



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, June 15, 2026 at 7:00 PM

MEETING PLACE: City Services Center - Bales Main Meeting Room

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

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

Public input can be submitted in 1 of 2 ways:

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

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - May 18, 2026

Review Rules of Procedure

CONSENT AGENDA

2606-DDP-15

Thieneman Construction Expansion

17219 Foundation Parkway

Thieneman Properties LLC by American Structurepoint, Inc. requests Detailed Development Plan review of additions to a pre-existing 48,210 sq. ft. office building on 4.45 acres +/- in the Custom Commerce Park Planned Unit Development (PUD) District.

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

2606-DDP-16

Westfield High School Modular Classrooms

18250 North Union Street

Westfield Washington Schools by InSite Engineering, LLC requests Detailed Development Plan review of modular classroom additions to a pre-existing 3,000 sq. ft. school on 77.27 acres +/- in the Westfield High School Campus Planned Unit Development (PUD) District.

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

WORKSHOP ITEMS

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)

ITEMS CONTINUED TO A FUTURE MEETING

No items.

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



Petition Number: 2606-DDP-15
Subject Site Address: 17219 Foundation Parkway (the "Property")
Petitioner: Thieneman Construction by American Structurepoint, Inc.
Request: Petitioner requests Detailed Development Plan review of an existing industrial building expansion and associate site improvements on 4.45 acres +/- within the Custom Commerce Park Planned Unit Development (PUD).
Current Zoning: Custom Commerce Park PUD
Current Land Use: Industrial
Approximate Acreage: 4.45 acres +/-
Staff Reviewer: Ryan Collingwood, Senior Associate Planner

PROCEDURAL

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

DEVELOPMENT PLAN (Article 10.7(G) of the UDO)

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.



- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO)

The plans comply.

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.



- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS (CUSTOM COMMERCE PARK PUD (ORD. 14-45) & UDO ARTICLE 4.24: EI: ENCLOSED INDUSTRIAL DISTRICT STANDARDS)

The plans comply.

- | | |
|---------------------------------|----------|
| 22) Minimum Tract Requirements: | 3 acres |
| 23) Minimum Lot Frontage: | 70 feet |
| 24) Minimum Setbacks | |
| a) Front Yard | |
| i) Arterial: | 100 feet |
| ii) All Others: | 40 feet |
| b) Side Yard: | 20 feet |
| c) Rear Yard: | 20 feet |
| 25) Maximum Building Height | 60 feet |



DEVELOPMENT STANDARDS (CUSTOM COMMERCE PARK PUD (ORD. 14-45) & UDO CHAPTER 6)

The plans comply.

PUD Standards

26) Outside Storage Standards: Article 6.12(D) Outside Storage and Display; Industrial Districts shall apply to the Real Estate, except as modified below:

- a) Screening: The Outside Storage Area shall be screened as follows:
 - i) The minimum screening along the west and north boundaries of the Outside Storage Area, as labeled on the Concept Plan, shall be screened in accordance with Article 6.12(D)(2); Outside Storage and Display; Industrial Districts; Screening.
 - ii) An eight (8) foot, solid, opaque, wooden fence shall be required to screen and enclose the east and south boundaries of the Outside Storage Area.
 - iii) An eight (8) foot tall black, vinyl-coated chain link gate, slatted to provide the appearance of an opaque wall, shall serve as the storage yard gate entry.
- b) Storage Surface: Article 6.12(D)(3)(a) Outside Storage and Display; Industrial Districts; Storage Surface shall apply; however, the minimum depth adjacent to the building to be hard surfaced shall be twenty (20) feet and the point of entry into the Outside Storage Area from Foundation Parkway shall be hard surfaced with asphalt or concrete at least three (3) feet past the gate entry. (*Ord. 14-45, Section 7.1*)

27) Landscaping Standards: Article 6.8 Landscaping Standards shall apply to the Real Estate, except as modified below:

- a) Pipeline Easement: Landscaping within the Pipeline Easement is restricted by the Grantee of the Pipeline Easement. As a result, if plantings required by this Ordinance are not permitted by the Grantee of the Pipeline Easement within the Pipeline Easement (e.g., Parking Area Island plantings), then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- b) Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply; however, plantings shall not be required along the east and south fence or wall enclosing the Outside Storage Area.



- c) External Street Frontage Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements shall apply; however, this standard shall not apply along the Oak Ridge Road frontage occupied by the Pipeline Easement, unless otherwise permitted by the Grantee of the Pipeline Easement. (*Ord. 14-45, Section 7.2*)

UDO Regulations

28) Accessory Use and Building Standards (*UDO Article 6.1*)

29) Architectural Standards (*UDO Article 6.3*)

30) Fence Standards (*UDO Article 6.5*)

- a) Location
- b) Height Limitations
 - i) Fence height is measured from the topmost point thereof to the grade of the ground adjacent to the fence. Any fence placed upon an erected mound or berm or masonry wall must govern its total height to the limitations herein.
 - ii) Fences located within a required Side or Rear Yard of a residential Lot shall not exceed six (6) feet in height.
 - iii) Fences located within a required or Established Front Yard of a residential Lot shall not exceed forty-two (42) inches in height.
 - iv) Open wire mesh fences surrounding sports courts that only enclose a regulation court area and standard apron areas may be erected to a height of sixteen (16) feet.
 - v) Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.
 - vi) Fences for Agricultural Uses shall not be subject to height limitations.
 - vii) Fences within Common Areas of residential Subdivisions shall not exceed eight (8) feet in height, except as otherwise permitted by herein.

31) Landscaping Standards (*UDO Article 6.8 & Ord. 14-45*)

- a) Minimum Lot Requirements
- b) Foundation Plantings

- c) External Street Frontage Landscaping
- d) Parking Area Landscaping
 - i) Interior Parking Area Landscaping
 - ii) Perimeter Parking Area Landscaping
 - (1) 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.
 - (2) 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.

32) Lighting Standards (UDO Article 6.9)

- a) General Lighting Standards
- b) Industrial Lighting Standards
 - i) Pole Lights
 - ii) Parking Area Lighting

33) Outside Storage and Display (UDO Article 6.12 & Ord. 14-45)

- a) Yards
- b) Screening
- c) Storage Surface

34) Parking and Loading Standards (UDO Article 6.14)

- a) Site Access and Circulation
- b) Off-Street Parking
- c) Bicycle Parking



35) Setback Standards (UDO Article 6.16)

36) Vision Clearance Standards (UDO Article 6.19)

37) Yard Standards (UDO Article 6.21)

DESIGN STANDARDS (CHAPTER 8 of UDO)

The plans comply.

38) Block Standards

39) Easement Standards

40) Monument and Marker Standards

41) Open Space and Amenity Standards

42) Pedestrian Network Standards

43) Storm Water Standards

44) Street and Right-of-Way Standards

45) Street Light Standards

46) Street Sign Standards

47) Surety Standards

48) Utility Standards

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2606-DDP-15 with the following conditions:

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

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

Aerial Location Map

SITE

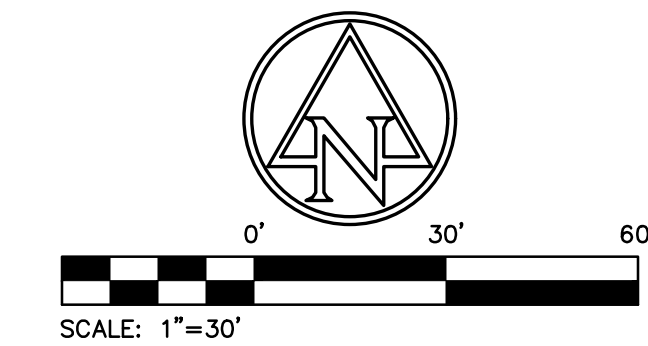


Zoning Map



Zoning

- PUD (Planned Unit Development)
- MF-2 (Multi-family Medium Density District)
- SF3 Cluster District
- OI (Open Industrial District)



EXISTING LEGEND

- ⊠ Air Conditioner
- ⊠ Beehive Inlet
- ⊠ Clean Out
- ⊠ Curb Inlet
- ⊠ Drainage Inlet
- ⊠ Drainage MH
- ⊠ Electric Box
- ⊠ Electric Handhole
- ⊠ Electric Meter Box
- ⊠ Fire Hydrant
- ⊠ Fire Valve
- ⊠ Fire Valve Shut Off
- ⊠ Flag
- ⊠ Gas Marker
- ⊠ Gas Meter
- ⊠ Buried Gas Line
- ⊠ Gas Valve
- ⊠ Guard Post
- ⊠ Light Pole
- ⊠ Mail Box
- ⊠ Post
- ⊠ Sanitary MH
- ⊠ Sign
- ⊠ Sprinkler Control Valve
- ⊠ Telephone Handhole
- ⊠ Telephone Marker
- ⊠ Transformer
- ⊠ Tree
- ⊠ Water Meter
- ⊠ Water Valve
- ⊠ Yard Light

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT OF WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

SITE DATA TABLE

SITE ZONING:	E-PUD
PROJECT AREA:	4.45 ACRES
BUILDING AREA:	48,210 SF
SITE IMPERVIOUS AREA:	1.62 ± ACRES
EXISTING STANDARD PARKING (9'x20'):	49
STANDARD PARKING (9'x20'):	107
ADA PARKING PROVIDED:	5
(INCLUDES 5 VAN ACCESSIBLE)	
TOTAL PROPOSED PARKING:	161

KEYNOTES

1. 6" CONCRETE CURB
2. CONCRETE SIDEWALK
3. COMBINED CONCRETE CURB & WALK
4. CURB TAPER
5. ADA ACCESSIBLE RAMP TYPE 'K'
6. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
7. ADA PARKING SYMBOL
8. ADA ACCESSIBLE PARKING SIGN
9. PARKING SPACE (4" WHITE PAINT STRIPE)
10. DUMPSTER PAD
11. CONCRETE WHEEL STOP
12. FENCE
13. CURB TURNOUT
14. CONCRETE SWALE

THIENEMAN CORPORATE HEADQUARTERS

17219 FOUNDATION PARKWAY,
WESTFIELD, IN
46074

**APPROVAL PENDING
NOT FOR CONSTRUCTION**
IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX	
DATE:	05/01/2026
PROJECT PHASE:	100% DESIGN DEVELOPMENT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

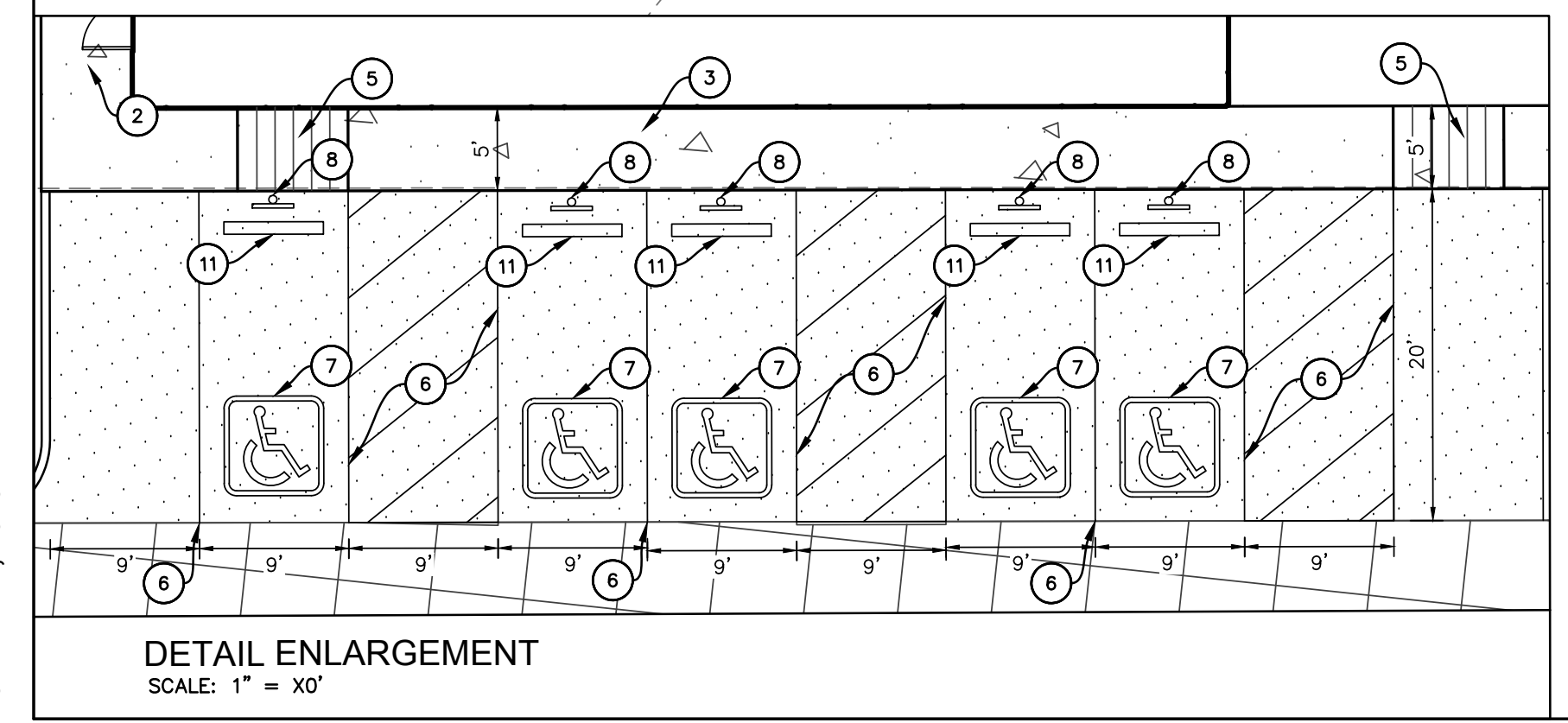
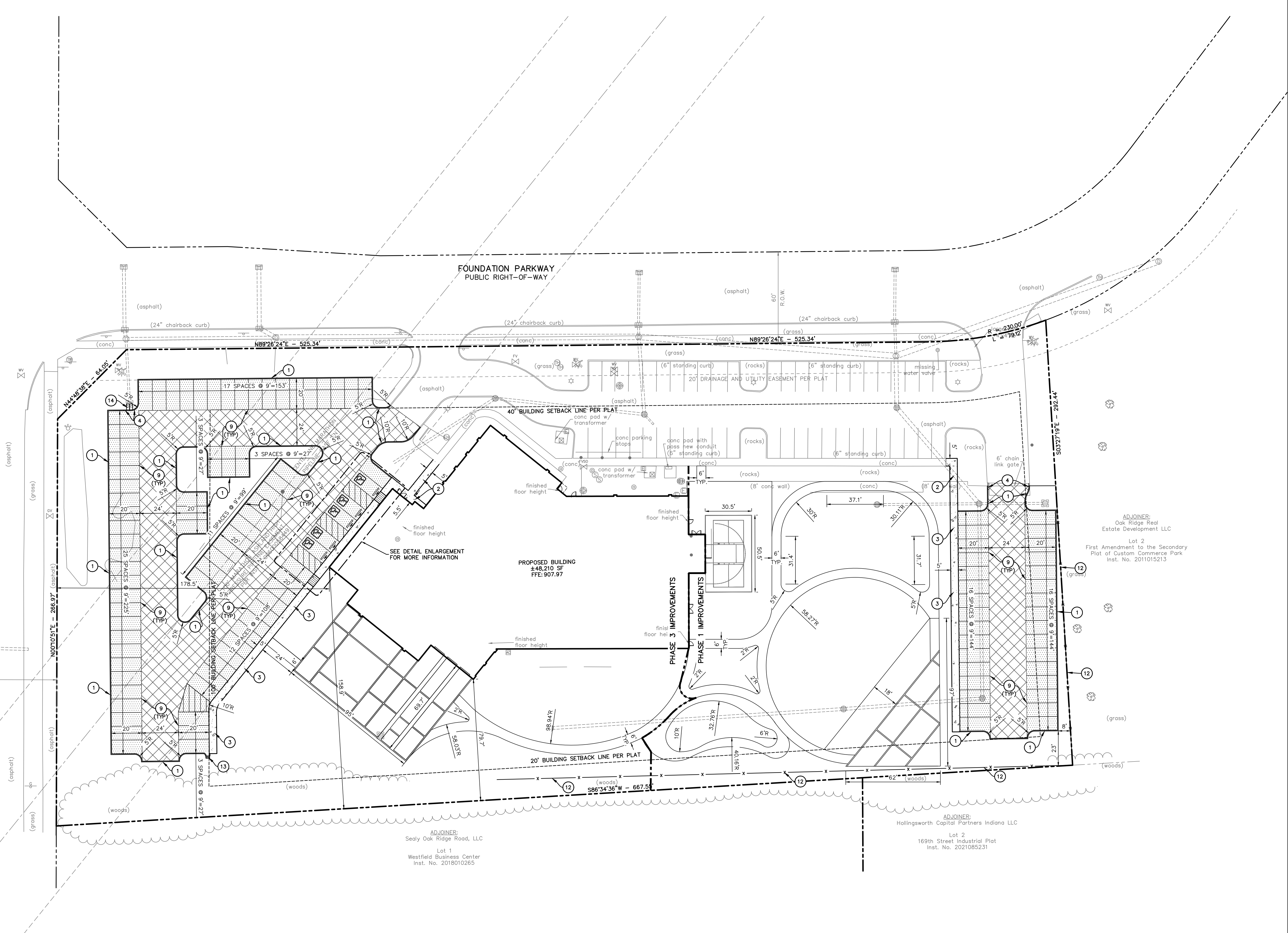
Project Number 2025.01080

SITE PLAN

C200

- GENERAL NOTES:**
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

CAUTION !!
THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
CALL TOLL FREE
811 OR 1-800-362-5544
- INDIANA UNDERGROUND -



20 MARCH, 2026

THIENEMAN CORPORATE HEADQUARTERS

17219 FOUNDATION PKWY, WESTFIELD, IN 46074

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	05/01/2026
PROJECT PHASE:	

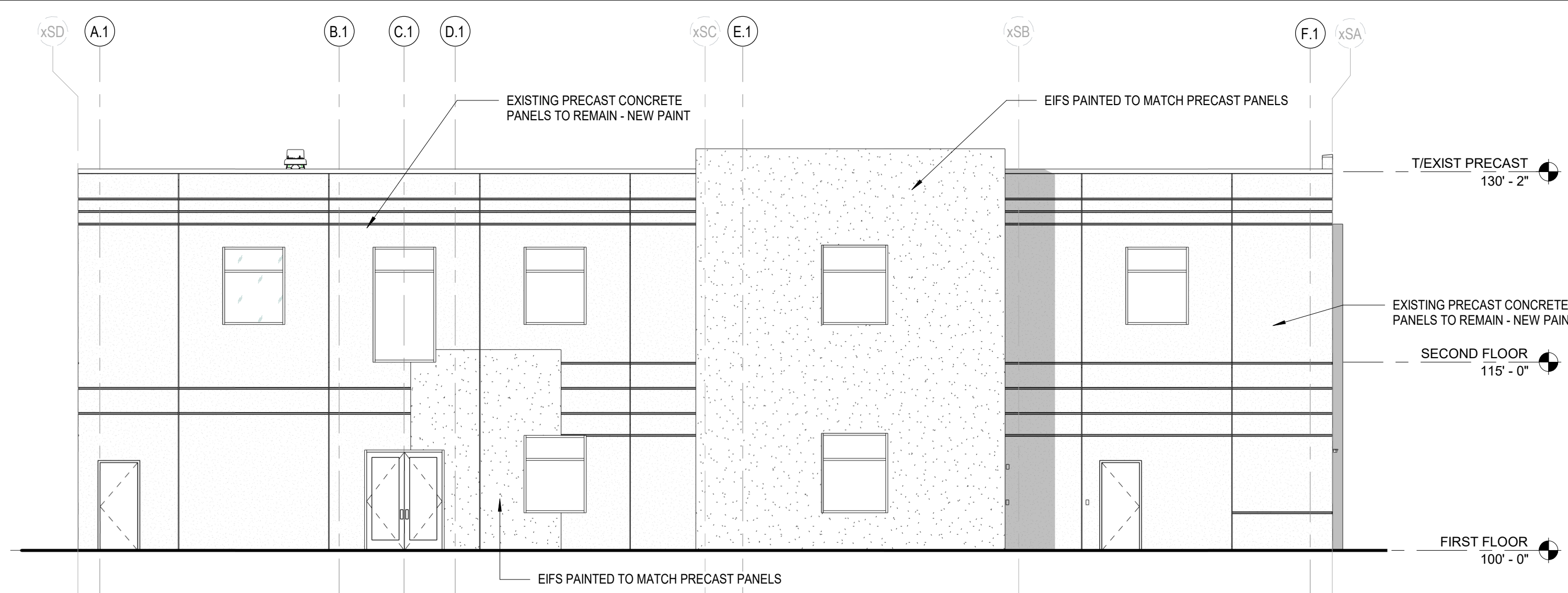
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

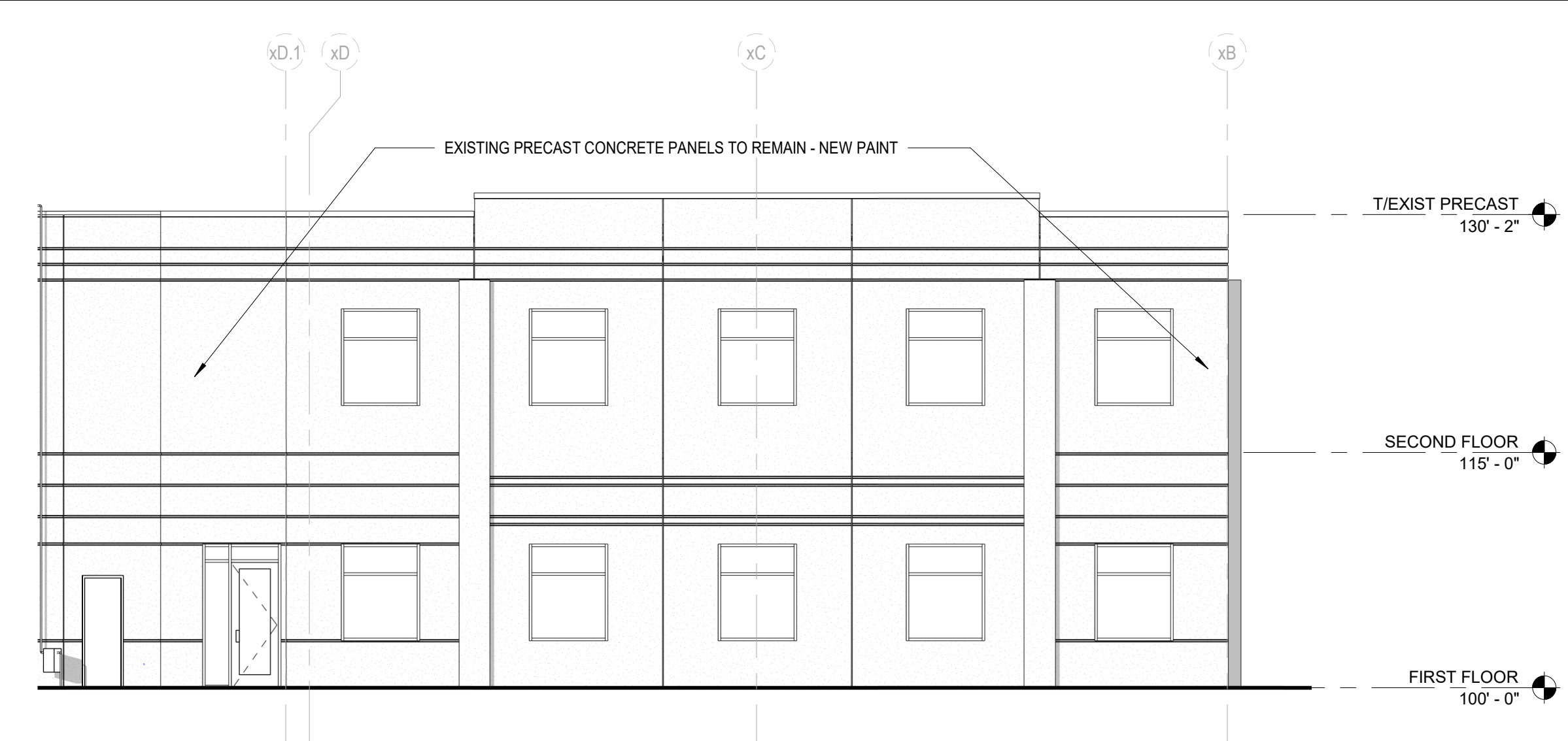
Project Number 2025.01080

ELEVATIONS

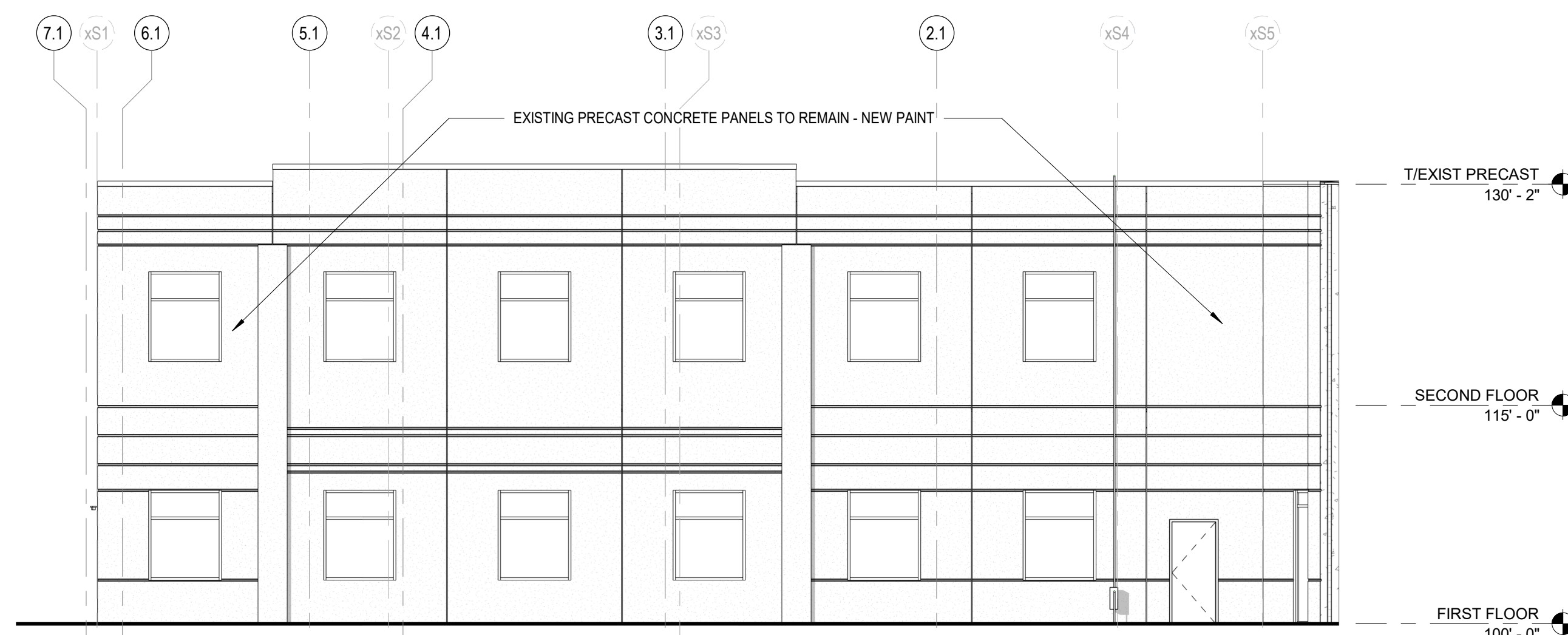
A05



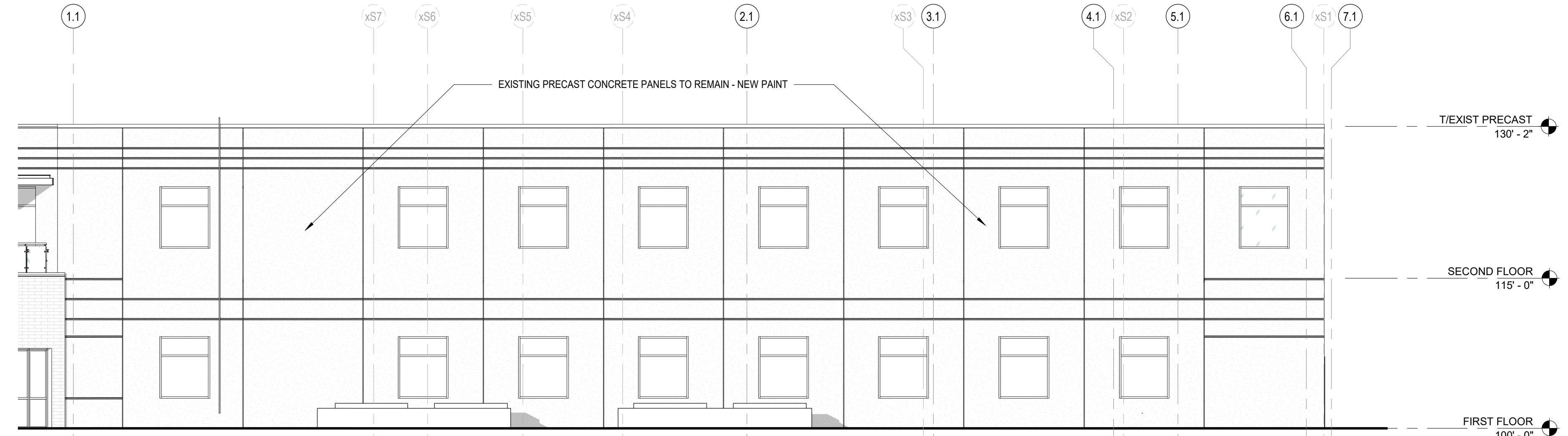
8 EAST ELEVATION - COMPLETE
 1/8" = 1'-0"



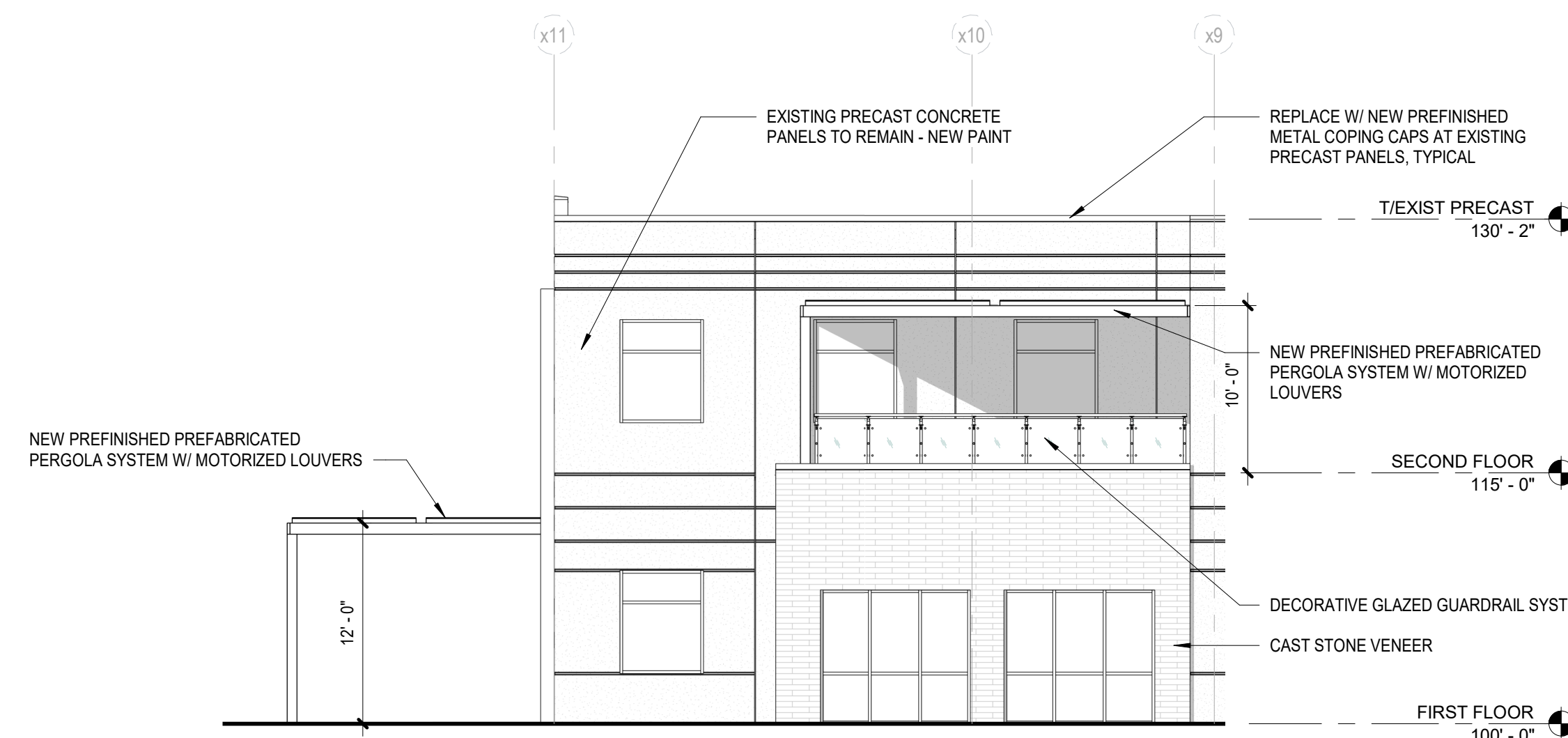
7 NORTHEAST ELEVATION - COMPLETE
 1/8" = 1'-0"



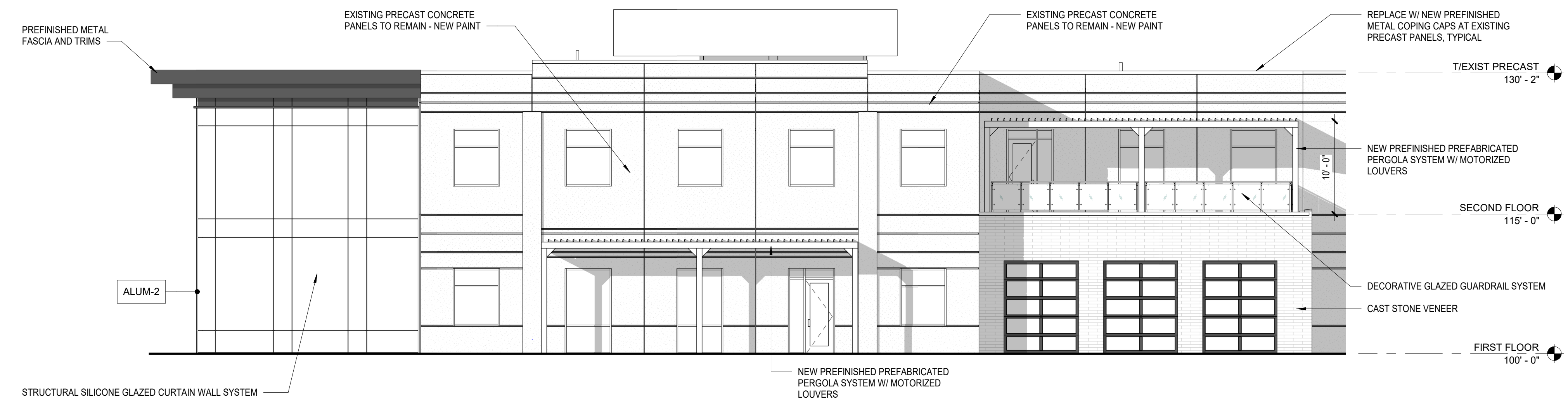
6 NORTH ELEVATION - COMPLETE
 1/8" = 1'-0"



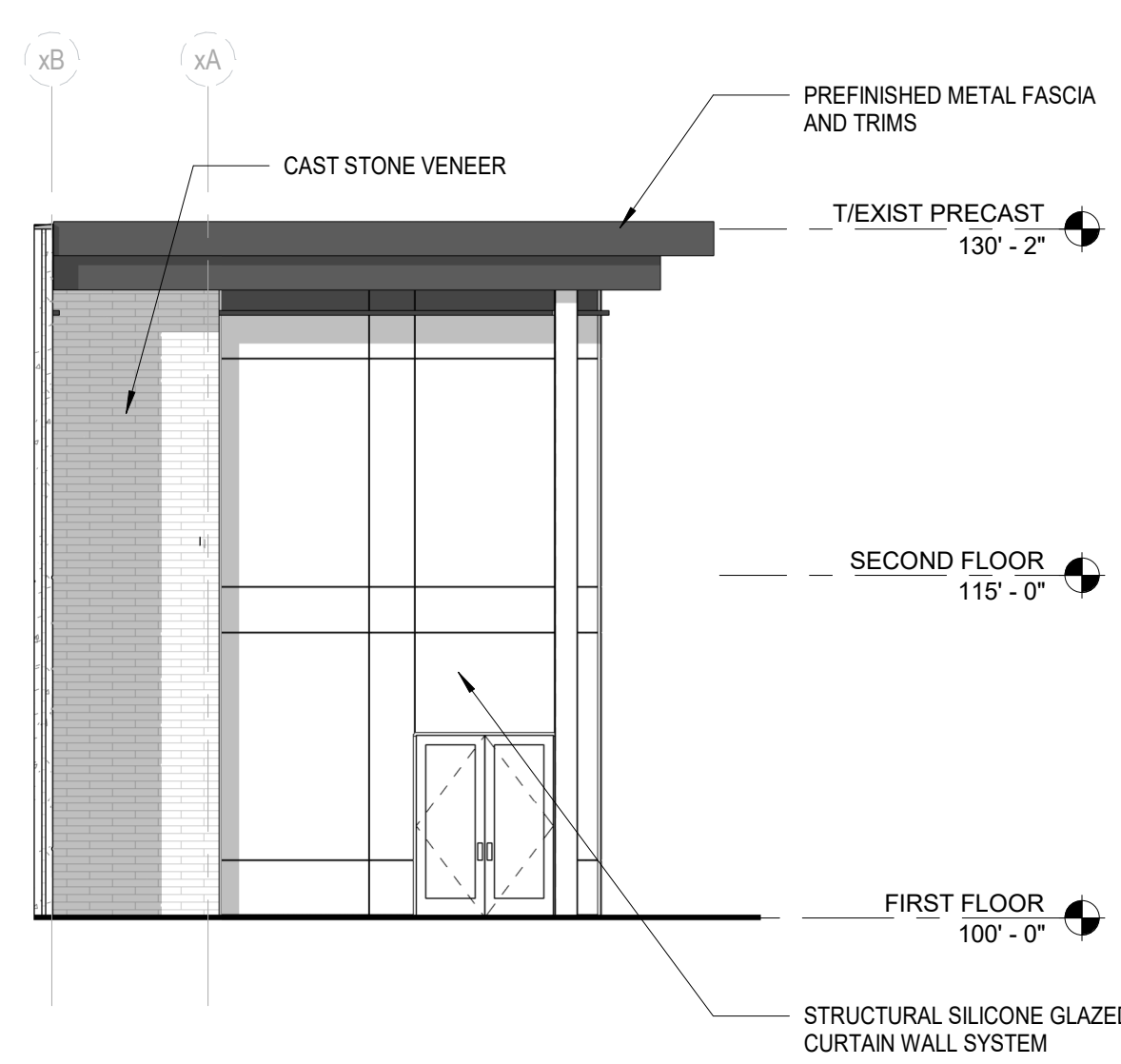
5 SOUTH ELEVATION - COMPLETE
 1/8" = 1'-0"



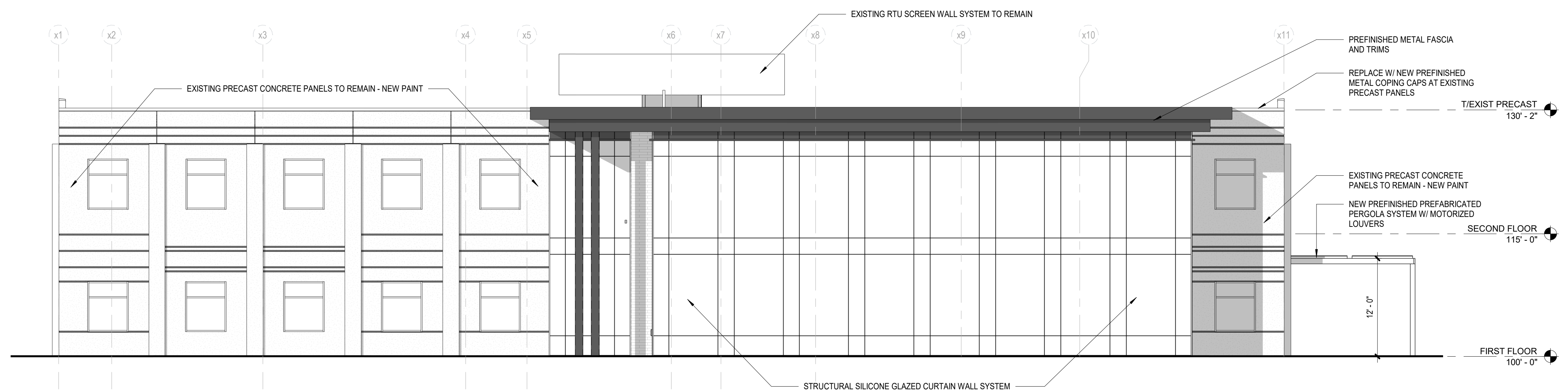
4 SOUTHEAST ELEVATION - COMPLETE
 1/8" = 1'-0"



3 SOUTHWEST ELEVATION - COMPLETE
 1/8" = 1'-0"



2 NORTHWEST ELEVATION - COMPLETE
 1/8" = 1'-0"



1 NORTHWEST ELEVATION - COMPLETE
 1/8" = 1'-0"

THIENEMAN CORPORATE HEADQUARTERS

17219 FOUNDATION PKWY, WESTFIELD, IN 46074

NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	05/01/2026
PROJECT PHASE:	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2025.01080

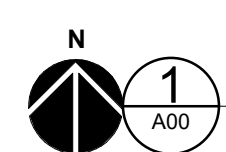
ARCHITECTURAL SITE PLAN

A00

FOUNDATION PARKWAY

EXISTING BUILDING

FOUNDATION PARKWAY



ARCHITECTURAL SITE PLAN

1" = 20'-0"

ORDINANCE NOTES

CHAPTER 6-0-01 INTERIOR PARKING AREA LANDSCAPING
 A MINIMUM LANDSCAPE AREA OF PARKING AREAS SHALL BE SET ASIDE FOR PARKING AREA ISLANDS IN ACCORDANCE WITH THE FOLLOWING:
 REQUIREMENTS FOR INTERIOR PARKING AREA LANDSCAPING:
 ONE (1) TREE MINIMUM, AND FOUR (4) SHRUBS MINIMUM PER ISLAND. ONE HUNDRED PERCENT (100%) OF EVERY ISLAND SHALL BE COVERED IN PERMITTED GROUND COVER MATERIAL TO ACHIEVE COMPLETE COVERAGE.
 • PARKING SPACES: 32 SPACES, 2 ISLANDS
 • REQUIRED PLANTINGS: 2 TREES, 8 SHRUBS
 • PROVIDED PLANTINGS: 2 TREES, 8 SHRUBS
 CHAPTER 6-0-02 PERIMETER PARKING AREA LANDSCAPING
 PERIMETER LANDSCAPING IS REQUIRED FOR PARKING AREAS WITH 10 OR MORE SPACES WHERE THE PARKING AREA IS LOCATED WITHIN AN ESTABLISHED FRONT YARD, OR 20 FEET OF A LOT LINE OR RIGHT-OF-WAY LINE.
 REQUIREMENTS FOR PERIMETER PARKING AREA LANDSCAPING:
 ONE (1) TREE MINIMUM PER 30' OF PARKING AREA LENGTH, AND ONE (1) SHRUB MINIMUM PER 3' OF PARKING AREA LENGTH.
 • PARKING AREA LENGTH: 235 LF
 • REQUIRED PLANTINGS: 8 TREES, 78 SHRUBS
 • PROVIDED PLANTINGS: 8 TREES, 78 SHRUBS

PHASE 1 PLANT SCHEDULE

CODE	QTY	REMARKS	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
EVERGREEN TREES						
PG	5		Picea glauca 'Densata' / Black Hills White Spruce	B & B	6' Ht.	
ORNAMENTAL TREES						
MC	3		Malus x 'Coralcole' / Coralburst Crabapple	B & B	2' Cal.	
SHADE TREES						
CK	4		Cladrastis kentukea / American Yellowwood	B & B	2' Cal.	8' height min.
QS	3		Quercus shumardii / Shumard Oak	B & B	2' Cal.	8' height min.
UC	7		Ulmus x 'Frontier' / Frontier Elm	B & B	2' Cal.	8' height min.
ZV	4		Zelkova serrata 'Village Green' / Village Green Japanese Zelkova	B & B	2' Cal.	8' height min.
SHRUBS						
AS	95		Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	CONT	3 GAL. 18" HT.	
HP	15		Hydrangea paniculata 'ILVOBO' / Bobo Hydrangea	CONT	3 GAL. 18" HT.	
PC	36		Physocarpus opulifolius 'ZLEBic5' / Sweet Cherry Tea™ Ninebark	CONT	3 GAL. 18" HT.	
RG	44		Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	CONT	3 GAL. 18" HT.	
VP	4		Viburnum plicatum tomentosum 'Mariesii' / Marie Doublefile Viburnum	CONT.	3 GAL. 18" HT.	
PERENNIALS						
HH	182		Hemerocallis x 'Happy Returns' / Happy Returns Daylily	CONT	1 GAL	
NF	35		Nepeta x faassenii 'Novaneppun' / Junior Walker™ Catmint	CONT	1 GAL	

PHASE 1 GROUND COVER SCHEDULE

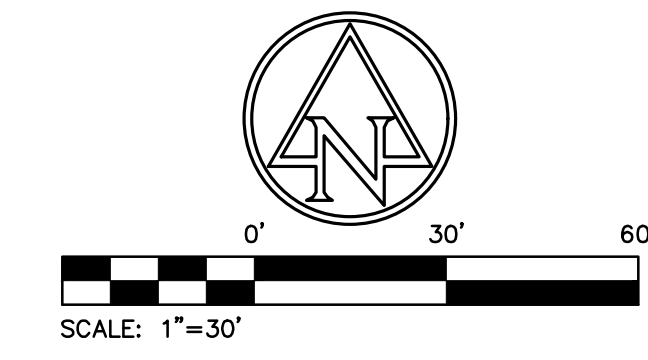
LAWN SEED - SUN AND PARTIAL SHADE MIX
 See specifications for lawn seed mixes and installation requirements.
 16,430 sf

PLANT SCHEDULE PHASE 3

CODE	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
EVERGREEN TREES					
PG	5	Picea glauca 'Densata' / Black Hills White Spruce	B & B	6' Ht.	
ORNAMENTAL TREES					
CC	2	Cercis canadensis 'RNI-RCC3' / Midnight Express™ Eastern Redbud	B & B	2" Cal.	
MC	9	Malus x 'Coralcole' / Coralburst Crabapple	B & B	2" Cal.	
SHADE TREES					
AA	6	Acer rubrum 'Armstrong' / Armstrong Red Maple	B & B	2" Cal.	
GE	6	Ginkgo biloba 'Blagon' / Goldspire Maidenhair Tree	B & B	2" Cal.	8' height min.
UP	6	Ulmus parvifolia / Lacebark Elm	B & B	2" Cal.	8' height min.
UC	2	Ulmus x 'Frontier' / Frontier Elm	B & B	2" Cal.	8' height min.
SHRUBS					
AB	45	Aronia melanocarpa 'UCONNAM166' / Low Scape Hedger® Black Chokeberry	CONT	3 GAL. 18" HT.	
HP	20	Hydrangea paniculata 'ILVOBO' / Bobo Hydrangea	CONT	3 GAL. 18" HT.	
PC	17	Physocarpus opulifolius 'ZLEBic5' / Sweet Cherry Tea™ Ninebark	CONT	3 GAL. 18" HT.	
RR	20	Rhamnus frangula 'Ron Williams' / Fine Line® Alder Buckthorn	CONT	5 GAL.	
RG	21	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	CONT	3 GAL. 18" HT.	
TD	12	Taxus x media 'Densiformis' / Dense Anglo-Japanese Yew	CONT	3 GAL. 18" HT.	
TE	22	Taxus x media 'Everlow' / Everlow Anglo-Japanese Yew	CONT	3 GAL. 18" HT.	
VD	27	Viburnum dentatum 'Christom' / Blue Muffin Arrowwood Viburnum	CONT	3 GAL. 18" HT.	
VP	8	Viburnum plicatum tomentosum 'Mariesii' / Marie Doublefile Viburnum	CONT.	3 GAL. 18" HT.	
PERENNIALS					
HH	104	Hemerocallis x 'Happy Returns' / Happy Returns Daylily	CONT	1 GAL	
NF	79	Nepeta x faassenii 'Novaneppun' / Junior Walker™ Catmint	CONT	1 GAL	

PHASE 3 GROUND COVER SCHEDULE

LAWN SEED - SUN AND PARTIAL SHADE MIX
 See specifications for lawn seed mixes and installation requirements.
 10,749 sf



THIENEMAN CORPORATE HEADQUARTERS

17219 FOUNDATION PARKWAY,
 WESTFIELD, IN
 46074

APPROVAL PENDING NOT FOR CONSTRUCTION
 IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

ISSUANCE INDEX	
DATE:	05/01/2026
PROJECT PHASE:	100% DESIGN DEVELOPMENT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
 - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
 - SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

CAUTION !!
 THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.
 CALL TOLL FREE
 *811 OR 1-800-362-5544
 - INDIANA UNDERGROUND -

Project Number 2025.01080

PLANTING PLAN

L300



Petition Number: 2606-DDP-16
Project Name: Westfield High School Modular Classrooms
Subject Site Address: Generally located at 18250 N. Union Street
Petitioner: Westfield Washington Schools
Representative: InSite Engineering LLC
Request: Detailed Development Plan review of two (2) modular classroom spaces on 77.3 acres +/- within the Westfield High School Planned Unit Development (PUD) District.
Current Zoning: Westfield High School Planned Unit Development (PUD) District
Current Land Use: Institutional
Approximate Acreage: 77.3 acres +/-
Staff Reviewer: Ryan Collingwood, Senior Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised Detailed Development Plan has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Detailed Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 23) Misc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

- 24) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 25) Compliance with all applicable provisions of any Overlay District in which the real estate is located.



- 26) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DISTRICT & DEVELOPMENT STANDARDS

The plans comply with **Ord. 19-14: Westfield High School Campus PUD & GB: General Business District Standards (UDO Article 4.16).**

28) Minimum Lot Area	No Minimum
29) Minimum Lot Frontage	80 feet
30) Minimum Front Yard Setback	60 feet
31) Minimum Side & Rear Yard Setback	20 feet
32) Minimum Lot Width	No Min.
33) Maximum Building Height	60 feet
34) Minimum Building Size	No Minimum

- 35) Accessory Use and Building Standards (*UDO Article 6.1*)
 - 36) Architectural Standards (*UDO Article 6.3(G) & Ord. 19-14*)
 - 37) Landscaping Standards (*UDO Article 6.8*)
 - 38) Lighting Standards (*UDO Article 6.9*)
-

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 39) Easement Standards (*UDO Article 8.3*)
 - 40) Pedestrian Network Standards (*UDO Article 8.7*)
 - 41) Storm Water Standards (*UDO Article 8.8*)
 - 42) Street and Right-of-Way Standards (*UDO Article 8.9*)
 - 43) Surety Standards (*UDO Article 8.12*)
 - 44) Utility Standards (*UDO Article 8.13*)
-

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2606-DDP-16 with the following conditions:

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

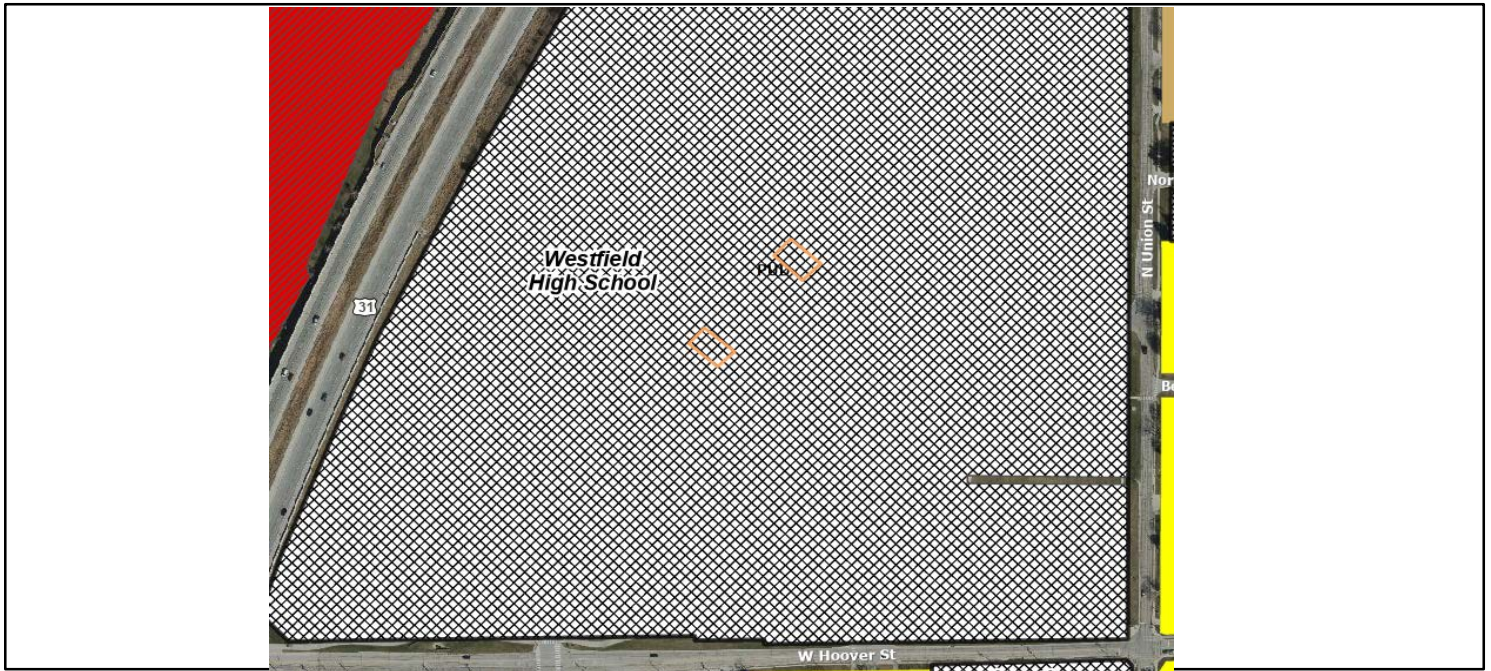
Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Aerial Location Map


 SITE

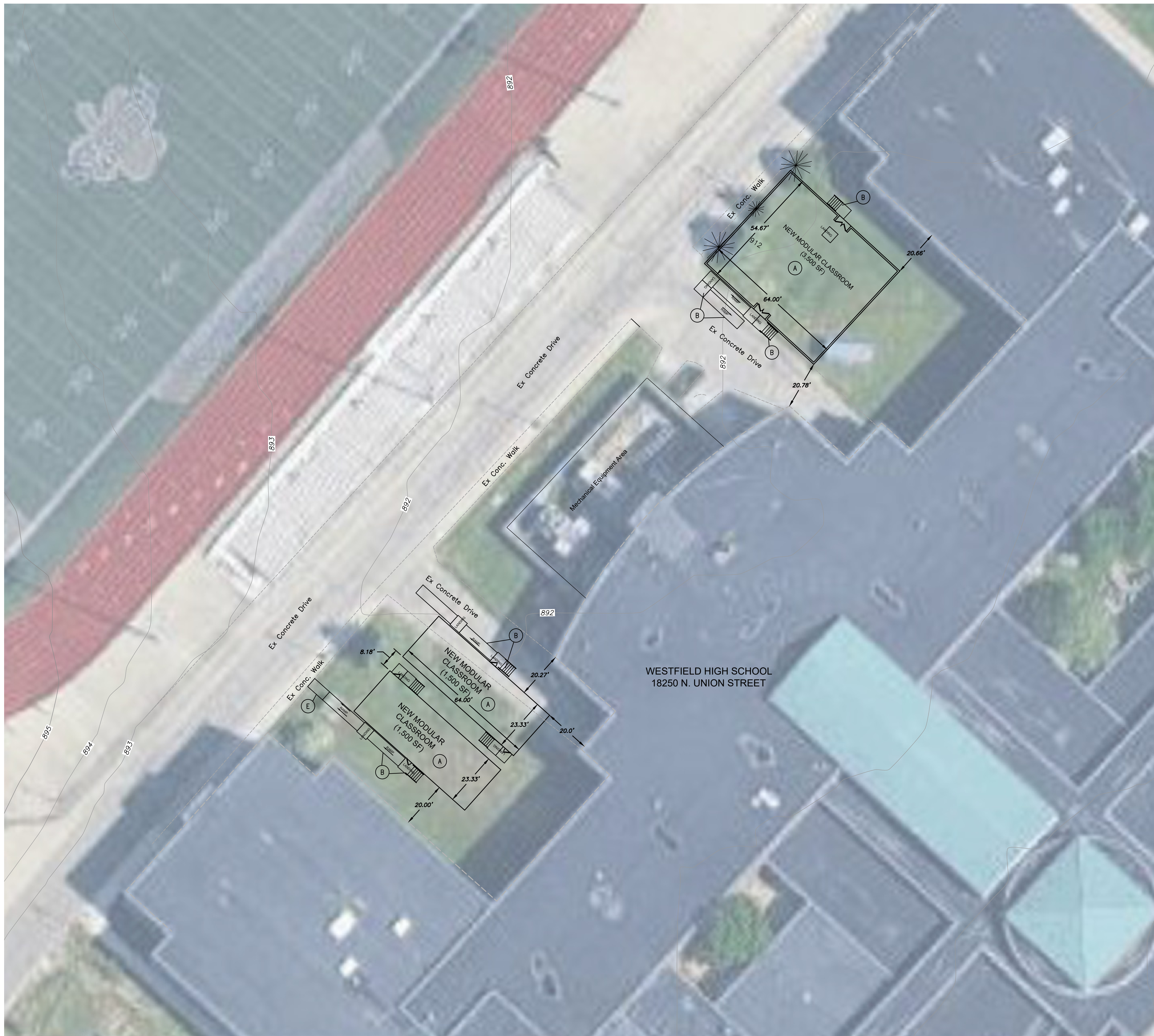


Zoning Map



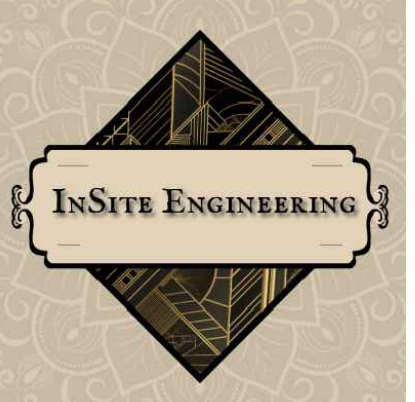
Zoning

 PUD (Planned Unit Development)



SITE LEGEND

- (A) NEW MODULAR CLASSROOMS, TWO UNITS AT 1,500 SF EACH AND ONE UNIT AT 3,500 SF. TRAILERS TO BE SET ON ABS FOUNDATION PADS AND MASONRY BLOCK FOUNDATIONS. THERE IS NO EXCAVATION REQUIRED FOR THE TRAILER INSTALLATIONS.
- (B) ALUMINUM STAIRS AND HANDICAP RAMP SYSTEM PER DRAWINGS BY "COMPLIANT ACCESS PRODUCTS, LLC". USE PLASTIC ABS BASE PADS UNDER RAMP SYSTEM SUPPORT LEGS.
- (C) FINISHED FLOOR OF MODULAR TRAILER AND TOP OF LANDINGS TO BE APPROXIMATELY 42" ABOVE FINISHED GRADE.
- (D) ELECTRICAL SERVICE FOR NEW MODULAR TRAILER TO BE BY LOCAL UTILITY. SEE TITAN MODULAR SYSTEMS PLANS SHEET 2 OF 4 FOR ELECTRICAL SERVICE LOCATION.
- (E) NEW 4" THICK CONCRETE LANDING PAD AND SIDEWALK FOR ACCESS TO EXISTING CONCRETE DRIVE



16308 Ketton Drive
Noblesville, IN 46060
P: (317) 691-5294

WESTFIELD HIGH SCHOOL
NEW MODULAR CLASSROOM PROJECT
18250 N. Union Street
Westfield, Indiana



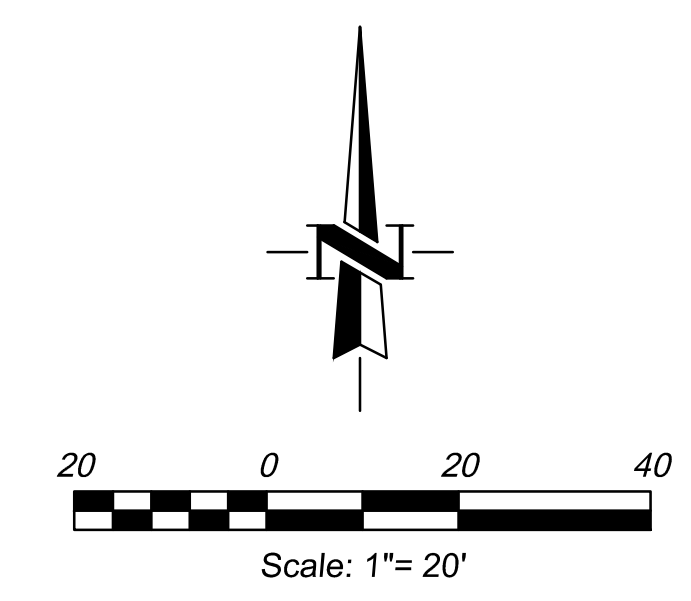
Date: 4/28/26

REVISIONS	
No.	Description
1	Affect four unit modular and revised locations.

SHEET TITLE:
SITE DEVELOPMENT
PLAN

SHEET NUMBER:
C100

Project No. 25011





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 193rd 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
- 4a. Draft Ordinance 26-15
- 4b. Red-line Ordinance 26-15
5. Concept Plan
6. District Map
7. Lot Type Standards
8. Home Character Imagery
9. Amenity Character Exhibits
10. Signage Character Exhibits
11. Supplemental Tree Buffer Exhibit
12. Neighborhood Meeting Summary
13. Public Hearing Issue List w/ responses

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 received a public hearing at the April 6th, 2026, Advisory Plan Commission meeting at Westfield City Hall. Discussion regarding this petition can be viewed [here](#).

A workshop was held at the May 18, 2026, Advisory Plan Commission meeting at the Westfield City Services Center. Discussion regarding this petition can be viewed [here](#).

A second workshop meeting is scheduled to be held at the June 15, 2026, Advisory Plan Commission meeting at the Westfield City Services Center.

PROJECT OVERVIEW

Location:

The 108 acre +/- Property is generally located 1/2 mile north of the intersection of W 193rd 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 three 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.

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

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.
- However, the following uses would be not be permitted – a) Religious Institution, and b) Educational Institution, with or without dormitory accommodations.

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:
 - 190 Lots
 - o Maximum within Each Area
 - Area A – 50 Single-Family Dwelling Units
 - Area B – 75 Single-Family Dwelling Units
 - Area C – 70 Single-Family Dwelling Units
- The proposed Ordinance also delineates three (3) 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:

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

Areas A Development Standards	SF:3 UDO Standard	PUD Standard Area A
Minimum Lot Area	12,000 SF	12,000
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 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



- Tree Preservation
 - The ordinance would require tree preservation within the Areas shown on **Exhibit 5**, Concept Plan and **Exhibit 11** Supplemental Tree Buffer Exhibit
 - In addition, the ordinance outlines specific tree protection and preservation procedures and requirements.

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:
 - 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.

REVISIONS SINCE PREVIOUS MEETING

Revisions to ordinance language:

- Reduction in number of proposed lots from 220 lots to 190 lots
- Removal of rear-load product and replacing with "Designer 40" housing product (Area D)
- Integration of additional language addressing tree buffering / preservation areas on the rear of select lots where applicable.
- Updated permitted uses to exclude Religious Institution and Educational Institution
- Introduction of signage exhibits for the development
- Fire Pit Patio area swapped out for a proposed Playground Facility

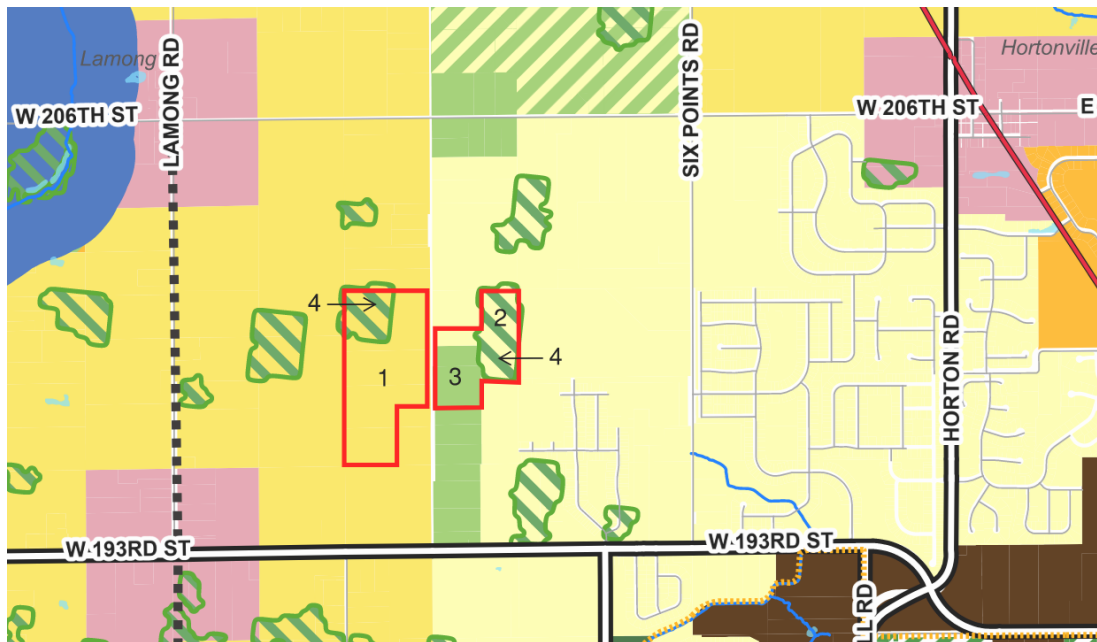
Revisions to exhibits:

- Updated concept plan to show proposed tree preservation areas
- Newly provided supplemental tree preservation and buffering exhibit

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.

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.

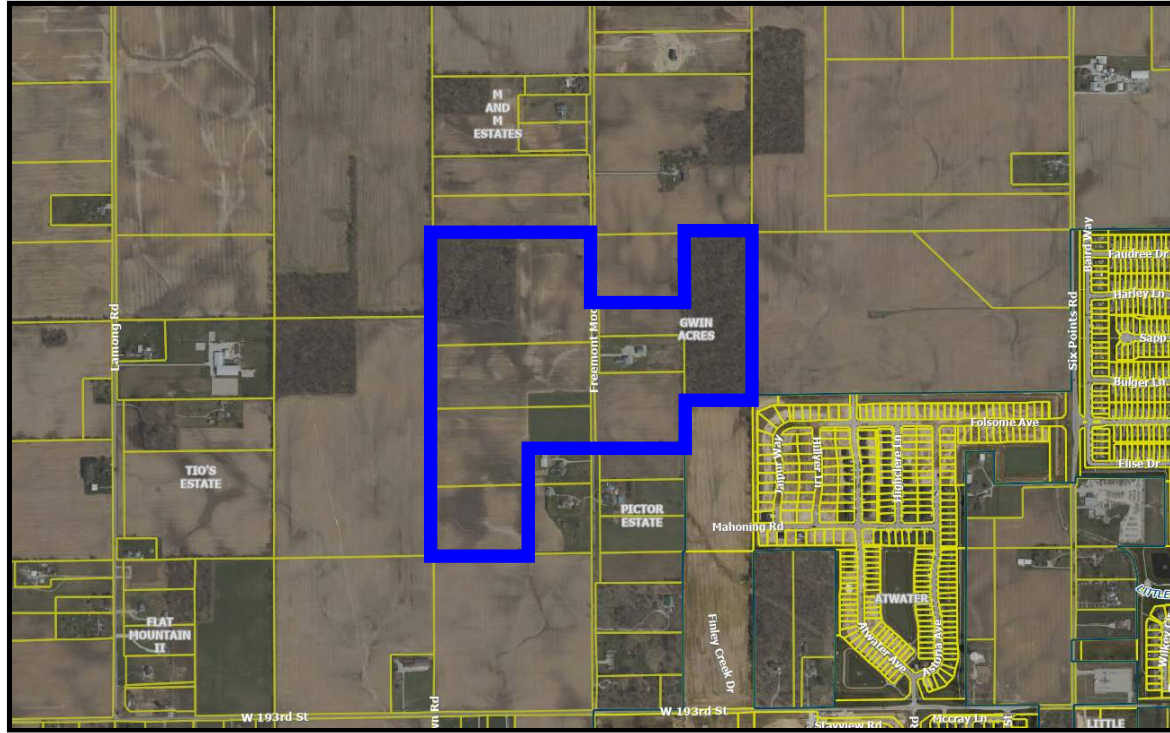
Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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.

DEPARTMENT COMMENTS

1. **Action:** Hold a workshop at the June 15, 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.

Aerial Location Map



 Site

Zoning Map

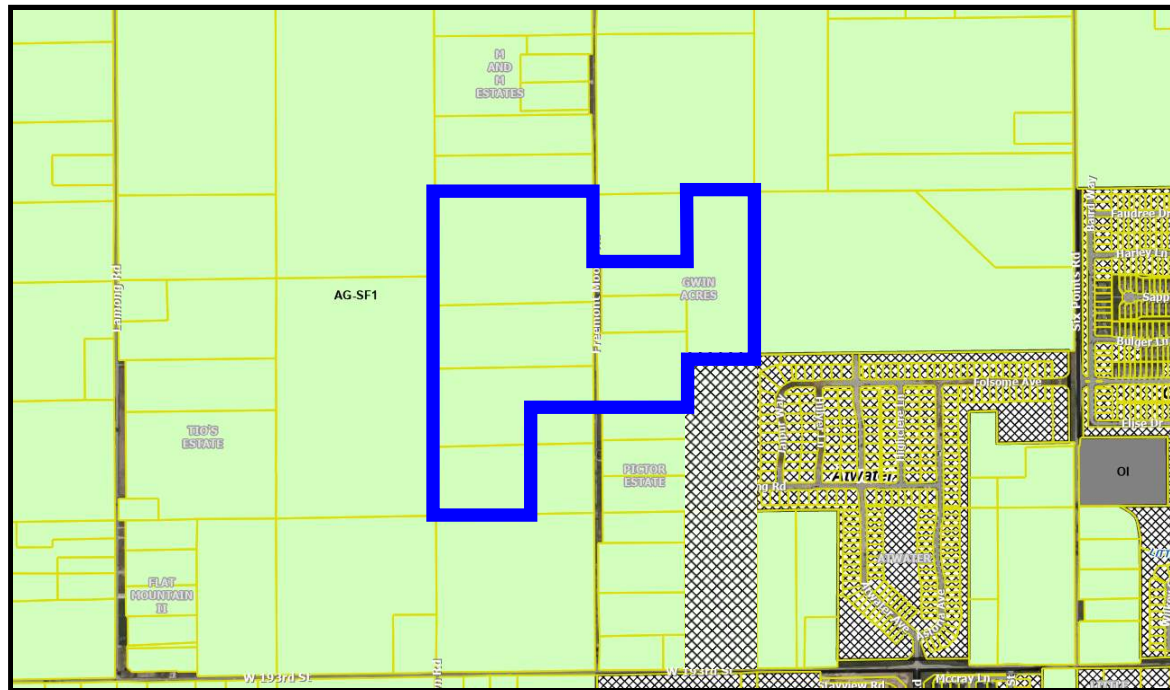


EXHIBIT A

REAL ESTATE
(Page 2 of 2)



ORDINANCE NUMBER 26-15

**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. 2604-PUD-06**), 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. 2604-PUD-06** 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 **Area A:** The part of the Real Estate depicted on the District Map as Area A.
- 2.6 **Area B:** The part of the Real Estate depicted on the District Map as Area B.
- 2.7 **Area C:** 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), and Single Family - C (Area C) 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 and Area C: 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 except the following:
 - A. Educational Institution, with our without dormitory accommodations.
 - B. Religious Institution
- 5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C
50 Single-Family Dwelling Units	75 Single-Family Dwelling Units	70 Single-Family Dwelling Units

- 5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed one-hundred and ninety (190).

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 forth in Section 7.1 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 where 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. 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.
- 7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. Tree Preservation: Tree Preservation shall be required in the areas as shown on the Concept Plan.
1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating “Tree Preservation Area” prior to commencing any land disturbance. Tree preservation fencing shall remain in place during all phases of construction. Tree preservation fencing shall not be removed until construction is completed unless the Community Development Director provides written consent.
 2. The Tree Preservation Area for woodland groups and specimen trees shall be specified in the development plan(s) for the project and shall be no less than the total area beneath the trees’ canopy defined by the farthest canopy of the tree(s).
 3. Prior to any land disturbance commencing, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder.
 4. No construction materials, equipment, or debris may be stored, discharged, or abandoned within the Tree Preservation Areas. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any existing tree root system.
 5. Stormwater control infrastructure, such as stormwater ponds and conveyance swales, shall not be permitted within Tree Preservation Areas. However, drainage and utility easements may traverse Tree Preservation Areas in a limited capacity as determined by the Director of Engineering and the Director of Community Development.
 6. Removal of dead, hazardous and at-risk trees including but not limited to vines growing on and up a tree and an overabundance of fallen and cut trees shall be permitted in Tree Preservation Areas.
 7. Supplemental tree buffer areas, the location of which are illustrated on the Concept Plan and a detailed example of which is illustrated on page 2 of Exhibit B shall be provided as noted.

B. 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. See Requirements for Tree Preservation in this Section 7.
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.

7.3. Article 6.8 Sign Standards: Shall apply, except as otherwise modified or enhanced by the number, size and location of signs illustrated on **Exhibit G** – Sign Character Exhibit.

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 and CBU Mail Kiosk: A trellis seating area and CBU Mail Kiosk 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 10 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. **Play Area:** An outdoor play area shall be provided in a location generally consistent with **Exhibit F.**
- vi. **Mail Kiosk:** A mail kiosk shall be provided in a manner generally consistent with **Exhibit F** pending approval by the local USPS Postmaster.

- C. **Pedestrian Path Network:** A network of paths shall be installed in a manner generally consistent with **Exhibit B.** The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

Section 10. **Duration.** Failure to obtain Overall Development Plan approval for the Real Estate by January 1, 2031 (unless otherwise extended by the Director) shall automatically void this Ordinance.

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 26-15** was delivered to the Mayor of Westfield
on the _____ day of _____, 2026, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 26-15
this _____ day of _____, 2026.

Scott A. Willis, Mayor

I hereby VETO Ordinance 26-15
this _____ day of _____, 2026.

Scott A. Willis, Mayor

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

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

The Lakes at Freemont PUD - 5 060826

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 G Sign 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.

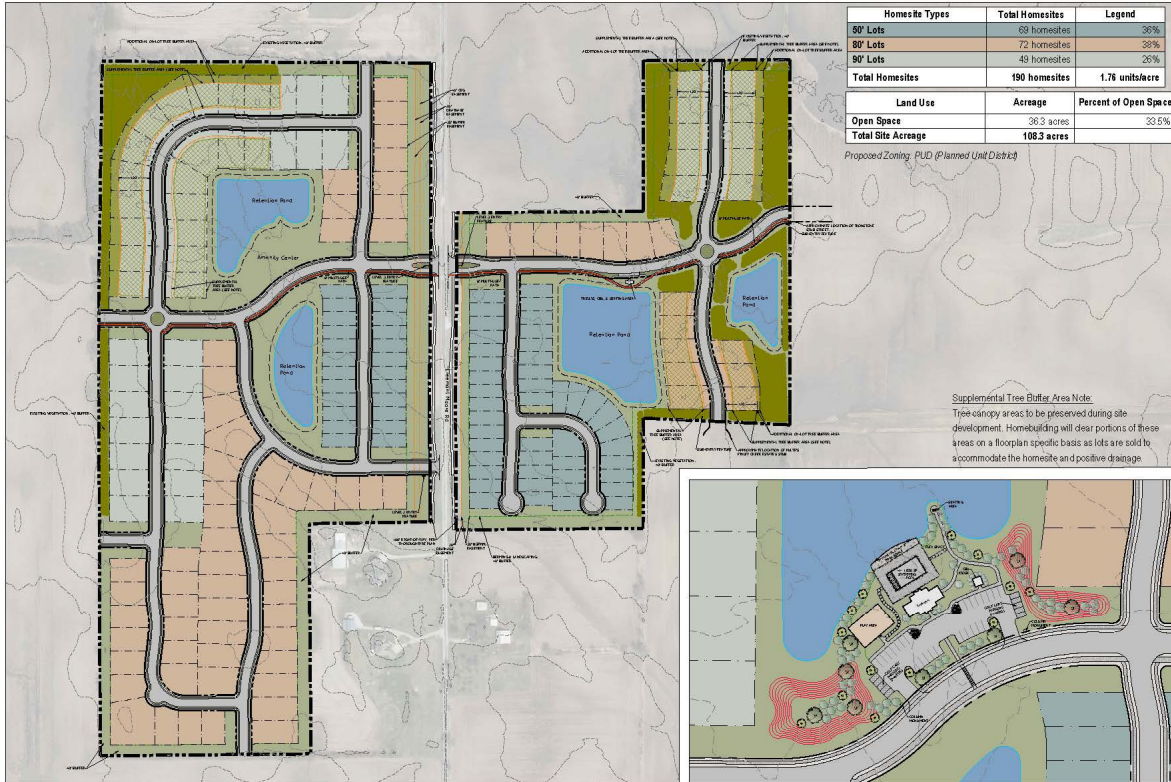
EXHIBIT A

REAL ESTATE

(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
 (Page 1 of 2)



Grand Communities, LLC

The Lakes at Freemont Westfield, Hamilton County, Indiana

Concept Plan

Amenity Center Plan
 DATE: 11/18/20



Note: A digital copy of the Concept Plan is on file with the Department of Community Development under Docket Number 2604-PUD-06.

EXHIBIT B
CONCEPT PLAN
Supplemental Tree Buffer
(Page 2 of 2)



Supplemental Tree Buffer Area Note (Example area shown above – See Concept Plan for all applicable areas):

Tree canopy areas to be preserved during site development. Homebuilding will clear portions of these areas on a floor plan specific basis as lots are sold to accommodate the homesite and positive drainage.

EXHIBIT C
DISTRICT MAP
(Page 1 of 1)



EXHIBIT D

LOT DEVELOPMENT STANDARDS

(Page 1 of 1)

District Lot Standards:


Standard	Single-family A	Single-family B	Single-family C
Minimum Lot Area	12,000sqft	10,000sqft	6,000sqft
Minimum Lot Frontage	70'	55'	35'
Minimum Building Setback Lines			
Front Yard	25'	25'	20'
Side Yard	6'	6'	5'
Rear Yard	25'	25'	20'
Minimum Lot Width	90'	80'	50'
Maximum Building Height	2 ½ Stories	2 ½ Stories	2½ Stories
Minimum Living Area (Total)	3,100sqft	2,000sqft	1,500sqft


EXHIBIT E


CHARACTER EXHIBITS (HOMES)
(see following 6 pages)



***Artistic representation. Conceptual use only.*

 3,100 +
Square Feet

 3-6
Bedrooms

 3-7.5
Bathrooms





FISCHER HOMES


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***Artistic representation. Conceptual use only.*

 2,000 +
Square Feet

 3-6
Bedrooms

 2-5.5
Bathrooms





FISCHER HOMES


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***Artistic representation. Conceptual use only.*

 1,500+
Square Feet

 2-6
Bedrooms

 2-4.5
Bathrooms



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EXHIBIT F

AMENITY CHARACTER EXHIBITS
(page 1 of 2)

***Note that these amenity renderings are artistic representations and are for conceptual use only



Note: Multi-use path shall be full width asphalt

EXHIBIT F

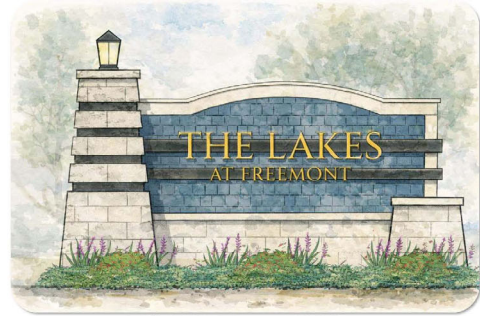
AMENITY CHARACTER EXHIBITS
(page 2 of 2)



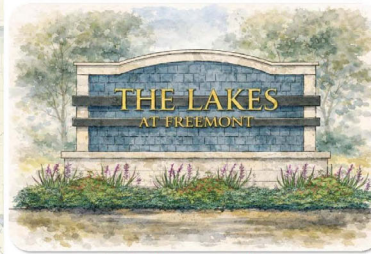
EXHIBIT F

SIGN CHARACTER EXHIBITS

(page 1 of 1)



Main Entry Monument (A)



Entry Monument (B)



Subentry Column (C)

***Artistic representation. Conceptual use only.*

ORDINANCE NUMBER ~~26—15~~

**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—2604-PUD—06~~**), 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—2604-PUD—06~~** 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~~~~2.4~~ Single Family – D: ~~Lots consisting of Single-Family detached homes in Area D.~~
- ~~2.6~~~~2.5~~ Area A: The part of the Real Estate depicted on the District Map as Area A.
- ~~2.7~~~~2.6~~ Area B: The part of the Real Estate depicted on the District Map as Area B.
- ~~2.8~~~~2.7~~ 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), and 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 ~~except the following:~~

~~A. Educational Institution, with or without dormitory accommodations.~~

~~B. Religious Institution~~

5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C	Area D
2550	7075	6570	75 Single-Family Dwelling Units
Single-Family Dwelling Units	Single-Family Dwelling Units	Single-Family Dwelling Units	Single-Family Dwelling Units

Deleted Cells

5.3 **Maximum Dwellings:** The total number of Dwelling Units permitted in the District shall not exceed ~~two one-hundred and twenty (220)~~ one hundred and ninety (190).

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 forth in Section 7.1 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.

87.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Tree Preservation: Tree Preservation shall be required in the areas as shown on the Concept Plan.

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating "Tree Preservation Area" prior to commencing any land disturbance. Tree preservation fencing shall remain in place during all phases of construction. Tree preservation fencing shall not be removed until construction is completed unless the Community Development Director provides written consent.
2. The Tree Preservation Area for woodland groups and specimen trees shall be specified in the development plan(s) for the project and shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s).
3. Prior to any land disturbance commencing, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder.
4. No construction materials, equipment, or debris may be stored, discharged, or abandoned within the Tree Preservation Areas. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any existing tree root system.
5. Stormwater control infrastructure, such as stormwater ponds and conveyance swales, shall not be permitted within Tree Preservation Areas. However, drainage and utility easements may traverse Tree Preservation Areas in a limited capacity as determined by the Director of Engineering and the Director of Community Development.
6. Removal of dead, hazardous and at-risk trees including but not

limited to vines growing on and up a tree and an overabundance of fallen and cut trees shall be permitted in Tree Preservation Areas.

7. Supplemental tree buffer areas, the location of which are illustrated on the Concept Plan and a detailed example of which is illustrated on page 2 of Exhibit B shall be provided as noted.

A.B. 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. See Requirements for Tree Preservation in this Section 7.
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.

7.3. Article 6.8 Sign Standards: Shall apply, except as otherwise modified or enhanced by the number, size and location of signs illustrated on Exhibit G – Sign Character Exhibit.

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.

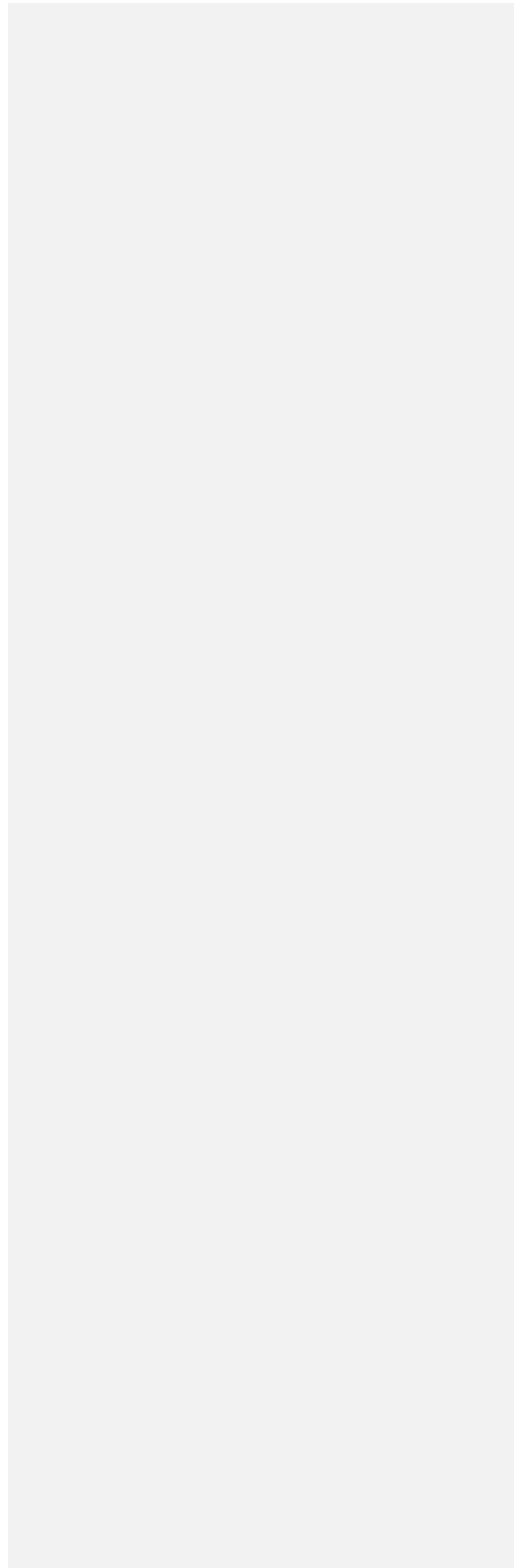
- B. Amenities: The following amenities shall be provided:
- i. Trellis Seating Area and CBU Mail Kiosk: A trellis seating area and CBU Mail Kiosk shall be provided in a manner generally consistent with Exhibit F.
 - ii. Pool Cabana Building and Community Pool: A +/-1,625 square foot indoor facility 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 610 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 PatioPlay Area: An outdoor ~~seating patio including a fire pit~~ play area shall be provided in a ~~manner~~ location generally consistent with Exhibit F.
 - vi. Mail Kiosk: A mail kiosk shall be provided in a manner generally consistent with Exhibit F pending approval by the local USPS Postmaster.
- C. Pedestrian Path Network: A network of paths shall be installed in a manner generally consistent with Exhibit B. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.

Section 10. Duration. Failure to obtain Overall Development Plan approval for the Real Estate by January 1, 2031 (unless otherwise extended by the Director) shall automatically void this Ordinance.

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

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

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



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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 26-15** was delivered to the Mayor of Westfield on the _____ day of _____, 2026, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 26-15
this _____ day of _____, 2026.

I hereby VETO Ordinance 26-15
this _____ day of _____, 2026.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: -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 - [3-0227265_060826](#)

VERSION [3-0227265_060826](#)

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 G Sign 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.

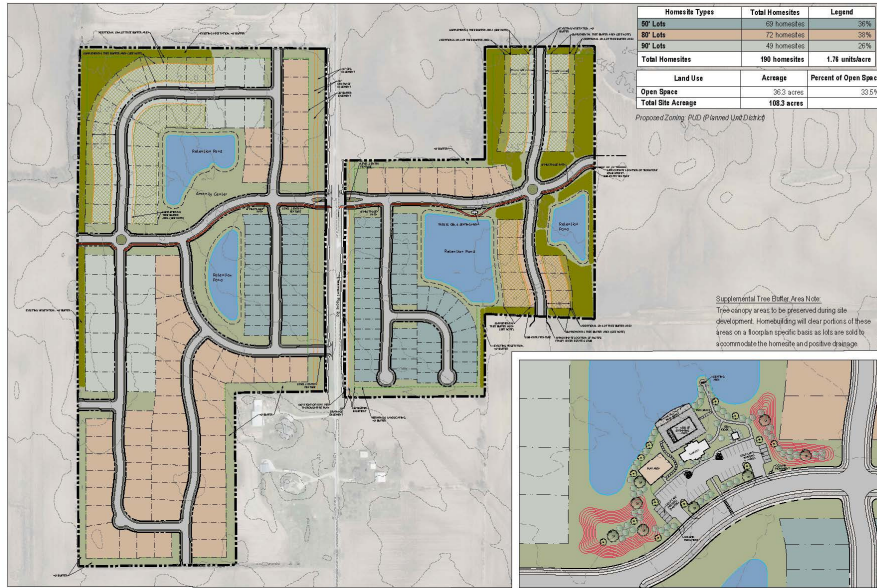
EXHIBIT A

REAL ESTATE
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)





Grand Communities, LLC

The Lakes at Freemont Westfield, Hamilton County, Indiana
Concept Plan

Amenity Center Plan



May 6th, 2026

Note: Larger scale paper and a digital copies copy of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 26-2604-PUD-06.

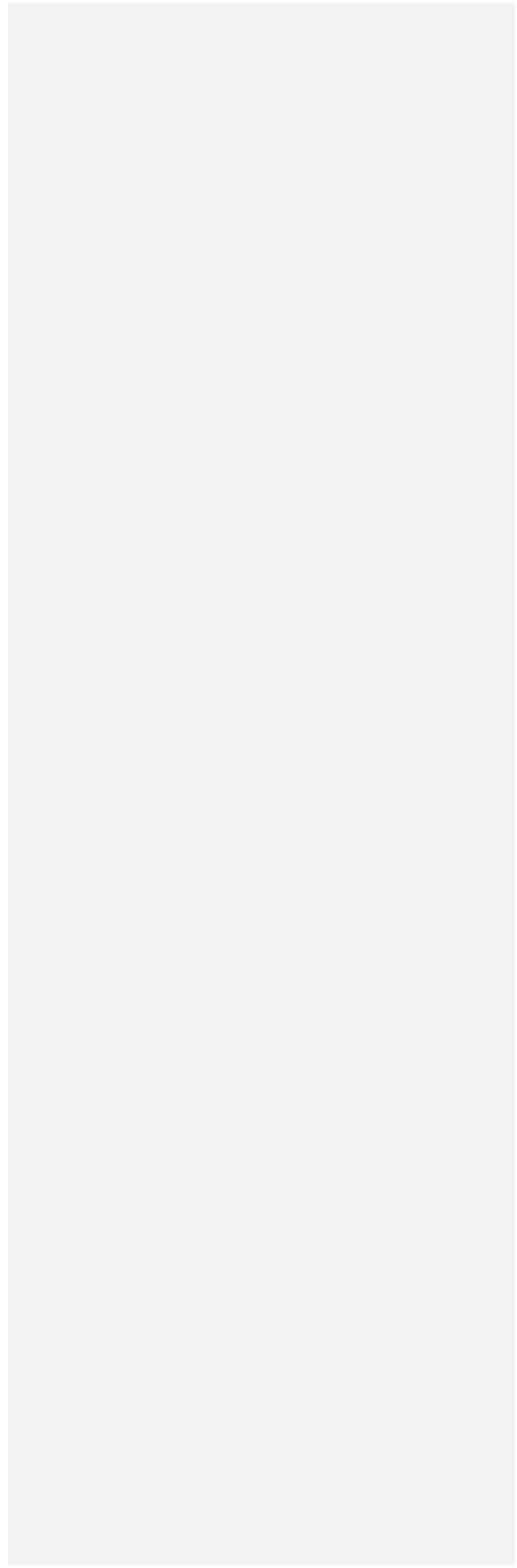


EXHIBIT B
CONCEPT PLAN
Supplemental Tree Buffer
(Page 2 of 2)



[Supplemental Tree Buffer Area Note \(Example area shown above – See Concept Plan for all applicable areas\):](#)
[Tree canopy areas to be preserved during site development. Homebuilding will clear portions of these areas on a floor plan specific basis as lots are sold to accommodate the homesite and positive drainage.](#)

EXHIBIT C
DISTRICT MAP
(Page 1 of 1)

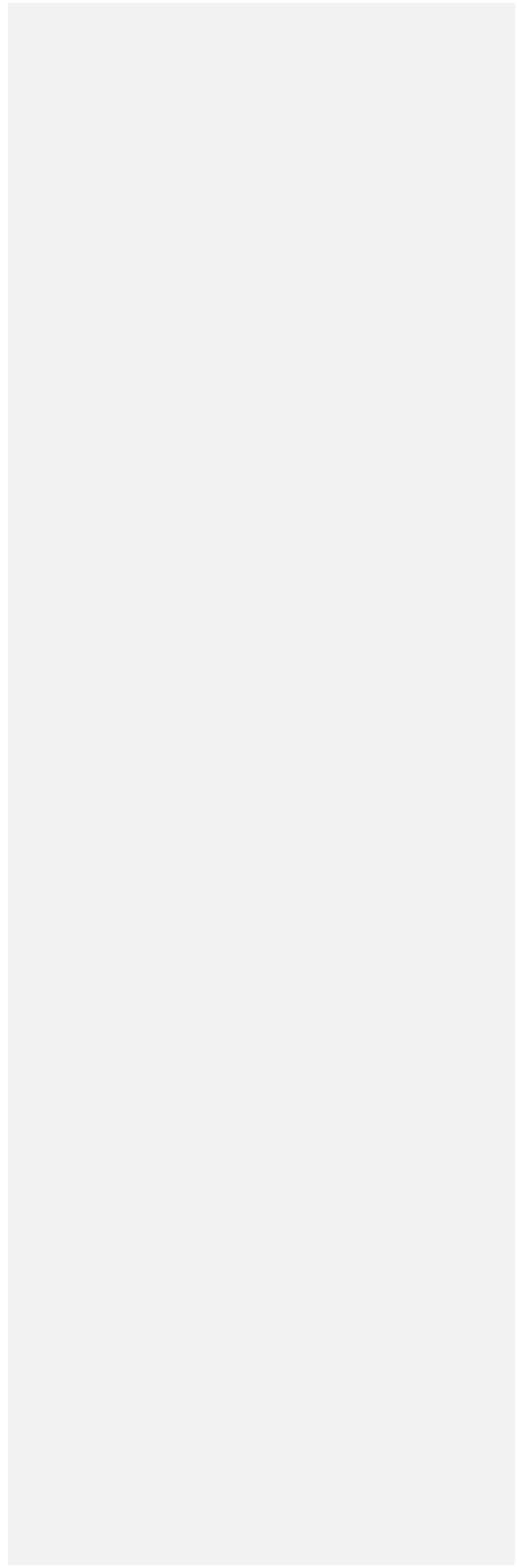






EXHIBIT D
LOT DEVELOPMENT STANDARDS
 (Page 1 of 1)

District Lot Standards:

Standard	Single-family A	Single-family B	Single-family C	Single-family D
Minimum Lot Area	12,000sqft	10,000sqft	6,000sqft	4,700sqft
Minimum Lot Frontage	70'	55'	35'	35'
Minimum Building Setback Lines				
Front Yard	25'	25'	20'	10'
Side Yard	6'	6'	5'	5'
Rear Yard	25'	25'	20'	20'
Minimum Lot Width	90'	80'	50'	40'
Maximum Building Height	2 ½ Stories	2 ½ Stories	2½ Stories	2½ Stories
Minimum Living Area (Total)	3,100sqft	2,000sqft	1,500sqft	1,900sqft

Deleted Cells

EXHIBIT E

CHARACTER EXHIBITS (HOMES)
(see following [46](#) pages)

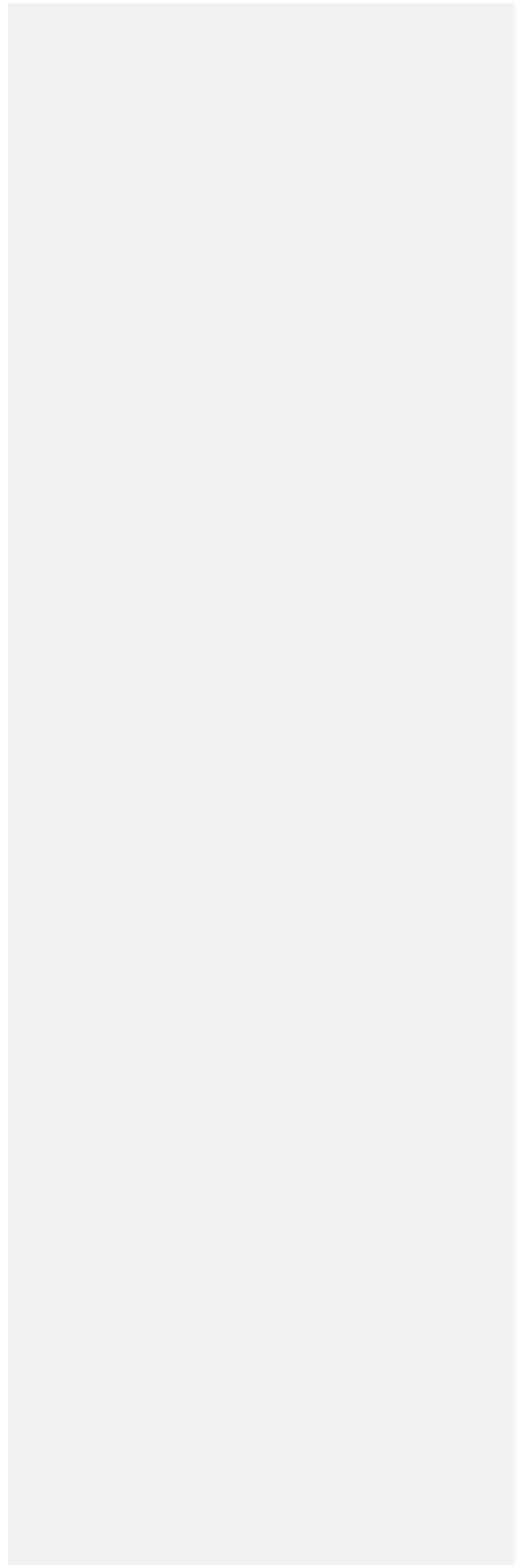


EXHIBIT F
AMENITY CHARACTER EXHIBITS
(page 1 of 2)



Grand Communities, I.L.C.

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

Amenities Exhibit





[Note: Multi-use path shall be full width asphalt](#)

EXHIBIT F
AMENITY CHARACTER EXHIBITS
(page 2 of 2)





EXHIBIT F
SIGN CHARACTER EXHIBITS
(page 1 of 1)



Homesite Types	Total Homesites	Legend
50' Lots	69 homesites	36%
80' Lots	72 homesites	38%
90' Lots	49 homesites	26%
Total Homesites	190 homesites	1.76 units/acre

Land Use	Acreage	Percent of Open Space
Open Space	36.3 acres	33.5%
Total Site Acreage	108.3 acres	

Proposed Zoning: PUD (Planned Unit District)

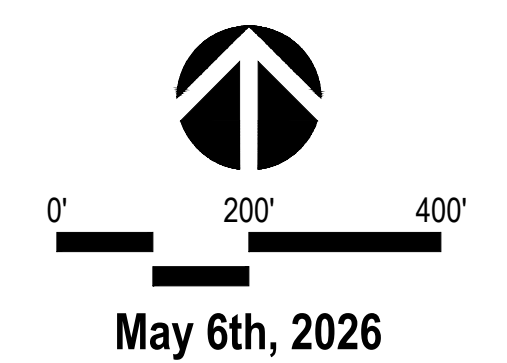


Supplemental Tree Buffer Area Note:
 Tree canopy areas to be preserved during site development. Homebuilding will clear portions of these areas on a floorplan specific basis as lots are sold to accommodate the homesite and positive drainage.



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

Amenity Center Plan
 Scale: 1" = 80'



May 6th, 2026

EXHIBIT C
DISTRICT MAP
(Page 1 of 1)



EXHIBIT D

LOT DEVELOPMENT STANDARDS


(Page 1 of 1)


District Lot Standards:


Standard	Single-family A	Single-family B	Single-family C
Minimum Lot Area	12,000sqft	10,000sqft	6,000sqft
Minimum Lot Frontage	70'	55'	35'
Minimum Building Setback Lines			
Front Yard	25'	25'	20'
Side Yard	6'	6'	5'
Rear Yard	25'	25'	20'
Minimum Lot Width	90'	80'	50'
Maximum Building Height	2 ½ Stories	2 ½ Stories	2½ Stories
Minimum Living Area (Total)	3,100sqft	2,000sqft	1,500sqft



***Artistic representation. Conceptual use only.*

 3,100 +
Square Feet

 3-6
Bedrooms

 3-7.5
Bathrooms





FISCHER HOMES


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***Artistic representation. Conceptual use only.*

 2,000 +
Square Feet

 3-6
Bedrooms

 2-5.5
Bathrooms





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Masterpiece Collection



***Artistic representation. Conceptual use only.*

 1,500+
Square Feet

 2-6
Bedrooms

 2-4.5
Bathrooms



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EXHIBIT F

AMENITY CHARACTER EXHIBITS
(page 1 of 2)

***Note that these amenity renderings are artistic representations and are for conceptual use only



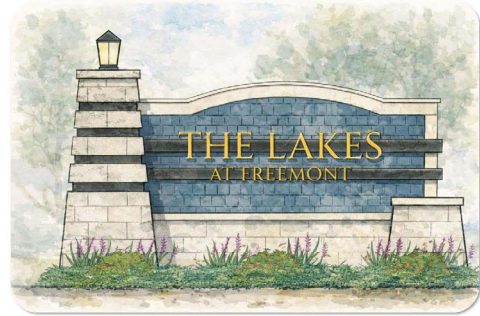
Note: Multi-use path shall be full width asphalt

EXHIBIT F
AMENITY CHARACTER EXHIBITS
(page 2 of 2)

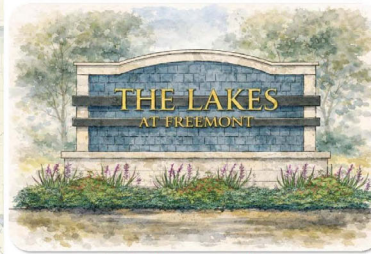


EXHIBIT F

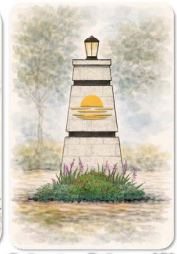
SIGN CHARACTER EXHIBITS
(page 1 of 1)



Main Entry Monument (A)



Entry Monument (B)



Subentry Column (C)

***Artistic representation. Conceptual use only.*

EXHIBIT B

CONCEPT PLAN
Supplemental Tree Buffer
(Page 2 of 2)



Supplemental Tree Buffer Area Note (Example area shown above – See Concept Plan for all applicable areas):

Tree canopy areas to be preserved during site development. Homebuilding will clear portions of these areas on a floor plan specific basis as lots are sold to accommodate the homesite and positive drainage.

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 Fremont 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 13725 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	monikgdn@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 ***

ISSUES AND QUESTIONS RAISED REGARDING THE THE LAKES AT FREEMONT PUD PROPOSAL

The list below includes issues that were raised during the April 6th, 2026, Advisory Plan Commission public hearing and in written public comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

Roadway Infrastructure

- How will you address concerns related to vehicular infrastructure strain, traffic congestion, and safety concerns on adjacent roadways near the proposed development?
 - There are three proposed points of access along Freemont Moore Road, with the two main intersections providing acceleration and deceleration lanes, enabling through traffic and improvements across the site frontage including pedestrian paths on both sides of the street.
 - Connections to adjoining developments and stubs to future developments are intended to create more overall connectivity between different developments, reducing traffic on roads such as Freemont Moore Road and encouraging interconnectivity as Westfield develops further West.
 - Homes within this development will also pay a Road Impact Fee at the time of building permit request, adding to Westfields funds towards road improvements at Westfields discretion.
 - Additionally, the applicant is reviewing the potential for improvements to Freemont Moore Road south of the development frontage down to 193rd Street. More information will be provided to the Plan Commission as the plan review advances.
- How will you address concerns related to the proposed trail crossing at the entrance to the proposed development?
 - We are willing to discuss possible solutions with Westfield to determine what added features they would like to see to ensure a safe trail crossing along this stretch of Freemont Moore Road. It had previously been discussed that there may be an opportunity for raised crosswalks along this path in conjunction with adequate pavement markings.

Water and Sewer Utility Infrastructure

- How will you address concerns related to water and sewer utility capacity and availability for this proposed development?
 - Sanitary and a portion of water service will come from Finley Creek. Connections to the already planned mains along Freemont Moore Road will be needed for full buildout concerning water. There are ongoing discussions about the timeline and

the exact route for these watermain improvements along Freemont Moore Road between the Developer and Citizens Energy Group (CEG).

Drainage and Stormwater

- How will you address concerns with stormwater drainage concerns?
 - There are offsite drainage areas that enter the site from the North and West. These will be intercepted and routed through the site to their current existing outfall location on the Southeast side of the development. Additional offsite improvements will be made from this outfall point to a regulated drain being constructed within Finley Creek. Onsite detention will be managed through a series of retention ponds and will outfall to the same regulated drain improvements mentioned above. Post-developed flows will meet applicable post development discharge requirements.

Community Design

- How will you address concerns with the proposed housing product types associated with this development (i.e. 2 bedrooms, 3 bedrooms, etc.)?
 - We are now offering three product types with this revised plan and have removed the narrow rear-entry product which was situated along Freemont Moore Road. These current product offerings will provide a variety of bedroom configurations, ranging from two-bedroom to seven-bedroom floorplans. Please note that with any floorplan that allows for a two-bedroom configuration, there are also options for three or more bedrooms on the very same footprint; meaning that a buyer may select a floorplan that accommodates three-bedrooms but may elect to convert one of the three rooms into an office, as an example. Any two-bedroom floorplan constructed will be the determination and selection of the buyer, so they may accommodate their needs within their home.
- How will you address concerns related to the proposed unit density and side yard setback standards?
 - The current proposal is 1.76 units per acre, which is in line with the density permissible in the Single-Family Low Density District and contemplated under the Comprehensive Plan. This proposal is also substantially lower in density when compared to existing developments to the east which in some cases are upwards of one additional home per acres that the density proposed for the subject site.
 - Side yard setbacks are proposed as indicated in Exhibit D within the proposed ordinance. Side yards proposed vary from 5'-6' depending on Area. Five (5) and six(6) foot side yards are typical for surrounding neighborhoods.
 - Additionally lots are sized to accomodate side load garages in the Estate and Masterpiece Collections affording larges setbacks on the garage side of the proposed homes.

- How will you address land use and density compatibility concerns with this development abutting existing agricultural properties and the transition to such properties?
 - The current proposal is 1.76 units per acre, which is consistent with the density and design contemplated the Comprehensive for the Village Neighborhood and Traditional Residential. This property is also similarly situated and positioned adjacent to agricultural ground where the Comprehensive Plan contemplates development in a manner consistent with the proposal. The Lakes at Freemont also fits the recently adopted Comprehensive Plan by providing varying residential stock and in an area slated for future residential development.
- How will you address concerns regarding the balance of active open space vs. passive open space included as part of this development?
 - This proposal contains active open space / amenities such as a large Cabana (which features separate communal seating areas and fireplace) Swimming Pool and Playground which will be available for The Lakes at Freemont Residents. There is also a multi-use path which bisects the properties that will serve the community of Westfield and the residents of The Lakes at Freemont alike. Regarding passive open space / amenities, several seating areas will be provided throughout the community situated within the open space provided within the community, which will overlook the proposed ponds. Additionally, there are larger wooded areas that are proposed to be preserved and these areas are best suited for passive open space as illustrated on the Concept Plan.
- How will you address concerns related to claims of negative effects on adjacent property values?
 - There have been comments concerning property values on both ends of the spectrum. Some residents have stated that this will bring property value down, while others have stated that these homes could increase property values based on our projected sales prices, which was also perceived as negative. Property values are generally calculated by using comparable houses / features such as, square footage, lot size, bedrooms and bathrooms, age, condition, and upgrades. With all of this said, some of our homes may be more expensive than the neighboring properties and some may be less expensive, but unless they are truly comparable (specifically concerning lot size) our homes should have a negligible impact on surrounding property values.
- How will you address concerns related to potential light pollution?
 - All site lighting will comply with UDO lighting standards. With that said the applicant is open to discussing how this has been addressed with the newer adjacent communities and could propose something similar if alternatives have been employed elsewhere in the community.

Tree Preservation and Environmental

- How will you address concerns related to the preservation of trees within the established woodland areas of the proposed development?
 - Where there is dense tree canopy, particularly in the Eastern portion and Northwestern corners of the overall site, tree clearing will be limited to only that which is necessary to install roads, homes, and utility infrastructure. There have also been revisions to the road network, specifically in the Northwestern corner to preserve even more canopy.
- How will you address concerns related to potential impact on wetlands within the proposed development?
 - Wetland delineation was completed and there are no wetlands onsite. This delineation has also been provided to the United States Army Corps of Engineers for their concurrence.

Social Issues

- How will you address concerns with school overcrowding?
 - We are not aware of concerns related to school overcrowding. Westfield Schools is a member of the TAC review process and no comments related to the overcrowding have been provided.
 - Earlier this year there was a gathering of City and School leadership where school capacity and future enrollment projections were reviewed.