



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda**

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**BOARD OR COMMISSION: Advisory Planning Commission Meeting**

**MEETING DATE: Monday, April 6, 2026 at 7:00 PM**

**MEETING PLACE: Westfield City Hall - Main Assembly Room**

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

Michael Neal, President | Township Appointed | 4-year term | 1/1/24-12/31/27  
Billy Bunkowfst, Vice President | Mayoral Appointed | 4-year term | 1/1/24-12/31/27  
Omar Khan | Mayoral Appointed | 4-year term | 1/1/24-12/31/27  
Robert Horkay | Mayoral Appointed | 4-year term | 1/1/24-12/31/27  
Stephanie Carlson | Mayoral Appointed | 4-year term | 7/1/24-12/31/27  
Mark Keen | Township Appointed | 4-year term | 1/1/24-12/31/27  
Ryan Mooney | Council Appointed | 4-year term | 1/1/24-12/31/27  
Victor McCarty | Council Appointed | 4-year term | 1/1/24-12/31/27  
Kurt Wanninger | Council Appointed | 4-year term | 2/2/26-12/31/27

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to [planners@westfield.in.gov](mailto:planners@westfield.in.gov) (Include petition number in the subject line.)
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

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

[Online Viewable](#)

**OPENING OF REGULAR MEETING**

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - March 16, 2026

Review Rules of Procedure

**CONSENT AGENDA**

**2406-DDP-15**

**Towne Run Commercial**

2415 Towne Run Road

LOR Corporation by Terra Site Development requests Detailed Development Plan review of two (2) commercial

buildings totaling 22,167 SF located on 2.19 acres +/- in the Towne Run Planned Unit Development (PUD) District.  
(Planner: Lauren Gillingham-Teague - [Lgillingham@westfield.in.gov](mailto:Lgillingham@westfield.in.gov))

## **ITEMS OF BUSINESS**

No items.

## **PUBLIC HEARING ITEMS**

### **2604-PUD-05**

#### **Grand Park Planned Unit Development (PUD), Amendment IV**

*West Side of Grand Park Boulevard, approximately 0.25 miles south of 191st Street*

Keystone Realty Group, LLC by Barnes & Thornburg, LLP requests an amendment to 4.95 acres +/- of the Grand Park Planned Unit Development (PUD) District to permit multi-family dwellings.

(Planner: Daine Crabtree - [Dcrabtree@westfield.in.gov](mailto:Dcrabtree@westfield.in.gov))

### **2604-PUD-06**

#### **The Lakes at Freemont Planned Unit Development (PUD), Amendment I**

*Generally ½ mile north of the intersection at West 193rd Street and Freemont Moore Road*

Grand Communities, LLC and Fischer Homes by Nelson & Frankenberger, LLC requests a change in zoning for 108 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to The Lakes at Freemont Planned Unit Development (PUD) District.

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

### **2604-PUD-07**

#### **Westfield Playhouse Planned Unit Development (PUD), Amendment I**

*302 North Union Street*

Christ United Methodist Church by Church Church Hittle + Antrim requests a change in zoning for 1.03 acres +/- from the SF3: Single-family Medium Density District to Westfield Playhouse Planned Unit Development (PUD) District.

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

## **ITEMS CONTINUED TO A FUTURE MEETING**

**2603-PUD-03** (anticipated workshop on 4/20/26, subject to change)

#### **199<sup>th</sup> & Monon Planned Unit Development (PUD) Amendment I**

*South of and adjacent to 199th Street and west of the Monon Trail*

Onyx & East, LLC by Nelson & Frankenberger LLC requests a change in zoning for 7.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - [Dcrabtree@westfield.in.gov](mailto:Dcrabtree@westfield.in.gov))

**2603-PUD-04** (anticipated workshop on 4/20/26, subject to change)

#### **Trace Commons Planned Unit Development (PUD)**

*South of State Road 32, about 1,000 feet East of Gunther Boulevard, & North of the Midland Trace Trail*

Level 2 Development, represented by Church Church Hittle + Antrim, request a change of zoning for 19.4 acres +/- from the GB: General Business and GB-PD: General Business-Planned Development Districts to the Trace Commons Planned Unit Development (PUD) District.

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

## **WITHDRAWN ITEMS**

**2512-PUD-22**

**Sugarleaf Planned Unit Development (PUD)**

*2432 East 171st Street*

David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.

*(Planner: Lauren Gillingham-Teague - [Lgillingham@westfield.in.gov](mailto:Lgillingham@westfield.in.gov))*

**REPORTS/COMMENTS**

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

**ADJOURNMENT**

Adjourn



**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Minutes - 3/16/2026**  
*Monday, March 16, 2026 at 7:30 PM*

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

[Online Viewable](#)

**OPENING OF REGULAR MEETING**

7:00pm

[YouTube Time: 0:00](#)

**Note the presence of a quorum**

**Commissioners Members Present In-Person:** Mike Neal, Billy Bunkowfst, Robert Horkay, Mark Keen, Victor McCarty, Stephanie Carlson, Omar Khan, Kurt Wanninger.

**Commissioners Present Virtually:** None.

**Commissioners Absent:** Ryan Mooney.

**City Staff Present In-Person:** Kevin Todd, Community Development Director; Weston Rogers, Senior Planner; Caleb Ernest, Long Range Planning Manager; Shelby Alexander, Associate Planner; Clarissa Carrigan, Associate Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present:** Nicole Buskill, City of Westfield.

**Announce any changes to Agenda**

**Approval of Minutes - March 11, 2026**

Motion: Approve March 11, 2026 APC Meeting Minutes

By: Victor McCarty

Seconded: Stephanie Carlson

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed

**Review Rules of Procedure**

Rogers reviewed APC rules and procedures.

**CONSENT AGENDA**

**No items.**

## ITEMS OF BUSINESS

### 2512-CP-01

#### City of Westfield Comprehensive Plan

Outlines the City of Westfield's long-term vision, goals, and policies guiding land use, development, transportation, utilities, housing, parks, and community services.

(Planner: Caleb Ernest - [Cernest@westfield.in.gov](mailto:Cernest@westfield.in.gov))

#### [Exhibit 1 - City of Westfield Comprehensive Plan](#)

[YouTube Time: 1:46](#)

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

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Motion: Suspend Rules  
By: Robert Horkay  
Seconded: Mark Keen

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty, Kurt Wanninger  
No: None  
Abstain: None

Motion Determination: Passed

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Motion: Favorable Recommendation of Resolution to City Council  
By: William Bunkowfst  
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Kurt Wanninger  
No: Victor McCarty  
Abstain: None

Motion Determination: Passed

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## WORKSHOP ITEMS

### 2511-PUD-19

#### Ironstone Planned Unit Development (PUD)

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

Platinum Properties Management Company, LLC by Nelson & Frankengerger requests a change in zoning for 765 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Ironstone Planned Unit Development (PUD) District.

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

[YouTube Time: 41:48](#)

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

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Motion: Suspend Rules  
By: Kurt Wanninger  
Seconded: Robert Horkay

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Kurt Wanninger  
No: Victor McCarty  
Abstain: None

Motion Determination: Passed

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Motion: Favorable Recommendation to City Council  
By: William Bunkowfst  
Seconded: Omar Khan

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Kurt Wanninger  
No: Victor McCarty  
Abstain: None

Motion Determination: Passed

## **ITEMS CONTINUED TO A FUTURE MEETING**

**2512-PUD-22 (anticipated public hearing on 4/6/26, subject to change)**  
**Sugarleaf Planned Unit Development (PUD)**

**2432 East 171st Street**

David Weekley Homes, represented by Nelson & Frankenberger, LLC requests a change in zoning for 10.3 acres from the AG-SF1 and Sanders Glen Planned Unit Development (PUD) Districts to the Sugarleaf Planned Unit Development (PUD) District.

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

**2603-PUD-03 (anticipated workshop on 4/20/26, subject to change)**

**199<sup>th</sup> & Monon Planned Unit Development (PUD) Amendment I**

**South of and adjacent to 199th Street and west of the Monon Trail**

Onyx & East, LLC by Nelson & Frankenberger LLC requests a change in zoning for 7.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the 199th & Monon Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - [Dcrabtree@westfield.in.gov](mailto:Dcrabtree@westfield.in.gov))

**2603-PUD-04 (anticipated workshop on 4/20/26, subject to change)**

**Trace Commons Planned Unit Development (PUD)**

**South of State Road 32, about 1,000 feet East of Gunther Boulevard, & North of the Midland Trace Trail**

Level 2 Development, represented by Church Church Hittle + Antrim, request a change of zoning for 19.4 acres +/- from the GB: General Business and GB-PD: General Business-Planned Development Districts to the Trace Commons Planned Unit Development (PUD) District.

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

## **REPORTS/COMMENTS**

[YouTube Time: 01:08:13](#)

**Plan Commission Members**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

**Plat Committee Liaison**

**Community Development Department**

## **ADJOURNMENT**

### **Adjourn**

Motion: Adjourn  
By: Victor McCarty  
Seconded: William Bunkowfst

Yes: Michael Neal, William Bunkowfst, Robert Horkay, Mark Keen, Omar Khan, Stephanie Carlson, Victor McCarty,  
Kurt Wanninger

No: None

Abstain: None

Motion Determination: Passed



**Petition Number:** 2406-DDP-15  
**Project Name:** Towne Run Commercial DDP  
**Subject Site Address:** 2415 Towne Run Rd. ("the Property")  
**Petitioner:** LOR Corporation  
**Representative:** Terra Site Development  
**Request:** Detailed Development Plan review for one (1) commercial building  
**Current Zoning:** [Towne Run PUD \(Ord. 23-24\)](#)  
**Current Land Use:** Vacant  
**Approximate Acreage:** 2.19 acres +/-  
**Exhibits:**  
1. Staff Report  
2. Location Map  
3. Site Plan  
4. Landscape Plan  
5. Elevations  
**Staff Reviewer:** Lauren Gillingham-Teague, AICP - Senior Planner

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### **BACKGROUND**

The property is zoned Towne Run Planned Unit Development District, which was adopted in 2023. The subject property falls within the Village Hub sub-area, which has an underlying zoning classification of LB: Local and Neighborhood Business District. The proposed project would develop two (2) new commercial buildings totaling 23,416 sq. ft.

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### **DEVELOPMENT PLAN REQUIREMENTS**

*(Article 10.7(G) of the UDO)*

**The plans comply**

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### **DEVELOPMENT PLAN REVIEW**

*(Article 10.7(E) of the UDO)*

**The plans comply**

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**DISTRICT STANDARDS**

*Towne Run PUD (Ord. 23-24) and Article 4.14 (Local and Neighborhood Business District)*

**The plans comply.**

- 1) Minimum Lot Area: No Minimum
- 2) Minimum Lot Frontage: 50 feet
- 3) Minimum Building Setback Line: None (waived by PUD)
- 4) Maximum Building Height: 2 Stories (modified by PUD)
- 5) Project Perimeter Setback: None (waived by PUD)
- 6) Building Size Requirements:
  - a) Minimum Business Size: 800 square feet
  - b) Maximum Building Size: 30,000 square feet
  - c) Max. Aggregate of all Buildings: 90,000 square feet

**OVERLAY DISTRICT STANDARDS**

**The plans comply. Applicable standards are below**

The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO shall apply to the Village Hub Area. References to the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road rights-of-way lines.

**Architectural Design Requirements:**

- 1) Building Elevation:
  - a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
  - b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
  - c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- 2) Roof:
  - a) Pitched Roofs:

- i. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).
    - ii. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.
- 3) Awnings:
  - a) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
  - b) Awnings shall be made of a nonreflective material.
- 4) Building Materials:
  - a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
  - b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
  - c) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
  - d) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

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## **DEVELOPMENT STANDARDS**

*(UDO Chapter 6 and Towne Run PUD (Ord. 23-24))*

**The plans comply with all applicable standards. Items of note are identified below:**

### 34) Accessory Use and Building Standards (Ord. 23-24 Sec. 8.1)

- A. Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

### 35) Architectural Standards (Article 6.3)

- A. Waived by Ord. 23-24. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit D ("Village Hub Character"), which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within the Village Hub Area.

### 36) Landscaping Standards (UDO Article 6.8 and Ord. 23-24)

- A. Foundation Plantings: Foundation plantings shall be provided as follows:
  - i. Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

- ii. Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii. The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.
- iv. Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.

Foundation Plantings:

<b>North &amp; South Buildings</b>			
<b>North Façade (front, 85')</b>	<b>Required</b>	<b>Provided</b>	<b>Difference</b>
Shrub/Orn. Tree (1 per 12')	8	8	+0
<b>East Façade (front, 360')</b>	<b>Required</b>	<b>Provided</b>	<b>Difference</b>
Shrub/Orn. Tree (1 per 12')	30	30	+0
<b>South Façade (front, 49')</b>	<b>Required</b>	<b>Provided</b>	<b>Difference</b>
Shrub/Orn. Tree (1 per 12')	5	5	+0

- B. Parking Area Landscaping: This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Right-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas.
  - i. Perimeter Parking Area Landscaping:
    - a. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within:(i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.
    - b. Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
- (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

Perimeter Parking (UDO)

West (lot line, 196')	Required	Provided	Difference
Tree (1 per 30')	7	8	+1
Shrubs (1 per 3')	66	75	+9

South (lot line, 82')	Required	Provided	Difference
Tree (1 per 30')	3	3	+0
Shrubs (1 per 3')	27	90	+63

North (lot line, 64')	Required	Provided	Difference
Tree (1 per 30')	3	4	+1
Shrubs (1 per 3')	22	37	+15

- C. External Street Frontage Landscaping: Shall not apply
- D. Buffer Yard Landscaping: Shall not apply
- E. Minimum Lot Landscaping: Shall not apply

37) Lighting Standards (Article 6.9)

38) Parking and Loading Standards (Article 6.14)

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



- i. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- ii. Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- iii. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

39) Setback Standards (Article 6.16)

40) Sign Standards (Article 6.17)

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### **DESIGN STANDARDS**

*(Chapter 8 of UDO and Spring Mill Station SWC PUD (Ord. 17-41))*

**The plans comply with all applicable standards.**

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### **DEPARTMENT COMMENTS**

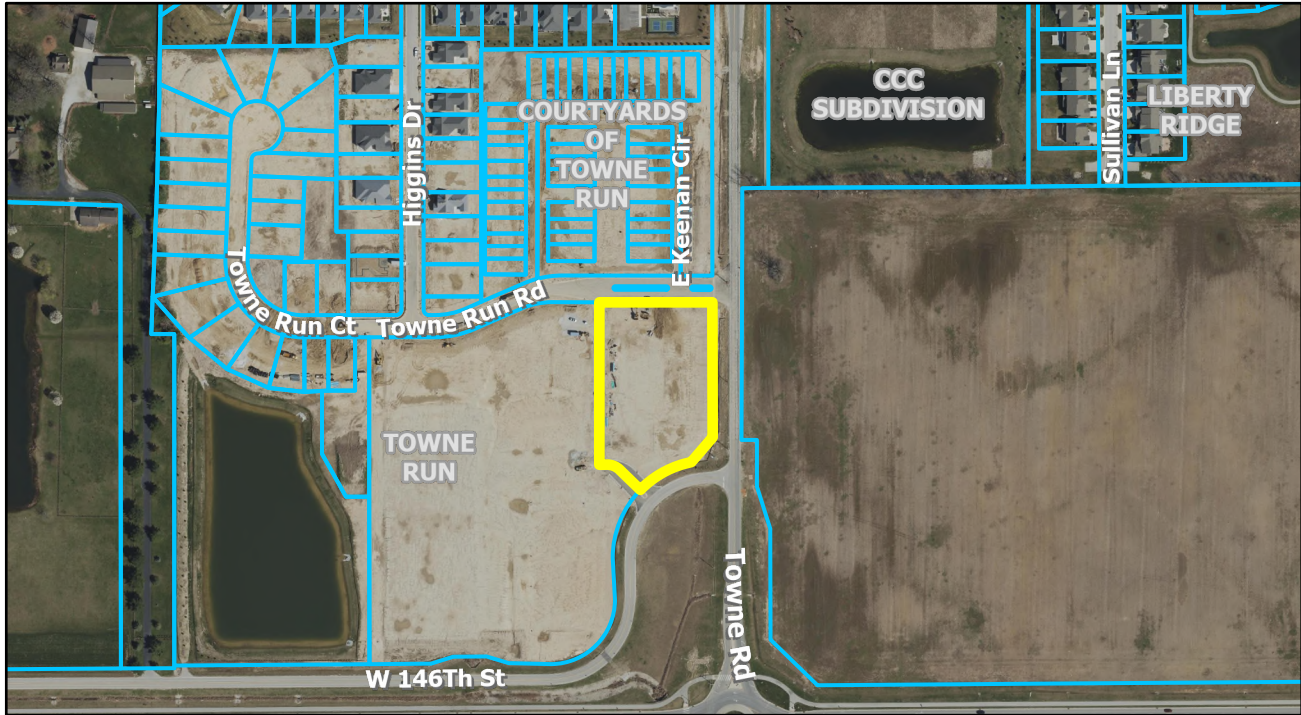
The plans as presented comply with the applicable zoning ordinances unless otherwise stated above.

**Requested Action: Approve Detailed Development Plan 2406-DDP-15 with the following conditions:**

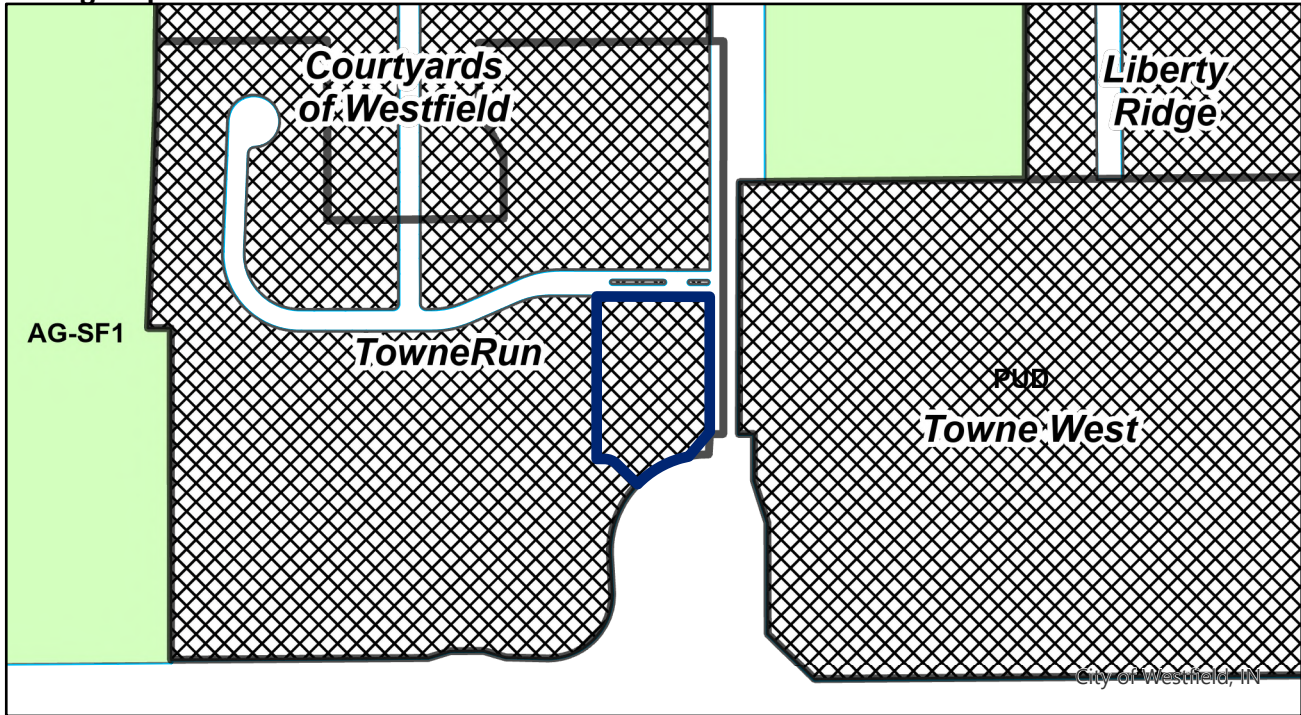
- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work being done on the Property.



**Aerial Location Map**



**Zoning Map**



**Legend**

 Subject Parcel

0 0.04 0.07 0.14 Miles

N





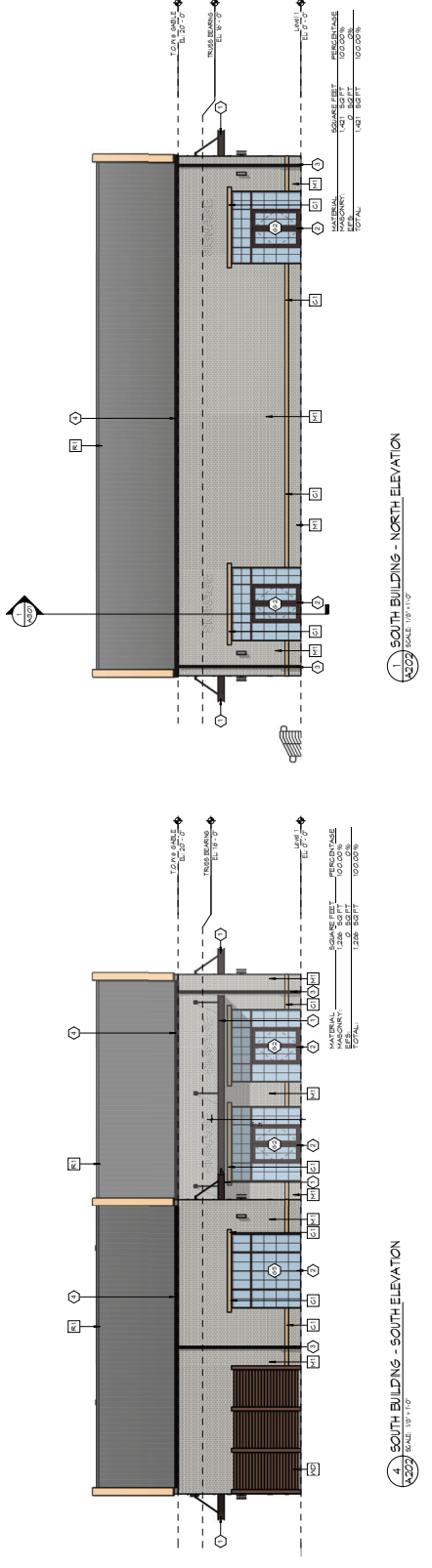
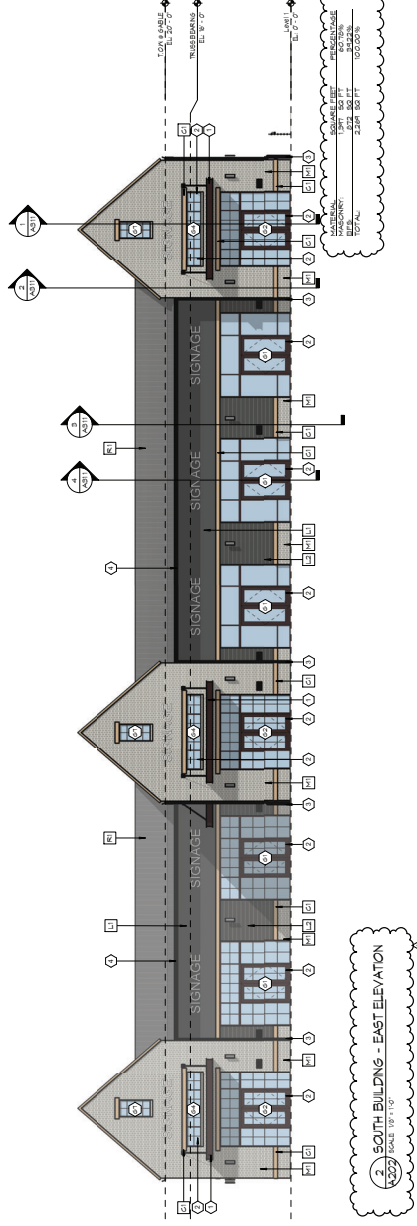
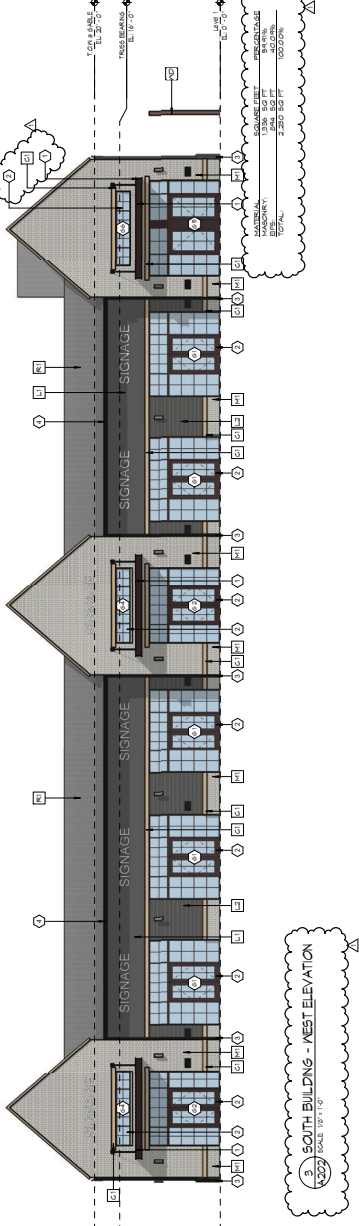






**EXTERIOR ELEVATIONS - MATERIAL LEGEND**

M1	CLAY MASONRY UNIT
M2	CLAY MASONRY UNIT
M3	CLAY MASONRY UNIT
M4	CLAY MASONRY UNIT
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**1. SOUTH BUILDING - SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**Docket Number:** 2604-PUD-05 (Ord. 26-14) (the “Ordinance”)

**Petitioner:** Keystone Group by Barnes and Thornburg

**Request:** An amendment to the Grand Park PUD to permit multi-family dwellings on 6 acres +/-

**Current Zoning:** Grand Park PUD ([Ord. 14-35](#)) later amended by [Ord. 18-31](#)

**Current Land Use:** Vacant

**Acreage:** 6 acres +/- (the “Property”)

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 26-14
4. Concept Plan
5. Character Exhibits

**Staff Reviewer:** Daine Crabtree, Current Planning Manager

**PETITION HISTORY**

This petition was introduced at the [March 23, 2026](#), City Council meeting. Comments/questions focused primarily on future development agreement parameters outside of the zoning process. The petition will receive a public hearing at the April 6, 2026, Advisory Plan Commission (the “APC”) meeting.

**PROJECT OVERVIEW**

**Location:** The petitioner is requesting to amend the Grand Park PUD specific to a 6 acre +/- parcel on which the former championship baseball field existed; this field is currently being relocated elsewhere on the Grand Park campus.

The sole purpose of the proposed amendment is to permit multi-family dwellings on the property. As seen on the Concept Plan, the multi-family dwellings are proposed to be built in tandem with an office building and parking garage. The office and parking garage are already permitted by-right via the current Grand Park PUD.

Per the Ordinance, if multi-family dwellings are to be developed on the Property, they must be developed in substantial compliance with both the Concept Plan ([Exhibit 4](#)) and the Character Exhibits ([Exhibit 5](#)).

The Grand Park Master Plan, which was approved by reference with the City Council’s adoption of the new Comprehensive Plan on March 23, 2026, shows this Property as being developed as a

mixed-use development in its entirety. As such, this amendment is consistent with what is shown in the Grand Park Master Plan.

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## **ZONING REQUEST**

### *Uses/ Underlying Zoning District*

The Ordinance proposes LB: Local Business as the underlying zoning district. However, the ordinance does not propose to permit any uses, other than multi-family dwellings, than are otherwise permitted via the definition of “Sports Campus Uses” as defined in the Grand Park PUD (Ord. 18-31).

### *Concept Plan*

A Concept Plan (see **Exhibit B** of the Ordinance / **Exhibit 4**) for the Property is included within the Ordinance. Substantial compliance with the Concept Plan as determined by the Director of Community Development is required.

### *Development Standards / Design Standards*

Because the Ordinance proposes an underlying zoning district of LB: Local Business, some development standards that would otherwise apply to the property via this district are proposed to be modified to more accurately reflect the design intent for the Grand Park district.

### *Character Exhibits*

If multi-family dwellings are to be developed on the Property, they are required to be developed in substantial compliance with the Illustrative Character Exhibits shown in **Exhibit C** of the proposed Ordinance / **Exhibit 5**.

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## **COMPREHENSIVE PLAN**

The Property is located within the “North Area” of the Grand Park Master Plan.

The Grand Park District contemplates Sports Technology, Multifamily Developments, Eentertainment, Retail, Family Entertainment, Restaurant, Office and Destination Retail uses.

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

---



## **PROCEDURAL**

**Public Hearing:** Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the April 6, 2026, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

## **Statutory Considerations:**

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

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

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## **DEPARTMENT COMMENTS**

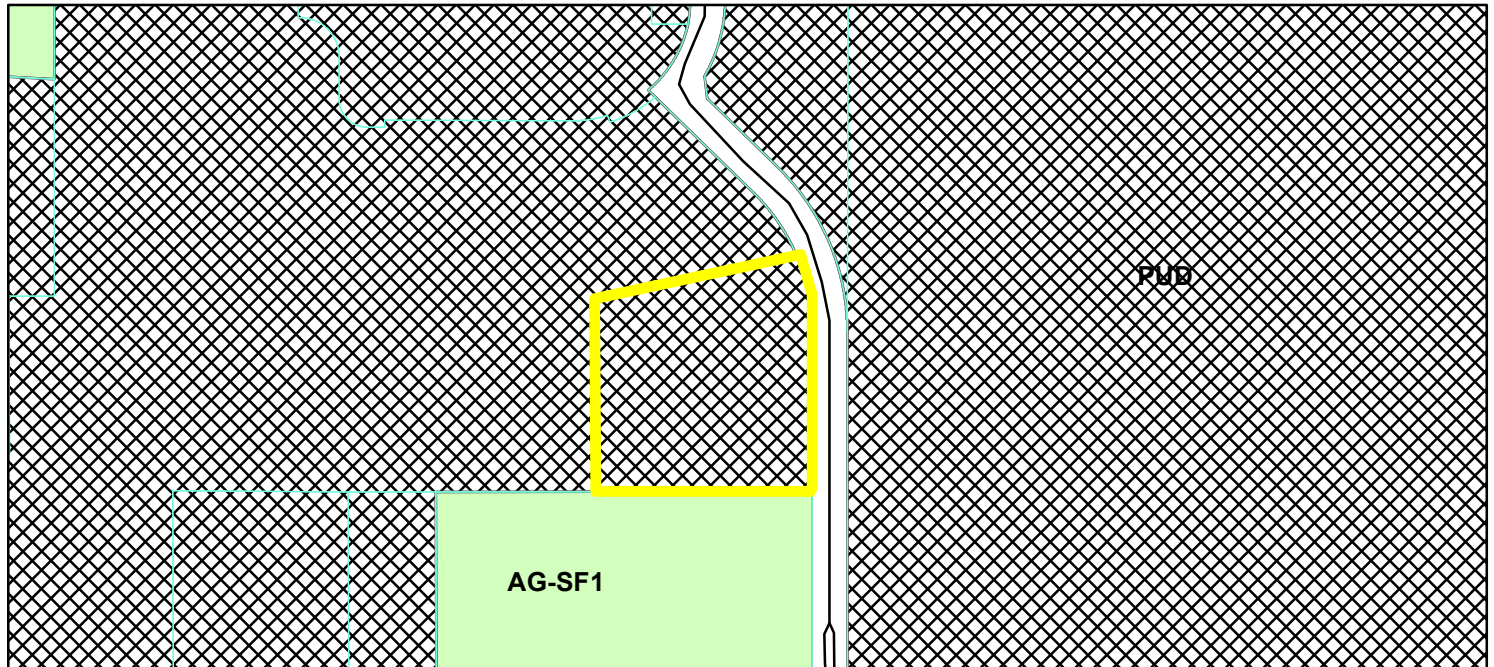
1. **Action: Hold a public hearing at the April 6, 2026, Plan Commission meeting.**
2. **If APC members are comfortable with the state of the proposal following the Public Hearing, staff would concur with the APC to waive the workshop requirement for this item and subsequently send a favorable recommendation to the City Council.**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov).




**Aerial Location Map**


 Site



**Zoning Map**



 GIS.DBO.PW\_Streets  
 Parcel  
**Zoning - All**  
 AG-SF1 (Agriculture - Single Family - 1)  
 PUD (Planned Unit Development)

0 0.05 0.1  
 Miles



**ORDINANCE NUMBER 26-14**

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

**“Grand Park PUD, Amendment IV”**

This Amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), originally 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 where it was renamed the GRAND PARK PUD (collectively, the “**Grand Park PUD 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. 2604-PUD-05) requesting an amendment to the Unified Development Ordinance and Zoning Map with regard to the subject real estate identified as part of Lot 3 of the Grand Park Subdivision, a plat 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, more particularly described in **Exhibit A** attached hereto (the “**Real Estate**”);

**WHEREAS**, the Commission forwarded Petition No. 2604-PUD-05 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 Grand Park PUD Ordinance is hereby amended by the provisions of this Amendment. In all other respects, the Grand Park PUD Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Grand Park PUD 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 Grand Park PUD 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 Grand Park PUD 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 Grand Park PUD Ordinance shall apply to the development of the Real Estate except as otherwise modified in this Section 7.

7.1 Minimum Setback Lines. Section 3.2 of the Grand Park PUD 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

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Noah Herron

\_\_\_\_\_  
Chad Huff

\_\_\_\_\_  
Chad Huff

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Chad Huff

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Victor McCarty

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Victor McCarty

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Victor McCarty

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Patrick T. Tamm

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Patrick T. Tamm

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Patrick T. Tamm

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Kurt Wanninger

\_\_\_\_\_  
Kurt Wanninger

\_\_\_\_\_  
Kurt Wanninger

ATTEST:

\_\_\_\_\_  
Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 26-14** was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ . m.

\_\_\_\_\_  
Marla Ailor, Clerk Treasurer

I hereby APPROVE ORDINANCE 26-14  
this \_\_\_\_ day of \_\_\_\_\_, 2026.

I hereby VETO ORDINANCE 26-14  
this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Scott Willis, Mayor

\_\_\_\_\_  
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

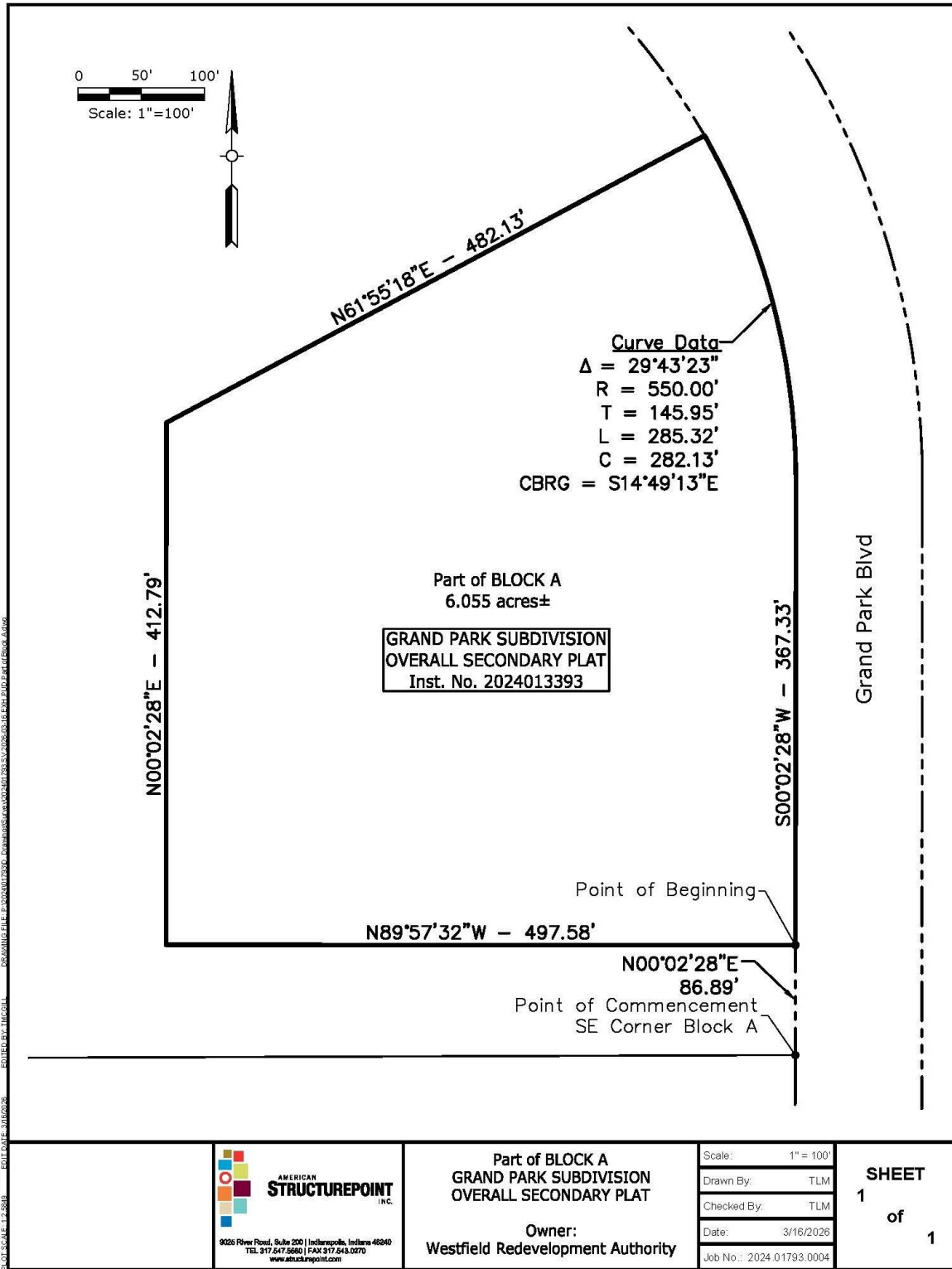
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Exhibit A  
LEGAL DESCRIPTION


A part of Block A in Grand Park Subdivision, Overall Secondary Plat, an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded April 19, 2024, as Instrument Number 2024013393, Plat Cabinet 6, Slide 509, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

Commencing at the southeast corner of said Block A; thence North 0 degrees 2 minutes 28 seconds East 86.89 feet along the westerly right-of-way line of Grand Park Boulevard and the easterly boundary of said Block A to the point of beginning of this description: thence North 89 degrees 57 minutes 32 seconds West 497.58 feet; thence North 0 degrees 2 minutes 28 seconds East 412.79 feet; thence North 61 degrees 55 minutes 18 seconds East 482.13 feet to the aforementioned westerly right-of-way line and the easterly boundary of said Block A; thence along said westerly right-of-way line and easterly boundary the following two (2) courses: 1) Southerly 285.32 feet along an arc to the right having a radius of 550.00 feet and subtended by a long chord having a bearing of South 14 degrees 49 minutes 13 seconds East and a length of 282.13 feet; 2) South 0 degrees 2 minutes 28 seconds West 367.33 feet to the point of beginning and containing 263,758 square feet or 6.055 acres, more or less.

EXHIBIT A  
MAP OF LEGAL DESCRIPTION



PLOT DATE: 3/16/2026 10:55 AM  
 PLOT SCALE: 1"=100'  
 DRAWING FILE: 2024013393\_OverallSecondaryPlat.dwg  
 EDITED BY: TLM  
 PLOT DATE: 3/16/2026


**AMERICAN  
STRUCTUREPOINT  
INC.**  
9026 River Road, Suite 200 | Indianapolis, Indiana 46240  
TEL: 317.647.5660 | FAX: 317.643.0270  
www.structurepoint.com

**Part of BLOCK A  
GRAND PARK SUBDIVISION  
OVERALL SECONDARY PLAT**  
  
**Owner:**  
Westfield Redevelopment Authority

Scale: 1" = 100'  
 Drawn By: TLM  
 Checked By: TLM  
 Date: 3/16/2026  
 Job No.: 2024.01793.0004

**SHEET**  
**1** of **1**

# EXHIBIT B CONCEPT PLAN

## SITE RENDERING

Exhibit B Concept Plan

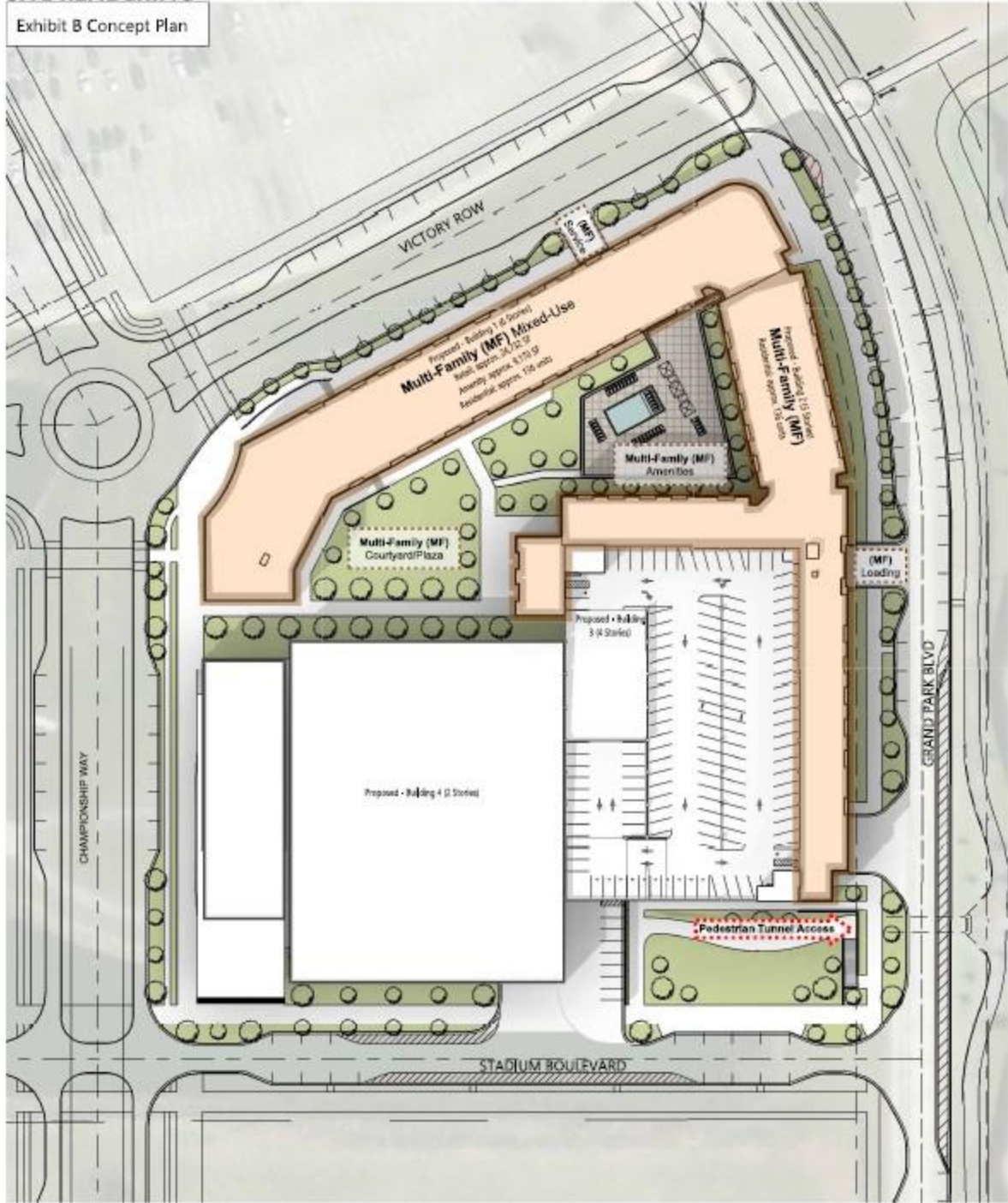


EXHIBIT C  
ILLUSTRATIVE CHARACTER EXHIBITS





EXHIBIT B  
CONCEPT PLAN

**SITE RENDERING**

Exhibit B Concept Plan

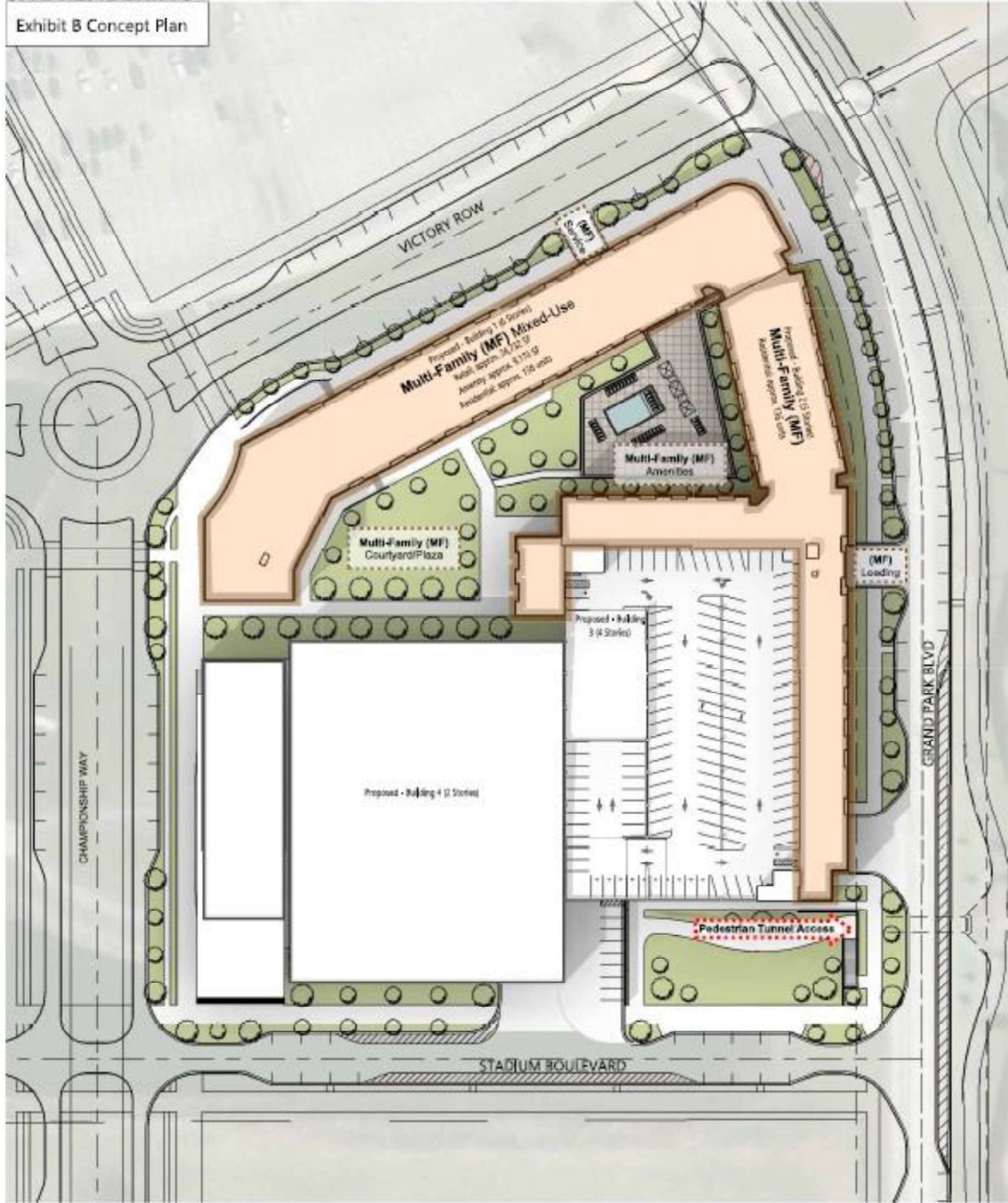
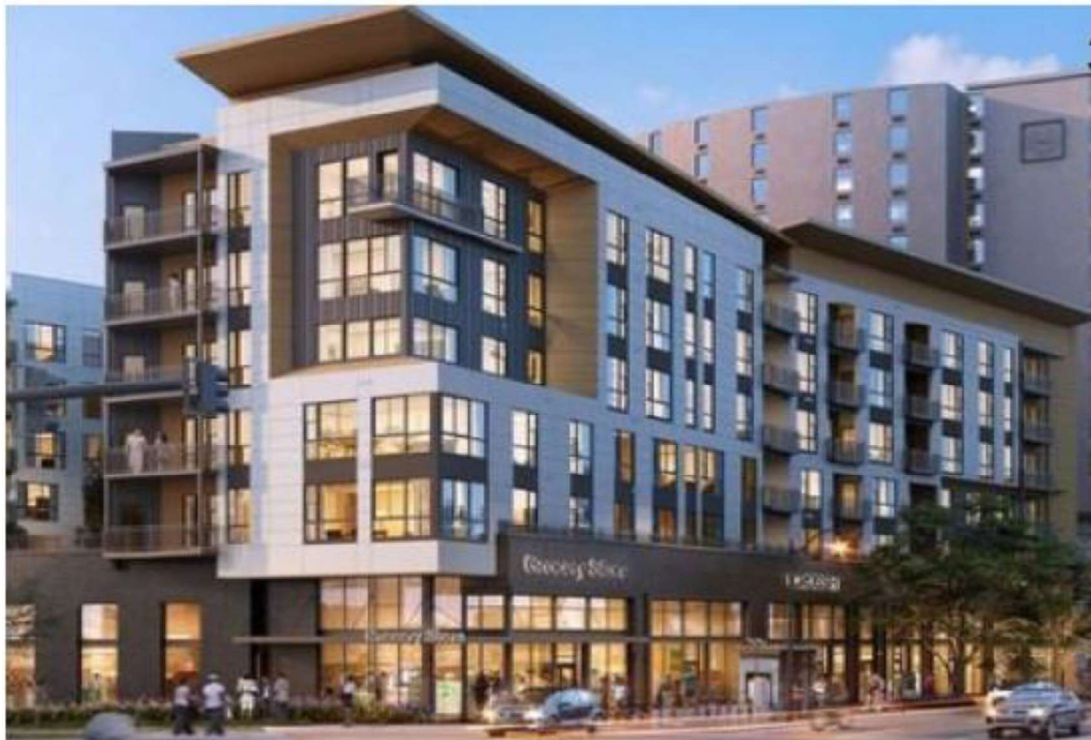


EXHIBIT C  
ILLUSTRATIVE CHARACTER EXHIBITS







**Petition Number:** 2604-PUD-06

**Project Name:** The Lakes at Freemont PUD

**Subject Site Address:** Generally, 1/2 mile north of the intersection at W 193<sup>rd</sup> Street and Freemont Moore Road (the “Property”)

**Petitioner:** Grand Communities, LLC and Fischer Homes “The Fischer Group”

**Representative:** Nelson & Frankenberger

**Request:** Change in zoning from the AG-SF1: Agriculture / Single-family Rural District to the Lakes at Freemont Planned Unit Development (PUD) District.

**Current Zoning:** AG-SF1: Agriculture / Single-family Rural District

**Current Land Use:** Agriculture, Residential, and Vacant

**Approximate Acreage:** 108 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Context Map
4. Draft Ordinance 26-15
5. Concept Plan
6. District Map
7. Lot Type Standards
8. Home Character Imagery
9. Amenity Character Exhibits
10. Narrative Statement
11. Project Vision Book
12. Neighborhood Meeting Summary

**Staff Reviewer:** Weston Rogers, Senior Planner

**PETITION HISTORY**

The petition (Ord. 16-15) received its first reading at the March 23, 2026, City Council meeting. Discussion regarding this petition can be viewed [here](#).

The petitioner held a neighborhood meeting on March 30, 2026, at the Whydam hotel. A summary from this meeting can be found within **Exhibit 12**, Neighborhood Meeting Summary.

The petition will receive a public hearing at the April 6<sup>th</sup>, 2026, Advisory Plan Commission (the “Plan Commission”) meeting at Westfield City Hall. A workshop meeting will follow on May 18, 2026, at the Westfield City Services Center.



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## **PROJECT OVERVIEW**

### **Location:**

The 108 acre +/- Property is generally located 1/2 mile north of the intersection of W 193<sup>rd</sup> Street and Freemont Moore Road, see **Exhibit 2, Location Map**. This development proposal is located directly north of Finley Creek Estates, and southwest of the recently approved Ironstone PUD.

### **Property Description:**

The Property is currently primarily 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 108 +/-acre Property to the Lakes at Freemont Planned Unit Development (PUD) District.

The proposed ordinance would permit a residential community to be developed through the establishment of four residential districts – each with a different housing product. The proposed ordinance also includes language to address site amenities, landscaping, and other site development standards.

Specific ordinance details are outlined within this staff report.

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## **ORDINANCE DETAILS**

### **Definitions:**

- The proposed Ordinance establishes unique definitions for substantial elements within the Proposed Development. These include defining the names of proposed districts and lot 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 district to the Property:
  - o Area A – SF3: Single-Family Medium-Density District
  - o Area B – SF4: Single-Family High-Density District
  - o Area C – SF4: Single-Family High-Density District
  - o Area D – SF4: Single-Family High-Density District



**Permitted Uses:**

- As currently written, 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. A link to the UDO land use table can be found [here](#) (page 330) of the UDO.

**Maximum Dwellings:**

- The proposed Ordinance would assign the following number of dwelling units to be developed on the Property:
  - o Cumulatively across entirety of project:
    - 220 Lots
  - o Maximum within Each Area
    - Area A – 25 Single-Family Dwelling Units
    - Area B – 70 Single-Family Dwelling Units
    - Area C – 65 Single-Family Dwelling Units
    - Area D – 75 Single-Family Dwelling Units
- The proposed Ordinance also delineates (4) 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 and noted below:

<b>Areas B, C, and D Development Standards</b>	<b>SF:4 UDO Standard</b>	<b>PUD Standard Area B</b>	<b>PUD Standard Area C</b>	<b>PUD Standard Area D</b>
Minimum Lot Area	9,000 SF	10,000 SF	6,000 SF	4,700 SF
Minimum Lot Frontage	40'	55'	35'	35'
Front Yard Setback	25'	25'	20'	10'
Side Yard Setback	8'	6'	5'	5'
Rear Yard Setback	25'	25'	20'	20'
Minimum Lot Width	50'	80'	50'	40'
Maximum Building Height	25'	2 ½ Stories	2 ½ Stories	2 ½ Stories
Minimum Living Area (Single Story)	1,000 SF	2,000 SF	1,500 SF	1,900 SF
Minimum Living Area (Two Story)	750 SF	2,000 SF	1,500 SF	1,900 SF
Minimum Living Area (Tri-Level)	750 SF	2,000 SF	1,500 SF	1,900 SF
Minimum Living Area (Story and one-half)	750 SF	2,000 SF	1,500 SF	1,900 SF



Areas A Development Standards	SF:3 UDO Standard	PUD Standard Area A
Minimum Lot Area	12,000 SF	12,00
Minimum Lot Frontage	50'	70'
Front Yard Setback	20'	25'
Side Yard Setback	10'	6'
Rear Yard Setback	30'	25'
Minimum Lot Width	80'	90'
Maximum Building Height	25'	2 ½ Stories
Minimum Living Area (Single Story)	1,200 SF	3,100 SF
Minimum Living Area (Two Story)	800 SF	3,100 SF
Minimum Living Area (Tri-Level)	800 SF	3,100 SF
Minimum Living Area (Story and one-half)	800 SF	3,100 SF

Area A, Area B, Area C, and Area D Lot Type Standards are noted in **Exhibit 7, Lot Type Standards**.

**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**

- The proposed ordinance would omit the default UDO Architectural Standards applicable to Single-family Districts (Residential Uses).
  - o Rather, the proposed ordinance includes specific architectural standards and character imagery as noted Article 7.1 and in **Exhibit 8, Home Character Imagery**.
  - o The ordinance includes specific architectural design standards related to four-sided architecture, building materials, windows, roof design, garage design, front building façade enhancements, and side building façade enhancements for homes fronting a common area or that include a side lot line.
  - o Streetscape diversity standards are also included within the ordinance to ensure variety and character throughout the entirety of the development.



**Article 6.8 – Landscaping Standards**

- The proposed ordinance would modify the following UDO Landscaping Standards as noted below:

- o 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

<i>Standard</i>	<i>Default UDO Standard</i>	<i>Proposed PUD Standard</i>
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

\*Buffer yard plantings shall be met by preservation of existing trees within the areas identified as such on the Concept Plan.

\*\* Evergreen trees may be substituted for shade trees or ornamental trees within required buffer yards

**Infrastructure Standards:**

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

- The ordinance would require the proposed infrastructure improvements to comply with the City’s Constructure Standards unless otherwise approved by the Plan Commission of the Public Works Department if considering the preservation of natural topography and environmental design considerations due to the unique intent of each district.

**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:
  - o Minimum Open Space
    - The UDO requires 12% to 20% open space per underlying zoning district standards by default.



- Proposed ordinance would require over 25% of the Property to be Open Space as generally 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 9, Amenity Character Exhibit**.
  - These amenities would include a trellis seating area, pool cabana building, community pool, parking lot (with golf cart parking), lakeview seating area, fire pit patio, and mail kiosk as shown in **Exhibit 9, Amenity Character Exhibit**.

**Article 8.7 – Pedestrian Network Standards**

- As proposed, the PUD Ordinance defaults to the standards with the following modifications:
  - A network of pedestrian pathways would be required to be developed as generally shown on **Exhibit 5, Concept Plan**.

**Duration**

- The proposed ordinance includes language that requires Construction Plan approval for the Property be obtained by January 1, 2031, or this proposed ordinance would become void.

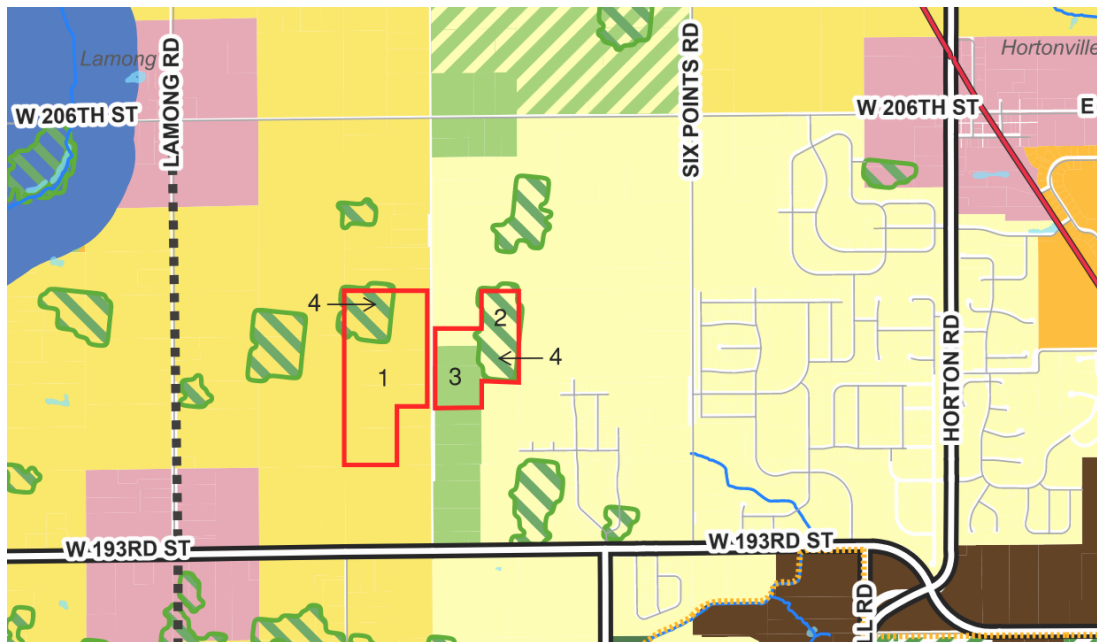
**Annexation**

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

## COMPREHENSIVE PLAN

The Property currently falls within a combination of the following areas as identified in the current Comprehensive Plan:

- 1) Village Neighborhood
- 2) Traditional Residential
- 3) Estate Rural and Equestrian
- 4) Tree Stands Overlay (Hatch Area)



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.

Land use decisions on individual properties should consider not only the future placetype map, but also other factors such as other city policies, the context of the surrounding area, and other individual site considerations that weren't evaluated as part of this high-level policy document.

The comprehensive plan is not a regulatory document; therefore, it does not constitute zoning nor change zoning. Neither this plan nor the maps contained in this plan establish zoning district boundaries or regulations. A comprehensive plan does not guarantee that a development will be permitted based solely on the map or design characteristics identified in the placetypes.



Placetypes identified within the Comprehensive Plan are a high-level guide that demonstrates the desired mix of uses, defining the character, scale, form, and function of these places as well as addressing infrastructure needs.

Below are brief descriptions of the identified placetypes noted within the boundaries of this development proposal:

1) Village Neighborhood

The Village Neighborhood placetype contains a variety of residential, commercial, and retail uses. This placetype is adjacent to major arterial and collector roads. This placetype includes a mix of residential uses at a higher density than the Traditional Residential placetype. Non-residential uses are typically located at key intersections adjacent to neighborhoods, considered support to the neighborhood, and should be located no more than a 15-minute walking distance of all residential uses. Transportation infrastructure should support and encourage connectivity, safe walking, biking, and golf carts.

2) Traditional Residential

The Traditional Residential placetype identifies existing neighborhoods and new neighborhoods that are at a low to moderate residential intensity. This placetype is intended to facilitate the development of large scale “conventional” single dwelling unit neighborhoods.

While not urban in nature, these neighborhoods are walkable and provide a high degree of connectivity between individual neighborhoods, to retail and restaurants, parks, schools, library, and surrounding transportation networks. Where applied to existing conventional single dwelling residential neighborhoods, the associate zoning regulations should provide a degree of protection from the practice of re-subdividing existing lots in a manner that creates inconsistently higher intensity parcels within a lower intensity neighborhood.

These areas may include smaller infill sites which are often difficult to develop, require flexibility in design, change incrementally, and should generally maintain the existing development fabric.

3) Estate Rural and Equestrian

This placetype generally consists of farmland, farms, and large lot estate residential dwelling units. This placetype includes open fields, hedgerows, woodlands, streams, farms of all sizes, single dwelling units, as well as accessory buildings, such as barns. Access to roadways is critical as housing in these areas is not likely in a traditional subdivision. Roadways may be grid-based or curvilinear based on topography and other natural features such as stream corridors and wooded lots. Context sensitive clustered subdivisions, with small lots could be considered in these areas if well-designed and have access to public water and sewer.



These areas include a mix of large estate lots, active agricultural and agritourism uses. The density in these areas is very low. These areas have streams, tree stands, and topography that adds to its scenic beauty.

As landowners feel more pressure from growth moving west, it is anticipated that eventually these areas will build out, but past the lifetime of this plan. However, the city needs to be proactive in protecting the remaining tree stands, stream beds, and other natural features in these areas.

4) Tree Stands Overlay (Hatch Area)

This overlay shows Westfield and Washington Township's undisturbed tree groves. The purpose of presenting these tree groves is to demonstrate their community value and encourage their preservation and incorporation into new development.

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**PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the April 6, 2026, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

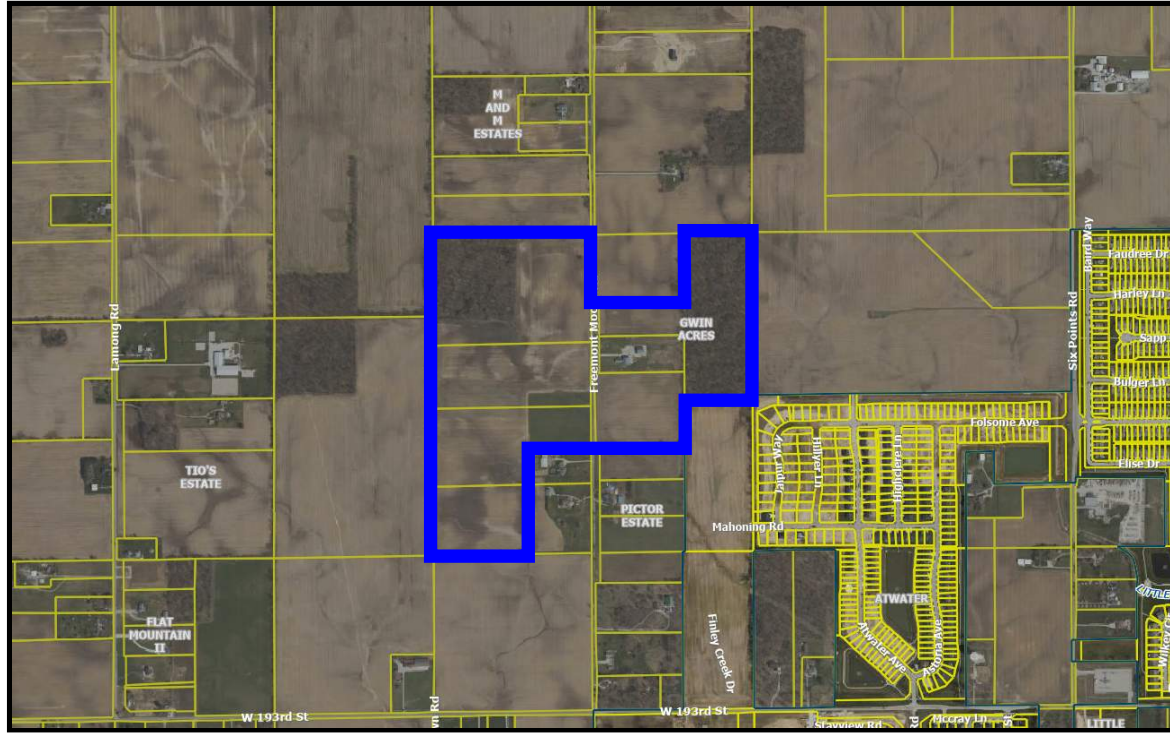
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

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**DEPARTMENT COMMENTS**

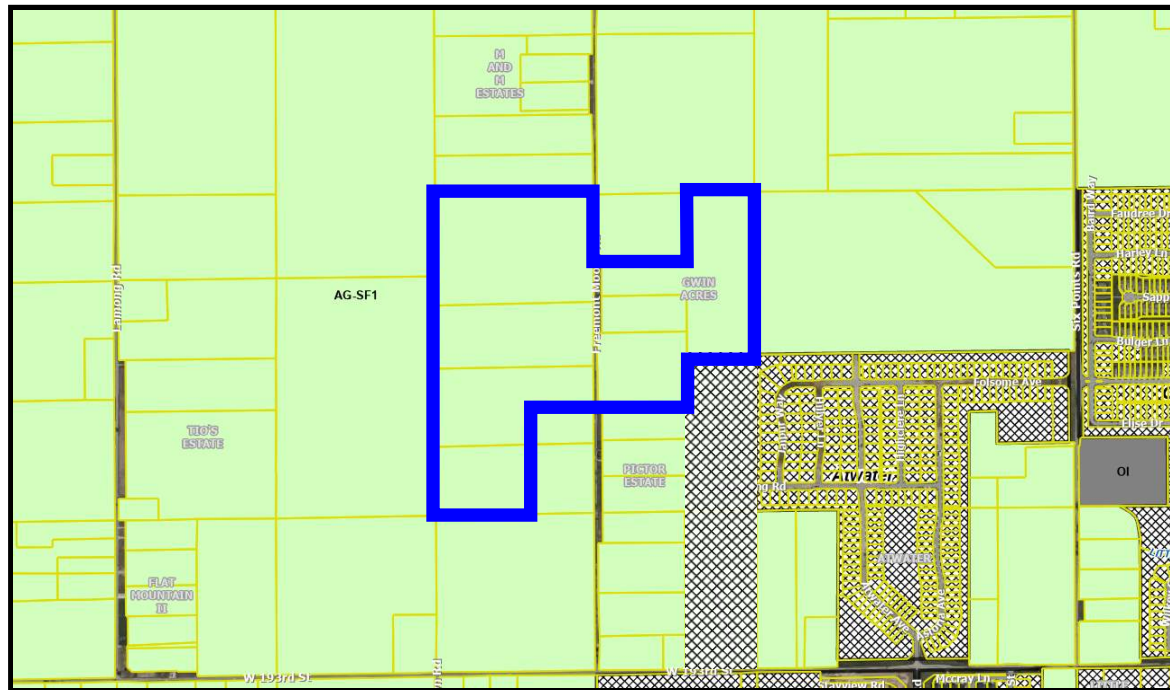
1. **Action:** Hold a public hearing at the April 6, 2026, Plan Commission Meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov).

**Aerial Location Map**



 Site

**Zoning Map**



**EXHIBIT A**

**REAL ESTATE**  
(Page 2 of 2)



**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

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Noah Herron

\_\_\_\_\_  
Kurt Wanninger

\_\_\_\_\_  
Kurt Wanninger

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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.

I hereby VETO Ordinance 26-\_\_  
this \_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Scott A. Willis, Mayor

\_\_\_\_\_  
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.

The Lakes at Fremont PUD - 3 022726

**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, CONTAINING 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:

<b>Standard</b>	<b>Single-family A</b>	<b>Single-family B</b>	<b>Single-family C</b>	<b>Single-family D</b>
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**

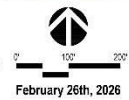
**AMENITY CHARACTER EXHIBITS**  
(page 1 of 2)



Grand Communities, I.J.C

**Gwin-Peyton-Johnson-Nigh Property** Westfield, Hamilton County, Indiana

Amenities Exhibit



**EXHIBIT F**

**AMENITY CHARACTER EXHIBITS**

(page 2 of 2)



**Homesite Breakdown**

- 23 Grand Estate Homesites
- 68 Masterpiece Homesites
- 59 Designer 40 Life Homesites
- 70 Rear-Entry Designer Homesites



Grand Communities, LLC  
**The Lakes at Freemont** Westfield, Hamilton County, Indiana



**Illustrative Concept Exhibit**

**EXHIBIT C**  
**DISTRICT MAP**  
(Page 1 of 1)



**EXHIBIT D**

**LOT DEVELOPMENT STANDARDS**

(Page 1 of 1)

District Lot Standards:

<b>Standard</b>	<b>Single-family A</b>	<b>Single-family B</b>	<b>Single-family C</b>	<b>Single-family D</b>
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

Area A (Grand Estates)



Area B (Masterpiece)



**Area D Rear-Entry Designer**



**Area C (Design 40 Life)**



**EXHIBIT F**

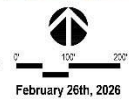
**AMENITY CHARACTER EXHIBITS**  
(page 1 of 2)



Grand Communities, I.J.C

**Gwin-Peyton-Johnson-Nigh Property** Westfield, Hamilton County, Indiana

**Amenities Exhibit**



**EXHIBIT F**

**AMENITY CHARACTER EXHIBITS**  
(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 206<sup>th</sup> Street and north of 193<sup>rd</sup> 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.

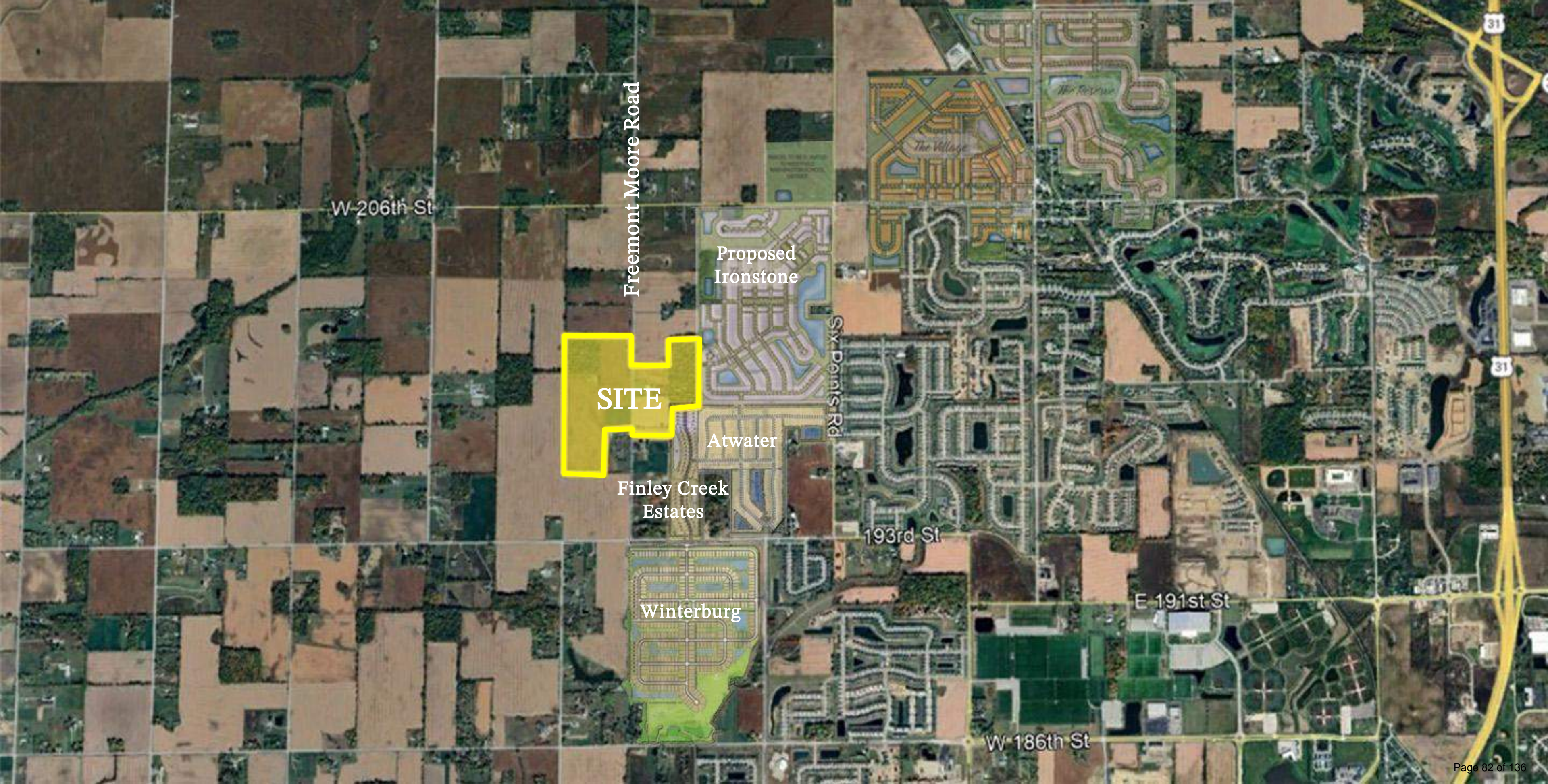
# The Lakes at Freemont Planned Unit Development Westfield, Indiana



**FISCHER**  
HOMES

**GRAND**  
COMMUNITIES  
BY THE FISCHER GROUP

# Site Location: Freemont Moore Road & 193<sup>rd</sup> Street



**SITE**

Freemont Moore Road

W-206th St

Proposed Ironstone

Six Points Rd

Atwater

Finley Creek Estates

193rd St

Winterburg

E 191st St

W 186th St

31

31

# Community Overview



**Pool Cabana (A)**



**Lakeview Seating (B)**



**Fire Pit Patio (C)**



**CBU Mail Kiosk (D)**



**Trellis Seating (E)**



**Multi-Use Path (F)**

# Community Amenity Area





## 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



*\*\*Artistic representation. Conceptual use only.*

 3,200 +  
Square Feet

 3-6  
Bedrooms


 3-7  
Bathrooms





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*\*\*Artistic representation. Conceptual use only.*

 2,800 +  
Square Feet


 3-6  
Bedrooms


 2-6  
Bathrooms






*\*\*Artistic representation. Conceptual use only.*

 1,700 - 2,064  
Square Feet

 2-5  
Bedrooms

 2-4  
Bathrooms



FISCHER HOMES  
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1,936-2,530  
Square Feet



2-4  
Bedrooms



2-3  
Bathrooms

*\*\*Artistic representation. Conceptual use only.*

# Rear Entry Designer Collection



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*Preliminary designs are subject to change*

## Summary of Neighborhood Meeting

**Project/Applicant:** Grand Communities, LLC and Fischer Homes  
Rezone Request to the “The Lakes at Freemont PUD District Ordinance”  
Ordinance No. 2604-PUD-06

**Date:** March 30, 2026, at 6:30 pm

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

**Presenters:** Jon Dobosiewicz, Nelson & Frankenberger, LLC  
Curtis Mucci and Nathan Hollander, Grand Communities/Fischer Homes

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

---

**A. Jon Dobosiewicz (JD) provided an overview summary of the proposal and the following topics/questions were discussed:**

1. Comment made that some of people in this area don't get to vote because they are not annexed into the City of Westfield.
2. Did the Finley Creek project have anything proposed on the west side of Freemont Moore Road?
3. Comment that this general area is rural.
4. JD provided comments and an explanation about the recently adopted Comprehensive Plan Amendment.
5. Comment made that the Mayor made prior comments on development generally in the City.
6. Does the developer have the entire 108 acres under contract?
7. What improvements will the developer make to the proposed entrances along Freemont Moore Road?
8. What type of acceleration and deceleration lanes will be constructed along the entrances along Freemont Moore Road?
9. How many trees will be removed?
10. Where will water and sewer come from?
11. What easements have been obtained along Freemont Moore Road?
12. What is a typical road width for a public street?
13. What are the side yard setbacks?

14. Concern expressed about property values - if the Fischer Homes proposal will have higher price ranges than the existing neighborhoods around it will that have negative effect on those existing neighborhoods?
15. Are the alley load homes on a slab or on a basement?
16. Will any road improvements occur to the north along Freemont Moore Road?
17. Who determines what roads have the appropriate traffic capacity?
18. Who makes decisions on the locations for the extension of water and sewer lines?
19. What responsibility does the developer have regarding drainage in the area?

The meeting ended at approximately 7:30 p.m.

## Neighborhood Meeting Sign In-Sheet

**RE: Neighborhood Meeting  
Grand Communities, LLC and Fischer Homes**

**Rezone Request to the "The Lakes at Freemont PUD District Ordinance"  
Ordinance No. 2604-PUD-06**

**Date: Monday, March 30, 2026 at 6:30 pm  
Wyndham Hotel, 18592 Carousel Lane  
Westfield, IN 46074**

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. ROBIN REYNOLDS MARY REYNOLDS	FAIR 18725 SPRINGHILL RD Randy		
2. JULIA HASKINS	18354 JULIET RD Sheridan		
3. SCOTT OSBORN	21256 FREEMONT MOORE RD Sheridan		
4. Ken & Beth Phillips	1819 W. 193rd St.		Klap21@duck.com
5. Kay Laplante	3427 W 206th St Sheridan		
6. RYAN KULL		812-881-6575	Ryan.kull@gfarmland.com
7. MIKE BELL	20377 FREEMONT MOORE RD	317-697-7543	MICHAELBELLDC@GMAIL.COM
8. Jeffrey Lauer	4135 VERA DRIVE	(317) 775-0007	
9. Craig Wood	167 E 191st St	317 532 7426	craigwoodfarm@gmail.com
10. Monica Kingdon	20740 FREEMONT MOORE RD, 46069	317-384-7642	mKingdon@gmail.com
11. Lakshan Salgado	2511 FAWN BLUFF CT ZIONSVILLE IN 46077		
12.			
13.			
14.			
15.			
16.			
17.			



CITY OF WESTFIELD  
PUBLIC INFORMATION MEETING NOTICE

**Date:** March 30, 2026  
**Time:** 6:30 pm  
**Location:** Wyndham Hotel, 18592 Carousel Lane, Westfield, IN 46074  
**Subject Matter:** Grand Communities, LLC and Fischer Homes  
Rezoning/PUD Request  
The Lakes at Freemont PUD  
Docket Number: 2604-PUD-06

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

City of Westfield | 2728 E. 171<sup>st</sup> Street, Westfield, IN 46074 | [westfield.in.gov](http://westfield.in.gov)



**Petition Number:** 2604-PUD-07

**Project Name:** Westfield Playhouse PUD Amendment I

**Subject Site Address:** Generally, 302 N. Union Street (the "Property")

**Petitioner:** SCG Property Group, LLC

**Representative:** Church, Church, Hittle + Antrim

**Request:** Petitioner requests an amendment to the Westfield Playhouse PUD to add adjacent real estate and incorporate development standards for the construction of two (2) future office buildings on the Property.

**Current Zoning:** SF3: Single-family Medium Density District

**Current Land Use:** Vacant

**Approximate Acreage:** 1.66 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ordinance 26-15
4. Red-line Ordinance 26-15
5. Concept Plan
6. Architectural Character Exhibits
7. Landscape Plan
8. Narrative Statement
9. Neighborhood Meeting Summary

**Staff Reviewer:** Weston Rogers, Senior Planner

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**PETITION HISTORY**

The petition (Ord. 16-15) received its first reading at the March 23, 2026, City Council meeting. Discussion regarding this petition can be viewed [here](#).

The petitioner held a neighborhood meeting on April 1<sup>st</sup>. A summary from this meeting can be found within [Exhibit 9](#), Neighborhood Meeting Summary.

The petition will receive a public hearing at the April 6<sup>th</sup>, 2026, Advisory Plan Commission (the "Plan Commission") meeting at Westfield City Hall.



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## **PROJECT OVERVIEW**

### **Location:**

The 1.66 acre +/- Property is generally located at 302 N Union Street, see **Exhibit 2, Location Map**. This proposal is located directly north of the existing Westfield Playhouse building located on N Union Street in downtown Westfield.

### **Property Description:**

The Property is currently zoned SF3: Single-family Medium Density District. The Property is currently vacant, though it appears to have been utilized for residential purposes in the past.

### **Project Description:**

The petitioner is requesting to re-zone and incorporate the 1.66 +/--acre Property into the adjacent Westfield Playhouse Planned Unit Development (PUD) District.

The proposed ordinance would permit two (2) commercial office buildings to be developed through the establishment of specific development standards related to site planning, architectural design, and landscaping within the Property.

Specific ordinance details are outlined within this staff report.

---

## **ORDINANCE DETAILS**

### **Concept Plan:**

- The proposed Ordinance would require the Area B of the Property (the primary development parcel) to be developed in substantial conformance with **Exhibit 5, Concept Plan**.
- Areas A and C would retain the existing SF3: Single-family Medium Density zoning district classification. Areas A and C are established to increase the conformity of adjacent lots within the limits of this re-zone proposal.

### **Underlying Zoning Districts:**

- The proposed Ordinance would assign the following underlying zoning district to the Property:
  - o Areas A and C – SF3: Single-Family Medium-Density District
  - o Area B – LB-H: Local Business / Historical District

### **Permitted Uses:**

- Areas A and C
  - o The proposed Ordinance would allow for all permitted uses within the Underlying Zoning District of Areas A and C (SF:3), as set forth in Chapter 4 and Chapter 13 of the UDO.
- Area B
  - o The proposed Ordinance would only permit Office and Medical Office land uses.



**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***

- The proposed ordinance would amend the Westfield Playhouse PUD to require new building(s) within Area B to be constructed substantially similar to **Exhibit 6**, *Architectural Character Exhibits*.

***Article 6.8 – Landscaping Standards***

- Section 7.2 of the existing Westfield Playhouse PUD would apply; however, the proposed ordinance would amend the Westfield Playhouse PUD to require landscaping improvements to be constructed in substantial conformance with **Exhibit 7**, *Landscape Plan*.

***Article 6.14 – Parking and Loading Standards***

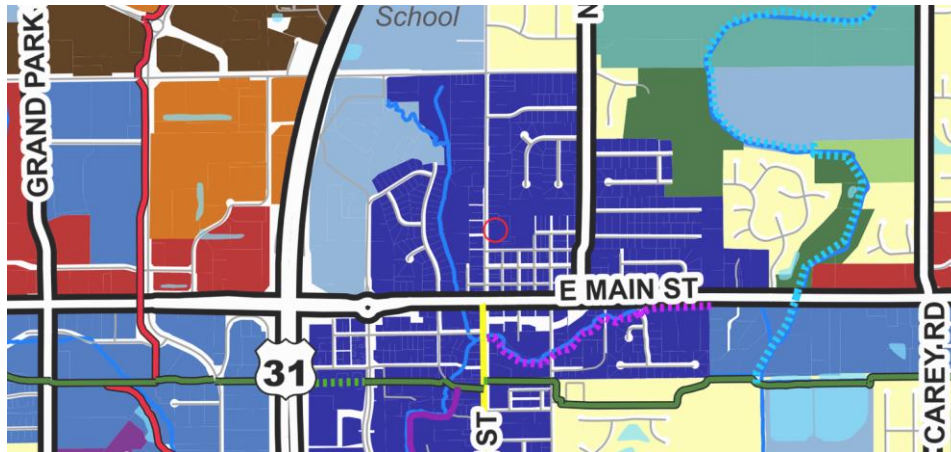
- Section 7.3 of the existing Westfield Playhouse PUD would apply; however, the proposed ordinance would amend the Westfield Playhouse PUD to require parking and loading improvements to be provided in substantial conformance with **Exhibit 5**, *Concept Plan*.

***Article 6.1 – Accessory Use and Building Standards***

- The proposed ordinance would permit an enclosure in substantial conformance as shown in **Exhibit 5**, *Concept Plan*.

## COMPREHENSIVE PLAN

The Property currently falls within the “Downtown” Placetype as identified in the current Comprehensive Plan:



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.

Land use decisions on individual properties should consider not only the future placetype map, but also other factors such as other city policies, the context of the surrounding area, and other individual site considerations that weren't evaluated as part of this high-level policy document.

The comprehensive plan is not a regulatory document; therefore, it does not constitute zoning nor change zoning. Neither this plan nor the maps contained in this plan establish zoning district boundaries or regulations. A comprehensive plan does not guarantee that a development will be permitted based solely on the map or design characteristics identified in the placetypes.

Placetypes identified within the Comprehensive Plan are a high-level guide that demonstrates the desired mix of uses, defining the character, scale, form, and function of these places as well as addressing infrastructure needs.

Below is a brief description of the identified placetype noted within the boundaries of this development proposal:

### 1) Downtown

Downtown features an intense mix of uses characterized by a fusion of historic charm, modern appeal, convenience, and interconnected public green spaces and plazas. The downtown features mixed-use buildings that contain retail shops, offices, and restaurants without drive-



throughs. Urban living spaces include ground floor retail with residential apartments above and shared structured parking. multi-family buildings and single-family homes, both attached and detached, offer supplementary housing options and make a transition to the adjacent neighborhoods. Anchor office buildings with distinctive architecture serve as community centerpieces, grounded in memorable public plazas and community gathering spaces. Tree-lined sidewalks and multi-use trails, accommodating walking, biking, and golf carts, providing interconnectivity between existing trails and parks throughout the city. Urban woodland creek enhancements, including walking trails, overlooks, and urban plazas, complement the downtown area, creating a dynamic balance between nature and urban life.

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### **PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the April 6, 2026, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

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### **DEPARTMENT COMMENTS**

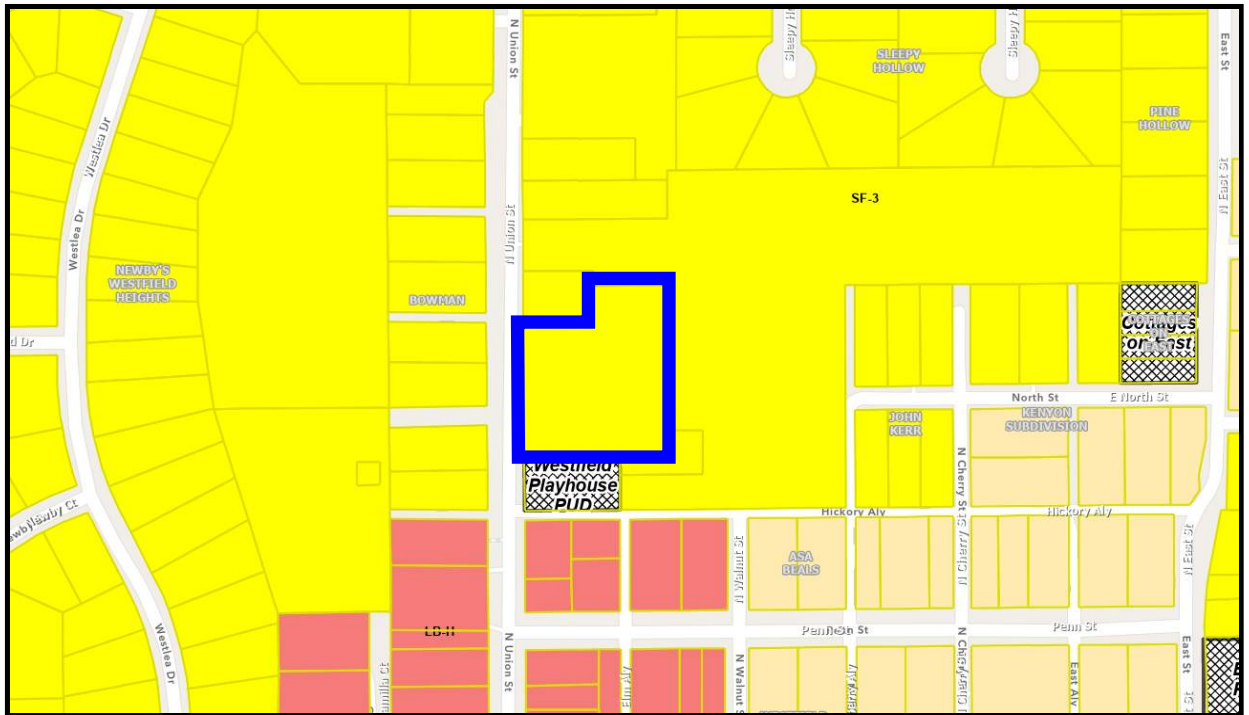
1. **Action:** Hold a public hearing at the April 6, 2026, Plan Commission Meeting.
2. Following review and discussion, if the APC is comfortable with the state of the proposal the Department recommends waiving the workshop requirement for this item.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or [wrogers@westfield.in.gov](mailto:wrogers@westfield.in.gov).

**Aerial Location Map**



 Site

**Zoning Map**



**ORDINANCE NUMBER 26-16**

**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 ORDINANCE 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 Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 2.2     The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as “Area A”, “Area B” and “Area C”.
- 2.3     Area A and Area C are hereby acknowledged and permitted as legally established non-conforming lots and shall not be further developed until such time as they are re-platted or otherwise approved in accordance with the applicable lot requirements of the UDO.
- 2.3     Area B shall be developed in substantial conformance with the Concept Plan.

Section 3.     Underlying Zoning District(s). The Underlying Zoning District of Area A and Area C shall be the SF3: Single-family Medium Density District. Section 4 of the Westfield Playhouse ordinance shall apply to Area B.

Section 4.     Permitted Uses. The following uses (“Permitted Uses”) shall be permitted in the Areas:

- 4.1     Area A and Area C – Permitted uses shall be in accordance with the Underlying Zoning District.

- 4.2 Area B – Permitted uses shall be limited to Office and Medical Office as defined in the UDO.

Section 5. Development Standards. Section 7 of the Westfield Playhouse Ordinance is hereby amended as applicable to the Real Estate identified in this Amendment.

- 5.1 Character Exhibits. Section 7.1 of the Westfield Playhouse Ordinance shall not apply to the Real Estate. Instead, new building(s) in Area B 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 Architectural Standards are in conflict with the Character Exhibits, then the Character Exhibits shall control.

- 5.2 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 Area B. 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.

- 5.3 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 Area B. Parking and loading on the Real Estate shall be provided in substantial conformance with the parking and loading improvements depicted in the Concept Plan (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.

- 5.4 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 Plan. If the provisions of Article 6.1(H) are in conflict with the enclosure depictions in the Concept Plan, then the Concept Plan shall control

Section 6. Processes & Permits. The standards of Chapter 10: Processes & Permits shall apply to the development of the District, except as otherwise modified below.

- 6.1 Article 10.13 Subdivision: The subdividing of the Real Estate in substantial conformance with the Concept Plan shall be a Minor Subdivision.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_ DAY OF \_\_\_\_\_, 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 26-16** was delivered to the Mayor of Westfield on the \_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE 26-16**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

I hereby VETO **ORDINANCE 26-26**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Scott Willis, Mayor

\_\_\_\_\_  
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”**

Part of the Southwest quarter of Section 31, Township 19 North, Range 4 East, of the Second Principal Meridian and being all of the land of Christ United Methodist Church of Westfield, Inc. per Quitclaim Deed recorded as Instrument number 2008027558, and part of the land of Christ United Methodist Church per Quitclaim Deed recorded as Instrument number 200400060802 in the Office of the Recorder, and part of Lots 74, 75, and 76 of the Original Plat to the Town of Westfield (also known as Asa Bales 2<sup>nd</sup> Addition) recorded in Book F, page 44, all in Hamilton County Indiana and described by Timothy D. Higbie, an Indiana Professional Surveyor #20100067, and based on a survey completed by Survey First, LLC as project number 250069 dated March 23<sup>rd</sup> 2026 and described as follows:

Commencing at the Southwest corner of said Southwest a broken nail found in pavement; thence along the West line of said quarter, (bearings are based on the State Plane Coordinates, Indiana East Zone, NAD83, using GPS derived North from NTRIP CORS network) North 00 degrees 25 minutes 57 seconds East 686.62 feet; thence North 89 degrees 47 seconds 01 seconds East 33.00 feet to the East right of way of Union Street (the Main Cross Street in said town per record plat and description) to the POINT OF BEGINNING, said beginning point being North 00 degrees 26 minutes 29 seconds East 82.5 feet from the Southwest corner of said Lot 76, a rebar found 0.3 feet North and 0.1 East of said beginning point, thence along said right of way, North 00 degrees 26 minutes 32 seconds East 234.00 feet to a 5/8-inch rebar with yellow cap stamped “HIGBIE 20100067” set flush (hereafter “rebar cap set”) at the Southwest corner of Tract II in a deed to Christ United Methodist Church recorded as instrument number 20070003447; thence along the South line of said deed, North 89 degrees 46 minutes 17 seconds East 119.00 feet to a rebar with cap set at the Southeast corner of said Tract II; thence along the East line of said Tract II, North 00 degrees 26 minutes 29 seconds East 63.50 feet to the Northeast corner of said Tract II and a rebar with cap set on the North line of said Asa Bales 2<sup>nd</sup> Addition; thence along said North line, North 89 degrees 46 minutes 17 seconds East 121.60 feet to a rebar with cap set; thence South 00 degrees 24 minutes 29 seconds West 113.68 feet to a rebar with cap set; thence North 89 degrees 46 minutes 02 seconds East 18.95 feet to a mag nail with washer stamped “HIGBIE 20100067” set (hereafter “mag nail with washer set”); thence South 01 degree 39 minutes 52 seconds East 132.23 feet to a mag nail with washer set; thence North 89 degrees 48 minutes 02 seconds East 23.07 feet to a mag nail with washer set; thence South 00 degrees 16 minutes 48 seconds East 74.96 feet to a mag nail with washer set; thence North 89 degrees 53 minutes 49 seconds West 130.92 feet to a rebar with cap set; thence North 00 degrees 00 minutes 00 seconds East 22.56 feet to a rebar with cap set; thence South 89 degrees 47 minutes 01 second West 157.39 feet to the POINT OF BEGINNING, containing 1.66 acres (72306 square feet) more or less and subject to any easements and rights of way of record.

**Exhibit B**

**“Concept Plan”**

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



**Exhibit C**

**“Character Exhibits”**

The Character Exhibits appear on the following four (4) pages of this exhibit.



## EXTERIOR PERSPECTIVE FROM UNION ST



EXISTING CHURCH STORAGE BLDG

BASILE WESTFIELD PLAYHOUSE

NEW PARKING LOT

NEW 2-STORY OFFICE BUILDING 9,000 SF TOTAL

POTENTIAL FUTURE DEVELOPMENT

EXISTING CHURCH DRIVE

NORTH UNION STREET

# AERIAL VIEW





**Exhibit D**

**“Landscaping Plan”**

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



ORDINANCE NUMBER ~~\_\_\_\_\_~~ 26-16

**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 ORDINANCE 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 District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as “Area A”, “Area B” and “Area C”.
- 2.3 Area A and Area C are hereby acknowledged and permitted as legally established non-conforming lots and shall not be further developed until such time as they are re-platted or otherwise approved in accordance with the applicable lot requirements of the UDO.
- 2.3 The Real Estate Area B shall be developed in substantial conformance with the Concept Plans.

Section 3. Underlying Zoning District(s). The Underlying Zoning District of Area A and Area C shall be the SF3: Single-family Medium Density District. Section 4 of the Westfield Playhouse ordinance shall apply to Area B.

Section 4. Permitted Uses. The following uses (“Permitted Uses”) shall be permitted in the Areas:

4.1 Area A and Area C – Permitted uses shall be in accordance with the Underlying Zoning District.

4.2 Area B – Permitted uses shall be limited to Office and Medical Office as defined in the UDO.

Section 35. Development Standards. Section 7 of the Westfield Playhouse Ordinance is hereby amended as applicable to the Real Estate identified in this Amendment.

35.1 Character Exhibits. Section 7.1 of the Westfield Playhouse Ordinance shall not apply to the Real Estate. Instead, new building(s) in Area B 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 Architectural Standards are in conflict with the Character Exhibits, then the Character Exhibits shall control.

35.2 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~~Area B. 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.

35.3 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~~Area B. 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.

35.4 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 6. Processes & Permits. The standards of Chapter 10: Processes & Permits shall apply to the development of the District, except as otherwise modified below.

6.1 Article 10.13 Subdivision: The subdividing of the Real Estate in substantial conformance with the Concept Plan shall be a Minor Subdivision.

Section 47. 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** ~~---~~26-16 was delivered to the Mayor of Westfield on the \_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ m.

\_\_\_\_\_  
Marla Ailor, Clerk Treasurer

I hereby APPROVE **ORDINANCE** ~~---~~26-16

this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

\_\_\_\_\_  
Scott Willis, Mayor

I hereby VETO **ORDINANCE** ~~---~~26-26

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”**

Part of the Southwest quarter of Section 31, Township 19 North, Range 4 East, of the Second Principal Meridian and being all of the land of Christ United Methodist Church of Westfield, Inc. per Quitclaim Deed recorded as Instrument number 2008027558, and part of the land of Christ United Methodist Church per Quitclaim Deed recorded as Instrument number 200400060802 in the Office of the Recorder, and part of Lots 74, 75, and 76 of the Original Plat to the Town of Westfield (also known as Asa Bales 2<sup>nd</sup> Addition) recorded in Book F, page 44, all in Hamilton County Indiana and described by Timothy D. Higbie, an Indiana Professional Surveyor #20100067, and based on a survey completed by Survey First, LLC as project number 250069 dated March 23<sup>rd</sup> 2026 and described as follows:

Commencing at the Southwest corner of said Southwest a broken nail found in pavement; thence along the West line of said quarter, (bearings are based on the State Plane Coordinates, Indiana East Zone, NAD83, using GPS derived North from NTRIP CORS network) North 00 degrees 25 minutes 57 seconds East 686.62 feet; thence North 89 degrees 47 seconds 01 seconds East 33.00 feet to the East right of way of Union Street (the Main Cross Street in said town per record plat and description) to the POINT OF BEGINNING, said beginning point being North 00 degrees 26 minutes 29 seconds East 82.5 feet from the Southwest corner of said Lot 76, a rebar found 0.3 feet North and 0.1 East of said beginning point, thence along said right of way, North 00 degrees 26 minutes 32 seconds East 234.00 feet to a 5/8-inch rebar with yellow cap stamped “HIGBIE 20100067” set flush (hereafter “rebar cap set”) at the Southwest corner of Tract II in a deed to Christ United Methodist Church recorded as instrument number 20070003447; thence along the South line of said deed, North 89 degrees 46 minutes 17 seconds East 119.00 feet to a rebar with cap set at the Southeast corner of said Tract II; thence along the East line of said Tract II, North 00 degrees 26 minutes 29 seconds East 63.50 feet to the Northeast corner of said Tract II and a rebar with cap set on the North line of said Asa Bales 2<sup>nd</sup> Addition; thence along said North line, North 89 degrees 46 minutes 17 seconds East 121.60 feet to a rebar with cap set; thence South 00 degrees 24 minutes 29 seconds West 113.68 feet to a rebar with cap set; thence North 89 degrees 46 minutes 02 seconds East 18.95 feet to a mag nail with washer stamped “HIGBIE 20100067” set (hereafter “mag nail with washer set”); thence South 01 degree 39 minutes 52 seconds East 132.23 feet to a mag nail with washer set; thence North 89 degrees 48 minutes 02 seconds East 23.07 feet to a mag nail with washer set; thence South 00 degrees 16 minutes 48 seconds East 74.96 feet to a mag nail with washer set; thence North 89 degrees 53 minutes 49 seconds West 130.92 feet to a rebar with cap set; thence North 00 degrees 00 minutes 00 seconds East 22.56 feet to a rebar with cap set; thence South 89 degrees 47 minutes 01 second West 157.39 feet to the POINT OF BEGINNING, containing 1.66 acres (72306 square feet) more or less and subject to any easements and rights of way of record.

**Exhibit B**

**“Concept Plans”**

The Concept Plans appears on the following ~~two (2)~~ pages of this exhibit.

**Exhibit C**

**“Character Exhibits”**

The Character Exhibits appear on the following four (4) pages of this exhibit.

**Exhibit D**

**“Landscaping Plan”**

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





## EXTERIOR PERSPECTIVE FROM UNION ST



## AERIAL VIEW

**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: 2/27/2025  
DRW: SM / JB | CHK: KM / CL

EXTERIOR  
ELEVATIONS

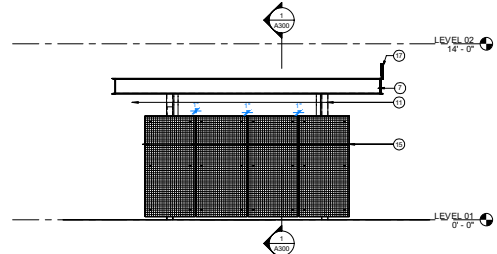
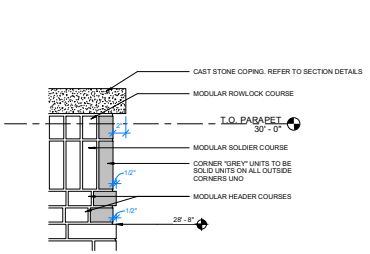
**A200**

**GENERAL ELEVATION NOTES**

- A. BUILDING ELEVATIONS SHOWN ON THIS DRAWING ARE INTENDED FOR GENERAL REFERENCE PURPOSES ONLY. REFER TO REFERENCE 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 UNLESS SHOWN I.W.D.
- C. ALL EXPOSED EXTERIOR METAL SUCH AS FLASHINGS, COPINGS, FACIALS, GUTTERS, DOWNSPUTS, LADDERS, ETC. SHALL RECEIVE SHOP APPLIED FINISH COATING UNLESS A FIELD APPLIED FINISH COATING IS NOTED.
- D. LINES REPRESENTING PAINTING 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 LITTLE PLATES, ETC. IN EXTERIOR SHALL BE HOT DIPPED GALVANIZED W/ EXPOSED PORTIONS PAINTED.

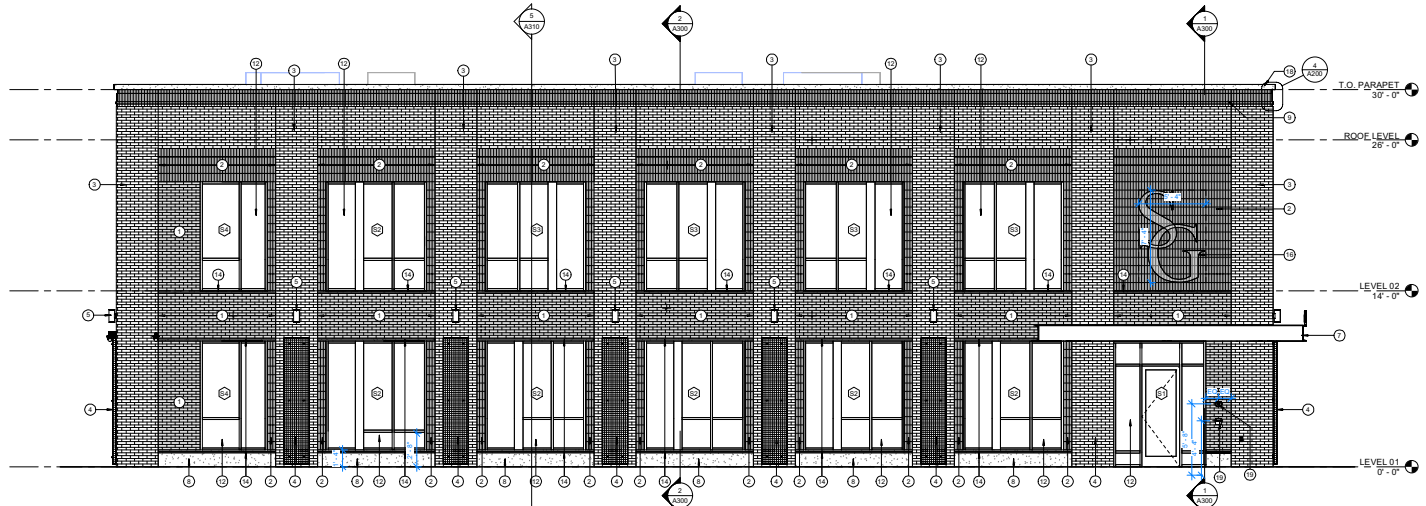
**ELEVATION KEYNOTES**

- 1 MASONRY VENEER. REFER TO ASSEMBLY SHEET A210 FOR COLOR AND BOB
- 2 MASONRY SOLDIER COURSE. REFER TO ASSEMBLY SHEET A210 FOR COLOR AND BOB
- 3 MASONRY VENEER WITH 5/8" AIR GAP. REFER TO ASSEMBLY SHEET A210 FOR COLOR AND BOB
- 4 WALL MOUNTED VINE SCREEN. BOB: CITYCAPES NATURESCREEN DMT. 2' X 10' WALL MOUNT. BLACK FINISH
- 5 WALL MOUNTED SOUNGE LIGHT. SEE ELECTRICAL. MOUNT BOTTOM OF FIXTURE 12" AFF
- 6 PAINTED EXTERIOR STEEL FRAMED CANOPY WITH METAL SOFFIT AND TPO ROOF MEMBRANE
- 7 CAST STONE VENEER. REFER TO ASSEMBLIES FOR COLOR AND BOB
- 8 BRICK HEADER, SOLDIER AND ROWLOCK CORNICE. REFER TO DETAILS
- 9 CAST STONE COPING. COLOR TO MATCH CAST STONE VENEER
- 10 PREFINISHED ALUMINUM STOREFRONT SYSTEM. BOB: KAWNEER 601 UT SERIES
- 11 PREENGINEERED METAL CANOPY. BOB: MAPES SUPER LAMDECK FLAT SOFFIT W/ 12" CHANNEL FRACA.
- 12 CAST STONE SILL / HEAD. COLOR TO MATCH CAST STONE VENEER
- 13 WALL MOUNTED VINE SCREEN. BOB: CITYCAPES NATURESCREEN DMT. 4' X 8' WALL MOUNT. BLACK FINISH
- 14 MURAL SIGN. DISTRESSED PAINTED
- 15 CANOPY BRONZE. CUSTOM CUT ALUMINUM LETTERS BOTTOM ANGLE SUPPORT BRACKET TO STEEL CANOPY. 12" TALL
- 16 CAST STONE COPING. COLOR TO MATCH CAST STONE VENEER
- 17 DROP OFF BOX. BOB: COVENANT SECURITY EQUIPMENT CASE -ASE-EDU IN WALL ENVELOPE DEPOSITORY UNIT
- 18 RECESSED ANDRISOX. BOB: 1300. BLACK FINISH
- 19 ELECTRICAL METER. REFER TO ELECTRICAL

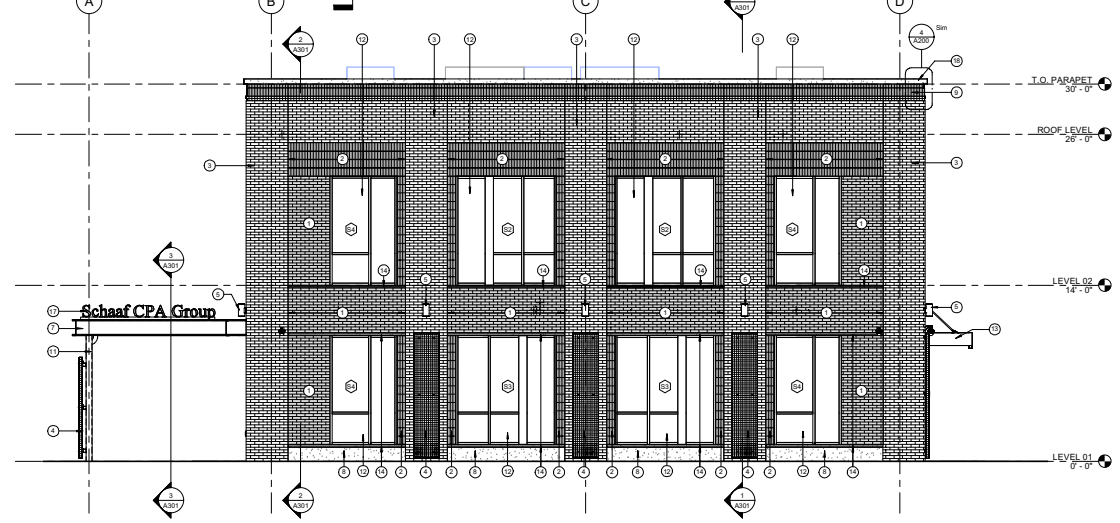


4 NORTH EXTERIOR BUILDING ELEVATION - Callout 1  
1/2" = 1'-0"

3 NORTH EXTERIOR BUILDING ELEVATION - SCREEN  
1/8" = 1'-0"



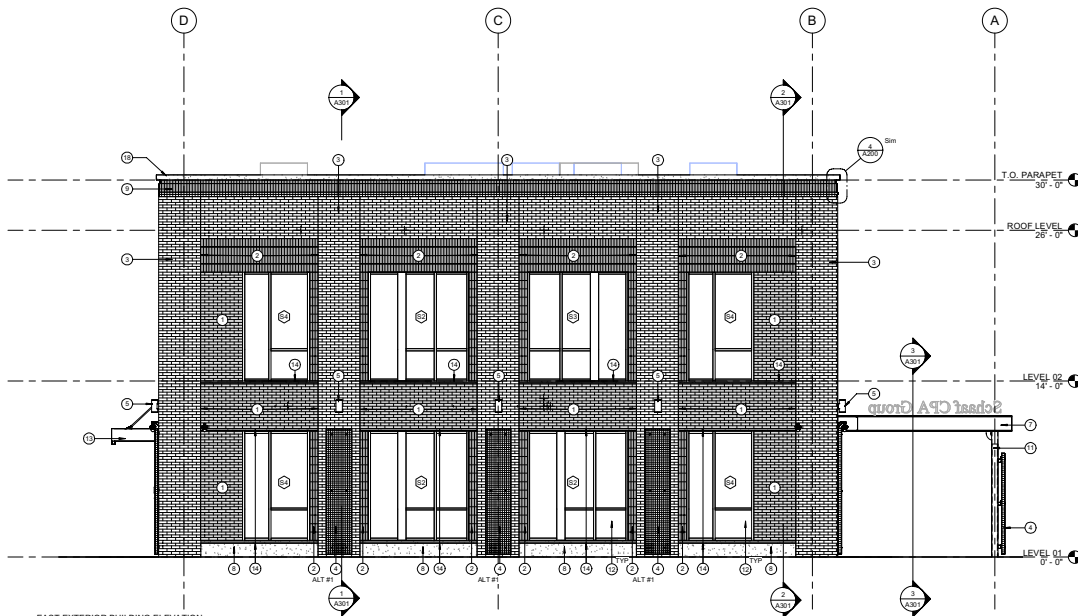
2 NORTH EXTERIOR BUILDING ELEVATION  
1/4" = 1'-0"



1 WEST EXTERIOR BUILDING ELEVATION  
1/4" = 1'-0"



2 SOUTH EXTERIOR BUILDING ELEVATION  
1/4" = 1'-0"



1 EAST EXTERIOR BUILDING ELEVATION  
1/4" = 1'-0"

**GENERAL ELEVATION NOTES**

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- E. ALL LITTLE PLATES, ETC. IN EXTERIOR SHALL BE HOT DIPPED GALVANIZED W/ EXPOSED PORTIONS PAINTED.

**ELEVATION KEYNOTES**

- 1 MASONRY VENEER. REFER TO ASSEMBLY SHEET A210 FOR COLOR AND BOB
- 2 MASONRY SOLDER COURSE. REFER TO ASSEMBLY SHEET A210 FOR COLOR AND BOB
- 3 MASONRY VENEER WITH 5 INCH AIR GAP. REFER TO ASSEMBLY SHEET A210 FOR COLOR AND BOB
- 4 WALL MOUNTED VINE SCREEN. BOB: CITYSCAPES NATURESCREEN DMT. 2" X 10" WALL MOUNT. BLACK FINISH
- 5 WALL MOUNTED VINE SCREEN. BOB: CITYSCAPES NATURESCREEN DMT. 4" X 8" WALL MOUNT. BLACK FINISH
- 6 PAINTED EXTERIOR STEEL FRAMED CANOPY WITH METAL SOFFIT AND TPO ROOF MEMBRANE
- 7 CAST STONE VENEER. REFER TO ASSEMBLIES FOR COLOR AND BOB
- 8 BRICK HEADER, SOLDER AND ROWLOCK CORNICE. REFER TO DETAILS
- 9 STEEL COLUMN, GALVANIZED AND PAINTED. REFER TO STRUCTURAL
- 10 PREFINISHED ALUMINUM STOREFRONT SYSTEM. BOB: KAWNEER 601 UT SERIES
- 11 PREENGINEERED METAL CANOPY. BOB: MAPES SUPER LAMDECK FLAT SOFFIT W/ 12" CHANNEL FRACA.
- 12 CAST STONE SILL / HEAD. COLOR TO MATCH CAST STONE VENEER
- 13 WALL MOUNTED VINE SCREEN. BOB: CITYSCAPES NATURESCREEN DMT. 4" X 8" WALL MOUNT. BLACK FINISH
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- 18 RECESSED ANDRISOX. BOB: 1000. BLACK FINISH
- 19 ELECTRICAL METER. REFER TO ELECTRICAL



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: 2/27/2025  
DRW: SM / JB | CHK: KM / CL

EXTERIOR ELEVATIONS

A201



## **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.

# church church hittle + antrim

ATTORNEYS AT LAW

To: Westfield Planning

From: Church Church Hittle + Antrim, Matthew Skelton, Eric Douthit and Jack Witsitt

Attn: Weston Rogers, Senior Planner

Re: Westfield Playhouse PUD Amendment 1 – Neighbor Meeting Summary

Date: April 2, 2026

Church Church Hittle & Antrim (“CCHA”) and Schaaf CPA Group (“Schaaf”), hosted a neighbor meeting on April 1, 2026, at 6:00 PM at the Christ United Methodist Church, 318 North Union Street, Westfield, Indiana. Matthew Skelton of CCHA provided an overview of the proposed development and addressed questions from attendees.

There were four attendees, consisting of one resident on Union Street, a member of the Westfield Playhouse Board of Directors, and the owners of the apartment community immediately north of Christ United Methodist Church.

One attendee inquired about whether the new off-street parking area will have lighting. It is likely that lighting will be provided. This will be fully addressed during the detailed development plan process. Any fixtures will be required to comply with the City’s lighting restrictions. The City will review photometric plans to confirm compliance as part of its plan approval process.

There was a question about how stormwater runoff will be handled. This subject will also be fully addressed during the detailed development plan process. Based on preliminary discussions with the City Engineer, the plan is to discharge any runoff into an existing 15” storm inlet on the Church property, which ultimately makes its way into the City’s existing stormwater system. The City will review drainage plans to confirm compliance as part of its plan approval process.

One attendee suggested the Schaaf proposal may change the character of the neighborhood. Schaaf engaged the services of an accomplished design firm to study building materials, styles, character and scale of contributing historic buildings in Downtown Westfield as they designed the Schaaf building. This proposal has been very intentionally designed to be consistent with the community’s vision as set forth in the City’s recently adopted comprehensive plan and the recommendations of the City’s Downtown Redevelopment Plan. The proposed office use is contemplated in the Legacy and Historic Core. The architectural character and quality of the proposed office has been designed to retain the historic character of the neighborhood, using architectural elements and materials that are consistent with other contributing buildings in Downtown Westfield.

The meeting adjourned just before 7:00 PM.