



CITY OF WESTFIELD, IN
Board of Zoning Appeals Meeting Agenda

BOARD OR COMMISSION: Board of Zoning Appeals Meeting
MEETING DATE: Tuesday, June 9, 2026 at 7:00 PM
MEETING PLACE: Westfield City Hall - Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF BOARD OF ZONING APPEALS

Mark Keen, Chairman | Advisory Plan Commission Appointed | 2-year term | 2/11/25-1/4/27
William Bunkowfst, Vice Chairman | Mayoral Appointed | 4-year term | 1/23/24-1/3/28
Jeff Boller, Pro-Tempore | Mayoral Appointed | 4-year term | 1/23/24-1/5/26
Larry Clarino | Mayoral Appointed | 4-year term | 1/23/24-1/3/28
Jacob Plummer | Council Appointed | 4-year term | 1/23/24-1/4/27

Public input can be submitted in 1 of 2 ways:

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

OPENING OF REGULAR MEETING

Note the presence of a quorum

Approval of Minutes - May 12, 2026

Review Rules of Procedure

ITEMS OF BUSINESS

2606-VS-06 [PUBLIC HEARING]

18008 Dartown Road

SPWL Westfield, LLC

The Petitioner requests a Variance of Development Standard to permit the use of stamped architectural concrete panel in lieu of Masonry Materials on 65.01 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District (Article 6.3(G)(2)(a)(1).

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Liaison

Community Development Department

ADJOURNMENT

Adjourn



Petition Number: 2606-VS-06

Subject Site Address: 18008 Dartown Road (the "Property")

Petitioner: SPWL Westfield, LLC (the "Petitioner")

Request: The Petitioner requests a Variance of Development Standard to permit the use of stamped architectural concrete panel in lieu of Masonry Materials on 65.01 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District (Article 6.3(G)(2)(a)(1).

Current Zoning: Wheeler Landing PUD ([Ord. 18-04](#))

Current Land Use: Residential/Agricultural

Approximate Acreage: 65.01 acres +/-

Exhibits:

1. Staff Report
2. Location Map & Site Plan
3. Project Examples

Staff Reviewer: Daine Crabtree, Current Planning Manager

PROPERTY INFORMATION & BACKGROUND

The Property is approximately 65 acres in size and is zoned as part of the Wheeler Landing PUD, specifically "Area IV" of the PUD. The entire PUD defaults to GB: General Business underlying zoning, but Area IV specifically permits uses that are more industrial/office in nature as well such as Engineering, research, and testing laboratories, Light Industry (inside storage), Medium Industry (inside storage), Warehousing and Distribution (inside storage), Wholesalers (inside storage), etc.

REQUEST FOR VARIANCE

The Wheeler Landing PUD's architectural standards require Industrial uses to follow the standard architecture requirements for industrial buildings of the Unified Development Ordinance (UDO). Those standards require External Facades, which are any Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan, to be a minimum of sixty percent (60%) Masonry Materials.

For industrial buildings of this size and scale, the application of Masonry Materials, as defined in the UDO (brick, limestone, natural stone, or manufactured stone, or combination of the same bonded together with a mortar to form a wall, buttress or similar mass) are rarely used for



anything other than accent materials. As such, the Petitioner is requesting to follow a similar practice that many others have utilized in the Township – stamped concrete panels which mimic Masonry materials – similar to those shown in Exhibit 3 – in lieu of Masonry Materials as defined in the UDO.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Development Standard. This petition is scheduled to receive its public hearing at the June 9, 2026, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefitted by variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgment of the Variance: If the Board of Zoning Appeals approves this petition, then the UDO requires the approval of the variance shall be memorialized in an acknowledgment of variance instrument prepared by Department. The acknowledgment shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than the Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgment shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variance of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning ordinance. A variance may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and

3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

If the Board is inclined to approve 2606-VS-06, The Department recommends the following findings:

Recommended Findings for Variance of Development Standards (2606-VS-06):

- 1) ***The approval will not be injurious to the public health, safety, morals, and general welfare of the community:***

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the proposed use and improvements will otherwise comply with the applicable standards of the Wheeler Landing PUD District.

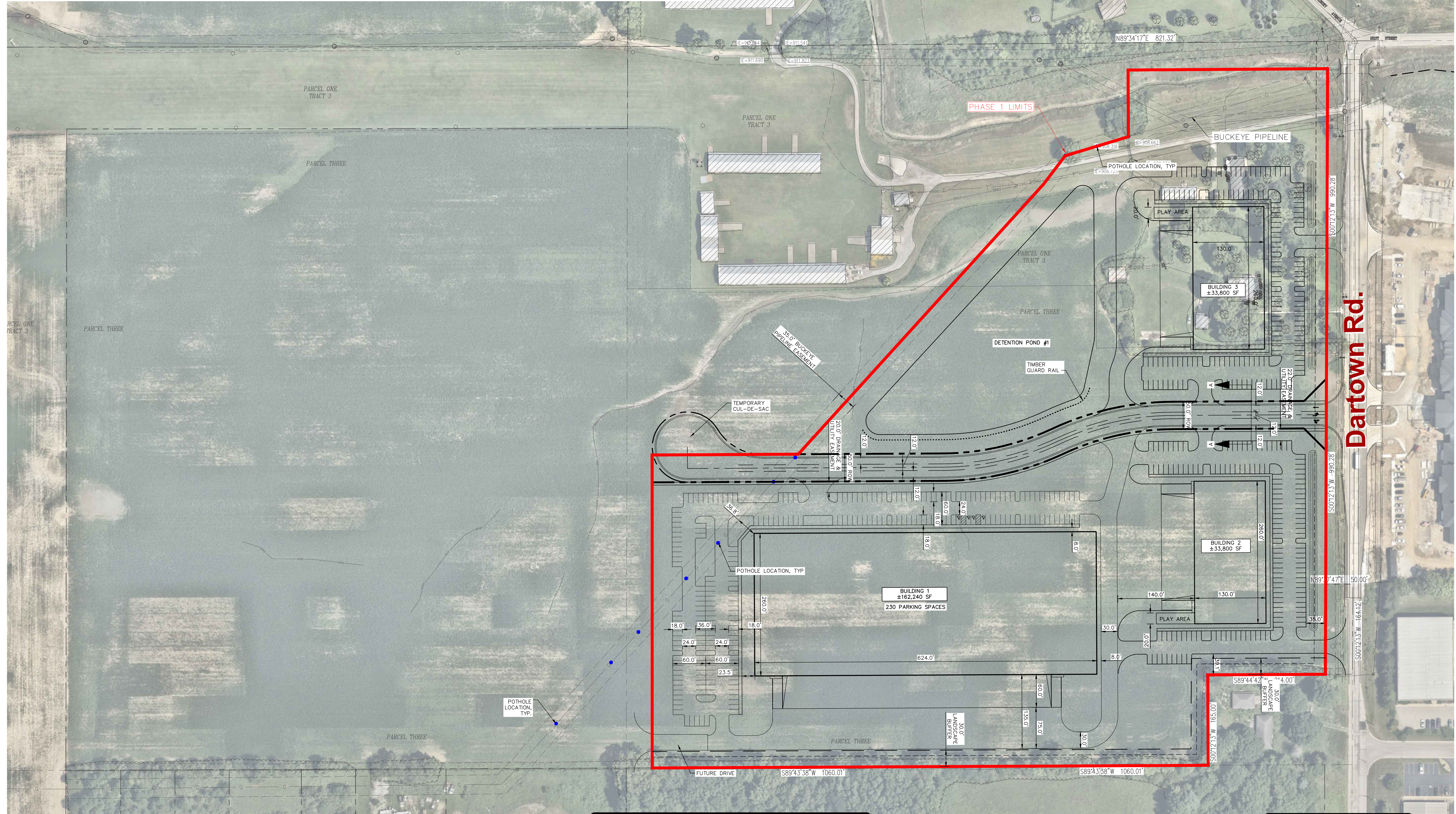
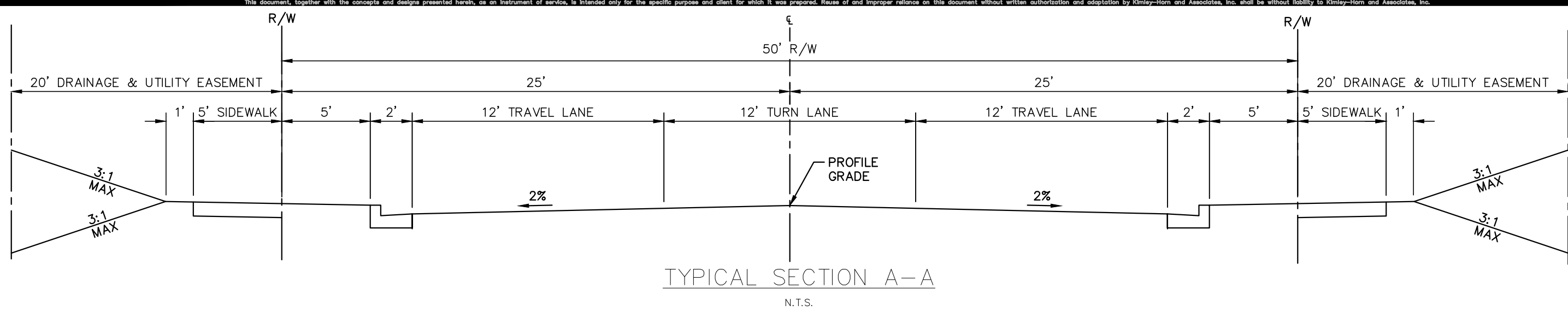
- 2) ***The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:***

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the proposed use of the Property as industrial and/or office is permitted.

- 3) ***The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.***

Finding: Strict adherence to the zoning ordinance would result in the Petitioner not being permitted to develop the property as desired, which is proposed to be developed in a style that is similar to other buildings of the same use and scale throughout the Township.

Denial: If the Board is inclined to reject or deny the Variance of Development Standard, then the Department recommends denying the Variances of Development Standard, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.



NOT TO SCALE

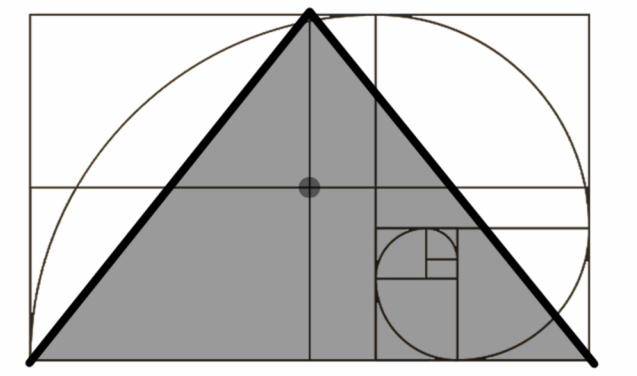
5/1/2026

Kimley»Horn





PIONEER
ARCHITECTURE



**PIONEER
ARCHITECTURE**

9941 WILLIFORD TRAIL
FRISCO, TX 75033
(469) 525-0039

SEAL

PRINT RECORD

NUMBER DATE DESCRIPTION

NUMBER	DATE	DESCRIPTION
A		

CONSULTANTS

CLIENT



8801 River Crossing
Shel State 300
INDIANAPOLIS, IN
317.218.1670

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SCANNELL
WESTFIELD, IN

OVERALL BUILDING ELEVATIONS

DRAWN BY:
DONNIE REECE, AIA
PROJECT NUMBER:
2026-015
DATE:
05/19/2026
PHASE:
SCHEMATIC PHASE

DRAWING NUMBER:
A501



BUILDING FACADE MATERIAL CALCULATIONS - NORTH:
OVERALL ELEVATION SF (MINUS GLAZING): 21,737 SF
MASONRY FORM LINER SF (MINUS GLAZING): 17,441 SF
MASONRY FORM LINER PERCENTAGE: 80%

1 OVERALL BUILDING ELEVATION - NORTH

1" = 20'-0"



METAL COPING, TYPICAL AT WALL PANELS
WALL PACK LIGHT FIXTURE, TYP.
ALUMINUM STOREFRONT SYSTEM WITH INSULATED GLAZING, TYP.
PREFABRICATED METAL CANOPY, TYP. @ MAN DOORS
MAN DOOR WALL PACK LIGHT FIXTURE, TYP.

BUILDING FACADE MATERIAL CALCULATIONS - EAST:
OVERALL ELEVATION SF (MINUS GLAZING): 10,141 SF
MASONRY FORM LINER SF (MINUS GLAZING): 6,113 SF
MASONRY FORM LINER PERCENTAGE: 60%

2 OVERALL BUILDING ELEVATION - EAST

1" = 20'-0"

3 OVERALL BUILDING ELEVATION - WEST

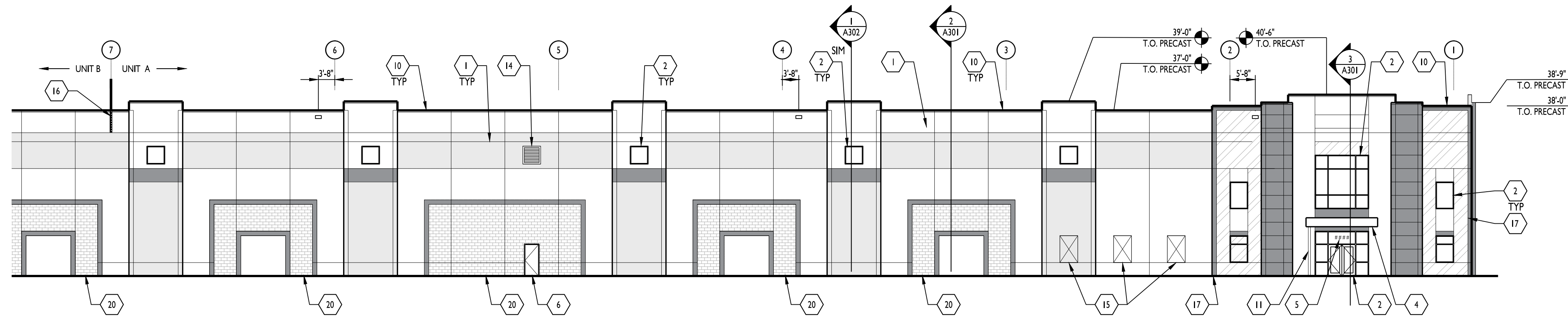
1" = 20'-0"



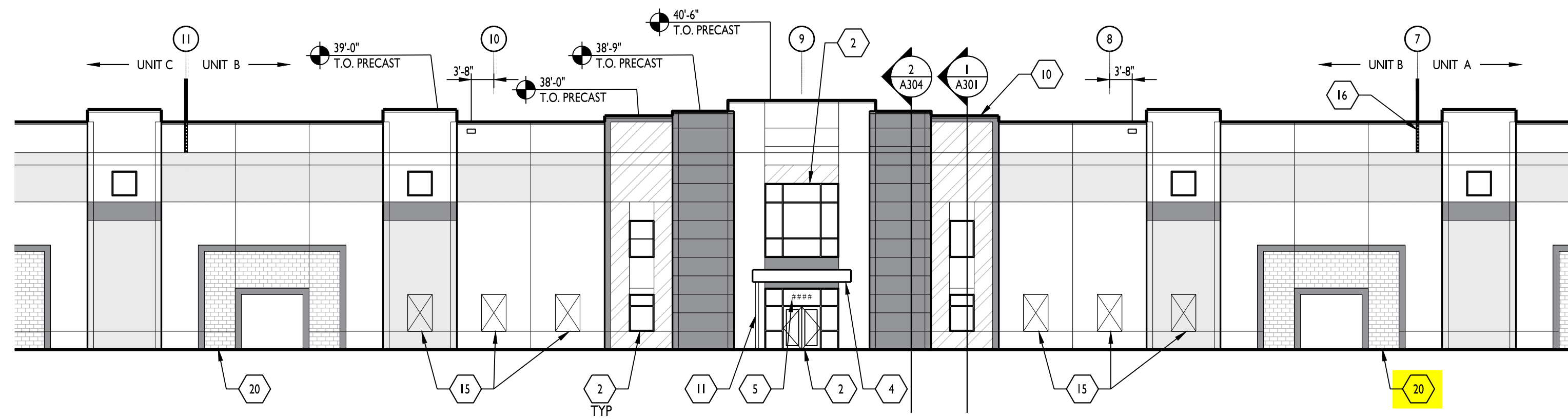
CLEARSTORY WINDOW DOWNSPOUT
WALL PACK LIGHT FIXTURE, TYP.
STEEL GUTTER
PREFABRICATED METAL CANOPY, TYP. @ MAN DOORS
INSULATED 9' X 10' DOCK DOOR, TYP.
DOCK SHELTER, TYP.
MAN DOOR WALL PACK LIGHT FIXTURE, TYP.
HOLLOW METAL FRAME AND DOOR, TYP.
ALUMINUM STAIR, TYP.

4 OVERALL BUILDING ELEVATION - SOUTH

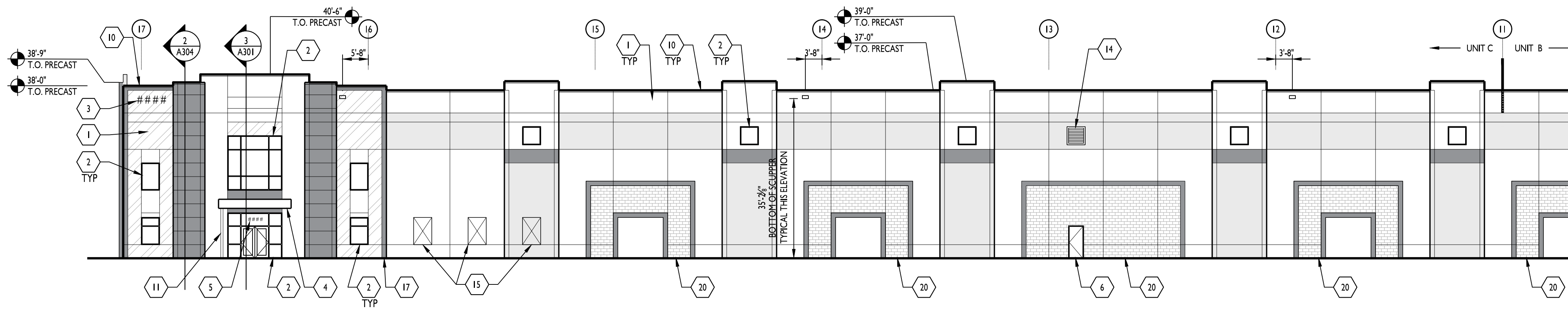
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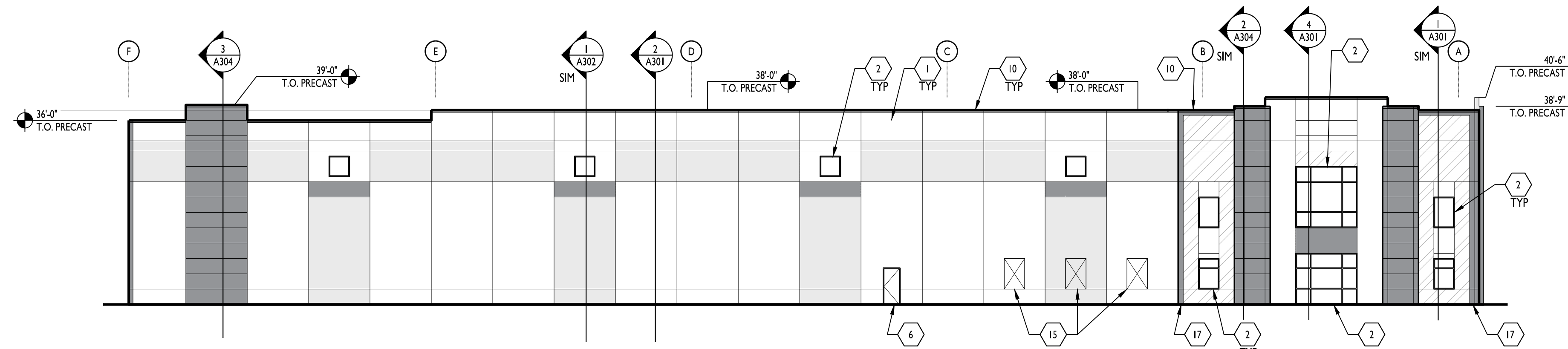
NORTH ELEVATION - UNIT A
1
1/16" = 1'-0"



NORTH ELEVATION - UNIT B
2
1/16" = 1'-0"



NORTH ELEVATION - UNIT C
3
1/16" = 1'-0"



EAST ELEVATION
4
1/16" = 1'-0"

KEYED NOTES

1. PRE-CAST CONCRETE PANEL WITH PAINTED FINISH, REVEALS CAST IN AS SHOWN. REFER TO WALL SECTIONS FOR ADDITIONAL DETAIL.
2. 1" INSULATED TINTED GLASS IN THERMALLY BROKEN ALUMINUM FRAMING. REFER TO STOREFRONT ELEVATIONS FOR MORE INFORMATION.
3. PIN MOUNTED ANODIZED ALUMINUM BUILDING ADDRESS NUMBER. COORDINATE WITH ARCHITECT ON FONT AND SIZE.
4. MAPES SUPER LUMIDECK SYSTEM OR APPROVED EQUAL. COLOR TO BE DETERMINED BY OWNER. COORDINATE FINAL DOWNSPOUT DRAIN LOCATIONS IN THE FIELD WITH FINAL LANDSCAPE PLAN.
5. VINYL SLATE NUMBER ON GLASS, CENTERED OVER DOOR. COORDINATE WITH FIRE MARSHALL ON SIZE AND COLOR.
6. INSULATED STEEL MAN-DOOR AND FRAME. PAINTED TO MATCH WALL COLOR.
7. INSULATED STEEL OVERHEAD DOOR, PRE-FINISHED WHITE.
8. DOCK SEAL AND DOCK LEVELER, TYPICAL AT ALL DOCK DOORS.
9. PRE-CAST CONCRETE PANEL FABRICATED TO ALLOW FOR FUTURE CUT IN OF DOCK DOOR.
10. PRE-FINISHED METAL COPING. COLOR BY ARCHITECT FROM MANUFACTURERS FULL RANGE OF COLORS.
11. DOWNSPOUT FROM CANOPY TO MATCH CANOPY/AWNING. CONNECT TO UNDER DRAIN. SEE CIVIL.
12. WALL PACK FIXTURE. CENTER ON WIDTH OF PANEL HORIZONTALLY AND BETWEEN REVEALS VERTICALLY. REFER TO ELECTRICAL DRAWINGS FOR INFORMATION.
13. GAS MANIFOLD LOCATION.
14. LOUVER LOCATION. SEE MECHANICAL PLANS FOR SIZES. COLOR SELECTED BY ARCHITECT.
15. KNOCKOUT LOCATION IN PRECAST SIZED FOR SFI.
16. PRECAST EXPANSION JOINT BY PRECAST DESIGNER.
17. VERTICAL REVEAL.
18. METAL STAIR. SEE DETAILS 6 & 9/A502.
19. SCUPPER LOCATION. SEE DETAIL 8/A502.
20. AREA OF MORTARED MASONRY FORM LINER IN PRECAST PANEL.

GEN. PAINT NOTES

1. CONCRETE TO CURE 30 DAYS PRIOR TO PAINT OR VERIFY PH LEVEL IS BETWEEN 6-8. IF PH IS HIGHER THAN 8, A PRIMER THAT IS TOLERANT OF A HIGH ALKALINE SUBSTRATE IS REQUIRED. VERIFY PRODUCT WITH PAINT MANUFACTURER DATA SHEETS FOR ACCEPTABLE MATERIALS TO MEET THE PH OF THE PANELS - TYPICAL LOXON PRIMERS. PROVIDE REPORT STATING PH LEVEL OF PANEL PRIOR TO PAINT APPLICATION.
2. PRECASTER TO VERIFY AND CONFIRM TO GENERAL CONTRACTOR THAT ALL BOND BREAKERS HAVE BEEN REMOVED FROM THE FACE OF THE CONCRETE VIA PRESSURE WASHING OR SAND BLASTING. PROCESS IS DEPENDENT ON THE TYPE OF BOND BREAKER USED. PRECASTER TO SUPPLY A LETTER CONFIRMING THAT BOND BREAKER IS REMOVED.
3. PRIOR TO PAINTING, VERIFY THAT PRECAST CONCRETE MOISTURE LEVEL IS 15% OR LOWER.
4. ALL ACRYLIC PAINTS TO BE 100% ACRYLIC SHERWIN WILLIAMS A-100 SUPER PAINT OR EQUAL.
5. ELASTOMERIC PAINTS WILL BE ACCEPTABLE. CONFLX OR SHERASTIC OR EQUAL. MUST BE APPLIED AT 10 MILS RO 30+ MILS WET. MUST APPLY TWO COATS. VERIFY PH REQUIREMENTS WITH DATA SHEETS.
6. BASE LINE SPECIFICATION FOR THIS PROJECT:
PRIMER COAT: LOXON SEALER A24W8300
FIRST COAT: A-100 EXTERIOR LATEX FLAT A6 SERIES
SECOND COAT: A-100 EXTERIOR LATEX FLAT A6 SERIES

PAINT COLORS

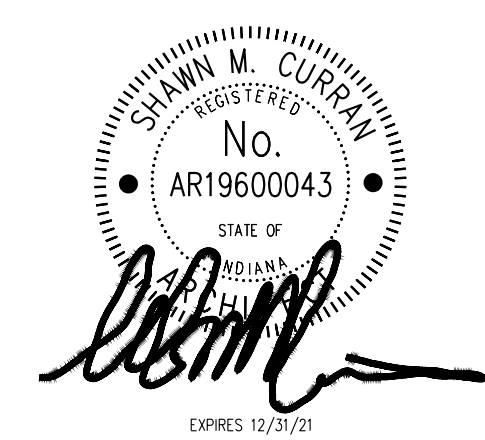
	PAINT 1 - WHITE SW 6231 "ROCK CANDY"
	PAINT 2 - LIGHT GREY SW 6247 "KRYPTON"
	PAINT 3 - DARK BLUE SW 7605 "GALE FORCE"
	PAINT 4 - LIGHT BLUE SW MATCH "PMS 2925C"



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CERTIFICATION



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PROJECT INFORMATION

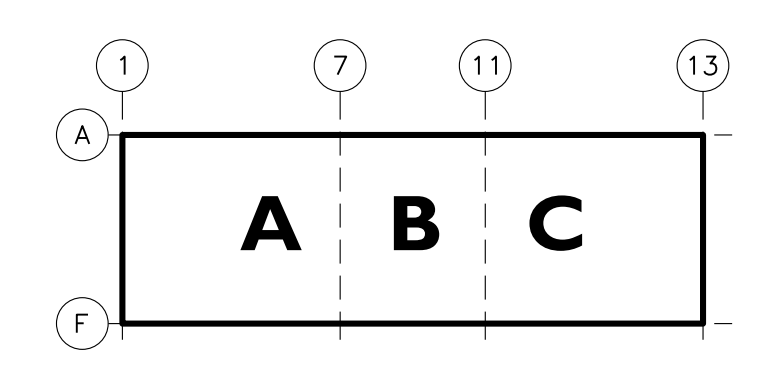
SCANNELL PROPERTIES
ALLEN ROAD BUILDING I
ALLEN ROAD
GREENWOOD INDIANA

ISSUE DATES

PERMIT SET	06.09.2021

210088
ENLARGED ELEVATIONS

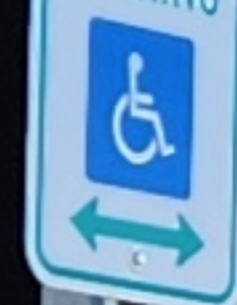
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KEY PLAN

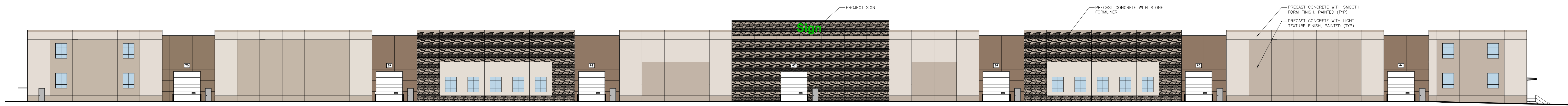


RESERVED
PARKING

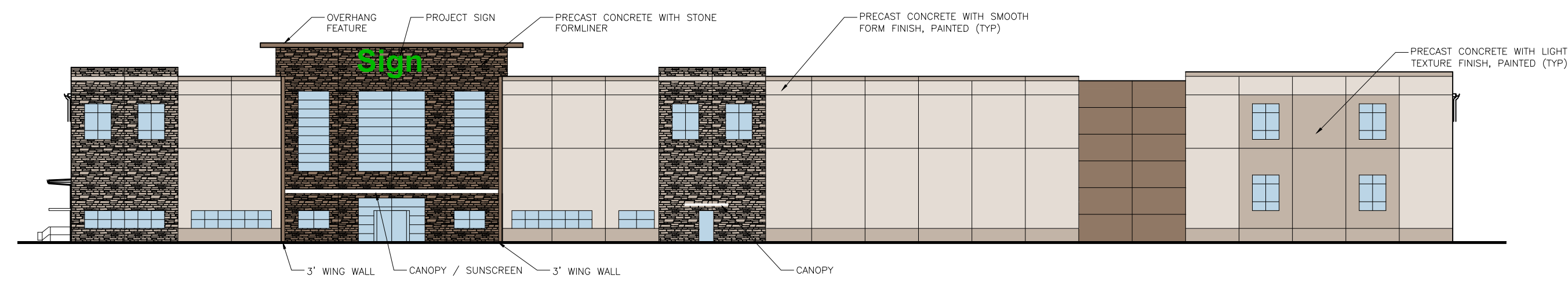


Vertical signpost with illegible text

Vertical signpost with illegible text



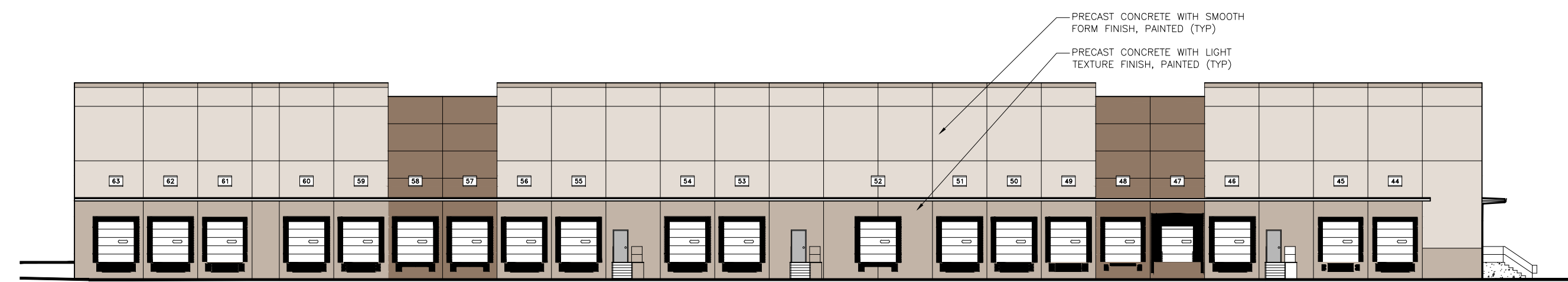
1 WEST ELEVATION
 (A2.0) SCALE: 1" = 25'-0"



2 NORTH ELEVATION
 (A2.0) SCALE: 1" = 25'-0"



3 EAST ELEVATION
 (A2.0) SCALE: 1" = 25'-0"



4 SOUTH ELEVATION
 (A2.0) SCALE: 1" = 25'-0"



FedEx
Ground

