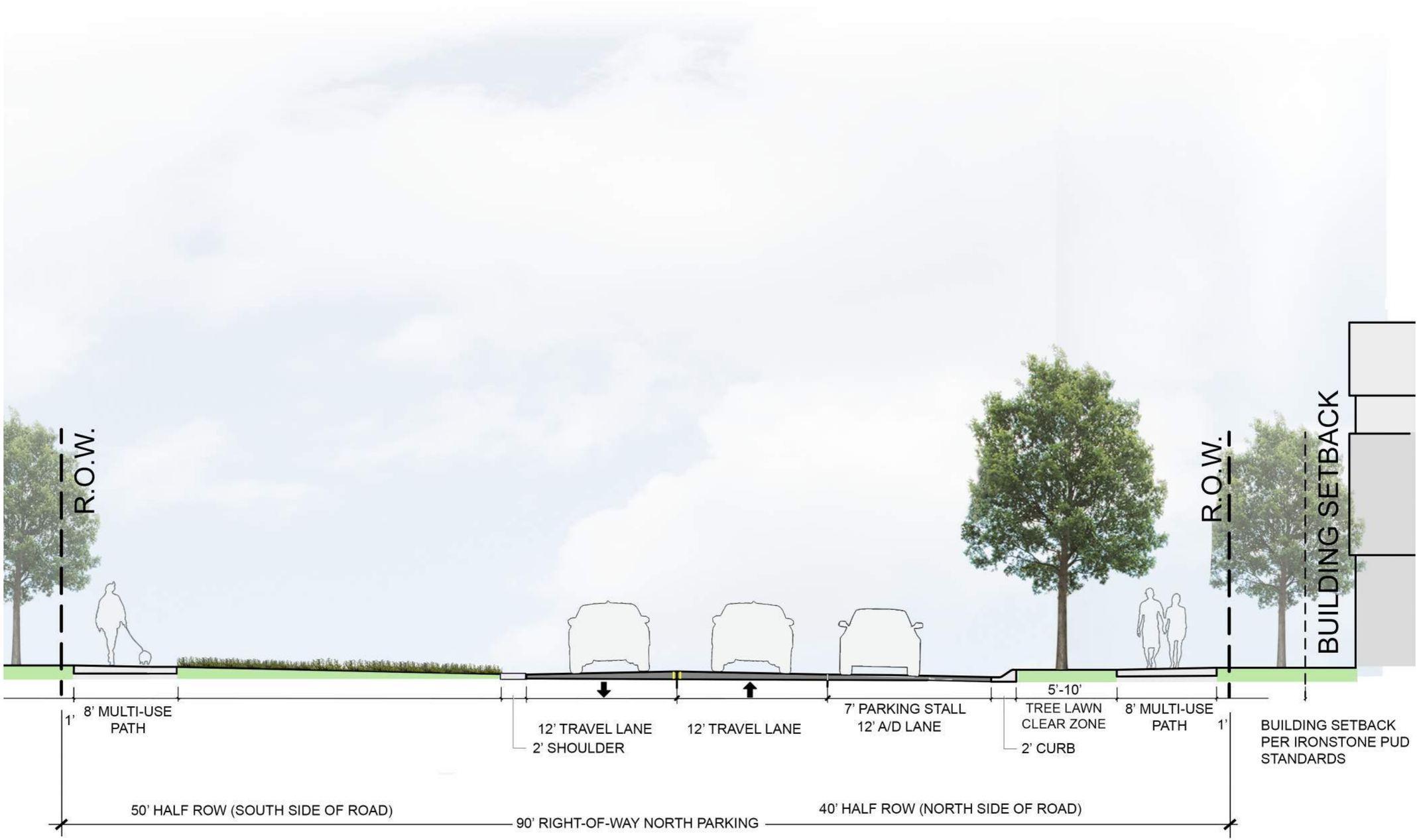
STREET SECTION - J



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

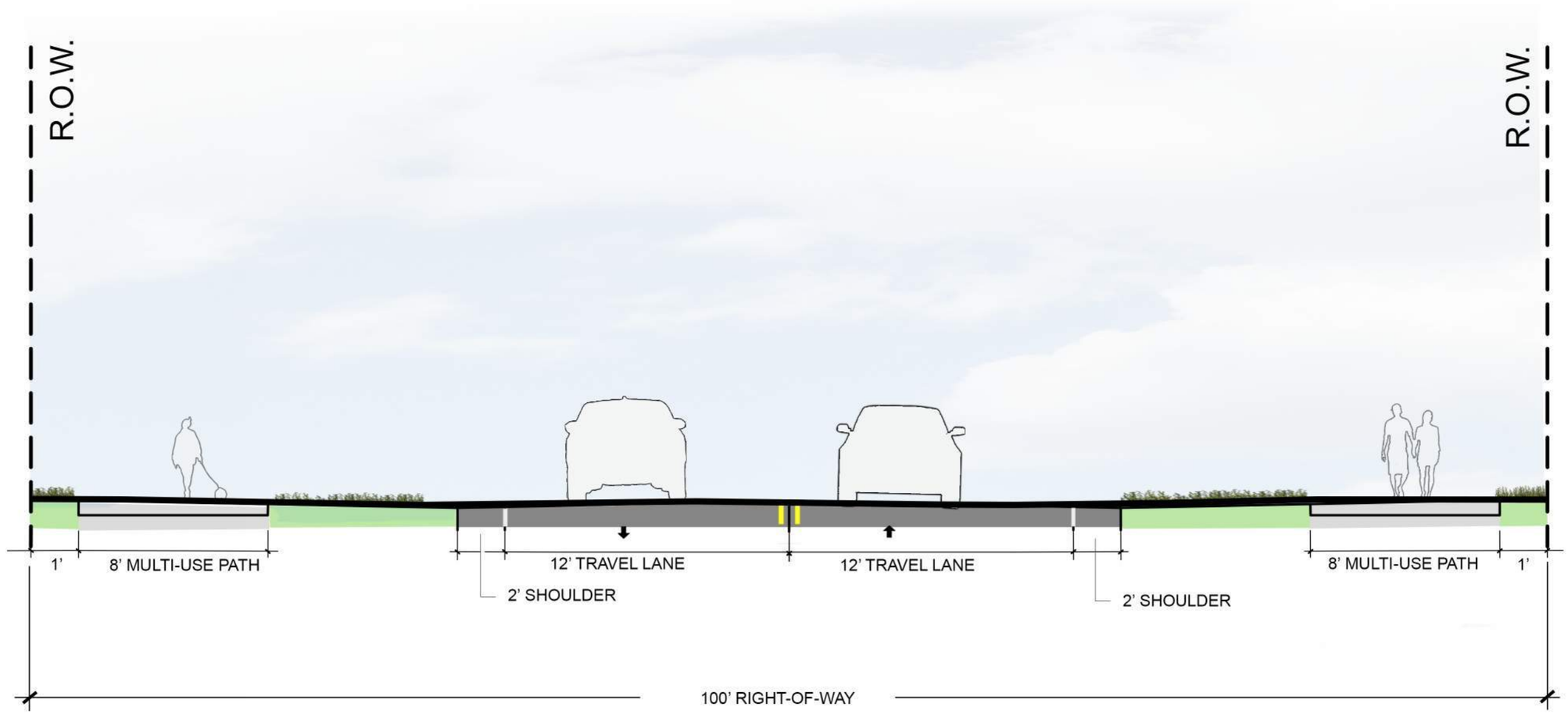
STREET SECTION - K



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

STREET SECTION - L



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

STREET SECTION - M

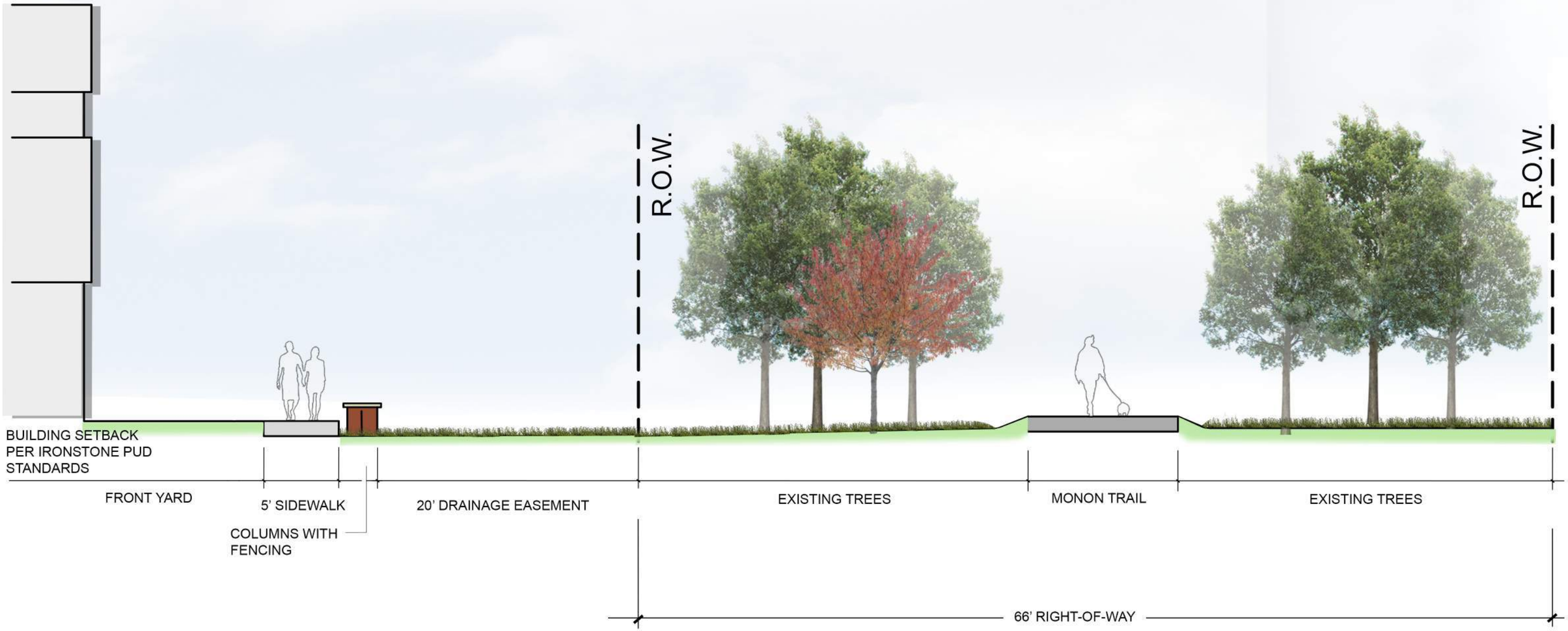


EXHIBIT I-2

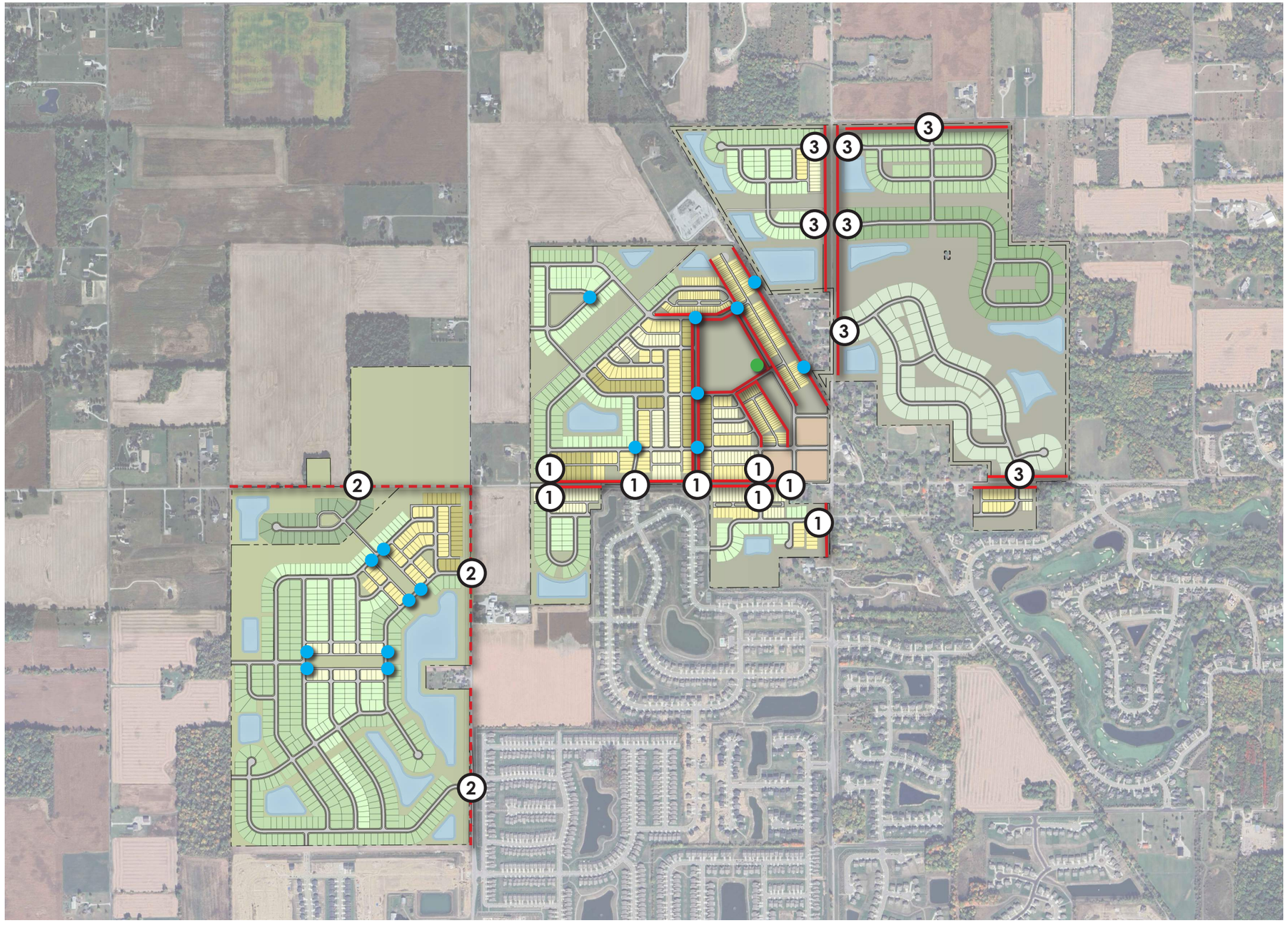
SECTION - N

EXHIBIT J

RESIDENTIAL MONUMENTATION

(See following 9 pages)

IRONSTONE ENTRY MONUMENTATION PLAN



LEGEND

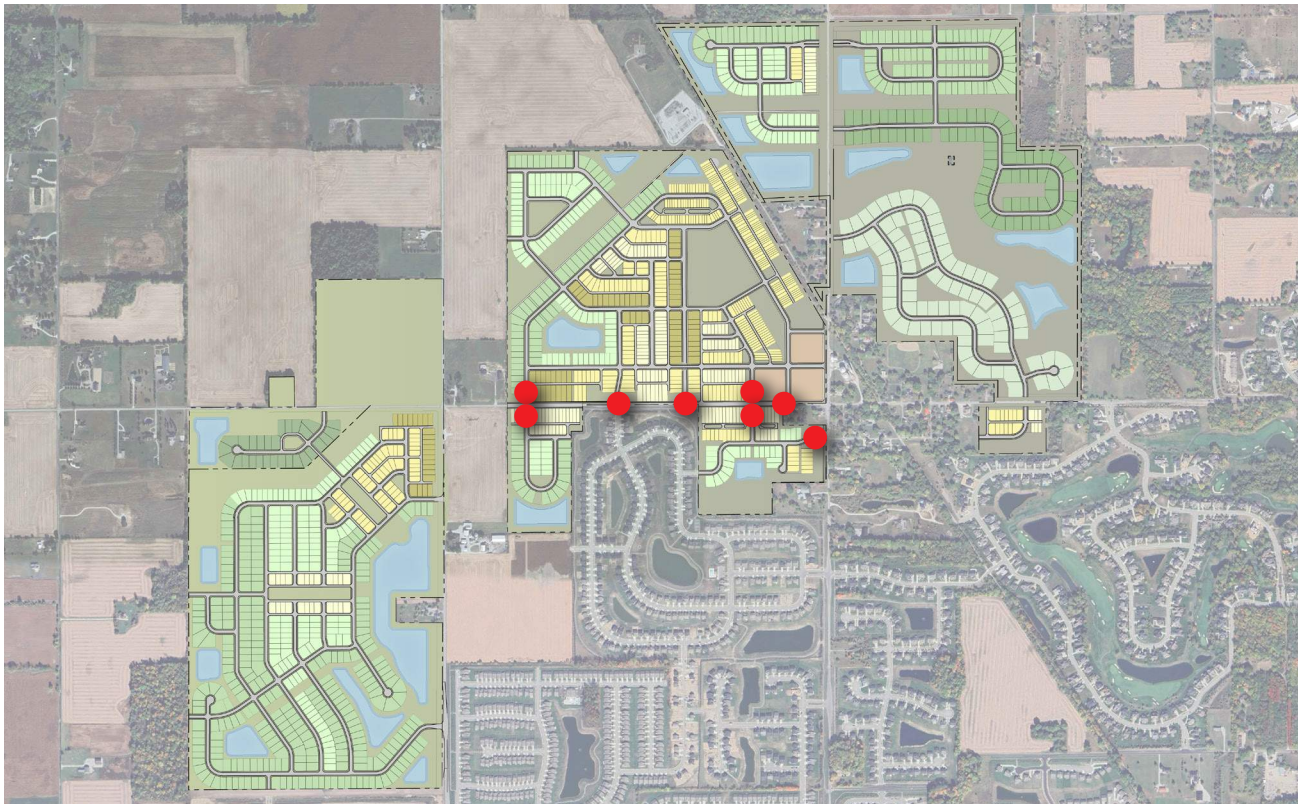
- DECORATIVE METAL FENCING
- HORSE FENCING
- ENTRY (VEHICULAR) MONUMENTATION
  1. VILLAGE
  2. LAKE
  3. RESERVE
- INTERNAL (PEDESTRIAN) MONUMENTATION
- FOUNDRY PARK MONUMENTATION

0 600' 1,200' 2,400'

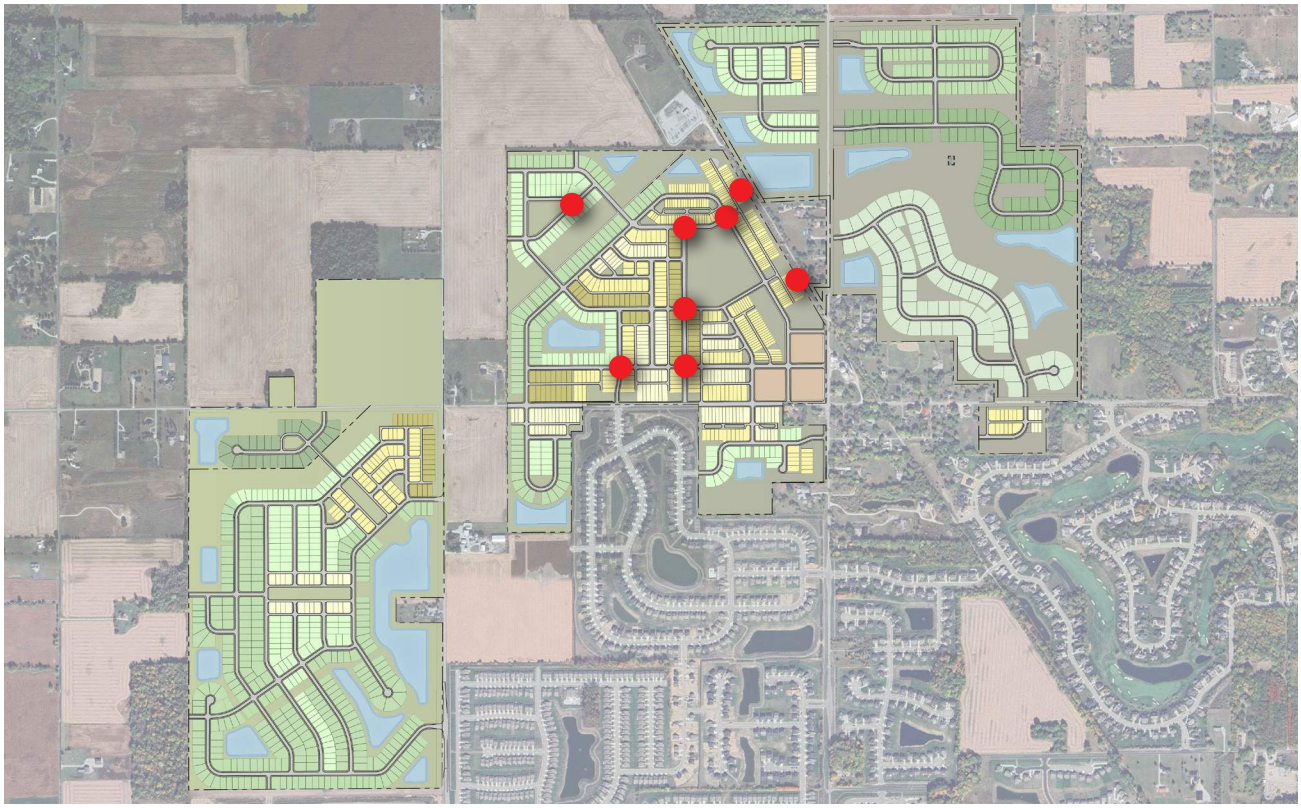
Scale 1" = 1,200'-0"

North

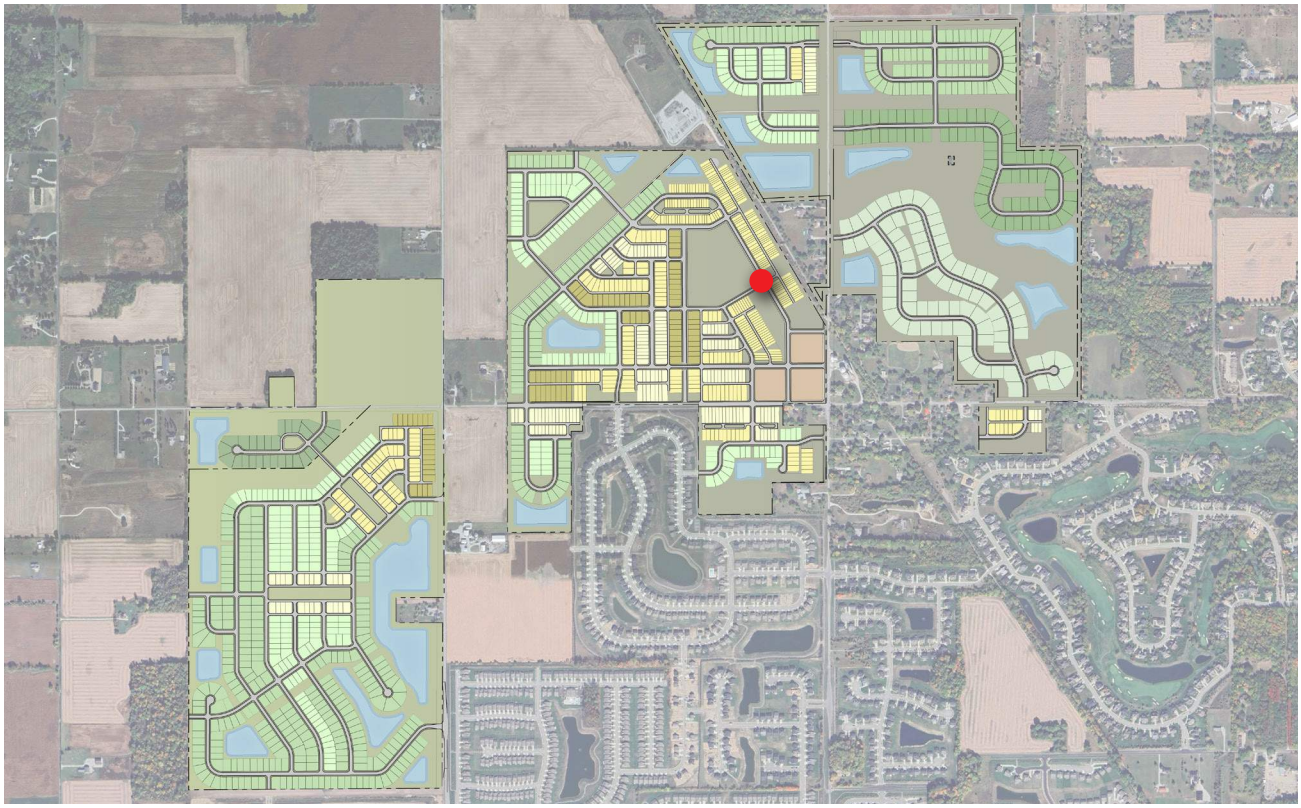
VILLAGE *vehicular entry monumentation*

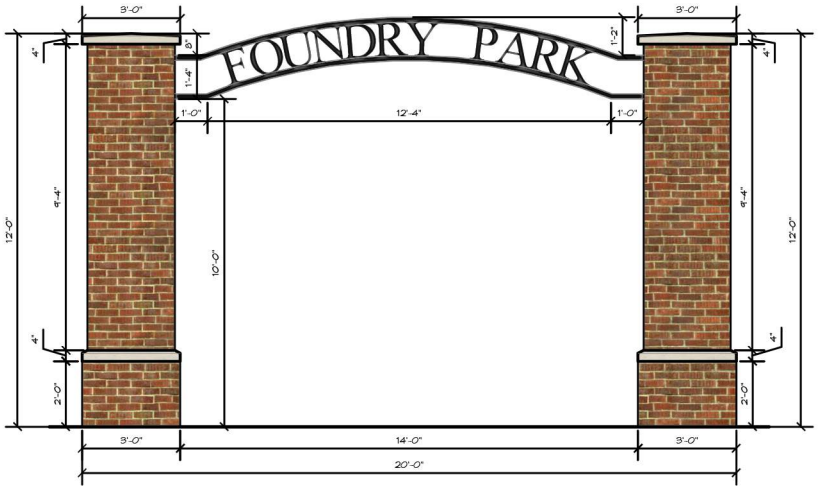


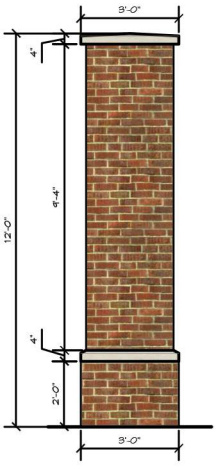
VILLAGE *pedestrian monumentation*



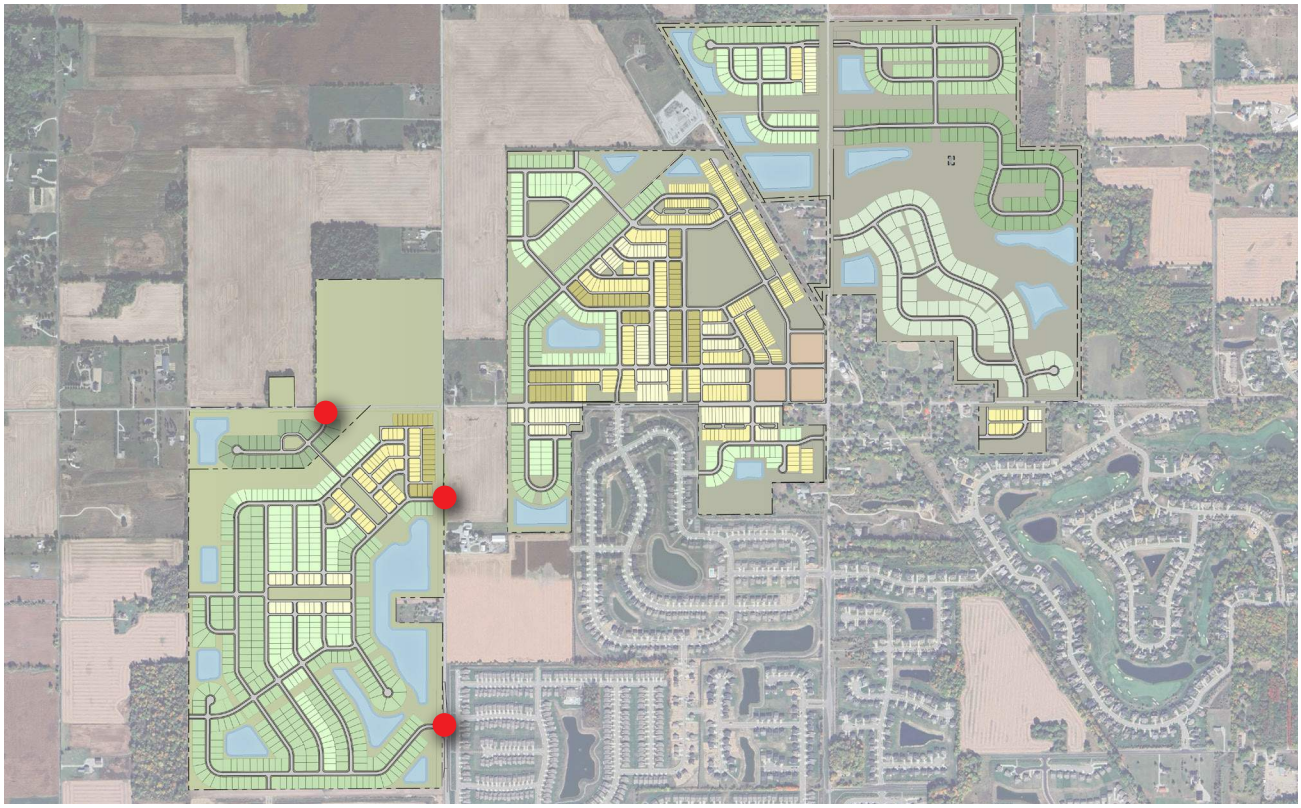
FOUNDRY PARK ENTRY MONUMENTATION



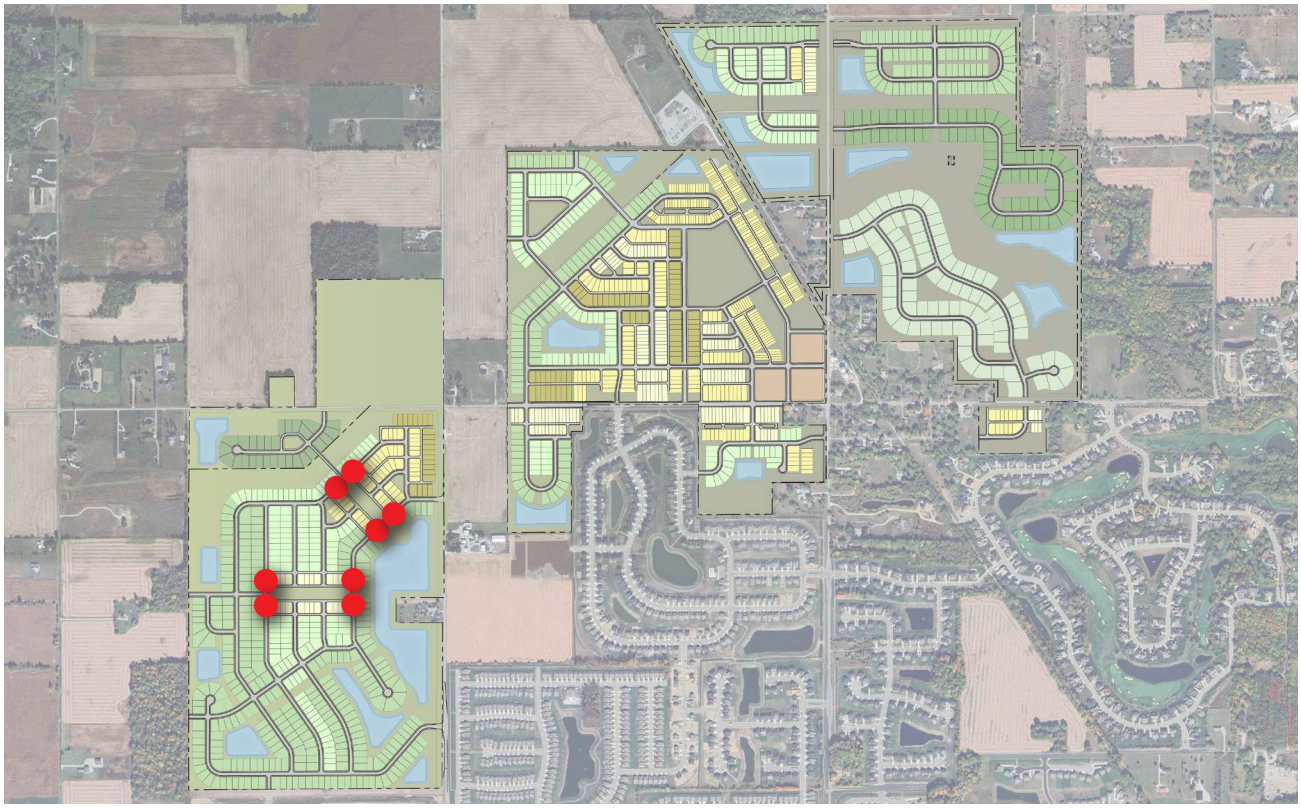


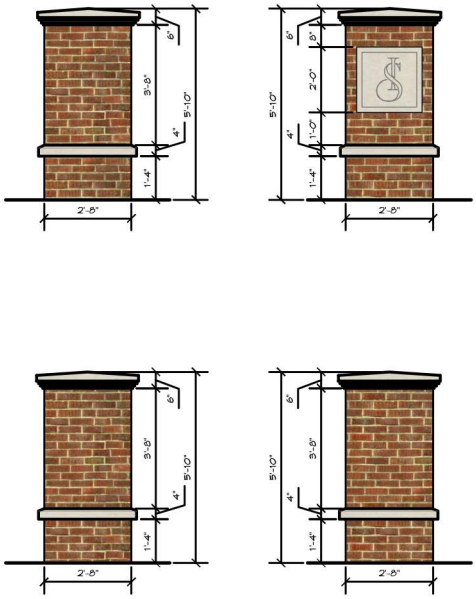


LAKES *vehicular entry monumentation*

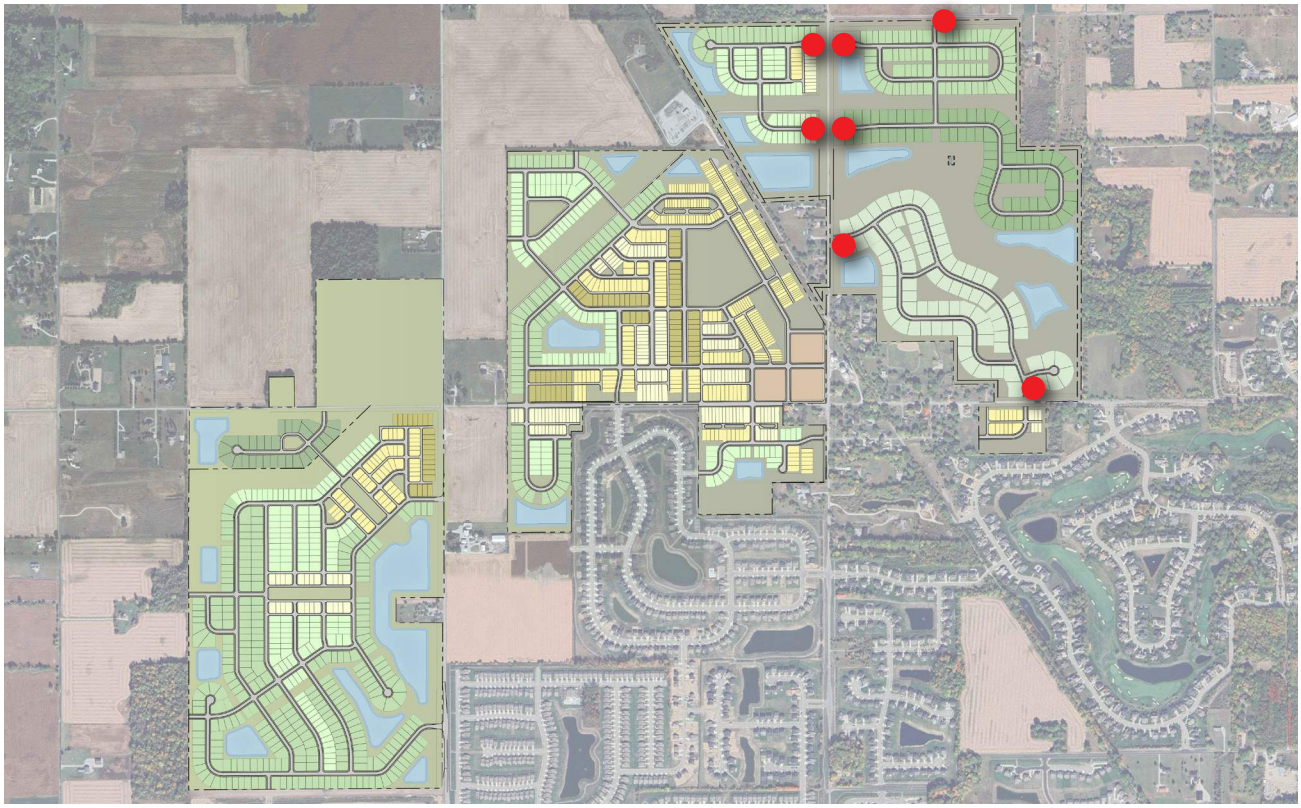


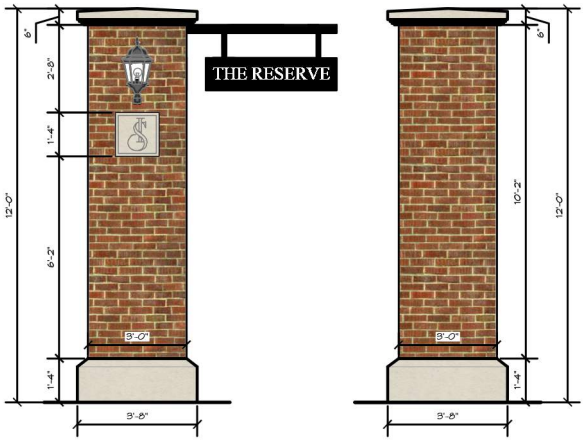
LAKES pedestrian monumentation



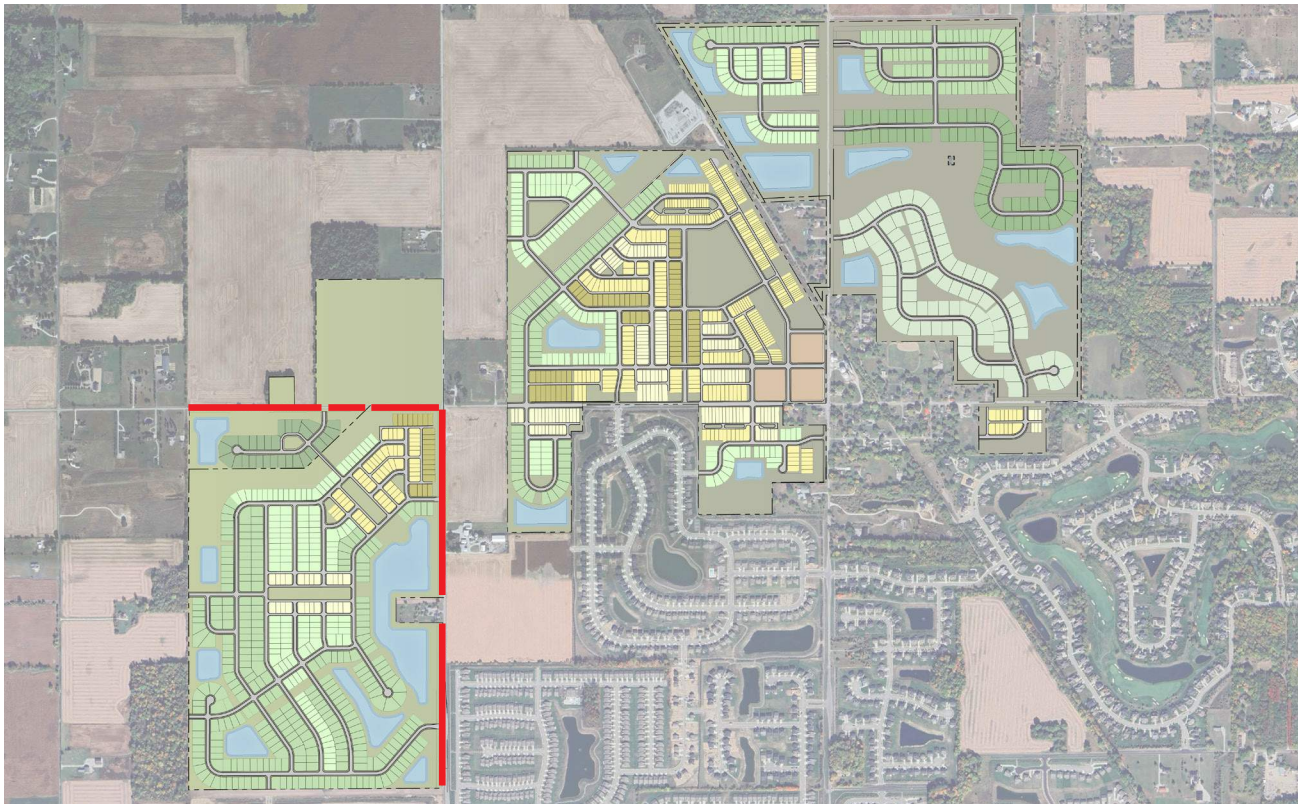


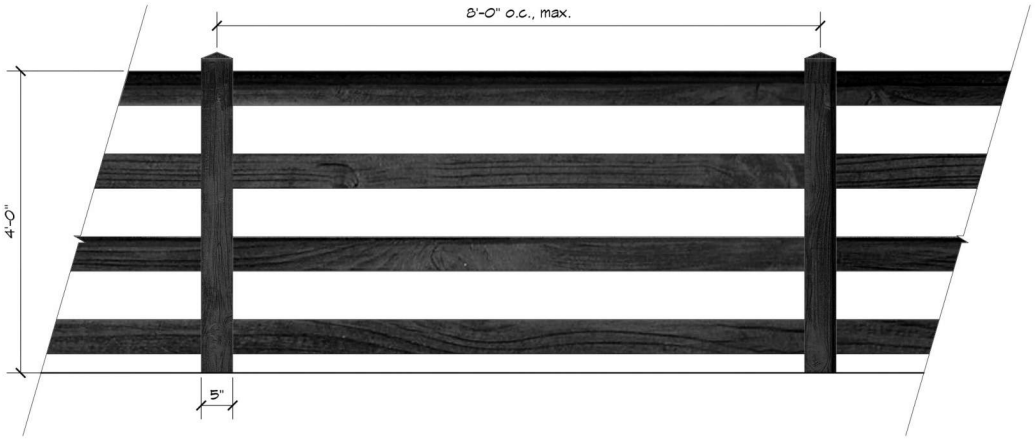
RESERVE *vehicular entry monumentation*



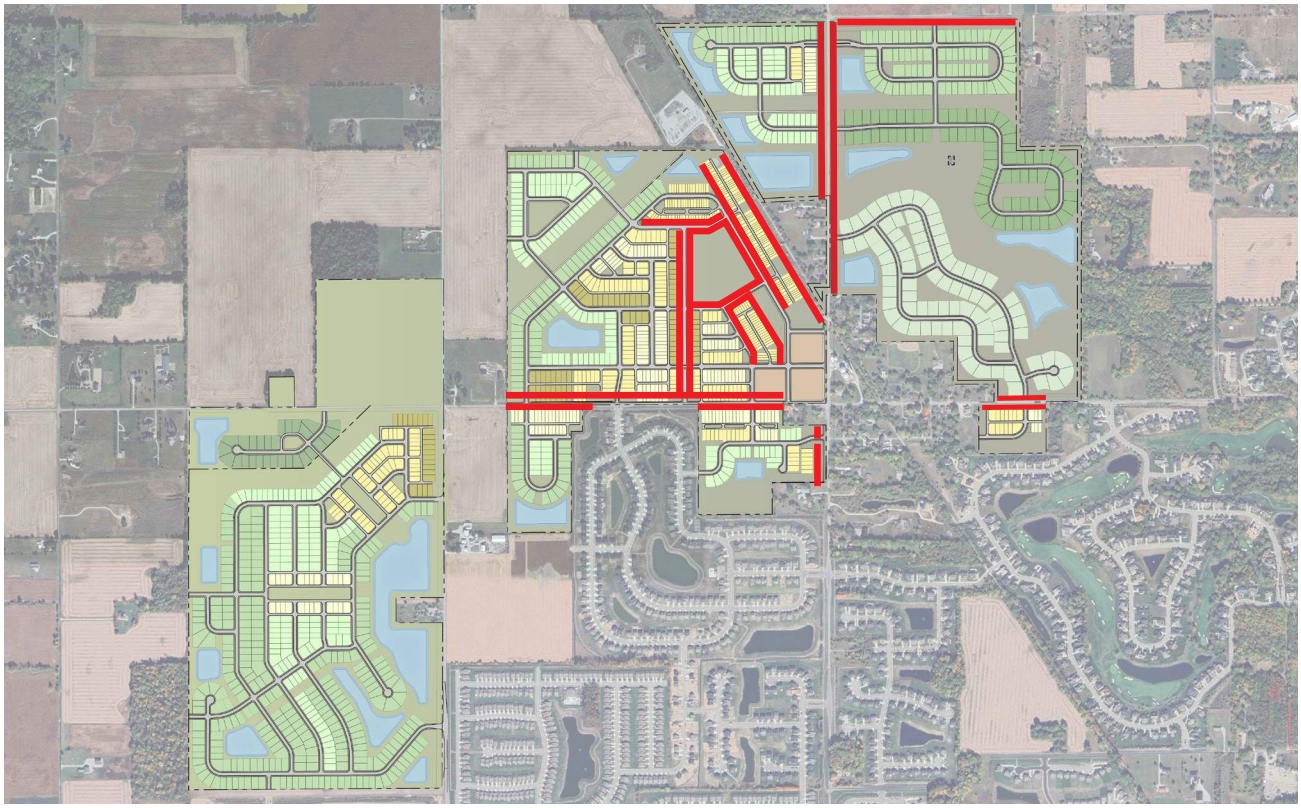


HORSE FENCING





DECORATIVE METAL FENCING



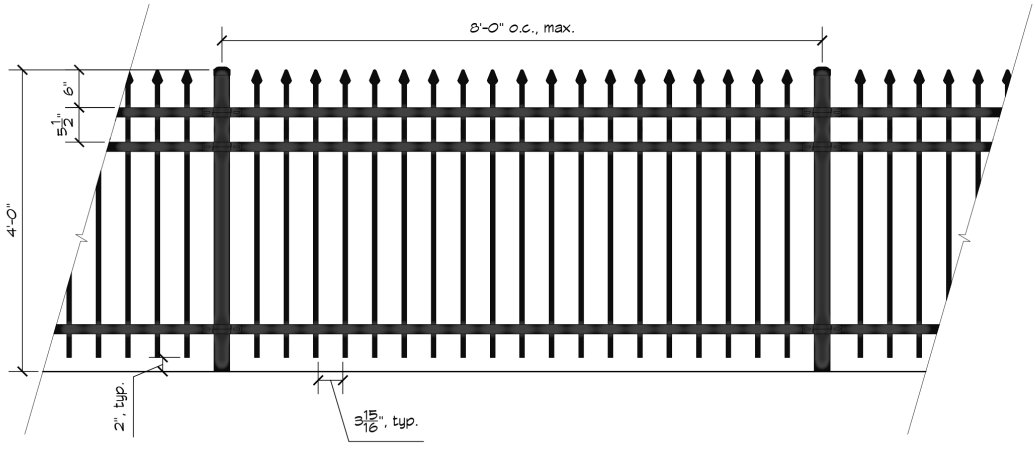
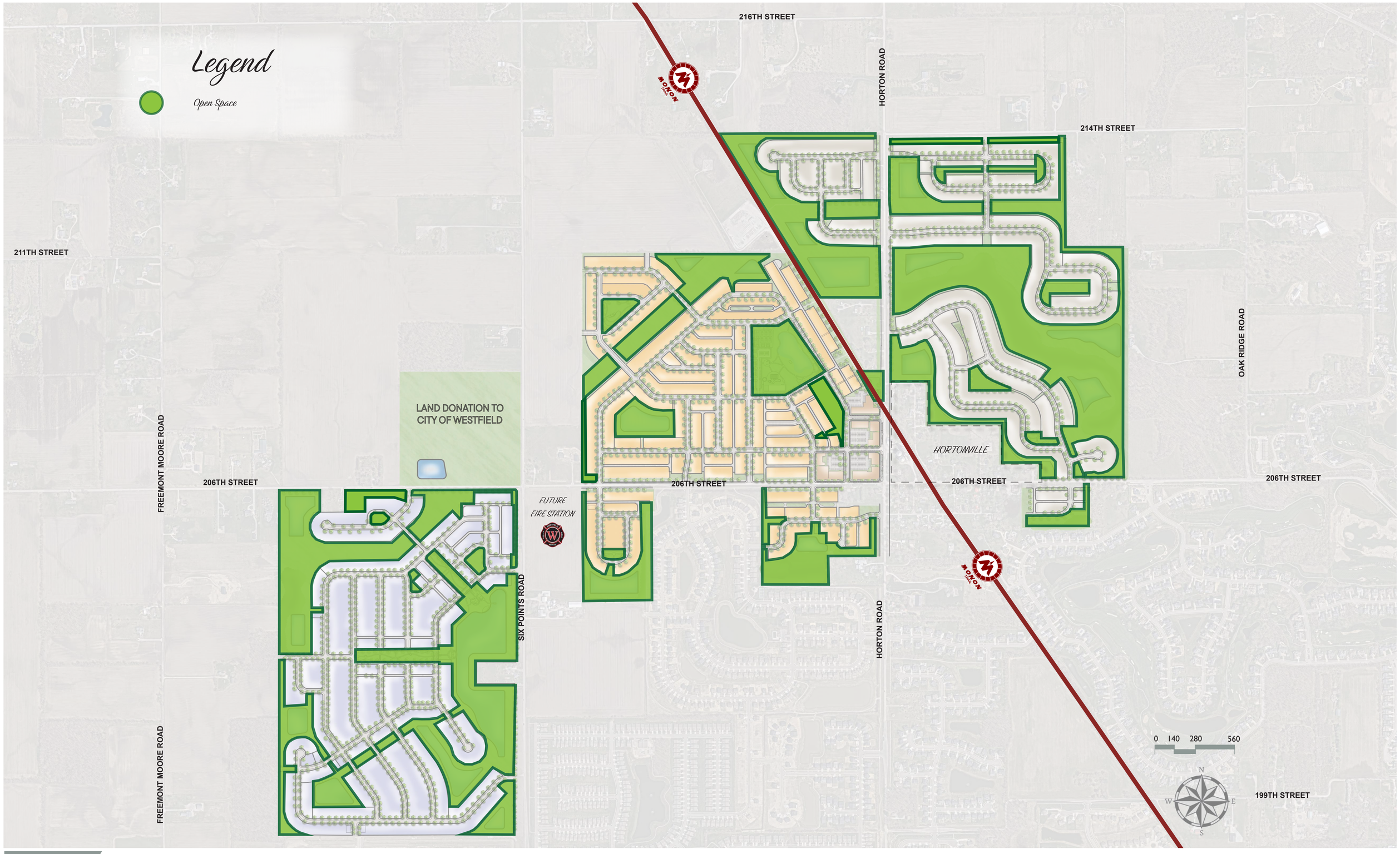


EXHIBIT K-1

OPEN SPACE PLAN
(See following page)



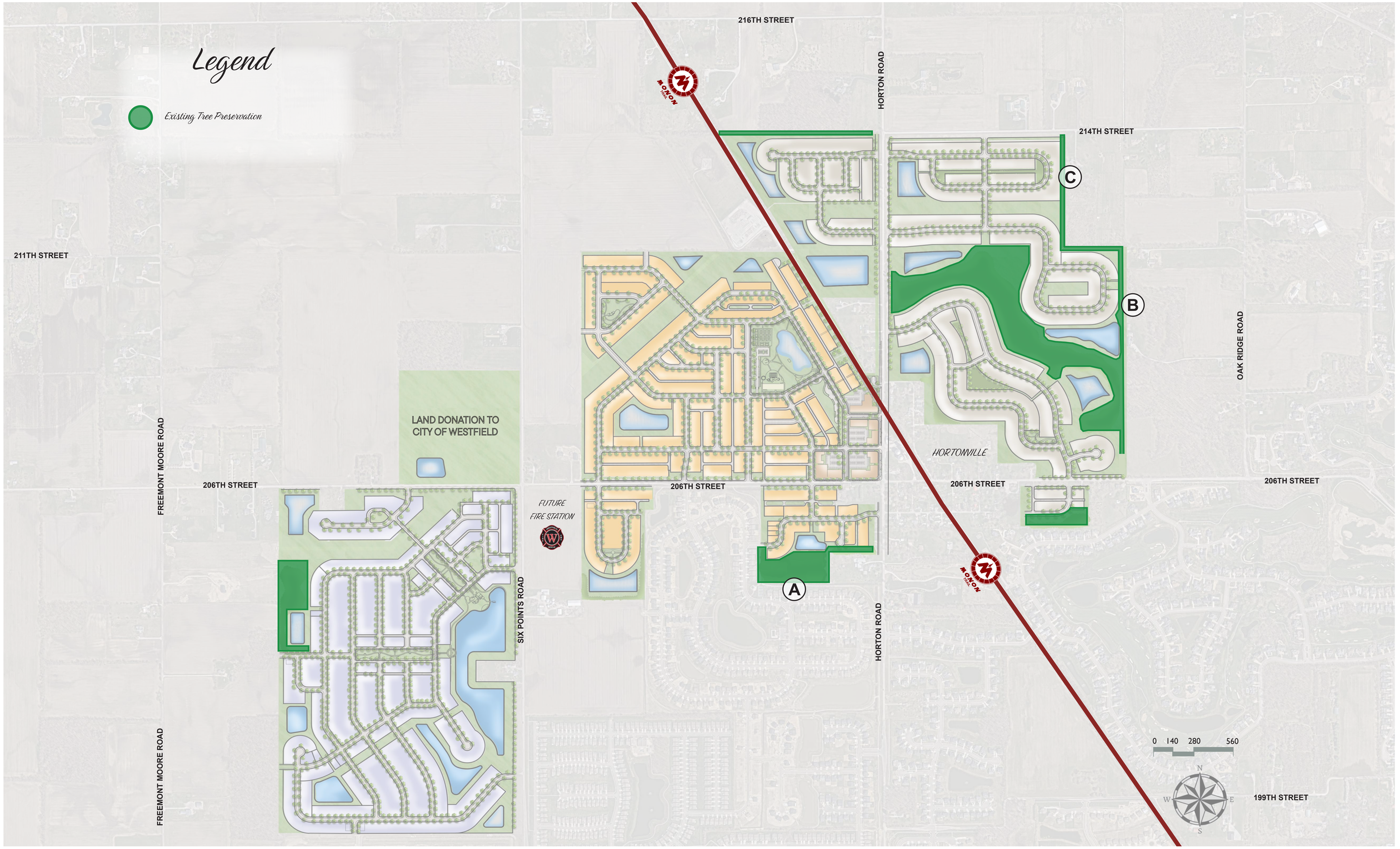
IRONSTONE | EXHIBIT K-1: OPEN SPACE PLAN

Kimley»Horn

EXHIBIT K-2

TREE PRESERVATION PLAN

(See following page)



IRONSTONE | EXHIBIT K-2: TREE PRESERVATION PLAN

FEBRUARY 26, 2026

Kimley»Horn

EXHIBIT L

SUPPLEMENTAL BUFFER YARD REQUIREMENTS

(See following 3 pages)

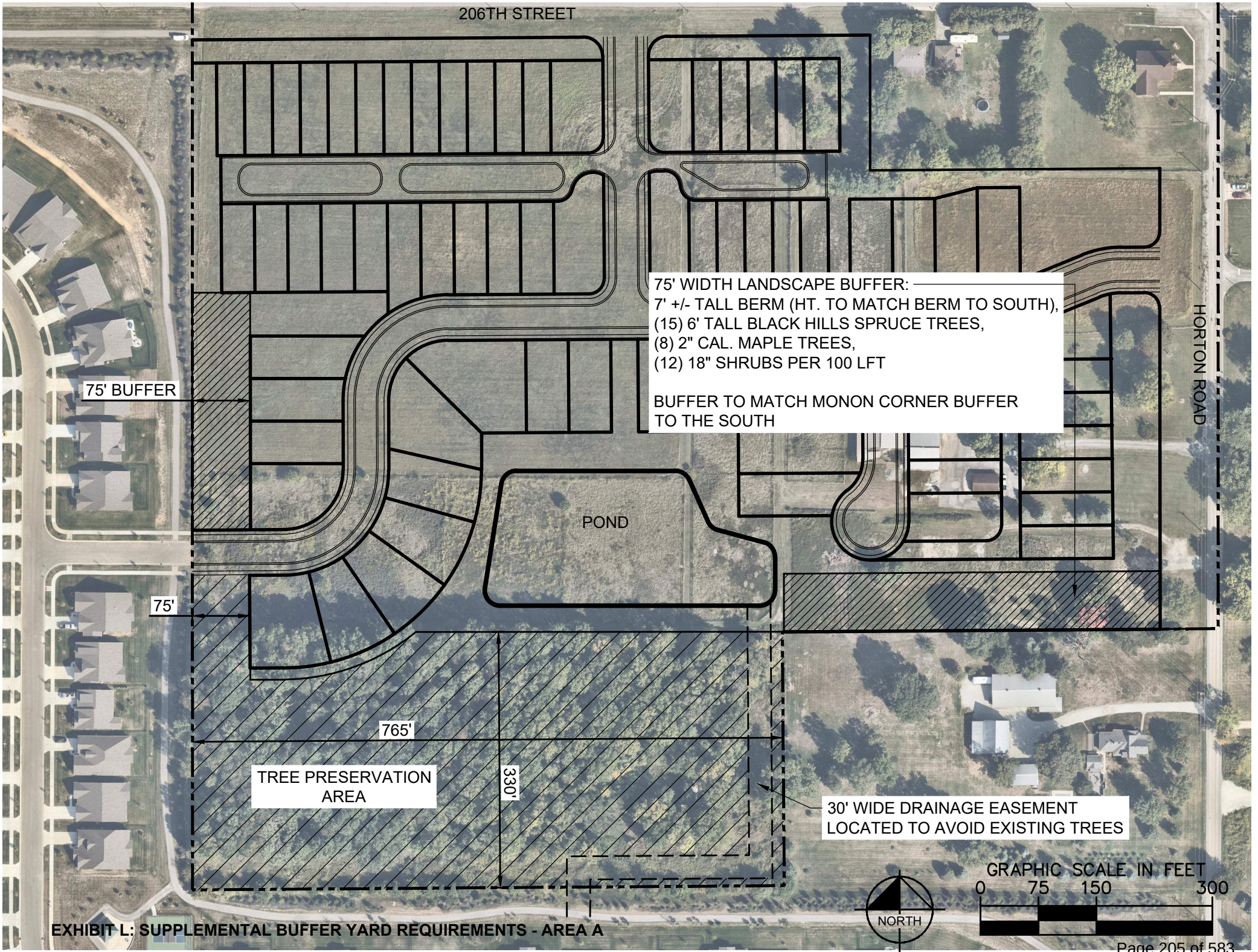


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA A

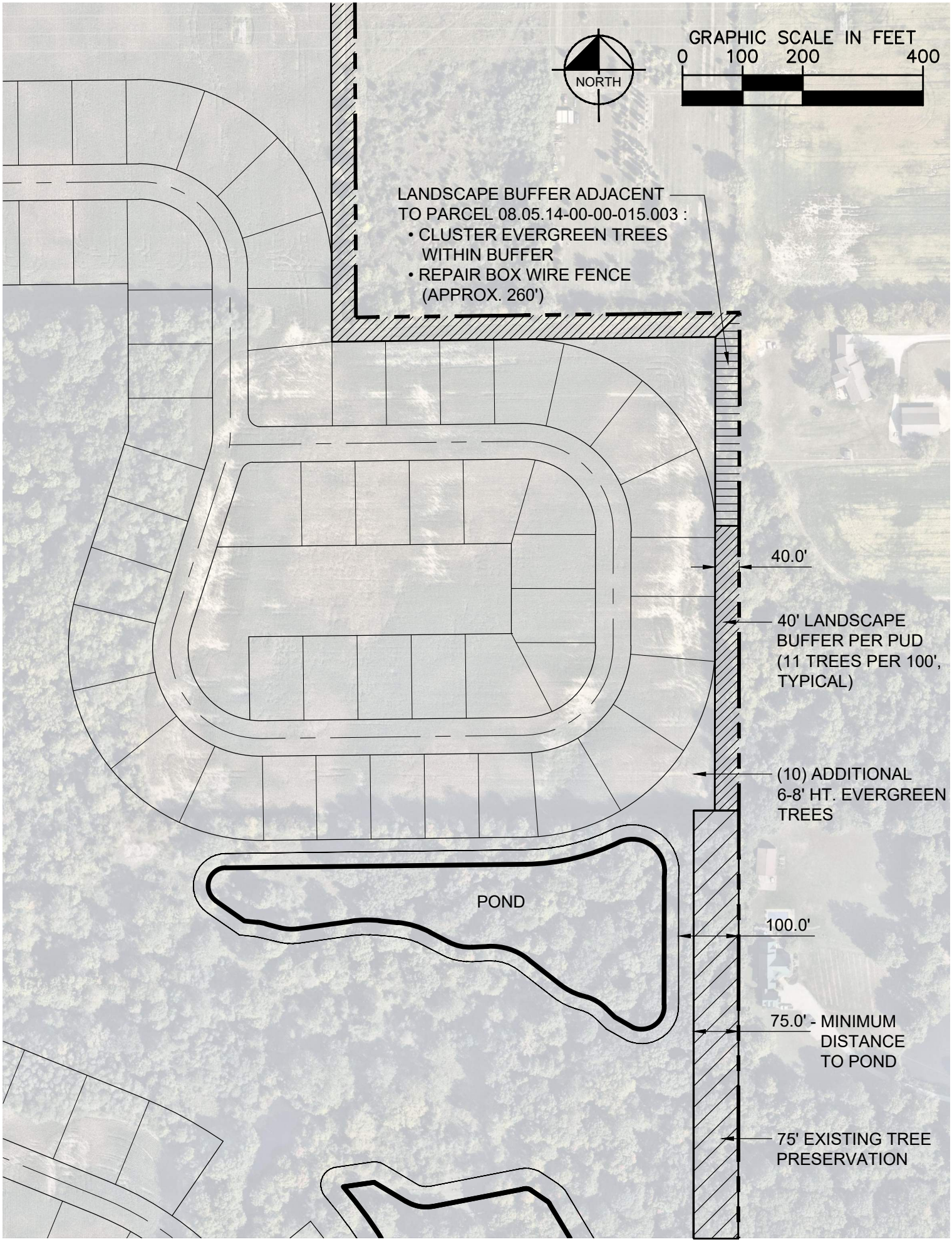


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA B

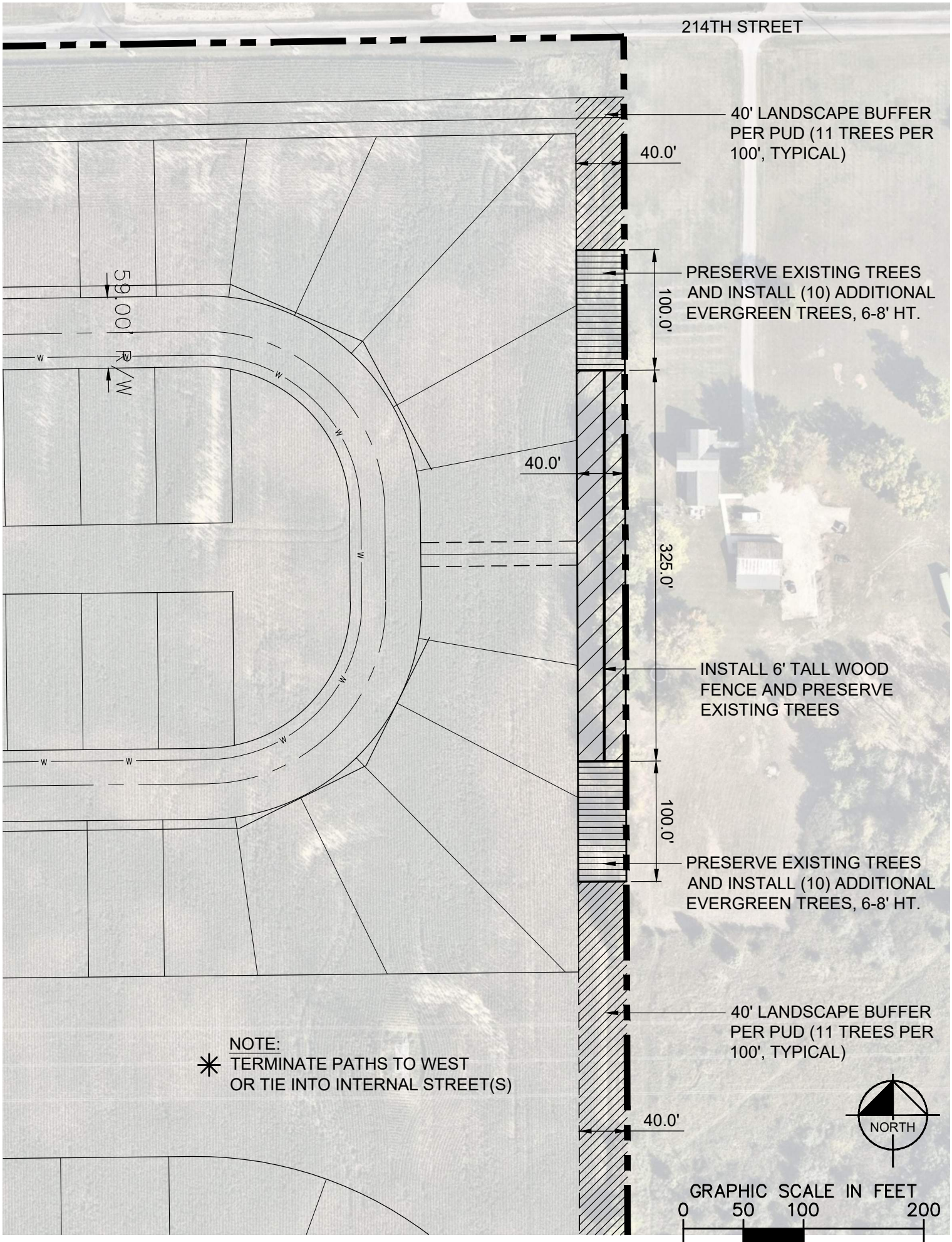


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA C

ORDINANCE NUMBER 25-66

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

"Ironstone"

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2-2511-PUD-19),** requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 25-2511-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Favorable Recommendation** (7-1 vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on , 2025;March 17, 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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Ironstone PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield

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

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

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

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

2.1 Area(s): A discrete geographic area within the District. The District contains four (4) Areas, "Area A – The Lakes", "Area B – The Village", "Area C – The Reserve", "Area D – Horton Square Mixed Use Block" which are identified on the attached District Map included as, **Exhibit C**, and conceptually represented on the Concept Plan. The Areas are further regulated by the terms of this Ordinance.

2.2 Area A – The Lakes: The part of the Real Estate depicted on the District Map as Area A - The Lakes including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.

2.3 Area B – The Village: The part of the Real Estate depicted on the District Map as Area B - The Village including (both front load and rear/ alley load) Single-family Detached Dwellings and Attached Dwellings (Townhome).

2.4 Area C – The Reserve: The part of the Real Estate depicted on the District Map as Area C – The Reserve including (front-load, side-load, courtyard, and rear/ alley load) Single-family Detached Dwellings.

2.5 Area D – Horton Square Mixed Use Block: The part of the Real Estate depicted on the District Map as Area D – ~~Hortonville~~Horton Square Mixed Use Block including mixed use (commercial and multi-family residential).

2.6 District Map(s): The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.

2.7 Lot Type(s): A distinct Lot Type (Dwelling ~~type~~Type) including Detached Dwellings and Townhomes within the District. The District contains eleven (11) Lot Types which are identified in Section 5.2 of this Ordinance and conceptually represented on the District Map. The Lot Types are further regulated by the terms of this Ordinance. Lot Type and Dwelling Type are aligned with one another and

interchangeable (i.e "Lot Type D" = "Dwelling Type D").

2.8 Single Family – Front Load: Lots consisting of Single-Family detached homes with driveway access to the street.

2.9 Single Family – Rear/Alley Load: Lots consisting of Single-Family detached homes with driveway access to an alley.

2.10 Townhome: Lots consisting of Townhome Dwellings.

2.11 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various Areas, as set forth in Section 4 of this Ordinance.

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

3.1 The District is hereby divided into four (4) areas as illustrated on the District Map and Concept Plan and labeled as "Area A – The Lakes", "Area B – The Village", "Area C – The Reserve", "Area D – ~~Hortonville~~Horton Square Mixed Use Block, (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

3.2 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.3 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in ~~general~~substantial conformance with the Concept Plan as determined and approved by the Director of the Community Development Department.

3.4 Areas are ~~conceptually~~ represented ~~by~~on the Concept Plan and District Map and regulated further by the terms of this Ordinance. ~~Area A, Area B and Area C (as illustrated on~~Areas shall be in substantial conformance with the District Map~~) may be reduced or enlarged in area by up to fifteen percent (15%). Notwithstanding the provisions~~(s), attached hereto as **Exhibit C**; as determined and approved by the Director of ~~this section, Area D – Horton Square Mix Use Block may be increased in area by as much as fifty percent (50%) and reduced in area by up to fifteen~~

~~percent (15%).~~the Community Development Department.

3.5 Lot Types are conceptually represented on the District Map. The distribution of Lot Types may change from what is shown on the District Map(s), attached hereto as **Exhibit C**; however, the Real Estate shall be developed in ~~general~~substantial conformance with the Lot Type distribution represented on the District Map as determined and approved by the Director of the Community ~~Services~~Development Department.

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

4.1 Area A – The Lakes: SF4: Single-Family High Density District.

4.2 Area B – The Village: SF4: Single-Family High Density District.

4.3 Area C – The Reserve: SF3: Single-Family Medium Density District.

4.4 Area D – Horton Square Mixed Use Block: LB-H: Local Business / Historic District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise modified below.

5.2 Area A, Area B and Area C:

~~1.~~A. The following additional uses shall be permitted:

~~a. Religious Institution.~~

~~b.~~A. Park, Public or Private.

B. Educational Institution~~.~~ (only permitted in Area A, north of 206th

Street).

B. The following additional uses shall not be permitted

1. Religious Institution.

~~c.~~

~~2.~~C. The Maximum Dwellings shall be set forth below:

Area A **The Lakes**	**Area B** **The Villages**	**Area C** **The Reserve**
~~600~~575 Single-Family Dwelling Units	~~750~~550 Single-Family Dwelling Units ~~250~~*230 Townhomes	~~400~~375 Single-Family Dwelling Units

* Lot Type A (Townhomes) shall only be permitted north of 206th Street in the area as depicted on the District Map.

~~3.~~D. A variety of Lot (Dwelling) Types shall be distributed across the Areas ~~as generally illustrated on~~in substantial conformance with the District Map (See **Exhibit C**~~) which include the below~~). Specific Lot Types and the Areas in which they are permitted are specified below.

~~a.~~1. Lot Type:

- Lot Type A – Townhome (rear/alley load)
- Lot Type B – Single Family (rear /alley load)
- Lot Type C – Single Family (rear/alley load)
- Lot Type D – Single Family (front-load)
- Lot Type E – Single Family (rear/alley-load)
- Lot Type F – Single Family (front-load, side-load)

- Lot Type G – Single Family (front-load)
- Lot Type H – Single Family (front-load, side-load)
- Lot Type I – Single Family (front-load, side-load, courtyard)
- Lot Type J – Single Family (front-load, side -load, courtyard)
- Lot Type K – Single Family (front-load, side-load, courtyard)

~~b.~~2. Area where Each Lot Type is Permitted:

Lot Type	Area A The Lakes	Area B The Village	Area C The Reserve
A		x	
B	x	x	x
C	x	x	x
D	x	x	
E	x	x	x
F	x	x	
G	x	x	
H	x		
I	x	x	x
J	x		x
K			x

5.3. Area D~~:~~ (Horton Square Mixed Use Block):

~~1.~~A. The following additional uses shall be permitted in the District in addition to the uses permitted within the Underlying Zoning District:

~~a.~~1. A maximum of two-hundred and fifty (250) Multi-family dwellings shall be permitted.

~~b.~~2. Park, Public or Private.

~~2.~~B. All Special Exception Uses and Prohibited Uses shall be prohibited.

~~3.~~C. The following uses shall also be prohibited on the Real Estate: auto parts sales, auto rental, pawn shops, self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, and truck and trailer sales/rental. In addition to the Uses listed above as prohibited, no Use shall include a drive-thru as part of the operation of the Use.

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

6.1 Area A, Area B and Area C: Article 4.6 and Article 4.7, shall not apply, rather Area A, Area B and Area C shall be subject to the standards included in the Residential Lot Type Standards, attached hereto as **Exhibit D**.

6.2 Area D~~:~~ (Horton Square Mixed Use Block):

~~6.2~~A. Article 4.15(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Size	
Minimum	10,000 square Feet
Maximum	50,000 square feet
Minimum Building Setback	
Front Yard	0’
Side Yard / Building Separation	0’
Rear Yard	0’
Maximum Front Building Setback	10’
Minimum Building Height*	Two (2) Stories
Maximum Building Height**	~~Four (4) Stories~~Fifty (50) feet

* Minimum Building Height is measured at the highest point of a building.

** Outdoor rooftop space and interior access to that space comprised of no more than 20% of the building footprint shall be permitted and that building area may exceed the 50’ height limitation.

B. No drive-thru shall be permitted as part of any Use, building or site design.

C. Multifamily Dwellings shall (i) only be permitted as part of a mixed-use Building and (ii) shall only be located on the 2nd Story and above. Multifamily amenities, leasing offices and commercial land uses may be located on the ground floor of any building. However, multifamily amenities and leasing offices shall not exceed more than fifty (50) percent of the ground floor square footage of any mixed-use building.

D. The maximum tenant size for a commercial use shall be limited to six thousand (6,000) square feet.

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

7.1 Residential Architectural Standards: Article 6.3 shall apply, except as otherwise

modified or enhanced below:

A. Area A, Area B and Area C: Article 6.3 Architectural Standards shall not apply, rather the standards included in this Section 7.1 and the Residential Architectural Standards and Character Exhibits, attached hereto as **Exhibit E-1** and **Exhibit E-2** shall apply.

1. ~~All areas~~Home Builders:

a. There shall be a minimum of five (5) home builders that will construct homes on the Real Estate.

b. Each builder shall construct a minimum of five percent (5%) of the homes on the Real Estate. This minimum shall not apply to the builders of homes within Area C as ~~that area will include~~the Area includes custom ~~homes~~home Lots.

c. An individual builder shall be permitted to construct a maximum of; (i) fifty percent (50%) of the homes in Area A, (ii) sixty percent (60%) of the homes in Area B, and (iii) forty percent (40%) of the homes in Area C. Townhomes in Area B shall not count toward the total number of homes when applying this standard in Area B.

2. Exterior Materials:

~~c.~~a. All ~~home types~~homes shall have a minimum of a brick wainscot wrap on all elevations as further addressed in the Architectural Standards (See **Exhibit E**).

b. Vinyl and aluminum siding shall be prohibited.

c. Windows: Windows on the side and rear facades of all dwellings shall include trim detailing and be of the same style (mullion pattern/design) as provided on the front elevation.

d. Side building facades: All Single-Family Dwellings shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade:

i. Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.

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

e. Rear Facades: All Single-Family Dwellings including driveways that individually access the street and have a rear façade along/adjacent to (i) the existing power transmission line easement, and (ii) all shared-use and pedestrian trails as noted on **Exhibit G**, shall feature a rear façade enhancement such as a covered porch, morning room, or screened-in porch. The façade enhancement shall be either a projection from the rear façade or incorporated into the footprint of the home.

f. Garage Doors: All dwellings shall include a minimum 2-car garage and the garage doors shall include windows.

3. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single-Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the building permit:

a. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan. More specifically, the same front elevation shall not be repeated unless it is separated by two (2) homes on either side of the subject home and three (3) homes immediately across the

street or diagonally from the subject home; and

b. Shall have a different primary siding color than the dwelling on an adjacent Lot.

4. Character Imagery: The Character Imagery included in **Exhibit E-1** and **Exhibit E-2** are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined by the Director of the Community Development Department.

~~2.~~B. Additional Area A (The Lakes) standards:

~~a.~~1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street and Six Points Road shall be alley-loaded with the front façade facing the public right-of-way.

~~b.~~2. Two (2) linear public amenity spaces shall be provided that lead residents to the lakeside amenity areas~~.~~ as shown on the Concept Plan. Homes across the street from the longer side(s) of the linear public amenity spaces shall be alley-loaded with the front façade facing the public amenity space(s).

~~3.~~C. Additional Area B (The Village) standards:

~~a.~~1. Alley access shall be required for eighty~~-five (85~~ (80) percent of all Lots. A maximum of ten (10) percent of the ~~lots.~~Townhome Lots may be front-loaded.

2. At least thirty (30) percent of front-loaded homes on Lots including street access shall include a garage that is recessed from the main living area by a minimum of ten (10) feet.

~~b.~~3. A brick ~~walk~~(or stamped/colored concrete) walkway shall be required from the front porch/stoop to public sidewalk for all single-family homes and townhomes which are located on Lots (i) along the main north/south entry street off 206th Street, (ii) across the perimeter street ~~from~~encircling Foundry Park and (iii) adjacent to the Horton Square Mixed Use ~~Bloc~~Block, as generally illustrated on **Exhibit C**.

~~c.~~4. The ~~area~~Area shall have brick columns and wrought-iron fencing

throughout the Area, where feasible, defining public spaces and view corridors~~.~~, as generally illustrated on **Exhibit J** (Residential Monumentation).

~~d.~~5. Homes that are immediately adjacent (not separated by Street Frontage Landscaping) to 206th Street, Horton Road, and the Monon Trail shall ~~be alley-loaded with~~require the front-façade ~~facing~~to face the public right-of-way/trail.

~~e.~~6. The townhomes located adjacent to the Monon Trail shall include 3-stories and may include rooftop living area.

7. Homes constructed on the Lots north of and two removed from Hamilton County Parcel Number 08-05-23-00-00-002.002 (6 lots total) shall only be single-story homes.

~~4.~~D. Additional Area C (The Reserve) standards:

~~a.~~1. Homes immediately adjacent (not separated by Street Frontage Landscaping) to Horton Road, 206th Street, and 214th Street shall be alley-loaded, side-loaded, courtyard or carriage loaded with the front-façade facing the public right-of-way.

~~B.~~7.2 Area D~~:~~ (Horton Square Mixed Use Block): Article 6.3 Architectural Standards~~: Shall~~ shall not apply; rather the following standards shall apply:

~~1.~~A. Character Exhibit: The "Character Exhibit", attached hereto as **Exhibit F-1**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be substantially consistent with the Character Exhibit as determined by the Director of the Community ~~Services~~Development Department.

~~B. Mechanical Equipment / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical~~

~~Equipment is encouraged.~~

~~C. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.~~

B. The Architectural Standards included in **Exhibit F-2** shall apply to buildings within Area D, the Horton Square Mixed Use Block.

~~7.2~~7.3 Landscaping Standards: Article 6.8 shall apply except as otherwise modified or enhanced below:

~~A.~~ Street Trees: Article 6.8(J) Street Trees shall apply to all Areas within the District, with the following ~~exceptions:~~

~~1.~~A. exception. A minimum spacing requirement of twenty (20) feet shall apply.

~~C.~~B. Lot Landscaping Requirements: Article 6.8(K) Minimum Lot Landscaping shall apply as amended below:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

2. Single Family Front-Load Lots. Two (2) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional shrubs.

3. Single Family Alley/Rear Load Lots. One (1) Shade Trees and eight (8) Shrubs shall be required per Single Family Dwelling. Each Single Family Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front Yard and eight (8) additional Shrubs. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

~~3.~~4. Townhome Lots. One (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in the secondary Front

Yard. On Lots where the setback is ten (10) feet or less three (3) additional shrubs may be substituted for a required tree provided a Street Tree is within the right-of-way adjacent to the subject Lot frontage.

~~4.~~5. Per acre Common Area plant materials shall not be required within real estate encumbered by the existing ~~utility easements~~power transmission line easement.

C. Common Areas:

~~D.~~1. All common areas, excluding areas encumbered by ponds, or utilities, shall be irrigated where reasonably appropriate as determined by the Developer.

2. Common Areas / Open space shall be landscaped as generally depicted on the Amenity **Exhibit H-1** - Amenity Plan thru **Exhibit H-3**, as determined by the Director of the Community Development Department.

D. Tree Preservation: Tree Preservation shall be required in the areas as shown on **Exhibit K-2** – Tree Preservation Plan.

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating "Tree Preservation Area" prior to commencing any land disturbance. Tree preservation fencing shall remain in place during all phases of construction. Tree preservation fencing shall not be removed until construction is completed unless the Community Development Director provides written consent.

2. The Tree Preservation Area for woodland groups and specimen trees shall be specified in the development plan(s) for the project and shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s).

3. Prior to any land disturbance commencing, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder.

4. No construction materials, equipment, or debris may be stored,

discharged, or abandoned within the Tree Preservation Areas. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any existing tree root system.

5. Stormwater control infrastructure, such as stormwater ponds and conveyance swales, shall not be permitted within Tree Preservation Areas. However, drainage and utility easements may traverse Tree Preservation Areas in a limited capacity as determined by the Director of Engineering and the Director of Community Development.

6. Removal of dead, hazardous and at-risk trees including but not limited to vines growing on and up a tree and an overabundance of fallen and cut trees shall be permitted in Tree Preservation Areas.

E. Foundation Plantings: Article 6.8(L) Foundation Plantings shall not apply to buildings within Area D.

F. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall, except as modified below:

1. External Street Frontage Landscaping shall not be required where the front or side of a Dwelling Lot abuts the external street frontage (where a frontage ~~place~~road or alley access is provided). However, the minimum street tree planting requirements of the UDO shall apply to a minimum of one side of the street with the approval of Westfield Public Works.

2. External Street Frontage Landscaping shall not apply to Area D. However, the minimum street tree planting requirements of the UDO shall apply.

G. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below:

1. A minimum ~~twenty (20~~forty (40) foot wide buffer yard shall be required between the District and any adjacent property zoned AG-SF1~~. Buffer yards shall be landscaped in accordance with the Buffer Yard Type B planting materials of the UDO.~~ at the

time of Primary Plat and Overall Development Plan submittal.

2. Buffer Yards shall be landscaped in accordance with the Buffer Yard Type B tree planting material standard of the UDO. Three (3) additional trees per one-hundred feet (100') shall satisfy the UDO shrub planting standard within the buffer yard. An Evergreen Tree shall be permitted in substitution for a required Shade Tree on a (1:1) basis. Preserved trees within Buffer Yard Areas shall be credited toward the planting material standards of this section.

~~2.~~3. No berms or mounding shall be required within ~~buffer yards~~Buffer Yards.

~~3.~~4. No ~~buffer yard~~Buffer Yard shall be required (i) between Areas internal to the Real Estate ~~or~~, (ii) within areas including Development Amenities, or (iii) the perimeter of the Village District which is north of the southern limit of the power transmission lines and west of the Monon Trail as illustrated on the Concept Plan.

~~4.~~5. ~~Tree Preservation~~Areas of existing trees shall remain within the Monon Trail ~~property as~~ right-of-way to the extent reasonably possible, while allowing for the installation and maintenance of sidewalks and ~~paths~~pathways, and utility or drainage improvements as approved by the Director of Engineering and the Parks Department Director.

~~5.~~6. Lot Landscaping standards shall replace and supersede Buffer Yard standards where parcels are adjacent to the Monon ~~Trial~~Trail.

7. Notwithstanding the Buffer Yard standards of this Section 7.3(G), additional buffer areas and planting standards shall apply, in locations as depicted in **Exhibit K-1** – Open Space Plan, as depicted in **Exhibit L** – Supplemental Buffer Yard Requirements. If a conflict exists between **Exhibit L** and Section 7.3(G) the requirements illustrated on **Exhibit L** shall be applicable. The Developer shall be permitted to cluster trees within the areas noted on **Exhibit L** in order to preserve existing trees.

H. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall

apply, except as modified below:

~~A.~~1. Minimum Area Required. A maximum of five percent (5%) shall be set aside for parking area islands.

~~B.~~2. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; except as modified below:

~~a. The landscape area shall be a minimum of five (5) feet in width along all parking areas within twenty (20) feet of a Lot Line or street right-of-way.~~

~~b.~~a. Paths and sidewalks shall be permitted within the planting area.

I. Perimeter Drainage and Utility Easements: Landscaping within Legal Drain, drainage, and/or utility easements required by the Hamilton County Surveyors Office (the "County") or the Department of Public Works around the perimeter of Lots including road frontages (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the County or City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate~~.~~ as approved by the Director of Community Development Department. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of the Community Development Department or ~~Plan Commission~~the Director of the Parks Department may approve a landscape plan with fewer plantings than otherwise required~~.~~ subject to the conditions of UDO Article 6.8(G)(4)(h).

~~I.~~

~~7.3~~1. Article 6.8 Lighting: Article 6.9.F.2 shall not apply to Lot Lines adjacent to public rights-of-way within Area D.

7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below:

A. Parking Space requirements for all non-residential uses shall be determined by the Director of the Community Development Department based upon data supplied by the Applicant at the time of Detailed Development Plan review.

B. Multi-family dwellings shall require a minimum of 1.25 spaces per dwelling

unit.

C. Off-Street Parking in Area D:

1. Off-~~Street~~street Parking Areas shall not be permitted in the Established Front Yard along Horton Road, 206th Street, or any street adjacent to, or internal to, the Horton Square Mixed Use Block. The Director of the Community Development Department may approve limited parking in the front yard at the time of Detailed Development Plan approval in the event that buildings are provided along three (3) frontages for a subject Block. In no event shall parking be permitted in the Established Front Yard along Horton Road or 206th Street.

2. Off-street Parking Areas, if adjacent to Horton Road or 206th Street shall be screened by a minimum four (4) foot height masonry wall and landscaped with ½ the plant material required per the UDO Perimeter Parking Area Landscaping requirements along the Horton Road or 206th frontage, as may be applicable.

~~1.~~3. On-street parking shall be provided in ~~these areas~~the Horton Square Mixed Use Block.

~~2.~~4. Shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

~~3.~~5. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.

7.5 Article 6.17 Signage: Article 6.17(~~F) and Article 6.17(G~~K)(1) Sign Standards shall not apply, rather a program for signs including the sign design, sign area, and sign height for all ~~signs~~Residential Subdivision Signs in the District is attached hereto as **Exhibit J**. Residential Signs shall be ~~submitted for review~~developed and ~~approval by the Plan Commission at the time of Overall Development Plan Approval~~installed in substantial compliance with **Exhibit J**.

7.6 Article 6.5 Fence Standards: Article 6.5 Fence Standards shall apply. However, decorative fencing shall be developed and installed in substantial compliance with **Exhibit J**.

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

of the natural topography and environment and in consideration to the unique design intent of the District.

~~8.1~~

8.1 Permitted Street and Alley Cross Sections, attached hereto as **Exhibit I-2** includes permitted cross sections for alley and non-standard road cross sections as generally illustrated on the Concept Plan. **Exhibit I-1** further identifies where with the District the street sections will be applicable. Modifications to the Street and Alley Cross Sections including right of way widths are permitted with the approval of the Plan Commission or Department of Public Works.

8.2 The first Detailed Development Plan submitted within Area D shall include a streetscape design implementation plan for the Area to be reviewed and approved by the Plan Commission or Department of Public Works. Said streetscape design may include a street cross section which varies from **Exhibit I-2** and requires a right of way which may vary from **Exhibit I-1** Thoroughfare Plan with the approval of the Plan Commission or Department of Public Works.

8.3 Article 8.10 Lighting: Article 8.10 shall apply except as otherwise modified or enhanced below.

A. Lighting Between Intersections: Street lights will be provided every fifteen (15) lots and at all mid-block crosswalks and golf cart path crossings. All homes shall have at least two (2) lights on the front elevation of the home operated by photo-cell and maintained by the property owner. Article 8.10 of the UDO, as amended, shall apply if in conflict with the City Construction Standards.

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

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

A. Minimum Open Space: Open Space shall be a minimum of twenty percent (20%), as generally illustrated on the Concept Plan~~.~~, attached hereto as Exhibit B and Open Space Plan, attached hereto as **Exhibit K-1**. The parcel noted as "Parcel to be donated to City of Westfield" on the Concept plan shall not be included in the Open Space calculation of Open Space.

B. Pedestrian Path Network: A network of paths shall be installed as generally depicted on the Trail Plan, attached hereto as **Exhibit G**.

~~B.~~1. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally

shown, then alternative path locations shall be approved by the Director of the Community Development Department.

2. Paths shall be permitted with the top of bank easement adjacent to ponds as approved by the Director of Public Works.

C. Amenities: The following amenities shall be provided and distributed throughout the Real Estate's Areas ~~as generally illustrated on~~in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1**:

1. Timing and Maintenance of Amenities:

a. Construction of the Bathhouse Buildings and Pool in Area A and Amenity Clubhouse in Area B shall (i) commence within twenty-four (24) months from the commencement of home construction in each Area, and (ii) be completed within eighteen (18) months of commencement.

b. All other amenities shall be installed within eighteen (18) months of acceptance of public infrastructure in the subject section of each Area.

c. All Amenities shall be Maintained by an Owner's Association.

~~1.~~2. Design Standards for Amenities: Amenities shall be developed in substantial compliance with the Amenity Exhibit, attached hereto as **Exhibit H-1** thru **Exhibit H-3**, and the Amenities List, attached hereto at **Exhibit H-4**, as it pertains to the amenities of this section including site layout, landscaping, hardscapes, pedestrian amenities including but not limited to seating, benches and walkways, parking, etc., as determined and approved by the Director of the Community ~~Services~~Development Department.

~~2.~~3. Playgrounds: Play lots, benches and playground equipment shall be provided as generally depicted on the Amenity Exhibit.

4. Play-Courts: Multi-mini-court pads shall be provided as generally depicted on the Amenity Exhibit. At a minimum, six (6) ~~pickle ball~~pickleball courts and two (2) tennis courts shall be provided.

~~3.~~

~~4.~~5. Bathhouse Buildings and Pools: A Bathhouse Building and pool including an outdoor patio space, restrooms, and lockable storage

shall be provided in Area A.

~~5.~~6. Clubhouse: A minimum ten thousand (10,000) square foot indoor facility shall be provided in Area B. Said facility shall include the following as generally depicted on the Amenity Exhibit:

a. Community Pool: A swimming pool and splash pad/wading pool.

b. Parking: Parking shall be provided as generally depicted on the Amenity Exhibit.

c. Amphitheater: An amphitheater shall be provided in the location as generally as depicted on the Amenity Exhibit.

~~F. Frisbee Golf: A Frisbee Golf Course shall be provided in Area B as generally depicted on **Exhibit H**.~~

~~G.~~7. Marina Dock: A dock for non-motorized water sports, or an alternative as approved by the Director of the Community Development Department, shall be provided at the ponds in Area A.

a. The dock shall be designed to accommodate a minimum of four (4) water craft / kayaks.

~~H.~~8. Gathering Areas: Outdoor gathering areas shall be provided throughout the Real Estate as illustrated on the Concept Plan. The gathering area shall include features such as bike racks, benches, play features, landscaping and paths as generally depicted on **Exhibit H-1**.

D. Article 8.6 shall not apply to Area D.

9.2 Article 8.7 Pedestrian Network Standards: Article 8.7(C) and Article 8.7(D) shall apply with modifications as generally depicted on the Trail Network Plan (see **Exhibit G**).

~~Section 9.~~Section 10. Duration. Failure to obtain Construction Plan approval for the Real Estate by January 1, 2045 (unless otherwise extended by the Director of the Community Development Department) shall automatically void this Ordinance.

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

the Real Estate.

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, ~~2025~~2026.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 25-__-66** was delivered to the Mayor of Westfield on the _____ day of _____, 2025~~2026~~, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 25-__-66

this _____ day of _____, 2025~~2026~~.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 25-__-66

this _____ day of _____, 2025~~2026~~.

_____
Scott A. Willis, Mayor

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

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description and Location Map)

Exhibit B Concept Plan

Exhibit C District Maps (by Area)

Exhibit D Residential Lot Type Standards

Exhibit E-1 Residential Architectural Standards & Character Exhibits (Residential Area Homes)

Exhibit E-2 Additional Residential Character Exhibits

Exhibit F-1 Character Exhibits (Horton Square Mixed- Use Block)

Exhibit F-2 Horton Square Mixed Use Block Architectural Standards

Exhibit G Trail Network Plan & Typical Cross Section

Exhibit H-1 Amenity Exhibit

Exhibit H-2 Foundry Park Renderings

Exhibit H-3 Carey Commons Renderings

Exhibit H-4 Amenities List

Exhibit I-1 Thoroughfare Plan

Exhibit I-2 Permitted Street and Alley Cross Sections

Exhibit J Residential Monumentation

Exhibit K-1 Open Space Plan

Exhibit K-2 Tree Preservation Plan

Exhibit L Supplemental Buffer Yard Requirements

EXHIBIT A
REAL ESTATE

Part of Section 14; part of Section 15; part of the Southwest Quarter, Northwest Quarter and Northeast Quarter of Section 22; and part of the Northwest Quarter and Northeast Quarter of Section 23; all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 15; thence North 00 degrees 06 minutes 58 seconds West (grid bearing, Indiana Geospatial Coordinate System [INGCS] - "Hamilton" zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said quarter section a distance of 2,648.27 feet to the northwest corner of said quarter section; thence North 89 degrees 38 minutes 40 seconds East along the north line of section quarter section a distance of 2,656.71 feet to the northeast corner of said quarter section; thence North 00 degrees 08 minutes 48 seconds West along the east line of the Northwest Quarter of Section 15 a distance of 637.72 feet; thence North 89 degrees 58 minutes 19 seconds West a distance of 1,983.75 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 658.10 feet; thence North 89 degrees 24 minutes 23 seconds East a distance of 665.89 feet; thence North 00 degrees 05 minutes 05 seconds East a distance of 1,336.11 feet to the north line of said Northwest Quarter; thence North 89 degrees 39 minutes 29 seconds East along said north line a distance of 554.78 feet; thence South 00 degrees 25 minutes 47 seconds West a distance of 805.46 feet; thence South 89 degrees 48 minutes 36 seconds East a distance of 764.13 feet to the east line of said Northwest Quarter; thence North 00 degrees 08 minutes 48 seconds West along said east line a distance of 812.49 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 43 minutes 35 seconds East along the north line of the Northeast Quarter of said Section 15 a distance of 390.55 feet; thence South 00 degrees 01 minutes 30 seconds West a distance of 589.91 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 495.02 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 592.27 feet to said north line; thence North 89 degrees 43 minutes 35 seconds East along said north line a distance of 444.70 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 00 degrees 04 minutes 21 seconds East along the west line of said quarter-quarter section a distance of 1,323.18 feet to the southwest quarter thereof; thence North 89 degrees 41 minutes 56 seconds East along the south line of said quarter-quarter section a distance of 241.00 feet to the northwest corner of a parcel conveyed to Duke Energy of Indiana Inc. recorded as Instrument Number 9809815862 in the Office of the Hamilton County Recorder; thence South 29 degrees 27 minutes 15 seconds East along the southwesterly line thereof a distance of 1,514.56 feet to the south line of the Northeast Quarter of Section 15; thence North 89 degrees 31 minutes 01 seconds East along said south line a distance of 669.92 to the northeasterly line of the Monon Trail as described in Instrument Number 2017012324 in said Recorder's Office; thence North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 619.47 feet to the west line of the Northwest Quarter of Section 14; thence continuing North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 879.16 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 15; thence North 89 degrees 41 minutes 56 seconds East along said north line a distance of 444.81 feet to the northeast corner of said Southeast Quarter of said Northeast Quarter; thence North 89 degrees 19 minutes 17 seconds East along the north line of the Southwest Quarter of the Northwest Quarter of said Section 14 a distance of 1,328.61 feet to the northeast corner thereof; thence North 89 degrees 18 minutes 43 seconds East along the north line of the Southeast Quarter of said Northwest Quarter a distance of 1,328.82 feet to the northeast corner thereof; thence North 89 degrees 08 minutes 48 seconds East along the north line of the South Half of said Northeast Quarter of said Section 14 a distance of 686.00 feet; thence South 00 degrees 11 minutes 31 seconds East a distance of 1,325.75 feet to the north line of the Southeast Quarter of said Section 14; thence North 89 degrees 18 minutes 09 seconds East along said north line a distance of 638.06 feet to the northeast corner of the West Half of said Southeast Quarter; thence South 00 degrees 04 minutes 51 seconds West along the east line of said West Half of said Southeast Quarter a distance of 2,660.70 feet to the southeast corner thereof; thence South 89 degrees 36 minutes 17 seconds West along the south line of said Southeast Quarter a distance of 365.14 feet to the northeast corner of a tract of land described in Instrument Number 200600050180 in said Recorder's Office; thence South 00 degrees 07 minutes 25 seconds East along the east line thereof a distance of 532.37 feet to a north line of Chatham Hills, Section 2A, per plat thereof recorded in Plat Cabinet 5, Slide 447 as Instrument Number 2016002641 in said Recorder's Office, the

following three (3) courses being along the northerly lines thereof; (1) thence South 89 degrees 20 minutes 12 seconds West a distance of 250.00 feet; (2) thence South 00 degrees 07 minutes 25 seconds East a distance of 3.96 feet; (3) thence South 89 degrees 36 minutes 17 seconds West a distance of 450.17 feet to the southwest corner of a tract of land described in Instrument Number 2007013627 in said Recorder's Office; thence North 00 degrees 07 minutes 25 seconds West along the west line of said tract a distance of 537.50 feet to the south line of the Southeast Quarter of said Section 14; thence North 89 degrees 36 minutes 17 seconds East along said south line a distance of 158.72 feet to the southwest corner of a tract of land described in Instrument Number 2007030893 in said Recorder's Office; thence North 00 degrees 10 minutes 48 seconds East along the west line of said tract a distance of 188.00 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 17 seconds West a distance of 422.00 feet to a point in the west line of said Southeast Quarter, said point being 188.00 feet north of the southwest corner of said Southeast Quarter; thence North 00 degrees 10 minutes 48 seconds East along said west quarter section line a distance of 449.36 feet to the southeast corner of a tract of land described in Instrument Number 2007019406 (Parcel III) in said Recorder's Office, the following three (3) courses being along the southerly lines of said tract; (1) thence South 89 degrees 27 minutes 38 seconds West a distance of 802.99 feet; (2) thence North 00 degrees 04 minutes 38 seconds East a distance of 491.50 feet; (3) thence South 89 degrees 27 minutes 38 seconds West a distance of 524.50 feet to the west line of the Southeast Quarter of said Southwest Quarter of said Section 14; thence South 00 degrees 04 minutes 38 seconds West along said west line a distance of 1,125.97 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 35 minutes 04 seconds West along the north line of the Northwest Quarter of said Northwest Quarter a distance of 449.32 feet to the northeast corner of a tract of land described in Instrument Number 200500048163 (Tract 4) in said Recorder's Office; thence South 00 degrees 00 minutes 23 seconds West along the east line of said tract a distance of 225.00 feet to the southeast corner thereof, being on the north line of a tract of land described in Instrument Number 200500048163 (Tract 1) in said Recorder's Office; thence North 89 degrees 35 minutes 04 seconds East along the north line of said tract a distance of 449.58 feet to the east line of the Northwest Quarter of said Northwest Quarter of said Section 23; thence South 00 degrees 03 minutes 36 seconds East along said east line a distance of 596.23 feet to the southeast corner of a tract of land described in Instrument Number 200200032693 in said Recorder's Office; thence South 89 degrees 35 minutes 04 seconds West along the south line of said tract a distance of 561.22 feet to the northeast corner of tract of land described in Instrument Number 200500048163 (Tract 2) in said Recorder's Office; thence South 00 degrees 01 minutes 30 seconds East along the east line of said tract a distance of 328.30 feet to the southeast corner of said Tract 2; thence South 89 degrees 35 minutes 04 seconds West along the south line of said Tract 2 a distance of 765.60 feet to the southwest corner thereof, being on the west line of the Northwest Quarter of said Section 23; thence North 00 degrees 01 minutes 30 seconds West along said west line a distance of 1,149.53 feet to the northeast corner of the Northeast Quarter of said Section 22; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northeast Quarter a distance of 1,206.71 feet to the northeast corner of a tract of land described in Instrument Number 2007005883 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the east and south lines of said tract; (1) thence South 00 degrees 05 minutes 37 seconds East a distance of 272.25 feet; (2) thence South 89 degrees 36 minutes 45 seconds West a distance of 120.00 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 05 minutes 37 seconds East along said east line a distance of 1,049.35 feet to the southeast corner of said Northwest Quarter of said Northeast Quarter; thence South 89 degrees 35 minutes 03 seconds West along the south line of said quarter-quarter section a distance of 662.57 feet to the southwest corner of the East Half of said Northwest Quarter of said Northeast Quarter; thence North 00 degrees 07 minutes 40 seconds West along the west line of said East Half of said Northwest Quarter of said Northeast Quarter a distance of 1,321.92 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northwest Quarter of said Northeast Quarter a distance of 663.36 feet to the northeast corner of the Northwest Quarter of said Section 22; thence South 00 degrees 09 minutes 43 seconds East along the east line of said Northwest Quarter a distance of 1,994.75 feet to the northeast corner of a tract of land conveyed to Mark Packard in the deed recorded as Instrument Number 2009-44930 in said Recorder's Office; thence along the north, west and south lines of said tract the following three (3) courses: (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 501.05 feet; (2) thence South 00 degrees 00 minutes 00 seconds East a distance of 261.00 feet; (3) thence North 90 degrees 00 minutes 00 seconds East a distance of 501.78 feet to the east line of said Northwest Quarter; thence South 00 degrees 09 minutes 43 seconds East along said east line and the east line of the Southwest

Quarter of said Section 22 a distance of 1,722.60 feet; thence South 89 degrees 38 minutes 50 seconds West a distance of 2,654.23 feet to the west line of the Southwest Quarter of said Section 22; thence North 00 degrees 07 minutes 43 seconds West along the west line of the Southwest Quarter and Northwest Quarter of said Section 22 a distance of 3,975.28 feet to the Point of Beginning;

EXCEPT that tract of land located in the Northwest Quarter of Section 22, Township 19 North, Range 3 East, conveyed to Frankie L. & Pamla S Rood (Parcel Number 08-05-22-00-00-002), containing approximately 2.7 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Stephen E & Kathryn L Wooldridge (Parcel Number 08-05-15-00-00-019.001), containing approximately 1.9 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Ryan M & Danyele J Easterhaus (Parcel Number 08-05-14-00-00-027.000), containing approximately 2.98 acres of land;

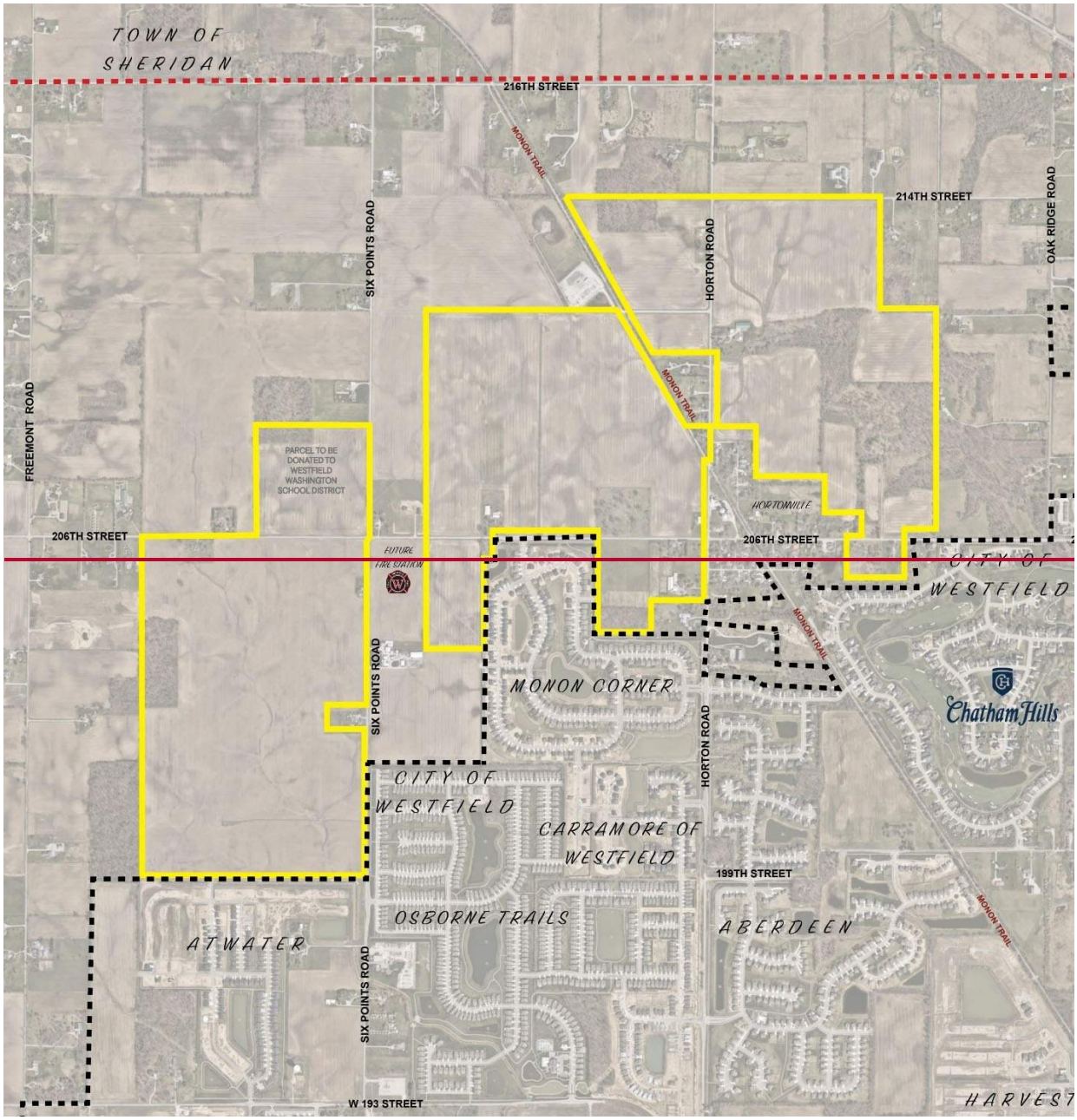
ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Benjamin R & Jacqueline A Donathen (Parcel Number 08-05-14-00-00-026.000), containing approximately 2.97 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Christopher Scott Hammack (Parcel Number 08-05-14-00-00-025.000), containing approximately 1.18 acres of land; the overall description containing 1069.66 acres of land, more or less, not inclusive of the aforementioned exception parcels noted herein.

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Kruse, Dorothy Joan (Parcel Number 08-05-14-00-00-024.000), containing approximately 1.30 acres of land.

EXHIBIT A

REAL ESTATE
(Location Map)



(See following page)

EXHIBIT B

CONCEPT PLAN

(See following page)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ~~25~~ 2511-PUD~~-~~-19.

EXHIBIT C

DISTRICT MAPS

(See following ~~4~~5 pages)

EXHIBIT D

RESIDENTIAL LOT TYPE STANDARDS

(See following page)

EXHIBIT E-1

RESIDENTIAL ARCHITECTURAL STANDARDS and CHARACTER EXHIBITS (Residential Area Homes)

(See following ~~36~~33 pages)

EXHIBIT ~~F~~E-2

ADDITIONAL RESIDENTIAL CHARACTER EXHIBITS ~~(Hortonville Mixed use Block)~~
(See following ~~page~~11 pages)

EXHIBIT F-1

CHARACTER EXHIBITS
(Horton Square Mixed Use Block)
(See following 2 pages)

EXHIBIT F-2

HORTON SQUARE MIXED USE BLOCK ARCHITECTURAL STANDARDS

(See following 6 pages)

EXHIBIT G

TRAIL NETWORK PLAN
(See following 2 pages)

EXHIBIT H-1

AMENITY EXHIBIT

(See following 5 pages)

EXHIBIT H-2

FOUNDRY PARK RENDERINGS

(See following 8 pages)

EXHIBIT H-3

CAREY COMMONS RENDERINGS

(See following 5 pages)

EXHIBIT H-4

AMENITIES LIST

(See following 2 pages)

EXHIBIT I-1

THOROUGHFARE PLAN

(See following page)

~~EXHIBIT H~~

~~AMENITY EXHIBIT~~

~~(See following 16 pages)~~

EXHIBIT I-2

PERMITTED STREET AND ALLEY CROSS SECTIONS

(See following 12 pages)

EXHIBIT J

RESIDENTIAL MONUMENTATION

(See following 9 pages)

EXHIBIT K-1

OPEN SPACE PLAN

(See following page)

EXHIBIT K-2

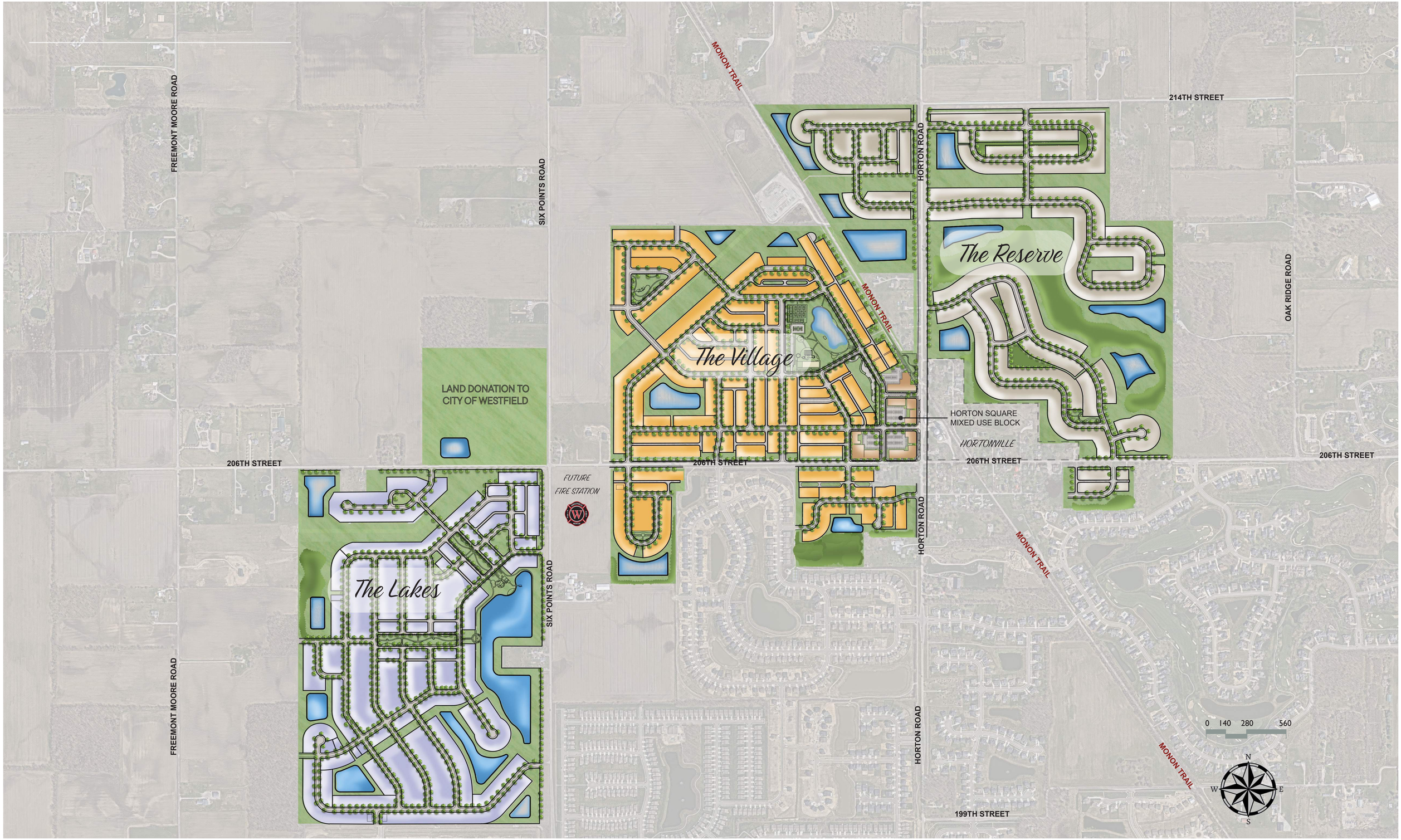
TREE PRESERVATION PLAN

(See following page)

EXHIBIT L

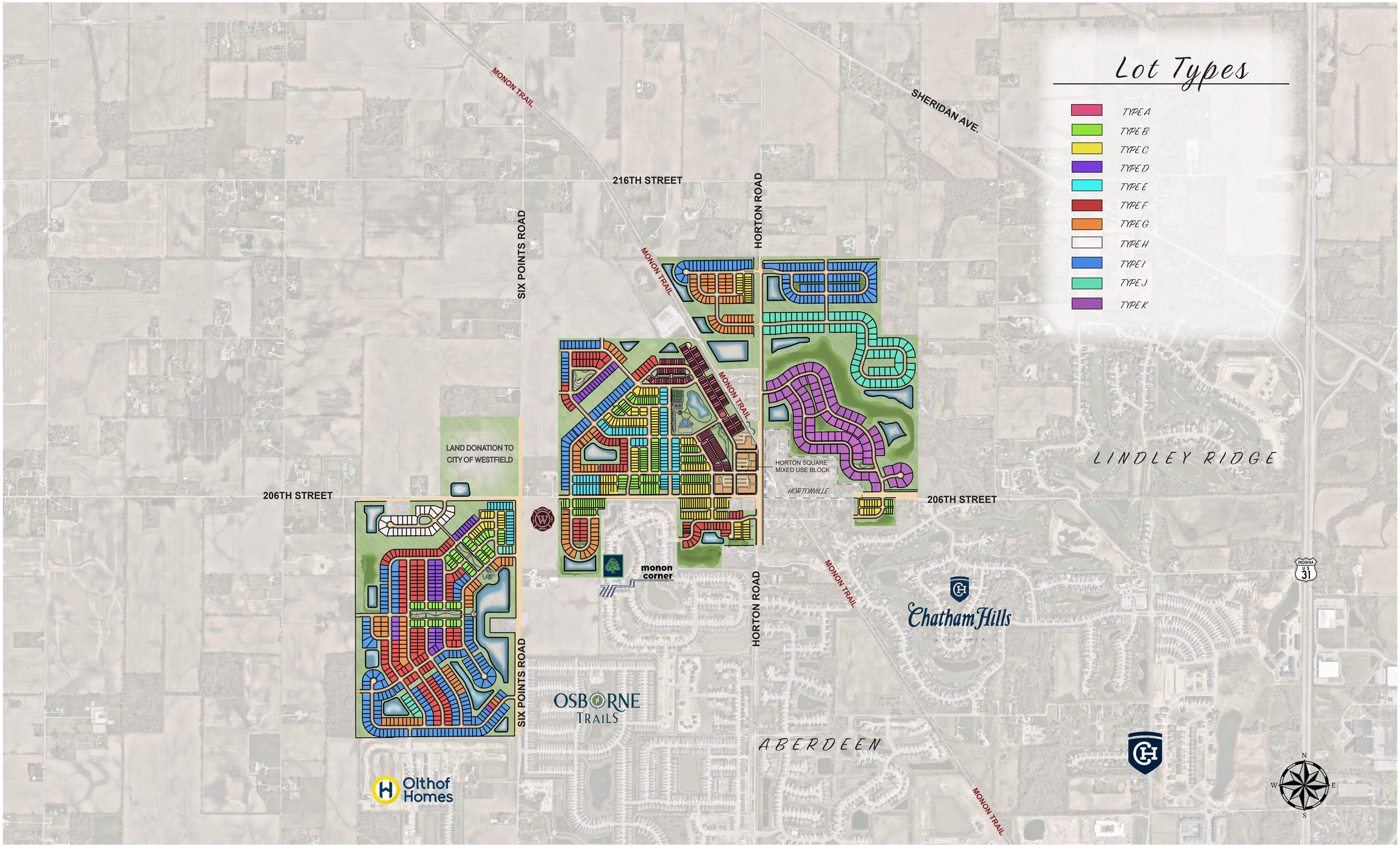
SUPPLEMENTAL BUFFER YARD REQUIREMENTS

(See following 3 pages)



IRONSTONE | EXHIBIT B: CONCEPT PLAN

Kimley»Horn



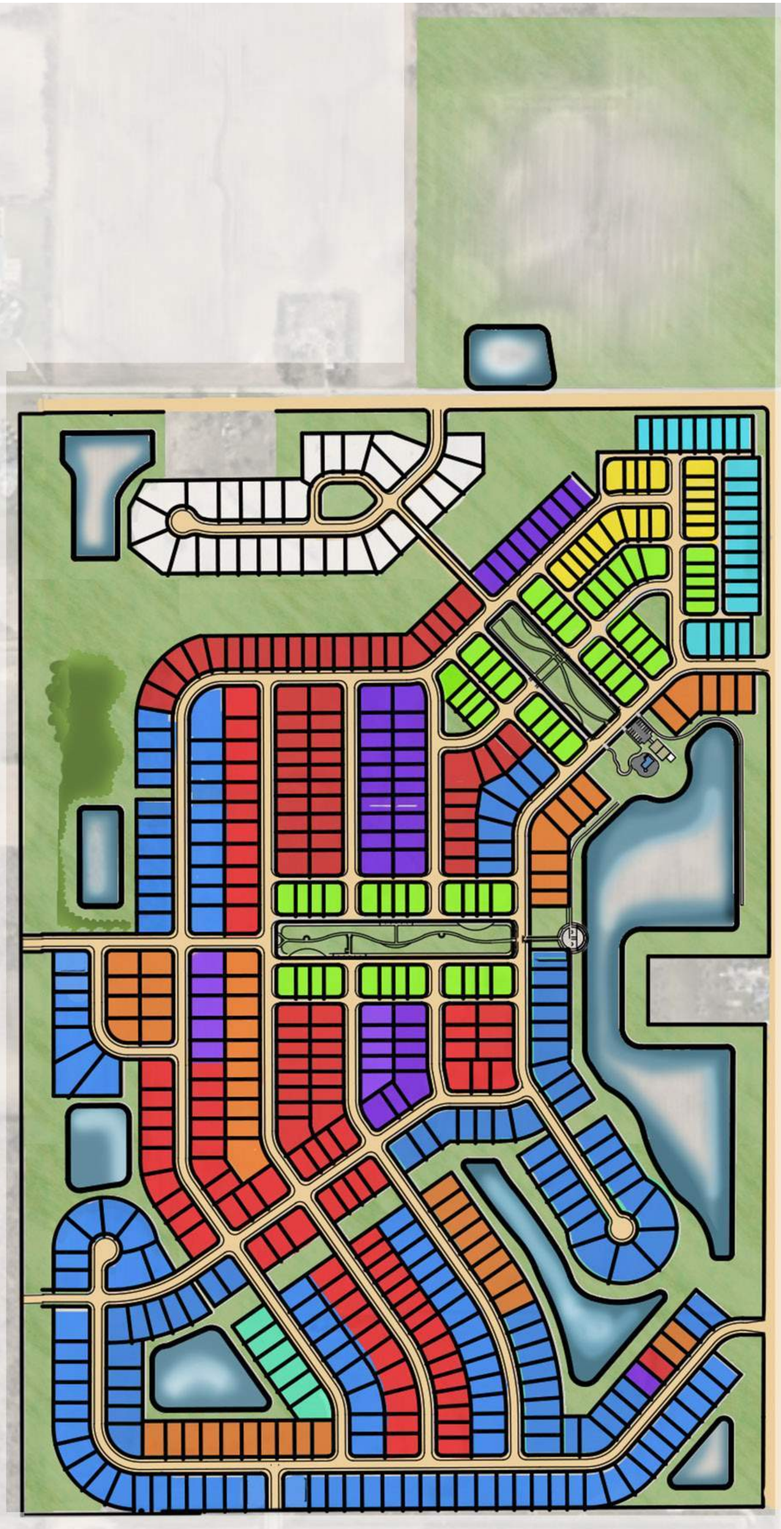
IRONSTONE | EXHIBIT C.: DISTRICT MAP - OVERALL

Kimley»Horn

Lot Types

- TYPE A
- * TYPE B
- * TYPE C
- * TYPE D
- * TYPE E
- * TYPE F
- * TYPE G
- * TYPE H
- * TYPE I
- * TYPE J
- TYPE K

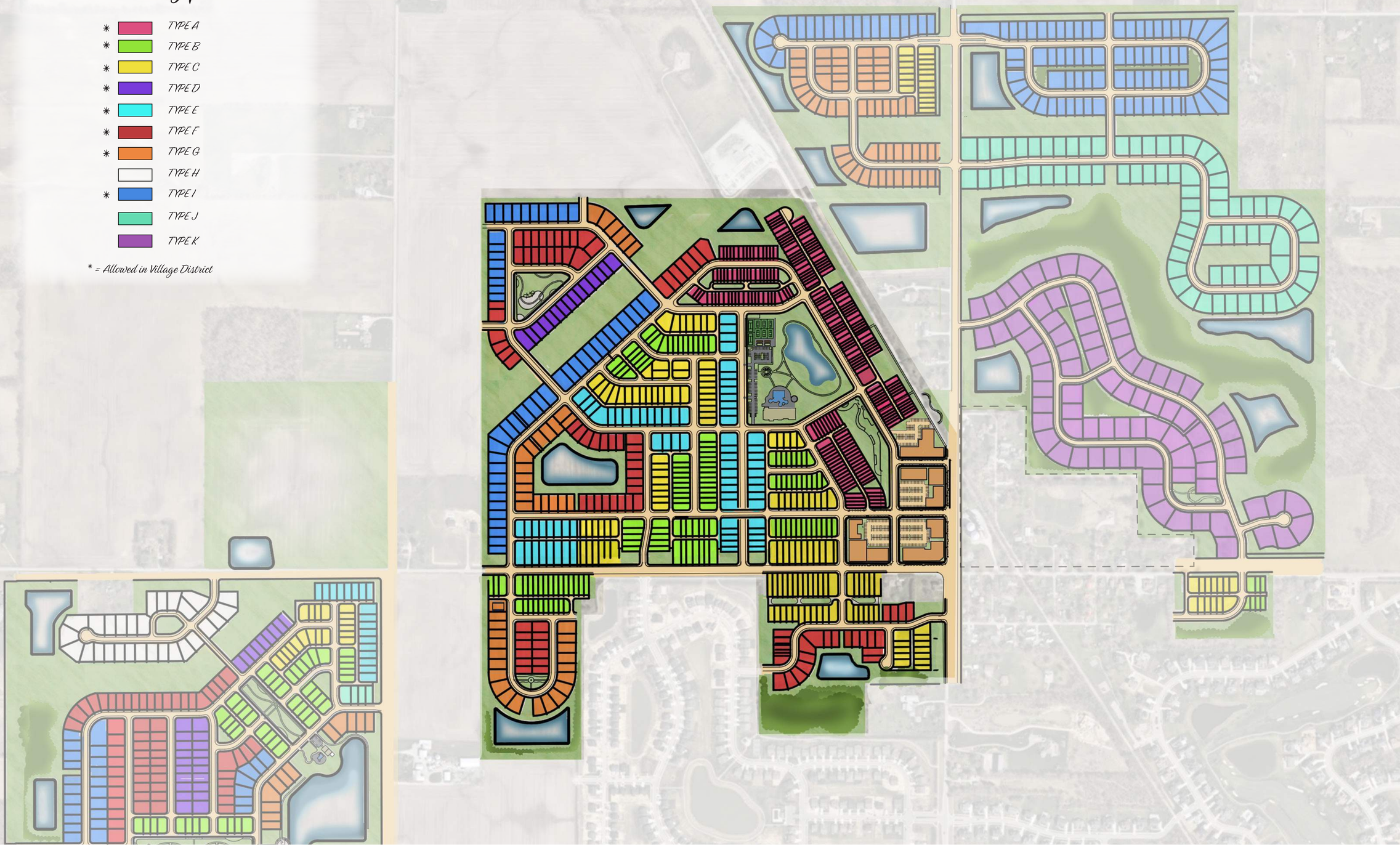
* = Allowed in Lakes District



Lot Types

*		TYPE A
*		TYPE B
*		TYPE C
*		TYPE D
*		TYPE E
*		TYPE F
*		TYPE G
		TYPE H
*		TYPE I
		TYPE J
		TYPE K

* = Allowed in Village District



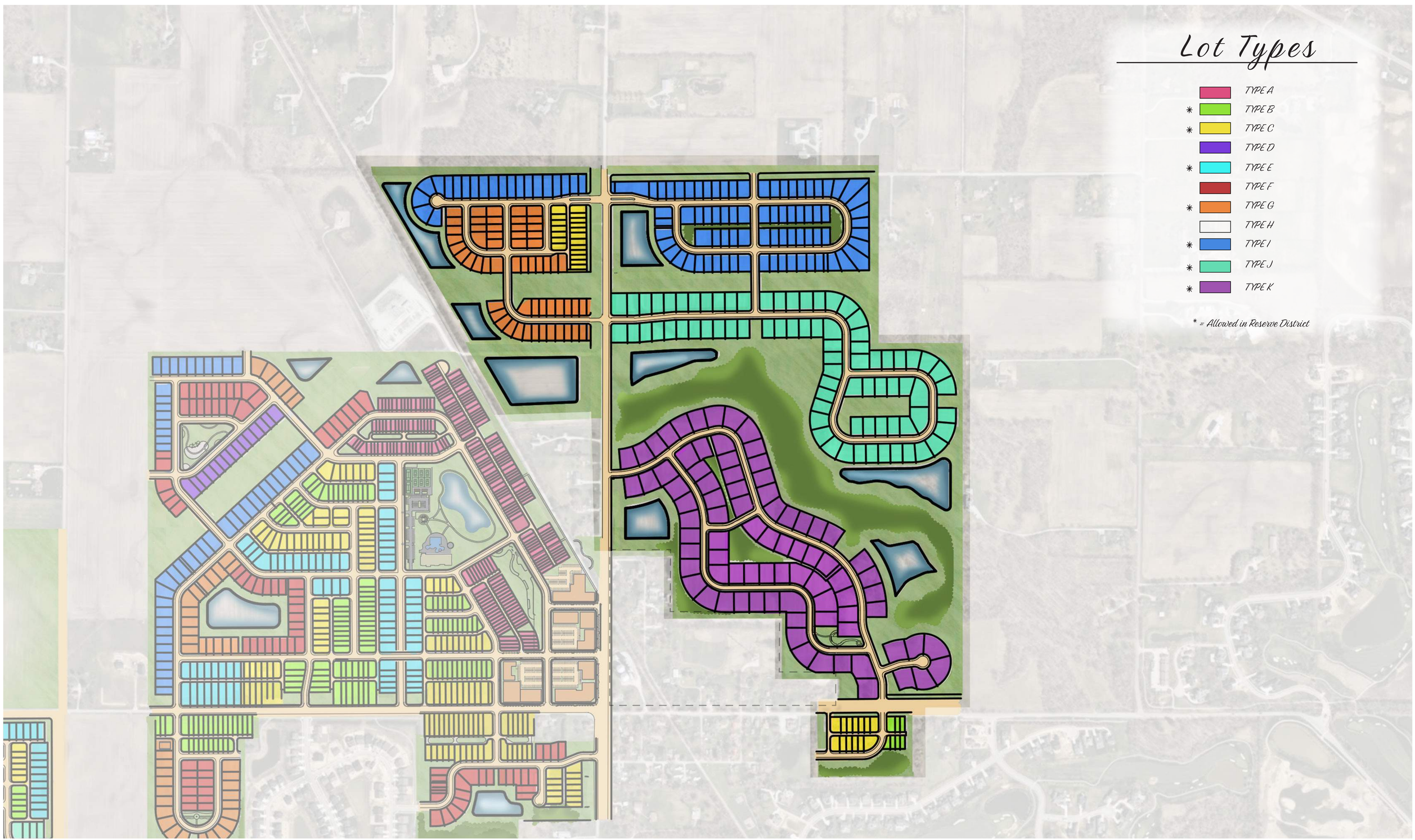

Lot Types
TYPE A
* TYPE B
* TYPE C
TYPE D
* TYPE E
TYPE F
* TYPE G
TYPE H
* TYPE I
* TYPE J
* TYPE K
* = Allowed in Reserve District

EXHIBIT F-1: HORTON SQUARE - PRELIMINARY CONCEPT

Kimley»Horn

EXHIBIT D

Residential Lot Type Standards

Standard	Type A	Type B Alley	Type C Alley	Type D	Type E Alley	Type F	Type G	Type H	Type I	Type J	Type K
Minimum Lot Area	1,800 sf	3,300 sf	4,400 sf	5,100 sf	6,500 sf	6,100 sf	6,600 sf	6,100 sf	6,500 sf	12,000 sf	16,500 sf
*Minimum Lot Frontage	20’	30’	35’	38’	42’	45’	45’	43’	45’	80’	90’
Minimum Building Setback											
Front Yard	10’	5’	5’	25’	5’	25’	15’	25’	25’	25’	25’
Side Yard	**0’ / 6’	6’	6’	6’	6’	6’	6’	6’	6’	6’	6’
Rear Yard	20’	20’	20‘	25’	20’	25’	25’	25’	25’	30’	30’
Minimum Distance Between Buildings	20’	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Lot Width	20’	35’	40’	43’	47’	50’	55’	48’	50’	90’	110’
Maximum Building Height	4 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories	2 Stories
Max. Dwelling Units Per Building	7	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Living Area (Total)											
Single Story	N/A	N/A	1,500 sf	1,500 sf	2,000 sf	1,600 sf	1,800 sf	1,200 sf	1,800 sf	N/A	N/A
Two Story	N/A	N/A	2,200 sf	1,800 sf	2,500 sf	2,200 sf	2,400 sf	N/A	2,700 sf	3,000 sf	3,000 sf
Total Living Area	1,700 sf	1,700 sf	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

N/A – Not Applicable

Sf – square feet

* Lot frontage shall not be required for lots fronting on common areas or the Monon Trail provided access is provided to the lot via an alley. Minimum Lot Frontage shall not apply to lots fronting a cul-de-sac.

** Zero feet between townhome units and six feet applicable to outside of end unit.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type A: Townhomes

Architectural Standards:

Building Type A dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Masonry (brick or stone) shall be required based on the architectural style of the townhome units, but in no case shall be less than a masonry wainscot on all elevations up to the sill of the lowest first floor window.

4. All townhouse units shall have a front entrance articulation that is appropriate for the architectural style of the townhome.

5. All rear-load townhouse units shall require a minimum of six (6) windows on the front elevation, four (4) windows on the rear elevation, and four (4) windows on each side elevation of end units. All front-load townhome units shall require four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation of end units. Required windows shall be a minimum of eight (8) square feet.

6. All townhouse units shall have two (2) carriage lights on the garage.

7. Detailed architectural elevations shall be provided at the time of Detailed Development Plan to be reviewed by the Director of the Community Development Department for compliance with all applicable architectural standards.

Illustrative Examples of Building Type A Elevations

The following Illustrative Examples of the Elevations for Building Type A are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type B: Detached, Rear-Load Single-Family Dwellings

Architectural Standards:

Building Type B dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

4. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

5. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

6. All dwellings shall have two (2) carriage lights on the garage.

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type B Elevations

The following Illustrative Examples of the Elevations for Building Type B are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type C: Rear Load Detached Single-Family Dwellings

Architectural Standards:

Building Type C dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

4. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

5. All dwellings shall require a minimum of four (4) windows on the front elevation and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

6. All dwellings shall have two (2) carriage lights on the garage.

8. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type C Elevations

The following Illustrative Examples of the Elevations for Building Type C are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type D: Detached Single-Family Dwellings

Architectural Standards:

Building Type D dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. All dwellings shall have a front porch that is a minimum of four (4) feet in depth with at least one (1) support column or post.

4. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

5. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet.

6. All dwellings shall have two (2) carriage lights on the garage.

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type D Elevations

The following Illustrative Examples of the Elevations for Building Type D are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type E: Rear-Load Detached Single-Family Dwellings

Architectural Standards:

Building Type E dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of masonry materials.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. All dwellings shall have a front porch that is a minimum of five (5) feet in depth with minimum nine (9) inch columns.

4. A minimum of nominal one (1) by six (6) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

5. All dwellings shall require a minimum of four (4) windows on the front elevation, two (2) windows on the rear elevation, and two (2) windows on each side elevation. Required windows shall be a minimum of eight (8) square feet.

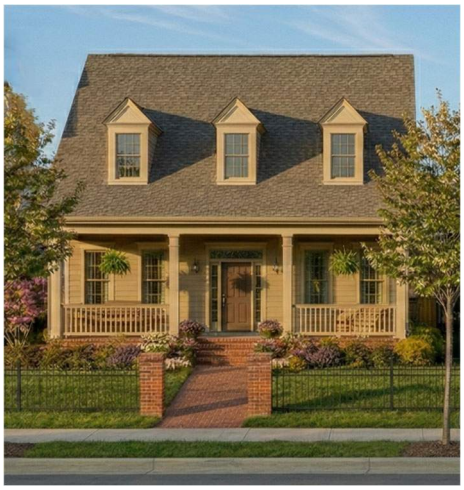
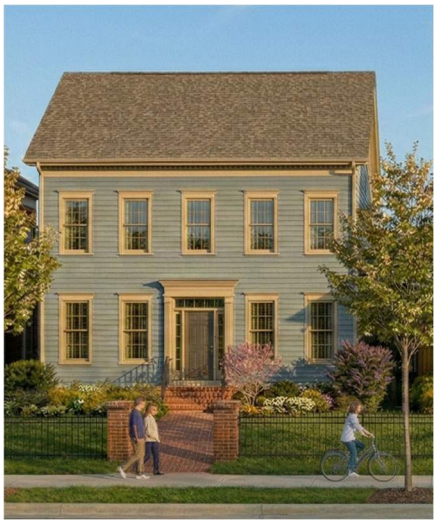
6. All dwellings shall have two (2) carriage lights on the garage.

7. All dwellings shall include at least two (2) siding materials or textures, or two (2) exterior colors on the front façade in addition to required masonry.

Illustrative Examples of Building Type E Elevations

The following Illustrative Examples of the Elevations for Building Type E are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type F: Detached Single-Family Dwellings

Architectural Standards:

Building Type F dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

2. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

3. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

4. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

5. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

6. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

7. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

8. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

9. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

10. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

11. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.

12. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

13. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.

14. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.

15. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of Building Type F Elevations

The following Illustrative Examples of the Elevations for Building Type F are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type G: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type G dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

2. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

3. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

4. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

5. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

6. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

7. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

8. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

9. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

10. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

11. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

12. Front-loading garages shall be recessed from the front elevation of the home a minimum of ten (10) feet.

13. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

14. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

15. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of Building Type G Elevations

The following Illustrative Examples of the Elevations for Building Type G are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type H: Single-Family Dwellings (Front-Load)

Architectural Standards:

Building Type H dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. All dwellings shall be limited to one (1) and one and one half (1.5) stories in height. Finished living area above the first floor is permitted in the style of a bonus room or bonus living area so long as the addition of the bonus room or living area does not exceed the maximum building height set forth in the Building Type H Development standards outlined in this ordinance.

2. All dwellings shall have a primary bedroom on the first floor of the dwelling.

3. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.

4. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

5. The front façade of each home shall have at least one (1) of the following architectural design features: two (2) siding materials, two (2) siding styles, or two (2) unique colors (trim color counts as a unique color if it is a color other than white). Modifications of the front facade requirement can be made based on the architectural style of homes as represented in the Illustrative Examples of the Type H Elevations set forth in this Exhibit.

6. All dwellings shall have a covered front entry or a covered front porch that is a minimum of twelve (12) square feet.

7. A minimum of nominal one (1) by four (4) inch trim around all windows and doors is required on front elevations, unless set into a masonry plane or frieze board.

8. All dwellings shall require a minimum of one (1) window on the front elevation, three (3) windows on the rear elevation, and one (1) window on each side elevation. Required windows shall be a minimum of eight (8) square feet. Multiple windows placed directly next to each other that are under eight (8) square feet but combine to be a total square footage equal to or larger than eight (8) square feet shall count as a window for this requirement.

9. All dwellings shall have a carriage light on both sides of the garage.

Illustrative Examples of Building Type H Elevations:

The following Illustrative Examples of the Elevations for Building Type H are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type I: Single-Family Dwellings (Front-Load and Side-Load)

Architectural Standards:

Building Type I dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The permitted roofing materials are dimensional shingles, copper, slate, and stone.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Architectural Review Committee may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. A minimum of three (3) colors will be offered for all roofing materials. Exhaust vents shall not be visible from the front of the home.

4. The exterior material of front elevation returns shall match the exterior material of the adjacent front facing façade.

5. The front elevation of any home shall have a gable or front-facing hip, and any two-story home shall also contain one (1) one-foot or greater step back.

6. No wall-mounted vert or louver shall be located on the first floor of a front elevation (excluding gable areas).

7. Minimum roof overhang of eleven (11) inches on all sides of a house as measured from the exterior wall material to the fascia board.

8. Exterior chimneys for fireplaces shall be made entirely of brick or stone.

9. Front porch columns shall be a minimum of eight (8) inches by eight (8) inches.

10. All ranch homes shall contain a minimum of one (1) window on all four sides, with the exception of a façade facing a public street which shall contain a minimum of two (2) windows.

11. All two-story homes shall contain a minimum of two (2) windows on all four sides, with the exception of a façade facing a public street which shall contain a minimum of four (4) windows.

12. Except for large picture windows, casement windows and small accent windows which do not open, all windows on a façade facing a public street shall have shutters, mullions or window grids.

13. Unless adjacent to brick or stone wrap, all front windows, doors, and corners shall have a minimum nominal one (1) inch by six (6) inch wood or vinyl surround, shutters, decorative trim, or headers.

14. Front-loading garages shall be offset from the front elevation of the home a minimum of two (2) feet.

15. For any three-car garage that faces a street, at least one (1) of the bays must have a separate door and be recessed a minimum of two (2) feet from the other bays.

16. For front-loading garages, the garage doors shall not comprise greater than forty-five (45) percent of the width of the front elevation for a two (2) car garage and fifty (50) percent for a three-car garage.

17. Any front-loading garage that protrudes eight (8) feet or more in front of the front elevation shall contain at least one (1) window on the side of the garage nearest the front door. This window shall not count towards any other window requirement. No front-loading garage shall protrude more than ten (10) feet in front of the front elevation of the home. Garage protrusion shall be measured by determining the distance between the farthest protruding façade of the garage and the widest portion of the front façade of the home. Any such garage shall also feature a minimum of eight (8) shrub plantings along the façade of the garage facing the side property line.

18. Any side-load, courtyard-load, or rear-load garage shall feature a minimum of two (2) windows in the garage façade facing the street. These windows shall not count towards any other window requirement.

19. All homes shall include a Covered Porch or Portico at least four (4) feet deep from front of home to front porch, or a minimum of twenty-four (24) square feet.

Illustrative Examples of Building Type I Elevations

The following Illustrative Examples of the Elevations for Building Type I are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type J: Single-Family Dwellings (Front-Load and Side-Load)

Architectural Standards:

Building Type J dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall material to the fascia board.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Windows: One-story homes shall have a minimum four (4) windows on the front façade and two (2) windows on side and rear façades, with a total of fifteen (15) windows in total. Two-story homes shall have a minimum of seven (7) windows on the front façade and two (2) windows on side and rear façades, with a total of twenty-three (23) windows in total.

Illustrative Examples of Building Type J Elevations

The following Illustrative Examples of the Elevations for Building Type J are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Draft 5 030526

"EXHIBIT E-1"

Architectural Standards and
Illustrative Examples of Elevations

Building Type K: Single-Family Dwellings (Front-Load and Side-Load)

Architectural Standards:

Building Type K dwellings shall include the following minimum architectural standards in addition to the standards of Section 7.1 of this Ironstone Ordinance:

1. The primary roof overhang or eaves shall be a minimum of eleven (11) inches, as measured from the exterior wall materials to the fascia board.

2. Main roof pitch and gable pitches shall be 6:12 or greater; ancillary roofs may be less than 6:12. The Director may approve a home with a lesser roof pitch if the architectural style of the home lends itself to a shallower roof pitch.

3. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, roof overhangs, roof pitch, trim detailing, and exterior wall materials. The use of long, massive, unbroken exterior building wall shall be avoided. Multiple architectural elements (including but not limited to quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, wood or fiber cement siding varieties or breaks) shall be incorporated to achieve variation in terms of footprint and architectural elevations.

4. Windows shall be provided on at least three (3) sides of the home; provided, however, that in the event a side façade does not have a window, then that façade shall have at least two (2) architectural breaks, such as a chimney or other corner break. The outermost corners of a building shall not be considered architectural breaks. All dwellings located along a right-of-way shall have widows on all façades visible from the right-of-way. Windows required herein shall be a minimum side of fifteen (15) square feet; or, windows less than fifteen (15) square each may meet this requirement if the collective size of multiple windows on a given façade is at least fifteen (15) square feet.

5. Garages shall be side-load only. Front-load carriage garages can be featured in conjunction with side-load garages.

Illustrative Examples of Building Type K Elevations

The following Illustrative Examples of the Elevations for Building Type K are hereby incorporated as a compilation of images designed to capture the intended architectural styles of structures to be constructed. The Architecture of all homes constructed in the District shall be in general conformance with the Architectural Character Exhibit as determined and approved by the Director.

Building Type A - Townhomes

Details

Min. Living Area: 1,700 sf

4-story with Rooftop Living

3-story

Building Type B

Details

Min. Living Area: 1,700 sf

Rear-load detached home

Streetscape

Typical Side & Rear Elevations

Building Type C

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,500 sf (Single Story)

2,200 sf (Two Story)

Building Type D

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,500 sf (Single Story)

1,800 sf (Two Story)

Building Type E

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 2,000 sf (Single Story)

2,500 sf (Two Story)

Building Type F

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,600 sf (Single Story)

2,200 sf (Two Story)

Building Type G

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,800 sf (Single Story)

2,400 sf (Two Story)

Two-car garage recessed 10' from front facade

Building Type H

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,200 sf (Single Story)

Building Type I

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 1,800 sf (Single Story)

2,700 sf (Two Story)

Building Type J

Streetscape

Typical Side Elevations

Typical Front Elevations

Typical Rear Elevations

Details

Min. Living Area: 3,000 sf (Two Story)

Building Type J - Custom

Example Front Elevations

Example Rear Elevations

Details

Min. Living Area: 3,000 sf

"EXHIBIT F-1"

Character Exhibit: Horton Square Mixed Use Block

The "Character Exhibit", attached hereto as Exhibit F-1, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in Area D. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for Area D, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate. The quality and characteristics of improvements and development in the District shall be substantially consistent with the Character Exhibit as determined by the Director of the Community Development Department.

GREETING HOUSE
GREETING HOUSE

SIGNAGE
SIGNAGE

"EXHIBIT F-2"

Horton Square Mixed Use Block Architectural Standards

A. Building Orientation:

1. Buildings shall create and spatially define the public realm (such as Streets, sidewalks, plazas, greenspaces) and reinforce a consistent Building Façade Street wall that immediately fronts the adjacent Street to further enhance the pedestrian experience.

2. Any Building Façade adjacent to a Street shall generally be oriented parallel to the Street and reinforce the density of the urban block form created by the boundaries of the property line and adjacent built forms.

3. Buildings shall generally maintain a continuous Building Street frontage. Breaks may be provided for pedestrian access or public plazas or vehicular access.

4. The Street level of a Building shall be designed with non-residential uses that activates the public realm in a contextually appropriate manner while also integrating the Building architectural design.

5. Buildings located at the intersection of Streets shall have an enhanced architectural design to establish a strong corner presence on both street frontages equally.

6. Buildings shall be located in a manner so that portions of the Building designed for service uses, such as loading docks and dumpster enclosures, are not part of the Street facing façade.

B. Building Massing:

1. The proportion and relationship of various architectural design elements, such as building height, building massing rhythm, building façade breaks, building materials, etc. shall be compatible with the scale of other adjacent Buildings, as applicable, in the Horton Square Mixed-use District.

2. Larger Buildings shall be broken into multiple Buildings, if possible, or into smaller Building massing elements through the use of varied façade planes, an upper story setback, or enhanced use of fenestration in order to reduce the apparent size of the structure.

3. A clear visual distinction between Street level and upper floors shall be maintained.

4. A variety of Building size and massing is encouraged within the Horton Square Mixed-use District. However, all Building shall be a minimum of two (2) Stories in height. Maximum Building height shall be fifty (50) feet in height with the option of exterior roof-top area.

C. General Façade Design:

1. All Buildings shall have a defined top, middle, and base that creates a compatible architectural form.

2. The lower levels of Street facing facades shall generally incorporate a higher level of visual interest and architectural detailing. Building components shall emphasize creating and engaging pedestrian environment through enhanced Street level architectural interest.

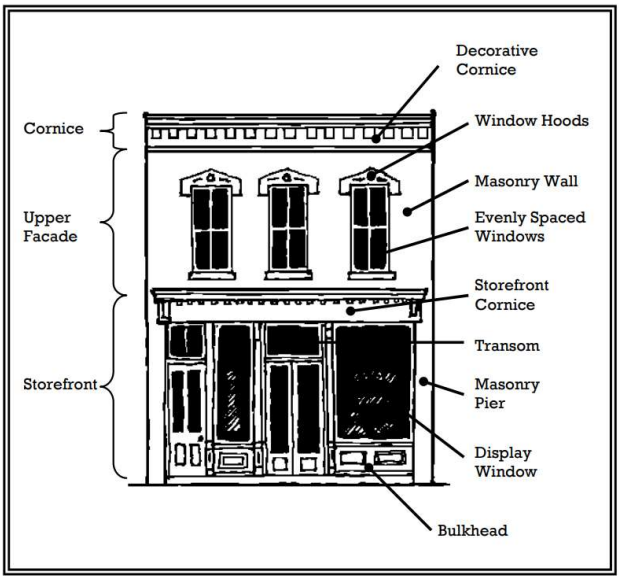
3. Buildings shall maintain a pattern of strong horizontal design elements appearing at storefront cornice height and extending to upper floors. This horizontal pattern shall maintain the proportion and spacing of openings.

4. A visual termination at the top of the Building (such as decorative cornices, parapets, crowns, shaped roofs, spires, etc.) shall be integral part of the design from both the distant view and the pedestrian perspective.

5. Side and Rear Facades shall be finished in colors similar to the colors of the primary facades. Side and Rear Facades shall incorporate Building elements such as pilasters, wainscots, accent banding or other Building elements that contribute to the appropriate scale of the Building.

6. Utility Meter Screening: All wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade.

Reference Guide:



D. Roof Form:

1. Flat roofs shall be the predominate roof form within the district. Gable, gambrel, hip, or mansard roofs may be used as accent roof forms as appropriate to the intended architectural style of the proposed Building that is consistent with the overall theme of the Horton Square Mixed-use District.

2. A parapet shall be used to conceal a flat roof and any roof protrusions, other than the chimney.

3. Roof forms should be used to integrate rooftop Mechanical Equipment, telecommunications equipment, and any other similar devices or appurtenances so as to express/conceal them as architectural elements. Large mechanical penthouses and elevator overrides should be fully integrated into the Building architecture and be appropriately-scaled.

E. Door and Window Openings:

1. Entrances, including doors, shall be sized and articulated in proportion to the scale of the Building and shall be architecturally compatible with the style, materials, colors, and details of the Building as a whole.

2. Entrances shall be defined and articulated through use of architectural elements such as lintels, pediments, pilasters, columns, porticoes, porches, overhangs, railings, balustrades, or other architectural elements compatible with the proposed style of Building.

3. At the ground level, a minimum of 50% of the street facing façades shall be transparent for retail and restaurant uses. For all other uses a minimum is 35% of the façade shall be transparent.

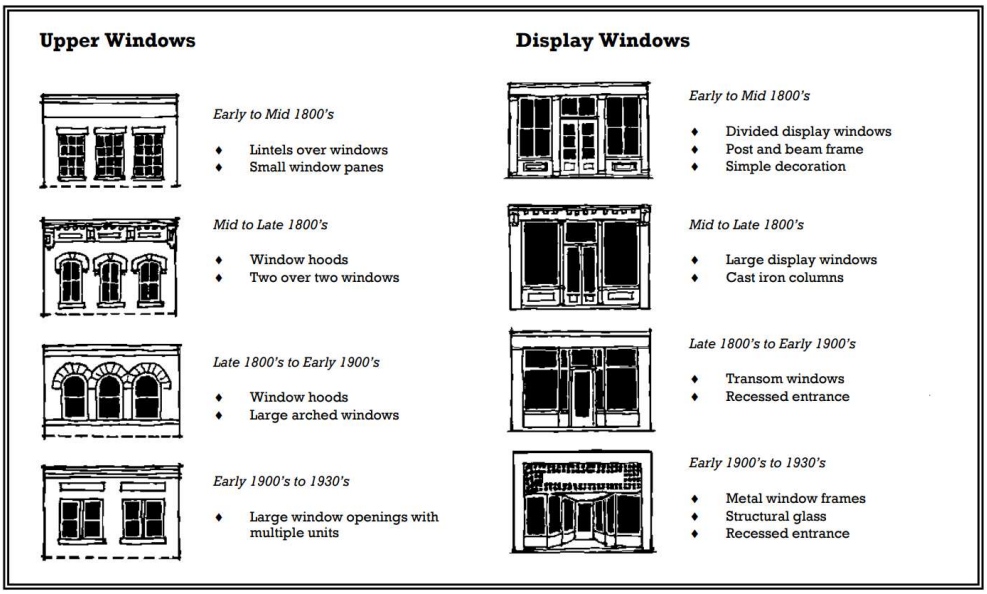
4. Glass at the ground level shall allow for clear views into the structure. Painted, tinted, or mirrored glasses are discouraged at the pedestrian level. Storefronts shall be well-defined and transparent.

5. Blank, windowless facades shall be avoided on the front of the Building, or on any side that is visible from a public right of way. Where blank walls cannot be avoided, changes in plane, building footprint modulation, building materials, color, or additional landscaping shall be utilized to minimize the visual effect of the blank wall.

6. Window openings shall establish a visual rhythm and symmetry through a pattern of strong horizontal design elements. This horizontal pattern shall maintain the proportion and spacing of openings.

7. Window openings shall include detailed treatments such as window trim and other architecture elements. Acceptable design elements include functional shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, decorative trim, or other elements consistent with and complementary to the architectural style of the Building.

Reference Guide:



F. Building Materials:

1. Buildings shall utilize high-quality, durable, and authentic Building materials consistent with the intended architectural theme of the Horton Square Mixed-use District. Material product samples and specification data shall be required for review.

2. Primary Building materials include brick, stone, or other Masonry Material and shall comprise a minimum of 75% of the Building's façade exclusive of windows and doors. Masonry shall extend to grade and wrap corner returns.

3. Accent Building materials include wood, fiber cement siding, stucco, or other appropriate Building material consistent with the proposed architectural theme of the Horton Square Mixed-use District and shall account for a maximum of 25% of the Building's façade exclusive of windows and doors. Accent materials shall be integrated as intentional design elements rather than as isolated occurrences.

4. Building materials and overall architectural quality shall be consistent on all sides of a structure. All Building facades shall exhibit the same level of design continuity and quality.

5. If material changes are proposed, such change shall generally occur at inside corners or be delineated by a specific transitional detail such as a pronounced belt course or substantial reveal, or terminate at logical structural breaks.

6. A variety of complementary exterior Building materials may be incorporated to provide visual interest to the Building. However, the palette of materials should not be overly complex.

7. The use of synthetic material finishes or faux Building materials, such as vinyl siding and faux brick or faux stone is not permitted.

8. Service courts shall include painted or integral colored masonry. A minimum of two (2) colors will be utilized. Colors shall be consistent with the base colors of the primary and/or secondary facades. Where portions of the service court wall(s) are exposed, additional enhancements will be incorporated that are consistent with the requirements for building materials.

9. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

Reference Guide:

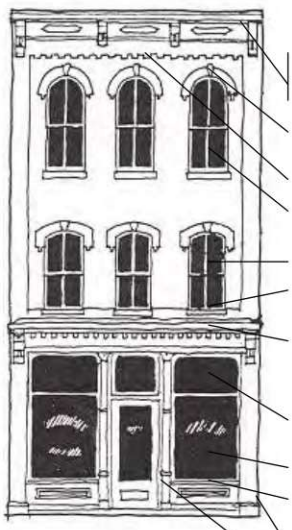


Figure 9

What is it called?	What is it made from?
Parapet Cornice	Galvanized sheet metal, brick, wood
Lintel	Stone, brick
Masonry corbelling	Brick
Window	Wood double-hung sash
Muntins	Wood
Sill	Stone, brick
Storefront cornice	Galvanized sheet metal, wood
Transom	Glass/ wood
Display window	Glass
Bulkhead	Wood millwork
Column	Brick, cast iron/ millwork
Pilaster	Brick, cast iron/ millwork

G. Awnings and Canopies:

1. Weather protection elements are encouraged but not required in order to reduce Building scale and to provide shelter.

2. Awnings and canopies shall be compatible with the overall Building architectural theme in terms of the rhythm and design of the storefront bays, material, details, massing, and form. Awnings and canopies shall reinforce the pedestrian scale along primary commercial frontages.

3. Awning colors and materials should complement the color scheme and character of the Building's façade. Solid colors or striped patterns are encouraged.

4. Awnings and canopies shall not conceal architectural details on the façade.

5. Awnings and canopies shall not overhang from the Building for more than five (5) feet, unless appropriate with the intended architectural theme and use of the Building or to accommodate site specific climatic weather protection.

H. Restaurants:

1. Restaurants are an important component of the fabric of the Horton Square Mixed Use Block. They provide indoor as well as outdoor activity and generate a sense of place.

2. Outdoor seating areas and patios are permitted and shall be encouraged.

3. Exhaust and mechanical apparatus shall be carefully incorporated into the architecture of the Buildings.

I. Amenities / Pedestrian Furniture:

1. The selection of architectural amenities shall be complementary to the architectural character of the Horton Square Mixed use Block. The materials used for the selected amenities shall be durable and functional.

2. Amenities are permitted (subject to applicable standards in this Ordinance) and may include, without limitation, the following:

a. Benches
b. Trash and recycling receptacles
c. Bike racks
d. Fountains
e. Pedestrian walkways
f. Flag poles (per the sign requirements of the UDO)
g. Plaques
h. Tables / umbrellas (no sign of any type shall be permitted on tables or umbrellas)
i. Carts and kiosks
j. ATM enclosure(s)

Legend

16' Wide Shared-Use Trail = 2.1 Miles

8' Wide Pedestrian Trail= 9.5 Miles

8' Width Asphalt Pedestrian Trail With In Common Areas And External Streets Located Outside The Horton Square Mixed-Use District

6' Width Concrete Trail Within Internal And Private Streets Located Outside Of Horton Square Mixed-Use District

Variable Width Concrete Trail Within The Horton Square Mixed-Use District Noted Within Applicable Street Cross Sections

Monon Trail

Future Trail Connection by Others

216TH STREET

214TH STREET

206TH STREET

199TH STREET

HORTON ROAD

OAK RIDGE ROAD

FREEMONT MOORE ROAD

SIX POINTS ROAD

LAND DONATION TO CITY OF WESTFIELD

FUTURE FIRE STATION

HORTONVILLE

Existing Path

MONON TRAIL

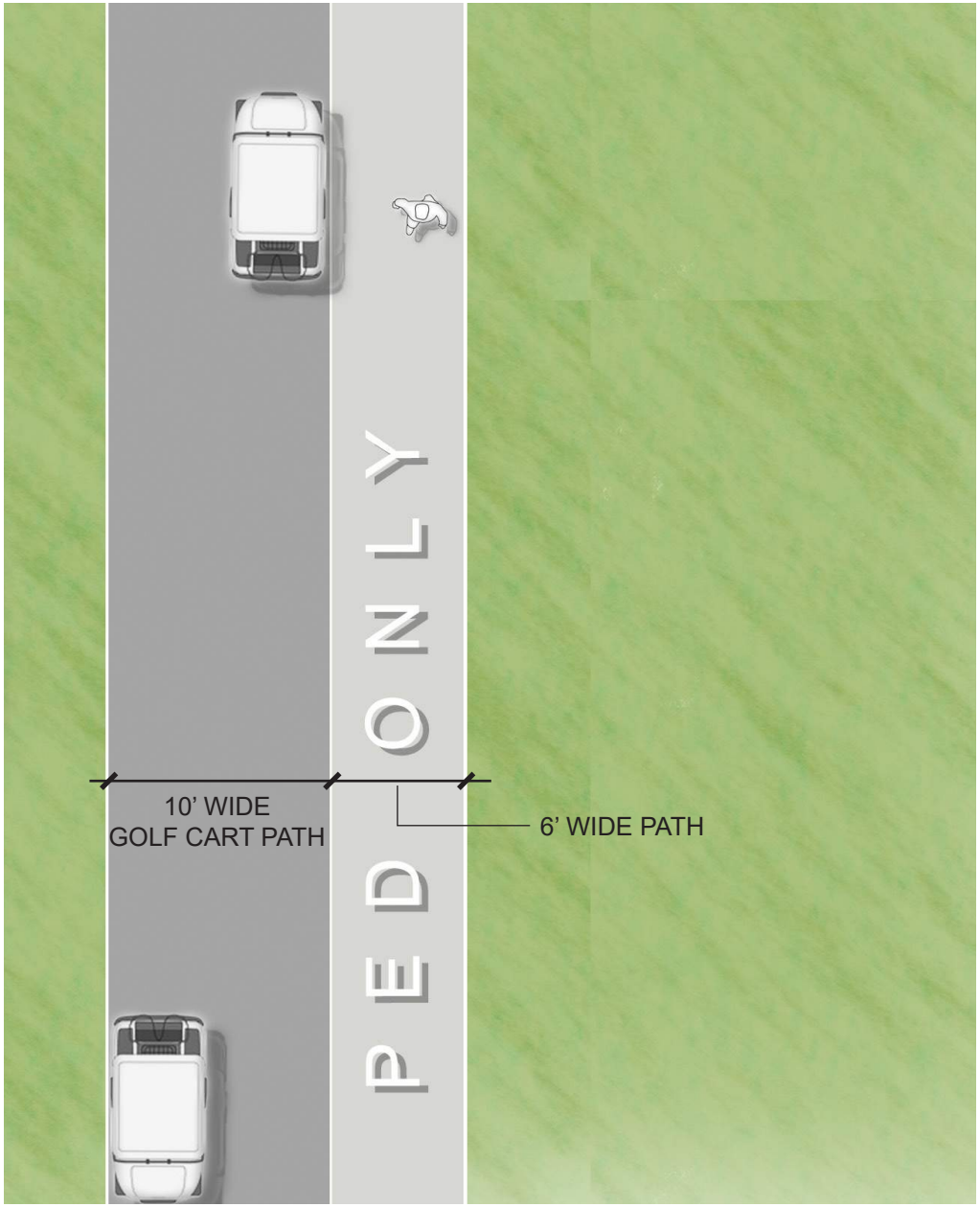
0 140 280 560

N

W E

S

PRECEDENT IMAGERY:
GOLF CART SIGNAGE AT CROSSINGS



ENLARGEMENT:
TYPICAL GOLF CART AND WALKING PATH

EXHIBIT G-2

District Features

1. Laura Taylor Park
2. Carey Commons
3. Stafford Multi-Use Path
4. Railspur Park
5. Foundry Park
6. John B. Horton Post Office
7. Horton Square
8. McComb Green
9. Aldred Woods
10. Monon Trailhead
11. Baldwin Garden

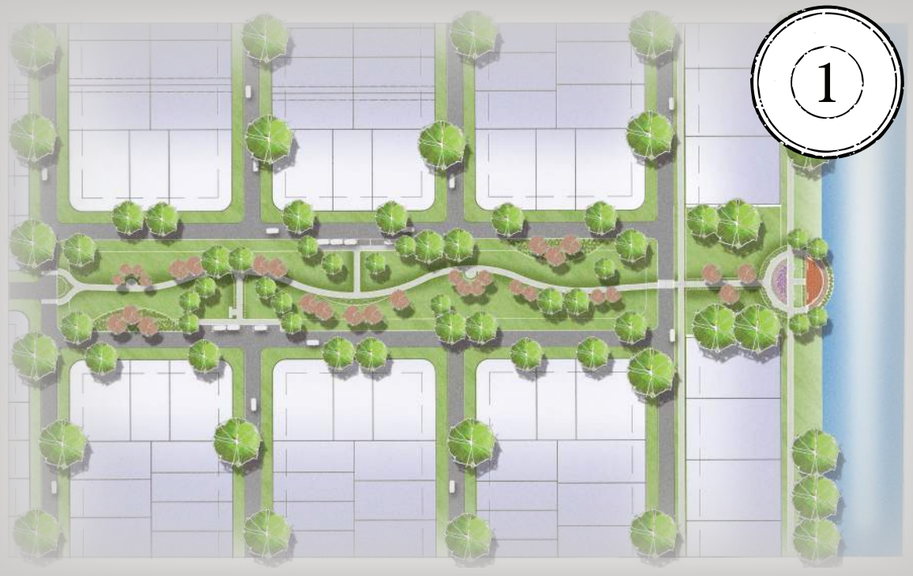
IRONSTONE
AT HORTONVILLE

AMENITIES

THE LAKES

CAREY COMMONS

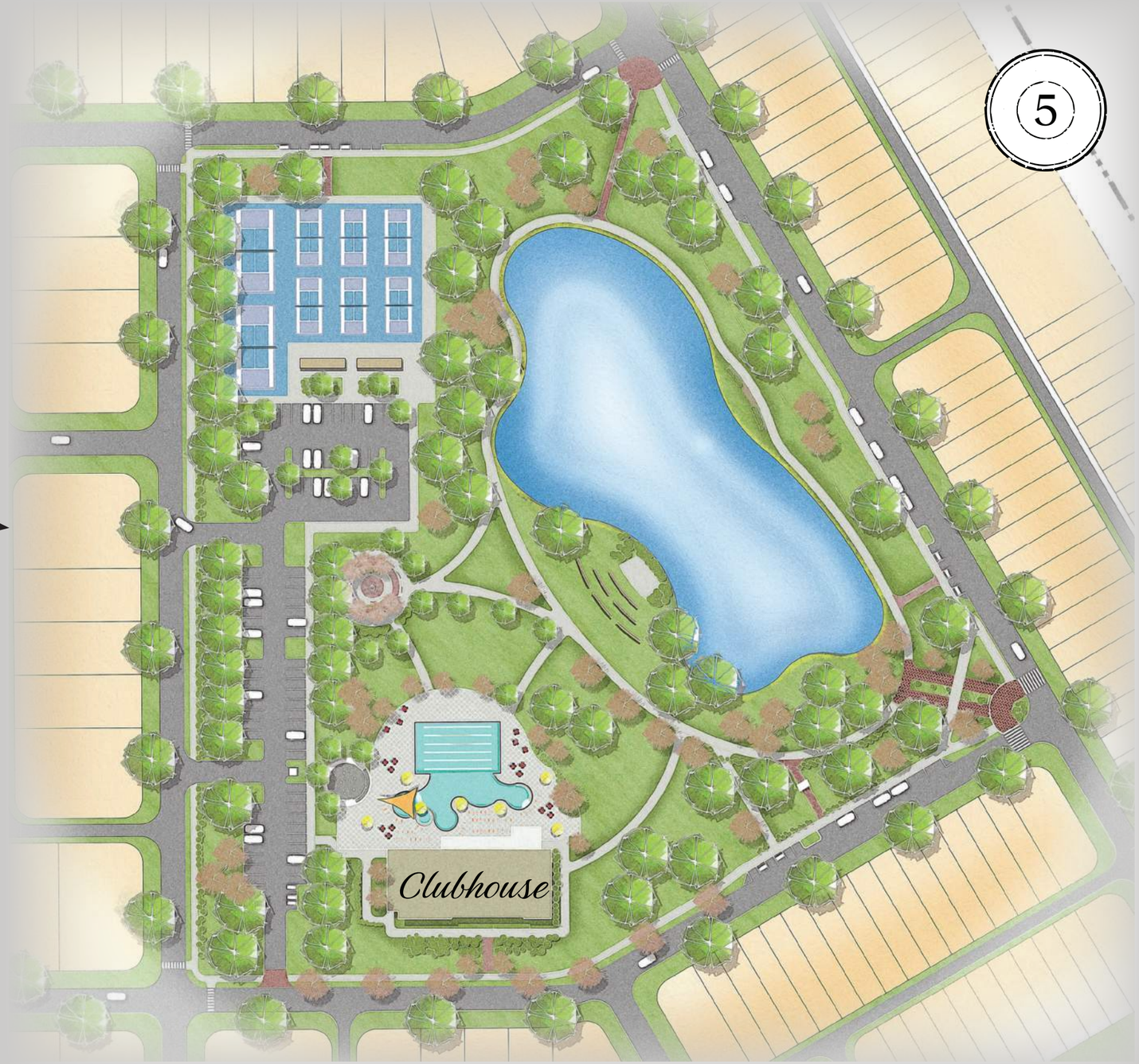
LAURA TAYLOR PARK



IRONSTONE
AT HORTONVILLE

AMENITIES

THE VILLAGE | FOUNDRY PARK



Pathways

Resort Style Pool

Splash Pad

Pickleball

Amphitheater

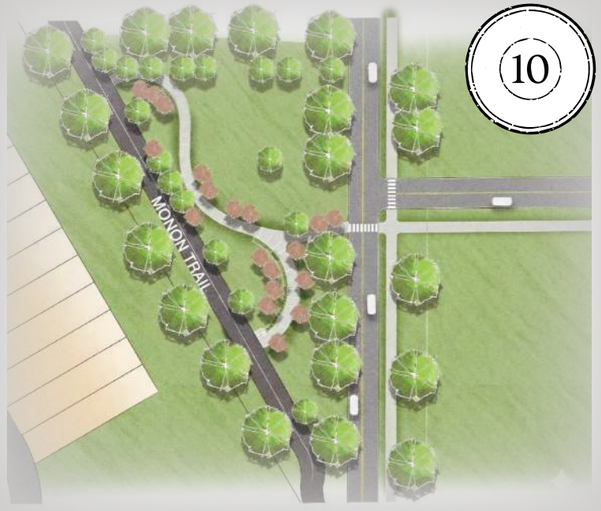
IRONSTONE
AT HORTONVILLE

AMENITIES
THE VILLAGE

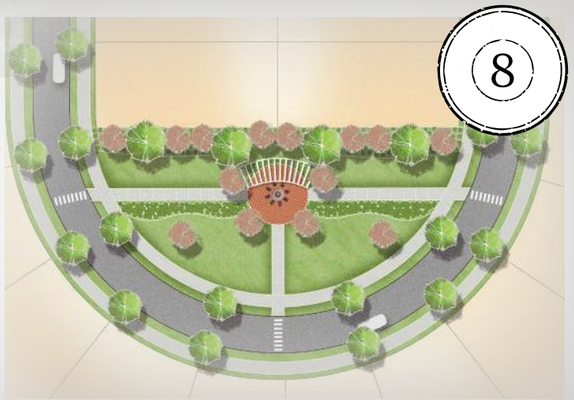
RAILSPUR PARK

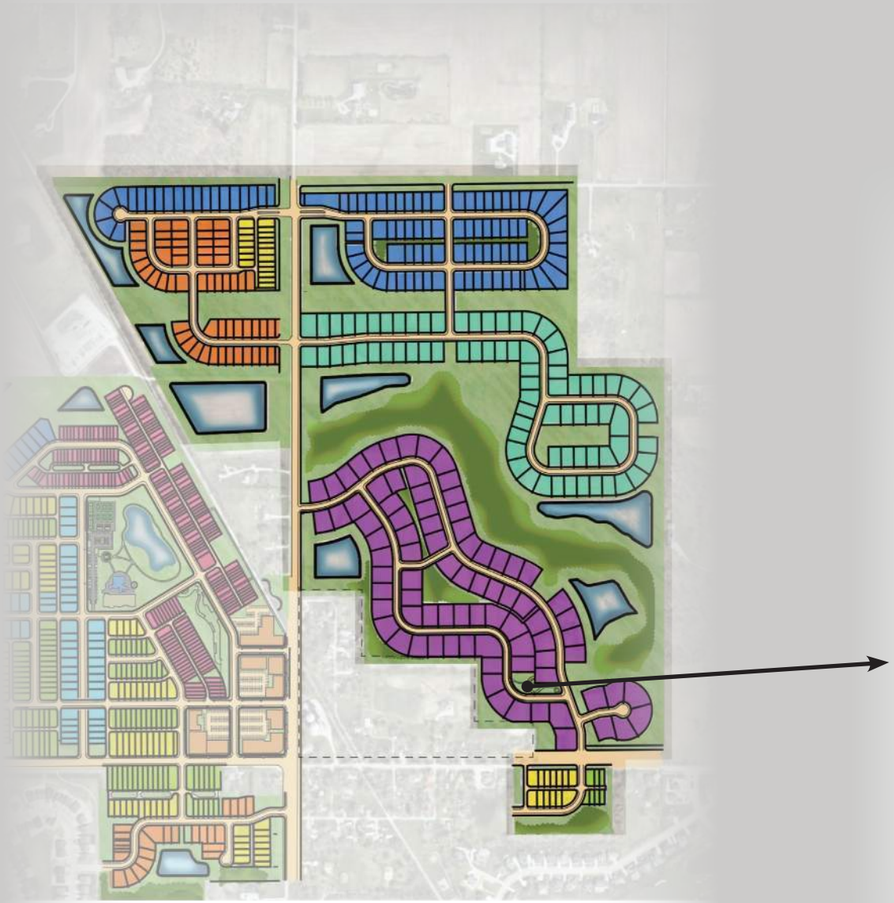
HORTON SQUARE PLAZA

MONON TRAILHEAD



McCOMB GREEN





IRONSTONE
AT HORTONVILLE

AMENITIES

THE RESERVE

BALDWIN GARDEN

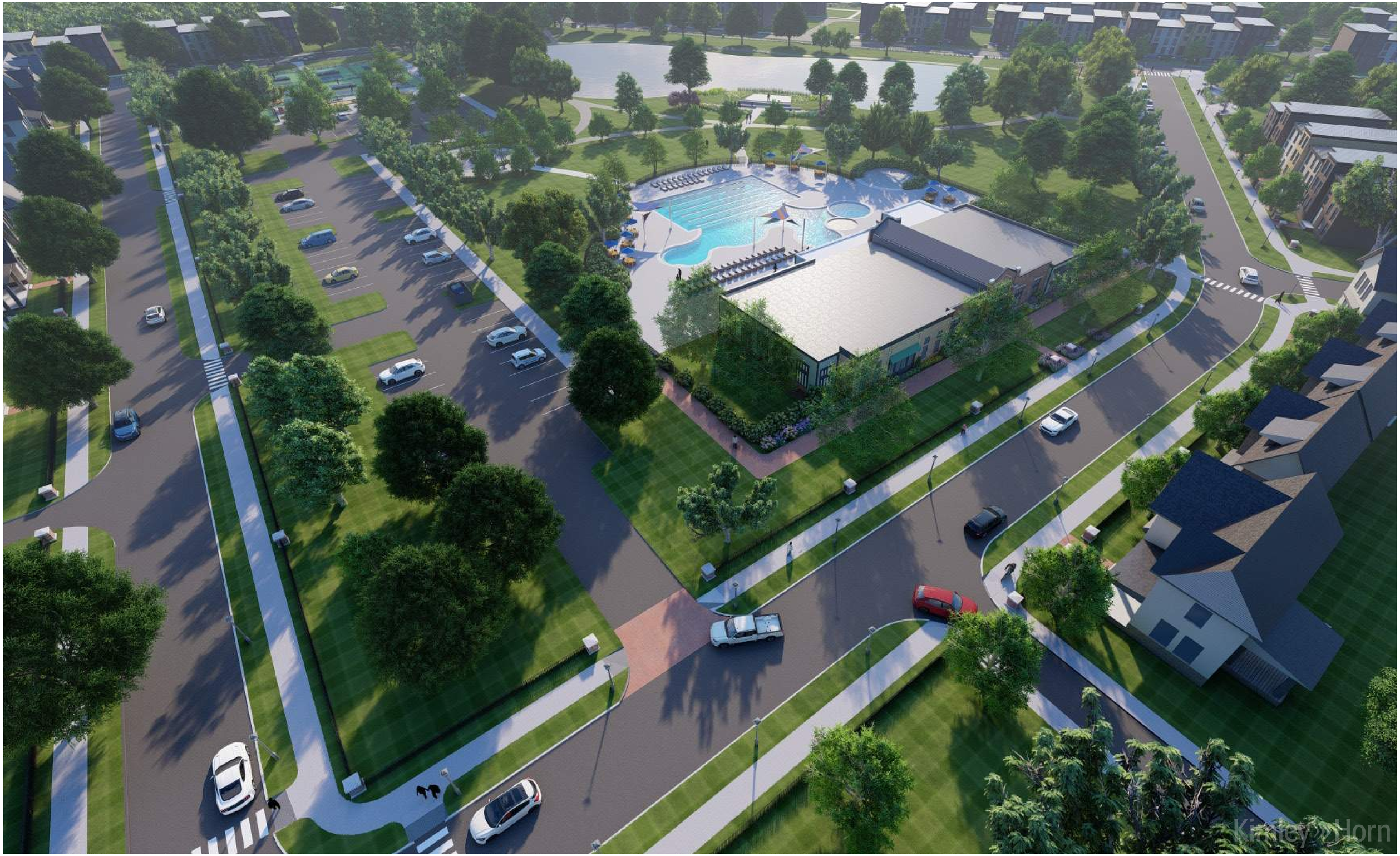


EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

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EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-2: FOUNDRY PARK

EXHIBIT H-3: CAREY COMMONS

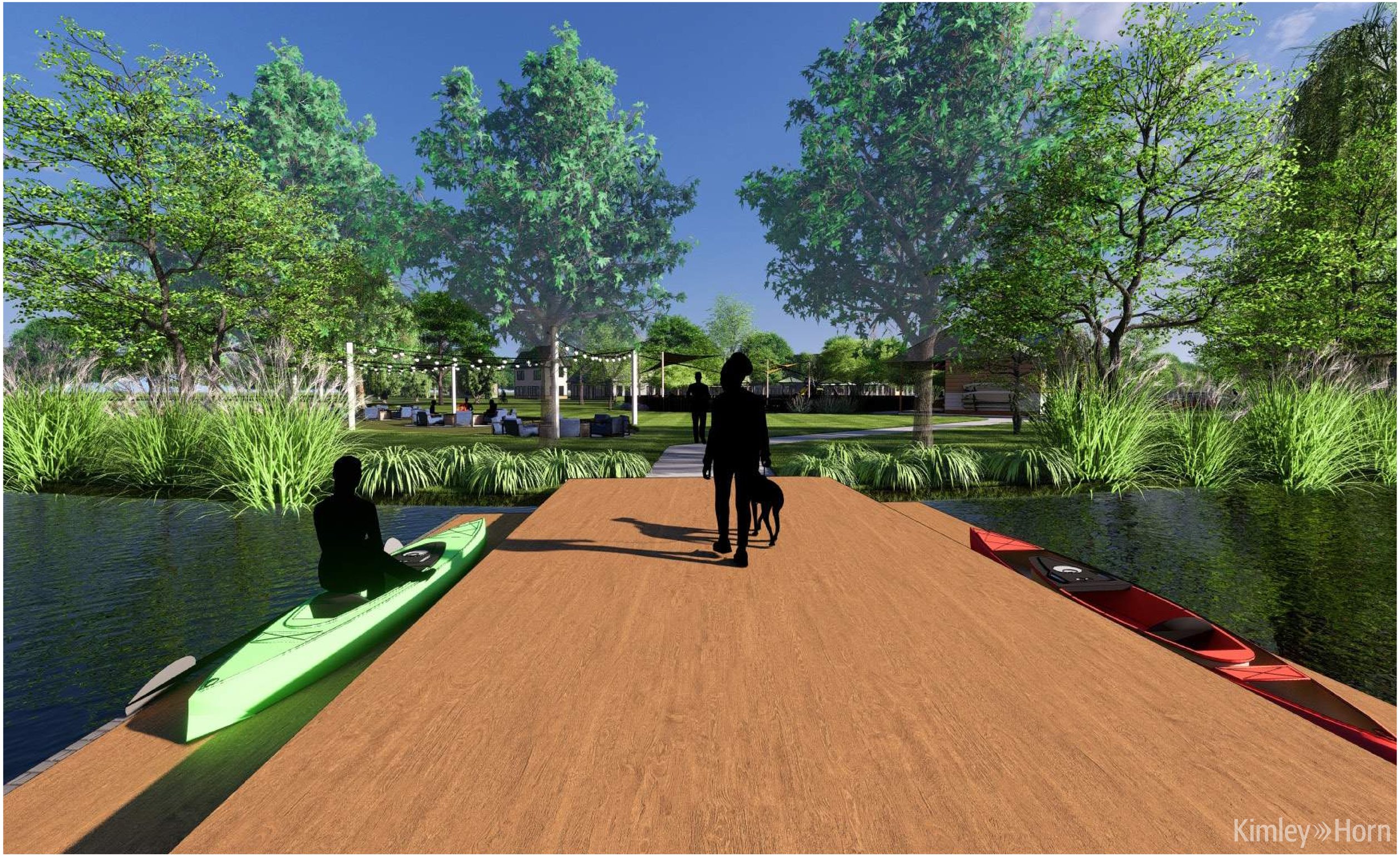


EXHIBIT H-3: CAREY COMMONS

EXHIBIT H-3: CAREY COMMONS

EXHIBIT H-3: CAREY COMMONS

EXHIBIT H-3: CAREY COMMONS

The Lakes

1 Laura Taylor Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Spaces
- (2) Spaces within Linear Park
- (1) Pond Overlook
- Paver Patio

The Lakes

2 Carey Commons

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Open Lawn Space

Community Pool
- Pool Building with Restrooms
- Dedicated Parking - 12 Spaces
- Recreation Pool
- Kiddie Pool

Children’s Playground

Lake Access
- ADA Accessible Canoe / Kayak Launch
- Canoe / Kayak Storage Building

The Village

3 Stafford Multi-Use Path

10’ Wide Golf Cart Path

6’ Wide Pedestrian Pathway

Enhanced Plantings
- Native Prairie Plantings & Shrubs

The Village

4 Rail Spur Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Shade Sails
- Paver Patio

Children’s Playground
- Themed Play Structure

The Village

5 Foundry Park

Walking Paths
- 8’ width

Enhanced Plantings
- Trees & Shrubs

Clubhouse Building
- Recreation & Lap Pool
- Kiddie Pool
- Splash Pad

Programmed Seating Spaces
- Community Amphitheater
- Fire Pit Seating Space

Vehicular & Golf Cart Parking

Active Sports
- (2) Tennis Courts
- (6) Pickleball Courts
- (2) Bocce Ball Courts

EXHIBIT H-4

The Village

6 John B. Horton Post Office

Community Mail Building

The Village

7 Horton Square

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Pedestrian Plaza
- Benches, Tables & Chairs
- Paver Patio

The Village

8 McComb Green

Open Lawn Space

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Paver Patio

The Village

10 Monon Trailhead

Monon Trail Access

Enhanced Plantings
- Trees & Shrubs

Site Furnishings
- Signage
- Benches
- Bike Racks
- Dog Waste Station

The Reserve

9 Aldred Woods

Walking Trail Through Woods
- 6' width

Existing Tree Preservation

The Reserve

11 Baldwin Garden

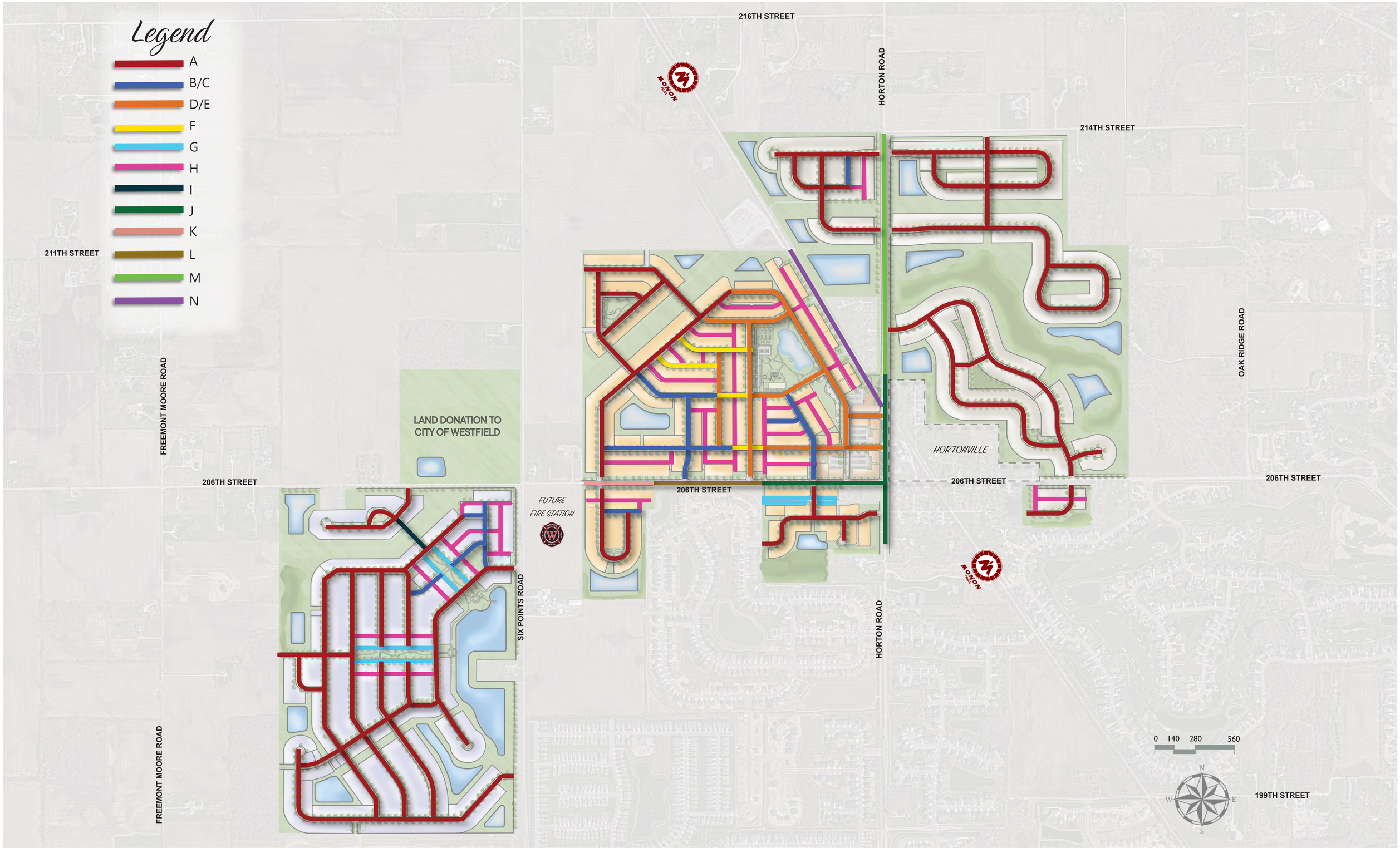
Open Lawn Space

Walking Paths
- 8' width

Enhanced Plantings
- Trees & Shrubs

Passive Seating Space
- Benches, Tables & Chairs
- Paver Patio

EXHIBIT H-4



IRONSTONE | EXHIBIT 1-1: THOROUGHFARE PLAN

Kimley»Horn

EXHIBIT I-2

STREET SECTION - A

EXHIBIT I-2

STREET SECTION - B/C

EXHIBIT I-2

STREET SECTION - D/E

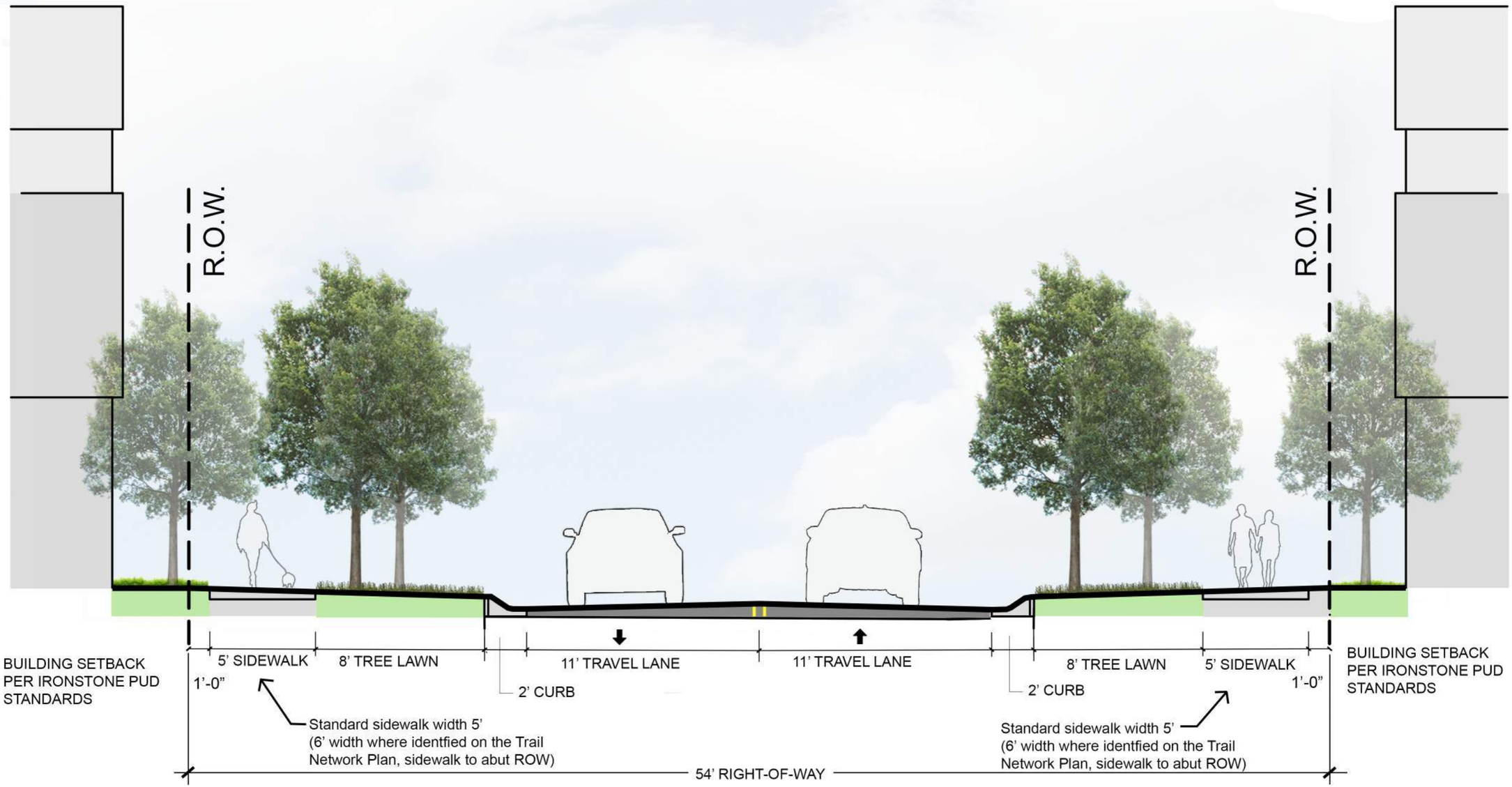


EXHIBIT I-2

STREET SECTION - F

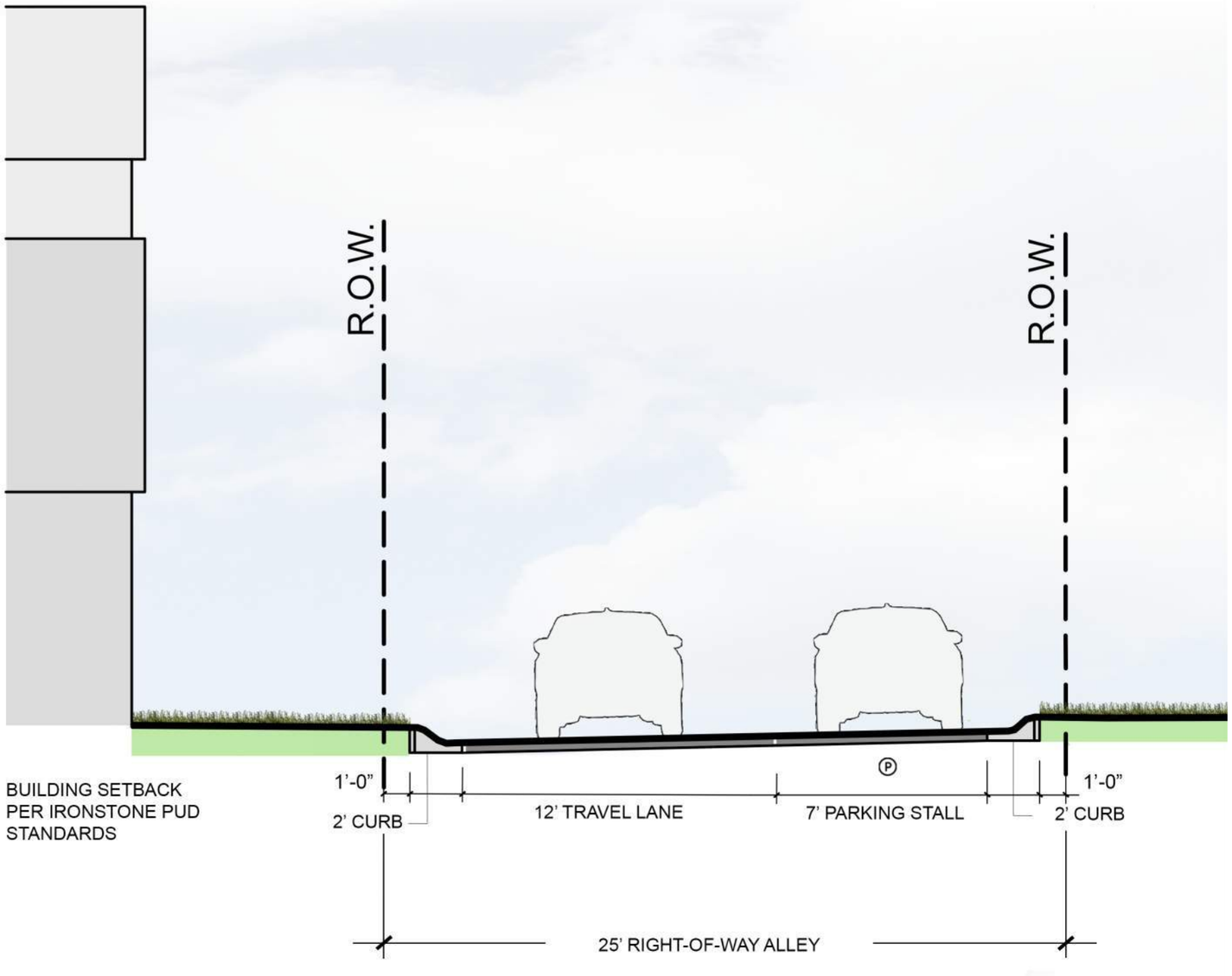


EXHIBIT I-2

STREET SECTION - G

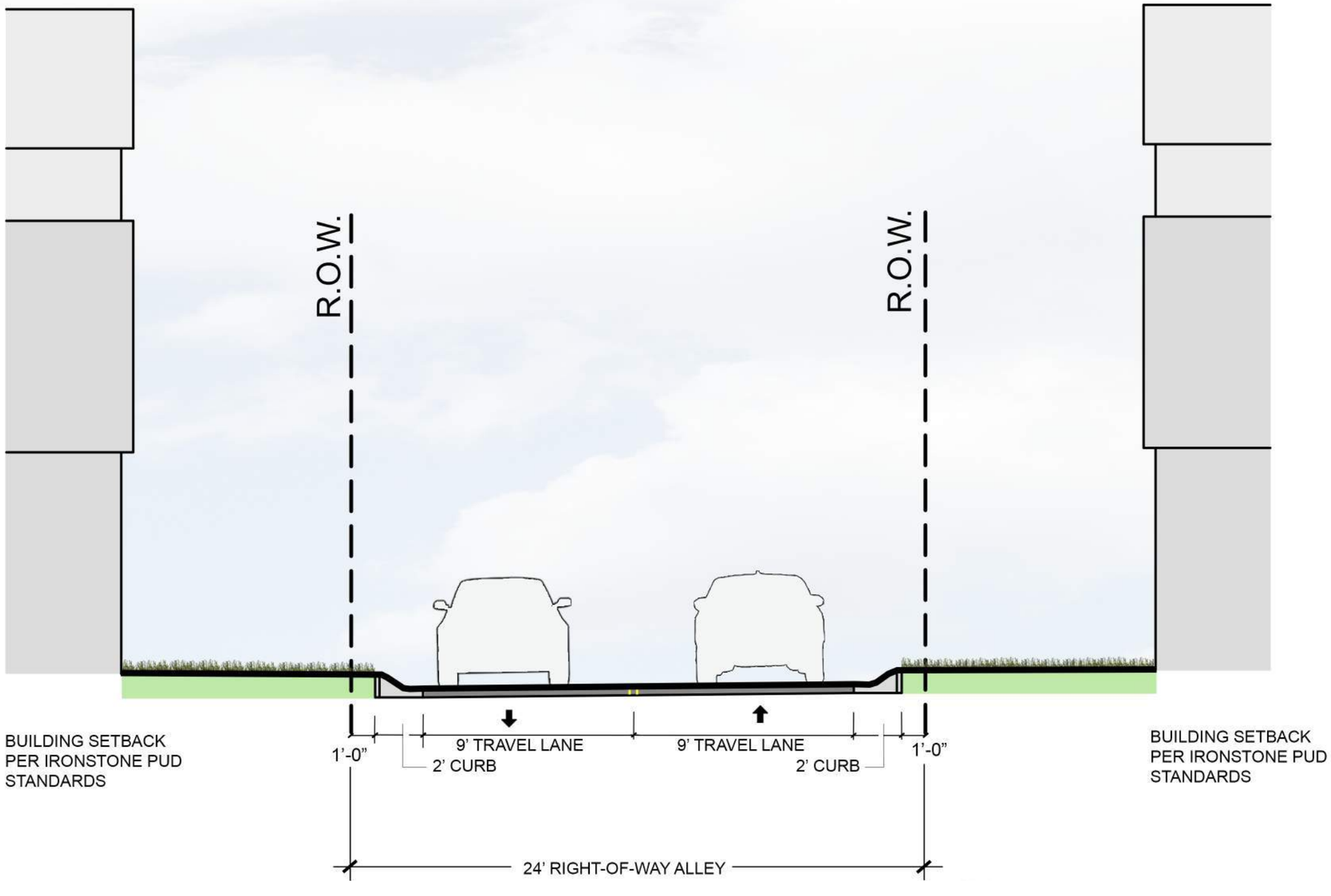


EXHIBIT I-2

STREET SECTION - H

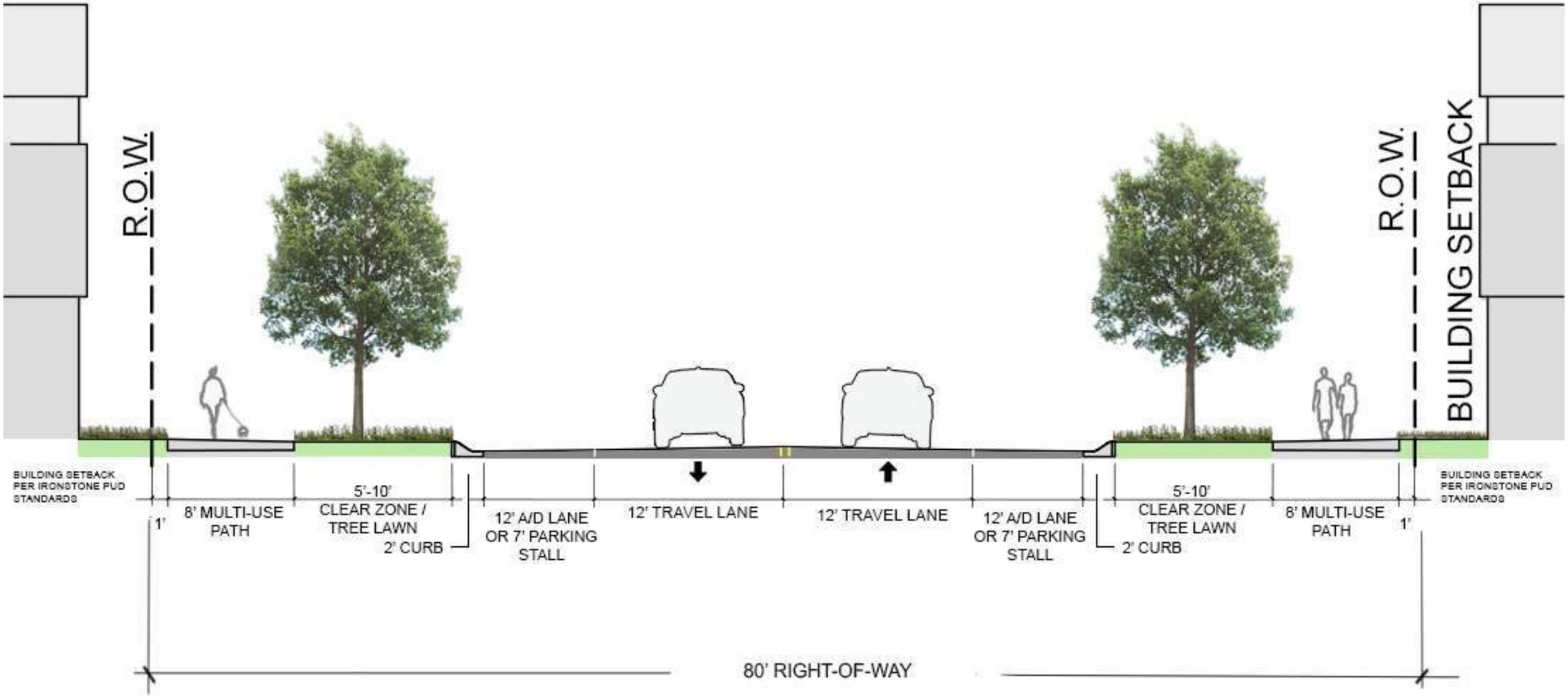
EXHIBIT I-2

STREET SECTION - I

NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

STREET SECTION - J



NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

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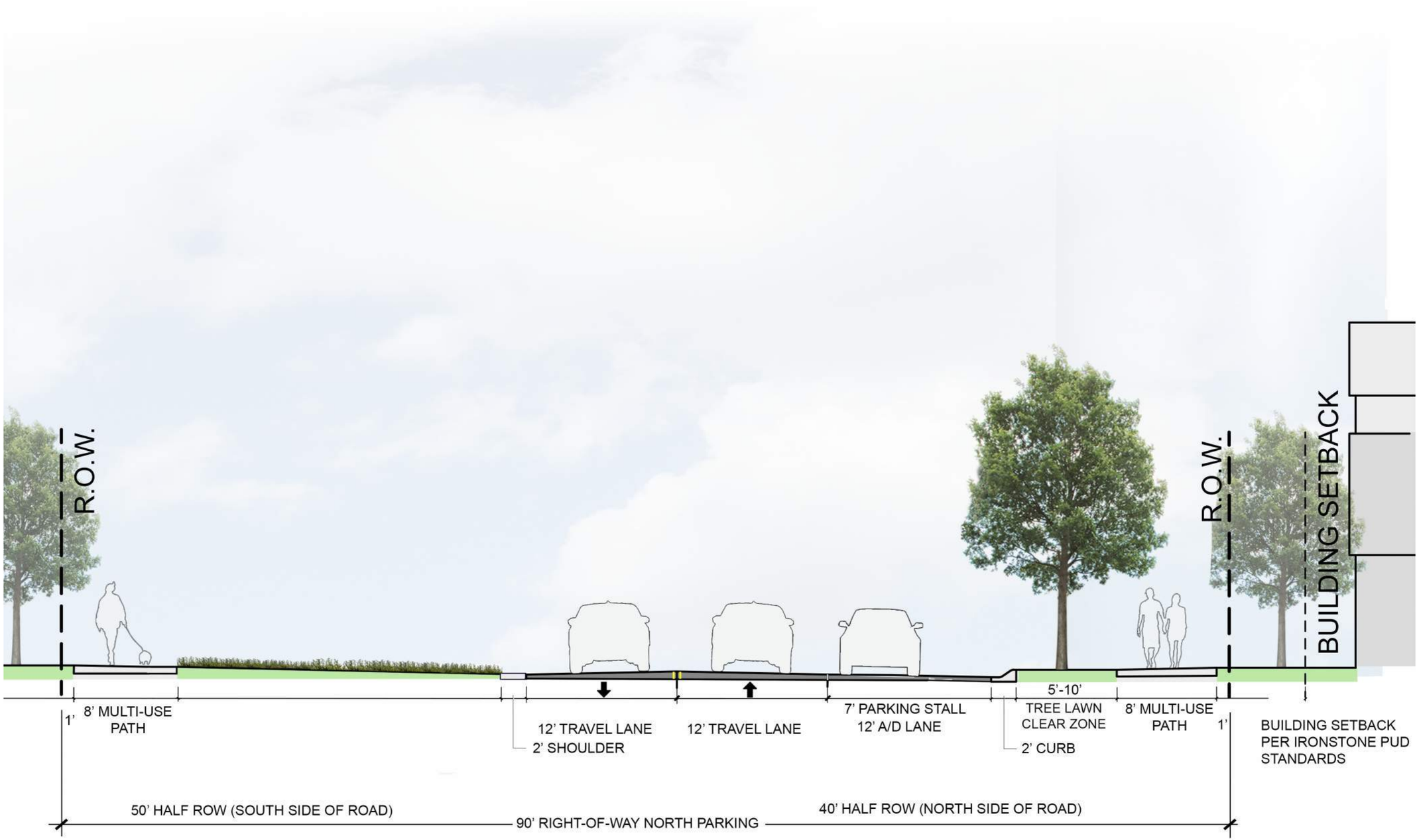

NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

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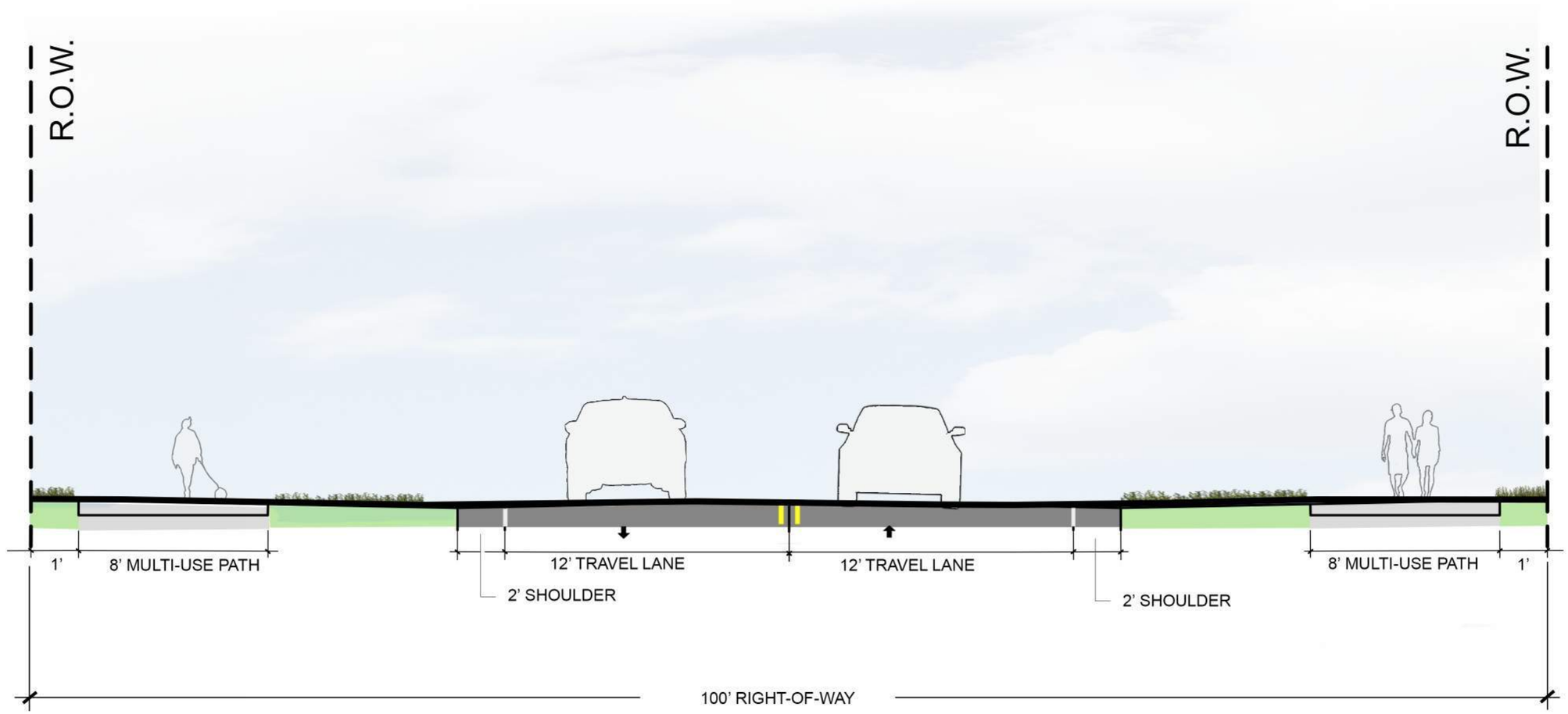


NOTE: Improvements of Horton Road and 206th Street will be completed only within existing Right-of-Way and/or on developer controlled property inconjunction with perimeter road improvements as described in zoning commitments

EXHIBIT I-2

STREET SECTION - M

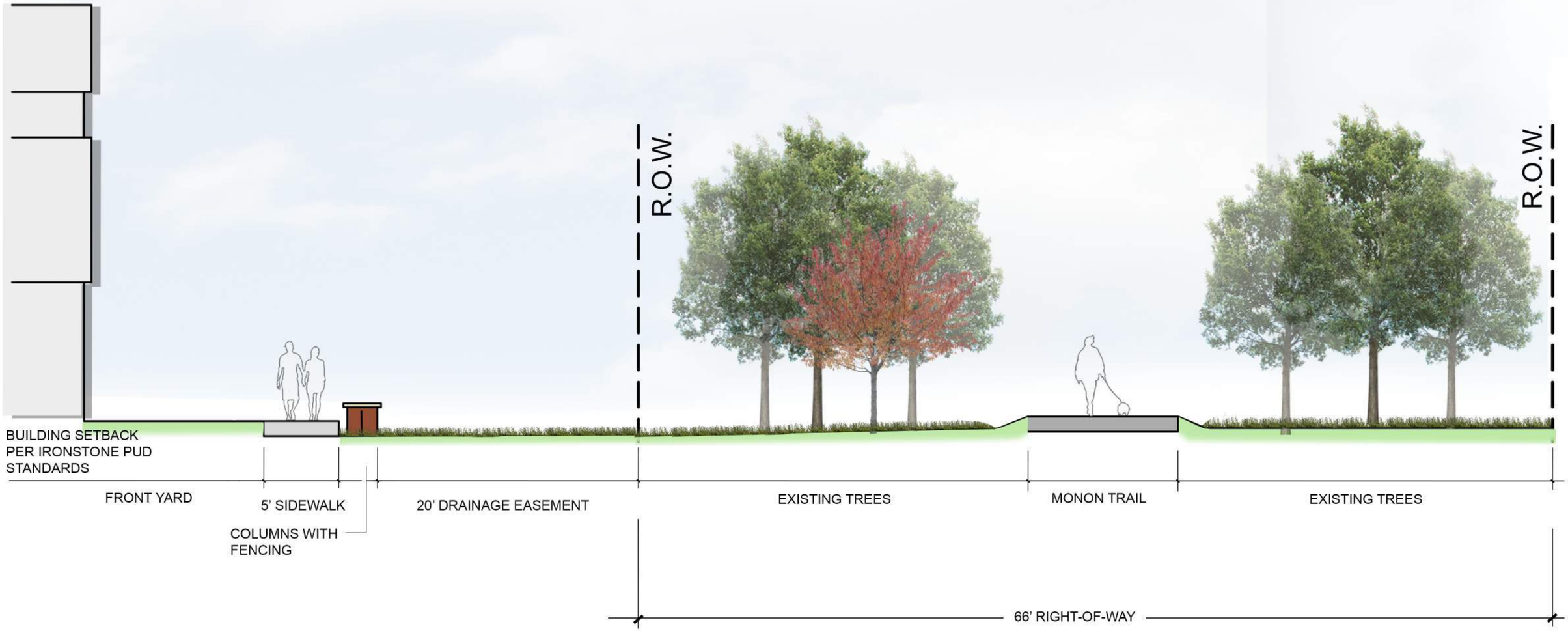
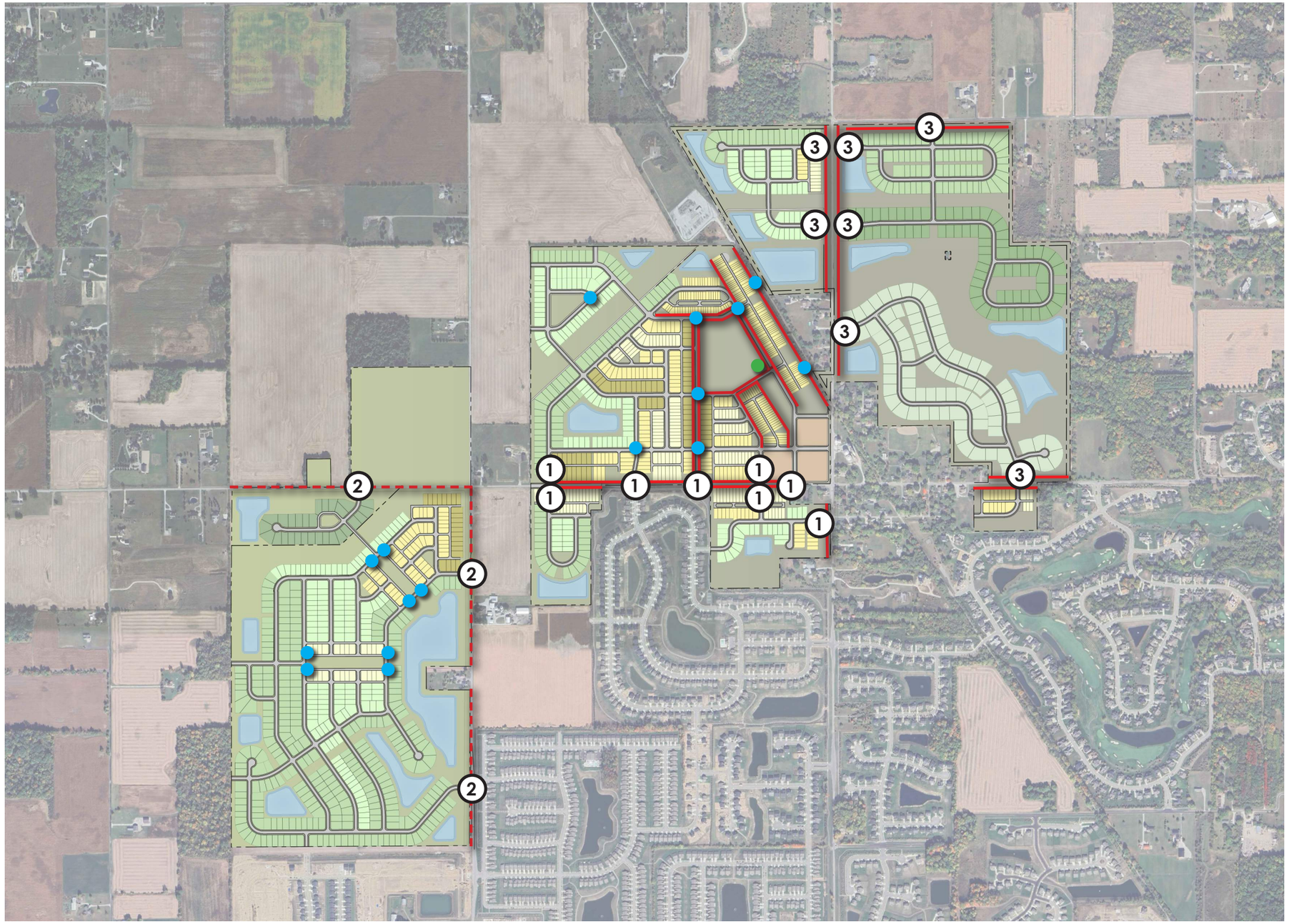


EXHIBIT I-2

SECTION - N

IRONSTONE ENTRY MONUMENTATION PLAN



LEGEND

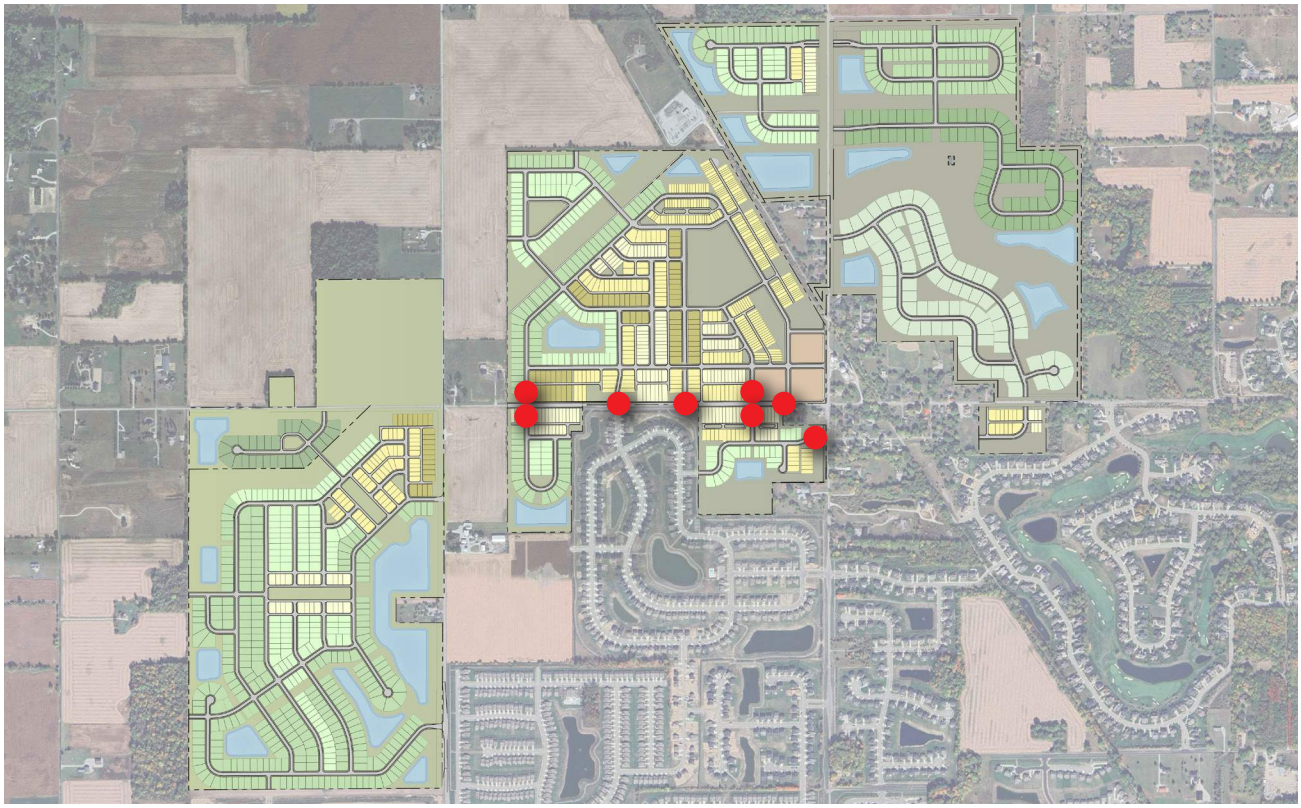
- DECORATIVE METAL FENCING
- HORSE FENCING
- ENTRY (VEHICULAR) MONUMENTATION
  1. VILLAGE
  2. LAKE
  3. RESERVE
- INTERNAL (PEDESTRIAN) MONUMENTATION
- FOUNDRY PARK MONUMENTATION

0 600' 1,200' 2,400'

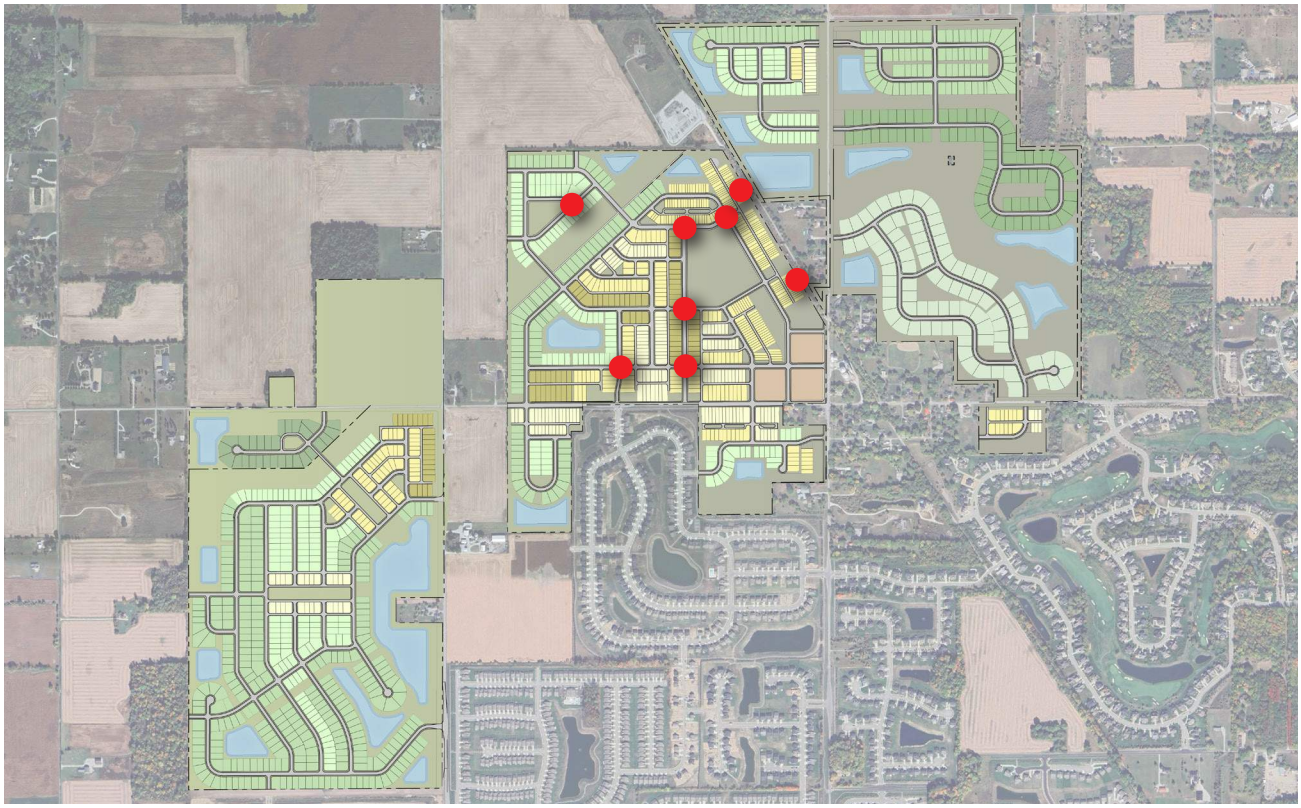
Scale 1" = 1,200'-0"

North

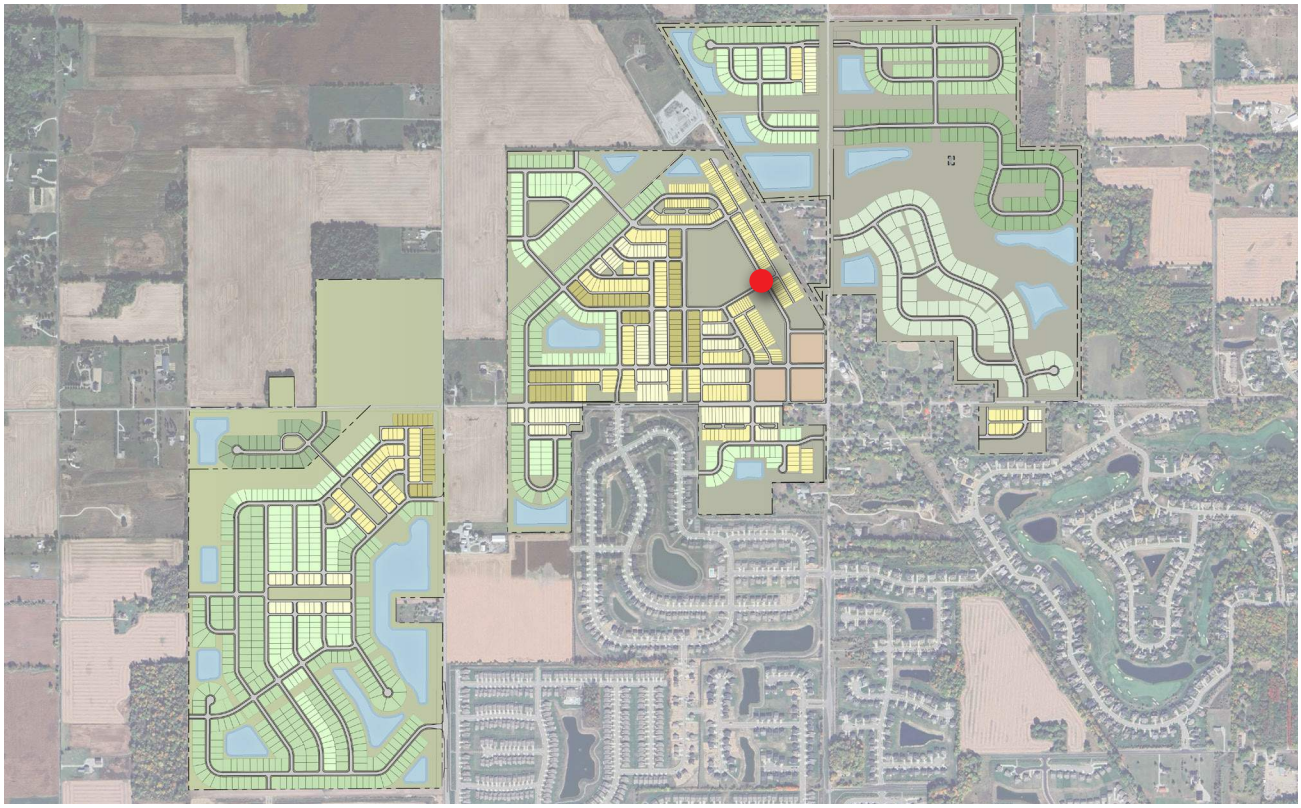
VILLAGE *vehicular entry monumentation*

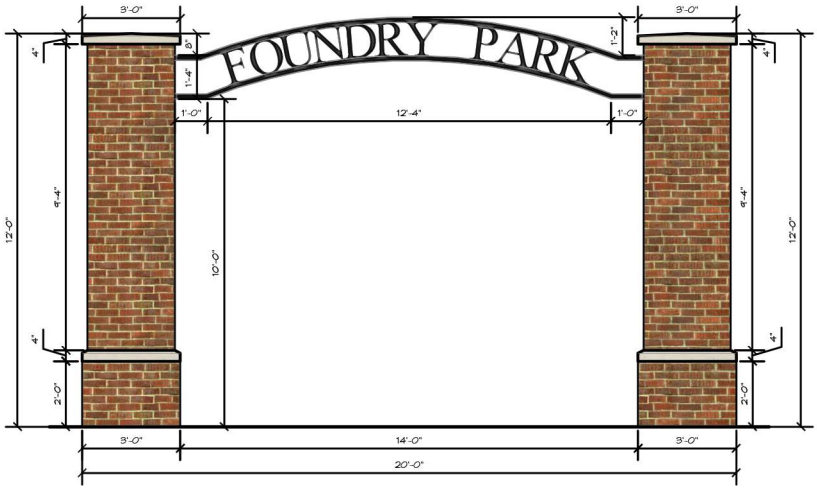


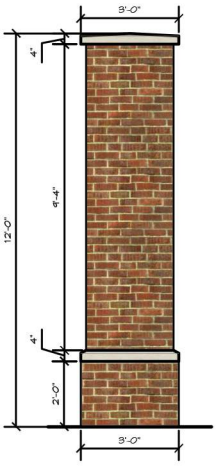
VILLAGE *pedestrian monumentation*



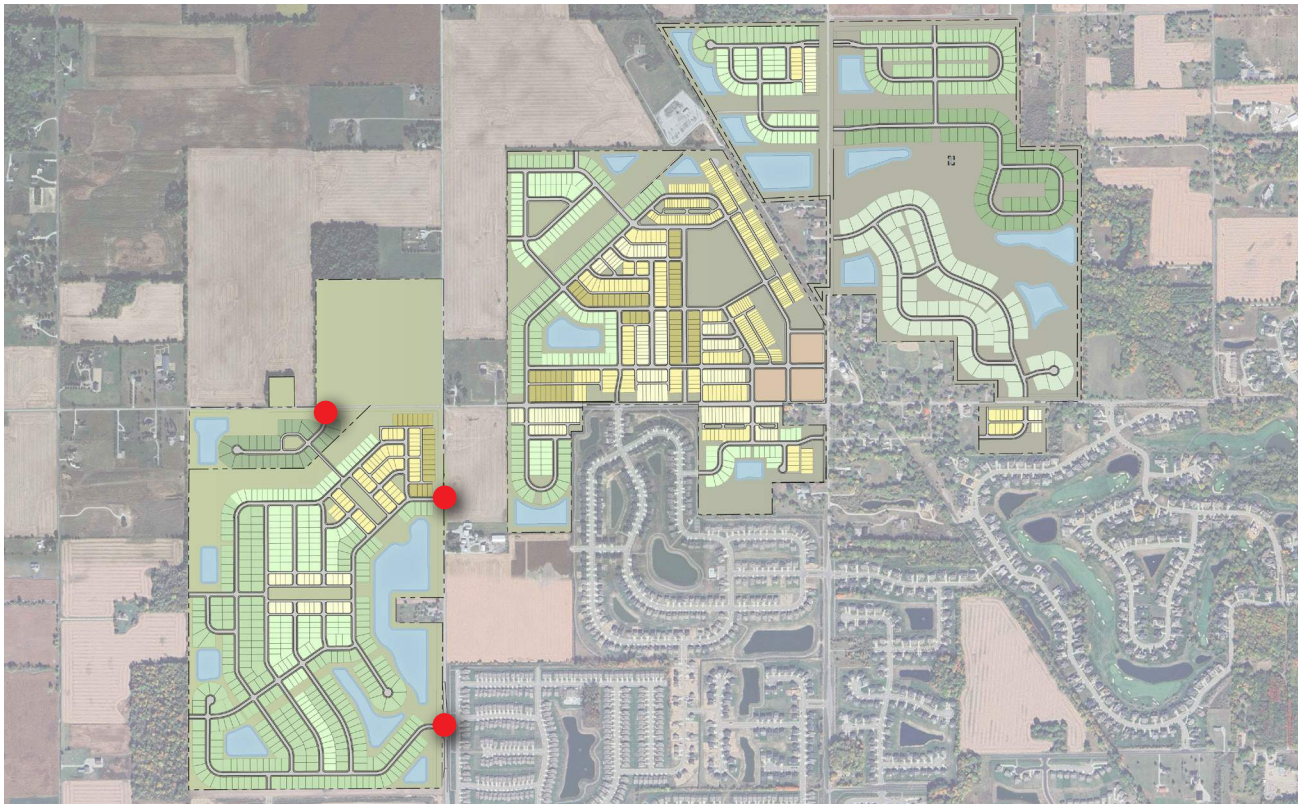
FOUNDRY PARK ENTRY MONUMENTATION



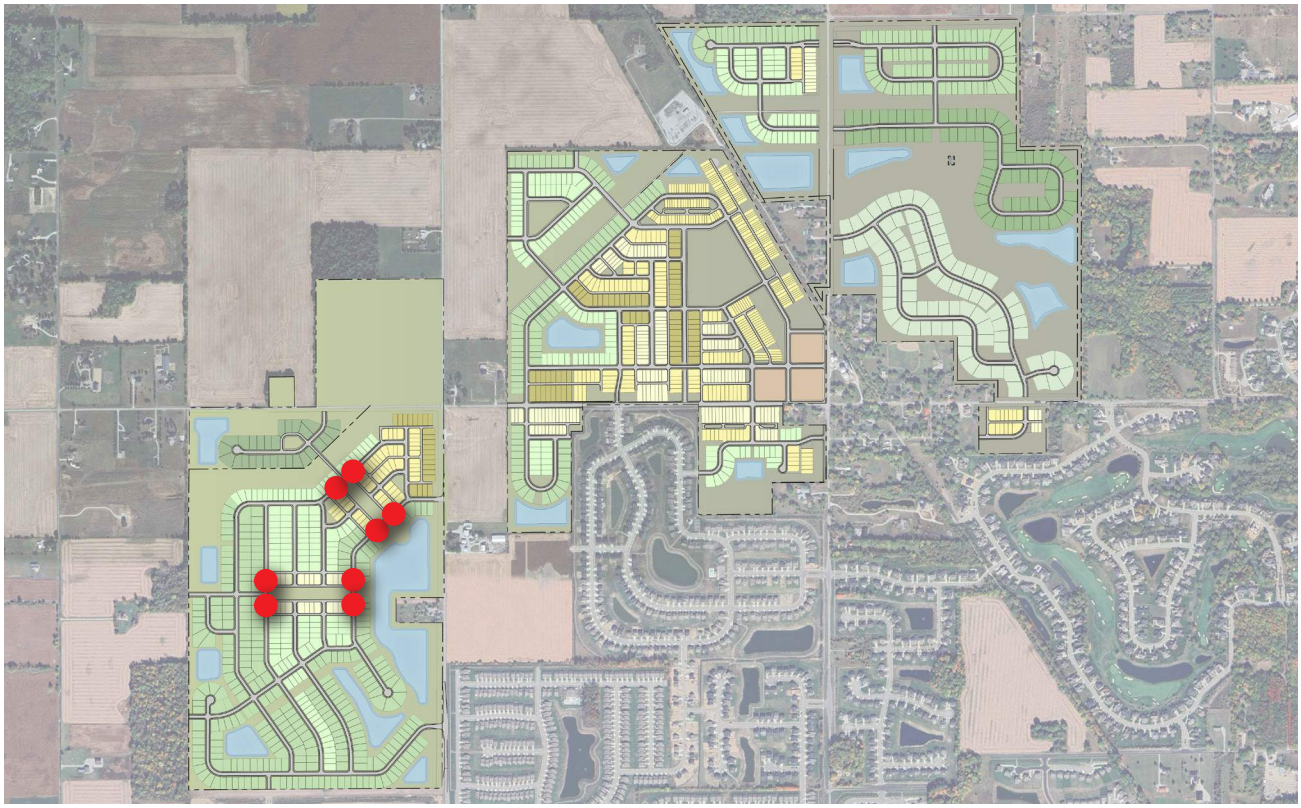


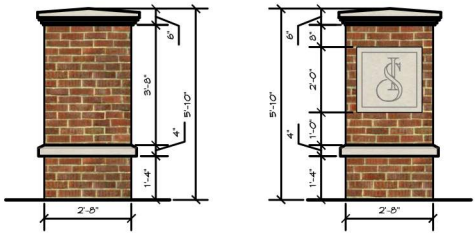


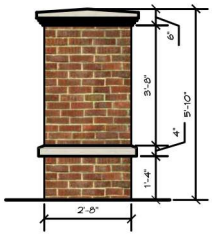
LAKES *vehicular entry monumentation*

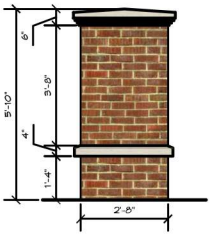


LAKES pedestrian monumentation

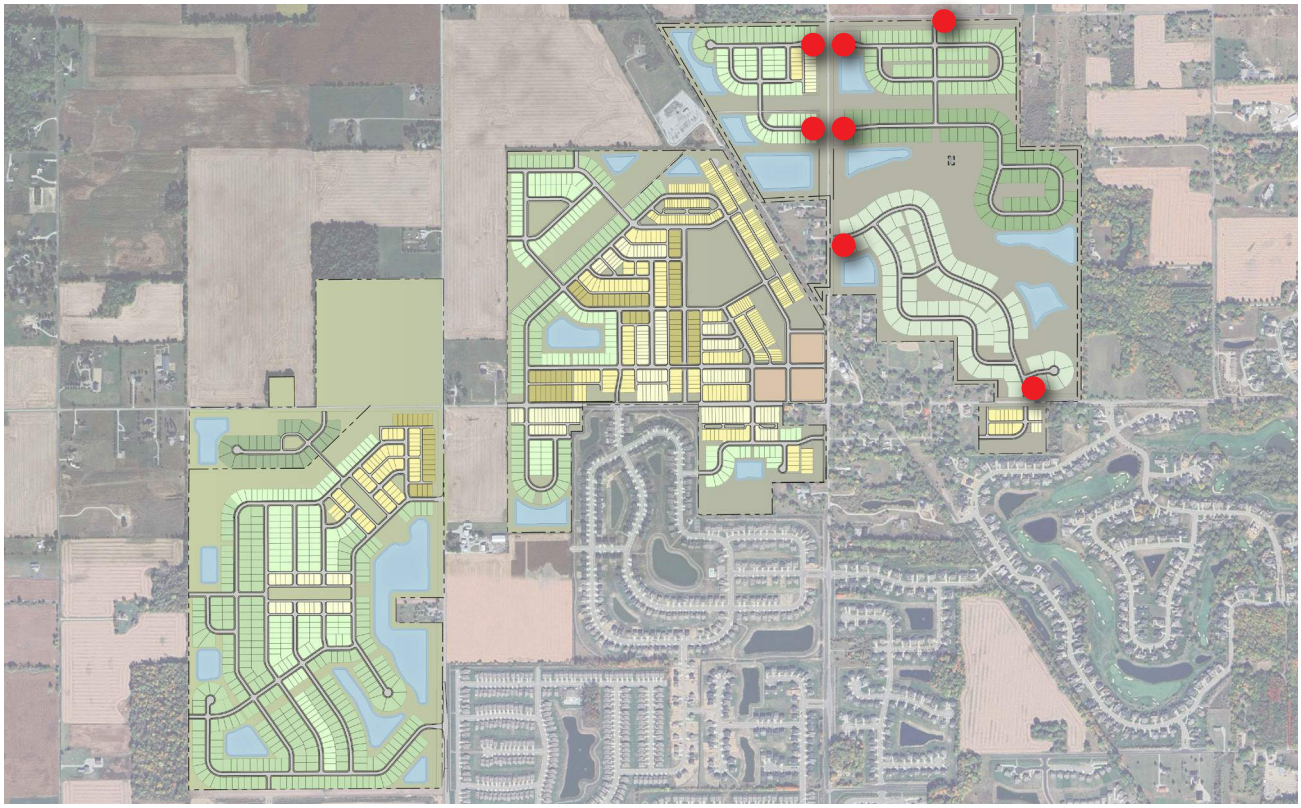


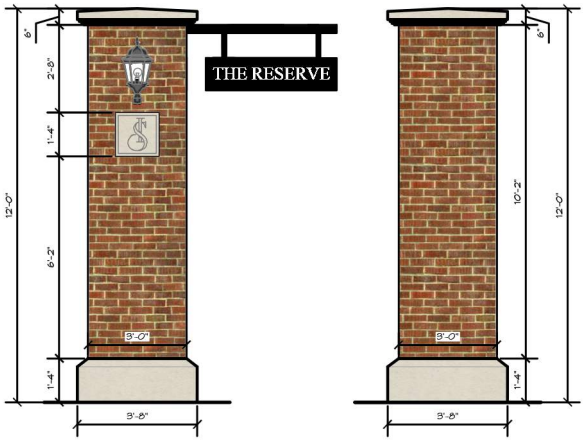




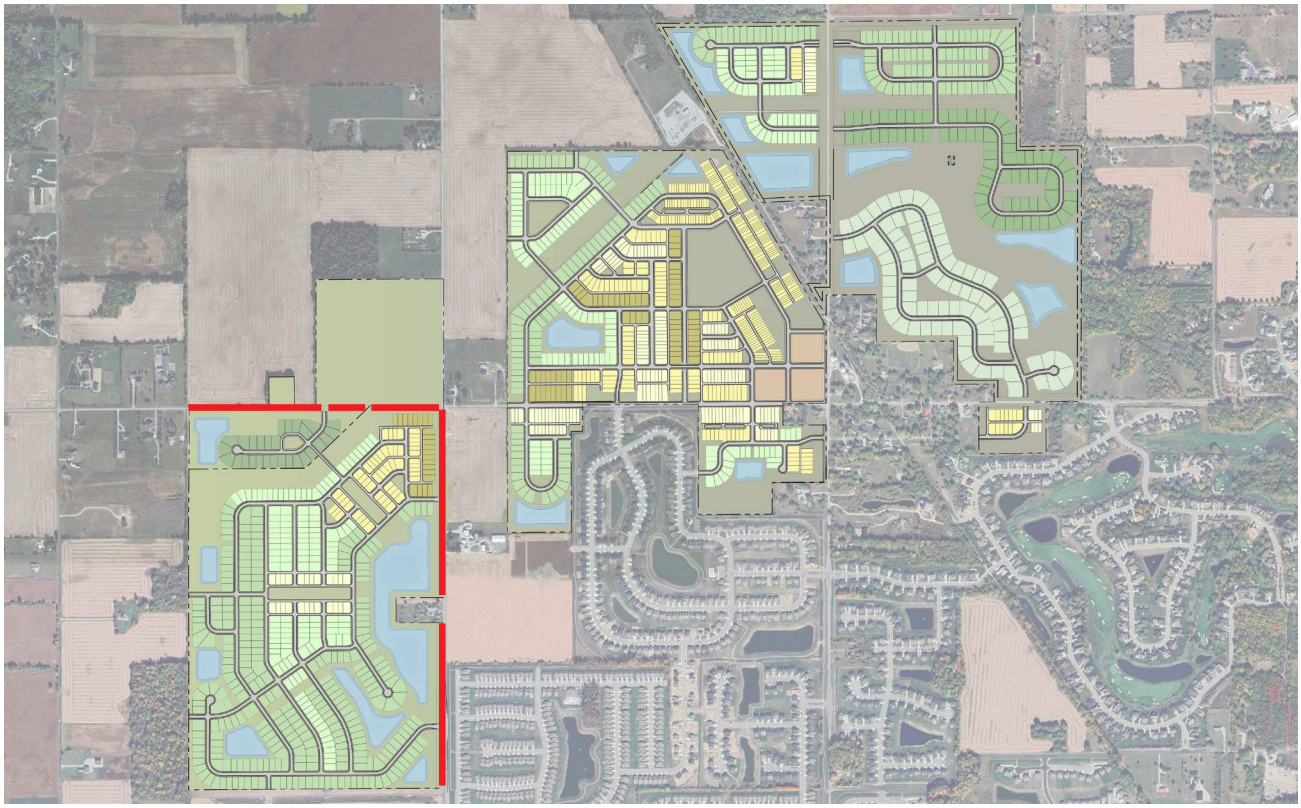


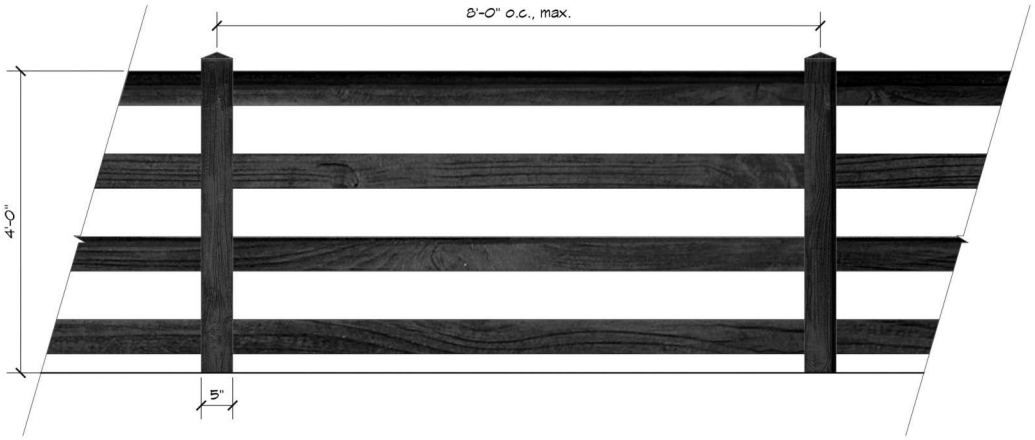
RESERVE *vehicular entry monumentation*



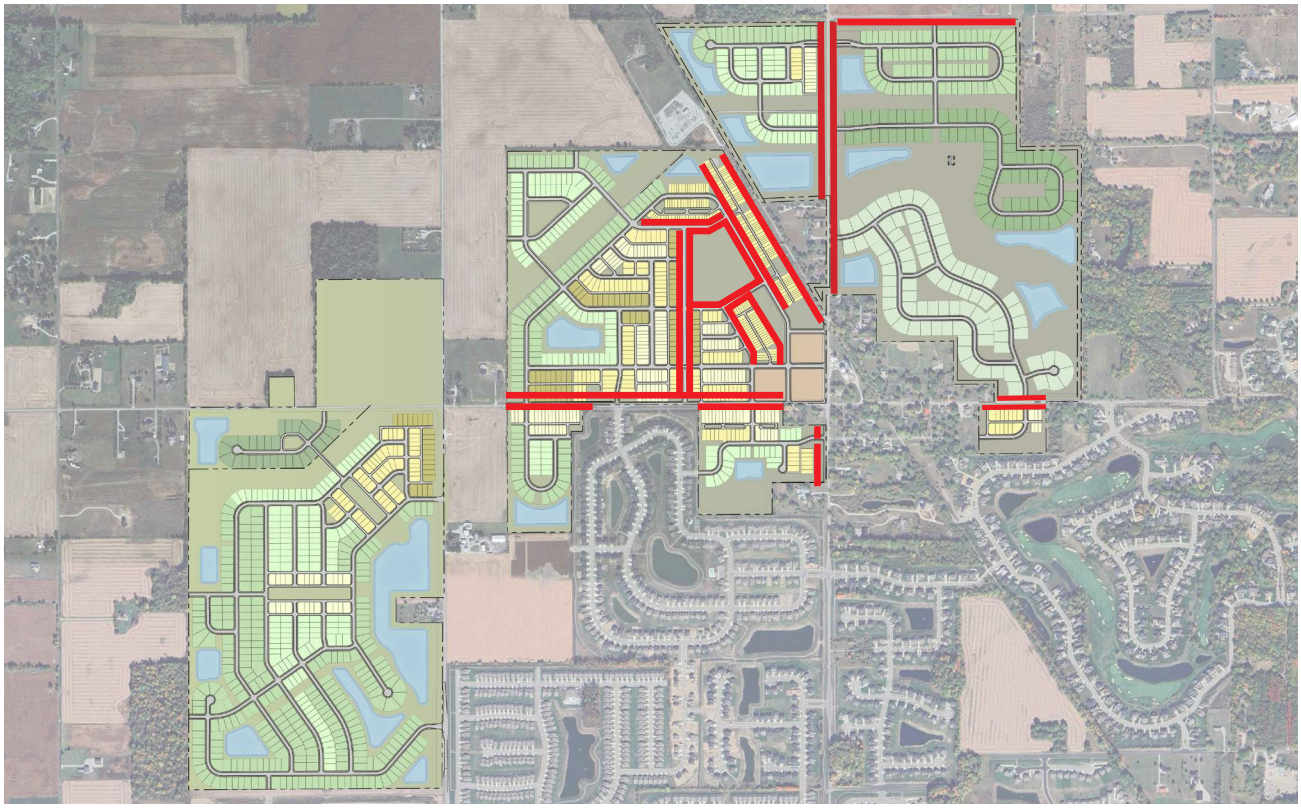


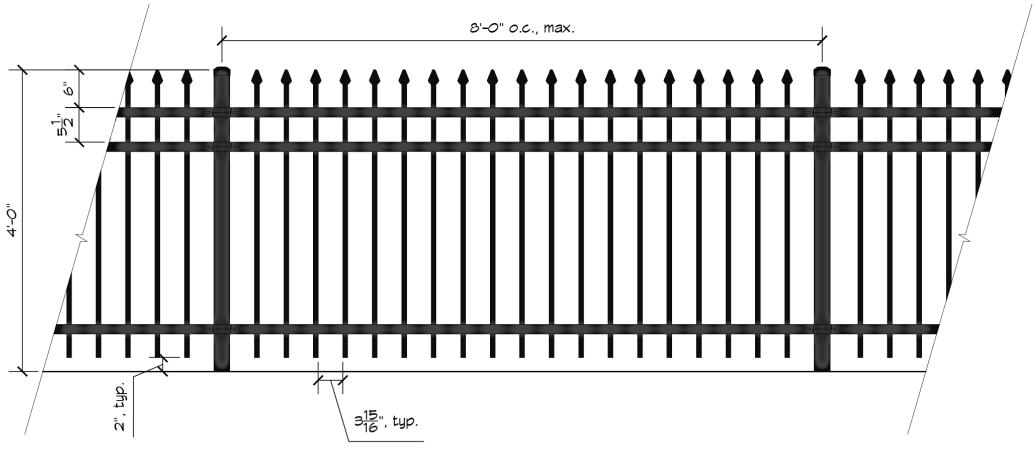
HORSE FENCING

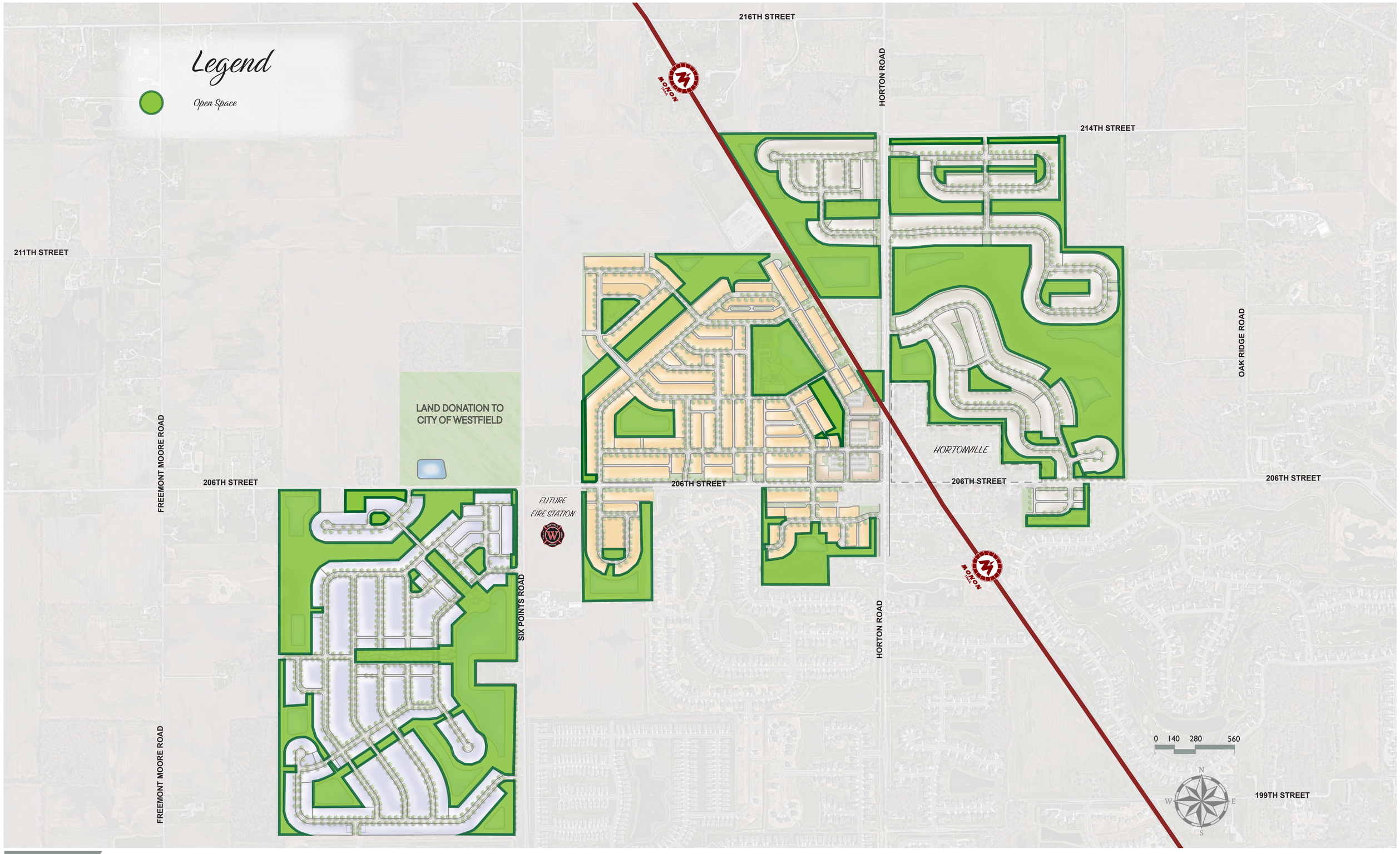




DECORATIVE METAL FENCING

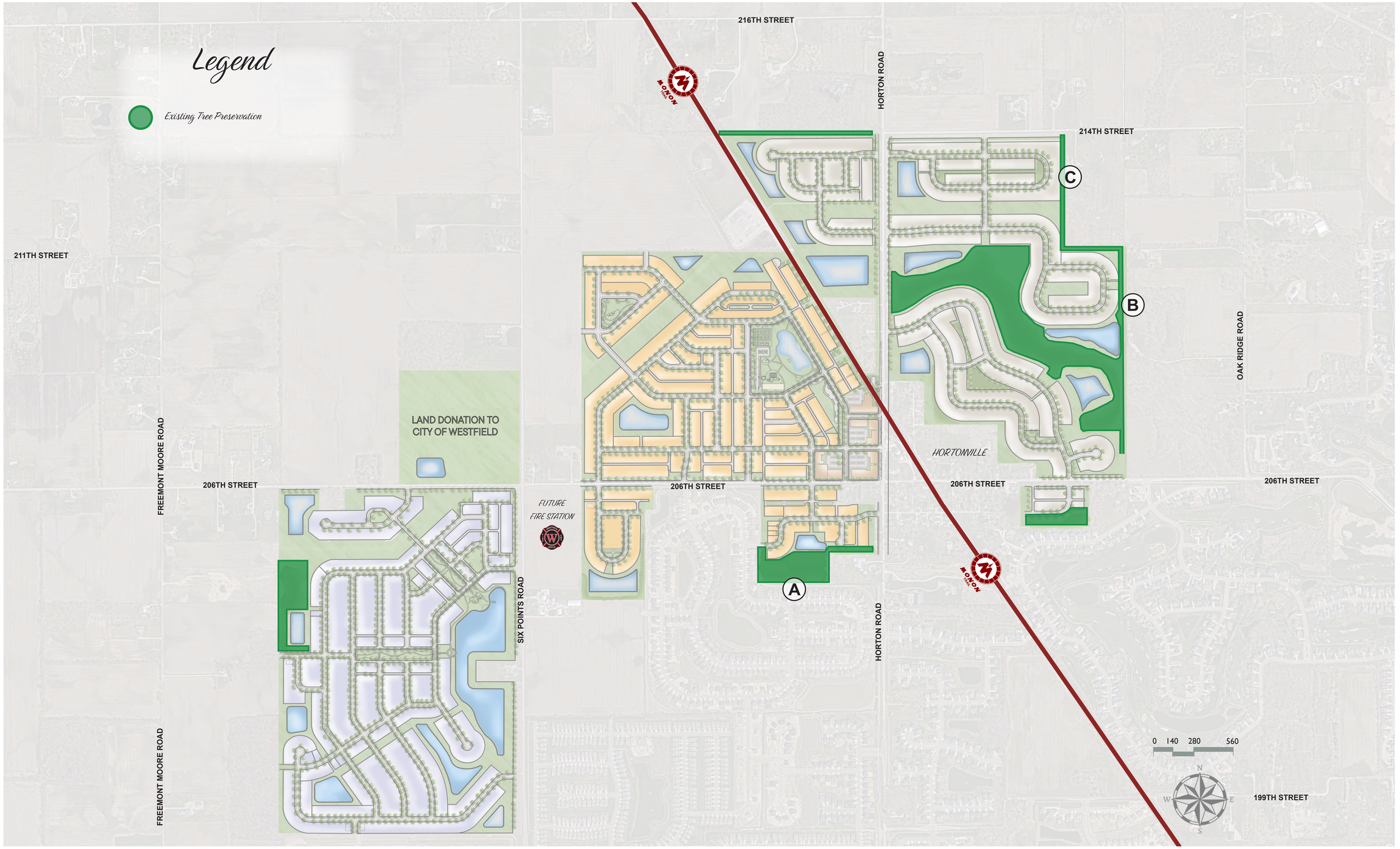






IRONSTONE | EXHIBIT K-1: OPEN SPACE PLAN

Kimley»Horn



IRONSTONE | EXHIBIT K-2: TREE PRESERVATION PLAN

FEBRUARY 26, 2026

Kimley»Horn

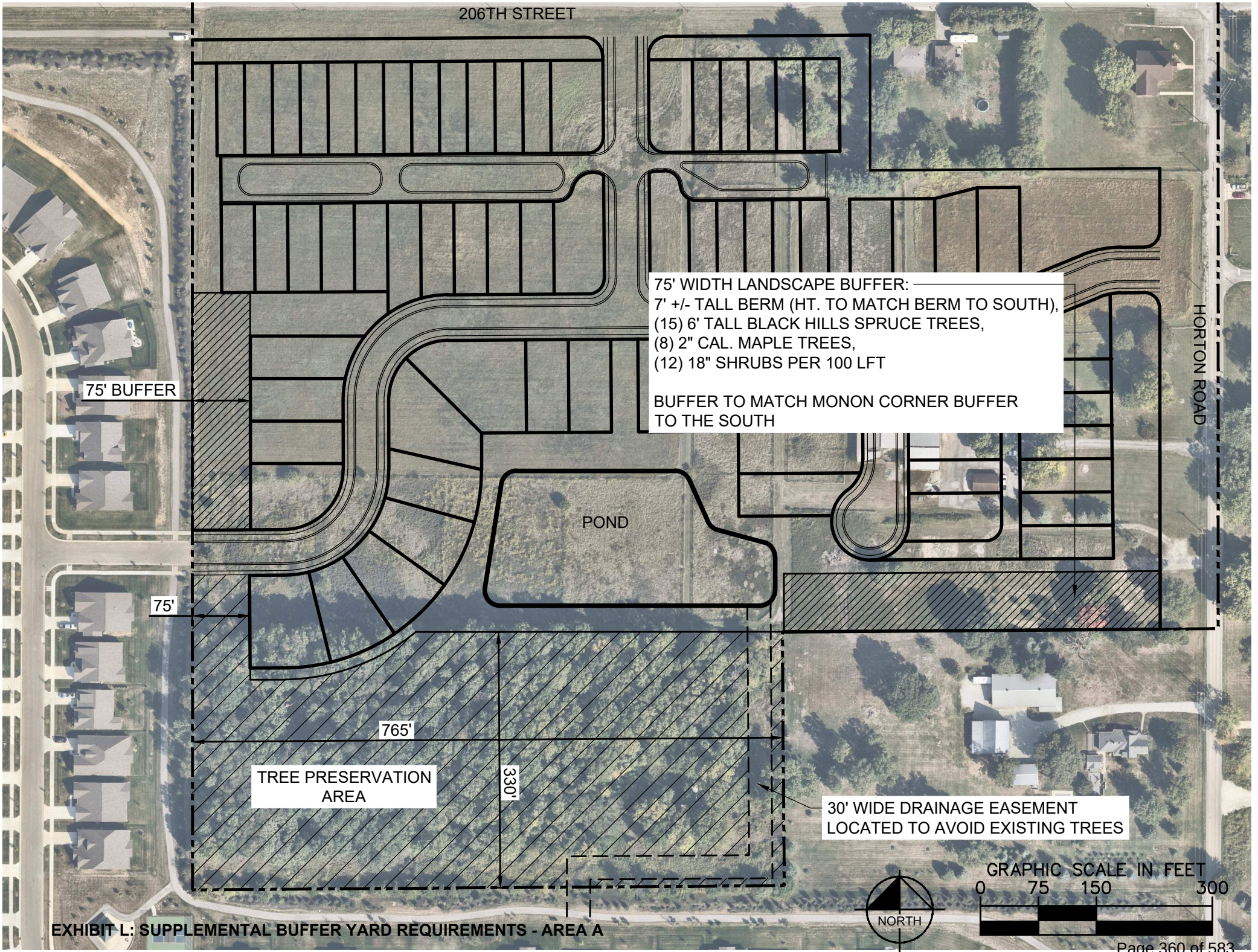


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA A

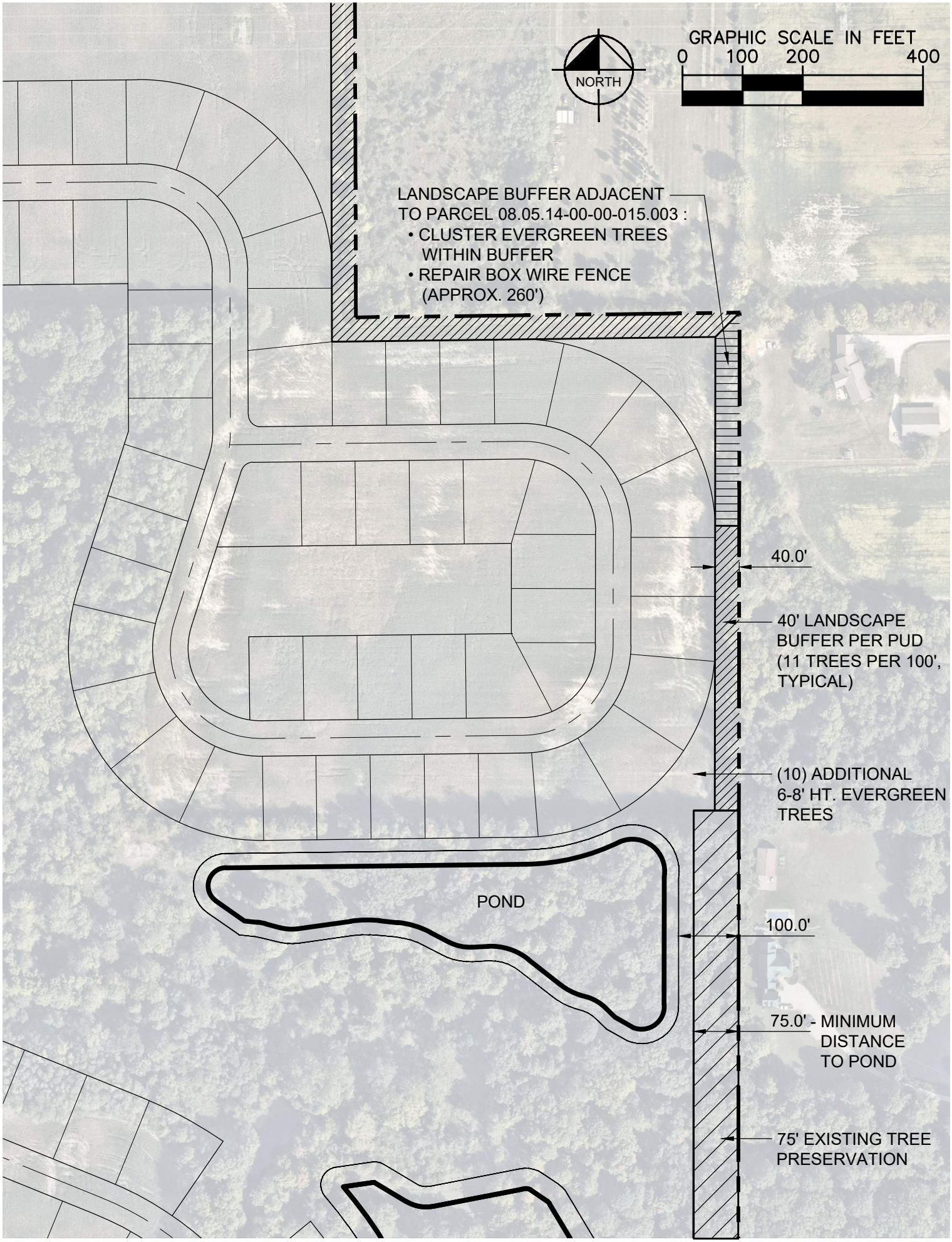


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA B

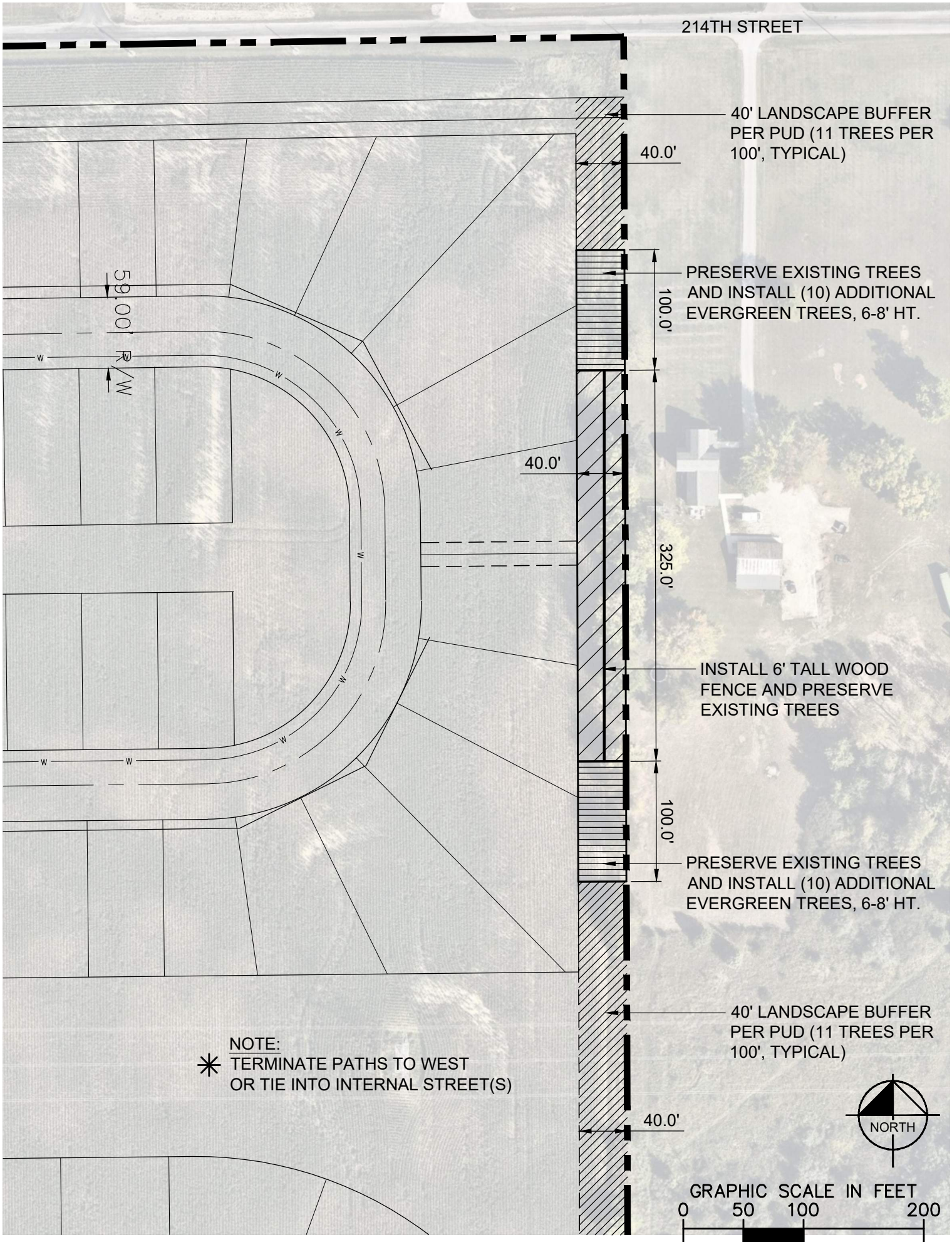


EXHIBIT L: SUPPLEMENTAL BUFFER YARD REQUIREMENTS - AREA C

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos.: See Exhibit "A" for Applicable Parcel Numbers and see Exhibit "B" for Legal Description.

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 rezone petition under Docket Number 2511-PUD-19 (Ordinance 25-66) which is referred to as the "Ironstone PUD" with the Plan Commission and City Council with respect to parcels of real estate that are located in Hamilton County, Indiana which parcels are identified in **Exhibit "A"** and which parcels are legally described in **Exhibit "B",** and are collectively referred to herein as the "Real Estate";

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

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. Commitment on Renting and Leasing: The following text shall be included in Covenants, Conditions and Restrictions (the "CCR's") as it applies to the Real Estate or any portion of the Real Estate:

A. **Renting and Leasing of Residential Units**. At least ninety percent (90%) of the Residential Units shall be owner occupied. No additional renting or leasing of 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 of a Residential Unit shall be entitled to lease the Residential Unit to a 3rd party for residential purposes. Hardship is defined as a personal or financial situation that, without allowing the renting or leasing of a Residential Unit to a 3rd party, significant financial harm shall occur to the owner. The owner of a Residential Unit must inform the Association in writing of the specific circumstances pertaining to the hardship, and shall provide the Association with a copy of the proposed written lease. All lease or rental agreements must be in writing, and they shall be provided to the Association within ten (10) days of a tenant executing a lease for a Residential Unit. 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. **Commitment To Donate Portion of Real Estate to the City of Westfield**:

A. On or before a building permit is issued for construction of the first home on the Real Estate, the Developer shall cause the real estate that is legally described and visually depicted in **Exhibit "C"**, which is attached hereto and incorporated herein by reference, to be transferred and donated, at no cost and expense, to the City of Westfield (the "City"), which transfer shall be referred to and incorporated herein as the "Land Donation".

B. Upon receipt of the Land Donation from the Developer, the City shall be required and obligated to provide, in writing and signed by the parties, a ten (10) year right-of-first refusal (the "Right of First Refusal") to the Westfield-Washington School Corporation (the "School") which shall permit the School to acquire the Land Donation from the City, at no cost or expense to the School, for the express purpose of constructing a school building with associated classrooms.

C. In the event that any portion of the Land Donation parcel is conveyed, sold and/or transferred by either the City or the School to a third-party, then the following shall be required: (i) the Developer shall be paid the sum of Fifty-Thousand Dollars ($50,000.00) per acre for any portion of the Land Donation that is conveyed to a third-party; and, (ii) said sum shall be paid to the Developer thirty (30) days in advance of the occurrence of any conveyance, sale and/or transfer to a third party.

Section 3. **Commitment To Enter Into Development Agreement with City of Westfield Regarding Road Improvements**: The Developer shall enter into a development agreement with the City of Westfield pertaining to the road improvements that shall be required in association with the Ironstone PUD (the "Development Agreement"). The Development Agreement shall be entered into by the Developer and the City of Westfield before approval of the first development plan associated with the Real Estate.

Section 4. **Definitions.**

1. Association. Shall mean and refer to the Association or Associations that shall be established and that shall regulate and enforce the Covenants, Conditions and Restrictions for the Real Estate.

2. Developer. Shall mean and refer to Platinum Properties Management Company, LLC, and its successors and assigns.

3. Department. Shall mean and refer to the Community Development Department of the City of Westfield.

4. Residential Units. Shall mean and refer to all for-sale residential homes and townhomes located on the Real Estate, but shall exclude any multi-family units (traditional rental units/apartments) that are permitted on the Real Estate.

Section 5. 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 6. Effective Date. These Commitments shall be effective upon the City Council's approval of the Ironstone PUD.

Section 7. 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 Ironstone PUD. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 8. Enforcement. These Commitments may be enforced by the Department and/or the Plan Commission.

Section 9. 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 any 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 9, 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**, Platinum Properties Management Company, LLC has caused these Commitments to be executed as of the date identified below.

- SIGNATURE PAGE ON FOLLOWING PAGE -

"Developer"

Platinum Properties Management Company, 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 Platinum Properties Management Company, 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 and Jon Dobosiewicz, 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.

EXHIBIT "A"

PARCEL IDENTIFICATION NUMBERS

The parcels that are subject to these Zoning Commitments include the parcels identified by the Hamilton County, Indiana Auditor as Tax Parcel Identification Numbers 08-05-22-00-00-002.000; 08-05-22-00-00-003.000; 08-05-22-00-00-004.000; 08-05-22-00-00-005.000; 08-05-22-00-00-019.000; 08-05-22-00-00-020.000; 08-05-22-00-00-001.000; 08-05-22-00-00-003.002; 08-05-14-00-00-003.000; 08-05-14-00-00-003.002; 08-05-14-00-00-004.000; 08-05-14-00-00-009.000; 08-05-14-00-00-017.001; 08-05-14-00-00-018.000; 08-05-14-00-00-021.000; 08-05-14-00-00-021.001; 08-05-14-00-00-022.000; 08-05-14-00-00-028.000; 08-05-15-00-00-011.000; 08-05-15-00-00-013.000; 08-05-15-00-00-014.000; 08-05-22-00-00-008.000; 08-05-22-00-00-010.000; 08-05-22-00-00-011.000; 08-05-23-00-00-001.000; 08-05-23-00-00-002.000; 08-05-23-00-00-003.000; 08-05-23-00-00-004.000; 08-05-23-00-00-009.000; 08-05-23-00-00-009.002; and, 08-05-23-01-01-001.000 (collectively, the "Real Estate").

EXHIBIT "B"

REAL ESTATE LEGAL DESCRIPTION

Part of Section 14; part of Section 15; part of the Southwest Quarter, Northwest Quarter and Northeast Quarter of Section 22; and part of the Northwest Quarter and Northeast Quarter of Section 23; all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 15; thence North 00 degrees 06 minutes 58 seconds West (grid bearing, Indiana Geospatial Coordinate System [INGCS] - "Hamilton" zone, NAD83, 2011, EPOCH 2010.0000) along the west line of said quarter section a distance of 2,648.27 feet to the northwest corner of said quarter section; thence North 89 degrees 38 minutes 40 seconds East along the north line of section quarter section a distance of 2,656.71 feet to the northeast corner of said quarter section; thence North 00 degrees 08 minutes 48 seconds West along the east line of the Northwest Quarter of Section 15 a distance of 637.72 feet; thence North 89 degrees 58 minutes 19 seconds West a distance of 1,983.75 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 658.10 feet; thence North 89 degrees 24 minutes 23 seconds East a distance of 665.89 feet; thence North 00 degrees 05 minutes 05 seconds East a distance of 1,336.11 feet to the north line of said Northwest Quarter; thence North 89 degrees 39 minutes 29 seconds East along said north line a distance of 554.78 feet; thence South 00 degrees 25 minutes 47 seconds West a distance of 805.46 feet; thence South 89 degrees 48 minutes 36 seconds East a distance of 764.13 feet to the east line of said Northwest Quarter; thence North 00 degrees 08 minutes 48 seconds West along said east line a distance of 812.49 feet to the northeast corner of said Northwest Quarter; thence North 89 degrees 43 minutes 35 seconds East along the north line of the Northeast Quarter of said Section 15 a distance of 390.55 feet; thence South 00 degrees 01 minutes 30 seconds West a distance of 589.91 feet; thence North 90 degrees 00 minutes 00 seconds East a distance of 495.02 feet; thence North 00 degrees 00 minutes 00 seconds East a distance of 592.27 feet to said north line; thence North 89 degrees 43 minutes 35 seconds East along said north line a distance of 444.70 feet to the northwest corner of the Northeast Quarter of the Northeast Quarter of said Section 15; thence South 00 degrees 04 minutes 21 seconds East along the west line of said quarter-quarter section a distance of 1,323.18 feet to the southwest quarter thereof; thence North 89 degrees 41 minutes 56 seconds East along the south line of said quarter-quarter section a distance of 241.00 feet to the northwest corner of a parcel conveyed to Duke Energy of Indiana Inc. recorded as Instrument Number 9809815862 in the Office of the Hamilton County Recorder; thence South 29 degrees 27 minutes 15 seconds East along the southwesterly line thereof a distance of 1,514.56 feet to the south line of the Northeast Quarter of Section 15; thence North 89 degrees 31 minutes 01 seconds East along said south line a distance of 669.92 to the northeasterly line of the Monon Trail as described in Instrument Number 2017012324 in said Recorder's Office; thence North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 619.47 feet to the west line of the Northwest Quarter of Section 14; thence continuing North 30 degrees 23 minutes 33 seconds West along said northeasterly line a distance of 879.16 feet to the north line of the Southeast Quarter of the Northeast Quarter of said Section 15; thence North 89 degrees 41 minutes 56 seconds East along said north line a distance of 444.81 feet to the northeast corner of said Southeast Quarter of said Northeast Quarter; thence North 89 degrees 19 minutes 17 seconds East along the north line of the Southwest Quarter of the Northwest Quarter of said Section 14 a distance of 1,328.61 feet to the northeast corner thereof; thence North 89 degrees 18 minutes 43 seconds East along the north line of the Southeast Quarter of said Northwest Quarter a distance of 1,328.82 feet to the northeast corner thereof; thence North 89 degrees 08 minutes 48 seconds East along the north line of the South Half of said Northeast Quarter of said Section 14 a distance of 686.00 feet; thence South 00 degrees 11 minutes 31 seconds East a distance of 1,325.75 feet to the north line of the Southeast Quarter of said Section 14; thence North 89 degrees 18 minutes 09 seconds East along said north line a distance of 638.06 feet to the northeast corner of the West Half of said Southeast Quarter; thence South 00 degrees 04 minutes 51 seconds West along the east line of said West Half of said Southeast Quarter a distance of 2,660.70 feet to the southeast corner thereof; thence South 89 degrees 36 minutes 17 seconds West along the south line of said Southeast Quarter a distance of 365.14 feet to the northeast corner of a tract of land described in Instrument Number 200600050180 in said Recorder's Office; thence South 00 degrees 07 minutes 25 seconds East along the east line thereof a distance of 532.37 feet to a north line of Chatham Hills, Section 2A, per plat thereof recorded in Plat Cabinet 5, Slide 447 as Instrument Number 2016002641 in said Recorder's Office, the

following three (3) courses being along the northerly lines thereof; (1) thence South 89 degrees 20 minutes 12 seconds West a distance of 250.00 feet; (2) thence South 00 degrees 07 minutes 25 seconds East a distance of 3.96 feet; (3) thence South 89 degrees 36 minutes 17 seconds West a distance of 450.17 feet to the southwest corner of a tract of land described in Instrument Number 2007013627 in said Recorder's Office; thence North 00 degrees 07 minutes 25 seconds West along the west line of said tract a distance of 537.50 feet to the south line of the Southeast Quarter of said Section 14; thence North 89 degrees 36 minutes 17 seconds East along said south line a distance of 158.72 feet to the southwest corner of a tract of land described in Instrument Number 2007030893 in said Recorder's Office; thence North 00 degrees 10 minutes 48 seconds East along the west line of said tract a distance of 188.00 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 17 seconds West a distance of 422.00 feet to a point in the west line of said Southeast Quarter, said point being 188.00 feet north of the southwest corner of said Southeast Quarter; thence North 00 degrees 10 minutes 48 seconds East along said west quarter section line a distance of 449.36 feet to the southeast corner of a tract of land described in Instrument Number 2007019406 (Parcel III) in said Recorder's Office, the following three (3) courses being along the southerly lines of said tract; (1) thence South 89 degrees 27 minutes 38 seconds West a distance of 802.99 feet; (2) thence North 00 degrees 04 minutes 38 seconds East a distance of 491.50 feet; (3) thence South 89 degrees 27 minutes 38 seconds West a distance of 524.50 feet to the west line of the Southeast Quarter of said Southwest Quarter of said Section 14; thence South 00 degrees 04 minutes 38 seconds West along said west line a distance of 1,125.97 feet to the northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 23; thence South 89 degrees 35 minutes 04 seconds West along the north line of the Northwest Quarter of said Northwest Quarter a distance of 449.32 feet to the northeast corner of a tract of land described in Instrument Number 200500048163 (Tract 4) in said Recorder's Office; thence South 00 degrees 00 minutes 23 seconds West along the east line of said tract a distance of 225.00 feet to the southeast corner thereof, being on the north line of a tract of land described in Instrument Number 200500048163 (Tract 1) in said Recorder's Office; thence North 89 degrees 35 minutes 04 seconds East along the north line of said tract a distance of 449.58 feet to the east line of the Northwest Quarter of said Northwest Quarter of said Section 23; thence South 00 degrees 03 minutes 36 seconds East along said east line a distance of 596.23 feet to the southeast corner of a tract of land described in Instrument Number 200200032693 in said Recorder’s Office; thence South 89 degrees 35 minutes 04 seconds West along the south line of said tract a distance of 561.22 feet to the northeast corner of tract of land described in Instrument Number 200500048163 (Tract 2) in said Recorder's Office; thence South 00 degrees 01 minutes 30 seconds East along the east line of said tract a distance of 328.30 feet to the southeast corner of said Tract 2; thence South 89 degrees 35 minutes 04 seconds West along the south line of said Tract 2 a distance of 765.60 feet to the southwest corner thereof, being on the west line of the Northwest Quarter of said Section 23; thence North 00 degrees 01 minutes 30 seconds West along said west line a distance of 1,149.53 feet to the northeast corner of the Northeast Quarter of said Section 22; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northeast Quarter a distance of 1,206.71 feet to the northeast corner of a tract of land described in Instrument Number 2007005883 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along the east and south lines of said tract; (1) thence South 00 degrees 05 minutes 37 seconds East a distance of 272.25 feet; (2) thence South 89 degrees 36 minutes 45 seconds West a distance of 120.00 feet to the east line of the Northwest Quarter of said Northeast Quarter; thence South 00 degrees 05 minutes 37 seconds East along said east line a distance of 1,049.35 feet to the southeast corner of said Northwest Quarter of said Northeast Quarter; thence South 89 degrees 35 minutes 03 seconds West along the south line of said quarter-quarter section a distance of 662.57 feet to the southwest corner of the East Half of said Northwest Quarter of said Northeast Quarter; thence North 00 degrees 07 minutes 40 seconds West along the west line of said East Half of said Northwest Quarter of said Northeast Quarter a distance of 1,321.92 feet to the northwest corner thereof; thence South 89 degrees 36 minutes 45 seconds West along the north line of said Northwest Quarter of said Northeast Quarter a distance of 663.36 feet to the northeast corner of the Northwest Quarter of said Section 22; thence South 00 degrees 09 minutes 43 seconds East along the east line of said Northwest Quarter a distance of 1,994.75 feet to the northeast corner of a tract of land conveyed to Mark Packard in the deed recorded as Instrument Number 2009-44930 in said Recorder’s Office; thence along the north, west and south lines of said tract the following three (3) courses: (1) thence North 90 degrees 00 minutes 00 seconds West a distance of 501.05 feet; (2) thence South 00 degrees 00 minutes 00 seconds East a distance of 261.00 feet; (3) thence North 90 degrees 00 minutes 00 seconds East a distance of 501.78 feet to the east line of said Northwest Quarter; thence South 00 degrees 09 minutes 43 seconds East along said east line and the east line of the Southwest Quarter of said Section 22 a distance of 1,722.60 feet; thence South 89 degrees 38 minutes 50 seconds West a distance of 2,654.23 feet to the west line of the Southwest Quarter of said Section 22; thence North 00 degrees 07 minutes 43 seconds West along the west line of the Southwest Quarter and Northwest Quarter of said Section 22 a distance of 3,975.28 feet to the Point of Beginning;

EXCEPT that tract of land located in the Northwest Quarter of Section 22, Township 19 North, Range 3 East, conveyed to Frankie L. & Pamla S Rood (Parcel Number 08-05-22-00-00-002), containing approximately 2.7 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Stephen E & Kathryn L Wooldridge (Parcel Number 08-05-15-00-00-019.001), containing approximately 1.9 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 15, Township 19 North, Range 3 East, conveyed to Carl Kipp A Terry, Trustee of the Carl Kipp A Terry Revocable Trust (Parcel Number 08-05-15-00-00-017.001), containing approximately 3.0 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Ryan M & Danyele J Easterhaus (Parcel Number 08-05-14-00-00-027.000), containing approximately 2.98 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Benjamin R & Jacqueline A Donathen (Parcel Number 08-05-14-00-00-026.000), containing approximately 2.97 acres of land;

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Christopher Scott Hammack (Parcel Number 08-05-14-00-00-025.000), containing approximately 1.18 acres of land; the overall description containing 1069.66 acres of land, more or less, not inclusive of the aforementioned exception parcels noted herein.

ALSO EXCEPT that tract of land located in the Southwest Quarter of Section 14, Township 19 North, Range 3 East, conveyed to Kruse, Dorothy Joan (Parcel Number 08-05-14-00-00-024.000), containing approximately 1.30 acres of land.

EXHIBIT "C"

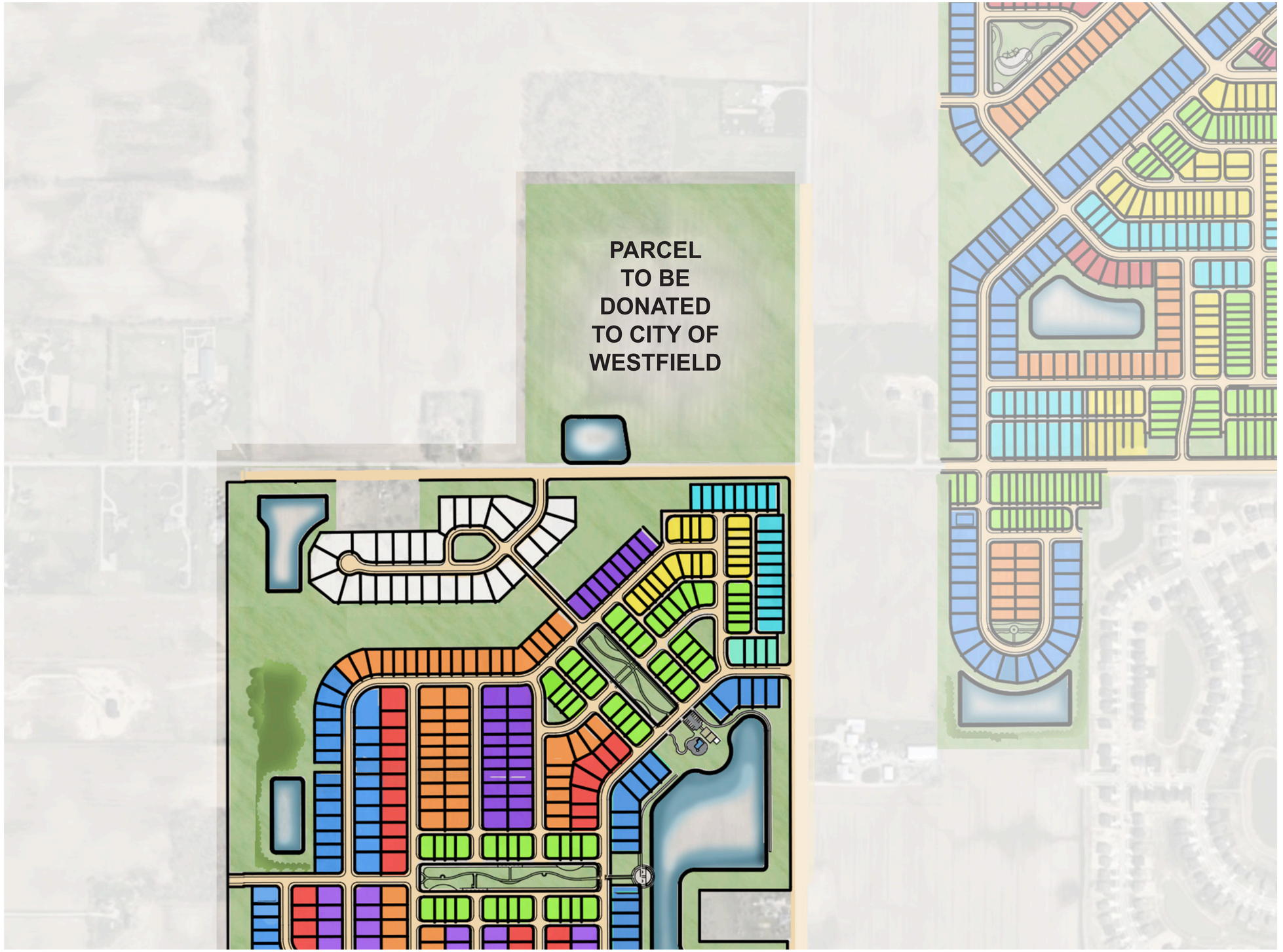
LAND DONATION

LEGAL DESCRIPTION AND SITE LOCATION MAP

TRACT 3 – SOUTHEAST QUARTER OF SOUTHWEST QUARTER, SECTION 15

The Southeast Quarter of the Southwest Quarter of Section 15, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, based upon an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2020-281, more particularly described as follows:

BEGINNING at the southeast corner of said Southwest Quarter, marked by a Harrison monument found per Hamilton County Surveyor reference ties; thence South 89 degrees 34 minutes 50 seconds West (grid bearing, Indiana Geospatial Coordinate System [INGCS] – "Hamilton" zone, NAD83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 1325.97 feet to the southwest corner of said Southeast Quarter of said Southwest Quarter; thence North 00 degrees 03 minutes 51 seconds West along the west line of said Quarter-Quarter Section a distance of 1323.40 feet to the northwest corner thereof, marked by a 5/8-inch rebar with damaged cap; thence North 89 degrees 36 minutes 45 seconds East along the north line of said Quarter-Quarter Section a distance of 1327.16 feet to the northeast corner thereof; thence South 00 degrees 00 minutes 44 seconds East along the east line of said Quarter-Quarter Section a distance of 1322.67 feet to the POINT OF BEGINNING, containing 40.290 acres, more or less.



IRONSTONE | EXHIBIT C: LAND DONATION TO CITY OF WESTFIELD

Kimley»Horn

IRONSTONE MASTER ROAD IMPROVEMENT
DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("**Agreement**"), dated as of _____, 2026, is entered into by and among the CITY OF WESTFIELD, INDIANA (the "**City**"), and Platinum Properties Management Company, LLC and LTL Hinkle Creek LLC (collectively, the "**Developer**") (collectively the City and Developer shall be referred as "**Parties**").

RECITALS

1. The Developer and the Director of Public Works for the City of Westfield have formulated and agreed upon a master plan for road improvements pertaining to the Ironstone Planned Unit Development Ordinance, Ordinance No. 25-66 (the "**Ironstone Master Road Improvement Plan**").

2. Attached hereto as **Exhibit "A"** which is incorporated herein by reference is the "**Ironstone Perimeter Road Improvement Plan**", which plan includes the following City and Developer obligations and requirements pertaining to road improvements: (i) the locations of road improvements; (ii) the manner and design of road improvements; and, (iii) the timing for construction of road improvements. The Ironstone Perimeter Road Improvement Plan includes the following exhibits: (i) Perimeter Road Improvement Plan – Overall; (ii) Current Public Works and Priority 1 Projects – Projected Timing; (iii) Priority 2 Projects – Projected Timing; (iv) Priority 3 Projects – Projected Timing and (v) Typical Section.

3. At a later date, the Parties shall agree upon and enter into separate individual development agreements (the "**Future Development Agreements**") pertaining to each individual section of the Ironstone development regarding the road improvements by the Parties, which Future Development Agreements shall exclude any road projects that are the sole responsibility of the City to complete. Future Development Agreements shall include Developer's road impact fee credits due to the expenses and costs related to road improvements that are the responsibility for the Developer to complete.

NOW, THEREFORE, in consideration of the promises and mutual obligations and covenants of the parties hereto contained in this Agreement, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Developer and the City agree as follows:

ARTICLE I
Term

This Agreement shall be effective on the date set forth in the first paragraph of this Agreement. This Agreement shall terminate upon completion of the road improvements described in **Exhibit "A"** to the satisfaction of the Parties.

ARTICLE II
Covenants of Parties

2.1 The Parties shall comply with the obligations and requirements set forth in the Ironstone Perimeter Road Improvement Plan.

2.2 The Parties shall enter into separate Future Development Agreements pertaining to each individual section of the Ironstone development regarding the road improvements by the Parties, which Future Development Agreements shall exclude any road projects that are the sole responsibility of the City to complete. Future Development Agreements shall include Developer's road impact fee credits due to the expenses and costs related to road improvements that are the responsibility for the Developer to complete.

2.3 Certain road projects shown and depicted on the Ironstone Perimeter Road Improvement Plan, including but not limited to, City of Westfield Public Works projects relating to pavement management projects, shall not require any Future Development Agreements between the City and Developer, as such projects are the responsibility for the City to complete.

2.4 Acceleration and deceleration lanes and road improvements that are required by City Standards to be built and paid for by the Developer shall not be eligible for road impact fee credits.

ARTICLE III
Miscellaneous

3.1 **Assignment.** The Developer shall have the unilateral right to assign the rights and obligations contained in this Agreement to any future developer of the Real Estate. Developer expressly acknowledges that this Agreement is, except as provided otherwise herein, binding upon and enforceable against the Developer, its

respective successors and assigns and all persons claiming under or through the Developer collectively or individually.

3.2 **Amendments.** No modification or amendment of any provision of this Agreement shall be effective unless made in writing and duly executed by the Parties and/or Developer's successors and assigns.

3.3 **Disclaimer of Relationship.** Nothing contained in this Agreement, nor any act of the City or of the Developer, or of any other person, shall be deemed or construed by any person to create any relationship of third-party beneficiary, employer and employee, principal and agent, limited or general partners or joint ventures. The Developer is and will remain an "independent contractor" with respect to performance under this Agreement. The Developer is responsible for and shall pay all amounts and benefits owing to or for the account of its employees, if any, including unemployment compensation, FICA, retirement, life and medical insurance and worker's compensation insurance.

3.4 **Survival of Covenants, Etc.** All representations, warranties, covenants and agreements made by the City and the Developer in this Agreement shall survive the execution of this Agreement and the completion of the Project. Other than any assignee, as may be permitted hereunder, no other person is entitled to rely upon any such representations, warranties, covenants and agreements.

3.5 **Notices.** Any and all notices or other communications required or permitted under this Agreement shall be in writing and shall be sufficiently given when delivered in person to, or sent by certified mail, postage prepaid, addressed as follows (provided that if mailed, any applicable time period will commence upon receipt by the addressee; and provided further that if the addressee refuses delivery, the notice will be deemed to have been given three days after the mailing of such notice or other communication):

To the City:	City of Westfield, Indiana Westfield City Hall 2706 E. 171st Street Westfield, Indiana 46074 Attn: Michael Pearce, City Engineer
To the Developer:	Platinum Properties Management Company, LLC 9757 Westpoint Drive, Suite 600 Indianapolis, IN 46256

LTL Hinkle Creek LLC
11555 N. Meridian Street, Suite 400
Carmel, IN 46032

or to such other address or person as shall be designated from time to time by notice as contemplated by this Section 3.5.

3.6 **Governing Law.** Except to the extent preempted by federal law, the laws of the State of Indiana shall govern all aspects of this Agreement, including execution, interpretation, performance and enforcement. All exhibits attached hereto are incorporated by reference.

3.7 **Dispute Resolution.** Any lawsuit arising out of or relating to this Agreement must be brought in Hamilton County, Indiana Circuit or Superior Courts. The City and the Developer consent to the jurisdiction of such court and irrevocably waive any objections they may have to such jurisdiction or venue.

3.8 **No Waiver.** Neither failure nor delay on the part of the City or the Developer in exercising any right under this Agreement shall operate as a waiver of such right, nor shall any single or partial exercise of any such right preclude any further exercise thereof or the exercise of any other right. No waiver of any provision of this Agreement or consent to any departure by the Developer or the City therefrom shall be effective unless the same shall be in writing, signed on behalf of the City or the Developer by a duly authorized officer thereof, and the same shall be effective only in the specific instance for which it is given. No notice to or demand on the City or the Developer shall entitle the City or the Developer to any other or further notices or demands in similar or other circumstances, or constitute a waiver of any of the City's or the Developer's right to take other or further action in any circumstances without notice or demand.

3.9 **Counterparts.** This Agreement may be executed in counterparts, each of which shall be deemed an original for all purposes and each of which shall constitute one and the same.

3.10 **Binding of Successors, Assigns.** Subject to the further provisions of this Agreement, the terms and provisions of this Agreement shall be binding upon and inure to the benefit of the City and the Developer and their respective successors and assigns.

3.11 **Further Assurances.** Subject to the further provisions of this Agreement, the Developer and the City shall, at such party's expense, upon request of the other such

party, duly execute and deliver, or cause to be executed and delivered, such further instruments and perform or cause to be performed such further acts as may be reasonably necessary or proper in the reasonable opinion of the City or the Developer to carry out the provisions and purposes of this Agreement.

3.12 **Severability.** The invalidity, illegality, or unenforceability of any one or more of the terms and conditions of this Agreement shall not affect the validity, legality, or enforceability of the remaining terms and conditions hereof. All Exhibits to this Agreement are attached hereto and incorporated herein by reference. Time is of the essence in this Agreement. If any provision of this Agreement or application to any party or circumstances shall be determined by any court of competent jurisdiction to be invalid and unenforceable to any extent, then the remainder of this Agreement or the application of such provision to such person or circumstances, other than those as to which it is so determined invalid or unenforceable, shall not be affected thereby, and each provision hereof shall be valid and shall be enforced to the fullest extent permitted by law; provided that, in lieu of such invalid or unenforceable provision, there will be added to this Agreement a provision as similar to the invalid or unenforceable provision as is possible to reflect the intent of the parties and still be valid and enforceable. The captions in this Agreement are inserted only as a matter of convenience and for reference and in no way define, limit, or describe the scope of this Agreement or the scope or content of any of its provisions. Nothing contained in this Agreement shall be construed to create a partnership or joint venture between the Developer and the City or their successors in interest. Unless otherwise specified, in computing any period of time described herein, the day of the act or event after which the designated period of time begins to run is not to be included and the last day of the period so computed is to be included, unless such last day is a Saturday, Sunday or legal holiday for national banks in the location where the Project Site is located, in which event the period shall run until the end of the next day which is neither a Saturday, Sunday, or legal holiday.

3.13 **Headings.** The headings of the articles, sections and paragraphs used in this Agreement are for convenience only and shall not be read or construed to affect the meaning or construction of any provision.

4.14 **Entire Agreement.** Except as otherwise expressly provided herein, this Agreement constitutes the entire agreement by and between the City and the Developer and supersedes all prior agreements, written or verbal, between the City and the Developer pertaining to the Project. No statements, promises or agreements whatsoever, in writing or verbally, in conflict with the terms of this Agreement have been made by the City or the Developer that in any way modify, vary, alter, enlarge or invalidate any of the provisions and obligations of this Agreement.

3.15 **No Third Party Beneficiaries.** There are no third-party beneficiaries of this Agreement.

3.16 **Indemnification.**

(A) **Developer Indemnification.** The Developer will pay, and protect, indemnify and save the City (including members, directors, officials, officers, agents, attorneys and employees thereof) harmless from and against, all liabilities, losses, damages, costs, expenses (including attorneys' fees and expenses of the City), causes of actions, suits, claims, demands and judgments of any nature arising from or relating to:

(i) Violation by the Developer of any agreement or condition of this Agreement;

(ii) Violation of any contract, agreement or restriction by the Developer relating to the Project, or any part thereof, in connection with the implementation of or effectuation of this Agreement;

(iii) Violation of any law, ordinance or regulation by the Developer arising out of the ownership, occupancy or use of the Project, or a part thereof;

(iv) Any act, failure to act, or misrepresentation by the Developer, or any of the Developer's agents, contractors, servants, employees or licensees related to this Agreement; and

(B) **City Indemnification.** To the extent permitted by law, the City will pay, and protect, indemnify and save the Developer (including members, directors, officials, officers, agents, attorneys and employees thereof) harmless from and against, all liabilities, losses, damages, costs, expenses (including attorneys' fees and expenses of the Developer), causes of actions, suits, claims, demands and judgments of any nature arising from or relating to:

(i) Violation by the City or other City Party of any agreement or condition of this Agreement;

(ii) Violation of any contract, agreement or restriction by the City relating to the Project, or any part thereof, in connection with the implementation of or effectuation of this Agreement;

(iii) Any act, failure to act, or misrepresentation by the City, or any of the City's agents, contractors, servants, employees or licensees related to this Agreement;

3.17 **Force Majeure.** Notwithstanding anything to the contrary set forth herein, each party shall be excused for any failure or delay in performing any of its obligations under this Agreement, if such failure or delay is caused by an event of Force Majeure. "Force Majeure" means any act of God; any accident (including equipment failure, electricity outage for extended periods of time, destruction or damage to equipment not caused by the party relying upon such circumstance or event); any explosion; any fire, flood, ice, earthquake, lightning, tornado, hurricane or other severe weather condition or calamity; any civil disturbance, labor dispute or labor or material shortage; any sabotage or act (or specific, imminent threatened act) of terrorism; any act of a public enemy, uprising, insurrection, civil unrest, wat· or rebellion; any action or restraint by court order or public or governmental authority or lawfully established civilian authorities; a material adverse change in the national financial economic situation in the United States; or any other circumstance or event beyond the reasonable control of the party relying upon such circumstance or event. Each party shall diligently make efforts to perform any obligations delayed under this Section 3.17, immediately upon the event of Force Majeure no longer preventing such obligation from being performed, then: (a) the party asserting Force Majeure shall deliver written notice to the other party; (b) such observation, performance, or satisfaction shall be excused for the period of days that such observation, performance, or satisfaction is delayed or prevented; and (c) the deadlines for observation, performance, and satisfaction, as applicable, shall be extended for the same period.

3.18 **Interpretation.** Unless the context requires otherwise, (i) the singular includes the plural and vice versa, (ii) RECITALS and EXHIBITS form a part of this Agreement, (iii) any reference in this Agreement to any particular Article, Section, subsection, RECITAL or EXHIBIT shall be deemed to refer to an Article, Section or RECITAL of, or EXHIBIT to, this Agreement, (iv) the word "including" or any variation thereof means "including, without limitation" and shall not be construed to limit any general statement that it follows to the specific or similar items or matters immediately following it, and (v) where a term is defined, another part of speech or grammatical form of that term shall have a corresponding meaning.

Effective Date. Notwithstanding anything herein to the contrary, this Agreement shall not be effective until all parties hereto have executed this Agreement.

* * *

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed on or as of the day and year first above written.

"**DEVELOPER**"

Platinum Properties Management Company, LLC

By:_____

Paul Rioux

Title: President

STATE OF INDIANA)
) SS:
COUNTY OF_____)

Before me, a Notary Public in and for the State if Indiana, personally appeared. Paul Rioux, President, Platinum Properties Management Company, LLC, who, being first duly sworn, acknowledged the execution of the foregoing Agreement for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this day of _____, 2026.

My Commission Expires:

_____ _____
NOTARY PUBLIC

My County of Residence:

_____ _____
_____ Printed

"**DEVELOPER**"

LTL Hinkle Creek LLC

By:_____

Printed Name: _____

Title: _____

STATE OF INDIANA)
) SS:
COUNTY OF_____)

Before me, a Notary Public in and for the State if Indiana, personally appeared. _____, the_____of LTL Hinkle Creek LLC , being first duly sworn, acknowledged the execution of the foregoing Agreement for and on behalf of said limited liability company.

Witness my hand and Notarial Seal this day of _____ , 2026.

My Commission Expires:

_____ _____
NOTARY PUBLIC

My County of Residence:

_____ _____
Printed

"**CITY**"

CITY OF WESTFIELD

By:_____

STATE OF INDIANA)
)SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for the State of Indiana, personally appeared. _____, the _____ of the City of Westfield, Indiana, who, being first duly sworn, acknowledged the execution of the foregoing Agreement for and on behalf of the City of Westfield, Indiana.

Witness my hand and Notarial Seal this _____ day of _____ , 2026.

My Commission Expires:

_____ _____
NOTARY PUBLIC

My County of Residence:

_____ _____
Printed

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

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

Exhibit "A"

Ironstone Master Road Improvement Plan

(The Following 5 Pages Contain the Ironstone Master Road Improvement Plan)

SR 38 & Six Points Road:
(off page)
Potential Traffic Signal

SR 38 & Horton Road:
Intersection Improvements,
T intersection & turn lanes

SR 38 & Oak Ridge Road:
Intersection Improvements,
Turn lanes

206th & Six Points Road:
Roundabout Intersection

206th & Horton Road:
Intersection
Improvement

199th & Horton Road:
Roundabout Intersection

193rd & Six Points Road:
Roundabout Intersection

191st & Horton Road:
Roundabout
Intersection

193rd & Sumrall Place:
Roundabout Intersection

191st Street (off page)

TOWN OF SHERIDAN
CITY OF WESTFIELD
MONON CORNER
CARRAMORE OF WESTFIELD
OSBORNE TRAILS
ATWATER
HORTONVILLE
LINDLEY RIDGE
CHATHAM VILLAGE
ABERDEEN
Chatham Hills
PARCEL TO BE DONATED TO CITY OF WESTFIELD
FUTURE FIRE STATION

SR 38
US 31
HORTON ROAD
SIX POINTS ROAD
OAK RIDGE ROAD
TOMLINSON ROAD
MONON TRAIL
216TH STREET
214TH STREET
206TH STREET
203RD STREET
199TH STREET
169TH STREET
206th Street
Horton Road
Six Points Road

Legend

- Current PW planned Capital Improvement
- Priority 1 - Road Segment Improvements
- Priority 1 - Roundabout Intersection
- Priority 2 - Road Segment Improvements
- Priority 2 - Intersection Improvements
- * Priority 3 - SR 38 Intersection Improvements
- Low Priority - Road Segment Improvements

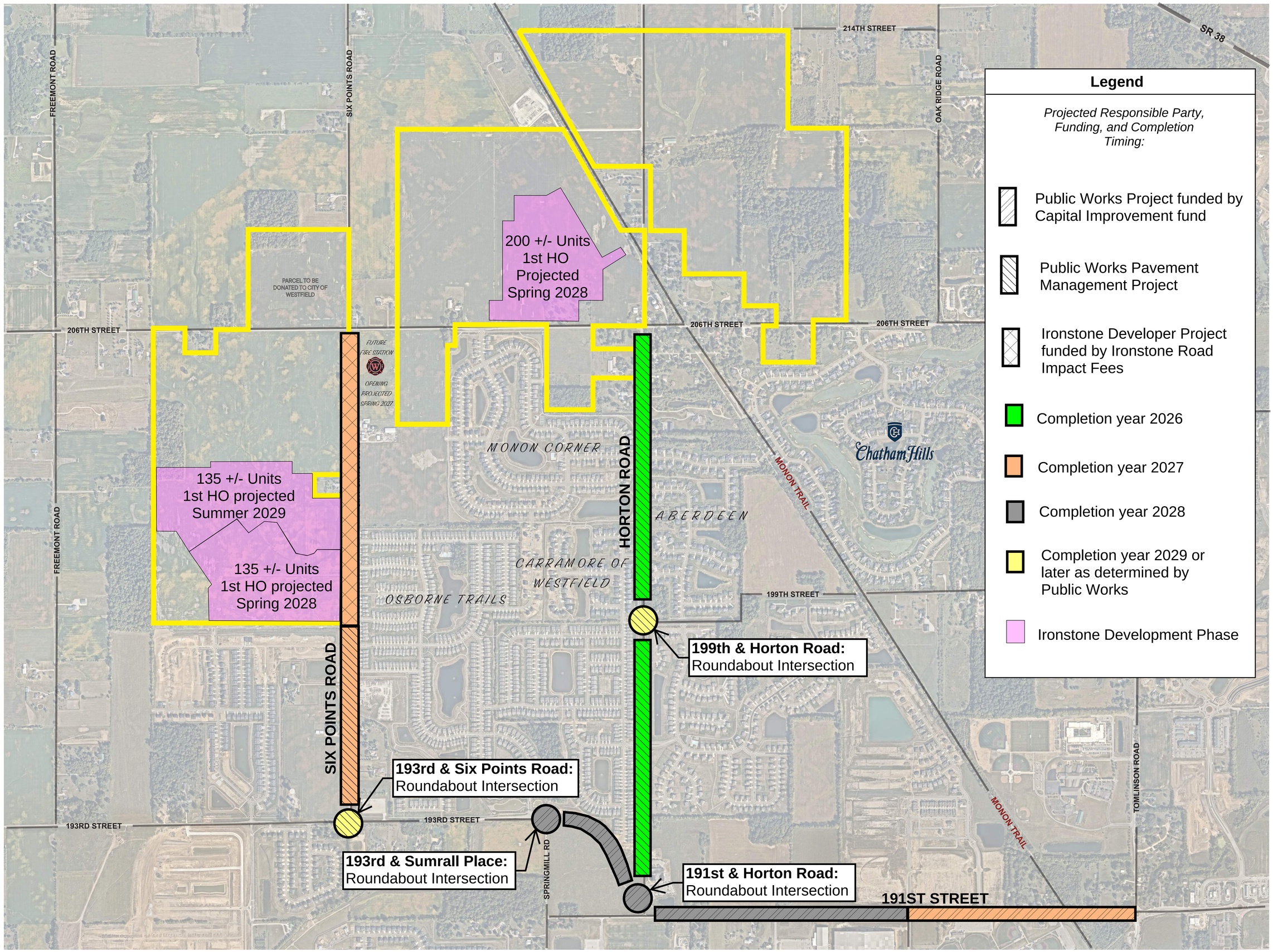
* Note: Improvement needed at SR 38 intersections due to current traffic volumes with or without Ironstone Development. Requires coordination with other governing agencies.

IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN - OVERALL

Kimley»Horn

0 250' 500' 1,000'

N



IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN

CURRENT PUBLIC WORKS AND PRIORITY 1 PROJECTS - PROJECTED TIMING

Kimley»Horn

0 200' 400' 800'

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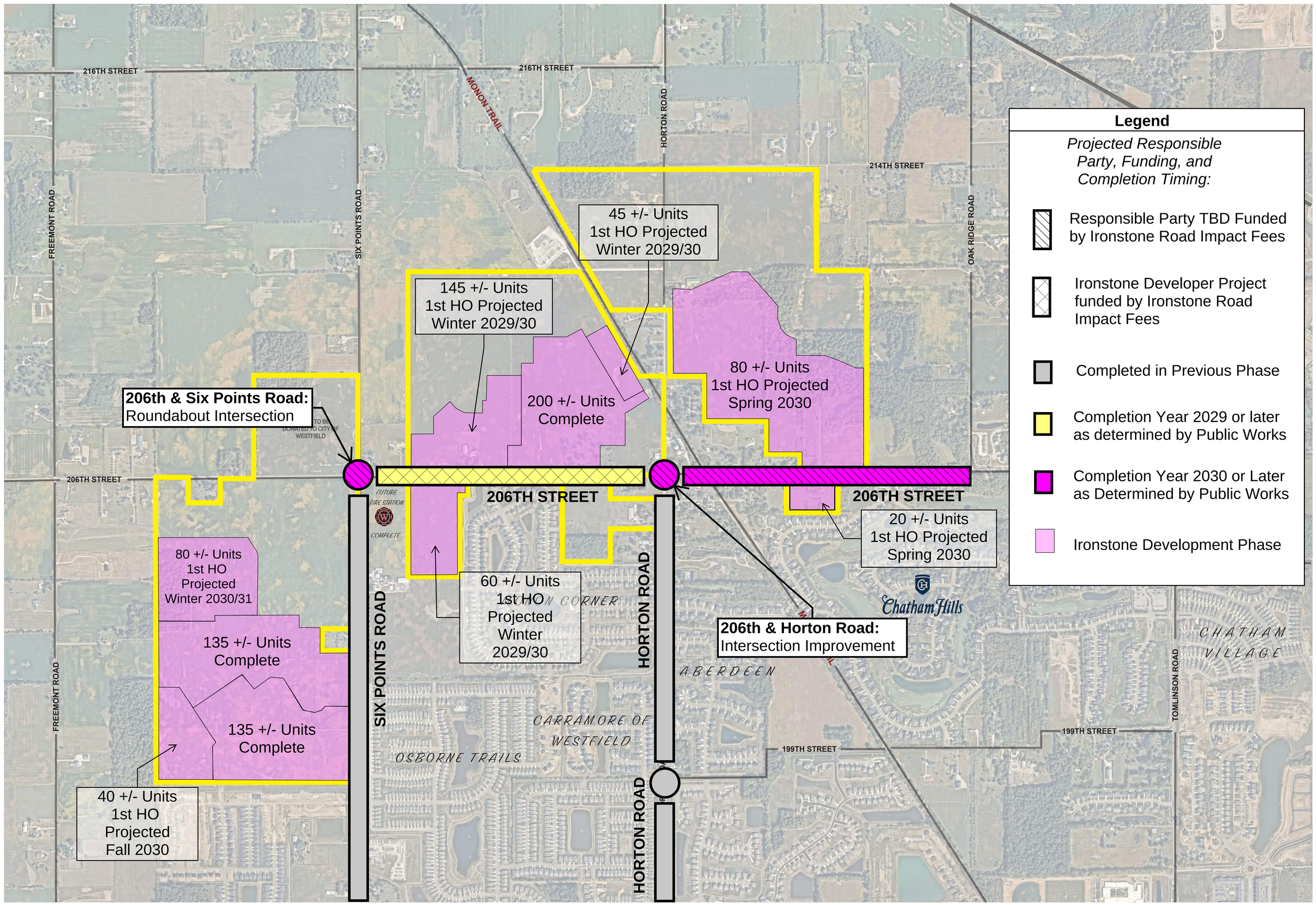

IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN

PRIORITY 2 PROJECTS - PROJECTED TIMING

Kimley»Horn

SR 38 & Six Points Road:
(off page)
Potential Traffic Signal

SR 38 & Horton Road:
Intersection Improvements,
T intersection & turn lanes

SR 38 & Oak Ridge Road:
Intersection Improvements,
Turn lanes

SR 38

HORTON ROAD

216TH STREET

MONON TRAIL

100 +/- Units
1st HO
Projected
Winter 2031/32

65 +/- Units
1st HO
Projected
Winter 2031/32

214TH STREET

FREEMONT ROAD

SIX POINTS ROAD

OAK RIDGE ROAD

70 +/- Units
1st HO
Projected
Spring 2034

35 +/- Units
1st HO Projected
Spring 2034

100 +/- Units
1st HO
Projected
Spring 2033

150 +/- Units
1st HO
Projected
Winter 2031/32

45 +/- Units
Complete

80 +/- Units
Complete

200 +/-
Units
Complete

145 +/-
Units
Complete

PARCEL TO BE DONATED TO CITY OF WESTFIELD, TO BE DEVELOPED NO SOONER THAN 2032

PARCEL TO BE DONATED TO WESTFIELD WASHINGTON SCHOOL DISTRICT

206TH STREET

FUTURE FIRE STATION

COMPLETE

206TH STREET

206TH STREET

40 +/- Units 1st HO
Projected Winter
2032/33

130 +/- Units
1st HO
Projected
Fall 2031

80 +/- Units
Complete

135 +/- Units
Complete

60 +/-
Units
Complete

70 +/- Units
1st HO
Projected
Spring 2034

Mixed-Use
Projected Open
Summer 2031

20 +/- Units
Complete

MONON CORNER

Chatham Hills

MONON TRAIL

ABERDEEN

CARRAMORE OF WESTFIELD

OSBORNE TRAILS

135 +/- Units
Complete

40 +/- Units
Complete

199TH STREET

199TH STREET

TOMLINSON

Legend

Projected Responsible Party, Funding, and Completion Timing:

- Responsible Party, Funding, and Timing TBD. Coordination with INDOT & Sheridan Required
- Ironstone Developer Project funded by Ironstone Road Impact Fees
- Completed in Previous Phase
- Completion Year to be determined by Public Works
- Ironstone Development Phase

IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN

PRIORITY 3 PROJECTS - PROJECTED TIMING

Kimley»Horn

0 200' 400' 800'

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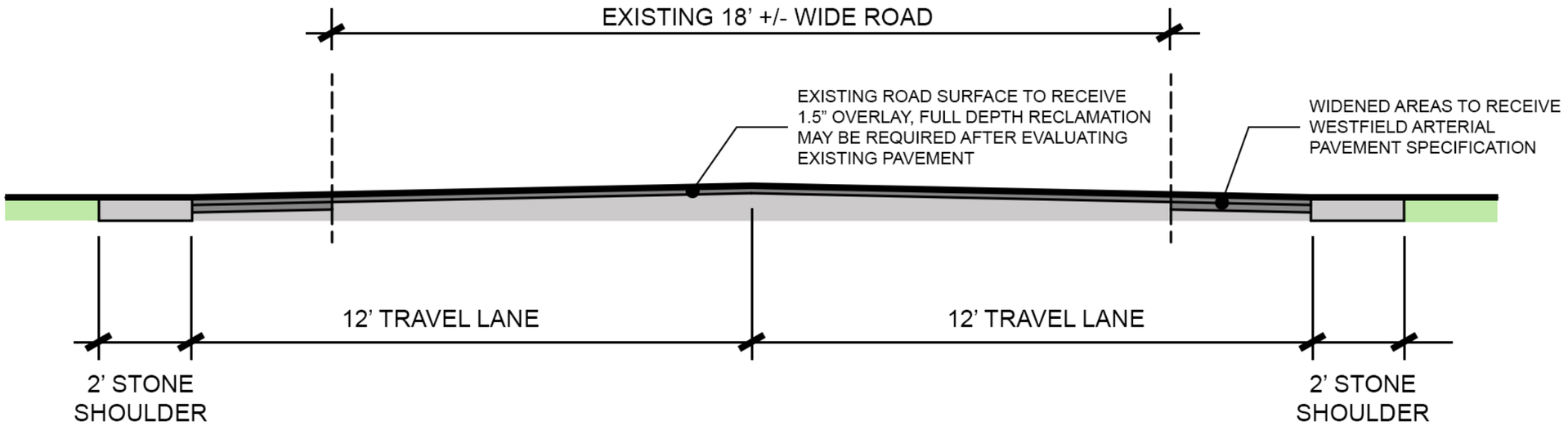


IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN

TYPICAL SECTION

SR 38 & Six Points Road:
(off page)
Potential Traffic Signal

SR 38 & Horton Road:
Intersection Improvements,
T intersection & turn lanes

SR 38 & Oak Ridge Road:
Intersection Improvements,
Turn lanes

206th & Six Points Road:
Roundabout Intersection

206th & Horton Road:
Intersection
Improvement

199th & Horton Road:
Roundabout Intersection

193rd & Six Points Road:
Roundabout Intersection

191st & Horton Road:
Roundabout
Intersection

193rd & Sumrall Place:
Roundabout Intersection

191st Street (off page)

Legend

- Current PW planned Capital Improvement
- Priority 1 - Road Segment Improvements
- Priority 1 - Roundabout Intersection
- Priority 2 - Road Segment Improvements
- Priority 2 - Intersection Improvements
- * Priority 3 - SR 38 Intersection Improvements
- Low Priority - Road Segment Improvements

* Note: Improvement needed at SR 38 intersections due to current traffic volumes with or without Ironstone Development. Requires coordination with other governing agencies.

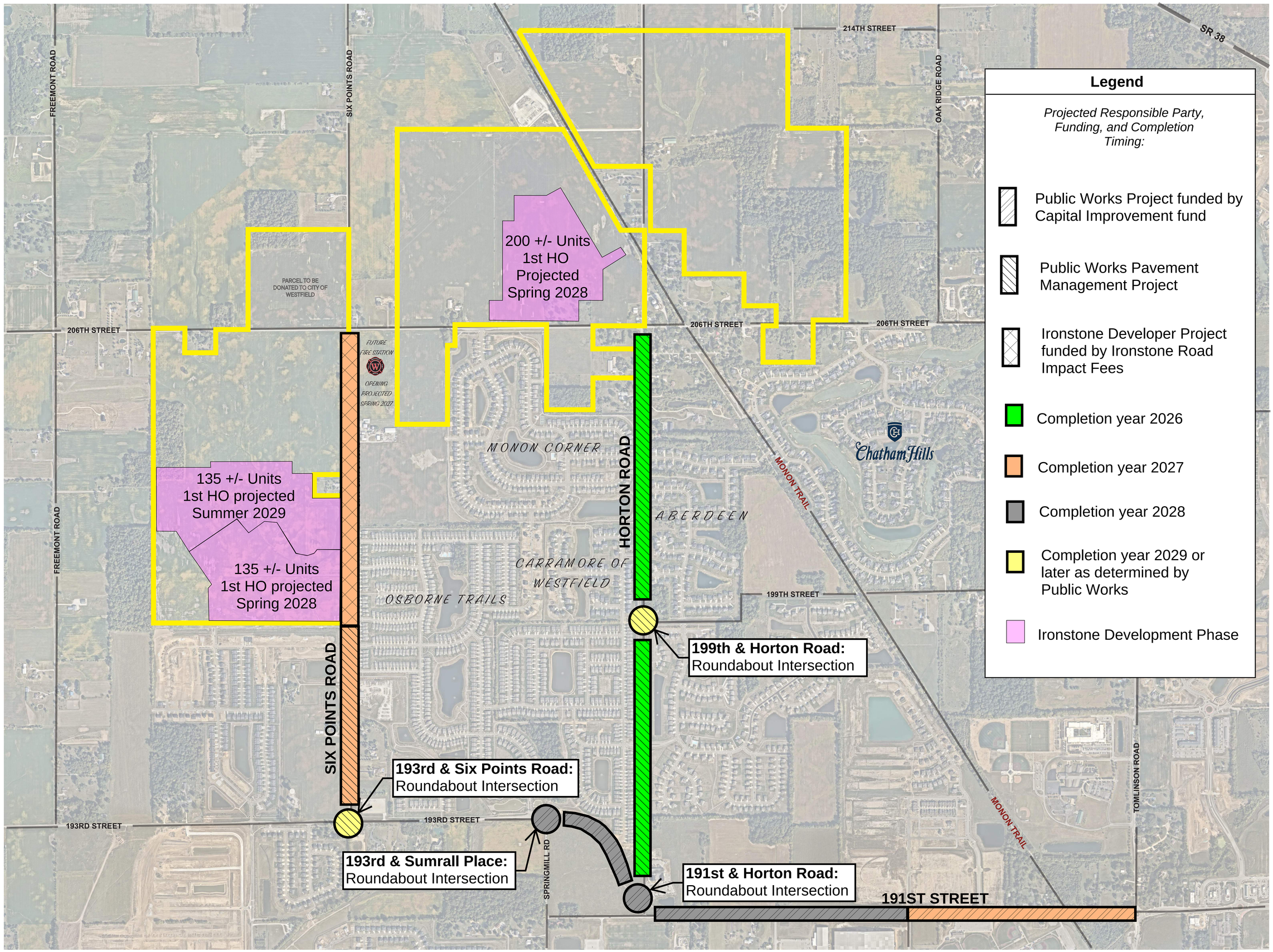
TOWN OF SHERIDAN
CITY OF WESTFIELD
MONON CORNER
CARRAMORE OF WESTFIELD
OSBORNE TRAILS
ATWATER
HORTONVILLE
LINDLEY RIDGE
CHATHAM VILLAGE
ABERDEEN
Chatham Hills
FUTURE FIRE STATION
PARCEL TO BE DONATED TO CITY OF WESTFIELD

SR 38
US 31
HORTON ROAD
SIX POINTS ROAD
OAK RIDGE ROAD
TOMLINSON ROAD
MONON TRAIL
216TH STREET
214TH STREET
206TH STREET
203RD STREET
199TH STREET
169TH STREET
206th Street
Horton Road
Six Points Road

IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN - OVERALL

Kimley»Horn

0 250' 500' 1,000'



IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN

CURRENT PUBLIC WORKS AND PRIORITY 1 PROJECTS - PROJECTED TIMING

Kimley»Horn

0 200' 400' 800'

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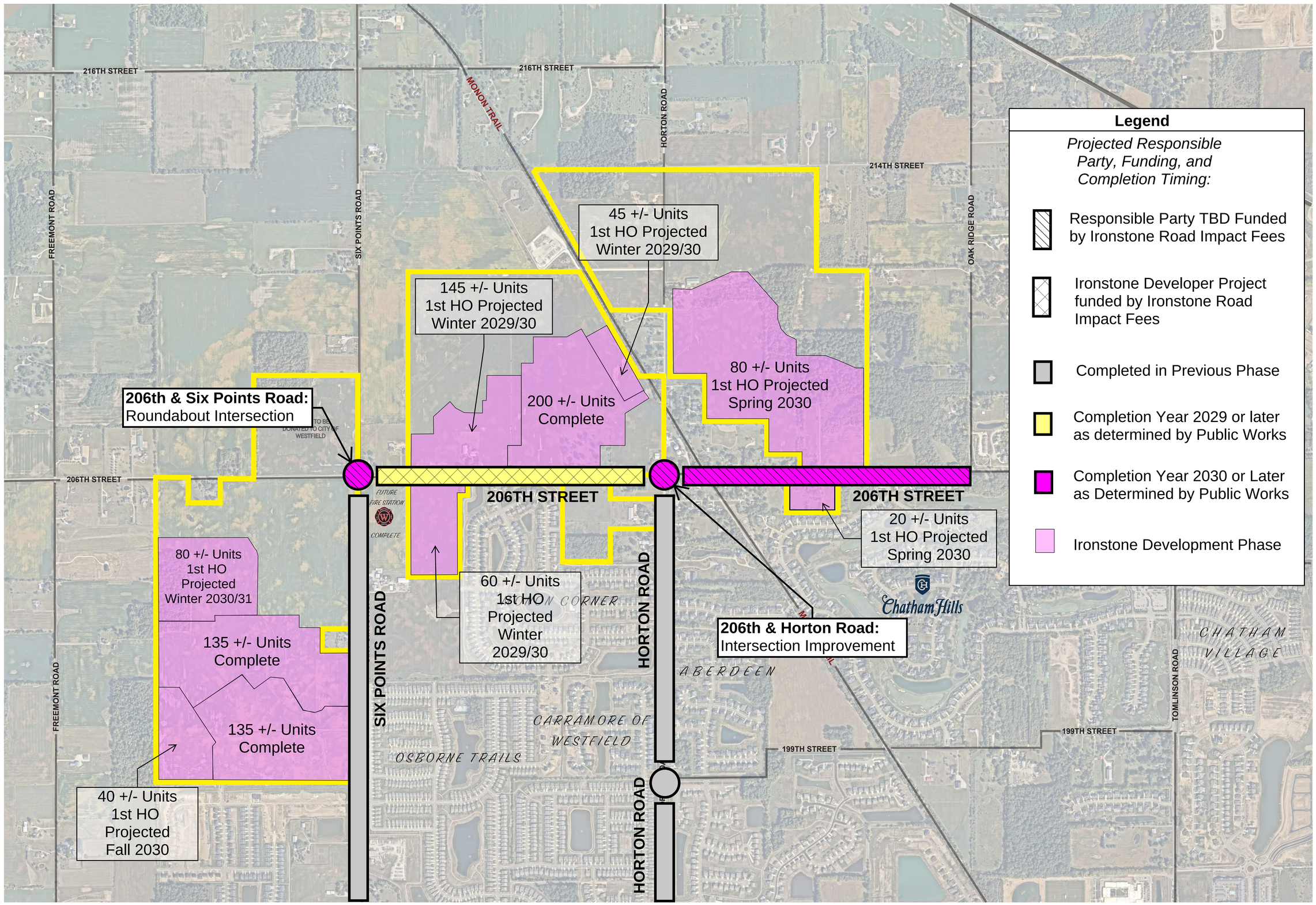
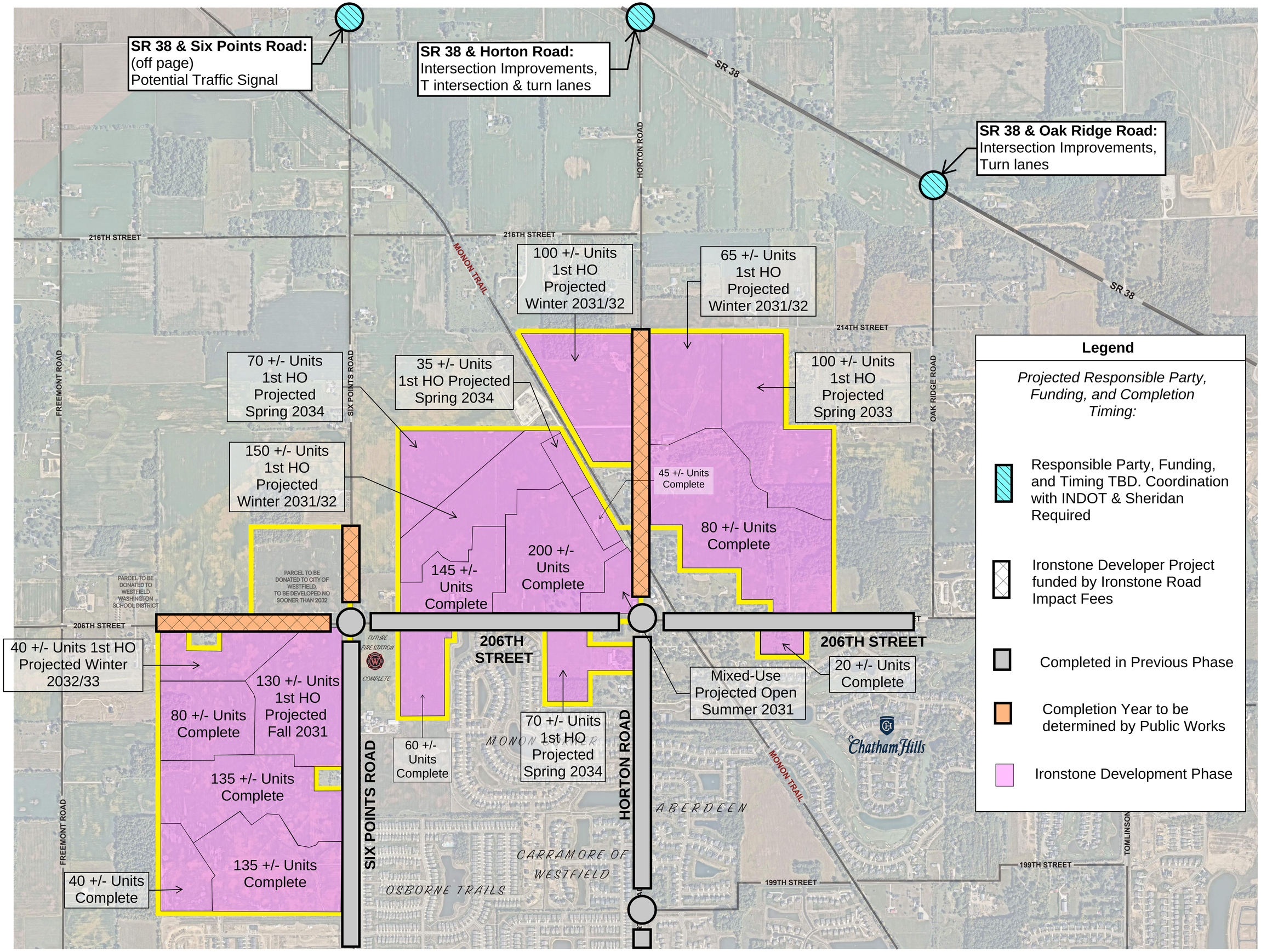


IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN

PRIORITY 2 PROJECTS - PROJECTED TIMING

Kimley»Horn

0 200' 400' 800' N



IRONSTONE | PERIMETER ROAD IMPROVEMENT PLAN

PRIORITY 3 PROJECTS - PROJECTED TIMING

Kimley»Horn

0 200' 400' 800'

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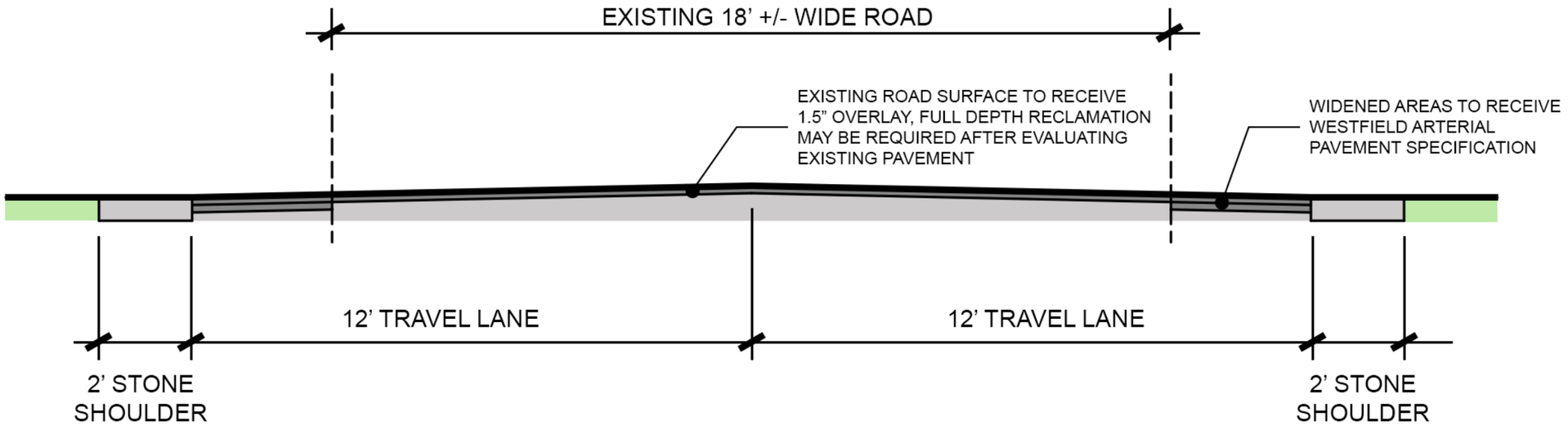
EXISTING 18’ +/- WIDE ROAD
EXISTING ROAD SURFACE TO RECEIVE 1.5” OVERLAY, FULL DEPTH RECLAMATION MAY BE REQUIRED AFTER EVALUATING EXISTING PAVEMENT
WIDENED AREAS TO RECEIVE WESTFIELD ARTERIAL PAVEMENT SPECIFICATION
12’ TRAVEL LANE
12’ TRAVEL LANE
2’ STONE SHOULDER
2’ STONE SHOULDER

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, November 3, 2025, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2511-PUD-19
Ordinance No.	25-66
Petitioner	Platinum Properties Management Company, LLC
Description	Change in zoning from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

On March 16, 2026, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition with the condition that the recommendation includes the Proposed Commitments Concerning Use and Development of Real Estate as outlined in Exhibit 17 and the updated exhibits presented at the March 16, 2026, Plan Commission Meeting (Vote: 7 in favor, 1 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

March 17, 2026
Date

RESOLUTION 26-106

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 26-10

WHEREAS, the City of Westfield (the "City") desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the "Fiscal Plan") and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF MARCH, 2026, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

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 **RESOLUTION 26-106** was delivered to the Mayor of Westfield

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

_____

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **Resolution 26-106**

this _____ day of March, 2026.

_____

Scott Willis, Mayor

I hereby VETO **Resolution 26-106**

this _____ day of March, 2026.

_____

Scott Willis, Mayor

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

Prepared by: Ryan Collingwood, Senior Associate Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
ANNEXATION AREA

Annexation Area

EXHIBIT LEGEND

- ANNEXATION AREA
- EXISTING CITY LIMITS
- PARCELS
- STREETS

Not To Scale

N
W E
S

EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes one (1) parcel of land:

Parcel No. 08-05-35-00-00-003.002

A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

BEGINNING at a point on the north line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West 385.41 feet (assumed bearing) from the northeast corner of said Northwest Quarter, thence South 89 degrees 47 minutes 17 seconds West 481.38 feet on and along the north line of said Northwest Quarter to the northwest corner of a 0.542 tract of real estate described as Tract #3 in instrument #9500589; thence South 00 degrees 26 minutes 28 seconds East 272.40 feet to the southwest corner of said 0.542 acre tract of real estate; thence South 89 degrees 55 minutes 00 seconds East 473.78 feet to a point that bears South 01 degree 08 minutes 45 seconds West from the Point of Beginning; thence North 01 degree 08 minutes 45 seconds East 274.92 feet to the POINT OF BEGINNING. Containing 3.00 acres, more or less and being subject to all applicable easements and right-of-way of record.

Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

Described as real estate generally located on the south side of W. 186th Street.

This Fiscal Plan Supports Ordinance 26-10

This Fiscal Plan is Exhibit C of Resolution 26-106

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the "City") and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the "Annexation Area", as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3)**.
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City's corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6)**.
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4)**.
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6)**.
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5)**.

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield
Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

[The remainder of page intentionally left blank.]

Parcel Analysis

A. Description

The Annexation Area is located on the south side of W. 186th Street (see attached **Exhibit 1**) and encompasses an area of approximately 2.34 acres.

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area contains one residential structure.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is: Wheeler Landing Planned Unit Development (PUD) District.

E. Property Tax Assessment

The 2024 pay 2025 total gross assessed valuation of all real property and its improvements located within the Annexation Area is $242,700.

F. Municipal Property Tax Rate

The existing 2025 pay 2026 property tax rate assessed to all real property and its improvements within the Annexation Area is $2.3448 per $100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

Site construction for the Annexation Area has not started, vertical construction is planned by the developer to be initiated in 2027. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Commercial Structures:

- 2026: No additional structures are estimated to be constructed.
- 2027: One (1) commercial structure with an estimated market value of $150,000,000.
- 2028: No additional structures are estimated to be constructed.
- 2029: No additional structures are estimated to be constructed.
- 2030: No additional structures are estimated to be constructed

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

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Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk-Treasurer's Office, Informatics, Administration, Guest Services, Grand Park, Westfield Welcome, and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments, with the exception of Grand Park, were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk-Treasurer's Office, Informatics, Administration, Guest Services, Westfield Welcome, and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2020 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The ninety-four (94) budgeted uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years**:** Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The Westfield Fire Department is an all-hazard department that provides fire and prevention services, Advanced Life Support (ALS) ambulance transport services, Community Paramedic and Opioid services, as well as hazardous materials, technical rescues, and water rescue incidents throughout the City of Westfield and Westfield Washington Township, as well as Hamilton County. Automatic Aid and Mutual Aid responses are provided by the surrounding fire jurisdictions of Carmel, Noblesville, Fishers, Sheridan, Jackson Township, Cicero, and Wayne Township when service levels drop below minimum.
The Department is budgeted for ninety-seven (97) dedicated men and women who provide fire and life safety services via a command and business center and three (3) fire stations. The Command and Business Center as well as Station 381 is located at 17535 Dartown Road and is staffed with one Battalion Chief, one engine company, one truck company, and one ALS transport ambulance. Station 382 is located at 1920 East 151st Street, and is staffed with one engine company and one ALS transporting ambulance. Station 383 is located at 17944 Grassy Branch Road and is staffed with one ALS engine company.
Annexation of additional territory does not automatically lead to the need for additional personnel or fixed facilities. The department conducts an annual analysis of performance which is what drives the request for additional personnel and fixed facility investments.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Engineering

The Engineering division manages and provides guidance for the city departments and commissions concerning the planning, design, construction, and maintenance of private and public works projects including roadway construction, pavement maintenance, storm drainage, sidewalks, handicap accessibility and other private & public development projects within the city.

b. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

c. Stormwater Services

Westfield's Stormwater utility is designated as an MS4 (Municipal Separate Storm Sewer Systems) by the State of Indiana and the US EPA. MS4 is defined as a conveyance or system of conveyances owned by a state, city, town, or other public entity that discharges to waters of the United States and is designed or used for collecting or conveying storm water. The Stormwater division handles all drainage and stormwater related issues. These include sump lines, standing water, flooding, erosion control and water quality practices.

d. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

e. Street and Road Maintenance

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway ("MVH") fund, the Local Road and Street Fund ("LR&S"), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S is estimated to be $4.92 million in 2026, which is approximately $19,528 per road mile [2].

[2] Based on an estimated two hundred and fifty-two miles of road.

Provision of planned service of a non-capital nature within one year**:** Street Division services can be provided for the Annexation Area with existing personnel, based upon no additional road miles to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

D. Clerk-Treasurer's Office

The Clerk-Treasurer is the Fiscal Officer for the City of Westfield. The Clerk Treasurer serves as the Investment Officer of the City. The Clerk-Treasurer is also responsible for the maintenance of all City Records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Informatics

Informatics supports all City departments with the technology needed to provide services to the citizens of Westfield. The group also helps track all data on properties within city limits with GIS. As new efficiencies and processes are developed, the Informatics Department makes it easier for citizens to interact with the City and get information.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs.

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Administration

a. Communications

The Communications Department effectively engages the community through created and acquired content used in newsletters, social media, local and national media, produced videos and community events. The department uses effective community outreach and messaging tools to create a hospitality industry, to make Westfield a desirable destination for visitors and a source of pride for residents.

b. City Council

The City Council is the legislative branch of our local government. In addition to adopting budgets, levying taxes, and authorizing financial appropriations to fund city operations, the council is responsible for enacting, repealing, and amending local laws.

c. Economic Development

The Economic Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

d. Enterprise Development

The Enterprise Development Department aids the city departments in negotiating contracts and agreements while striving to develop new and creative programs and services to increase efficiency.

e. Human Resources

This Human Resources department maintains the City of Westfield employee benefits programs. This includes health, dental, vision and life insurance as well as retirement planning. Human Resources also oversees all employee worker's compensation claims, personnel and medical files coordination and the development and administration of personnel policies and procedures.

f. Mayor

As the chief executive, the mayor has the duty to oversee city government's various departments. The Mayor also has the power to either approve or veto bills passed by the City Council, the legislative branch.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

G. Guest Services

a. At the City of Westfield, the Guest Services Department works hard to meet every residents request in a welcoming and informative manner. Personnel, located in the Westfield City Services building, field service requests in person, online and via the phone.

b. Billing Services

The Guest Services Department is responsible for the invoicing and collection of revenues for trash, recycling, and stormwater; building permits; and any miscellaneous fees associated with permits, license fees and public information requests.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

H. Westfield Welcome

Westfield Welcome serves city residents and visitors by planning events and offering engagement and volunteer opportunities. In 2019, the city hosted more than 30,000 attendees at community events and logged more than 3,700 volunteer hours to make them happen.

Within the last year, Westfield Welcome launched three new events and several community engagement initiatives including the Westfield Way Hospitality Training program, New Resident program, and the Westfield Way Award recognition program.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

I. Community Development Department

a. Building and Construction Services

The Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

b. Planning and Zoning Services

The Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals, including administration of the Unified Development Ordinance. These responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

Other Services

A. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the "Utility") operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility's water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility's policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility's policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is $242,700. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately no additional miles of road.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

The property within the Annexation Area will be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2026, will not be realized until May and November of 2027. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is not subdivided and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2026 is $1.9372. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to $2.3448, an increase of $0.4076. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

Annexation Area

EXHIBIT LEGEND

ANNEXATION AREA

EXISTING CITY LIMITS

PARCELS

STREETS

Not To Scale

N

W E

S

Exhibit 2

Annexation Area: Legal Description

This description includes one (1) parcel of land:

Parcel No. 08-05-35-00-00-003.002

A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

BEGINNING at a point on the north line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West 385.41 feet (assumed bearing) from the northeast corner of said Northwest Quarter, thence South 89 degrees 47 minutes 17 seconds West 481.38 feet on and along the north line of said Northwest Quarter to the northwest corner of a 0.542 tract of real estate described as Tract #3 in instrument #9500589; thence South 00 degrees 26 minutes 28 seconds East 272.40 feet to the southwest corner of said 0.542 acre tract of real estate; thence South 89 degrees 55 minutes 00 seconds East 473.78 feet to a point that bears South 01 degree 08 minutes 45 seconds West from the Point of Beginning; thence North 01 degree 08 minutes 45 seconds East 274.92 feet to the POINT OF BEGINNING. Containing 3.00 acres, more or less and being subject to all applicable easements and right-of-way of record.

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"
Parcel # 08-05-35-00-00-003.002

Computation of Estimated Property Taxes

Year	Estimated Assessed Value	Exemptions	Estimated Net Assessed Value	Tax Rate	Estimated Tax Revenue
1st	$275,454	$0	$275,454	0.7163	$1,973
2nd	$150,000,000	$0	$150,000,000	0.7163	$1,074,450
3rd	$150,000,000	$0	$150,000,000	0.7163	$1,074,450
4th	$150,000,000	$0	$150,000,000	0.7163	$1,074,450
5th	$150,000,000	$0	$150,000,000	0.7163	$1,074,450

Assumption 1: The City will begin receiving property tax from the annexed area starting in taxes payable 2027. (See Financial Summary).

Assumption 2: The tax rate for all years will be the 2026 tax rate of 0.7163.

EXHIBIT 3

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"

Estimated Revenue Generated

	1st Year	2nd Year	3rd Year	4th Year
Net Assessed Value	$275,454	$150,000,000	$150,000,000	$150,000,000
Property Tax Revenue	$1,973	$1,074,450	$1,074,450	$1,074,450
Income Tax (LIT)	$0	$0	$0	$0
Excise Tax (CVET)	$42	$23,059	$23,059	$23,059
Circuit Breaker Reduction	($997)	$0	$0	$0
Motor Vehicle Highway	$0	$0	$0	$0
Local Road and Street	$0	$0	$0	$0
Total Revenue	$1,018	$1,097,509	$1,097,509	$1,097,509

EXHIBIT 3

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"

Estimated Non-Capital Costs

	1st Year	2nd Year	3rd Year	4th Year
Police	$841	$841	$841	$841
Fire	$1,311	$1,311	$1,311	$1,311
Lighting	$0	$0	$0	$0
Fire Hydrants	$0	$0	$0	$0
Streets and Roads Maintenance	$422	$422	$422	$422
Parks	$0	$0	$0	$0
Admin & General Departments				
Administrative	$0	$0	$0	$0
Community Development Planning	$0	$0	$0	$0
Building Department	$144	$144	$144	$144
Information Technology	$0	$0	$0	$0
Clerk	$81	$81	$81	$81
Mayor	$0	$0	$0	$0
City Council	$0	$0	$0	$0
Street Department	$280	$280	$280	$280
Total Non-Capital Costs	$3,078	$3,078	$3,078	$3,078

EXHIBIT 3

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"

Estimated Capital Costs

	1st Year	2nd Year	3rd Year	4th Year
Street Department	$0	$0	$0	$0
Street Lighting	$0	$0	$0	$0
Wastewater	$0	$0	$0	$0
Water	$0	$0	$0	$0
Electric	$0	$0	$0	$0
Cumulative Capital	$0	$0	$0	$0
Total Capital Costs	$0	$0	$0	$0

Assumption: No capital costs are expected to be incurred, in this time period, in the Annexation Area.

EXHIBIT 3

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"

Fiscal Plan Summary

	1st Year	2nd Year	3rd Year	4th Year
Revenue	$1,018	$1,097,509	$1,097,509	$1,097,509
Non-Capital Costs	$3,078	$3,078	$3,078	$3,078
Capital Costs	$0	$0	$0	$0
Net	($2,060)	$1,094,431	$1,094,431	$1,094,431

EXHIBIT 4

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"
Parcel # 08-05-35-00-00-003.002

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change

	Westfield Taxing District	Westfield-Washington Twp. Taxing District
Homestead Portion		
Net Assessed Value	$242,700	$242,700
Pay 2026 Tax Rate (not including referendum)	2.3448	1.9372
Circuit Breaker Credit (1% cap)	$3,264	$2,275
Estimated Net Property Taxes Paid by Owner	$2,427	$2,427
Agricultural/Rental Portion		
Net Assessed Value	0	0
Pay 2065 Tax Rate (not including referendum)	2.3448	1.9372
Circuit Breaker Credit (2% cap)	0	0
Estimated Net Property Taxes Paid by Owner	$0	$0
Non-Homestead Portion		
Net Assessed Value	0	0
Pay 2026 Tax Rate (not including referendum)	2.3448	1.9372
Circuit Breaker Credit (3% cap)	0	0
Estimated Net Property Taxes Paid by Owner	0	0
Total Estimated Net Property Taxes Paid by Owner	0	0
Plus School Referendum (Total Tax Rate of 0.2490)	$604	$604
Total Estimated Net Property Taxes Paid by Owner	$3,031	$3,031

EXHIBIT 4

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"

Property Tax Impact & Circuit Breaker Report

Before Annexation

	Pay 2026 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credits	Estimated Net Property Tax
Hamilton County	0.2737	14.13%	$664	$321	$343
Washington Township	0.3314	17.11%	$804	$389	$415
Westfield Public Library	0.0414	2.14%	$100	$49	$52
Westfield-Washington School Corp.	1.2883	66.50%	$3,127	$1,513	$1,614
Solid Waste District	0.0024	0.12%	$6	$3	$3
Total	1.9372		$4,702	$2,275	$2,427

After Annexation

	Pay 2026 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credits	Estimated Net Property Tax
Hamilton County	0.2737	11.67%	$664	$381	$283
Washington Township	0.0227	0.97%	$55	$32	$23
Westfield Public Library	0.0414	1.77%	$100	$58	$43
Westfield-Washington School Corp.	1.2883	54.94%	$3,127	$1,793	$1,333
Solid Waste District	0.0024	0.10%	$6	$3	$2
City of Westfield	0.7163	30.55%	$1,738	$997	$741
Total	2.3448		$5,691	$3,264	$2,427

EXHIBIT 4

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"

Estimated Allocation of Annual Property Tax

Before Annexation

	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	0.2737	0.2737	0.2737	0.2737
Washington Township	0.3314	0.3314	0.3314	0.3314
Westfield Public Library	0.0414	0.0414	0.0414	0.0414
Westfield-Washington School Corp.	1.2883	1.2883	1.2883	1.2883
Solid Waste District	0.0024	0.0024	0.0024	0.0024
Total	1.9372	1.9372	1.9372	1.9372

After Annexation

	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	0.2737	0.2737	0.2737	0.2737
Washington Township	0.0227	0.0227	0.0227	0.0227
Westfield Public Library	0.0414	0.0414	0.0414	0.0414
Westfield-Washington School Corp.	1.2883	1.2883	1.2883	1.2883
Solid Waste District	0.0024	0.0024	0.0024	0.0024
City of Westfield	0.7163	0.7163	0.7163	0.7163
Total	2.3448	2.3448	2.3448	2.3448

EXHIBIT 5

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"
Parcel # 08-05-35-00-00-003.002

Estimated Allocation of Annual Property Tax and Circuit Breaker Credits

Parcel ID	Owner	Parcel Address	2024 Payable 2025 Assessed Value	Remonstrance Waiver
08-05-35-00-00-003.002	Marcum, Richard L. & Matthew T Marcum Jt/Rs	101 W 186th St, Westfield, IN 46074	$242,700	No
Total			$242,700	

EXHIBIT 6

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"
Parcel #08-05-35-00-00-003.002

Estimated Impact to Other Governmental Entities - Local Income Tax

	Actual 2026	Estimated Year 1 Annexation	Estimated Year 2 Annexation	Estimated Year 3 Annexation	Estimated Year 4 Annexation
Hamilton County	$72,601,604	$72,601,604	$72,601,604	$72,601,604	$72,601,604
Adams Township	$0	$0	$0	$0	$0
Clay Township	$1,586,224	$1,586,224	$1,586,224	$1,586,224	$1,586,224
Delaware Township	$685,519	$685,519	$685,519	$685,519	$685,519
Fall Creek Township	$1,084,483	$1,084,483	$1,084,483	$1,084,483	$1,084,483
Jackson Township	$909,931	$909,931	$909,931	$909,931	$909,931
Noblesville Township	$1,495,655	$1,495,655	$1,495,655	$1,495,655	$1,495,655
Washington Township	$1,147,278	$1,147,278	$1,147,278	$1,147,278	$1,147,278
Wayne Township	$434,671	$434,671	$434,671	$434,671	$434,671
White River Township	$361,313	$361,313	$361,313	$361,313	$361,313
Carmel Civil City	$64,310,441	$64,310,441	$64,310,441	$64,310,441	$64,310,441
Noblesville Civil City	$37,411,385	$37,411,385	$37,411,385	$37,411,385	$37,411,385
Arcadia Civil Town	$491,279	$491,279	$491,279	$491,279	$491,279
Atlanta Civil Town	$152,207	$152,207	$152,207	$152,207	$152,207
Cicero Civil Town	$1,890,203	$1,890,203	$1,890,203	$1,890,203	$1,890,203
Fishers Civil City	$42,077,319	$42,077,319	$42,077,319	$42,077,319	$42,077,319
Sheridan Civil Town	$1,736,835	$1,736,835	$1,736,835	$1,736,835	$1,736,835
Westfield Civil City	$29,526,520	$29,526,520	$29,526,520	$29,526,520	$29,526,520
Hamilton North Public Library	$230,737	$230,737	$230,737	$230,737	$230,737
Carmel-Clay Public Library	$4,294,380	$4,294,380	$4,294,380	$4,294,380	$4,294,380
Hamilton East Public Library	$4,507,094	$4,507,094	$4,507,094	$4,507,094	$4,507,094
Sheridan Public Library	$240,087	$240,087	$240,087	$240,087	$240,087
Westfield Public Library	$1,054,164	$1,054,164	$1,054,164	$1,054,164	$1,054,164
Hamilton Co. Solid Waste Mgmt. Dist.	$103,453	$103,453	$103,453	$103,453	$103,453
Hamilton Co. Airport Auth.	$753,848	$753,848	$753,848	$753,848	$753,848

EXHIBIT 6

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 26-106"
Parcel #08-05-35-00-00-003.002

Estimated Impact to Other Governmental Entities - Circuit Breaker Credits

	Actual 2025	Estimated Year 1 Annexation	Estimated Year 2 Annexation	Estimated Year 3 Annexation	Estimated Year 4 Annexation
Hamilton County	$6,594,137	$6,594,137	$6,594,137	$6,594,137	$6,594,137
Adams Township	$0	$0	$0	$0	$0
Clay Township	$183,369	$183,369	$183,369	$183,369	$183,369
Delaware Township	$23,964	$23,964	$23,964	$23,964	$23,964
Fall Creek Township	$15,037	$15,037	$15,037	$15,037	$15,037
Jackson Township	$5,929	$5,929	$5,929	$5,929	$5,929
Noblesville Township	$40,605	$40,605	$40,605	$40,605	$40,605
Washington Township	$126,415	$126,415	$126,415	$126,415	$126,415
Wayne Township	$23,639	$23,639	$23,639	$23,639	$23,639
White River Township	$1,830	$1,830	$1,830	$1,830	$1,830
Carmel Civil City	$2,515,140	$2,515,140	$2,515,140	$2,515,140	$2,515,140
Noblesville Civil City	$8,787,286	$8,787,286	$8,787,286	$8,787,286	$8,787,286
Arcadia Civil Town	$56,140	$56,140	$56,140	$56,140	$56,140
Atlanta Civil Town	$6,468	$6,468	$6,468	$6,468	$6,468
Cicero Civil Town	$77,112	$77,112	$77,112	$77,112	$77,112
Fishers Civil City	$3,138,317	$3,138,317	$3,138,317	$3,138,317	$3,138,317
Sheridan Civil Town	$340,697	$340,697	$340,697	$340,697	$340,697
Westfield Civil City	$5,739,241	$5,739,241	$5,739,241	$5,739,241	$5,739,241
Hamilton Southeastern School Corp.	$4,753,827	$4,753,827	$4,753,827	$4,753,827	$4,753,827
Hamilton Heights School Corp.	$260,568	$260,568	$260,568	$260,568	$260,568
Westfield-Washington School Corp.	$8,430,001	$8,430,001	$8,430,001	$8,430,001	$8,430,001
Sheridan Community Schools	$322,077	$322,077	$322,077	$322,077	$322,077
Carmel-Clay School Corp.	$1,896,463	$1,896,463	$1,896,463	$1,896,463	$1,896,463
Noblesville School Corp.	$5,721,627	$5,721,627	$5,721,627	$5,721,627	$5,721,627
Hamilton North Public Library	$12,043	$12,043	$12,043	$12,043	$12,043
Carmel-Clay Public Library	$190,089	$190,089	$190,089	$190,089	$190,089
Hamilton East Public Library	$594,629	$594,629	$594,629	$594,629	$594,629
Sheridan Public Library	$19,799	$19,799	$19,799	$19,799	$19,799
Westfield Public Library	$327,680	$327,680	$327,680	$327,680	$327,680
Hamilton Co. Solid Waste Mgmt. Dist.	$58,274	$58,274	$58,274	$58,274	$58,274

Annexation Area

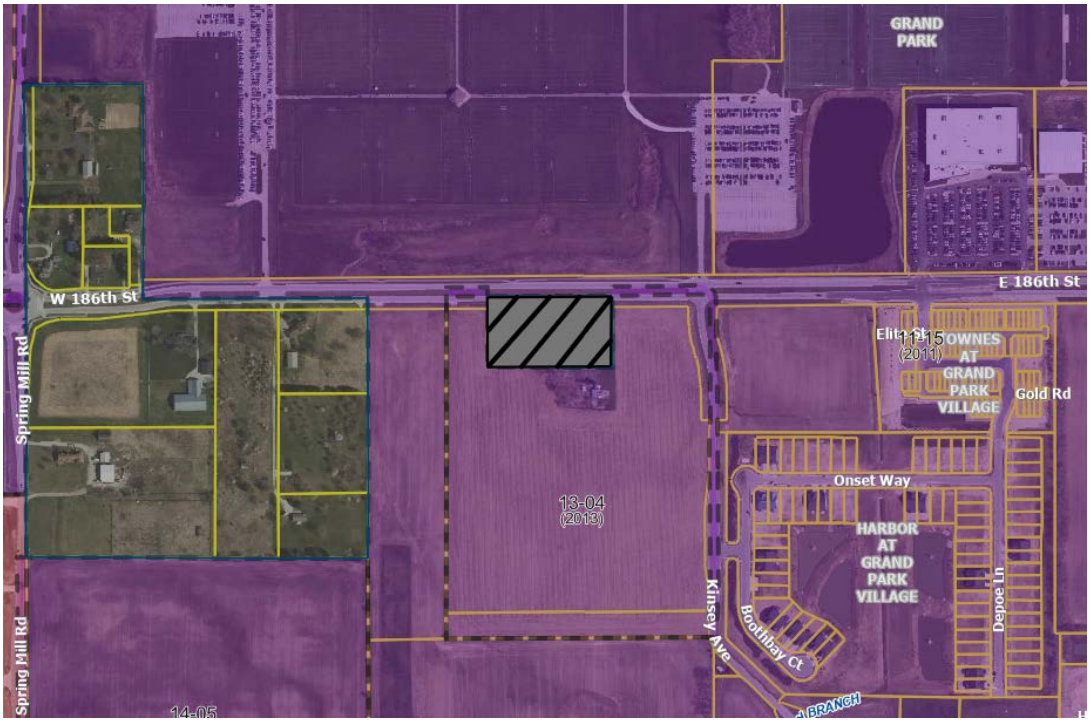

EXHIBIT LEGEND

- ANNEXATION AREA
- EXISTING CITY LIMITS
- PARCELS
- STREETS

Not To Scale

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ORDINANCE 26-10

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the "Council") has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the "Annexation Area") have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on March 9, 2026 as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 26-106); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the south side of W. 186th Street, and adjacent to the existing corporate limits along all boundaries of the parcel, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS_____DAY OF MARCH, 2026.

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 26-10** was delivered to the Mayor of Westfield

on the_____day of March, 2026, at_____m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 26-10

this_____day of March, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO Ordinance 26-10

this_____day of March, 2026.

_____
Scott A. Willis, Mayor

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

Prepared by: Ryan Collingwood, Senior Associate Planner
City of Westfield Community Development Department
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A

Annexation Area

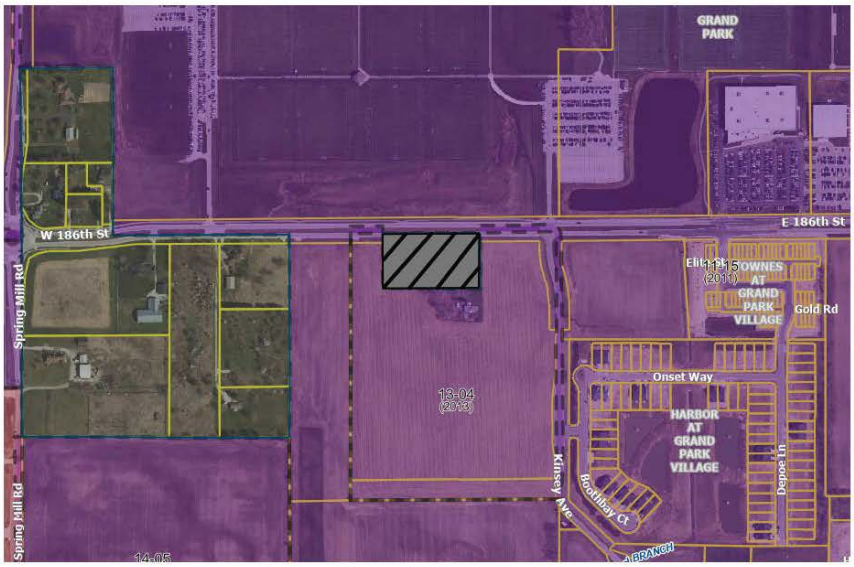

EXHIBIT LEGEND

- ANNEXATION AREA
- EXISTING CITY LIMITS
- PARCELS
- STREETS

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EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes one (1) parcel of land:

A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

BEGINNING at a point on the north line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West 385.41 feet (assumed bearing) from the northeast corner of said Northwest Quarter, thence South 89 degrees 47 minutes 17 seconds West 481.38 feet on and along the north line of said Northwest Quarter to the northwest corner of a 0.542 tract of real estate described as Tract #3 in instrument #9500589; thence South 00 degrees 26 minutes 28 seconds East 272.40 feet to the southwest corner of said 0.542 acre tract of real estate; thence South 89 degrees *55* minutes 00 seconds East 473.78 feet to a point that bears South 01 degree 08 minutes 45 seconds West from the Point of Beginning; thence North 01 degree 08 minutes 45 seconds East 274.92 feet to the POINT OF BEGINNING. Containing 3.00 acres, more or less and being subject to all applicable easements and right-of-way of record.

Annexation Area

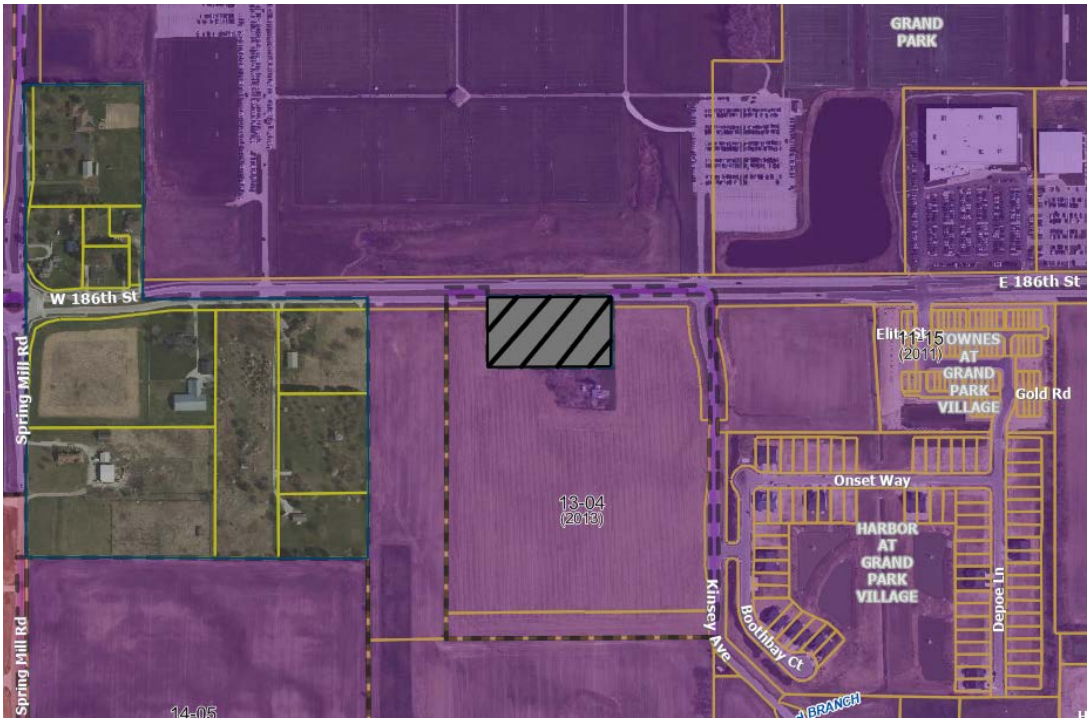

EXHIBIT LEGEND

- ANNEXATION AREA
- EXISTING CITY LIMITS
- PARCELS
- STREETS

Not To Scale

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ORDINANCE 26-12

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CREATING A NEW FUND- THE DEPARTMENT OF JUSTICE ("DOJ") EQUITABLE SHARING PROGRAM FUND (Fund No. 240)

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

WHEREAS, guidance in the September 2020 Indiana State Board of Accounts ("SBOA") Cities and Towns Bulletin provides that the Council may, by ordinance, create as many funds as necessary to operate the City;

WHEREAS, the Westfield Police Department ("WPD") has joined the federal Department of Justice's ("DOJ") Equitable Sharing Program ("Program"), whereby WPD may request an equitable share of the net proceeds of a forfeiture when WPD directly participates in a law enforcement effort that results in a federal forfeiture;

WHEREAS, participation in the Program requires the City to track and maintain equitably shared funds in a separate fund; and

WHEREAS, the Council finds that creating a new fund to track revenues and expenditures related to participation in the Program will promote transparency and efficiency, comply with DOJ and SBOA guidance, and be in the best interests of the citizens of the City.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Indiana, that:

Section 1. Recitals. The foregoing recitals are fully incorporated herein by reference.

Section 2. Fund Creation. There is hereby created a new non-reverting fund entitled the DOJ Equitable Sharing Program Fund, which shall be given Fund No. 240.

Section 3. Fund Revenue. The DOJ Equitable Sharing Program Fund shall receive all revenue from forfeitures and seizures equitably shared and distributed through the Program, and related interest. Revenue from forfeitures and seizures equitably shared and distributed through the Program shall not be deposited into a

different fund unless required or permitted by applicable law or regulations, or the DOJ's Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies ("Guide to Equitable Sharing").

Section 4. Fund Expenditures. Expenditures from the DOJ Equitable Sharing Program Fund shall be restricted and used exclusively in accordance with applicable laws and regulations and the Guide to Equitable Sharing, as may be revised from time to time. Equitably shared funds shall be used for law enforcement purposes that directly supplement the City's appropriated resources, and shall not be used to replace or supplant the City's appropriated resources.

Section 5. Life of the Fund. The DOJ Equitable Sharing Program Fund shall be perpetual until terminated by a duly passed Ordinance of the Council, and all monies in the DOJ Equitable Sharing Program Fund at the end of a calendar year shall not revert to another fund but shall remain in the DOJ Equitable Sharing Program Fund as separate, non-reverting funds.

Section 6. Disposition of Fund Balance. Upon termination of the DOJ Equitable Sharing Program Fund, the fund balance shall be disposed of in accordance with the Guide to Equitable Sharing, and applicable laws.

Section 7. Compliance. The City, and its Clerk Treasurer's office, shall comply with all applicable requirements in the Guide to Equitable Sharing, shall implement all required accounting procedures and internal controls, and shall follow all applicable laws, SBOA guidance, and internal controls in managing the DOJ Equitable Sharing Program Fund.

Section 8. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this Ordinance are hereby repealed.

Section 9. Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 10. This Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2026 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

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

ATTEST:

_____

Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 26-12 was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-12

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

I hereby VETO ORDINANCE 26-12

this _____ day of _____, 2026.

_____
Scott A. Willis, Mayor

This document was prepared by Kaitlin Glazier, City of Westfield, 2728 East 171st Street, Westfield, IN.

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

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

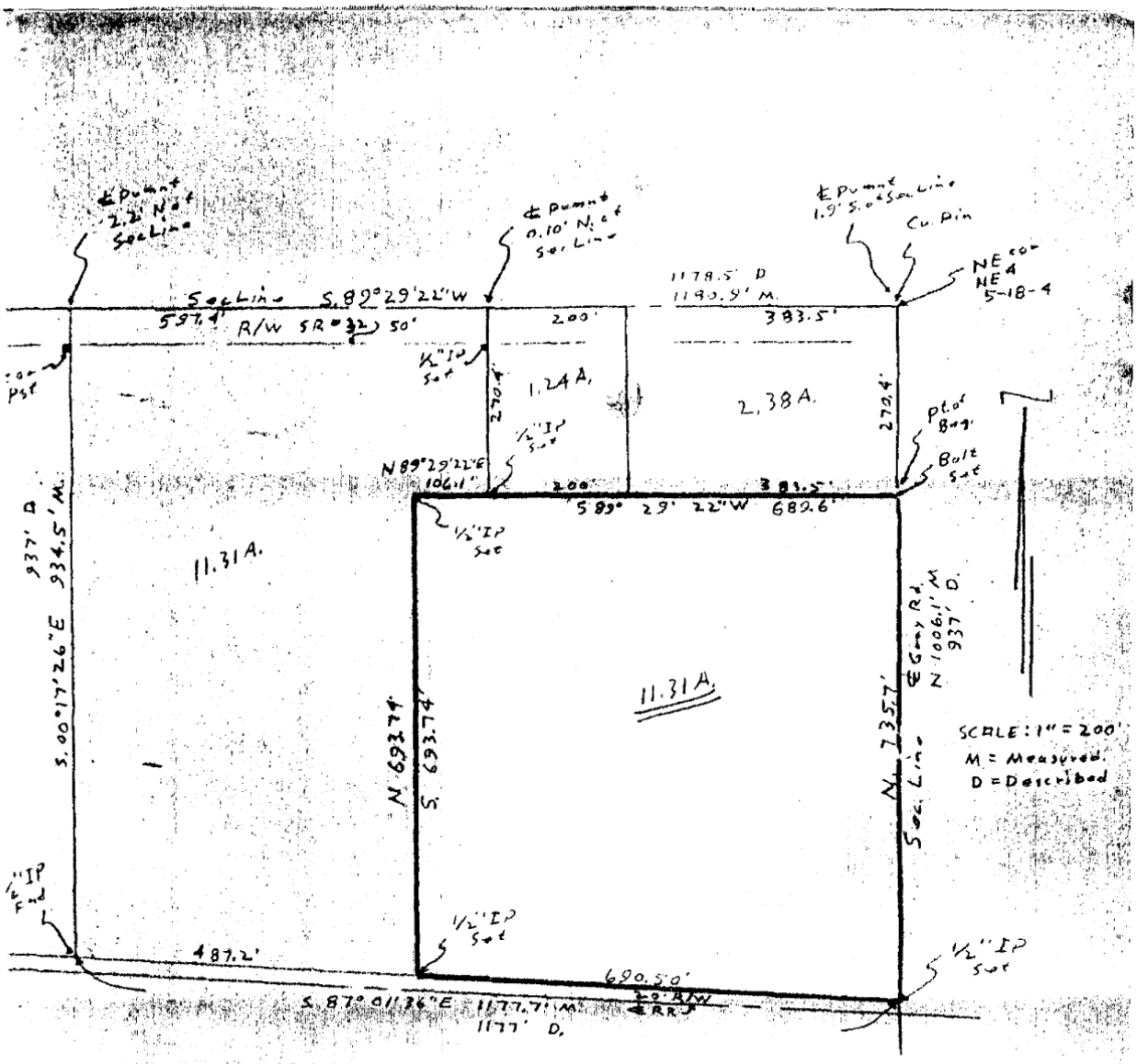
This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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.

Exhibit A

"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.

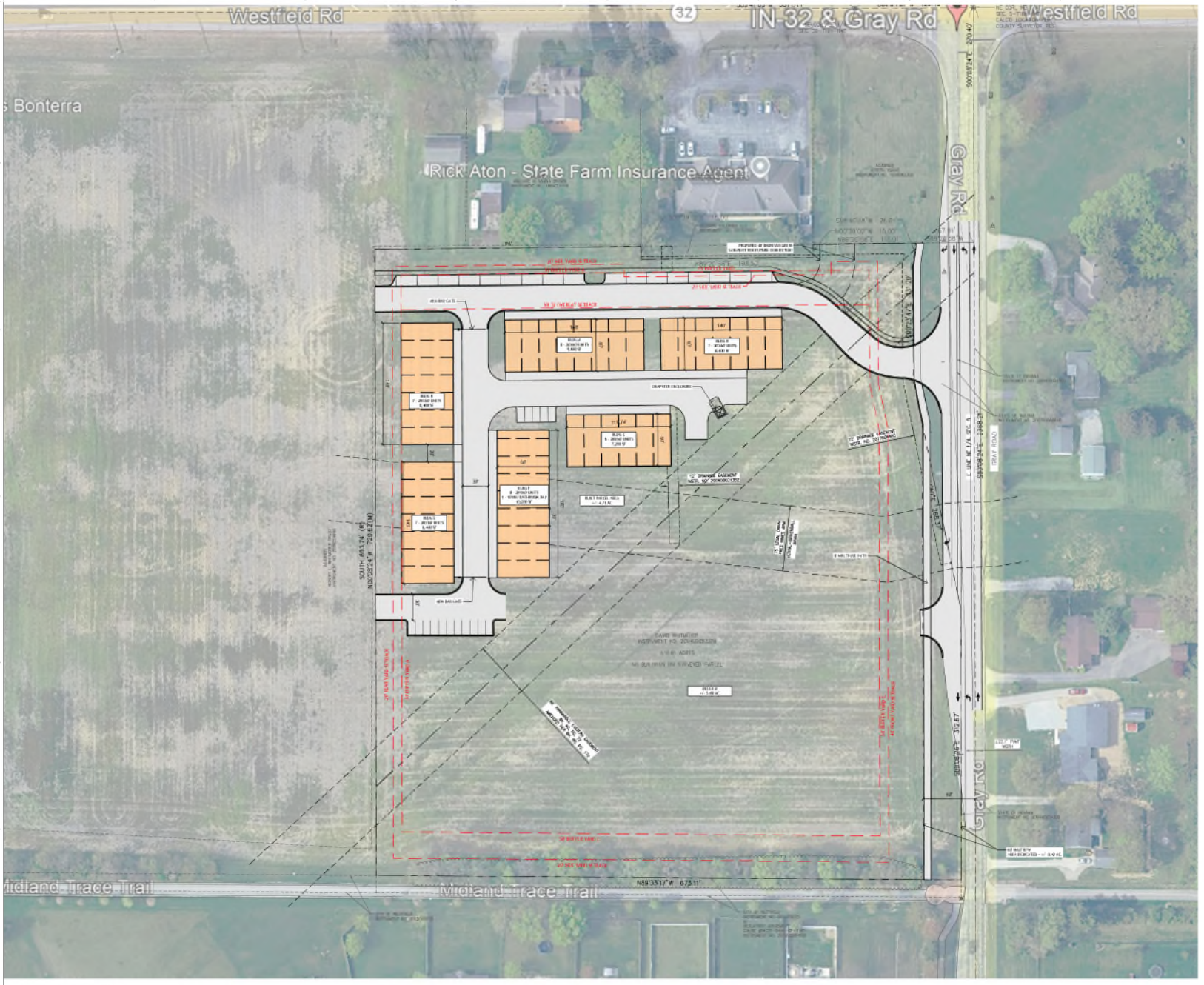
Carl C. Raquet

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

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

Exhibit B

"Concept Plan"



SCALE: 1"=50'

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

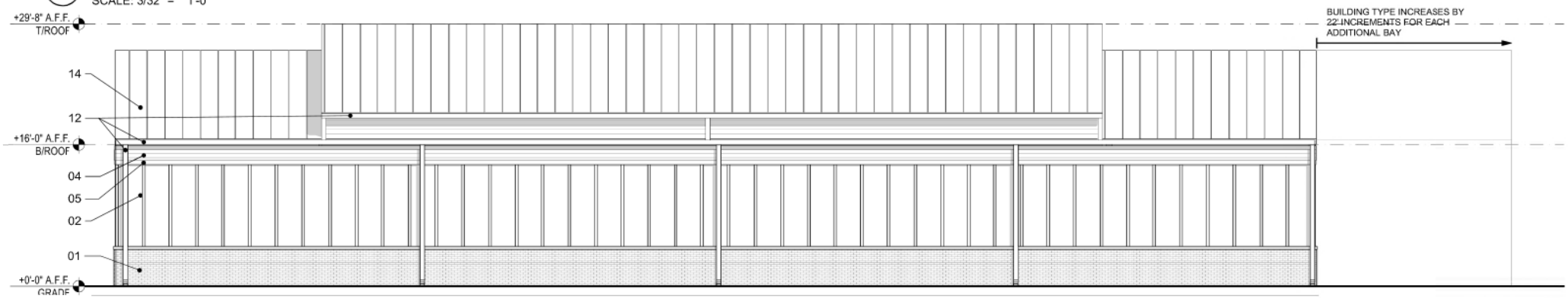
"Building Details"

The Building Details appear on the following 7 pages of this Ordinance.

BUILT
101
102
103
104

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:
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- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

04 JAMES HARDIE "HARDIE LAP SIDING" COLOR #1:
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- COLOR(S) BY ARCH. FROM MANUF. FULL RANGE

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- 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

09 OVERHEAD GARAGE DOOR:
FACTORY-FINISHED METAL OVERHEAD ROLL-UP DOOR WITH CONTRASTING COLOR TO BE SELECTED BY ARCHITECT. DOOR TO INCORPORATE ASYMMETRICAL GLAZING PANELS ON ONE SIDE. PROVIDE COMPLETE WITH HARDWARE AND WEATHERSTRIPPING PER MANUFACTURER'S RECOMMENDATIONS.

10 WOOD-LOOK CANOPY SUPPORT BRACKET

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

13 BUILDING SIGNAGE BY OWNER

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16 FIXED VINYL WINDOW

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

BABA architects

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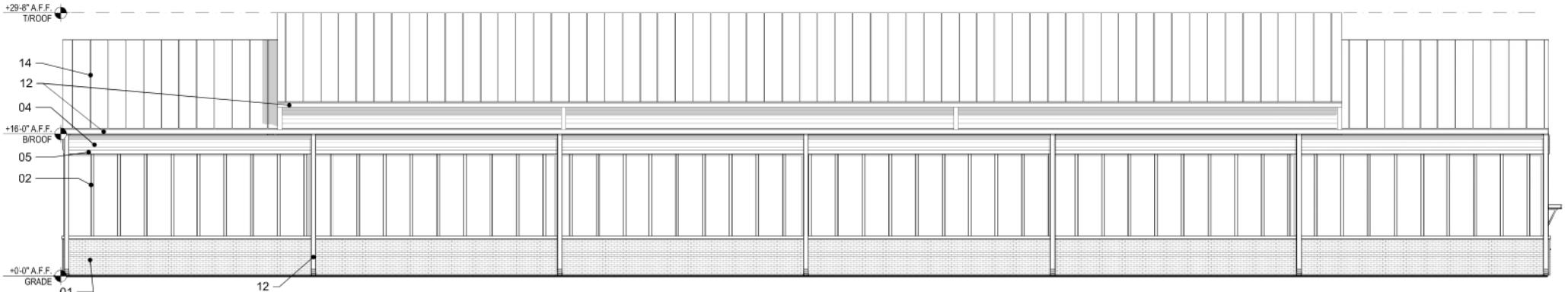
1 BUILDING TYPE B - FRONT ELEV.

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



2 BUILDING TYPE B - REAR ELEV.

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

ELEVATION KEY

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11/30/2025

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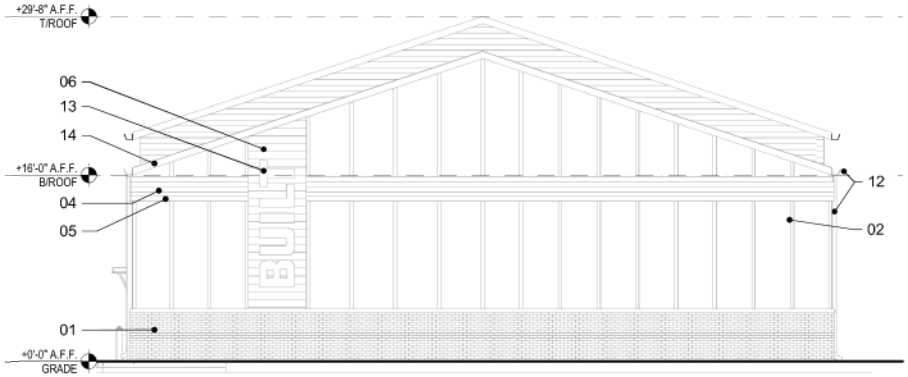
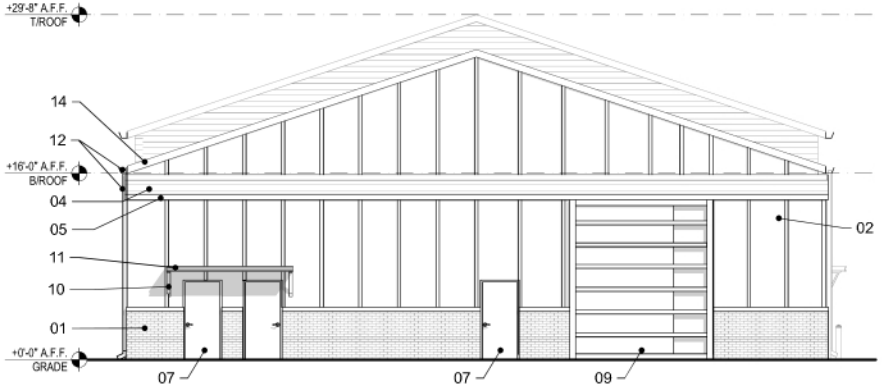


1 BUILDING TYPE B - SIDE 1 ELEV.

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



2 BUILDING B TYPE - SIDE 2 ELEV.

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

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16 FIXED VINYL WINDOW

DRAFT–NOT FOR CONSTRUCTION
BUILT of Westfield
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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16 FIXED VINYL WINDOW

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

BABA architects

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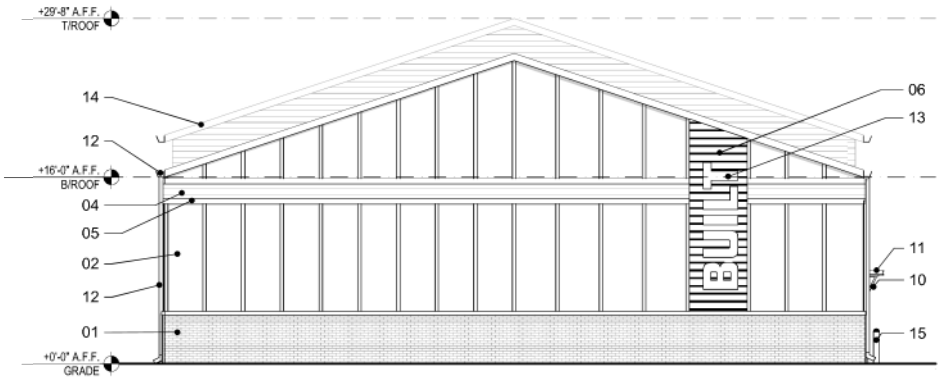
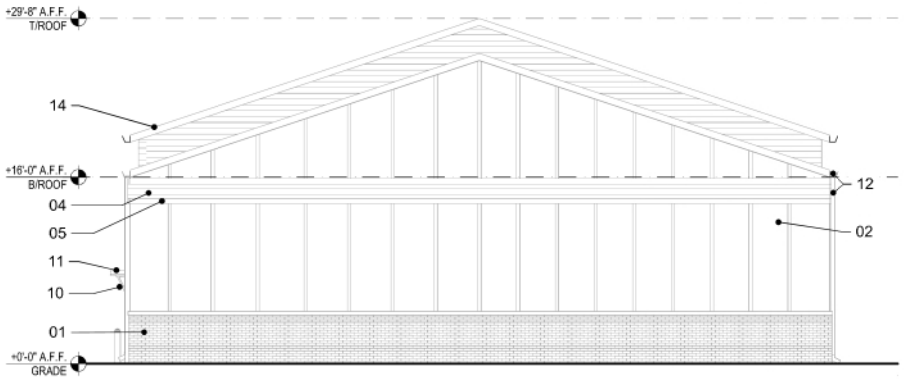


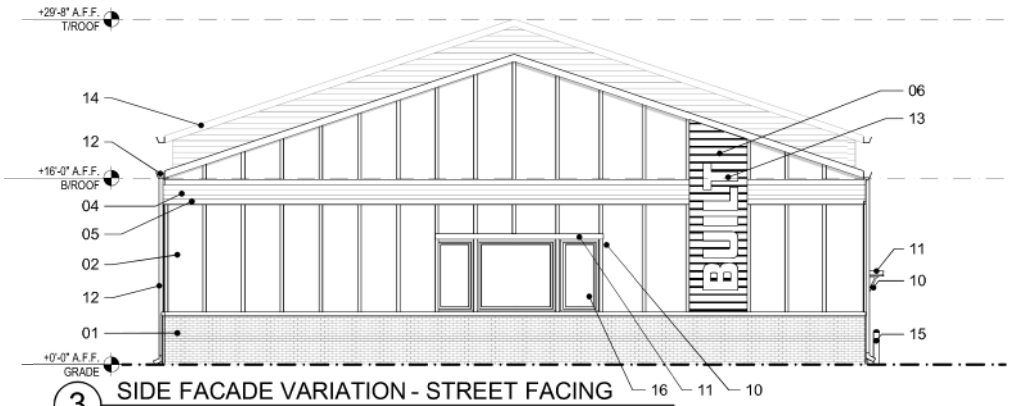
1 BUILDING TYPE C - SIDE 1 ELEV.

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

ELEVATION KEY

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16 FIXED VINYL WINDOW

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

BABA architects

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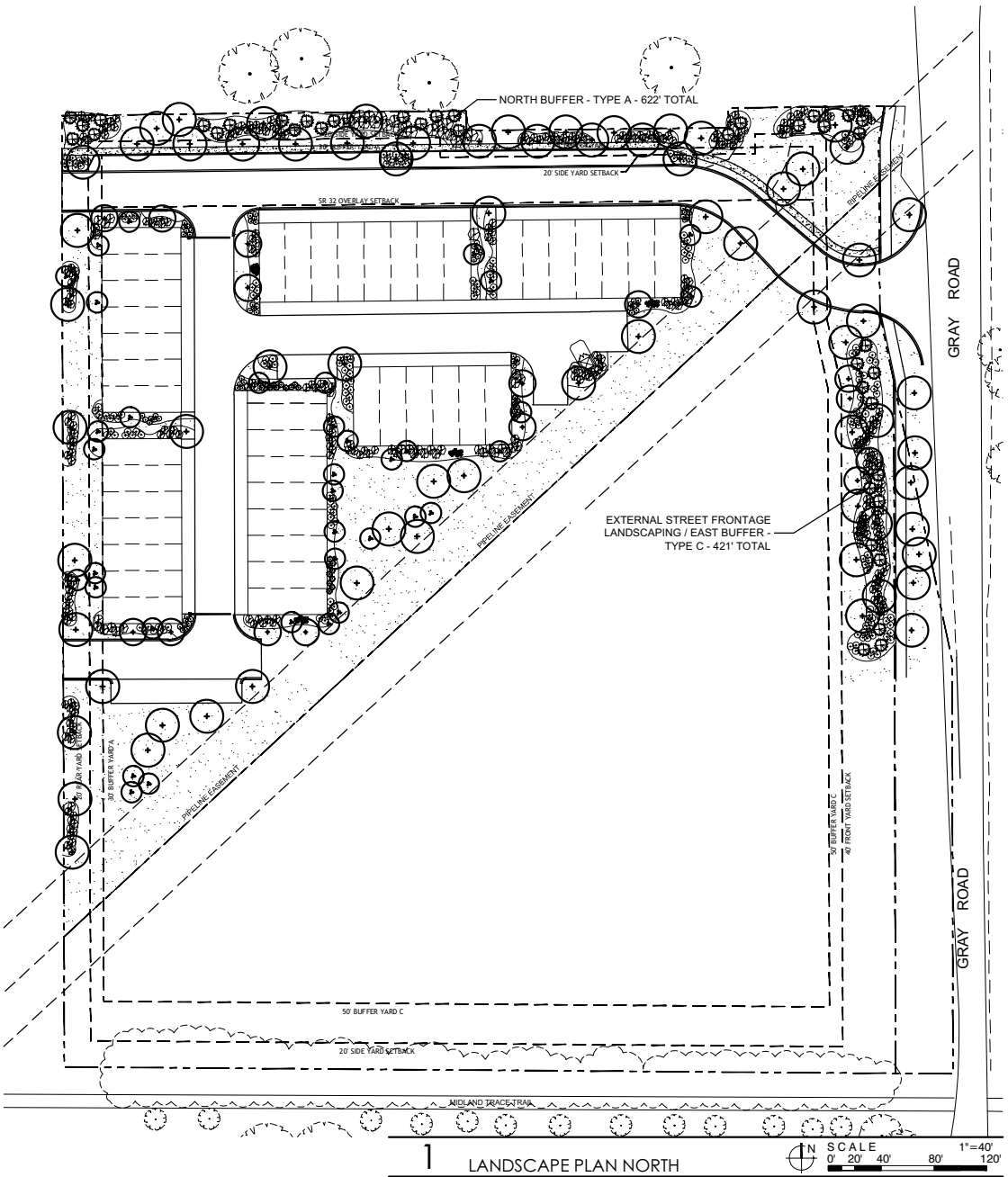
Exhibit D

"Landscaping Plan"

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



1 LANDSCAPE PLAN NORTH

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

BABA architects

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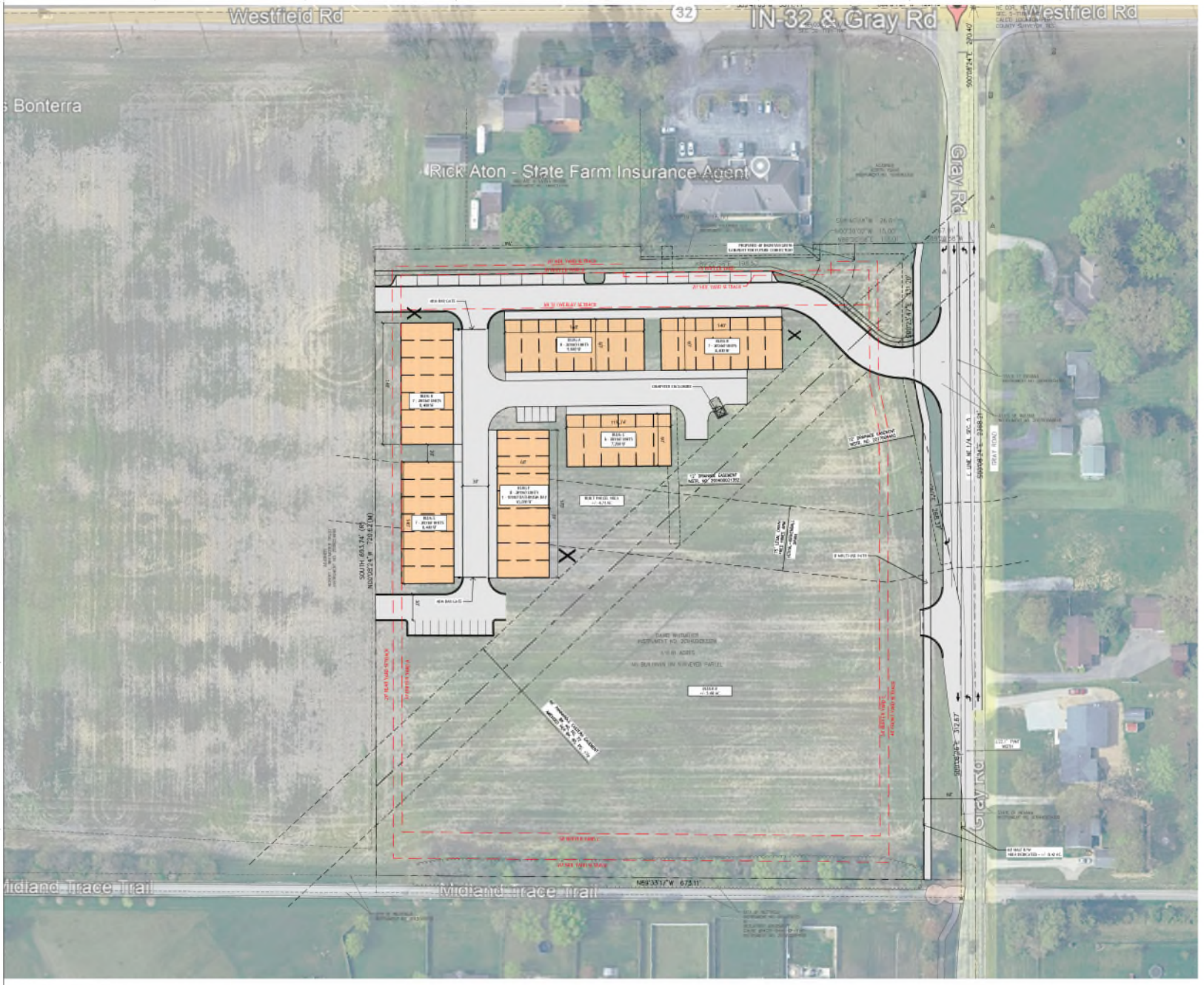
Exhibit F

"Architectural Signage Locations"

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



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

BUILT
WESTFIELD, IN

IN-32 & GRAY RD
WESTFIELD, IN 46082

CONCEPTUAL
SITE PLAN

25-110

CP-17

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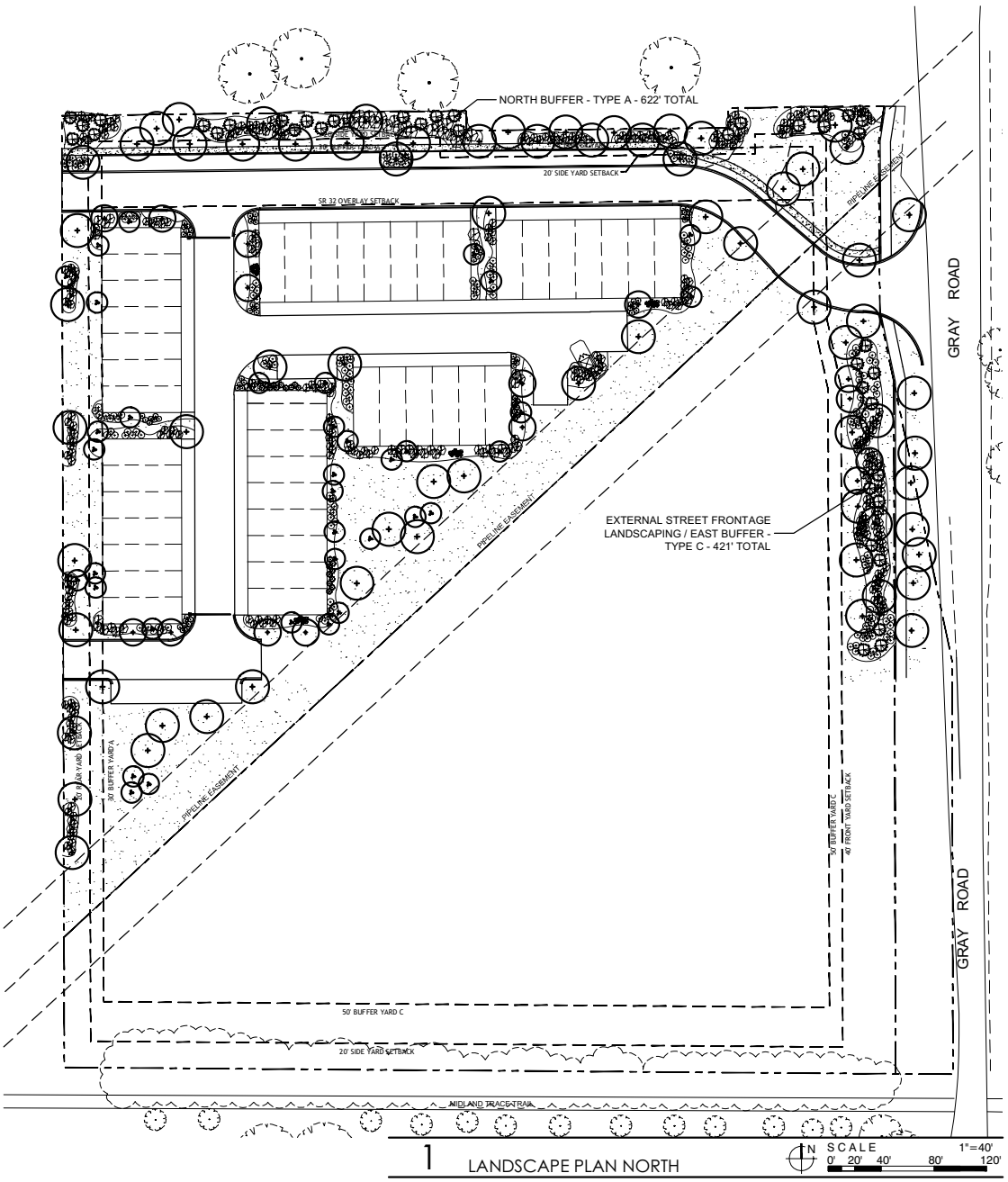

1 LANDSCAPE PLAN NORTH

N SCALE 1"=40'
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Master Planning
Site Planning
1955 N. Wilmot Ave
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ph. 773.697.4388
www.LGWLA.com

SEAL

LICENSED LANDSCAPE ARCHITECT
LARRY C. GOODOLE
STATE OF ILLINOIS

EXPIRES 08/2027

PROJECT TEAM

CIVIL ENGINEER:

CONTOUR
DESIGN AND ENGINEERING

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

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2511032

DATE
11-19-2025

DRAWN BY: LCG | APPROVED BY: LCG

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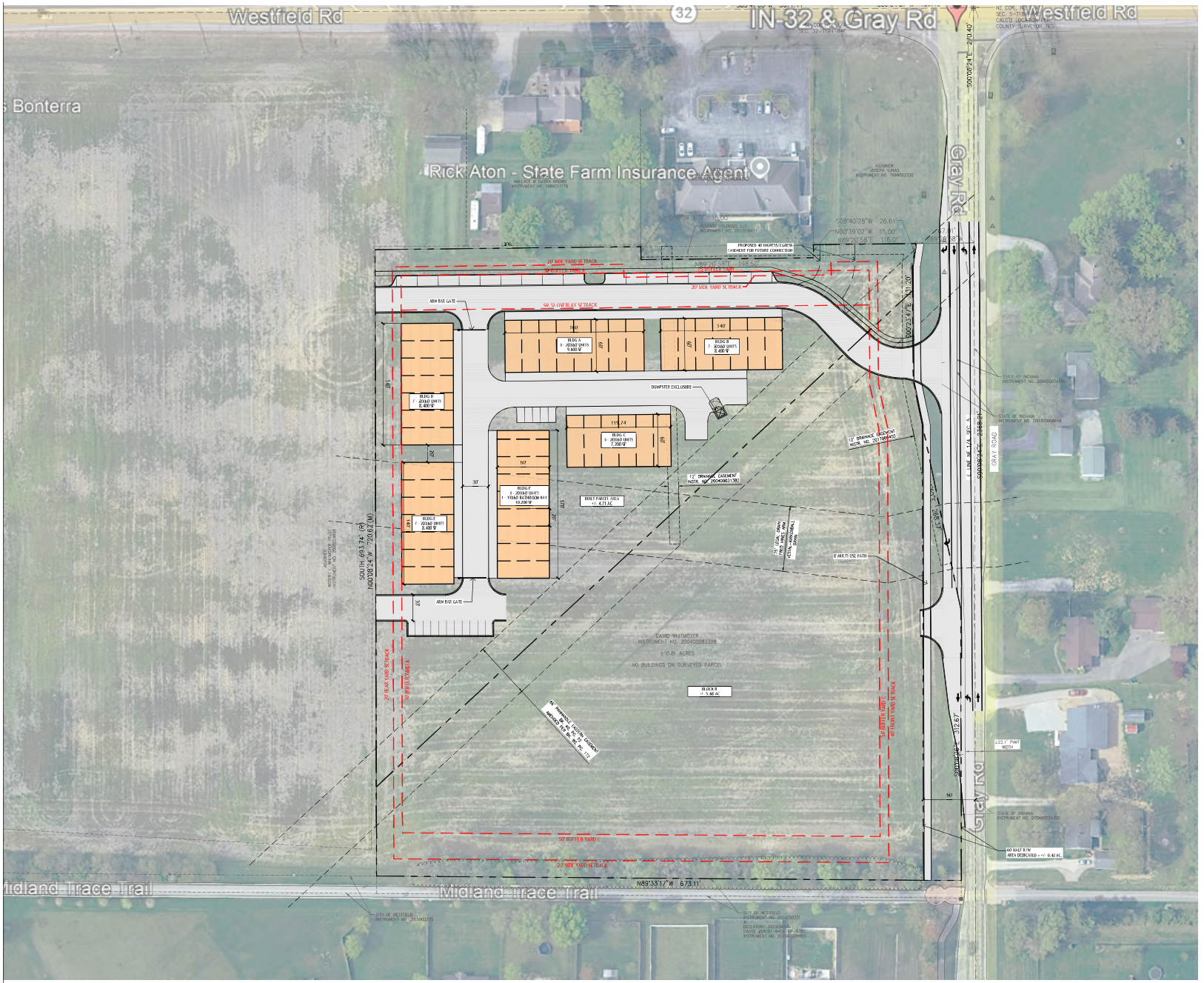
LANDSCAPE PLAN
NORTH

SHEET NUMBER
L2.1



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

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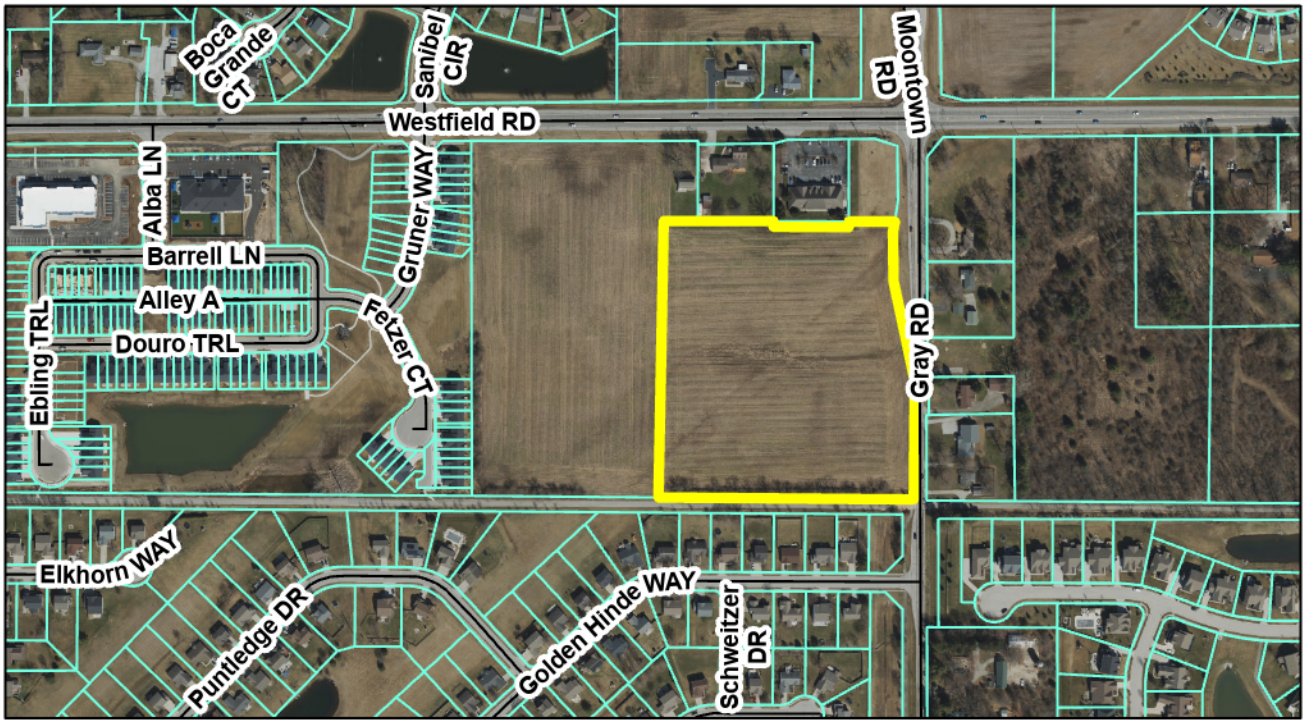
CITY OF Westfield INDIANA

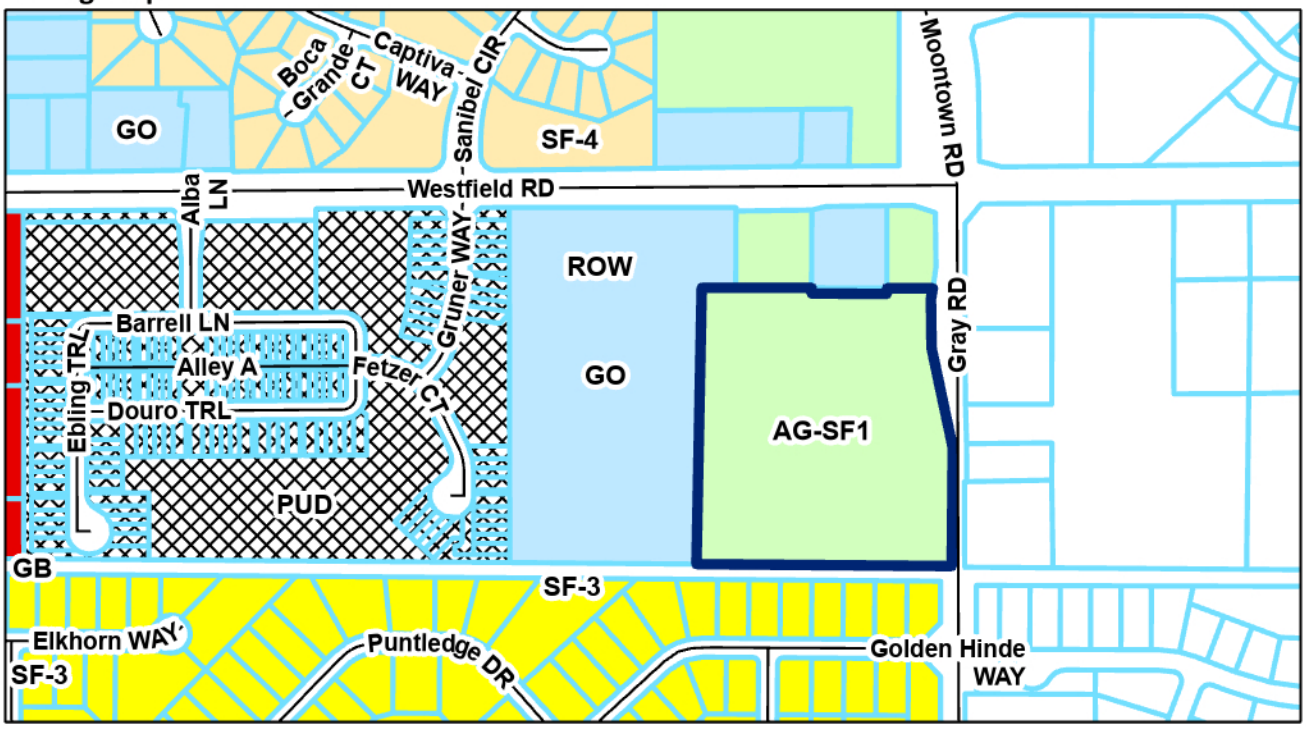
Property Location Map
17410 Gray Rd
2601-PUD-01

N W E S

Aerial Location Map



Zoning Map



Legend

Subject Parcel

0 0.04 0.08 0.16 Miles

N

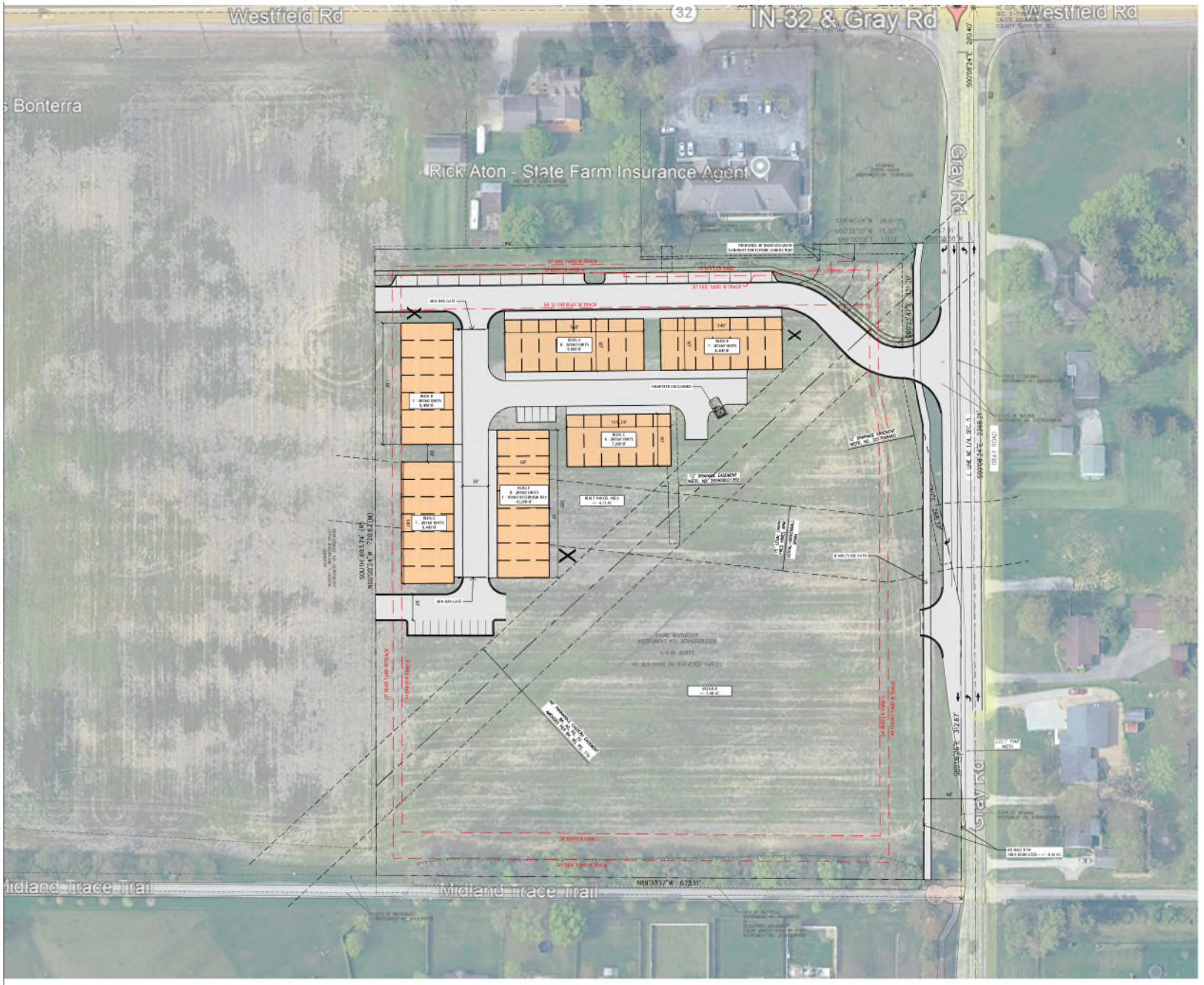
1 Rendered Perspective 01

2 Rendered Perspective 02

DRAFT–NOT FOR CONSTRUCTION
BUILT of Westfield
10/30/2025

BABA architects

© 2025 Baba Architects, PLLC



CONTOUR

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

BUILT
WESTFIELD, IN

IN-32 & GRAY RD
WESTFIELD, IN 46082

CONCEPTUAL
SITE PLAN

25-110

CP-17

© Copyright 2025, Contour Land Group, LLC

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

WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, March 2, 2026, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2601-PUD-01
Ordinance No.	26-03
Petitioner	BUILT LLC, represented by Church Church Hittle + Antrim
Description	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.

On March 2, 2026, the Plan Commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.

Kevin M. Todd, Secretary

March 3, 2026
Date

Westfield City Council Report

Ordinance Number:	26-03
APC Petition Number:	2601-PUD-01
Project Name:	BUILT PUD
Petitioner:	BUILT LLC, represented by Church Church Hittle + Antrim
Requested Action:	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. Department Report 2. Location Map 3. Proposed Ord. 26-03 4. Concept Plan 5. Elevations 6. Landscape Plan 7. Architectural Signage 8. Neighbor Meeting Summary 9. Tree Preservation Commitment
Staff Reviewer:	Lauren Gillingham-Teague, AICP, Senior Planner

---

PETITION HISTORY

This petition was introduced at the January 26, 2026 City Council meeting and a public hearing was held at the March 2, 2026 Advisory Plan Commission Meeting. At that meeting, the APC elected to waive the Workshop requirement and forward a favorable recommendation to Council. The petition is set for Adoption Consideration at the March 23, 2026 City Council meeting. Staff has not received any public comments at this time.

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 highly 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: An amendment to the Zoning Map is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred 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.

Workshop Discussion: The Workshop requirement was waived at the March 2, 2026 APC meeting.

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

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

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

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RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its March 2, 2026 meeting, the Plan Commission forwarded a **Favorable Recommendation** to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction:	January 26, 2026
Eligible for Adoption:	March 23, 2026
Submitted by:	Lauren Gillingham-Teague, AICP, Senior Planner

Westfield City Council Report

Ordinance Number:	26-03
APC Petition Number:	2601-PUD-01
Project Name:	BUILT PUD
Petitioner:	BUILT LLC, represented by Church Church Hittle + Antrim
Requested Action:	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. Department Report 2. Location Map 3. Proposed Ord. 26-03 4. Concept Plan 5. Elevations 6. Landscape Plan 7. Architectural Signage 8. Neighbor Meeting Summary 9. Tree Preservation Commitment
Staff Reviewer:	Lauren Gillingham-Teague, AICP, Senior Planner

---

PETITION HISTORY

This petition was introduced at the January 26, 2026 City Council meeting and a public hearing was held at the March 2, 2026 Advisory Plan Commission Meeting. At that meeting, the APC elected to waive the Workshop requirement and forward a favorable recommendation to Council. The petition is set for Adoption Consideration at the March 23, 2026 City Council meeting. Staff has not received any public comments at this time.

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 highly 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
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- 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.

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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: An amendment to the Zoning Map is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred 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.

Workshop Discussion: The Workshop requirement was waived at the March 2, 2026 APC meeting.

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

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

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

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RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its March 2, 2026 meeting, the Plan Commission forwarded a **Favorable Recommendation** to the Council (Vote: 7 in favor, 0 opposed).

City Council

Introduction:	January 26, 2026
Eligible for Adoption:	March 23, 2026
Submitted by:	Lauren Gillingham-Teague, AICP, Senior Planner

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument No._____.

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 _____(Ordinance _____) with the Plan Commission and City Council to rezone parcels as the same are more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the "Real Estate") to the BUILT of Westfield Planned Unit Development District (the "PUD");

WHEREAS, the Developer is requesting the Westfield City Council to consider adoption of the PUD subject to the following commitments (the "Commitments");

NOW THEREFORE, the Developer makes the following Commitments to the 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. Existing vegetation within the area which extends along the southern property line of the Real Estate to a distance twenty (20) feet north of the southern property line, shall not be altered, modified or removed, except those areas that are in an easement or a City-required connection to the Midland Trace Trail. .

Section 2. Definitions.

1. Developer. BUILT, 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 in accordance with Section 10.6 (F) of the UDO and/or Ind. Code 36-7-4-1015.

Section 4. Effective Date. These Commitments shall be effective upon the City Council's adoption of the PUD.

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 PUD. 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 City.

Section 7. Binding on Successors. These Commitments are binding upon (i) each owner of the Real Estate and (ii) 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 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.

[The remainder of this page is intentionally left blank.]

I**N WITNESS WHEREOF**, EC New Vision Indiana, LLC and the Owner have caused these Commitments to be executed as of the dates identified below.

"Developer"

Built, LLC

_____
Printed Name

Title

Date: _____, 2026

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared BUILT, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2024 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this _____ day of_____, 2026.

[SEAL]

_____
Notary Public

Printed:_____

I am a resident of _____ County, _____ (State).

My commission expires: _____.

"Owner"

David A. Whitmoyer

By:_____

David A. Whitmoyer,
Printed Name

_____
Title

Date:_____, 2026

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared _____, of BUILT, LLC, as Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this _____ day of _____, 2014 for and on behalf of said entity.

WITNESS my hand and Notarial Seal this_____ day of_____, 2026.

[SEAL]

_____
Notary Public

Printed:_____

I am a resident of _____ County, _____ (State).

My commission expires: _____.

This instrument prepared by Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060.

Return to: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060.

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. Matthew S. Skelton.

EXHIBIT A
REAL ESTATE

EXHIBIT B

ORDINANCE NUMBER ___-___

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF THE WESTFIELD PLAYHOUSE PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINACE 18-18 AND TITEL 16 – LAND USE CONTROLS

"Westfield Playhouse PUD Amendment 1"

This amendment to a Planned Unit Development District Ordinance (the "**Amendment**"), known as the WESTFIELD PLAYHOUSE PLANNED UNIT DEVELOPMENT DISTRICT (Ordinance 18-18, the "**Westfield Playhouse Ordinance**"), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "**UDO**"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**Commission**") considered a petition (Petition No. ____-PUD-____), filed with the Commission requesting an amendment to Ordinance 18-18, enacted by the Common Council of the City of Westfield (the "**Council**") on June 26, 2018;

WHEREAS, the Amendment pertains to the subject real estate located on the east side of North Union Street, immediately north of and abutting the Westfield Playhouse real estate, and more particularly identified by legal description in Exhibit A, attached hereto and incorporated herein by reference (the "**Real Estate**");

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2026;

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

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

Section 1. Applicability of Ordinance.

1.1 The Westfield Playhouse Ordinance is hereby amended for the Real Estate. In all other respects, the Westfield Playhouse Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Westfield Playhouse Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, (ii) the Westfield Playhouse Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.

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

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

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

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

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

Section 3. Development Standards. Section 7 of the Westfield Playhouse Ordinance is hereby amended as applicable to the Real Estate identified in this Amendment.

3.1 Character Exhibits. Section 7.1 of the Westfield Playhouse Ordinance shall not apply to the Real Estate. Instead, new building(s) shall be substantially similar in quality and character with the Character Exhibits, attached hereto as Exhibit C (the "**Character Exhibits**"). If the provisions of Article 6.3 Archtectural Standards are in conflict with the Character Exhibits, then the Character Exhibits shall control.

3.2 Landscaping Standards. In addition to the provisions set forth in Section 7.2 of the Westfield Playhouse Ordinance, the following landscaping standards shall apply to the Real Estate. Landscaping on the Real Estate shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit D (the "**Landscaping Plan**"). If a provisions of Article 6.8 Landscaping Standards are in conflict with the Landscaping Plan, then the Landscaping Plan shall control.

3.3 Parking and Loading Standards. In addition to the provisions of Section 7.2 of the Westfield Playhouse Ordinance, the following parking and loading standards shall apply to the Real Estate. Parking and loading on the Real Estate shall be provided in substantial conformance with the parking and loading improvements depicted in the Concept Plans (the "**Parking Plan**"). If the provisions of Article 6.14 Parking and Loading Standards are in conflict with the Parking Plan, then the Parking Plan shall control.

3.4 Accessory Buildings: Article 6.1(H) Screening of Receptacles and Loading Areas shall be modified to permit an enclosure in substantial conformance with the depictions in the Concept Plans. If the provisions of Article 6.1(H) are in conflict with the enclosure depictions in the Concept Plans, then the Concept Plans shall control

Section 4. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

The remainder of this page is intentionally left blank.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Marla Ailor, Clerk Treasurer

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

_____
Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE ___-___**

this _____day of _____, 2026.

_____
Scott Willis, Mayor

I hereby VETO **ORDINANCE ___-___**

this _____day of _____, 2026.

_____
Scott Willis, Mayor

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

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

Exhibit A

“Real Estate”

A part of the Southwest Quarter of Section 31, Township 19 North, Range 4 East including Lots 1-8

in Lowell R. Carey's Subdivision of Out Lot 73 and a part of Out Lots 72, 74, and 75 in Asa Bales' plat of Out Lots in the Town of Westfield, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

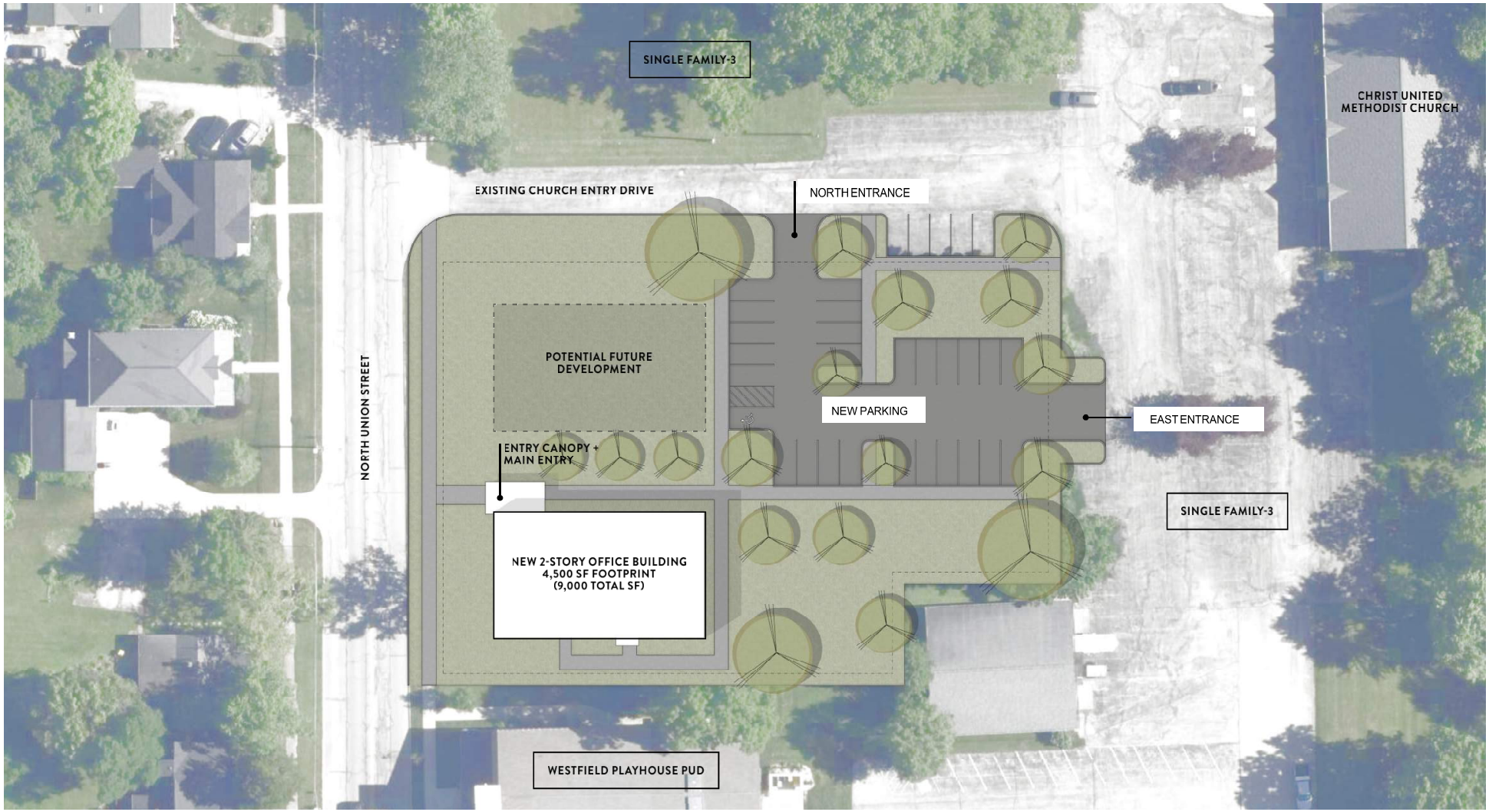
Beginning at a point 25 feet North of the point where the North line of Lot Number 76 in the original plat of the Town of Westfield would cross the range line running through said town; thence North 00 degrees, 46 minutes, 00 seconds East (assumed bearing) 93.00 feet on and along said range line (west line Southwest Quarter, Section 31, Township 19 North, Range 4 East); thence South 89 degrees, 57 Minutes, 22 seconds East 264.00 feet; thence North 00 Degrees, 46 minutes, 00 seconds East 82.50 feet; thence South 89 degrees, 52 minutes 49 seconds East 780.50 feet; thence South 00 degrees, 37 minutes, 23 seconds West 201.00 feet; thence North 89 degrees, 51 minutes, 32 seconds West 480.20 feet to the Northeast Corer of Lot Number 5 in Lowell R. Carey's subdivision of Out Lot 73 and a part of Out Lots 72, 74, and 75 in Asa Bales' plat of Out Lots in the Town of Westfield (Deed Record 133, pages 437-38); EXCEPTING THEREFROM the following described parcel: Beginning at the Southeast corner of said parcel; Thence North along the East line of said parcel a distance of 35.00 feet; Thence West, parallel with the South line of said parcel, a distance of 58.00 feet; Thence South, parallel with the East line of said parcel, a distance of 35.00 feet to a point on the South line of said parcel; Thence East along said South line a distance of 58.00 feet to the Point of Beginning.

A portion of Parcel No. 09-06-31-03-03-002.000

Exhibit B

“Concept Plans”

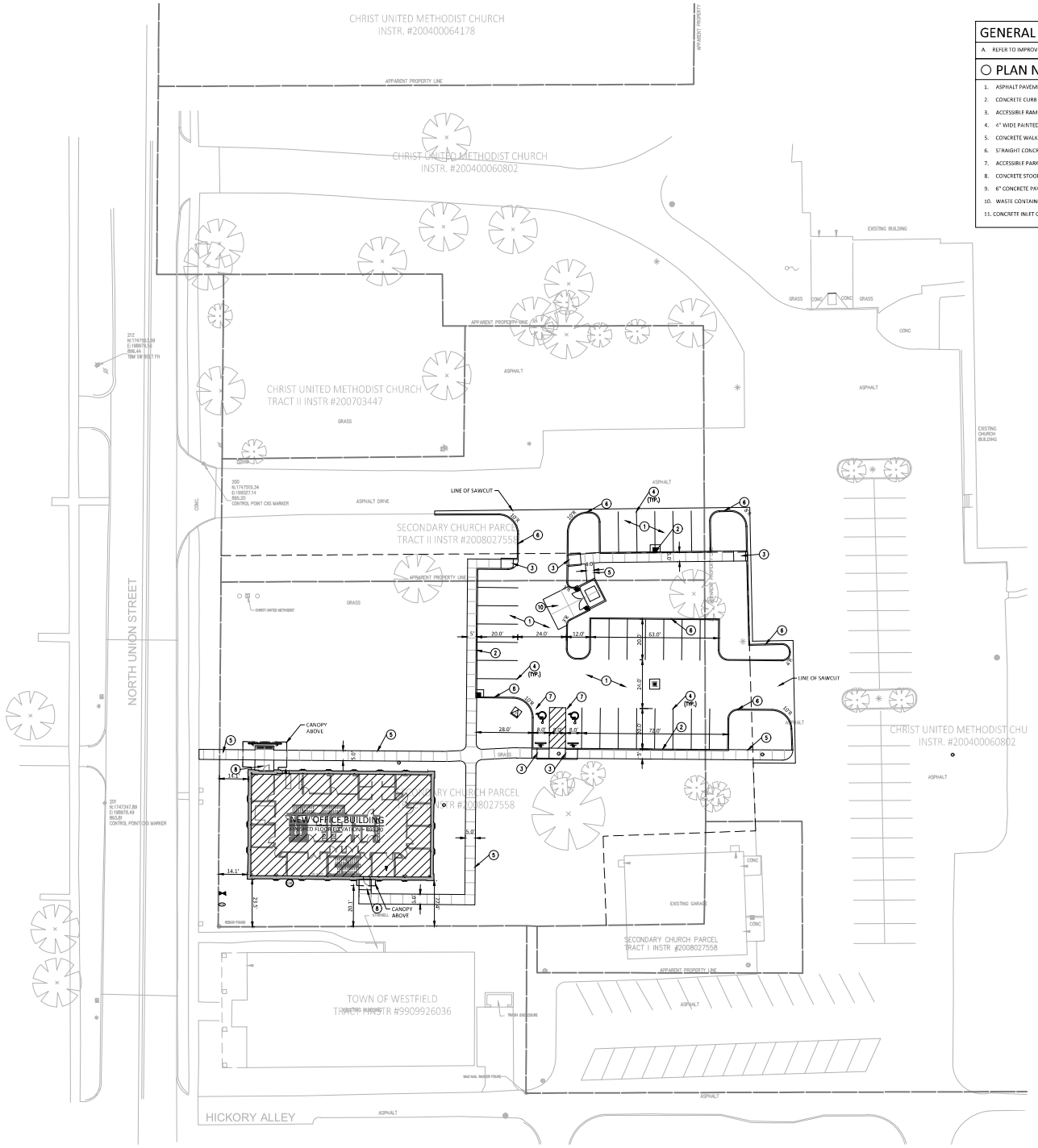
The Concept Plans appear on the following two (2) pages of this exhibit.



0 30 60 FEET
SCALE:1"=30'

302 N UNION STREET - SITE PLAN

CONSULTING ENGINEERS LLC
DELV DESIGN | © 2025 DELV DESIGN STUDIO, LLC.



GENERAL NOTES

A. REFER TO IMPROVEMENT DETAILS FOR NOTE REFERENCES.

PLAN NOTES

1. ASPHALT PAVEMENT.
2. CONCRETE CURB AND WALK.
3. ACCESSIBLE RAMP.
4. 4" WIDE PAINTED PARKING STRIPE.
5. CONCRETE WALK.
6. STRAIGHT CONCRETE CURB.
7. ACCESSIBLE PARKING SPACE.
8. CONCRETE STOOP.
9. 6" CONCRETE PAVEMENT.
10. WASTE CONTAINER PAD AND ENCLOSURE.
11. CONCRETE INLET COLLAR.

SCALE: 1"=20'

DELV DESIGN

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SCHAAF CPA GROUP HEADQUARTERS BUILDING

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SITE IMPROVEMENT PLAN

C500

JPS Consulting Engineers - K:\Civil Projects\2025\25JPSC\3 Schaaf CPA Office - Westfield\Drawings\C500.dwg February 24, 2026 - 12:29 PM BFrench

Exhibit C

"Character Exhibits"

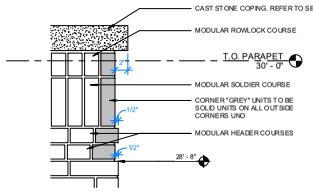
The Character Exhibits appear on the following four (4) pages of this exhibit.

EXTERIOR PERSPECTIVE FROM UNION ST

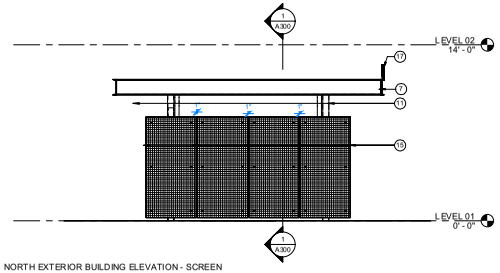
DELVDESIGN | © 2026 DELV DESIGN STUDIO, LLC.

EXISTING CHURCH STORAGE BLDG
NEW PARKING LOT
EXISTING CHURCH DRIVE
POTENTIAL FUTURE DEVELOPMENT
NEW 2-STORY OFFICE BUILDING 9,000 SF TOTAL
BASILE WESTFIELD PLAYHOUSE
NORTH UNION STREET

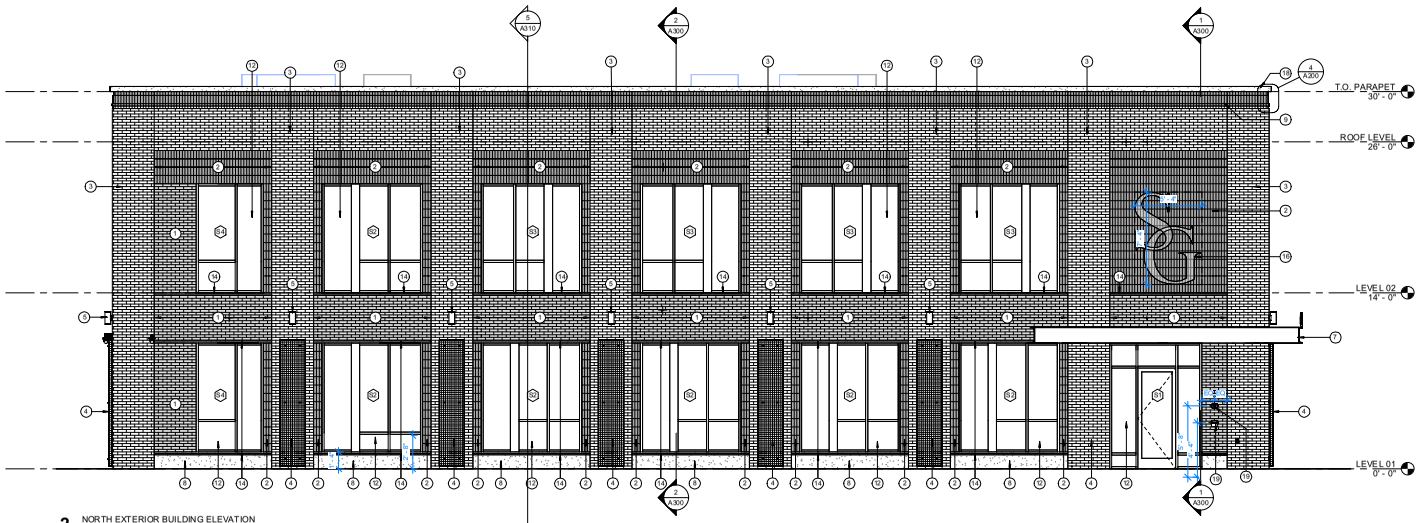
AERIAL VIEW



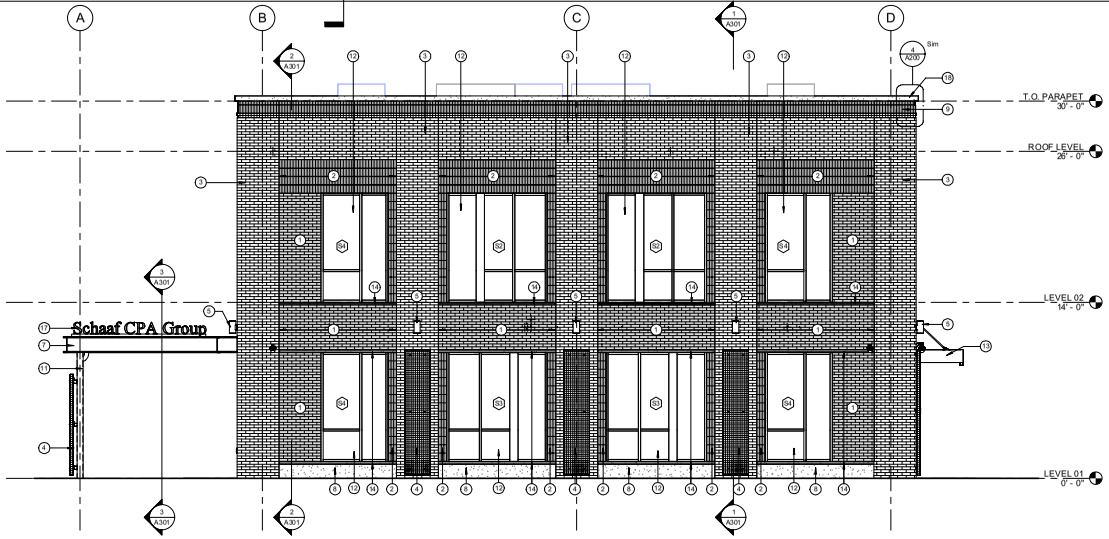
4 NORTH EXTERIOR BUILDING ELEVATION - Callout 1
1 1/2" = 1'-0"



3 NORTH EXTERIOR BUILDING ELEVATION - SCREEN WALL
1/4" = 1'-0"



2 NORTH EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"



1 WEST EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES

A. BUILDING ELEVATIONS SHOWN ON THIS DRAWING ARE INTENDED FOR GENERAL REFERENCE PURPOSES ONLY. REFER TO REFERENCED SECTIONS AND DETAILS FOR MORE FULLY DESCRIBED CONDITIONS AND REQUIREMENTS.
B. MATERIAL INDICATIONS AND KEYNOTES SHOWN ON ONE BUILDING ELEVATION APPLY TO SIMILAR CONDITIONS ON OTHER BUILDING ELEVATIONS WHERE SHOWN, U.N.O.
C. ALL EXPOSED EXTERIOR METAL SUCH AS FLASHINGS, COPINGS, FASCIAS, GUTTERS, DOWNSPOUTS, LADDERS, ETC. SHALL RECEIVE SHOP APPLIED FINISH COATING UNLESS A FIELD APPLIED FINISH COATING IS NOTED.
D. LINES REPRESENTING PAVING AND FINISH GRADES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO SITE PLANS FOR SPECIFIC GRADE AND SPOT ELEVATIONS AT EACH RESPECTIVELY.
E. ALL LINTELS, PLATES, ETC. IN EXTERIOR SHALL BE HOT DIPPED GALVANIZED W/ EXPOSED PORTIONS PAINTED.

ELEVATION KEYNOTES

1 MASONRY VENEER, REFER TO ASSEMBLY SHEET A010 FOR COLOR AND BOD
2 MASONRY SOLDIER COURSE, REFER TO ASSEMBLY SHEET A010 FOR COLOR AND BOD
3 MASONRY VENEER WITH 5 INCH AIR GAP, REFER TO ASSEMBLY SHEET A010 FOR COLOR AND BOD
4 WALL MOUNTED VINE SCREEN, BOD: CITYSCAPES NATURESCREEN DMT, 2' X 10' WALL MOUNT, BLACK FINISH
5 WALL MOUNTED SCONCE LIGHT, SEE ELECTRICAL, MOUNT BOTTOM OF FIXTURE 12'-0" A.F.F.
7 PAINTED EXTERIOR STEEL FRAMED CANOPY WITH METAL SOFFIT AND TPO ROOF MEMBRANE.
8 CAST STONE VENEER, REFER TO ASSEMBLIES FOR COLOR AND BOD
9 BRICK HEADER, SOLDIER AND ROWLOCK CORNICE, REFER TO DETAILS
11 STEEL COLUMN, GALVANIZED AND PAINTED, REFER TO STRUCTURAL.
12 PREFINISHED ALUMINUM STOREFRONT SYSTEM, BOD: KAWNEER 601 UT SERIES.
13 PREENGINEERED METAL CANOPY, BOD: MAPES SUPER LUMIDECK FLAT SOFFIT W/ 12" C-CHANNEL FASCIA
14 CAST STONE SILL / HEAD, COLOR TO MATCH CAST STONE VENEER
15 WALL MOUNTED VINE SCREEN, BOD: CITYSCAPES NATURESCREEN DMT, 4' X 8' WALL MOUNT, BLACK FINISH
16 MURAL SIGN, DISTRESSED PAINTED
17 CANOPY SIGNAGE, CUSTOM CUT ALUMINUM LETTERS BOTTOM ANGLE SUPPORT BRACKET TO STEEL CANOPY, 12" TALL
18 CAST STONE COPING, COLOR TO MATCH CAST STONE VENEER
19 DROP OFF BOX, BOD: COVENANT SECURITY EQUIPMENT CSE-AS-EDU IN WALL ENVELOPE DEPOSITORY UNIT.
20 RECESSED KNOX BOX, BOD: 3200, BLACK FINISH
21 ELECTRICAL METER. REFER TO ELECTRICAL

DELV DESIGN

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SCHAAF CPA GROUP HEADQUARTERS BUILDING

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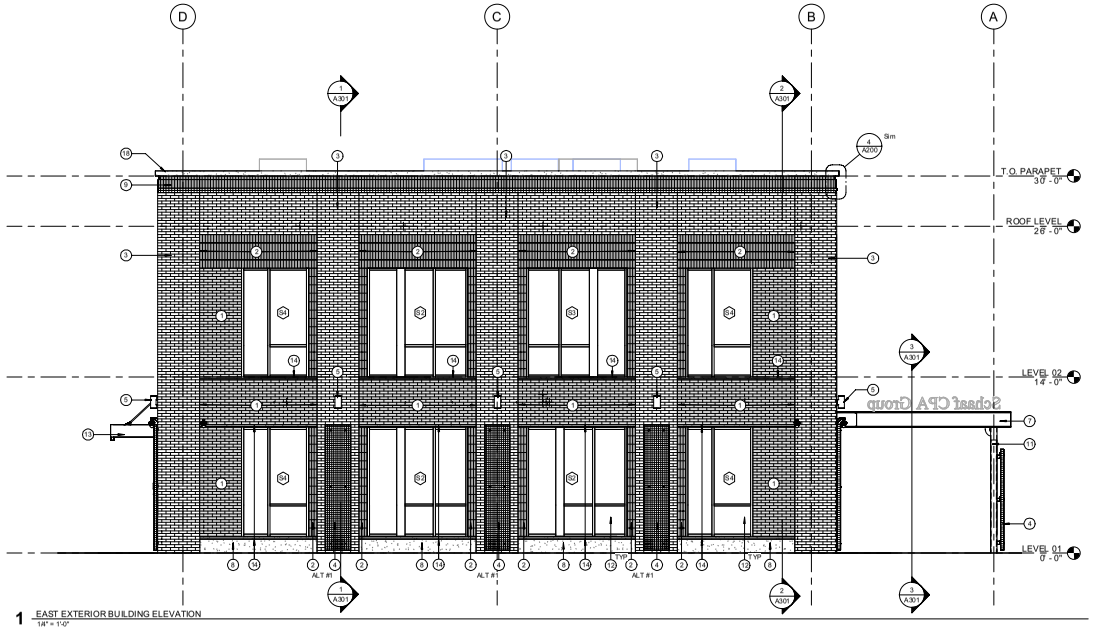
EXTERIOR ELEVATIONS

A200

2 SOUTH EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"



1 EAST EXTERIOR BUILDING ELEVATION
1/4" = 1'-0"

GENERAL ELEVATION NOTES

A. BUILDING ELEVATIONS SHOWN ON THIS DRAWING ARE INTENDED FOR GENERAL REFERENCE PURPOSES ONLY . REFER TO REFERENCED SECTIONS AND DETAILS FOR MORE FULLY DESCRIBED CONDITIONS AND REQUIREMENTS.
B. MATERIAL INDICATIONS AND KEYNOTES SHOWN ON ONE BUILDIGN ELEVATION APPLY TO SIMILAR CONDITIONS ON OTHER BUILDING ELEVATIONS WHERE SHOWN, U.N.O.
C. ALL EXPOSED EXTERIOR METAL SUCH AS FLASHINGS, COPINGS, FASCIAS, GUTTERS , DOWNSPOUTS, LADDERS, ETC. SHALL RECEIVE SHOP APPLIED FINISH COATING UNLESS A FIELD APPLIED FINISH COATING IS NOTED.
D. LINES REPRESENTING PAVING AND FINISH GRADES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE PURPOSES ONLY. REFER TO SITE PLANS FOR SPECIFIC GRADE AND SPOT ELEVATIONS AT EACH RESPECTIVELY.
E. ALL LINTELS, PLATES, ETC. IN EXTERIOR SHALL BE HOT DIPPED GALVANIZED W/ EXPOSED PORTIONS PAINTED.

ELEVATION KEYNOTES

1
1 MASONRY VENEER, REFER TO ASSEMBLY SHEET A010 FOR COLOR AND BOD
2 MASONRY SOLDIER COURSE, REFER TO ASSEMBLY SHEET A010 FOR COLOR AND BOD
3 MASONRY VENEER WITH 5 INCH AIR GAP, REFER TO ASSEMBLY SHEET A010 FOR COLOR AND BOD
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5 WALL MOUNTED SCONCE LIGHT. SEE ELECTRICAL. MOUNT BOTTOM OF FIXTURE 12'-0" A.F.F.
7 PAINTED EXTERIOR STEEL FRAMED CANOPY WITH METAL SOFFIT AND TPO ROOF MEMBRANE.
8 CAST STONE VENEER, REFER TO ASSEMBLIES FOR COLOR AND BOD
9 BRICK HEADER, SOLDIER AND ROWLOCK CORNICE. REFER TO DETAILS
11 STEEL COLUMN, GALVANIZED AND PAINTED. REFER TO STRUCTURAL.
12 PREFINISHED ALUMINUM STOREFRONT SYSTEM, BOD: KAWNEER 601 UT SERIES.
13 PREENGINEERED METAL CANOPY, BOD: MAPES SUPER LUMIDECK FLAT SOFFIT W/ 12" C-CHANNEL FASCIA
14 CAST STONE SILL / HEAD, COLOR TO MATCH CAST STONE VENEER
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17 CANOPY SIGNAGE, CUSTOM CUT ALUMINUM LETTERS BOTTOM ANGLE SUPPORT BRACKET TO STEEL CANOPY, 12" TALL
18 CAST STONE COPING, COLOR TO MATCH CAST STONE VENEER
19 DROP OFF BOX, BOD: COVENANT SECURITY EQUIPMENT CSE -AS-EDU IN WALL ENVELOPE DEPOSITORY UNIT.
20 RECESSED KNOCKOK, BOD: 3200, BLACK FINISH
21 ELECTRICAL METER. REFER TO ELECTRICAL

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No.	Description	Date

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PROJECT #: 25-046
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DRW: SM / JB | CHK: KM / CL

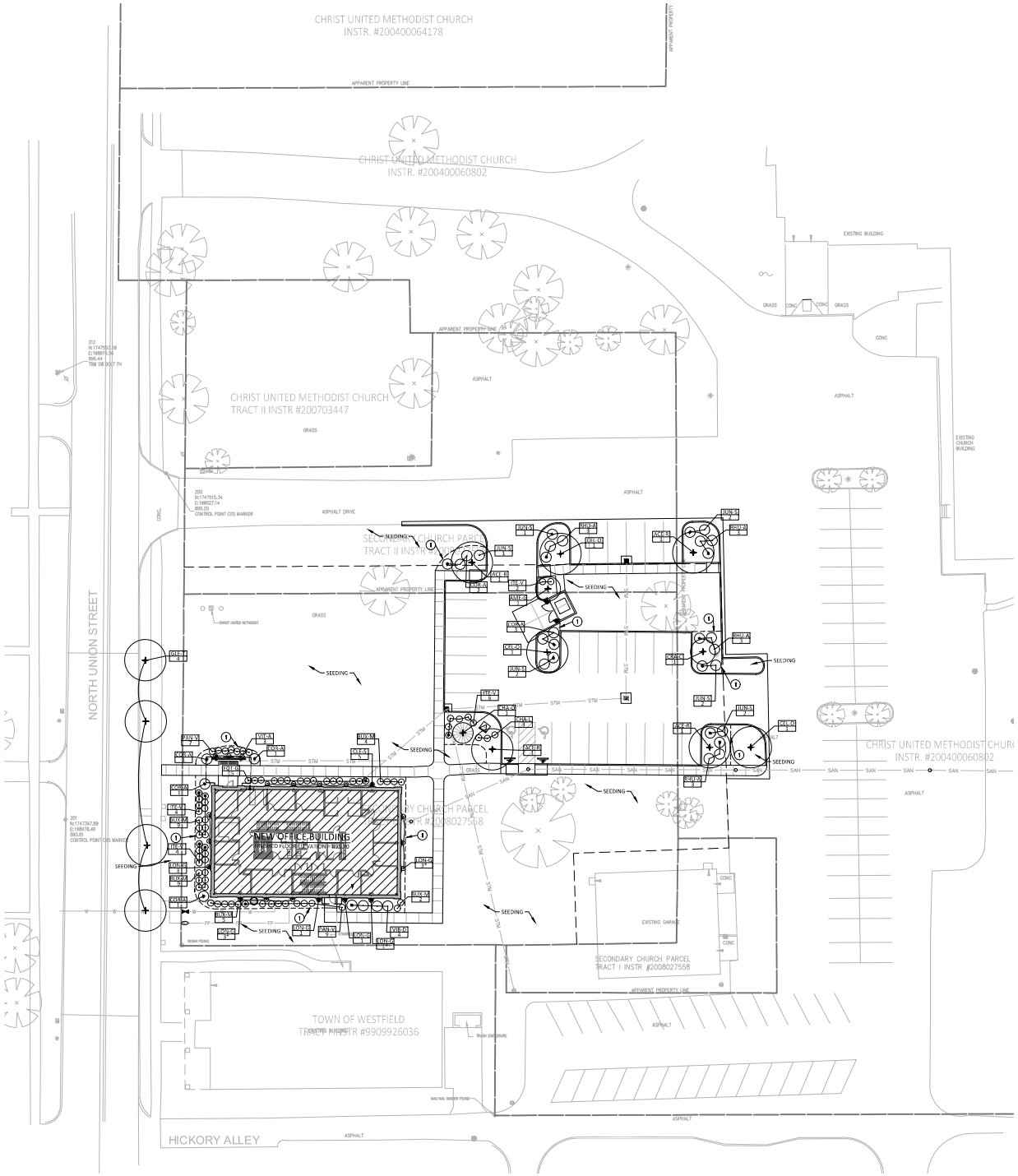
EXTERIOR ELEVATIONS

A201

Exhibit D

“Landscaping Plan”

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



PLANT LIST

COUNT	MARK	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
4	ACE-R	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 ½"-3" CAL.	B&B
3	CEL-O	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE COMMON HACKBERRY	2 ½"-3" CAL.	B&B
4	GLE-T	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 ½"-3" CAL.	B&B
ORNAMENTAL TREES					
1	AME-G	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' HEIGHT	MULTI-STEM, B&B
1	CRA-C	CRATAEGUS CRUS-GALLI 'CRUZAM'	CRUSADER HAWTHORN	1 ½"-2" CAL.	B&B
EVERGREEN TREE					
1	CHA-O	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	5' TALL	
EVERGREEN SHRUBS					
27	BUX-M	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"	
10	JUN-S	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	18"-24"	
SHRUBS					
10	COR-A	CORNUS ALBA 'IVORY HALO'	VARIEGATED RED TWIG DOGWOOD	24"-30"	
15	FOT-G	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"-24"	
16	ITE-V	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEET SPIRE	18"-24"	
12	RHU-A	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18"-24"	
4	VIB-D	VIBURNUM DENTATUM 'SYNNESTVED1'	CHICAGO LUSTRE VIBURNUM	24"-30"	
GRASSES					
3	CHA-L	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	#2 CONT.	3' O.C.
16	PAN-V	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2 CONT.	3' O.C.
PERENNIALS					
VINES					
5	CLE-S	CLEMATIS 'SILVER MOON'	SILVER MOON CLEMATIS	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING
5	LON-G	LONICERA RETICULATA 'KINTZLEY'S GHOST'	KINTZLEY'S GHOST HONEYSUCKLE	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING
7*	LON-G	LONICERA RETICULATA 'KINTZLEY'S GHOST'	KINTZLEY'S GHOST HONEYSUCKLE	#1 CONT.	ADD ALTERNATE: PLANTINGS
3	VIT-A	VITIS COIGNETIAE 'CRIMSON GLORY'	CRIMSON GLORY ORNAMENTAL GRAPE	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING

GENERAL NOTES

A. ALL DISTURBED LAWN AREAS TO BE SEEDED UNLESS OTHERWISE NOTED.
B. THIS LANDSCAPE IS NOT SERVED BY A PREEMINENT IRRIGATION SYSTEM. CONTRACTOR IS RESPONSIBLE FOR WATERING AS OUTLINED IN THE PLANTING SPECIFICATION. REFER TO SPECIFICATION FOR FULL LIST OF CONTRACTORS RESPONSIBILITIES AND MAINTENANCE PERIOD DURATION. NOTIFY OWNER TWO WEEKS PRIOR TO WHEN TRANSFER OF MAINTENANCE RESPONSIBILITIES IS TO TAKE PLACE. ALL PLANTINGS ARE COVERED BY A ONE YEAR WARRANTY AS OUTLINED IN THE SPECIFICATION.

PLAN NOTES

1. STONE MULCH AND METAL EDGING. PLANT BEDS TO BE DRESSED IN EBONY BLEND STONE MULCH PER DETAIL.

LANDSCAPE ORDINANCE CHART

ORDINANCE SECTION	DESCRIPTION	MEASUREMENT	PLANTINGS REQUIRED	PLANTINGS PROVIDED
6-H	SCREENING STANDARDS- MECHANICAL SCREENING WALL AND GROUND MOUNTED EQUIPMENT TO BE COMPLETELY SCREENED, EITHER WITH A WALL OR FENCE THAT IS VISUALLY INTEGRATED WITH THE BUILDING FACADE OR A SOLID EVERGREEN SCREEN OF A COMBINATION OF TREES AND SHRUBS	-	-	-
6-J	STREET TREES TO BE LOCATED IN THE RIGHT OF WAY IN A MIN. 8' WIDE PLANTINGS STRIP BETWEEN CURB AND SIDEWALK OR WITHIN 10' OF THE RIGHT OF WAY WHERE THESE CONDITIONS ARE IMPRACTICAL. SPACE AT 50' O.C. WITH 40' MAXIMUM SPACING AND 25' MINIMUM SPACING, AND 10' AWAY FROM DRIVEWAYS, ALLEYS, FIRE HYDRANTS, MAILBOXES AND OTHER SMALL IMPROVEMENTS, PERMITTED SPECIES ARE PER THE CITY CONSTRUCTION STANDARDS.	185 LF	4 TREES	4 TREES
6-K	MINIMUM LOT LANDSCAPING REQUIREMENTS 7.0000 SQ. FT. OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS SECTION (THE "MINIMUM LOT LANDSCAPING REQUIREMENTS"). BUSINESS USES 10 TREES, 10 ORNAMENTAL OR EVERGREEN TREES AND 25 SHRUBS PER ACRE. ALL OTHER LANDSCAPING PLANTINGS REQUIRED BY THIS ARTICLE TO BE LOCATED ON THE SUBJECT LOT (E.G., FOUNDATION PLANTINGS, PARKING AREA LANDSCAPING) OR WITHIN AN OPEN SPACE/COMMON AREA (E.G., BUFFER YARD LANDSCAPING, EXTERNAL STREET FRONTAGE LANDSCAPING) MAY BE CREDITED TOWARD THE INDIVIDUAL LOT'S OR OPEN SPACE/COMMON AREA'S LOT LANDSCAPING REQUIREMENT AT A 1:1 RATIO, WITH THE EXCEPTION OF STREET TREES, AS OTHERWISE SET FORTH HEREIN, WHICH MAY NOT BE CREDITED	1.03 ACRE PARCEL	10 SHADE TREES, 10 ORN OR EVERGREEN TREES, 25 SHRUBS PER ACRE- EXCLUDING STREET TREES	7 NEW SHADE TREES AND 3 EXISTING, 3 NEW ORNAMENTAL TREES AND 7 EXISTING, 95 SHRUBS
6-L	FOUNDATION PLANTINGS PLANTS/TREES SHOULD BE REQUIRED INTERMITTENTLY (APPROXIMATELY EVERY FORTY (40) FEET) AGAINST LONG EXPANSES (OVER EIGHTY (80) FEET) OF BUILDING FACADES, FENCES, AND OTHER BARRIERS TO CREATE A SOFTENING EFFECT. PLANT MATERIALS SHALL ALSO BE REQUIRED ALONG THE FRONT BUILDING FACADE OF ALL BUILDINGS AT A MINIMUM RATIO OF ONE (1) SHRUB OR ORNAMENTAL TREE PER TWELVE (12) LINEAL FEET. PLANTINGS MAY BE CLUSTERED AND MUST BE WITHIN 15 FEET OF THE BUILDING FACADE AND SHALL BE IN PLANT BEDS AT LEAST 8' WIDE.	BUILDING IS 92' DEEP SIDE X 54' WIDE FRONT OR 292 LF PF PERIVETER TOTAL	1 SHRUB /12 LF = 5 SHRUBS AT FRONT OR 25 SHRUBS FOR TOTAL BLDG PERIMETER	64 SHRUBS PROVIDED TOTAL- FRONT PLANT BED 8' WIDE
6-O	PARKING AREA LANDSCAPING INTERIOR A MINIMUM LANDSCAPE AREA OF PARKING AREAS SHALL BE SET ASIDE FOR PARKING AREA ISLANDS FOR LOTS WITH 25 TO 49 SPACES IS 7.5%. DISPERSED EVENLY THROUGHOUT THE LOT AND TO DEFINE AISLES. NO UNBROKEN ROWS OF PARKING GREATER THAN 200' LONG.	7.5% OF 10,160 SF PARKING LOT AREA AND 100LF OF FRONT YARD PARKING LOT PERIVETER.	INTERIOR 762 SF OF INTERIOR ISLANDS WITH 1 TREE AND 4 SHRUBS PER ISLAND	INTERIOR 2000 SF OF ISLAND SPACE WITH 1 TREE AND 4 SHRUBS PER ISLAND,

0 20 40 FEET
SCALE: 1"=20'

DELV DESIGN

SCHAAF CPA GROUP

SCHAAF CPA GROUP HEADQUARTERS BUILDING

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SITE LANDSCAPE PLAN

C600

JPS Consulting Engineers - K:\Civil Projects\2025\25JPSC02 Schaaf CPA Office - Westfield\Drawings\C600.dwg February 24, 2026 - 12:48 PM BHanch
SHEET PRINTED 2/23/2026 5:08:46 PM

Property Location Map

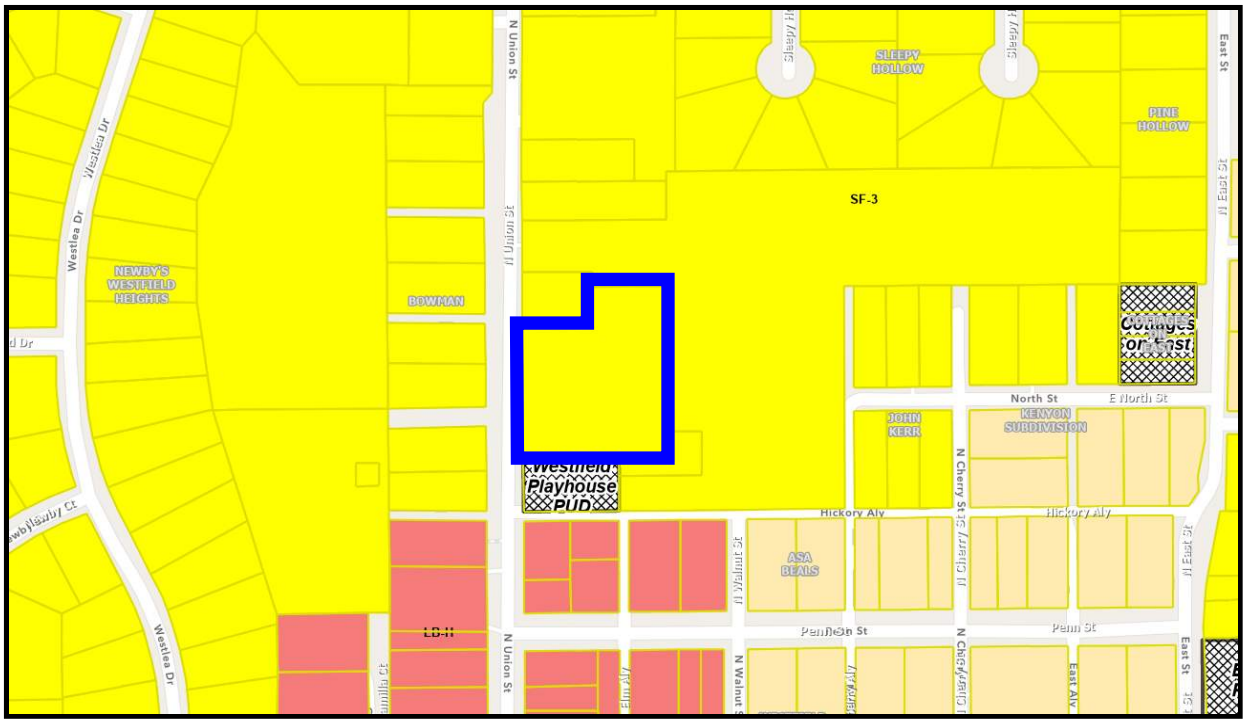
2604-PUD-07
Westfield Playhouse PUD Amendment I
302 N Union St

Not To Scale

Aerial Location Map

Site

Zoning Map



Narrative Statement

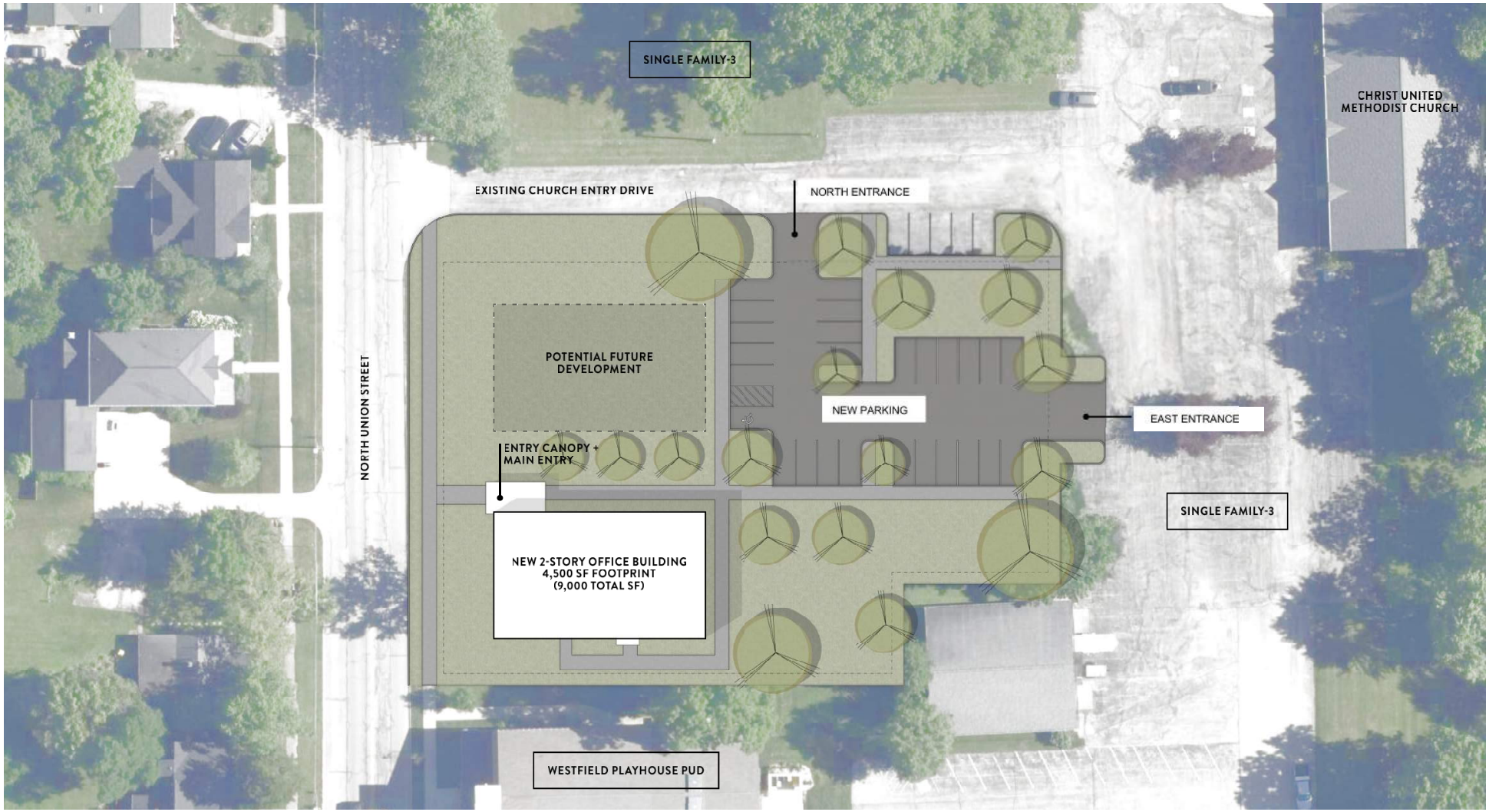
Schaaf CPA Group

Westfield Playhouse PUD Amendment 1

Schaaf CPS Group is proposing a new office on approximately 1.03 +/- acres located at 302 North Union Street in Downtown Westfield. Schaaf CPA Group has been an important corporate citizen in downtown Westfield for many years. The business is currently located at 110 N. Union Street.

Along with Westfield's growth, Schaaf CPA Group has grown significantly over the years. Some employees are now utilizing an adjacent building for office purposes because the business has outgrown the original building.

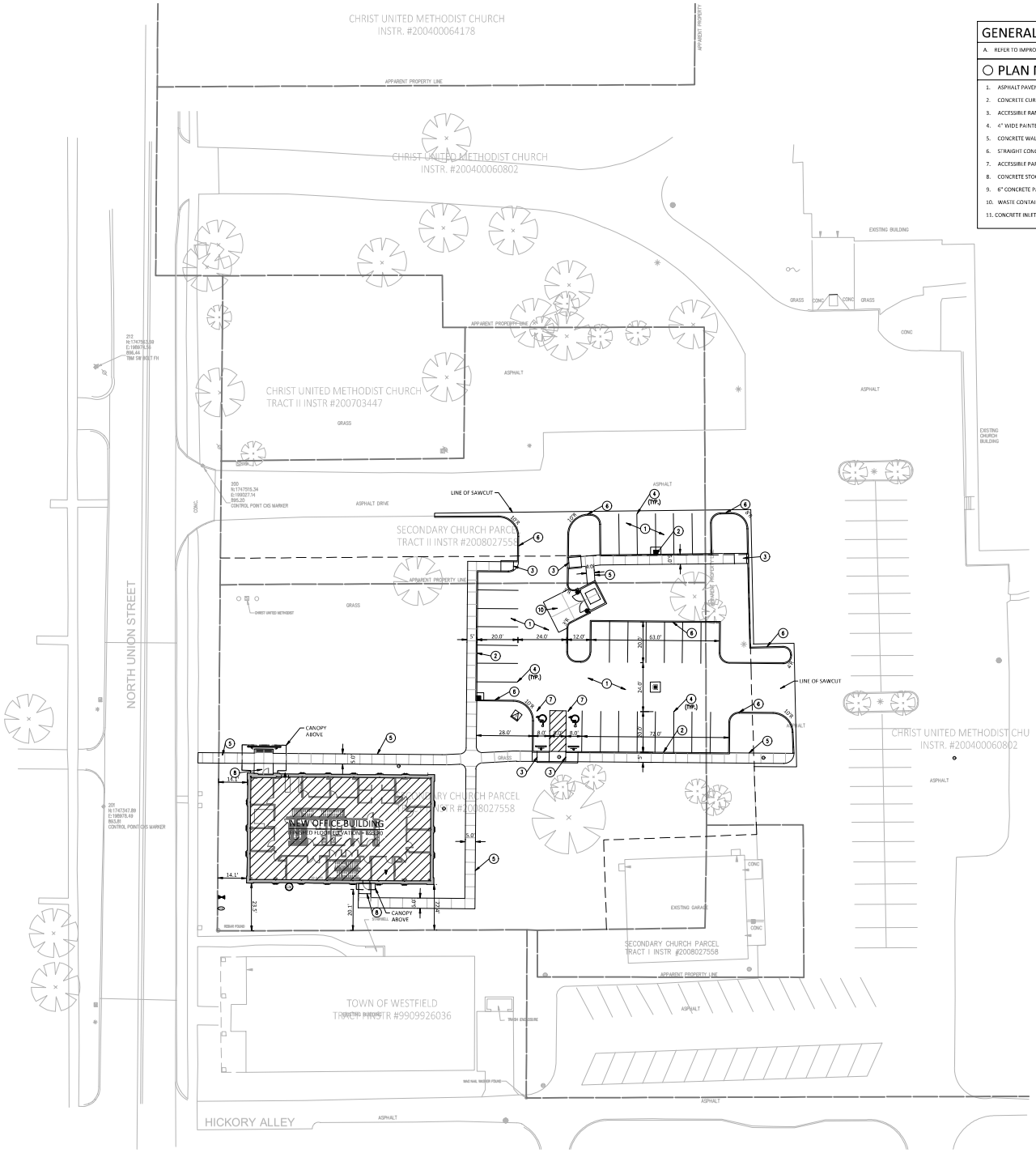
Schaaf needs to expand and would like to keep its business and its employees in Downtown Westfield. In order to accomplish this objective Schaaf will acquire a parcel from Christ United Methodist Church, immediately north of the Westfield Playhouse, to build the proposed office.



0 30 60 FEET
SCALE:1"=30'

302 N UNION STREET - SITE PLAN

CONSULTING ENGINEERS, LLC
DELV DESIGN | © 2025 DELV DESIGN STUDIO, LLC.



GENERAL NOTES

A. REFER TO IMPROVEMENT DETAILS FOR NOTE REFERENCES.

PLAN NOTES

1. ASPHALT PAVEMENT.
2. CONCRETE CURB AND WALK.
3. ACCESSIBLE RAMP.
4. 4" WIDE PAINTED PARKING STRIPE.
5. CONCRETE WALK.
6. STRAIGHT CONCRETE CURB.
7. ACCESSIBLE PARKING SPACE.
8. CONCRETE STOOP.
9. 6" CONCRETE PAVEMENT.
10. WASTE CONTAINER PAD AND ENCLOSURE.
11. CONCRETE INLET COLLAR.

SCALE: 1"=20'

DELV DESIGN

SCHAAF CPA GROUP

SCHAAF CPA GROUP HEADQUARTERS BUILDING

ARCHITECT
DELV Design
212 W 10th St, STE F125
Indianapolis, IN 46202
(317) 296-7400

MEP
Primary Engineering
9785 Crosspoint Blvd, Suite 103
Indianapolis, IN 46256
(317) 324-1221

STRUCTURAL
JPS Consulting Engineers
11 Municipal Drive Suite 300
Fishers, Indiana 46038
(317) 617-4270

CIVIL
JPS Consulting Engineers
11 Municipal Drive Suite 300
Fishers, Indiana 46038
(317) 617-4270

100% DESIGN DEVELOPMENT DRAWINGS

NOT FOR CONSTRUCTION

No.	Description	Date

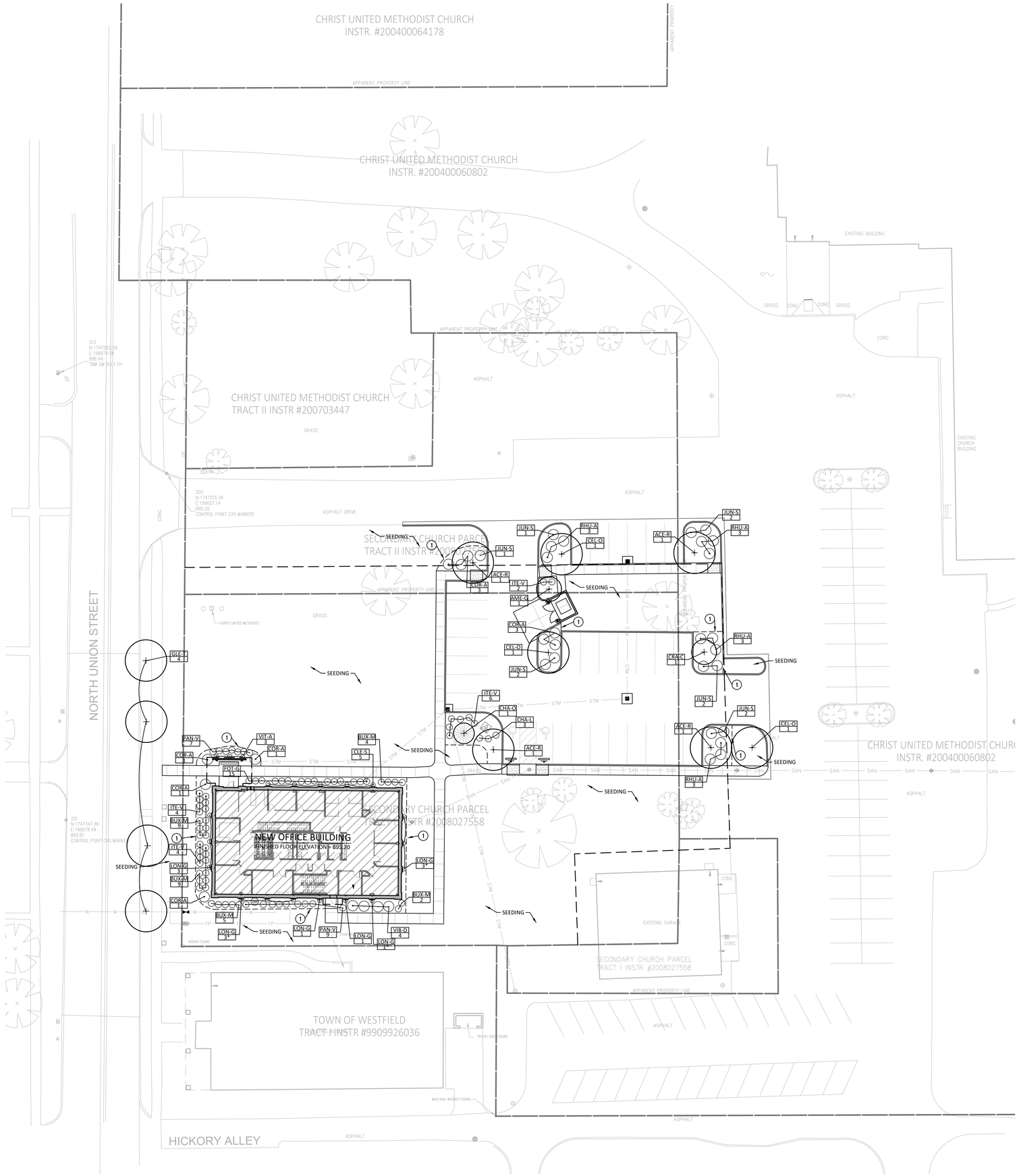
CLIENT PROJ. #: N/A
PROJECT #: 25-046
ISSUE DATE: 2.27.2026
DRW: CM / RKF | CHK: RKF / NBV

SITE IMPROVEMENT PLAN

C500

JPS Consulting Engineers - K:\Civil Projects\2025\25JPSC\3 Schaaf CPA Office - Westfield\Drawings\C500.dwg February 24, 2026 - 12:29 PM BHanch
SHEET PRINTED 2/23/2026 5:08:46 PM

EXTERIOR PERSPECTIVE FROM UNION ST



PLANT LIST					
COUNT	MARK	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
4	ACE-R	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	2 ½"-3" CAL.	B&B
3	CEL-O	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	PRAIRIE PRIDE COMMON HACKBERRY	2 ½"-3" CAL.	B&B
4	GLE-T	GLEDITSIA TRIACANTHOS 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	2 ½"-3" CAL.	B&B
ORNAMENTAL TREES					
1	AME-G	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	8' HEIGHT	MULTI-STEM, B&B
1	CRA-C	CRATAEGUS CRUS-GALLI 'CRUZAM'	CRUSADER HAWTHORN	1 ½"-2" CAL.	B&B
EVERGREEN TREE					
1	CHA-O	CHAMAECYPARIS OBTUSA 'GRACILIS'	SLENDER HINOKI FALSE CYPRESS	5' TALL	
EVERGREEN SHRUBS					
27	BUX-M	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18"-24"	
10	JUN-S	JUNIPERUS SABINA 'BROADMOOR'	BROADMOOR JUNIPER	18"-24"	
SHRUBS					
10	COR-A	CORNUS ALBA 'IVORY HALO'	VARIEGATED RED TWIG DOGWOOD	24"-30"	
15	FOT-G	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18"-24"	
16	ITE-V	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY SWEET SPIRE	18"-24"	
12	RHU-A	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18"-24"	
4	VIB-D	VIBURNUM DENTATUM 'SYNNESTVEDT'	CHICAGO LUSTRE VIBURNUM	24"-30"	
GRASSES					
3	CHA-L	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	#2 CONT.	3' O.C.
16	PAN-V	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#2 CONT.	3' O.C.
PERENNIALS					
VINES					
5	CLE-S	CLEMATIS 'SILVER MOON'	SILVER MOON CELMATIS	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING
5	LON-G	LONICERA RETICULATA 'KINTZLEY'S GHOST'	KINTZLEY'S GHOST HONEY SUCKLE	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING
7*	LON-G	LONICERA RETICULATA 'KINTZLEY'S GHOST'	KINTZLEY'S GHOST HONEY SUCKLE	#1 CONT.	ADD ALTERNATE PLANTINGS
3	VIT-A	VITIS COIGNETIAE 'CRIMSON GLORY'	CRIMSON GLORY ORNAMENTAL GRAPE	#1 CONT.	MULCH WELL WITH 18" DIA HARDWOOD MULCH RING

GENERAL NOTES

A. ALL DISTURBED LAWN AREAS TO BE SEEDED UNLESS OTHERWISE NOTED.
B. THIS LANDSCAPE IS NOT SERVED BY A PREEMINENT IRRIGATION SYSTEM. CONTRACTOR IS RESPONSIBLE FOR WATERING AS OUTLINED IN THE PLANTING SPECIFICATION. REFER TO SPECIFICATION FOR FULL LIST OF CONTRACTORS RESPONSIBILITIES AND MAINTENANCE PERIOD DURATION. NOTIFY OWNER TWO WEEKS PRIOR TO WHEN TRANSFER OF MAINTENANCE RESPONSIBILITIES IS TO TAKE PLACE. ALL PLANTINGS ARE COVERED BY A ONE YEAR WARRANTY AS OUTLINED IN THE SPECIFICATION.

○ PLAN NOTES

1. STONE MULCH AND METAL EDGING. PLANT BEDS TO BE DRESSED IN EBONY BLEND STONE MULCH PER DETAIL.

LANDSCAPE ORDINANCE CHART

ORDINANCE SECTION	DESCRIPTION	MEASUREMENT	PLANTINGS REQUIRED	PLANTINGS PROVIDED
6-H	SCREENING STANDARDS- MECHANICAL SCREENING WALL AND GROUND MOUNTED EQUIPMENT TO BE COMPLETELY SCREENED. EITHER WITH A WALL OR FENCE THAT IS VISUALLY INTEGRATED WITH THE BUILDING FACADE OR A SOLID EVERGREEN SCREEN OF A COMBINATION OF TREES AND SHRUBS	-	-	-
6-J	STREET TREES TO BE LOCATED IN THE RIGHT OF WAY IN A MIN. 8' WIDE PLANTINGS STRIP BETWEEN CURB AND SIDEWALK OR WITHIN 10' OF THE RIGHT OF WAY WHERE THESE CONDITIONS ARE IMPRACTICAL. SPACE AT 50' O.C. WITH 60' MAXIMUM SPACING AND 25' MINIMUM SPACING. AND 10' AWAY FROM DRIVEWAYS, ALLEYS, FIRE HYDRANTS, MAILBOXES AND OTHER SMALL IMPROVEMENTS. PERMITTED SPECIES ARE PER THE CITY CONSTRUCTION STANDARDS.	185 LF	4 TREES	4 TREES
6-K	MINIMUM LOT LANDSCAPING REQUIREMENTS YARDS AND OPEN SPACE AREAS OF ALL LOTS SHALL BE LANDSCAPED IN ACCORDANCE WITH THIS SECTION (THE "MINIMUM LOT LANDSCAPING REQUIREMENTS"): BUSINESS USES 10 TREES, 10 ORNAMENTAL OR EVERGREEN TREES AND 25 SHRUBS PER ACRE. ALL OTHER LANDSCAPING PLANTINGS REQUIRED BY THIS ARTICLE TO BE LOCATED ON THE SUBJECT LOT (E.G., FOUNDATION PLANTINGS, PARKING AREA LANDSCAPING) OR WITHIN AN OPEN SPACE/COMMON AREA (E.G., BUFFER YARD LANDSCAPING, EXTERNAL STREET FRONTAGE LANDSCAPING) MAY BE CREDITED TOWARD THE INDIVIDUAL LOT'S OR OPEN SPACE/COMMON AREA'S LOT LANDSCAPING REQUIREMENT AT A 1:1 RATIO, WITH THE EXCEPTION OF STREET TREES, AS OTHERWISE SET FORTH HEREIN, WHICH MAY NOT BE CREDITED.	1.03 ACRE PARCEL	10 SHADE TREES, 10 ORN OR EVERGREEN TREES, 25 SHRUBS PER ACRE-EXCLUDING STREET TREES	7 NEW SHADE TREES AND 3 EXISTING, 3 NEW ORNAMENTAL TREES AND 7 EXISTING, 95 SHRUBS
6-L	FOUNDATION PLANTINGS PLANT MATERIALS SHALL BE REQUIRED INTERMITTENTLY (APPROXIMATELY EVERY FORTY (40) FEET) AGAINST LONG EXPANSES (OVER EIGHTY (80) FEET) OF BUILDING FACADES, FENCES, AND OTHER BARRIERS TO CREATE A SOFTENING EFFECT. PLANT MATERIALS SHALL ALSO BE REQUIRED ALONG THE FRONT BUILDING FAÇADE OF ALL BUILDINGS AT A MINIMUM RATIO OF ONE (1) SHRUB OR ORNAMENTAL TREE PER TWELVE (12) LINEAL FEET. PLANTINGS MAY BE CLUSTERED AND MUST BE WITHIN 15 FEET OF THE BUILDING FACADE AND SHALL BE IN PLANT BEDS AT LEAST 8' WIDE.	BUILDING IS 92' DEEP SIDE X 54' WIDE FRONT OR 292 LF PF PERIMETER TOTAL	1 SHRUB /12 LF = 5 SHRUBS AT FRONT OR 25 SHRUBS FOR TOTAL BLDG PERIMETER	64 SHRUBS PROVIDED TOTAL-FRONT PLANT BED 8' WIDE
6-O	PARKING AREA LANDSCAPING INTERIOR A MINIMUM LANDSCAPE AREA OF PARKING AREAS SHALL BE SET ASIDE FOR PARKING AREA ISLANDS FOR LOTS WITH 25 TO 49 SPACES IS 7.5% DISPERSED EVENLY THROUGHOUT THE LOT AND TO DEFINE AISLES. NO UNBROKEN ROWS OF PARKING GREATER THAN 200' LONG.	7.5% OF 10,160 SF PARKING LOT AREA AND 100LF OF FRONT YARD PARKING LOT PERIMETER.	INTERIOR 762 SF OF INTERIOR ISLANDS WITH 1 TREE AND 4 SHRUBS PER ISLAND	INTERIOR: 2090 SF OF ISLAND SPACE WITH 1 TREE AND 4 SHRUBS PER ISLAND,

0 20 40 FEET
SCALE:1"=20'

DELV DESIGN

SCHAAF CPA GROUP

SCHAAF CPA GROUP HEADQUARTERS BUILDING

ARCHITECT
DELV Design
212 W 10th St, STE F125
Indianapolis, IN 46202
(317) 296-7400

MEP
Primary Engineering
9785 Crosspoint Blvd, Suite 103
Indianapolis, IN 46256
(317) 324-1221

STRUCTURAL
JPS Consulting Engineers
11 Municipal Drive Suite 300
Fishers, Indiana 46038
(317) 617-4270

CIVIL
JPS Consulting Engineers
11 Municipal Drive Suite 300
Fishers, Indiana 46038
(317) 617-4270

100% DESIGN DEVELOPMENT DRAWINGS

NOT FOR CONSTRUCTION

No.	Description	Date

CLIENT PROJ. #: N/A
PROJECT #: 25-046
ISSUE DATE: 2.27.2026
DRW: CM / RKF | CHK: RKF / NBV

SITE LANDSCAPE PLAN

C600

JPS Consulting Engineers - K:\Civil Projects\2025\25JPSC52 Schaaf CPA Office - Westfield\Drawings\C600.dwg February 24, 2026 - 12:46 PM BFrench
SHEET PRINTED: 2/23/2026 5:08:46 PM

ORDINANCE NUMBER 26-__

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF GRAND PARK INDOOR SPORTS AND RECREATION FACILITY PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 17-03 AND TITLE 16 – LAND USE CONTROLS

"Grand Park Indoor Sports and Recreation Facility PUD, Amendment 4"

This Amendment to a Planned Unit Development District Ordinance (the "**Amendment**"), known as GRAND PARK INDOOR SPORTS AND RECREATION FACILITY PUD DISTRICT (Ordinance 14-35), as amended by Ordinance 15-26, Ordinance 17-44 and Ordinance 18-31(collectively, the "**GPISRF 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 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 UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**Commission**") considered a petition (Petition No. 26-PUD-__), filed with the Commission requesting an amendment to Ordinance 14-35 and 18-31, enacted by the Common Council of the City of Westfield (the "**Council**") on September 22, 2014 and June 23, 2018, respectively;

WHEREAS, the Amendment pertains to the subject real estate identified as part of Lot 3 of Grand Park Subdivision, a plat of which is recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument No. 2014057320, and which will be legally described in the Replat of Lot 3 of Grand Park, as shown on Exhibit A attached hereto (the "**Real Estate**").

WHEREAS, the Commission forwarded Petition No. 26-PUD-__ to the Council with a favorable recommendation (Vote: __ in favor, 0 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 GPISRF Ordinance is hereby amended by the provisions of this Amendment. In all other respects, the GPISRF Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the GPISRF Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment, (ii) the GPISRF Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.

1.3 Chapter ("**Chapter**") and Article ("**Article**") cross-references of this Amendment 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 Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

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

Section 3. Concept Plan. The Concept Plan, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

The Real Estate shall be developed substantially in compliance with the Concept Plan as determined by the Director of Community Development

Section 4. Illustrative Character Exhibits. The Real Estate shall be developed in substantial compliance with the compilation of images shown in **Exhibit C** as determined by the Director of Community Development. The Character Exhibits are intended to capture the character and quality of architecture, building massing, and a general development objective to be constructed on the Real Estate and do not represent final design.

Section 5. Underlying District. The underlying zoning district for the Real Estate shall be LB: Local Business.

Section 6. Permitted Uses. For the purposes of this Ordinance, Multi-Family Dwellings as part of a mixed-use building or mixed-use development that are developed in substantial compliance with those shown in **Exhibit B** and **Exhibit C** only shall be added to the existing list of Sports Campus Uses as defined in Article 3(A) of Ord. 18-31 and therefore permitted on the Real Estate

Section 7. Development Standards. The standards of Section 3 of the GPISRF Ordinance shall apply to the development of the Real Estate except as otherwise modified in this Section 6.

7.1 Minimum Setback Lines. Section 3.2 of the GPISRF Ordinance is hereby replaced and restated as follows for the Real Estate: Minimum Front Yard, Side Yard and Rear Yard Building Setbacks shall be zero (0) feet.

7.2 Maximum Building Height: 6 Stories

7.3 Project Perimeter Setback: Shall not apply

7.4 Minimum Business Size: Shall not apply

7.5 Maximum Business Size: Shall not apply

7.6 Maximum Aggregate of all Buildings within a single development: Shall not apply

7.7 Development Pattern: Shall be substantially compliant with the Character Exhibits shown in **Exhibit B** and **Exhibit C**.

Section 8. Infrastructure Standards. Infrastructure on the Real Estate shall comply with the Unified Development Ordinance and the City's Construction Standards unless otherwise approved by the Department of Public Works in consideration to the unique design intent of the District

Section 9. Severability. If any term or provision of this Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Amendment will not be affected.

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

WESTFIELD CITY COUNCIL

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

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 Willis, Mayor

I hereby VETO ORDINANCE 26-__
this ____ day of _____, 2026.

_____
Scott Willis, Mayor

This document prepared by: Joseph D. Calderon, Barnes & Thornburg LLP, 11 South Meridian Street, Indianapolis, Indiana 46204, (317) 231-7787.

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: Joseph D. Calderon

50904646.2

Exhibit A

ADD LEGAL DESCRIPTION

SITE RENDERING

Exhibit B Concept Plan

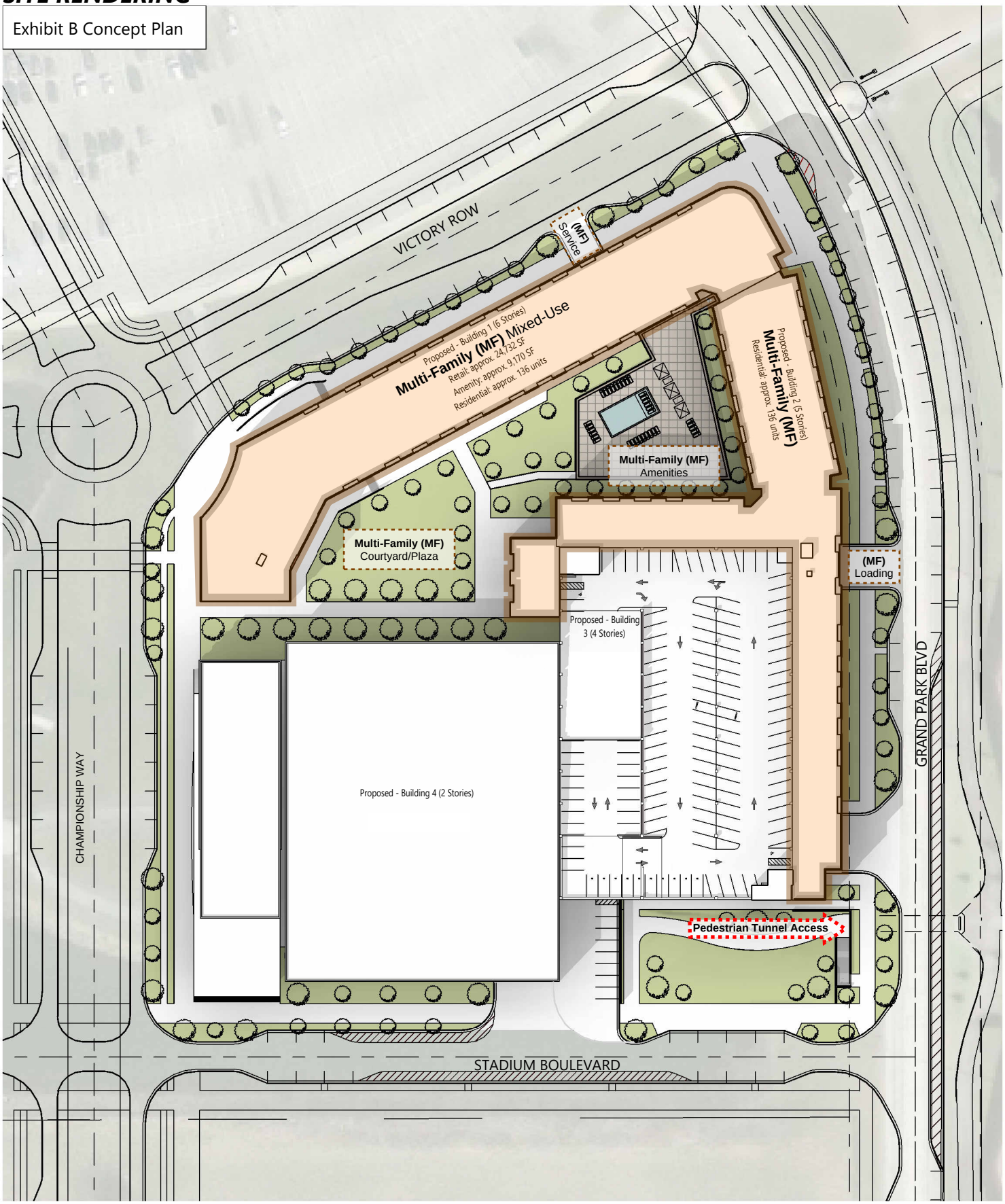


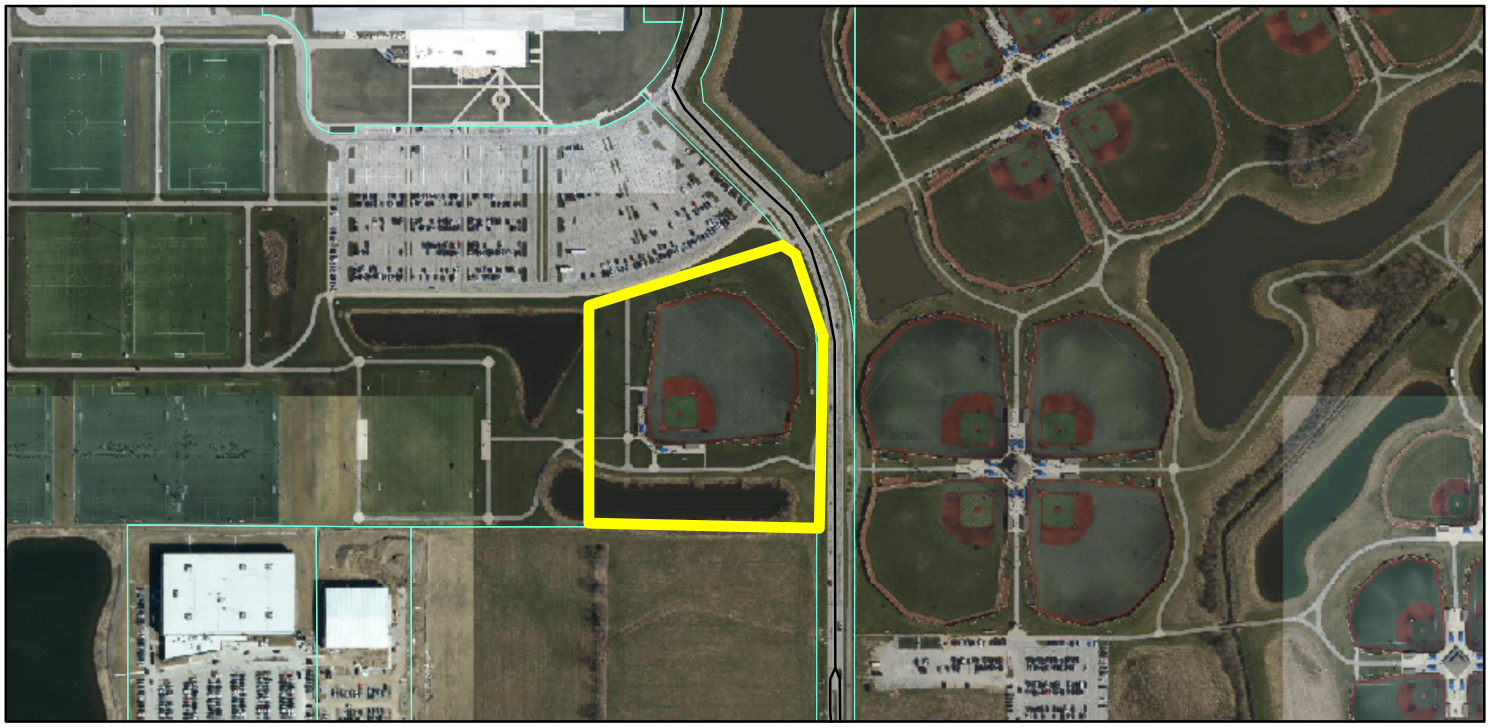
EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS

CITY OF Westfield INDIANA

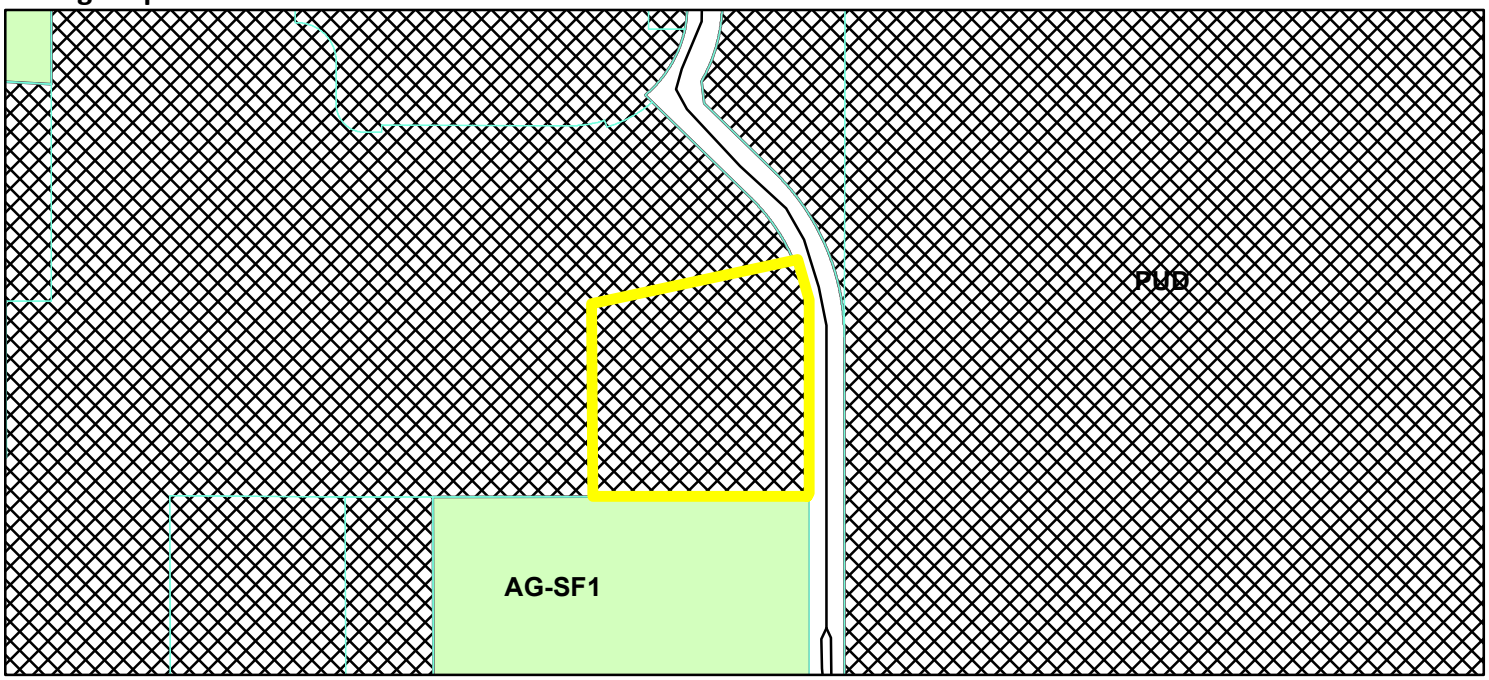
Grand Park PUD, Amendment IV

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

SITE RENDERING

Exhibit B Concept Plan

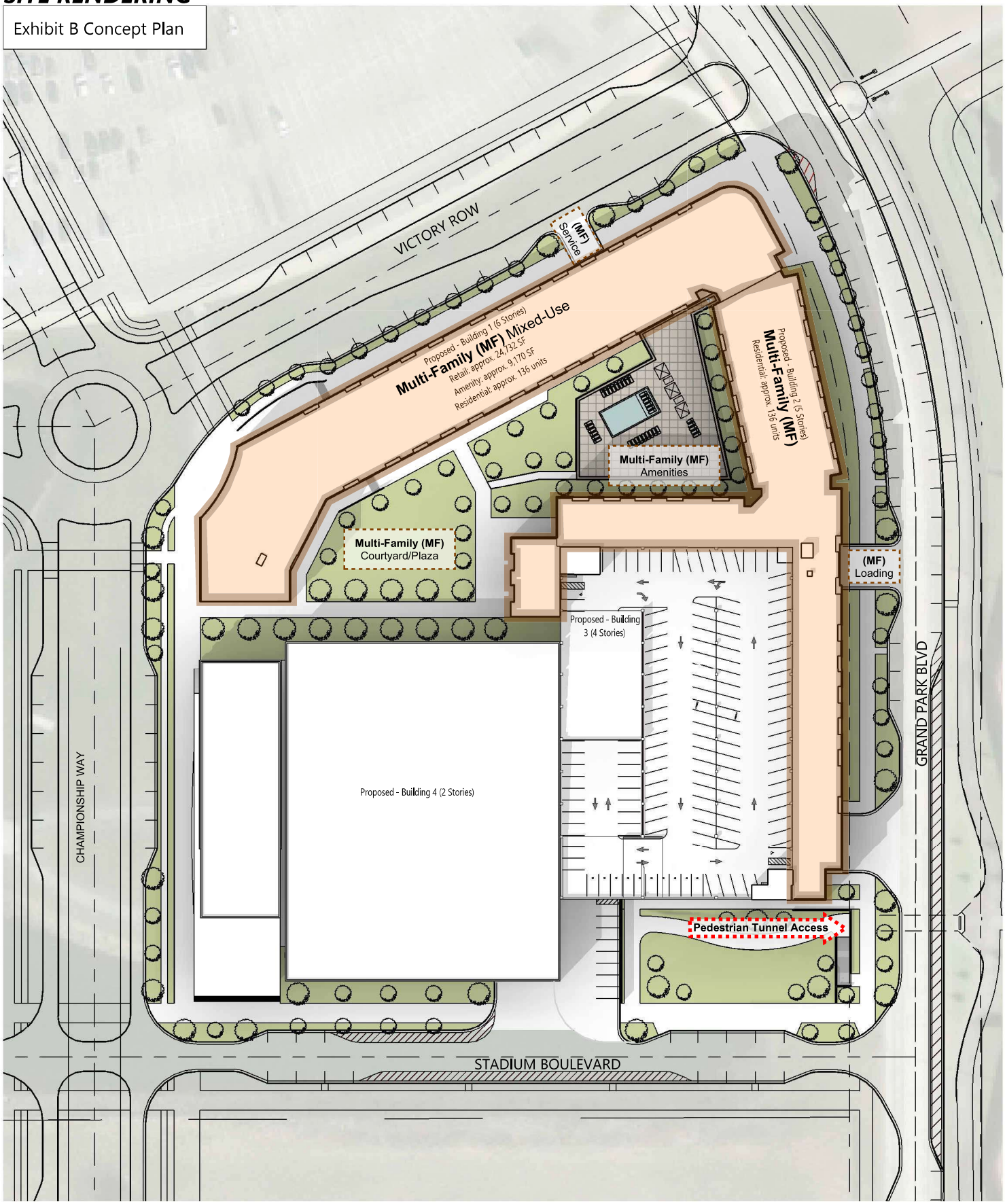


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS

ORDINANCE NUMBER 26-__

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

"The Lakes at Freemont"

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

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

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

WHEREAS, the Commission forwarded **Petition No. 26__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **Recommendation (- vote)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 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 UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as "**The Lakes at Freemont PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this

Ordinance and its exhibits, and (ii) the provisions of the City of Westfield Unified Development Ordinance, as amended, and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the UDO. The following additional definitions are hereby incorporated:

2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the four (4) individual Areas of the District.

2.2 Single Family – A: Lots consisting of Single-Family detached homes in Area A.

2.3 Single Family – B: Lots consisting of Single-Family detached homes in Area B.

2.4 Single Family – C: Lots consisting of Single-Family detached homes in Area C.

2.5 Single Family – D: Lots consisting of Single-Family detached homes in Area D.

2.6 Area A: The part of the Real Estate depicted on the District Map as Area A.

2.7 Area B: The part of the Real Estate depicted on the District Map as Area B.

2.8 Area C: The part of the Real Estate depicted on the District Map as Area C.

2.9 Area D: The part of the Real Estate depicted on the District Map as Area C

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

3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

3.2 The District is hereby divided into four (4) Areas as illustrated on the District Map and Concept Plan and labeled as Single Family – A (Areas A), Single Family – B (Area B), Single Family - C (Area C), Single Family - D (Area D) and (individually or collectively, "Area"). Development of each Area shall be regulated as set forth

in this Ordinance.

3.3 Areas shall be in substantial conformance with the District Map, attached hereto as **Exhibit C**; as determined and approved by the Director of the Community Development Department.

3.4 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial conformance with the Concept Plan as determined and approved by the Director.

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

4.1 Area A: SF3: Single-Family Medium Density District.

4.2 Area B, Area C, and Area D: SF4: Single-Family High Density District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C	Area D
25 Single-Family Dwelling Units	70 Single-Family Dwelling Units	65 Single-Family Dwelling Units	75 Single-Family Dwelling Units

5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed two-hundred and twenty (220).

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

6.1 The Lot standards included in **Exhibit D** – Lot Standards shall be applied to the Areas as depicted on the District Map.

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

7.1 Article 6.3 Architectural Standards: Shall not apply. The following standards shall

apply in lieu of the Architectural Standards of Article 6.3:

A. Character Exhibits. The compilation of images in **Exhibits E**, collectively, "The Residential Character Exhibits" are intended to provide context to the quality and character of homes proposed in the district while architectural standards are set for in Section 7 of the ordinance. The character and quality as shown in the character exhibits shall also be maintained as determined by the Director of Community Development.

B. Four-Side Architecture: Design detailing shall be continued completely around the dwelling consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, style of windows, window placement, trim detailing, roof design, and Exterior Materials, unless otherwise required by this Ordinance.

C. Building Materials:

1. Vinyl and aluminum siding shall be prohibited.

2. All dwellings shall have a minimum two-foot (2') watertable of Masonry Material (either stone or brick veneer) at ground level. The Masonry Material shall be continuous around all sides of the base of the dwelling except were interrupted by access points (like steps, doors or windows). The Masonry Material shall extend – at a minimum – from the ground up to the level of the watertable.

3. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used, however, trim shall not be required for windows, doors, or corners where architecturally appropriate.

D. Windows:

1. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the architectural treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the architectural treatment shall be of a natural material and be applied to the sill, header and jambs.

2. All homes shall have a minimum of three (3) windows on all four (4) sides of the home. For the purposes of this calculation, a double window shall be counted as two (2) windows and a transom window shall apply to this requirement.

E. Minimum Overhang: The roof overhang or eaves shall be a minimum of six inches (6").

F. Roof Pitch: Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4:12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6:12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. Flat roofs are permitted in modern architectural designs. The building permit application shall indicate whether the home is designed in a modern architectural style.

G. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.

H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:

1. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home. Homes in Area C shall be exempt from this requirement.

2. Two (2) dusk-to-dawn coach lights shall be provided on all garages.

3. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Exterior Material or a color to accent the Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

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

1. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

2. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

3. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.

4. All one-story dwellings shall have a minimum of three (3) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.

J. Side Building Façade Requirements: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. The following elements shall be consistent with elements included on the Front Building Façade:

1. A change in the exterior siding color separated by trim;

2. A change in the exterior siding material pattern separated by trim;

3. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)

4. A minimum of ten (10) square foot gable window;

5. A gable peak with a change in Exterior Material; or

6. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

K. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Building Permit:

1. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of the same floorplan; and

2. Have a different primary siding color than the adjacent Lot.

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

A. Buffer Yards: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified below.

1. Buffer Yard planting standards shall be met by the preservation of existing trees within the areas identified as Existing Vegetation Buffer on the Concept Plan. Mounds shall not be required.

2. Buffer Yard Type B landscape planting requirements shall be provided in Buffer Yard areas other than those identified at Existing Vegetation Buffer. Mounds shall not be required.

3. Evergreen trees may be substituted for shade trees or ornamental trees within Buffer Yards.

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

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

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

A. Minimum Open Space: Shall be a minimum of twenty-five percent (25%) of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

i. Trellis Seating Area: A trellis seating area shall be provided in a manner generally consistent with **Exhibit F**.

ii. Pool Cabana Building and Community Pool: A +/-1,625 square foot indoor facility and swimming pool (+/-1,650 square feet) shall be constructed for the community, in a manner generally consistent with **Exhibit F**. The Cabana Building shall include an outdoor patio space, restrooms, and lockable storage.

iii. Parking: Golf cart (minimum 6 spaces) and automobile parking shall be provided adjacent to the Pool Cabana in a manner generally consistent with **Exhibit F**.

iv. Lakeview Seating Area: An outdoor seating patio shall be provided in a manner generally consistent with **Exhibit F**.

v. Fire Pit Patio: An outdoor seating patio including a fire pit shall be provided in a manner generally consistent with **Exhibit F**.

vi. Mail Kiosk: A mail kiosk shall be provided in a manner generally consistent with **Exhibit F** pending approval by the local USPS Postmaster.

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

Section 10. **Duration.** Failure to obtain Overall Development Plan approval for the Real Estate by January 1, 2031 (unless otherwise extended by the Director) shall automatically void this Ordinance.

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

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

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2026.

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

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

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Area Map
Exhibit D	Lot Development Standards
Exhibit E	Character Exhibits (Homes)
Exhibit F	Amenity Character Exhibit

EXHIBIT A

REAL ESTATE
(Page 1 of 2)

A PART OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 19 NORTH RANGE 3 EAST; THENCE NORTH 89 DEGREES 29 MINUTES 08 SECONDS EAST, 1,321.38 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 14 SECONDS WEST, 578.77 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 07 SECONDS EAST, 755.81 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 39 SECONDS EAST, 578.76 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 08 SECONDS EAST, 566.87 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST, 1,403.42 FEET; THENCE NORTH 87 DEGREES 22 MINUTES 10 SECONDS WEST, 567.47 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 21 SECONDS WEST, 420.67 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 46 SECONDS WEST, 756.84 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 14 SECONDS EAST, 23.43 FEET; THENCE SOUTH 89 DEGREES 28 MINUTES 42 SECONDS WEST, 515.84 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 57 SECONDS WEST, 882.75 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 15 SECONDS WEST, 808.73 FEET; THENCE NORTH 00 DEGREES 09 MINUTES 16 SECONDS EAST, 2,653.13 FEET TO THE POINT OF BEGINNING, CONTAING 109.25 ACRES MORE OR LESS.

EXHIBIT A

REAL ESTATE
(Page 2 of 2)

EXHIBIT B

CONCEPT PLAN

(Page 1 of 1)

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 26__-PUD-__.

EXHIBIT C

DISTRICT MAP

(Page 1 of 1)

EXHIBIT D

LOT DEVELOPMENT STANDARDS

(Page 1 of 1)

District Lot Standards:

Standard	**Single-family A**	**Single-family B**	**Single-family C**	**Single-family D**
Minimum Lot Area	12,000sqft	10,000sqft	6,000sqft	4,700sqft
Minimum Lot Frontage	70’	55’	35’	35’
Minimum Building Setback Lines				
Front Yard	25’	25’	20’	10’
Side Yard	6’	6’	5’	5’
Rear Yard	25’	25’	20’	20’
Minimum Lot Width	90’	80’	50’	40’
Maximum Building Height	2 ½ Stories	2 ½ Stories	2½ Stories	2½ Stories
Minimum Living Area (Total)	3,100sqft	2,000sqft	1,500sqft	1,900sqft

EXHIBIT E

CHARACTER EXHIBITS
(see following 4 pages)

Area A (Grand Estates)

Area B (Masterpiece)

Area D Rear-Entry Designer

Area C (Design 40 Life)

EXHIBIT F

AMENITY CHARACTER EXHIBITS

(page 1 of 2)

EXHIBIT F

AMENITY CHARACTER EXHIBITS
(page 2 of 2)

Property Location Map

2604-PUD-06

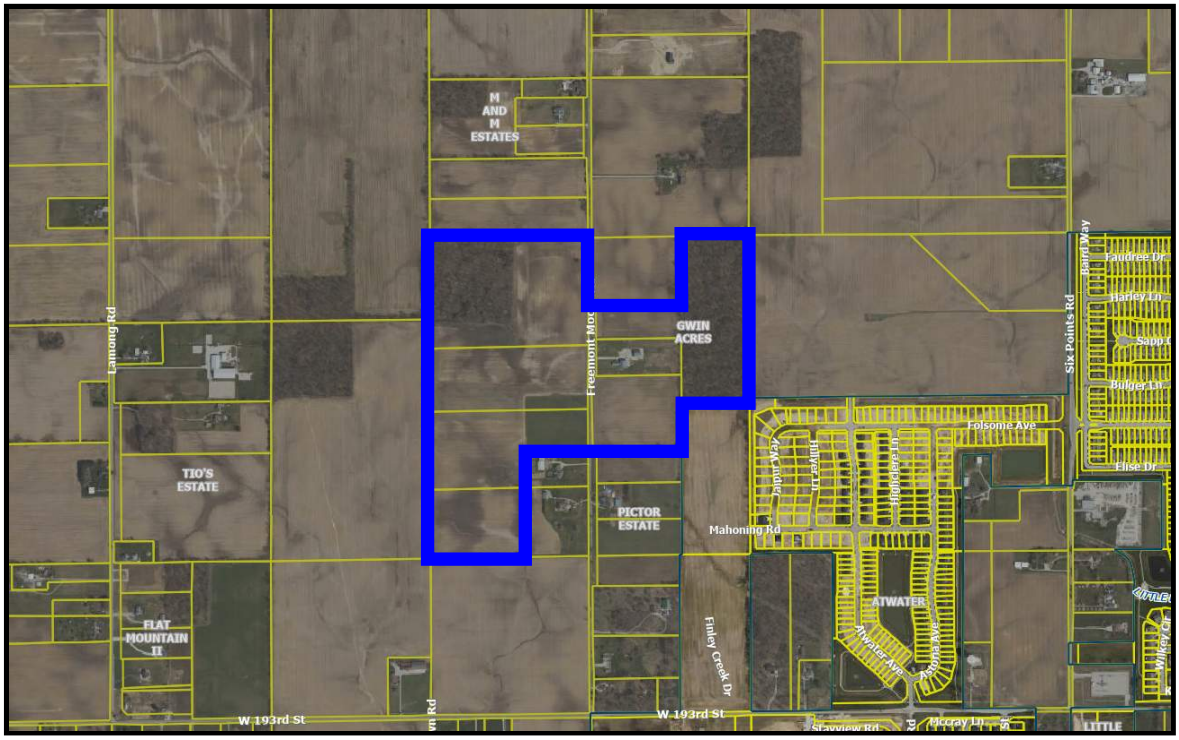
The Lakes at Freemont PUD

Generally 1/2 north of the intersection at W 193rd Street and Freemont Moore Road

N
W E
S
Not To Scale

Site

Aerial Location Map



Zoning Map

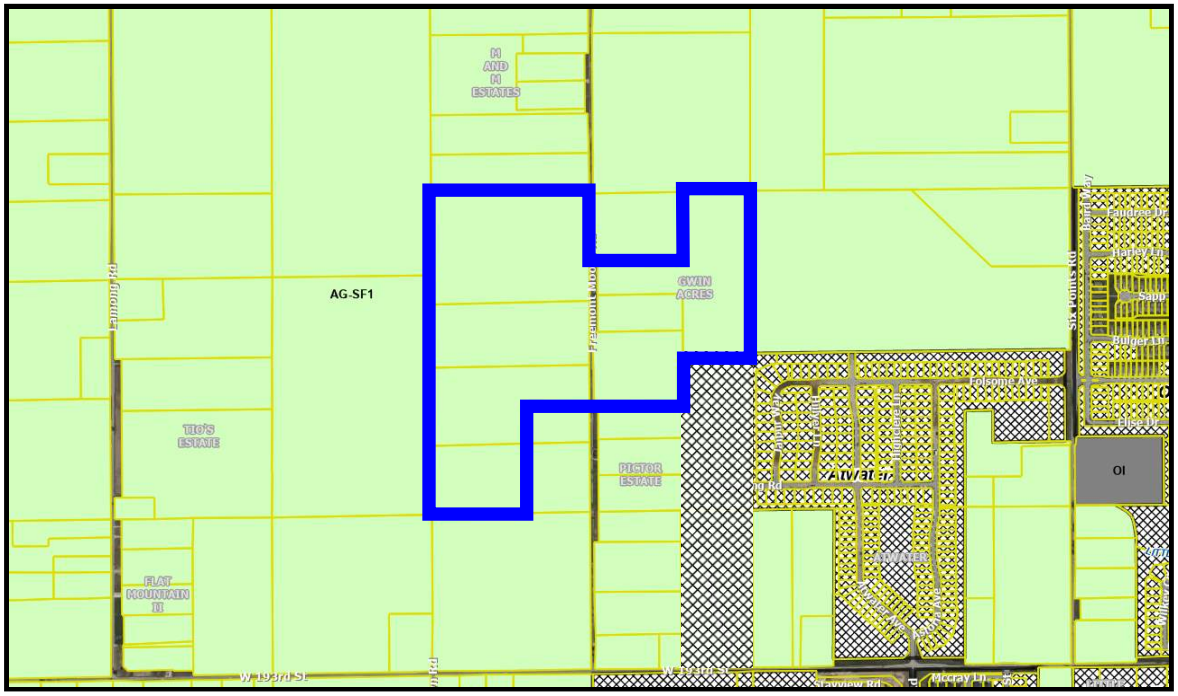


EXHIBIT A

REAL ESTATE
(Page 2 of 2)

Exhibit "D" - Project Description
The Lakes at Freemont PUD District

The Applicant, Grand Communities, LLC and Fischer Homes (collectively, "The Fischer Group") has filed a rezone application for parcels of real estate that include approximately 108 acres that are located on the east and west side of Freemont Moore Road, south of 206th Street and north of 193rd Street (collectively, the "Real Estate").

The Real Estate is currently zoned AG-SF1, and the proposal is to rezone the Real Estate to the "The Lakes at Freemont Planned Unit Development Ordinance" in order to develop a master-planned, for-sale residential community to be known as "The Lakes at Freemont". A variety of home styles will be interspersed throughout the neighborhood, including executive style, semi-custom homes, rear-entry, and low-maintenance patio style homes, collectively creating a cohesive community that should be attractive to many types of home buyers.

The four (4) different home styles include:

(i) 23 homesites will offer the "Grand Estates Collection" series of homes with estimated average sales prices ranging from $1,150,000 to $1,400,000 that consist of approximately 3,100+ square feet of living space, including 3 to 6 bedrooms and 3 to 7 bathrooms;

(ii) 68 homesites will be the "Masterpiece Collection" series of homes with estimated average sales prices ranging from $775,000 to $950,000 that consist of approximately 2,000+ square feet of living space, including 3 to 6 bedrooms and 2 to 6 bathrooms;

(iii) 87 homesites will be from the "Designer Collection" which will include 17 homesites from the "Front-Entry Designer 30 Collection" and 70 homesites from the "Rear-Entry Designer Collection" with estimated average sales prices ranging from $575,000 to $675,000 that consist of approximately 1,900 to 2,530 square feet of living space, including 2 to 4 bedrooms and 2 to 3 bathrooms; and,

(iv) 42 homesites will be the "Designer 40 Life Collection" series of homes which is a patio style home that includes exterior maintenance with estimated average sales prices ranging from $500,000 to $600,000 that consist of approximately 1,500 to 2,065 square feet of living space, including 2 to 5 bedrooms and 2 to 4 bathrooms;

The Lakes at Freemont PUD contains specific architectural standards and requirements, including but not limited to, all homes are required to have 4-sided masonry streetscape diversity standards and anti-monotony requirements.

Regarding the Site Plan, access to the community will be from various entryways off Freemont Moore Road. A street connection is provided into the Atwater community as is required by the Westfield UDO, as well as planned stub streets to the large undeveloped adjacent parcels to accommodate the potential future development of parcels that surround the Real Estate.

Additionally, a multi-use path will be installed along the frontage of Freemont Moore Road, as well as an internal multi-use path which bisects the development from East to West. The community will be well over the required 25% Open Space, containing approximately 30 acres of Open Space, including Tree Preservation areas. In this regard, Fischer Homes has engaged a certified arborist to prepare an inventory of the Tree Preservation areas to determine the general location, type and quality of the trees in these areas. The tree inventory, when completed, will be provided to the Planning Department for review.

Finally, an amplitude of amenities are provided within The Lakes at Freemont to create a welcoming and connected community environment. A centralized cabana & pool serves as a gathering place, complemented by convenient guest and golf cart parking. From this location are lake views which can be enjoyed from the pool, fire-pit, or the additional seating area which will project out into the pond, offering panoramic views. There are also lawns / "flex spaces" proposed, providing additional passive recreational opportunities.

Spanning out from this centralized amenity location is an internal multi-use pathway which bisects the community from East to West. This multi-use path also leads to a trellis with built-in seat walls, overlooking and creating additional views across one of the proposed lakes on the Eastern portion of the development, tying both sides together. Other passive amenities include landscaped common areas and preserved "naturalized" areas for everyday enjoyment by all residents and the Community of Westfield alike.

The Lakes at Freemont Planned Unit Development

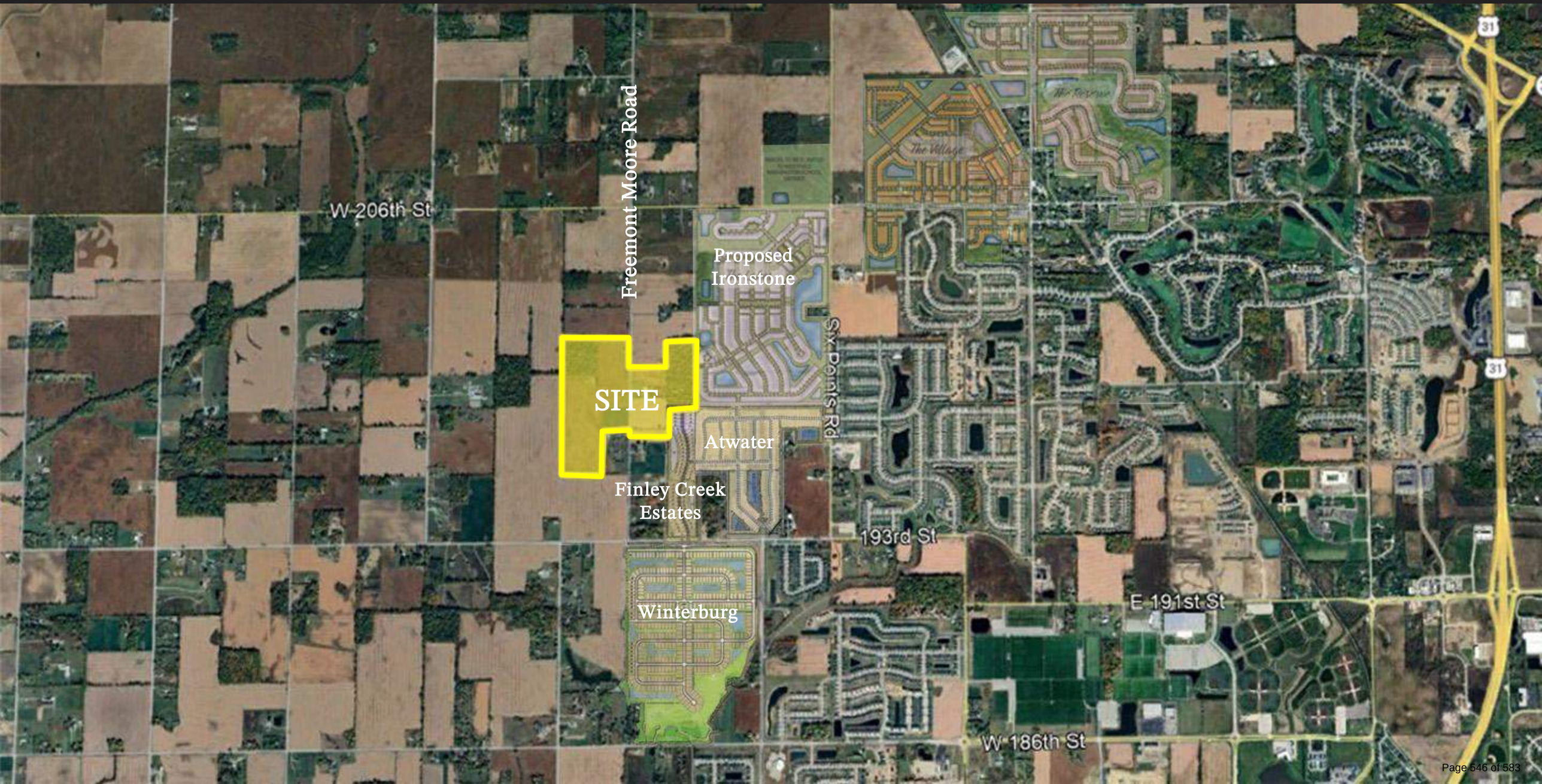
Westfield, Indiana

FISCHER HOMES GRAND COMMUNITIES BY THE FISCHER GROUP

FISCHER HOMES

Site Location: Freemont Moore Road & 193rd Street

GRAND COMMUNITIES



FISCHER HOMES

Community Overview

GRAND COMMUNITIES

Overview

108.3 +/- Total Acres

220 Total Homesites

2 +/- Units per Acre

30 +/- Open Space Acres

Homesite Breakdown

23 Grand Estate Homesites

68 Masterpiece Homesites

59 Designer 40 Life Homesites

70 Rear-Entry Designer Homesites

Pool Cabana (A)

Lakeview Seating (B)

Fire Pit Patio (C)

CBU Mail Kiosk (D)

Trellis Seating (E)

Multi-Use Path (F)

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Community Amenity Area

GRAND COMMUNITIES

Amenity Features

+/- 1,625 SF Cabana

+/- 1,650 SF Swimming Pool

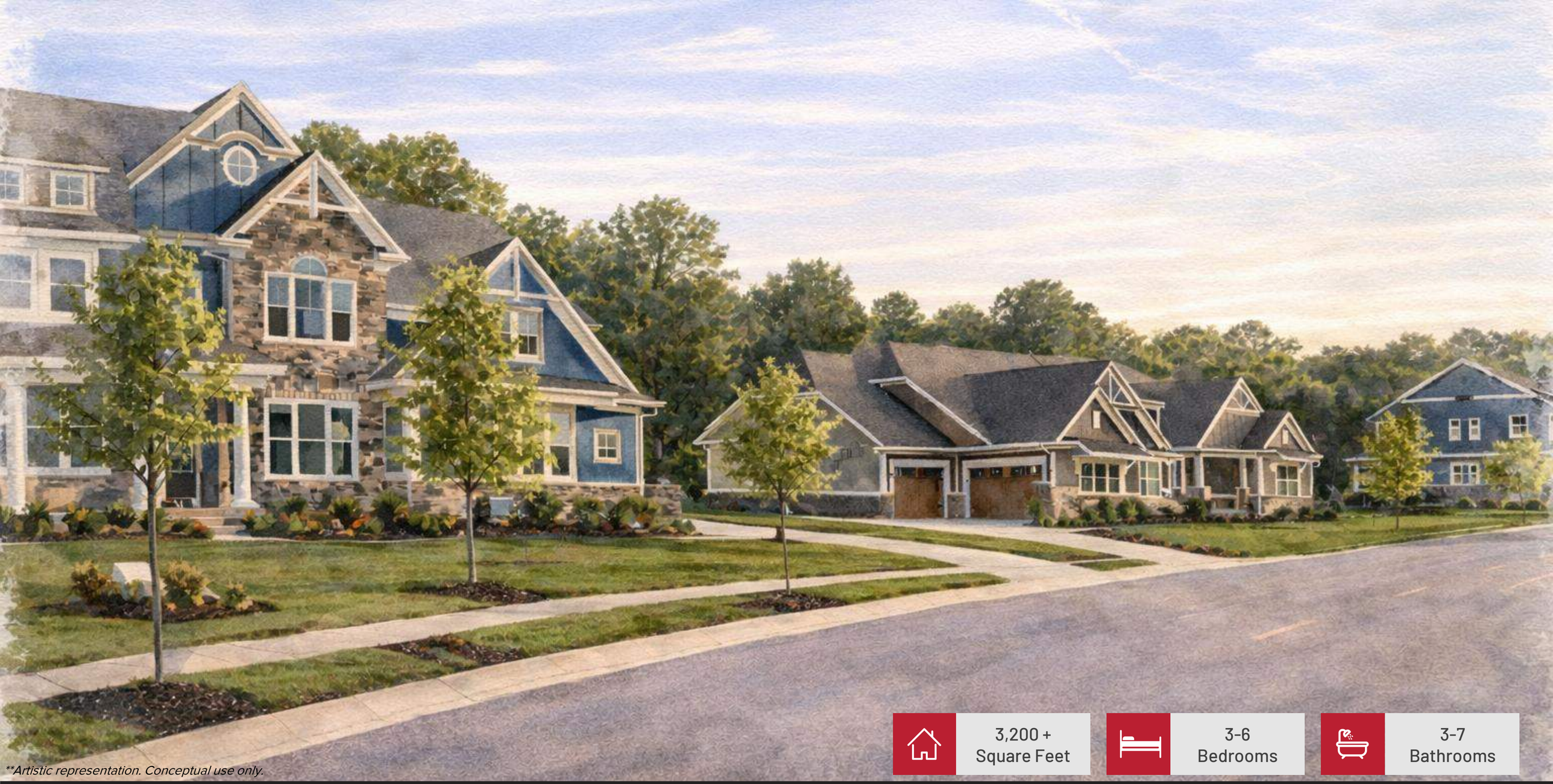
CBU Mail Kiosk

Fire Pit Patio

Pool Deck Overlooking Pond

28 Car Parking Spaces

10 Golf Cart Parking Spaces



3,200 + Square Feet

3-6 Bedrooms

3-7 Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Grand Estates Collection

GRAND COMMUNITIES

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FISCHER HOMES

Grand Estates Collection

GRAND COMMUNITIES

2,800 + Square Feet

3-6 Bedrooms

2-6 Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Masterpiece Collection

GRAND COMMUNITIES BY THE FISCHER GROUP

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Masterpiece Collection

1,700 – 2,064
Square Feet

2–5
Bedrooms

2–4
Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Designer 40 Life Collection

GRAND COMMUNITIES

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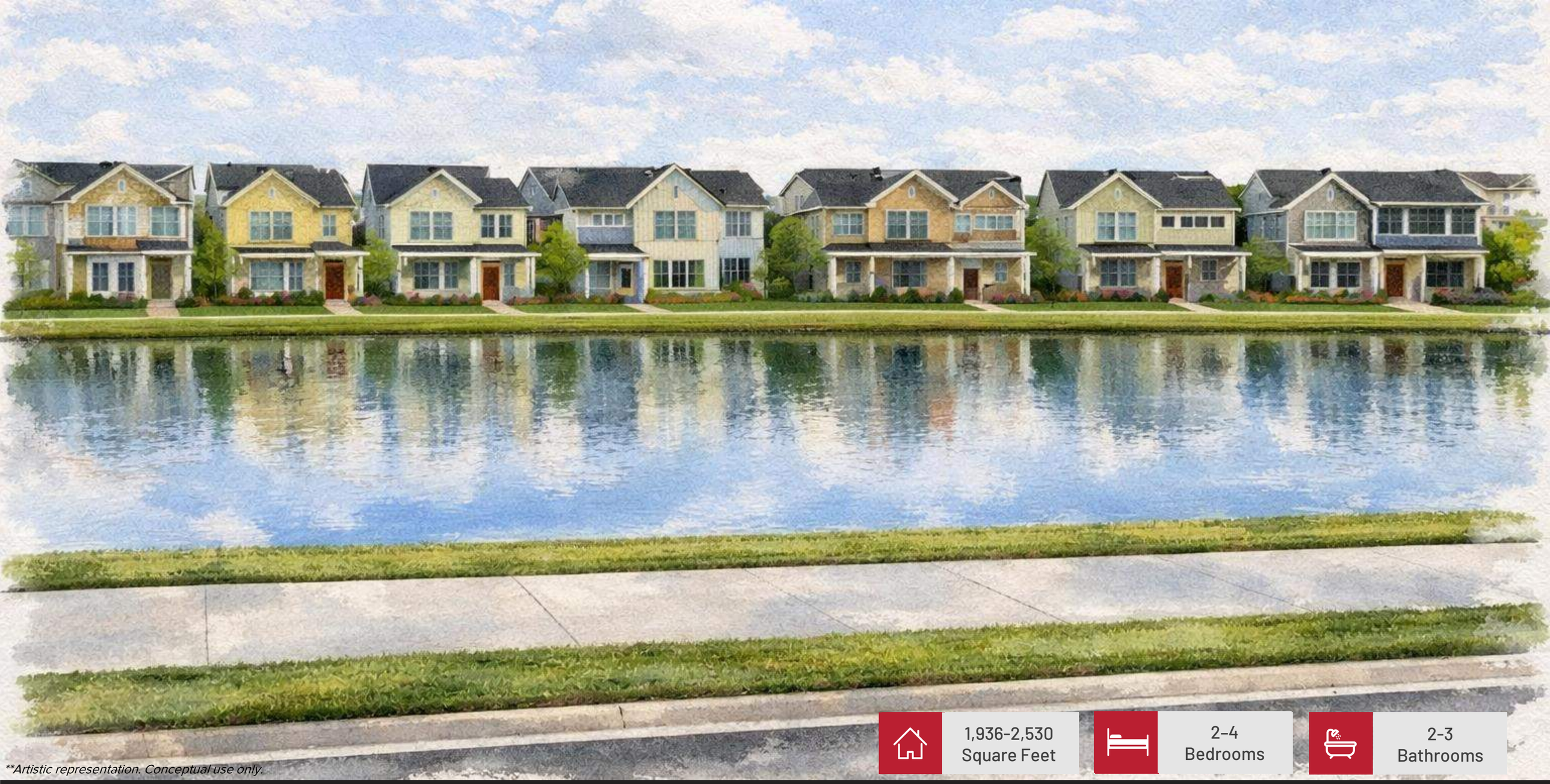
FISCHER HOMES

Designer 40 Life Collection

GRAND COMMUNITIES



1,936-2,530 Square Feet

2-4 Bedrooms

2-3 Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Rear Entry Designer Collection

GRAND COMMUNITIES

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Preliminary designs are subject to change

FISCHER HOMES

Rear Entry Designer Collection

GRAND COMMUNITIES

Grand Communities, LLC

The Lakes at Freemont Westfield, Hamilton County, Indiana

Illustrative Concept Exhibit

February 26th, 2026

Area A (Grand Estates)

Area B (Masterpiece)

Area D Rear-Entry Designer

Area C (Design 40 Life)

The Lakes at Freemont Planned Unit Development

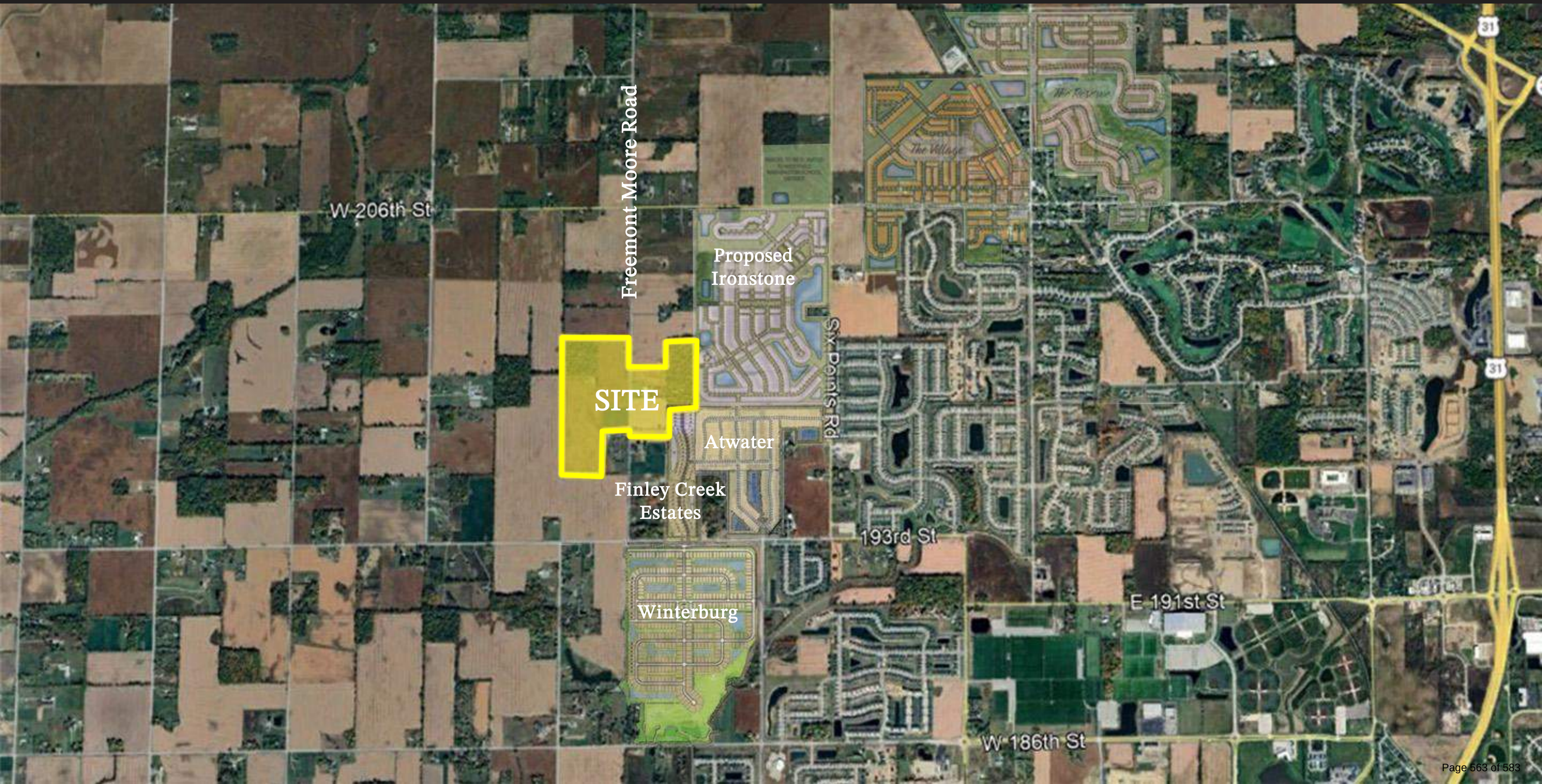
Westfield, Indiana

FISCHER HOMES GRAND COMMUNITIES BY THE FISCHER GROUP

FISCHER HOMES

Site Location: Freemont Moore Road & 193rd Street

GRAND COMMUNITIES



FISCHER HOMES

Community Overview

GRAND COMMUNITIES

Overview

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220 Total Homesites

2 +/- Units per Acre

30 +/- Open Space Acres

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70 Rear-Entry Designer Homesites

Pool Cabana (A)

Lakeview Seating (B)

Fire Pit Patio (C)

CBU Mail Kiosk (D)

Trellis Seating (E)

Multi-Use Path (F)

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Community Amenity Area

GRAND COMMUNITIES

Amenity Features

+/- 1,625 SF Cabana

+/- 1,650 SF Swimming Pool

CBU Mail Kiosk

Fire Pit Patio

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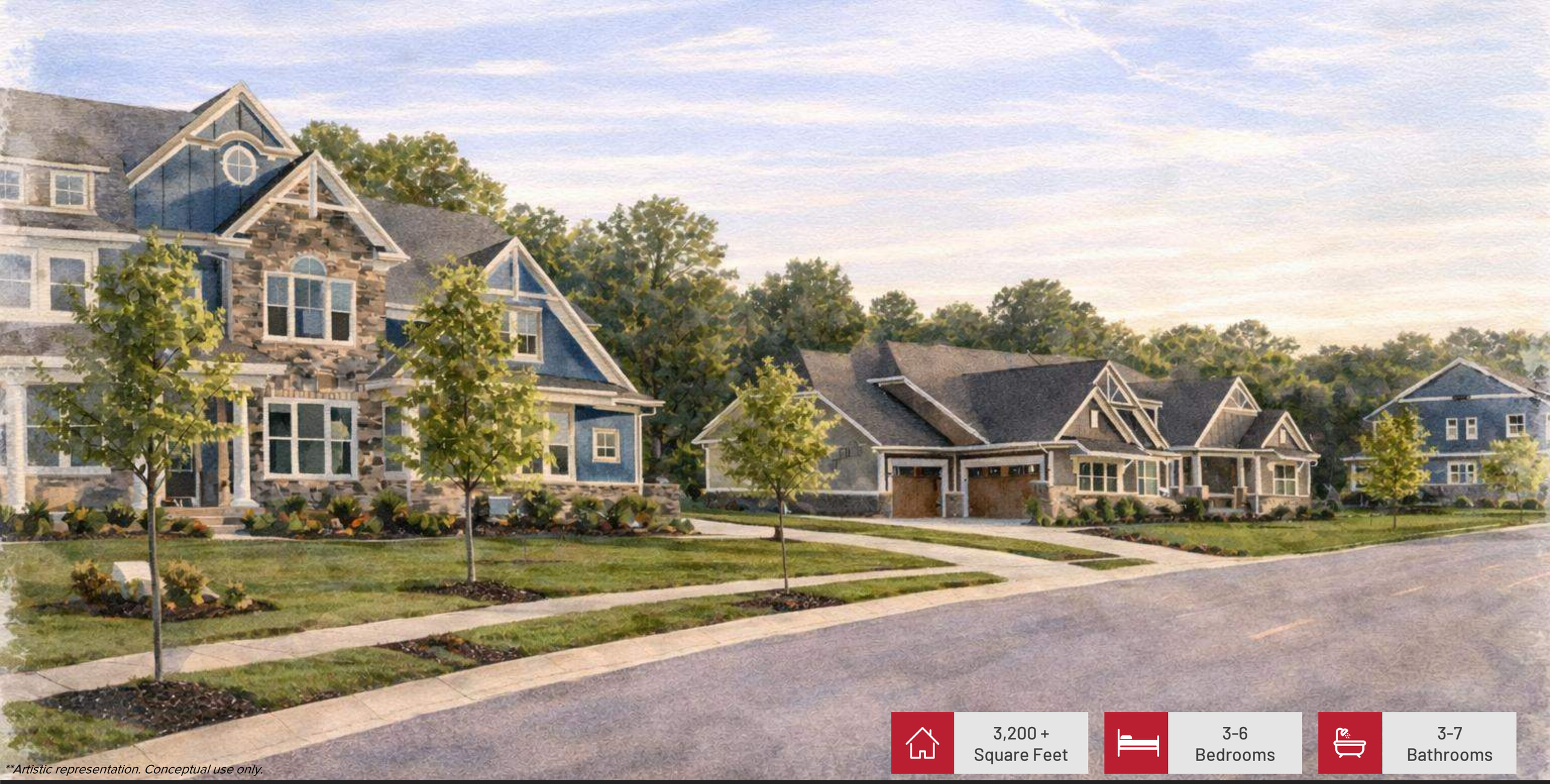


3,200 + Square Feet

3-6 Bedrooms

3-7 Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Grand Estates Collection

GRAND COMMUNITIES

2,800 + Square Feet

3-6 Bedrooms

2-6 Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Masterpiece Collection

GRAND COMMUNITIES

1,700 – 2,064
Square Feet

2–5
Bedrooms

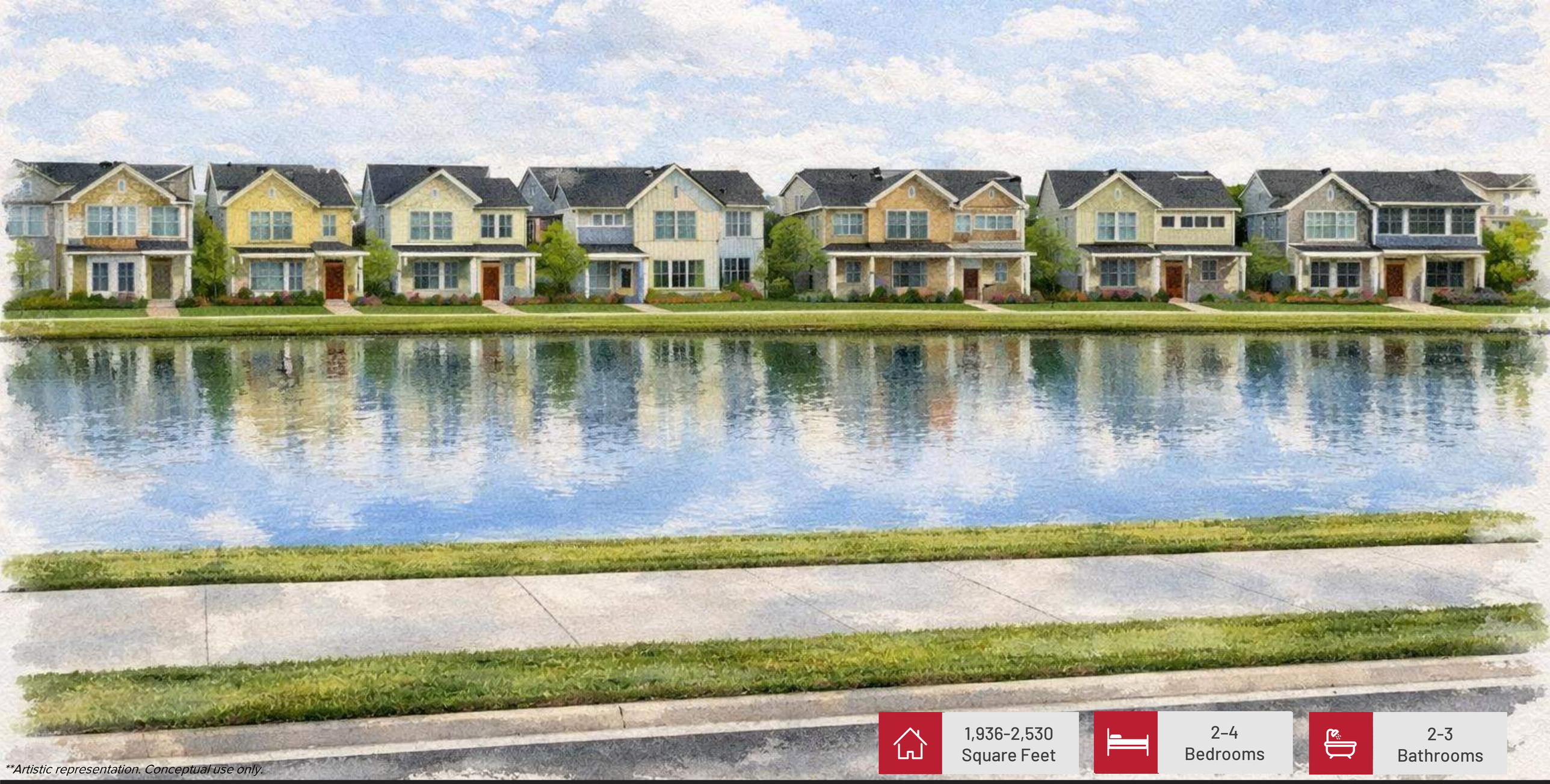
2–4
Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Designer 40 Life Collection

GRAND COMMUNITIES



1,936-2,530 Square Feet

2-4 Bedrooms

2-3 Bathrooms

***Artistic representation. Conceptual use only.*

FISCHER HOMES

Rear Entry Designer Collection

GRAND COMMUNITIES

ORDINANCE 26-13

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING AN ADDITIONAL APPROPRIATION FROM THE DOJ EQUITABLE SHARING PROGRAM FUND #240

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

WHEREAS, the Westfield Police Department ("WPD") has joined the federal Department of Justice's ("DOJ") Equitable Sharing Program, ALN Number 16.922 ("Program"), whereby WPD may request an equitable share of the net proceeds of a forfeiture when WPD directly participates in a law enforcement effort that results in a federal forfeiture; and

WHEREAS, in the year 2024, the City received $26,417.20 from federal forfeitures pursuant to the Program, and

WHEREAS, Pursuant to Ind. Code § 5-13-6-1, which requires timely deposit of public funds regardless of any record of an appropriate fund on the fund ledger, $26,417.20 was placed in an authorized depository of the City; and

WHEREAS, the deposit of $26,417.20 was recorded in the LEAF Fund ("Fund No. 242"), which was considered at the time the most appropriate fund available on the fund ledger, but was not appropriated or expended; and

WHEREAS, federal regulations restrict expenditure of equitable shares of net proceeds of forfeitures to purposes that are in addition to, and not replacements of, purposes previously funded from other available resources and, pursuant to that requirement, federal regulations further require that revenue derived from the Program be accounted for separately from other City resources; and

WHEREAS, Fund No. 242 represents City resources inappropriate to be comingled with proceeds from the Program;

WHEREAS, the Council recently created a new fund named the DOJ Equitable Sharing Program Fund ("Fund No. 240"), to track revenues and expenditures related to participation in the Program, which will promote transparency and efficiency, comply

with DOJ and Indiana State Board of Accounts guidance, and be in the best interests of the citizens of the City; and

WHEREAS, Indiana State Board of Accounts guidance provides for an entry to be made in a fund ledger in a current year to reflect a deposit into a correct fund, once such a fund has been established and identified; and

WHEREAS, such an entry will result in an unexpended, unencumbered fund balance of $26,417.20 in Fund No. 240, which should now be appropriated for purposes in compliance with the restrictions of the Program; and

WHEREAS, the City properly followed the notice and public hearing procedures established by Ind. Code § 6-1.1-18-5, including submission of specific information to the Department of Local Government Finance's computer gateway;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Indiana, that:

Section 1. Recitals. The foregoing recitals are fully incorporated herein by reference.

Section 2. Fund Ledger. The Council hereby notes, acknowledges, and concurs with current year entries by the Clerk Treasurer in the City fund ledger to reflect revenue of $26,417.20 in Fund No. 240 and corresponding entries in Fund 242.

Section 3. Appropriations. The Council hereby approves an additional appropriation:

Funded from:
The unexpended, unencumbered fund balance of Fund No. 240;

Appropriated for:
Fund No. 240 appropriation line item #240-002-330 – $26,417.20.

Section 4. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this Ordinance are hereby repealed.

Section 5. Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 6. This Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

Section 7. The Council, pursuant to its power and ability to manage the finances of the City (Ind. Code § 36-4-4-4), authorizes and directs the Clerk Treasurer to take all actions necessary to efficiently implement the appropriation specified herein.

PASSED THIS _____ DAY OF _____, 2026 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

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

_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty

ATTEST:

_____
Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 26-13 was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-13	I hereby VETO ORDINANCE 26-13
this _____ day of _____, 2026.	this _____ day of _____, 2026.
_____	_____
Scott A. Willis, Mayor	Scott A. Willis, Mayor

This document was prepared March 17, 2026, subject to review by legal counsel, from language suggested by Curtis L. Coonrod, C.L. Coonrod & Co, 3850 Priority Way South, Suite 225, Indianapolis, IN 46240.

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

ORDINANCE 26-17

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA CONCERNING FUND NO. 255 (FORMERLY THE WESTFIELD WELCOME FUND; NOW THE COMMUNITY ENGAGEMENT FUND)

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

WHEREAS, guidance in the September 2020 Indiana State Board of Accounts ("SBOA") Cities and Towns Bulletin provides that the Council may, by ordinance, create as many funds as necessary to operate the City;

WHEREAS, Fund No. 255 was established by Ordinance 24-27, for revenues and expenditures related to Westfield Welcome, a department tasked with providing event programming in the City; and

WHEREAS, to promote transparency and consistency, the Council desires to amend and clarify various information related to Fund No. 255, pursuant to SBOA guidance.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Indiana, that:

Section 1. Recitals. The foregoing recitals are fully incorporated herein by reference.

Section 2. Fund No. 255. Fund No. 255, properly established by Ordinance 24-27, and formerly entitled the Westfield Welcome Fund, is now entitled the Community Engagement Fund.

Section 3. Fund Revenue. The following types of revenue may be deposited into the Community Engagement Fund: event, program, registration, and sponsorship fees.

Section 4. Fund Expenditures. Expenditures from the Community Engagement Fund may be made for the following purposes: event expenditures and marketing, programming operational expenses, and granting funds to nonprofit corporations.

Section 5. Life of the Fund. The Community Engagement Fund shall be perpetual until terminated by a duly passed Ordinance of the Council, and any and all monies in the Community Engagement Fund at the end of a calendar year shall not revert to another fund, but shall remain in the Community Engagement Fund as separate, non-reverting funds.

Section 6. Disposition of Fund Balance. Upon termination of the Community Engagement Fund, the fund balance shall be disposed of as follows: all excess expenses/revenues will be transferred to Fund No. 206.

Section 7. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this Ordinance are hereby repealed.

Section 8. Should any parts of this Ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 9. This Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2026 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Kurt J Wanninger	Kurt J Wanninger	Kurt J Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm

_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt
_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty

ATTEST:

_____
Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 26-17 was delivered to the Mayor of Westfield on the _____ day of _____, 2025, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-17	I hereby VETO ORDINANCE 26-17
this _____ day of _____, 2024.	this _____ day of _____, 2024.
_____	_____
Scott A. Willis, Mayor	Scott A. Willis, Mayor

This document was prepared by Kaitlin Glazier, City of Westfield, 2728 East 171st Street, Westfield, IN 46074.

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

ORDINANCE 26-18

AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA, AUTHORIZING AND APPROVING AN ADDITIONAL APPROPRIATION FROM THE OPERATING BALANCE OF THE OPIOID DISTRIBUTION GRANT FUND

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

WHEREAS, at times, it is necessary to appropriate funds within the approved budget pursuant to Ind. Code § 36-4-7-8;

WHEREAS, the unencumbered balance in the Opioid Distribution Grant Fund No. 567 as of December 31, 2026, is currently projected to exceed $25,000;

WHEREAS, the City desires to appropriate an additional $25,000 from the Opioid Distribution Grant Fund No. 567; and

WHEREAS, the City properly followed the notice procedures established by Ind. Code § 6-1.1-18-5 (including submission of specific information to the Department of Local Government Finance's computer gateway), and held a public hearing on the proposed appropriation.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Indiana, that:

Section 1. Recitals. The foregoing recitals are fully incorporated herein by reference.

Section 2. Additional Appropriation. The Council hereby appropriates the following additional sums of money from the Opioid Distribution Grant Fund No. 567, subject to applicable laws.

From:
Fund 567 Opioid Distribution Grant Fund - $25,000

To:
Other Services and Charges Line item #567012349 - $25,000

Section 3. The Council, pursuant to its power and ability to manage the finances of the City (Ind. Code § 36-4-4-4), authorizes and directs the Clerk Treasurer to take all actions necessary to efficiently implement the appropriation specified herein.

Section 4. All other City ordinances, code sections, resolutions, or parts thereof in conflict with the provisions and intent of this ordinance are hereby repealed.

Section 5. Should any parts of this ordinance be found unconstitutional or illegal, the remaining parts shall survive and be in full effect.

Section 6. This ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2026, BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

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

_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty

ATTEST:

_____
Marla Ailor, Clerk-Treasurer

I hereby certify that ORDINANCE 26-18 was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-18	I hereby VETO ORDINANCE 26-18
this _____ day of _____, 2026.	this _____ day of _____, 2026.
_____	_____
Scott A. Willis, Mayor	Scott A. Willis, Mayor

This document was prepared March 6, 2026, subject to review by legal counsel, from language suggested by Benjamin Roeger, C.L. Coonrod & Co, 3850 Priority Way South, Suite 225, Indianapolis, IN 46240.

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

RESOLUTION NO. 26-120

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA AUTHORIZING PARTICIPATION IN THE REMNANT DEFENDANTS' SETTLEMENT (OPIOID DISTRIBUTOR/DISPENSER DEFENDANTS) AND EXECUTION OF A COMBINED SUBDIVISION PARTICIPATION AND RELEASE FORM

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

WHEREAS, over the past years, national settlements have been reached to resolve litigation brought by states and local governments to combat the opioid epidemic;

WHEREAS, the City has received funds resulting from such settlements with pharmaceutical companies, opioid distributors, and related firms;

WHEREAS, a new national settlement ("Remnant Defendants' Settlement") has been finalized with six (6) additional opioid distributor/dispenser defendants under the Remnant Defendants' Settlement Agreement dated February 23, 2026: Associated Pharmacies, Inc. (and American Associated Pharmacies); JM Smith Co.; Morris and Dickson; Louisiana Wholesale Drug Company, Inc.; North Carolina Wholesale Drug Company, Inc.; and UNFI/SuperValu;

WHEREAS, the total value of the Remnant Defendants' Settlement is $97,625,000;

WHEREAS, to participate in the Remnant Defendants' Settlement and receive resulting funds, the City must execute a Combined Subdivision Participation and Release Form ("Participation and Release Form"); and

WHEREAS, the Council finds that it is in the best interests of the City and its residents to participate in the Remnant Defendants' Settlement, execute the Participation and Release Form, and ultimately receive additional settlement funds to combat the opioid epidemic.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Westfield, Indiana, that:

Section 1. The foregoing recitals are fully incorporated herein by reference.

Section 2. For the reasons cited herein, the Council hereby authorizes the City's participation in the Remnant Defendants' Settlement.

Section 3. For the reasons cited herein, the Council hereby authorizes the Mayor, or his designee, to execute the Participation and Release Form and any other documentation necessary for the City's participation in the Remnant Defendants' Settlement.

Section 4. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS 23rd DAY OF March, 2026 BY THE WESTFIELD COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
Kurt J Wanninger	Kurt J Wanninger	Kurt J Wanninger
_____	_____	_____
Chad Huff	Chad Huff	Chad Huff
_____	_____	_____
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
_____	_____	_____
Joe Duepner	Joe Duepner	Joe Duepner
_____	_____	_____
Jon Dartt	Jon Dartt	Jon Dartt

_____	_____	_____
Noah Herron	Noah Herron	Noah Herron
_____	_____	_____
Victor McCarty	Victor McCarty	Victor McCarty

ATTEST:

_____
Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 26-120 was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ ____ m.

_____
Marla Ailor, Clerk-Treasurer

I hereby APPROVE
RESOLUTION 26-120

this _____ day of _____,
2025.

_____
Scott A. Willis, Mayor

I hereby VETO
RESOLUTION 26-120

this _____ day of _____,
2025.

_____
Scott A. Willis, Mayor

This document was prepared by Kaitlin Glazier, City of Westfield, 2728 East 171st Street, Westfield, IN 46074.

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