



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, July 6, 2026 at 7:00 PM

MEETING PLACE: Westfield City Hall - Main Assembly Room

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

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

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (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 - June 15, 2026

Review Rules of Procedure

CONSENT AGENDA

2605-DDP-14

Northpoint 3

Southwest corner of East Street and 202nd Street

Northpoint 2 Land LLC by Kimley Horn and Associates requests Detailed Development Plan review of a 138,000 sq. ft. industrial building on 14.33 acres +/- in the Northpoint Planned Unit Development (PUD) District.

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

ITEMS OF BUSINESS

26-02

Trace Commons

Approving Amendments to the Declaratory Resolution and Economic Development Plan for the Eastside Economic Development Area (Trace Commons Allocation Area).

(Presenter: Rachel Baker - Rbaker@westfield.in.gov)

PUBLIC HEARING ITEMS

2606-ZOA-03

Creation of Grand Park Zoning District (Ord. 26-32)

The City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Chapter 2 Basic Provisions, Chapter 3 Administration, Chapter 4 Zoning Districts, Chapter 10 Processes and Procedures, and Chapter 12 Definitions.

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

2607-ZOA-05

Various UDO Patches (Ord. 26-35)

The City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Art. 6.17 Sign Standards, 8.6 Easement Standards, and Art. 13.2 Use Table.

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

ITEMS CONTINUED TO A FUTURE MEETING

2604-PUD-06 (*anticipated to return for recommendation on 8/3/26, subject to change*)

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)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



Petition Number: 2605-DDP-14

Project Name: Northpoint 3 Detailed Development Plan

Subject Property: Generally located at the southwest corner of East St. & E. 202nd Street (the “Property”)

Petitioner: Holladay Properties by Kimley Horn and Associates

Request: Detailed Development Plan review of a 138,000 SF industrial spec building on 14.3 acres +/- in the Northpoint PUD District.

Current Zoning: Northpoint PUD (Ord. 17-51)

Current Land Use: Undeveloped / Vacant

Approximate Acreage: 14.3 acres +/-

Staff Reviewer: Ryan Collingwood, Senior Associate Planner

PROCEDURAL – Detailed Development Plan

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.

BACKGROUND

The Northpoint PUD District (Ord. 17-51) was originally approved in 2018.

The filed Detailed Development Plan 2605-DDP-14 proposes a 138,000 SF industrial spec building and other related site improvements.

This item was heard at the April 21st TAC meeting, and is up for Consent Agenda approval at the July 6th APC meeting.

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).
- 18) Misc.

DEVELOPMENT PLAN REVIEW

(Article 10.7(E) of the UDO)

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:

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



- 20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 21) 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.
- 22) 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

Article 4.24 (El District) and Northpoint PUD District (Ord. 17-51)

The plans comply.

- 23) Lot Standards for Commerce Parke: (Ord. 17-51)
 - a) Minimum Lot Area: 1 acre
 - b) Minimum Lot Frontage: 70 feet
 - c) Minimum Width at Setback Line: 100 feet
 - d) Minimum Front Yard Setbacks: 30 feet
 - e) Minimum Parking Lot Setback: 20 feet (from the property line abutting any street)
 - f) Minimum Side Yard: 10 feet
 - g) Minimum Rear Yard: 10 feet
 - h) Maximum Building Height: 45 feet

DEVELOPMENT STANDARDS

(Chapter 6 of UDO, Northpoint PUD District (Ord. 17-51), and Northpoint PUD Amendment (Ord. 21-17))

The plans comply, as applicable to a Detailed Development Plan.

- 24) **Accessory Use and Building Standards (Article 6.1)**
 - A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar

facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:

- i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii. Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii. Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

25) Architectural Standards

A. Ord. 17-51: Northpoint PUD & Ord. 21-17: Northpoint PUD Amendment (Offsets)

- i. Character Exhibit. The Character Exhibits, attached hereto as Exhibit E (As to the Townes), Exhibit F (as to Quadraplex Dwellings in the Villas) Exhibit G (as to the Villas), Exhibit H (as to the Business Parke), Exhibit I (as to the Commerce Parke) and Exhibit J (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.
- ii. Architectural Standards for Commerce Parke:
 - a. Roof Design.

- (a) Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
 - (b) All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
 - (c) Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - (d) Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.
- b. Facade Rule. All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38 or 196th Street shall meet the Primary Façade requirements contained herein.
- (a) Facade Materials.
 - (i) Primary Facade Materials.
 1. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EIFS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).
 2. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.
 3. Primary Facades may have window glazing or glass storefronts.
 4. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).
 5. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.
 6. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Facades.
 7. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Façade elevations.
 - (ii) Secondary Facades Materials.
 1. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.



2. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
 3. Overhead doors are permitted on Secondary Façade elevations, but shall not be orientated towards a public right-of-way.
- iii. Wall Planes in Commerce Parke (*Ord 21-17*):
- a. A Building may be constructed with wall planes which do not meet the required offsets provided in Article 6.3(F(5(b))) and/or Article 5.3(K)(2(b))) of the UDO only if an alternative feature provided herein is utilized. If no alternative features provided herein are utilized and the wall plane is otherwise required to meet the conditions of Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))), compliance with Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO must be accomplished. If an alternative feature is utilized the distance between offsets required under Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO may be increased as provided hereunder, but the obligation for offsets is not eliminated.
 - b. The distance between required offsets may be increased up to two times the otherwise permitted separation provided in Article 6.3(F(5(b))) or Article 5.3(K(2(b))) of the UDO if one or more of the following is utilized:
 - (a) Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet; or
 - (b) A change in paint colors for materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width. To qualify for an increased distance between offsets, the change in paint colors must be significant enough to provide a meaningful and visually apparent contrast.
 - c. Alternatively, in lieu of only vertical articulation, architectural articulation which occurs no less the every sixty (60) feet comprised of either a vertical articulation of not less than eighteen (18) inches and/or horizontal articulation of not less than thirty-six (36) inches shall be acceptable wall plane changes. Horizontal articulation should account for not less than fifty percent (50%) of the articulation required herein.
 - d. Any wall plane which is a Primary Façade (as defined in the Northpoint Ordinance) must utilize a change in wall height of at least twenty-four (24) inches on all require wall planes and one of the two of the following features on a majority of the offsets which are required on a wall plane:
 - (a) A change in paint color in compliance with Section 2.1(A)(ii)(b) hereof; or
 - (b) a change in materials in compliance with Section 2.1 (A)(ii)(a) hereof.
- iv. Character Exhibits. Character exhibits showing examples of alternative mechanisms of compliance with Wall Plane variation for a Primary Façade are attached hereto as Exhibit B.



26) Landscaping Standards

A. Article 6.8 of the UDO

Content of Landscape Plan

Selection, Installation, and Maintenance of Plant Materials

General Landscaping Design Standards

General Screening Standards

Mechanical Screening:

Wall and ground-mounted Mechanical Equipment for nonresidential shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned.

Detention and Retention Areas

Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings.

Minimum Lot Landscaping

Industrial uses require 5 shade trees, 5 ornamental or evergreen trees, and 25 shrubs per acre of development.

Lot Landscaping (11.65 acres)			
Industrial Use (per acre)	Required	Provided	Deficient
5 Shade Trees	59	68	n/a
5 Ornamental or Evergreen Trees	59	107	n/a
25 Shrubs	292	528	n/a

Foundation Plantings



Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

Parking Area Landscaping

Interior Parking Area Landscape:

- A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: “50+ parking spaces = 10% of Parking Area to be landscape islands”
- Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

Perimeter Parking Area Landscape:

- 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.
- Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - o A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - o A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

Perimeter Parking Landscaping – Eastern Area (466 LF)			
Industrial Use	Required	Provided	Deficient
1 Tree per 30 LF	16	30	n/a
1 Shrub per 3 LF	156	236	n/a

B. Ord. 17-51 (Northpoint PUD Landscape Standards)

- i. Article 6.8 N of the UDO shall be replaced by this section.



- ii. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty-four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- iii. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. In the areas as shown on Buffer Plan, Exhibit "D" a forty foot (40') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') mound.
 - c. Shall be landscaped per this Ordinance.
 - d. Evergreen trees shall be planted on or near the top of the mound.
 - e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
- iv. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.

Ext. Street Frontage Landscaping – along East Street (700 LF)			
Industrial Use (every 100')	Required	Provided	Deficient
3 shade or evergreen trees	21	30	n/a
2 ornamental trees	14	25	n/a
25 shrubs	175	289	n/a
3' tall undulating Mound	Yes	Yes	n/a

- v. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
- vi. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated.



- vii. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- viii. Buffer yards shall not be required between uses within the same districts or within subdivisions.

27) Outside Storage and Display

A. Article 6.12

B. Ord. 17-51

- i. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- ii. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
- iii. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
- iv. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - (a) The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

28) Parking and Loading Standards (Article 6.14)

A. Ord. 17-52

- i. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping (Ord. 17-51)

B. Article 6.14

- i. Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - a. Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to working period when the largest number of employees are employed on the premises.
- ii. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - a. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.



- iii. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum-security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

29) Performance Standards (Article 6.15)

- A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply (Ord. 17-51)
 - i. No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

30) Vision Clearance Standards (Article 6.19)

- A. Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i. Forty (40) feet from intersections of Collectors or Local Streets.

DESIGN STANDARDS (Chapter 8 of UDO and Northpoint PUD District (Ord. 17-51))

The plans comply.

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

34) Open Space and Amenity Standards (Article 8.6)

35) Pedestrian Network Standards (Article 8.7)

- A. Internal Pedestrian Network Standards:
 - i. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - ii. Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
 - iii. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.



- iv. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- B. Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
- i. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

36) Storm Water Standards (Article 8.8)

37) Street and Right-of-Way Standards (Article 8.9)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

41) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

The plans presented comply with the applicable zoning ordinances.

Requested Action: Approve 2605-DDP-14 with the following conditions:

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

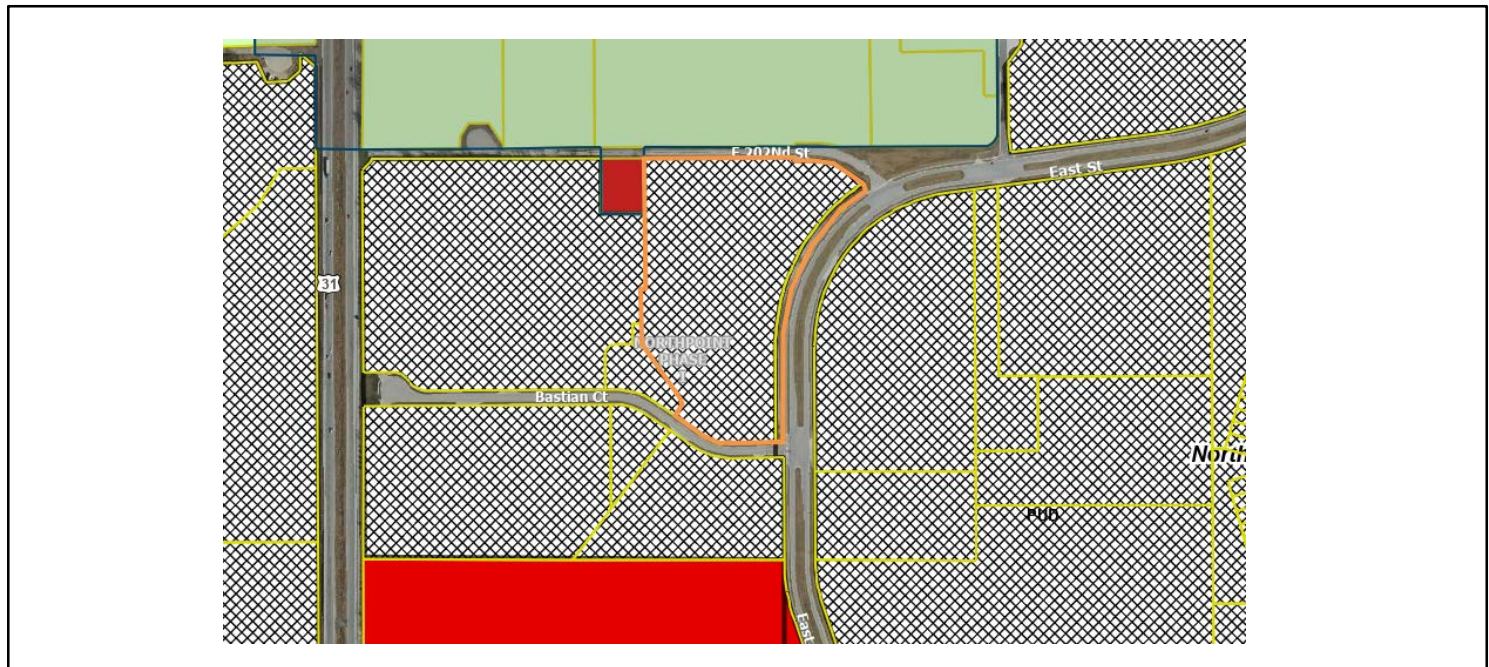
Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Aerial Location Map

SITE

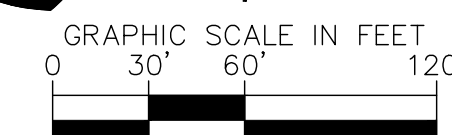
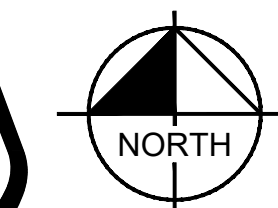


Zoning Map



Zoning

- PUD (Planned Unit Development)
- GB (General Business)
- AG-SF1 (Ag. / Single-family Rural)



PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CLASS III IN-DOT DRIVE SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	PUD	
SITE ACREAGE	=	±11.65	AC.
BUILDING AREA	=	136,600	SF
BUILDING HEIGHT	=	39.5'	FT
PARKING SPACES (STANDARD) REQUIRED	=	XX	SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	XX	SPACES
PARKING SPACES (STANDARD) PROVIDED	=	101	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	6	SPACES
TOTAL PARKING SPACES PROVIDED	=	107	SPACES
ADDITIONAL FUTURE PARKING SPACES (STANDARD)	=	20	SPACES
BICYCLE SPACES PROVIDED	=	6	SPACES

RESPONSE TO COMMENTS	06/26/26	JLC	BY
SITE LAYOUT REVISIONS	06/05/26	AMS	DATE
RESPONSE TO COMMENTS	05/22/26	JLC	
RESPONSE TO COMMENTS	04/30/26	JLC	

AS NOTED

DESIGNED BY: AMS

DRAWN BY: JLC

CHECKED BY: AMS

SCALE: 1" = 30'



OVERALL SITE PLAN

NORTHPOINT 3 EAST ST & 202ND ST WESTFIELD, IN

ORIGINAL ISSUE:
04/03/2026

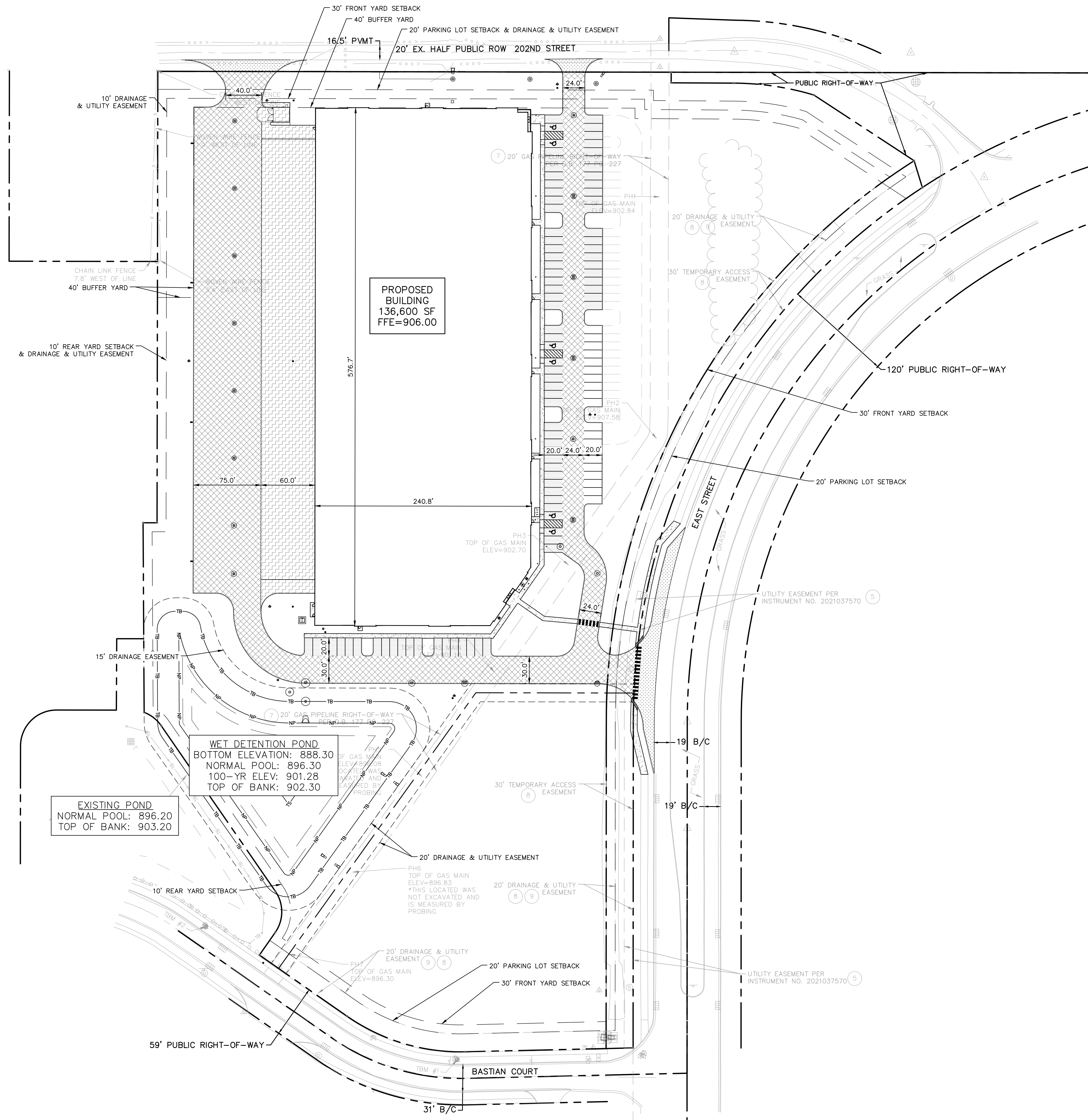
KHA PROJECT NO.
170119003

SHEET NUMBER
C3.0

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

Drawing name: K:\IND\DEV\170119003_holladay_properties_northpoint_3_westfield_in\2_Design\CADD\plan sheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Jun 30, 2026 11:20am by: Lora.Grooms
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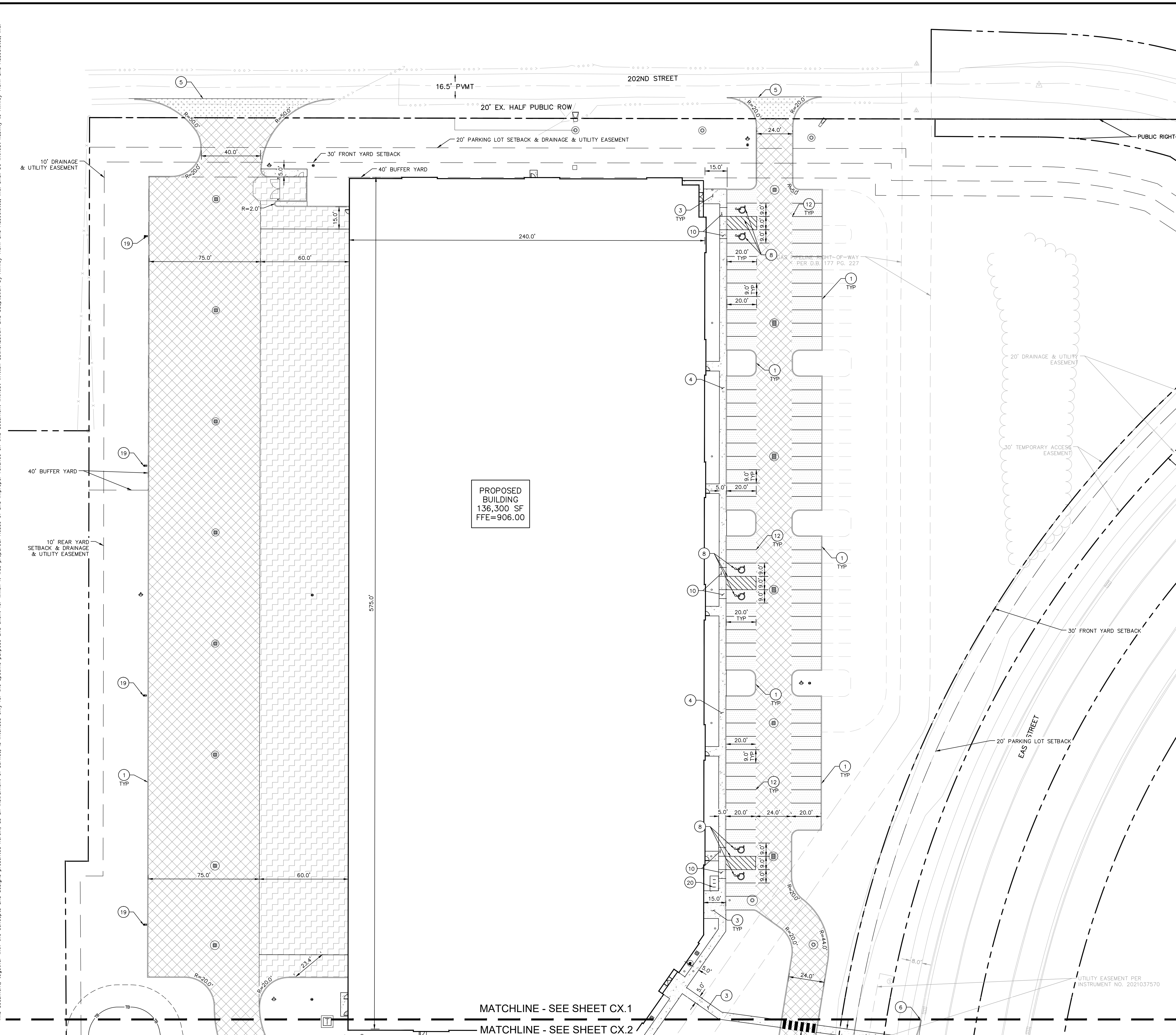
Drawing name: K:\IND_DEV\170119003_holiday_properties_northpoint_3_westfield_in2_Design\CADD\plansets\C3.1-SITE PLAN.dwg C3.1 Jun 25, 2026 12:29pm by: Jennifer Coilliere
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Indiana Utilities Protection Service

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before you dig

AS NOTED	DESIGNED BY: AMS	SCALE:	
DESIGNED BY: AMS	DRAWN BY: JLC	CONSTRUCTION FOR:	
DATE	REVISIONS	NO.	
06/05/26	AMS		
05/22/26	JLC		SITE PLAN
04/30/26	JLC		
DATE	BY		NORTHPOINT 3 EAST ST & 202ND ST WESTFIELD, IN
			ORIGINAL ISSUE: 04/03/2026 KHA PROJECT NO. 170119003 SHEET NUMBER C3.1



PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CLASS III INDOT DRIVE SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

EXISTING LEGEND

	MISC LID	YARD LIGHT
	MONITOR WELL	SANITARY CLEANOUT
	GAS MARKER	SANITARY MANHOLE
	GAS METER	VENT PIPE
	GAS VALVE	STORM CURB INLET
	AC UNIT	STORM INLET
	AREA LIGHT	STORM ROOF DRAIN
	ELECTRICAL BOX	STORM DRAIN MANHOLE
	ELECTRICAL HAND HOLE	STORM YARD DRAIN
	ELECTRICAL METER	FIRE DEPT CONNECTION
	ELECTRICAL MANHOLE	FIRE HYDRANT
	ELECTRICAL MARKER	IRRIGATION VALVE
	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
	POWER POLE	WELL
	TRAFFIC SIGNAL POLE	WATER METER
	TRAFFIC MANHOLE	WATER VALVE
	TOP OF SLOPE	WATER VALVE
	TOP OF BANK	TREE / STUMP
	FIB - UNDERGROUND FIBER OPTIC	
	ONE - OVERHEAD ELECTRICAL	
	GAS - UNDERGROUND GAS	
	TEL - UNDERGROUND TELEPHONE	

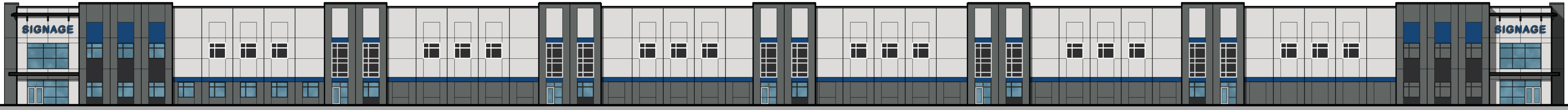
- ### KEY NOTES
- CONCRETE CURB, TYP. (SEE DETAILS)
 - DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
 - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
 - CONCRETE CURB AND GUTTER (SEE DETAILS)
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
 - ACCESSIBLE RAMP (SEE DETAILS)
 - 2" WIDE TACTILE WARNING STRIP
 - 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
 - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 - CONCRETE BOLLARD, TYP. (SEE DETAILS)
 - TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
 - MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
 - BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
 - RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - 2" CURB TURNOUT (SEE DETAILS)
 - 3-FT TRANSITION CURB (SEE DETAILS)
 - CROSSWALK STRIPING

GENERAL PLAN NOTES

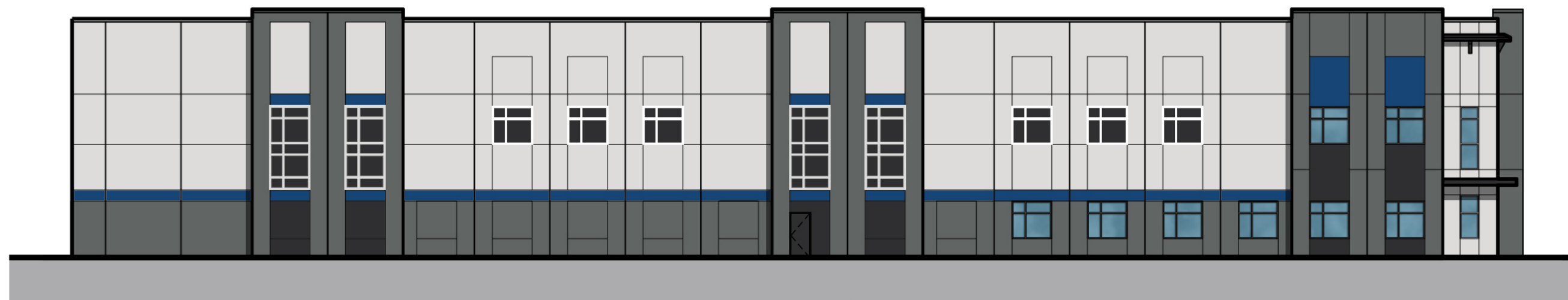
REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

MATCHLINE - SEE SHEET CX.1
 MATCHLINE - SEE SHEET CX.2

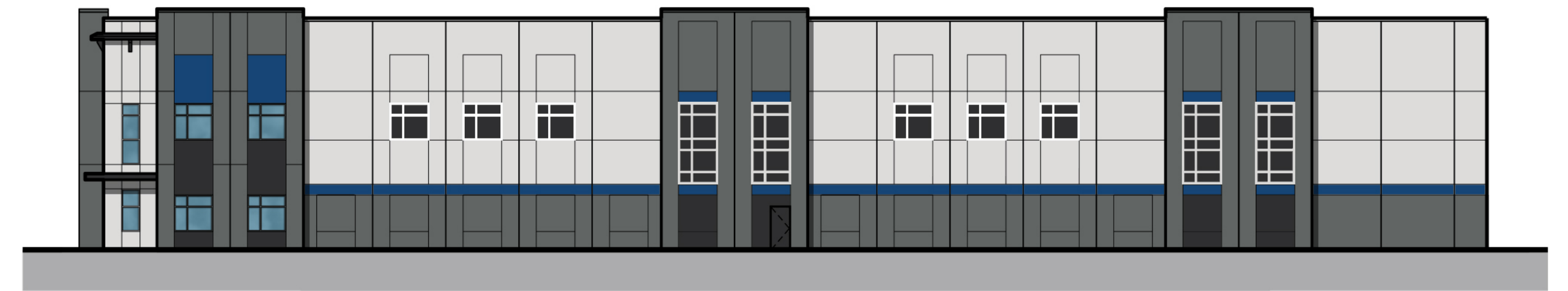
PROPOSED BUILDING
 136,300 SF
 FFE=906.00



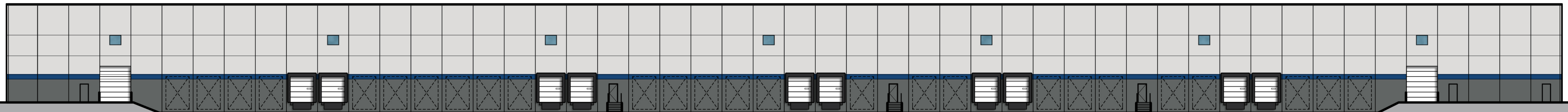
EAST ELEVATION



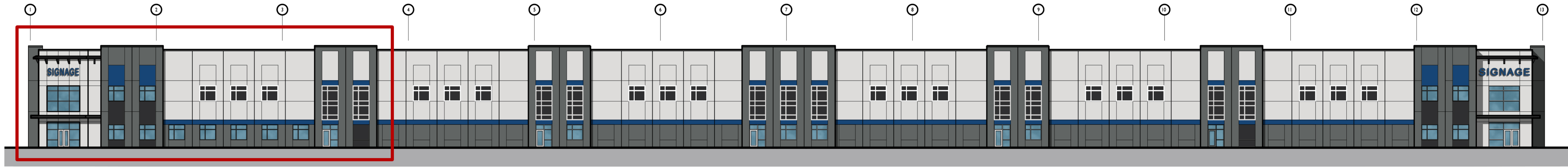
SOUTH ELEVATION




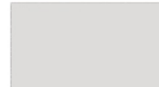



NORTH ELEVATION

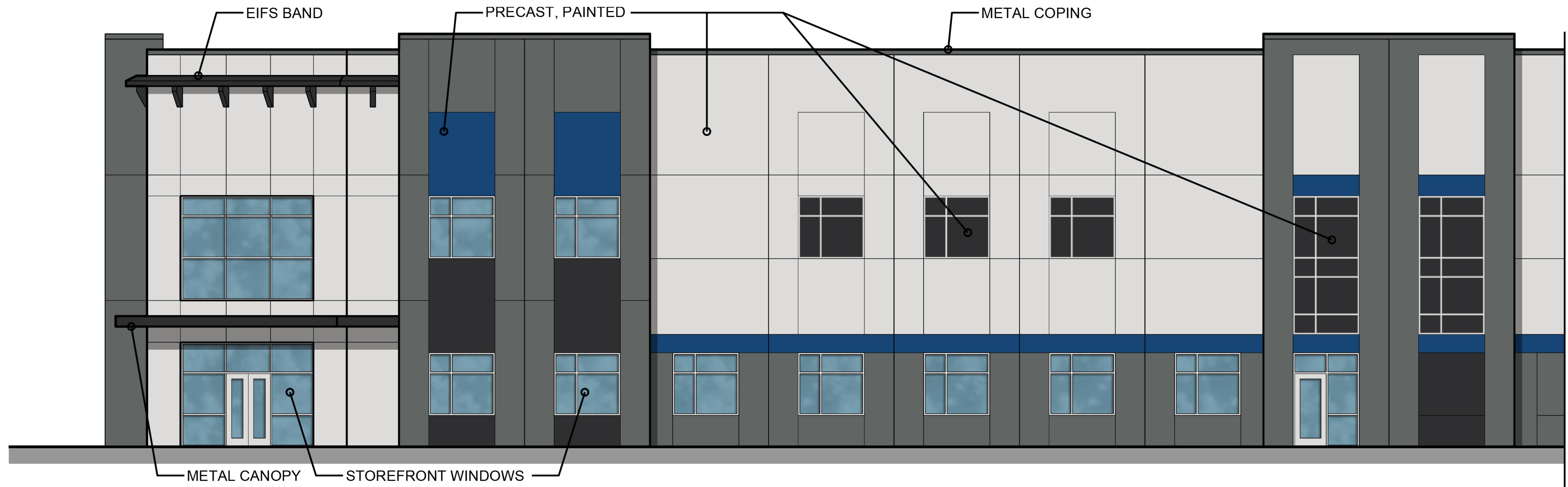


WEST ELEVATION



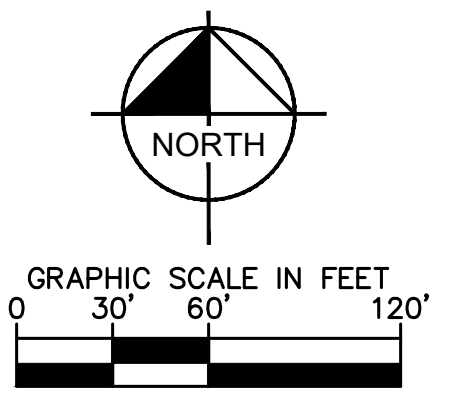
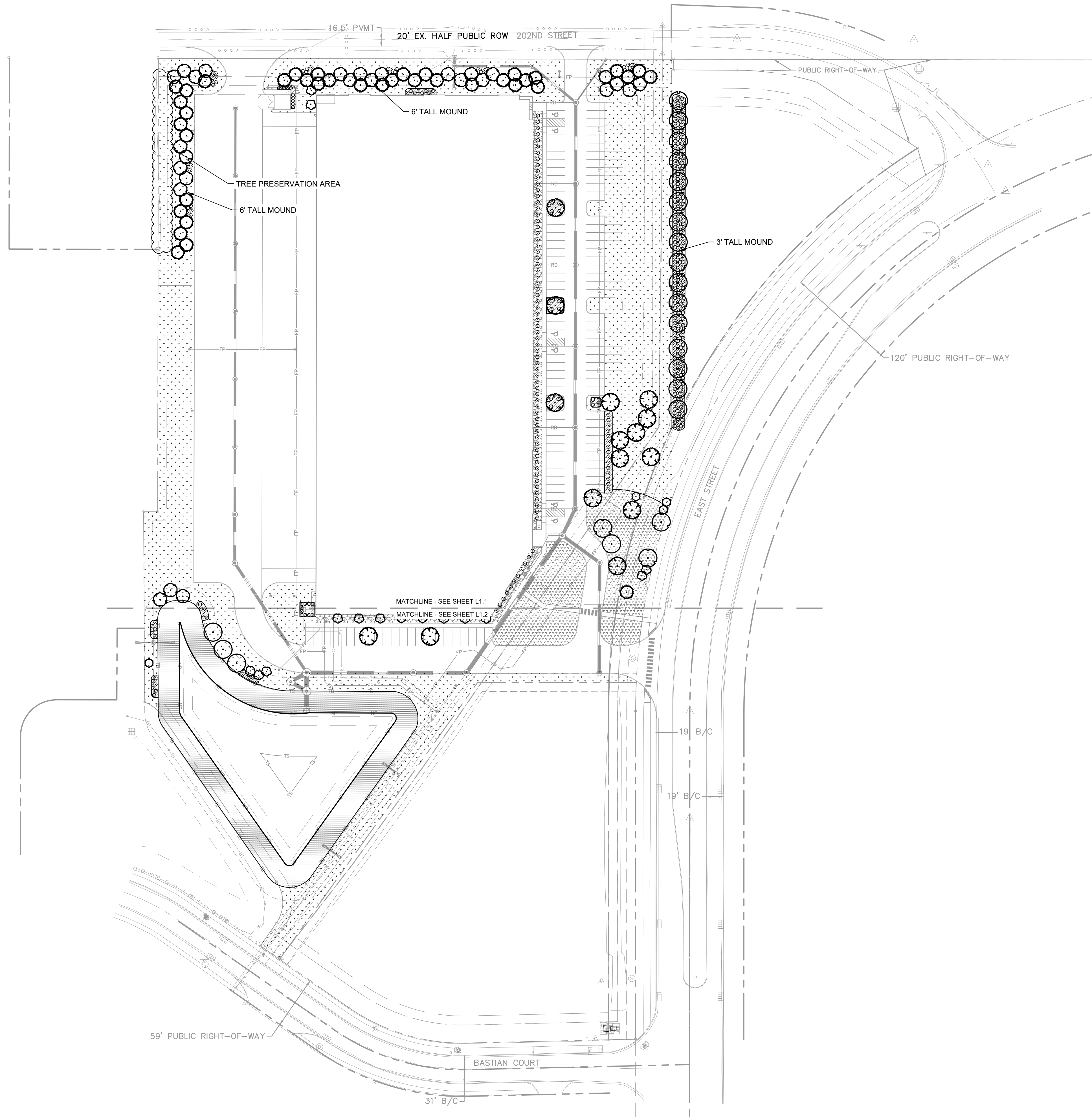
EAST ELEVATION

COLOR LEGEND	
	SW 7006 EXTRA WHITE
	SW 6259 SPATIAL WHITE
	SW 2848 ROYCROFT PEWTER
	SW 6811 HONORABLE BLUE
	SW 6258 TRICORN BLACK



ENLARGED ELEVATION

Drawing name: K:\IND\170119003_holiday_properties_northpoint_3_westfield_in\2_Design\CADD\plan\sheet\1.1.0-LANDSCAPE PLAN.dwg L1.0 Jun 25, 2026 12:45pm by: Jennifer Calliane
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MULCHING LEGEND

MULCH
 HARDWOOD SHREDDED MULCH,
 NATURAL BROWN COLOR

SEEDING LEGEND

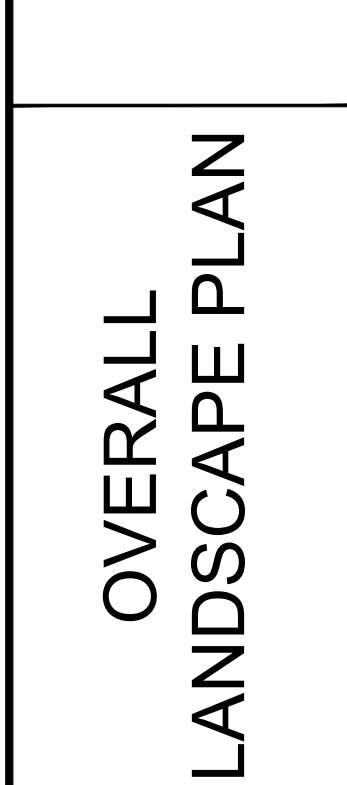
PERMANENT SEEDING - TALL FESCUE
 AMERITURF FRONTRUNNER BLEND TALL
 FESCUE; APPLY AT A RATE OF 350 LBS/ACRE
 (8LBS/1000 SQFT)

PERMANENT SEEDING - BUFFALO GRASS
 APPLY AT A RATE OF 22 LBS/ACRE

ROCK MULCH LEGEND

RIVER ROCK: 2" to 5" DIA
 APPLY AT A 3" - 5" DEPTH ON TOP OF 6OZ.
 NON-WOVEN GEOTEXTILE FABRIC, ALL ROCK
 MULCH AREAS TO HAVE 14-GA STEEL EDGING, 4"
 TALL, STAKES 30" O.C. BLACK OR BROWN

AS NOTED	DESIGNED BY: AMS	SCALE:	
DESIGNED BY: AMS	DRAWN BY: JLC	DATE:	
CHECKED BY: AMS	DATE:	BY:	
NO.	REVISIONS	DATE	
1	RESPONSE TO COMMENTS	04/30/26	JLC
2	RESPONSE TO COMMENTS	05/22/26	JLC
3	SITE LAYOUT REVISIONS	06/05/26	AMS

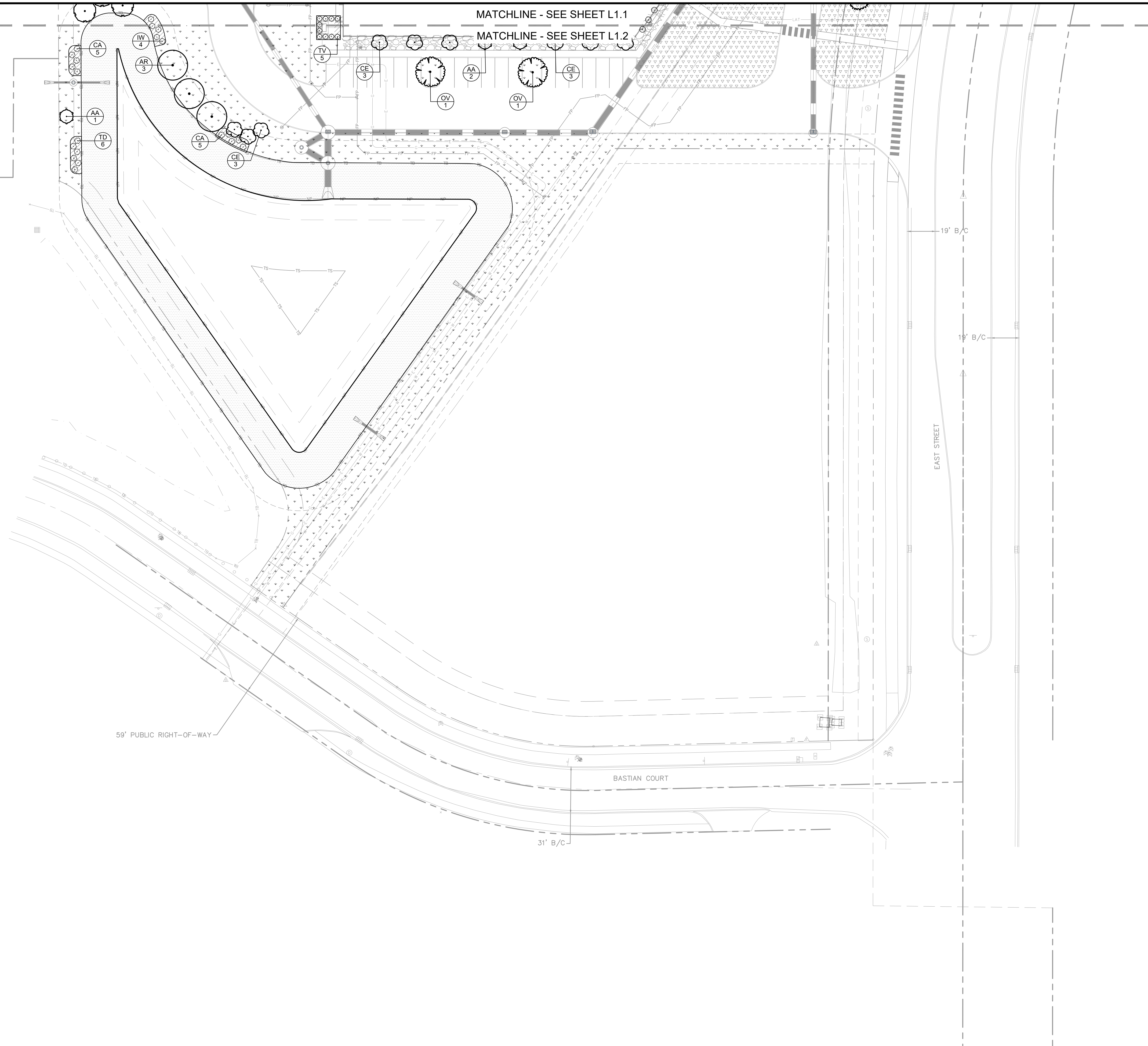


**OVERALL
 LANDSCAPE PLAN**

**NORTHPOINT 3
 EAST ST & 202ND ST
 WESTFIELD, IN**

ORIGINAL ISSUE:
 04/03/2026
 KHA PROJECT NO.
 170119003
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L1.0

Drawing name: K:\IND_DEV\170119003_holiday_properties_northpoint_3_westfield_in\2_Design\CADD\plan\sheet\1\10-LANDSCAPE PLAN.dwg L1.2 Jun 25, 2026 12:53pm by: Jennifer Colliane
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NORTH

GRAPHIC SCALE IN FEET
 0 15' 30' 60'

MULCHING LEGEND

MULCH
 HARDWOOD SHREDDED MULCH,
 NATURAL BROWN COLOR

SEEDING LEGEND

PERMANENT SEEDING - TALL FESCUE
 AMERITURF FRONTRUNNER BLEND TALL
 FESCUE; APPLY AT A RATE OF 350 LBS/ACRE
 (8LBS/1000 SQFT)

PERMANENT SEEDING - BUFFALO GRASS
 APPLY AT A RATE OF 22 LBS/ACRE

ROCK MULCH LEGEND

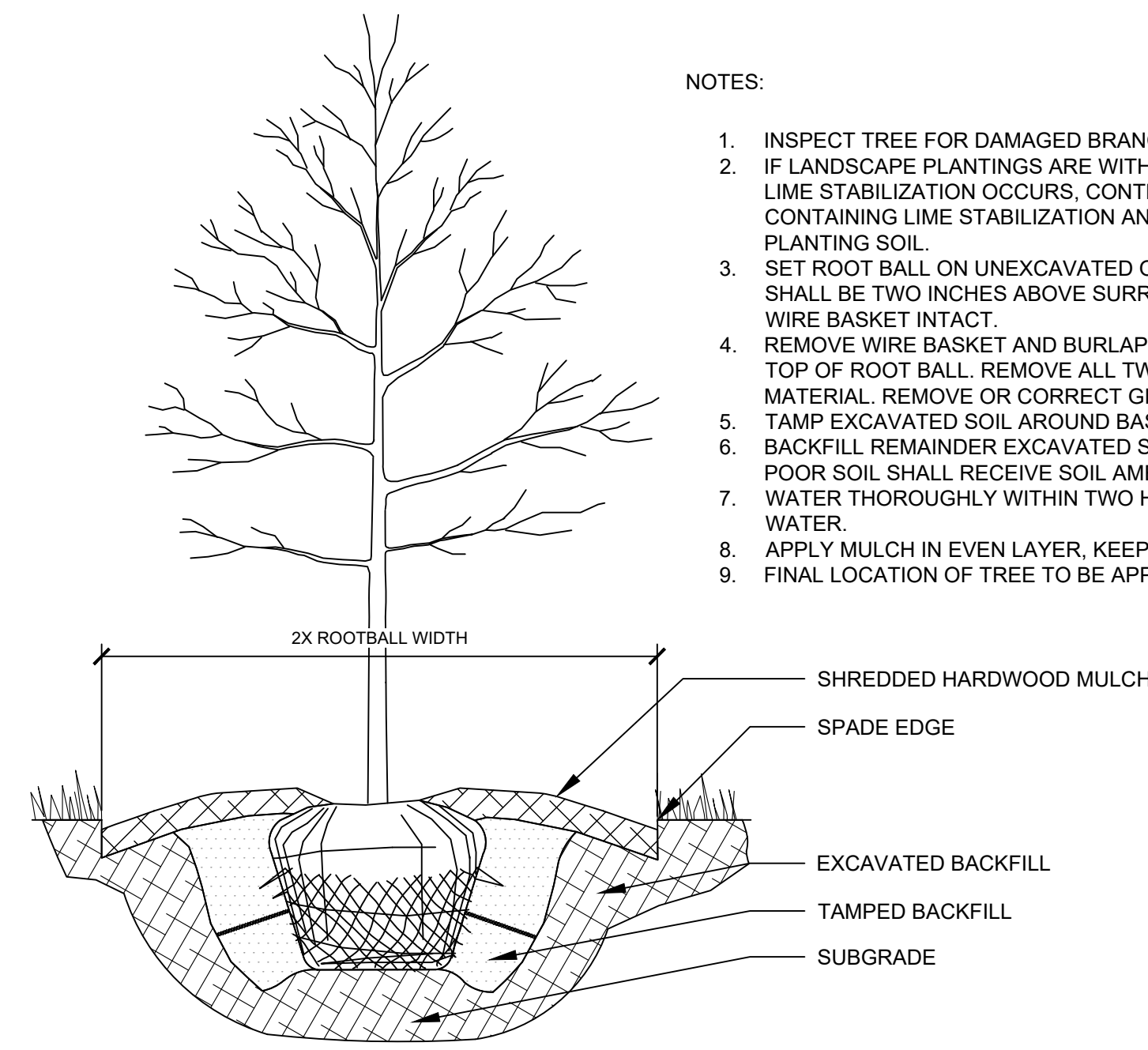
RIVER ROCK: 2" to 5" DIA
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 NON-WOVEN GEOTEXTILE FABRIC, ALL ROCK
 MULCH AREAS TO HAVE 14-GA STEEL EDGING, 4"
 TALL, STAKES 30" O.C. BLACK OR BROWN

SCALE: AS NOTED DESIGNED BY: AMS DRAWN BY: JLC CHECKED BY: AMS	 ©2026 KIMLEY-HORN AND ASSOCIATES, INC. 500 EAST 96TH STREET, SUITE 300, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	SITE LAYOUT REVISIONS 06/05/26 AMS	RESPONSE TO COMMENTS 05/22/26 JLC	RESPONSE TO COMMENTS 04/30/26 JLC	REVISIONS DATE BY
		NOT APPROVED FOR CONSTRUCTION ARCHITECT 	 HOLLADAY CONSTRUCTION GROUP	NORTHPOINT 3 EAST ST & 202ND ST WESTFIELD, IN	ORIGINAL ISSUE: 04/03/2026 KHA PROJECT NO. 170119003 SHEET NUMBER L1.2

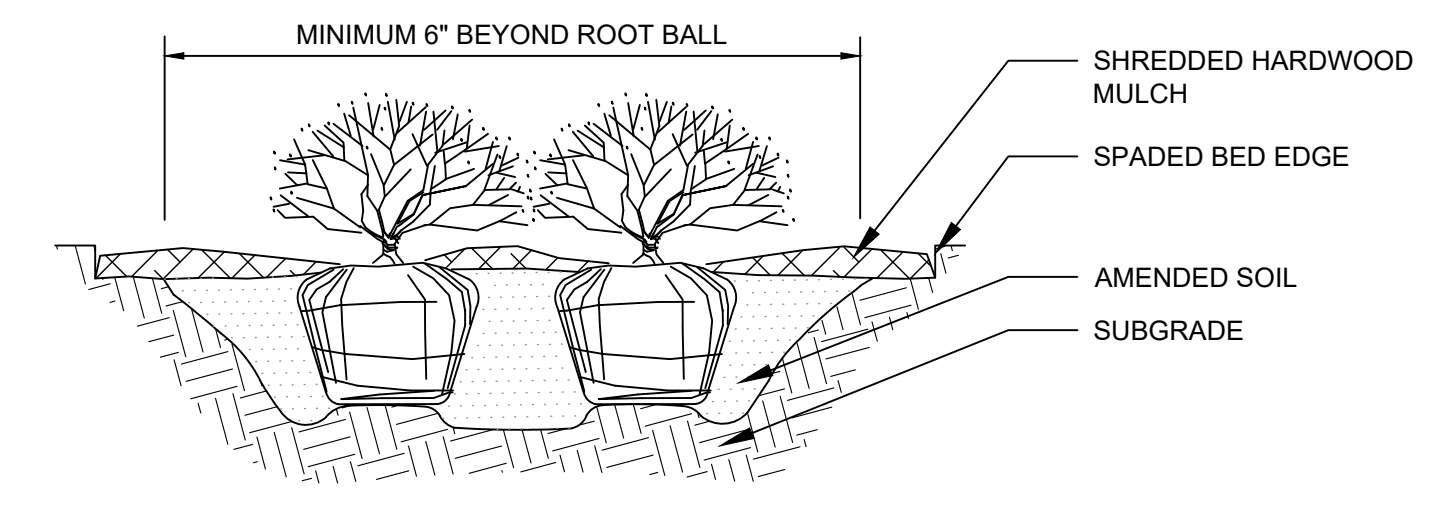
Drawing name: K:\INDO\DEV\170119003_holiday_properties_northpoint_3_westfield_in_2_Design\CAD\DWG\planets\1.10-LANDSCAPE_PLAN.dwg L1.3 Jun 25, 2026 12:53pm by: Jennifer Collier
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ORDINANCE CHART		
ZONING: NORTHPOINT PUD		
REQUIREMENT	REQUIRED	PROVIDED
BUFFER YARD (PUD 7.3)		
• 40' buffer: (8) evergreen per 100 LFT and (5) evergreen shrubs per 100 LFT	• 757' / 100' = 7.57 • 7.57 * 8 = 61 evergreen trees • 7.57 * 5 = 38 shrubs	• 61 evergreen trees • 38 shrubs
DETENTION AND RETENTION AREAS (UDO 6.8.I)		
• Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of pond	• Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of pond	• 21 shrubs • 10 trees
FOUNDATION PLANTINGS (UDO 6.8.L)		
• 1 shrub or ornamental tree / 12'	• 1,140' / 12' = 95 shrubs or ornamental trees	• 95 shrubs or ornamental trees
MINIMUM LOT REQUIREMENT (UDO 6.8.K)		
• 5 shade trees, 5 ornamental or evergreen trees, and 25 shrubs / acre	• 11.65 acres * 5 = 58 shade, ornamental, or evergreen trees • 11.65 acres * 25 = 291 shrubs	• minimum tree amount met by other requirements • minimum shrub amount met by other requirements
EXTERNAL STREET FRONTAGE (UDO 6.8.M)		
• 3 shade or evergreen trees, 2 ornamental trees, and 25 shrubs / 100' and minimum 3' tall undulating mound	East • 255' / 100 = 2.55 • 2.55 * 3 = 8 shade or evergreen trees • 2.55 * 2 = 5 ornamental trees • 2.55 * 25 = 64 shrubs South • 26' / 100 = 0.26 • 0.26 * 3 = 1 shade or evergreen trees • 0.26 * 2 = 1 ornamental trees • 0.26 * 25 = 7 shrubs	East • 8 shade or evergreen trees • 5 ornamental trees • 64 shrubs South • 1 shade or evergreen tree • 1 ornamental trees • 7 shrubs
INTERIOR PARKING (UDO 6.8.O.1)		
• 1 tree and 4 shrubs per island	• 4 islands * 1 = 4 trees • 4 islands * 4 shrubs = 16 shrubs	• 4 trees • 16 shrubs
• 10% of parking area to be landscape area	• 31,625 - 1260 = 30,365 • 30,365 - 12,424 = 17,941 • 17,941 + 455 = 18,396 10% of 18,396 = 1,839.60 SF required	• 3, 034 SF provided
PARKING PERIMETER (UDO 6.8.O.2)		
• 1 tree / 30' • 1 shrub / 3' • drive aisles may be reduced by up to 50% of the required plantings	Parking Perimeter • 466' / 30' = 16 trees • 466' / 3' = 155 shrubs drive aisle • 349' / 2 = 175' • 175' / 30' = 6 trees • 175' / 3' = 25 shrubs	• 22 trees • 180 shrubs



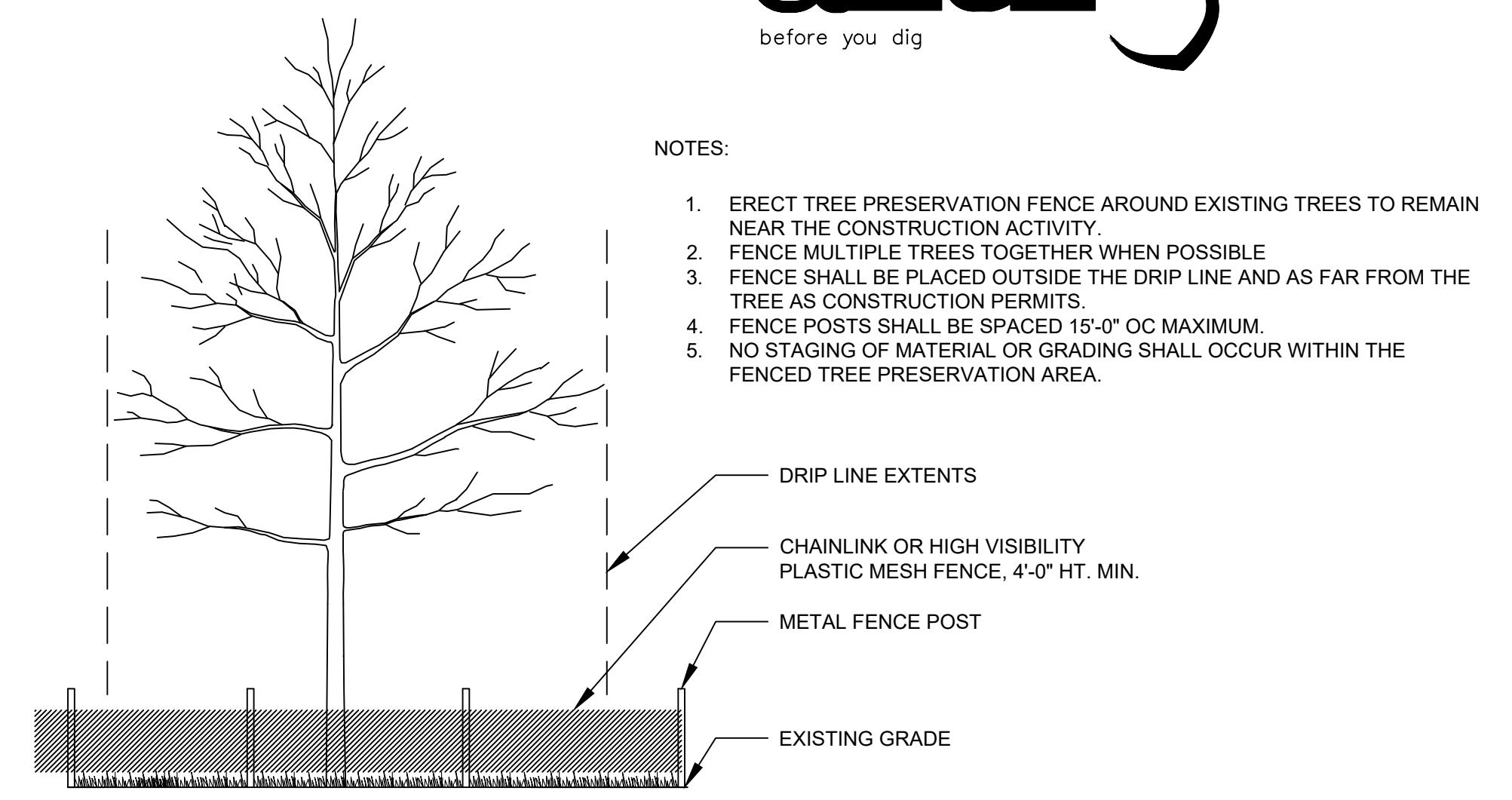
1 TREE PLANTING



- NOTES:
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

- NOTES:
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
 2. IF LANDSCAPE PLANTINGS ARE WITHIN OR ADJACENT TO AREAS WHERE LIME STABILIZATION OCCURS, CONTRACTOR SHALL FULLY REMOVE SOIL CONTAINING LIME STABILIZATION AND REPLACE WITH HIGH QUALITY PLANTING SOIL.
 3. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
 4. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
 5. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
 6. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
 7. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
 8. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
 9. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



3 TREE PRESERVATION FENCE

- NOTES:
1. ERECT TREE PRESERVATION FENCE AROUND EXISTING TREES TO REMAIN NEAR THE CONSTRUCTION ACTIVITY.
 2. FENCE MULTIPLE TREES TOGETHER WHEN POSSIBLE
 3. FENCE SHALL BE PLACED OUTSIDE THE DRIP LINE AND AS FAR FROM THE TREE AS CONSTRUCTION PERMITS.
 4. FENCE POSTS SHALL BE SPACED 15'-0" OC MAXIMUM.
 5. NO STAGING OF MATERIAL OR GRADING SHALL OCCUR WITHIN THE FENCED TREE PRESERVATION AREA.

PLANT SCHEDULE CODE MINIMUM

CODE	QTY	BOTANICAL NAME	COMMON NAME	N/A	
EVERGREEN TREES					
PG	39	PICEA GLAUCA	WHITE SPRUCE	--	
PS	26	PINUS STROBUS	WHITE PINE	--	
ORNAMENTAL TREES					
AA	6	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	--	
CE	13	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	--	
DECIDUOUS TREES					
AR	12	ACER RUBRUM	RED MAPLE	--	
CO	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY	--	
OV	15	OSTRYA VIRGINIANA	AMERICAN HOPHORNBEAM	--	
SHRUBS					
BG	75	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	--	
CA	93	CEANOTHUS AMERICANUS	NEW JERSEY TEA	--	
CR	14	CORNUS SERICEA	RED TWIG DOGWOOD	--	
IW	13	ILEX VERTICILLATA	WINTERBERRY	--	
JF	87	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	--	
TD	59	TAXUS X MEDIA 'DENSIFORMIS'	DENSE ANGLO-JAPANESE YEW	--	
TV	19	THUJA OCCIDENTALIS 'EMERALD GREEN'	EMERALD GREEN ARBORVITAE	--	
VA	70	VIBURNUM DENTATUM	VIBURNUM	--	
SYMBOL CODE QTY BOTANICAL NAME COMMON NAME N/A SPACING					
GROUND COVERS					
OD	21,072 SF	DETENTION BASIN NATIVE SEED MIX	OPN SEED	SEED	18" o.c.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
7. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
8. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
9. WEED FABRIC SHALL BE APPLIED UNDER MULCH.
10. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
14. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY CONTRACTOR IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.
15. SEE PROJECT MANUAL TECHNICAL SPECIFICATIONS FOR COMPLETE LANDSCAPE PLANTING & PLANTING SOIL PREPARATIONS.
16. ALL PLANTING AREAS SHALL RECEIVE 3" DEPTH OF SHREDDED HARDWOOD MULCH, FREE OF CORN COBS, WOOD CHIPS, GRAVEL AND CRUSHED STONE.
17. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.
18. PLANTS SHALL BE WATERED BY THE CONTRACTOR AFTER INSTALLATION PER PROJECT WATERING SCHEDULE. LOSSES DUE TO LACK OF WATER DURING WARRANTY PERIOD BECOME LIABILITY OF CONTRACTOR.
19. WEEDING, LANDSCAPE MAINTENANCE AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION.
20. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS AND DIRT CLOUDS OVER 1 INCH IN DIAMETER AS WELL AS CONTAIN 3%-5% ORGANIC MATTER.
21. CONTRACTOR SHALL STAKE INDIVIDUAL TREE AND SHRUB LOCATIONS AND OUTLINE AREAS FOR MULTIPLE HERBACEOUS PLANTINGS, ADJUST LOCATIONS WHEN REQUESTED AND OBTAIN PROJECT LANDSCAPE ARCHITECT'S ACCEPTANCE PRIOR TO PLANTING.
22. ALL PLANT ID TAGS SHALL BE REMOVED AFTER INSTALLATION.

AMS	06/05/26	DATE
JLC	05/22/26	DATE
JLC	04/30/26	DATE
JLC		DATE

Kimley-Horn
 60208 KIMLEY-HORN AND ASSOCIATES, INC.
 500 EAST 96TH STREET, SUITE 300,
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AS NOTED
 DESIGNED BY: AMS
 DRAWN BY: JLC
 CHECKED BY: AMS



LANDSCAPE DETAILS

NORTHPOINT 3 EAST ST & 202ND ST WESTFIELD, IN

ORIGINAL ISSUE:
04/03/2026
 KHA PROJECT NO.
170119003
 SHEET NUMBER

L1.3

**WESTFIELD REDEVELOPMENT COMMISSION
RESOLUTION NO. 17-2026**

**RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION
AMENDING THE DECLARATORY RESOLUTION AND THE ECONOMIC
DEVELOPMENT PLAN FOR THE EAST SIDE
ECONOMIC DEVELOPMENT AREA**

WHEREAS, the Westfield Redevelopment Commission (the “Commission”) pursuant to IC 36-7-14 (the “Act”) serves as the governing body of the City of Westfield Redevelopment District (the “District”); and

WHEREAS, the Commission has previously adopted and confirmed resolutions (collectively, the “Declaratory Resolution”) which established and expanded an economic development area known as the “East Side Economic Development Area” (the “Area”), designated a portion of the Area as a consolidated allocation area known as the “East Side Economic Development Allocation Area” pursuant to Section 39 of the Act (the “Existing Allocation Area”), and approved and amended a development plan for the Area (collectively, the “Plan”) pursuant to the Act; and

WHEREAS, the Commission now desires to simultaneously (i) designate the parcels described on Exhibit A hereto (the “2026 Area”) as an economic development area under the Act, (ii) adopt an economic development plan for the 2026 Area, and (iii) consolidate the 2026 Area and the existing Area into a single economic development area (the “Consolidation”), at which time the 2026 Area will thereafter constitute a portion of the Area; and

WHEREAS, the Commission now desires to amend the Declaratory Resolution and Plan in order to (i) incorporate and effectuate the Consolidation, (ii) remove the parcels identified on Exhibit B hereto from the Existing Allocation Area, (iii) designate the parcels identified on Exhibit C hereto (which includes the parcels removed from the Existing Allocation Area identified in Exhibit B hereto, together with all of the parcels in the 2026 Area), as a separate allocation area within the Area, pursuant to Section 39 of the Act, to be known as the “Trace Commons Allocation Area” (the “Trace Commons Allocation Area”), and (iv) adopt a supplement to the Plan attached hereto as Exhibit D (the “2026 Plan Supplement”) (collectively, the “2026 Amendments”); and

WHEREAS, the 2026 Amendments and supporting data were reviewed and considered at this meeting; and

WHEREAS, Section 39 of the Act permits the creation of “allocation areas” to provide for the allocation and distribution of property taxes for the purposes and in the manner provided in said section; and

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act; and

WHEREAS, this Commission deems it advisable to apply the provisions of said Sections 15-17, 39, 41 and 43 of the Act to the 2026 Amendments; and

WHEREAS, the Commission now desires to approve the 2026 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, governing body of the City of Westfield Redevelopment District, as follows:

1. The Commission hereby finds that the 2026 Amendments promote significant opportunities for the gainful employment of the citizens of the City of Westfield, Indiana (the "City"), the attraction of major new business enterprises to the City, the retention and expansion of significant business enterprises existing in the boundaries of the City, and meet other purposes of Sections 2.5, 41 and 43 of the Act, including without limitation benefiting public health, safety and welfare, increasing the economic well-being of the City and the State of Indiana (the "State"), and serving to protect and increase property values in the City and the State.

2. The existing Plan, as amended by the 2026 Plan Supplement, is hereby adopted as the economic development plan for the 2026 Area. The Commission hereby finds that the Plan, as amended by the 2026 Plan Supplement, as applied to the 2026 Area, cannot be achieved by regulatory processes or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of the lack of local public improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land and other similar conditions.

3. The public health and welfare will be benefited by accomplishment of the 2026 Amendments.

4. It will be of public utility and benefit to amend the Declaratory Resolution and the Plan for the Area as provided in the 2026 Amendments and to continue to develop the Area, as amended the 2026 Amendments, under the Act.

5. The accomplishment of the Plan for the Area, as amended and supplemented by the 2026 Plan Supplement, will be a public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits.

6. The Declaratory Resolution and the Plan, as amended by this Resolution and the 2026 Plan Supplement, conform to the comprehensive plan of development for the City.

7. The 2026 Amendments are reasonable and appropriate when considered in relation to the Declaratory Resolution and Plan and the purposes of the Act.

8. The findings and determinations set forth in the Declaratory Resolution and the Plan are hereby reaffirmed.

9. In support of the findings and determinations set forth in Sections 1 through 8 above, the Commission hereby adopts the specific findings set forth in the Plan, as amended by the 2026 Plan Supplement.

10. The 2026 Area is hereby designated as an “economic development area” under Section 41 of the Act, and consolidated with the Area into a single economic development area, and thereby constitutes a portion of the Area.

11. The Plan, as amended by the 2026 Plan Supplement, is hereby designated as the economic development plan for the Area, including the 2026 Area.

12. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Area, as amended by the 2026 Amendments. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan, as amended by the 2026 Plan Supplement, under the Act will be followed, including notice by publication to affected property owners and a public hearing.

13. The Commission finds that no residents of the Area will be displaced by any project resulting from the Plan, as supplemented and amended by the 2026 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provision for adequate housing for the residents.

14. The 2026 Amendments are hereby in all respects approved.

15. The parcels described in Exhibit C are hereby designated as a separate “allocation area” pursuant to Section 39 of the Act to be known as the “Trace Commons Allocation Area” for purposes of the allocation and distribution of property taxes for the purposes and in the manner provided by said Section. Any taxes imposed under I.C. 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in said allocation area shall be allocated and distributed as follows:

Except as otherwise provided in said Section 39, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in said Section 39, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into an allocation fund for the Trace Commons Allocation Area hereby designated as the “Trace Commons Allocation Fund” and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(4) of the Act, as the same may be amended from time to time. Said allocation fund may not be used for operating expenses of the Commission, except as otherwise permitted by the Act. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(5) of the Act, as the same may be amended from time to time.

16. The foregoing allocation provision shall apply to the Trace Commons Allocation Area. The Commission hereby finds that this allocation provision allows for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements located in or serving or benefitting the Area (including the Trace

Commons Allocation Area) as contemplated by the Plan, as supplemented by the 2026 Amendments, thereby facilitating additional investment in the Area. The Commission hereby further finds that the adoption of this allocation provision will result in new property taxes in of the Trace Commons Allocation Area that would not have been generated but for the adoption of the allocation provisions, as specifically evidenced by the findings set forth in Exhibit B. The base assessment date for the Trace Commons Allocation Area is January 1, 2026.

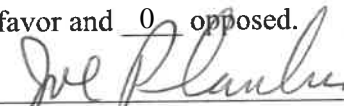
17. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto, and the allocation provision herein relating to the Trace Commons Allocation Area shall expire on the date that is twenty-five (25) years after the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from tax increment revenues derived from the Trace Commons Allocation Area.

18. This Resolution, together with any supporting data, shall be submitted to the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") and the Common Council of the City (the "Council") as provided in the Act, and if approved by the Plan Commission and the Council, shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

19. The officers of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.

20. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.

DULY ADOPTED AND PASSED by the WESTFIELD REDEVELOPMENT COMMISSION this 15th day of June, 2026, by a vote of 4 in favor and 0 opposed.



Joe Plankis, President

Absent

Chip Parsley, Vice President



Steve Latour, Secretary



Brian Tomamichel, Member



Patrick Downey, Member

EXHIBIT A

Map and Description of Parcels in the 2026 Area

The 2026 Area consists of the yellow-shaded parcels depicted in the maps on the following pages, together with any and all public ways, streams or rights-of-way that physically connect any of the described areas to each other and to the existing East Side Economic Development Area. The 2026 Area shall be consolidated with, and form a part of, the East Side Economic Development Area.

PARCEL ID NUMBERS:

08-10-05-00-00-006.000

East Side - EDA

 = Adding to East Side EDA



EXHIBIT B

Description of Parcels Removed from the Existing Allocation Area

The following parcels will remain in the existing East Side Economic Development Area, but are hereby removed from the existing East Side Economic Development Allocation Area.

PARCEL ID NUMBERS:

08-10-05-00-00-008.005*

08-10-05-00-00-008.205

* Preliminary, subject to change. It is anticipated that this parcel will be subdivided to include a portion of the Trace Commons Development. The parcel split that does not include a portion of the Trace Commons Development will remain in the East Side Economic Development Allocation Area.

EXHIBIT C

Map and Description of Parcels in the Trace Commons Allocation Area

The following area bounded by the orange border of the map attached on the following page comprises the Trace Commons Allocation Area. Such area is currently comprised of all or a portion of the following parcels; provided, however, this list is preliminary and subject to change based upon the final plat for the Trace Commons Development, as described in Exhibit D.

PARCEL ID NUMBERS:

08-10-05-00-00-006.000

08-10-05-00-00-008.005*

08-10-05-00-00-008.205

* Preliminary, subject to change. It is anticipated that this parcel will be subdivided to include a portion of the Trace Commons Development. The parcel split that includes a portion of the Trace Commons Development will be included in the Trace Commons Allocation Area, along with the other parcels listed above.

East Side - EDA
Trace Commons Allocation Area (New)



602

EXHIBIT D

2026 Plan Supplement

The existing Plan for Area is hereby further supplemented by adding the following projects to the Plan:

Trace Commons Project

Level 2 Development, LLC or an affiliate thereof (the “Trace Commons Developer”) is developing an area within the east side area of the City of Westfield generally described as being located directly south of Indiana State Road 32 (Westfield Road) on the west side of the intersection thereof with Shady Nook Road and north of the Midland Trace Trail. The mixed-use development is expected to include three commercial and retail buildings including an aggregate of approximately 19,700 square feet, two multi-family housing buildings including an aggregate of approximately 308 apartment units and approximately 8,150 square feet of commercial and retail space, and approximately 25 townhomes as well as approximately 519 surface parking lot spaces, multi-use paths, trail amenities, and a detention pond (collectively, the “Trace Commons Development”). The Trace Commons Development has a current estimated total development cost of \$68 million.

However, due to the lack of adequate local public improvements serving or benefitting the development site, the Commission will undertake all or any portion of the engineering, design, acquisition and/or construction of infrastructure improvements located in or directly benefiting or serving the Trace Commons Allocation Area, including, but not limited to, land acquisition, storm water improvements, utilities relocation, streetscape and plaza improvements, general site improvements, parking and/or road, trail and sidewalk or other local public improvements (collectively the “Trace Commons Projects”). The Trace Commons Projects are estimated to cost the Commission approximately \$8,500,000; however, such estimated costs will be refined as specific details and timing of the Trace Commons Projects are determined. The Trace Commons Projects will support the Trace Commons Development. The Commission anticipates capturing tax increment revenues from the Trace Commons Allocation Area, and applying such tax increment revenues, either directly or through bonding, to pay or reimburse all or a portion of the costs of the Trace Commons Projects. The Commission envisions the possibility of assisting the City in issuing one or more series of bonds payable from tax increment revenues derived from the Trace Commons Allocation Area and purchased by the Trace Commons Developer (or an affiliate thereof) or a third-party purchaser, including bonds issued by the City upon recommendation by the Westfield Economic Development Commission (pursuant to Indiana Code 36-7-11.9 and Indiana Code 36-7-12) to assist in financing the Trace Commons Projects.

Findings of Fact

Based on representations of the Trace Commons Developer, the Commission has determined that the full development of the Trace Commons Allocation Area will not proceed along the timeframe or scope as planned without the contribution of tax increment revenues to be

derived from the Trace Commons Allocation Area to the Trace Commons Projects due to the lack of adequate infrastructure and other local public improvements in or serving the Trace Commons Allocation Area. The establishment of the Trace Commons Allocation Area is planned as part of the Commission's strategy to contribute tax increment revenues derived from Trace Commons Allocation Area to the proposed Trace Commons Projects, and is a necessary component to allow the Commission to be reimbursed for a portion of the costs of the Trace Commons Projects, respectively. The private development projects will not proceed without this mechanism in place. The Commission does not have any other method of financing the costs of the Trace Commons Projects, absent issuing bonds payable from a special benefits tax upon all taxable property within the District, without the prospect of replacing the source with tax increment revenues from developments within the Trace Commons Allocation Area. The Commission hereby finds that designating the Trace Commons Allocation Area as an allocation area will allow for the capture of additional tax increment revenues that will be available to the Commission to finance infrastructure and other improvements (including the Trace Commons Projects) located in or serving or benefitting the Trace Commons Allocation Area, thereby facilitating new investment in the Area that would otherwise not occur.

RESOLUTION NO. 26-02

RESOLUTION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION APPROVING AMENDMENTS TO THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE WESTFIELD EAST SIDE ECONOMIC DEVELOPMENT AREA

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the “City”); and

WHEREAS, the Westfield Redevelopment Commission (the “Redevelopment Commission”), pursuant to IC 36-7-14 (the “Act”), has previously adopted and confirmed resolutions which (i) established and expanded an economic development area known as the “East Side Economic Development Area” (the “Area”), (ii) designated a portion of the Area as a consolidated allocation area known as the “East Side Economic Development Allocation Area” pursuant to Section 39 of the Act (the “Existing Allocation Area”), and (iii) approved a development plan for the Area (the “Plan”) pursuant to the Act; and

WHEREAS, the Redevelopment Commission, on June 15, 2026, adopted its Resolution No. 17-2026 (the “Declaratory Resolution”) which (i) designated certain additional parcels as an economic development area under the Act (the “2026 Area”), (ii) consolidated the 2026 Area with the Area, (iii) removed certain parcels from the Existing Allocation Area, (iv) designated the entirety of the 2026 Area along with the parcels removed from the Existing Allocation Area as a separate allocation area, pursuant to Section 39 of the Act, to be known as the Trace Commons Allocation Area, and (v) adopted a supplement to the Plan attached as Exhibit D thereto (the “2026 Plan Supplement”); and

WHEREAS, the Redevelopment Commission has submitted the Declaratory Resolution and the 2026 Plan Supplement to this Plan Commission; and

WHEREAS, in determining the location and extent of the Area, the Plan Commission has determined that no residents of the City will be displaced by the proposed development thereof; and

WHEREAS, the Plan Commission has reviewed the Declaratory Resolution and the 2026 Plan Supplement and determined that it conforms to the plan of development for the City, and now desires to approve the Declaratory Resolution and the 2026 Plan Supplement.

NOW, THEREFORE, BE IT RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, as follows:

1. The Plan Commission hereby finds and determines that the Declaratory Resolution and the 2026 Plan Supplement conform to the plan of development for the City.
2. The Declaratory Resolution and the 2026 Plan Supplement are hereby approved.

3. This Resolution hereby constitutes the written order of the Plan Commission approving the Declaratory Resolution and the 2026 Plan Supplement pursuant to Section 16 of the Act.

4. The Secretary of the Plan Commission is hereby directed to file a copy of the Declaratory Resolution and the 2026 Plan Supplement with the minutes of this meeting.

[Signature Page Follows]

SO RESOLVED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION this 6th day of July, 2026.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For

Voting Against

Abstain

Robert Horkay

Robert Horkay

Robert Horkay

Mike Neal

Mike Neal

Mike Neal

Billy Bunkowfst

Billy Bunkowfst

Billy Bunkowfst

Stephanie Carlson

Stephanie Carlson

Stephanie Carlson

Mark Keen

Mark Keen

Mark Keen

Omar Khan

Omar Khan

Omar Khan

Victor McCarty

Victor McCarty

Victor McCarty

Ryan Mooney

Ryan Mooney

Ryan Mooney

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

ATTEST:

Kevin Todd, Director of Community Development

This document prepared by Bradley J. Bingham, Esq., Barnes & Thornburg LLP
11 South Meridian Street, Indianapolis, IN 46204

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document unless required by law. /s/ Bradley J. Bingham.

DMS 53395268.1



MEMORANDUM

July 1, 2026

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

FROM: Lauren Gillingham-Teague, AICP – Senior Planner

CC: Westfield Community Development Staff

SUBJECT: Creation of the M-GP: Grand Park zoning district

EXHIBITS:

1. Memorandum
2. Proposed Ord. 26-32
3. [Grand Park District Vision & Regulating Plan](#) and [Appendix](#)

Over the last two years, the City and its consultants have worked diligently to develop the Grand Park District Vision and Regulating Plan, a visionary blueprint to enhance and expand the existing Grand Park Sports Campus. With that plan now finalized, the proposed M-GP zoning district is designed to put the words into action and translate the master plan into actionable development regulations.

Chapter 2 – Basic Provisions

Article 2.9 Comprehensive Plan

Chapter 2 is largely a “legal housekeeping” section of the zoning code, laying out the authority of the City to establish zoning and tying in other documents and regulations referenced within the UDO, such as the zoning map, Building Code, and various sections of State law. This is a new section acknowledging the authority and purpose of the Comprehensive Plan and its associated sub-area plans, including the Grand Park Vision and Regulating Plan which forms the basis of the M-GP District.

Chapter 3 – Administration

Article 3.6(A) Plan Commission; Duties

Adds some catch-all language cementing the authority of the APC to delegate responsibilities to a committee (such as the Plat Committee) or zoning official.

Chapter 4 – Zoning Districts

Article 4.1 Establishment of Districts

Establishes Master Planned Districts as a new category of zoning district and adds M-GP: Grand Park

District to the category. The prefix “M-“ will be used to distinguish master planned districts from standard zoning districts.

Article 4.17 M-GP: Grand Park District

Creates standards for the master planned M-GP District. As a master planned district, this district is intended to function as a cross between a standard zoning district and a PUD ordinance.

Like a PUD, the standards are applicable only to a defined geographic area and based on an external reference document (the “Regulating Plan”), but, because they live directly in the UDO and aren’t enshrined in a PUD ordinance, standards can be amended or modified without going through an extended PUD amendment process. Given the speed and complexity of development deals, it’s crucial that the code be nimble and predictable to have the best chance of landing the sports-related companies we’re targeting.

With this flexibility in mind, the ordinance proposes new Major and Minor Variation processes to approve project-specific variations from District standards and the underlying Regulating Plan. These variations are approved on a case-by-case basis and, unlike PUD amendments, do not change the text of the Regulating Plan. Minor Variations, such as changes to landscape plantings, relocation of open space, and up to a 15% increase or reduction in quantitative standards (ex. max. front setback, min. percentage of masonry material) can be administratively approved by the Director, while Major Variations will require APC approval.

Chapter 10 – Processes and Procedures

Article 10.7 Development Plan Review

Delegates the review and approval of Detailed Development Plans in Master Planned Districts to the Director of Community Development; cleans up unnecessary language in the ODP Approval Process section – the approval of ODPs will remain with the Plat Committee.

Article 10.17 Development Standard Waiver

Creates a new process allowing the APC to grant a waiver from standards required by a Regulating Plan or Chapter 6: Development Standards and establishes review criteria/findings of approval. This process is very similar to the Subdivision Control Waivers granted by the Plat Committee for subdivision design standards

Waivers shall not require a public hearing, and the APC can require applicants to make commitments as a condition of approval. Denial of a Development Standard Waiver does not affect an applicant’s legal right to seek a variance from the BZA.

In the context of the M-GP District, the Development Standard Waiver is used to approve Major Variations from the Regulating Plan or UDO. As written, this process is limited only to projects in Master Planned zoning districts but could be expanded to other districts if desired.

Chapter 12 – Definitions

Article 12.1 Definitions

Creates definitions for words used in the Grand Park District Vision & Regulating Plan and M-GP zoning district.

Please do not hesitate to contact me with any questions or concerns.

A handwritten signature in black ink that reads "Lauren GT". The signature is written in a cursive, flowing style.

Lauren Gillingham-Teague, AICP – Senior Planner

Lgillingham@westfield.in.gov

ORDINANCE 26-32

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE PERTAINING TO THE CREATION OF THE GRAND PARK DISTRICT ZONING DISTRICT

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and,

WHEREAS, on _____, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2606-ZOA-03 to the Council with a [redacted] recommendation (x-x vote) in accordance with Indiana Code § 36-7-4-607; and,

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

Section 1. Chapter 2 Basic Provisions shall be amended as follows:

1. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 2: Basic Provisions to accommodate the following amended chapter structure:

- A. Table of Contents
 - a. 2.8 Zoning Map
 - b. 2.9 Comprehensive Plan
 - c. 2.10 Chapter Amendment Log

A. **Article 2.9 Comprehensive Plan** shall be added as follows:

- A. **Authority:** The Comprehensive Plan and any related plan(s) incorporated by reference into the Comprehensive Plan, are hereby incorporated into and made a part of this Ordinance pursuant to the authority granted by I.C. 36-1-5-4.
- B. **Purpose:** The purpose of the Comprehensive Plan is to provide jurisdiction-wide policies to guide the major decisions of the City and other governmental

entities within the City, including decisions relating to land use, zoning, infrastructure, and growth. The Comprehensive Plan may include thoroughfare and subarea plans or incorporate them by reference.

C. Subarea Plans: Subarea plans are amendments to the Comprehensive Plan to specifically address geographic areas that warrant a more deliberate and detailed approach to development. The following subarea plans are incorporated by reference into this Ordinance:

1. The Grand Park District Vision and Regulating Plan, as amended
2. The Westfield Downtown Redevelopment Plan, as amended

D. Location of Ordinance: In accordance with Indiana law, two copies of the Comprehensive Plan and any plans or documents incorporated by reference shall be maintained on file in the office of the Clerk Treasurer and the Department and kept on file for public inspection as required by Indiana law.

Section 2. Chapter 3: Administration shall be amended as follows:

1. **Article 3.6(A) Plan Commission; Duties** shall be amended as follows:

Duties: Duties should be interpreted as activities that are obligations and generally include:

10. Delegate to a committee, a hearing examiner, a hearing officer, or any other zoning official the authority to hold hearings, make decisions, or conduct secondary reviews under this Ordinance and pursuant to IC 36-7-3-10, IC 36-7-4-402, IC 36-7-4-407, IC 36-7-4-408, IC 36-7-4-701, IC 36-7-4-710, IC 36-7-4-711, IC 36-7-4-1402, IC 36-74-1511, or other applicable statutes.

Section 3. Chapter 4: Zoning Districts shall be amended as follows:

1. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 4: Zoning Districts in order to accommodate the following amended chapter structure:

B. Table of Contents

- a. 4.16 GB: General Business
- b. 4.17 ~~[reserved for future use]~~ M-GP: Grand Park District
- c. 4.18 ~~[reserved for future use]~~

2. **Article 4.1. Establishment of Districts.**

F. ~~[reserved for future use]~~: Master Planned Districts:

1. ~~[reserved for future use]~~ M-GP: Grand Park District

3. **Article 4.17 M-GP: Grand Park District** shall be created and established by the contents of Exhibit A.

Section 4. Chapter 10: Processes and Procedures shall be amended as follows:

1. **Article 10.7 Development Plan Review**

D. **Approving Authority:** The approval or disapproval of an Overall Development Plan is hereby delegated to the Plat Committee. The approval or disapproval of a Detailed Development Plan is hereby delegated to the Plan Commission, with the exception of Detailed Development Plans in Master Planned Zoning Districts, which is hereby delegated to the Director.

E. **Development Plan Review Criteria:** Development Plans shall comply with and be reviewed by the Plan Commission, ~~or~~ Plat Committee, or Director upon finding that the Development Plan is in compliance with the following requirements:

F. **Overall Development Plan Approval Process:**

4. **Public Hearing and Notice:** A public hearing by the Plat Committee shall be required for any Overall Development Plan and notification for the scheduled public hearing shall be completed consistent with the requirements of the Rules of Procedure of the Plan Commission and the Schedule of Meeting and Filing Deadlines. ~~Any Development Plan which has been delegated to the Director for approval may occur without public notice and without a public hearing.~~

G. **Detailed Development Plan Approval Process:**

3. **Plan Commission Action:** Following the Applicant's submittal of revised copies of the Detailed Development Plan, the Plan Commission, or Director shall review and take action on the petition in accordance with the Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. If the Detailed Development Plan complies with this Ordinance, then the Plan Commission or Director shall approve the Detailed Development Plan. If the Detailed Development Plan is disapproved, then the Director shall set forth the reasons accordingly in writing and provide the Applicant with a copy.

2. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 10: Processes & Permits in order to accommodate the following amended chapter structure:

C. Table of Contents

- a. 10.16 Zoning Map Changes (Rezoning)
- b. 10.17 Waiver of Development Standard
- c. 10.18 Chapter Amendment Log

3. **Article 10.17 Development Standard Waiver** shall be added as follows:

A. **Applicability:** This Article shall only apply to Major Variations in Master Planned Zoning Districts.

B. **General:** The Plan Commission, in its discretion, may grant a waiver from standards required by a Regulating Plan or Chapter 6: Development Standards. The waiver shall be granted upon finding that:

1. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use and enjoyment of the development site.
 2. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 3. The granting of the waiver will result in a more desirable development of the real estate than what is possible under the strict application of the Ordinance or Regulating Plan standard.
 4. The proposal will not produce a site plan, streetscape, pedestrian network, or street layout that would be impractical or detract from the appearance of the site or the surrounding area
 5. The proposed development is consistent with and compatible with other development located in the area.
 6. The proposed development is consistent with the intent and purpose of the Comprehensive Plan and applicable Regulating Plan.
- C. Plan Commission Action: The Plan Commission shall review and take action on the waiver request in accordance with the Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. As a condition of granting a waiver, a commitment may be made in accordance with Article 10.6 Commitments.
- D. A Development Standard Waiver shall not affect the right of an applicant under Indiana law to petition the Board of Zoning Appeals for a variance from development standards, as provided in IC 36-7-4-918.5 and the Unified Development Ordinance.

Section 5. Chapter 12: Definitions shall be amended as follows:

1. The following definitions shall be added:
 - a. **Live/Work Unit:** An integrated residence and working space, occupied and utilized by a single household in a structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint residential occupancy and work activity, other than a permitted Home Occupation.
 - b. **District, Master Planned:** Shall mean and refer to individually, or collectively, the Zoning Districts listed under "Master Planned Districts" in Article 4.1 Establishment of Districts.
 - c. **Regulating Plan:** A detailed plan establishing a vision for the physical form of a defined geographic area, such as a neighborhood or district. Regulating Plans may include recommendations for land use, density, block length, street and trail networks, streetscapes, open space, and community facilities.
 - d. **Variation, Major:** A proposed modification to a previously approved regulating plan or development ordinance that is determined by the Director to adversely impact the purpose or intent of said plan or ordinance.

- e. **Variation, Minor:** A proposed modification to a previously approved regulating plan or development ordinance that is not a Major Variation.

Section 5.

This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

DRAFT

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2026.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 26-32 was delivered to the Mayor of Westfield

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-32

I hereby VETO ORDINANCE 26-32

this _____ day of _____, 2026.

this _____ day of _____, 2026.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:

Lauren Gillingham-Teague, AICP; Senior Planner
City of Westfield, Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3175

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Lauren Gillingham-Teague, AICP

Exhibit A

4.17 M-GP: Grand Park District

A. **Purpose and Intent:** The purpose of this district is intended to implement the Grand Park District Vision and Regulating Plan to promote a coordinated, walkable mixed-use district that integrates recreation, hospitality, residential, office, and retail uses in support of Grand Park and the surrounding community.

B. **Relationship to Regulating Plan:** The Grand Park District Vision and Regulating Plan, as amended, a subarea plan of the Comprehensive Plan, is incorporated by reference into this Ordinance. Development within the Grand Park District shall conform with the standards and recommendations contained in the Grand Park District Vision and Regulating Plan (“the Regulating Plan”).

All regulations, provisions, and requirements of the UDO shall apply, unless modified by this Article, other sections of the UDO, or by the Regulating Plan. In the event conflicts occur between the UDO and the Regulating Plan, the Regulating Plan shall control.

Permitted Uses: Permitted uses shall include the following uses, except as otherwise prohibited by this Article or the Regulating Plan:

1. Uses permitted by-right in LB-H: Local Business/Historic District;
2. Hotel and conference centers;
3. Commercial Recreational Facility;
4. Public or Private Park;
5. Indoor Theatre;
6. Sports stadiums and practice facilities, indoor and outdoor;
7. Educational Institution, without dormitory accommodations;
8. Residential uses, including duplexes, triplexes, quadplexes, townhomes, multi-family, and live/work units;
9. Anchor/Destination Buildings identified in the Regulating Plan shall generally include the uses specified by the Regulating Plan;
10. Except as otherwise specified by the Regulating Plan, commercial uses shall be part of a mixed-use, integrated building or development.
11. Ground-floor retail, dining, entertainment uses shall be provided on the frontages identified in the Regulating Plan.
12. All building types may include attached or adjacent structured parking.

C. **Prohibited Uses:** The following uses shall be prohibited except as otherwise permitted in the Grand Park Regulating Plan.

1. Auto-oriented uses, including but not limited to:
 - a. Auto and motorcycle service uses (e.g., parts sales, tire sales and/or repair, service garage, rust proofing, storage, car wash)

- b. Auto, motorcycle, and RV sales or rentals
- c. Gasoline Service Stations & Truck Stops
- 2. Pet-oriented businesses, including daytime and overnight boarding facilities, obedience schools, and pet shops that sell animals.
- 3. Drive-throughs, including those associated with banks and pharmacies;
- 4. Retail stores deriving over 80% of gross sales from tobacco, vape, CBD, or alcohol products;
- 5. Taverns (or Nightclubs);
- 6. Outdoor Storage;
- 7. Other uses inappropriate or detrimental to the Grand Park District, as determined by the Director.

D. **Minimum Lot Area:** No Minimum

E. **Minimum Lot Width:** No Minimum

F. **Minimum Lot Frontage:** No Minimum

G. **Building Setbacks:**

- 1. Build-to Range: 0 to 10 feet
- 2. Min. Façade at Build-to line: 80%
- 3. Max. Front Setback: 20 Feet

- a. Up to 30% of the building may exceed the maximum front yard setback to accommodate public spaces such as seating areas, plazas, art installations, and other interactive elements.

- 4. Min. Side & Rear Setback: 0 Feet

H. **Building Height:** All new development shall comply with the following, except as otherwise permitted in the Grand Park Regulating Plan:

- 1. Minimum: 3 Stories
- 2. Maximum:
 - a. Parcels adjacent to outdoor sports fields or parcels outside the District: 5 Stories
 - b. All other parcels: 6 Stories
- 3. Min. Ground Floor Ceiling Height:
 - a. Retail, commercial, and civic uses: 15 feet
 - b. Residential & Artisanal uses: 10 feet

- i. Ground-floor entrances shall be at least 18 inches above sidewalk grade

I. Development Standards

1. Chapter 6 Development Standards shall apply except as otherwise modified or enhanced by the Regulating Plan.
2. Development within the district shall be in substantial conformity with the regulations, exhibits, and illustrations included in adopted Regulating Plan including, but not limited to:
 - a. Street network;
 - b. Block configuration and parcel framework plans;
 - c. Design, location, and activation of public and open spaces;
 - d. Activation of retail frontages;
 - e. Gateways and vista terminations.
3. Architecture Standards: Art. 6.3 Architectural Standards shall apply except as otherwise modified by this Article or the Regulating Plan. All new buildings in the district shall comply with the following:
 - a. Multi-family and Mixed-use Residential uses shall comply with the standards of Art. 6.3(F) Business Districts.
 - b. Architectural Theme: Development within the District shall exhibit a coordinated architectural character through the use of complementary building materials, colors, roof forms, massing, design elements, and site features. All structures within the District shall be designed and constructed with high-quality architectural materials, detailing, and craftsmanship. All building facades shall receive a consistent level of architectural treatment.
 - c. Prohibited Materials: Prohibited building materials shall include vinyl, EIFS (including prefabricated EIFS panels), stucco, and polymeric cladding. Stamped or architecturally finished precast concrete may be used only for structured parking garages, sports stadiums, and practice facilities.
 - d. For the purposes of this Article, stamped or architecturally finished precast concrete panels and glass curtain wall systems shall be considered Masonry Materials.
 - e. Anti-monotony: Art. 6.3(F)(5)(b) Wall Planes shall not apply. Rather, long facades may be broken up at appropriate intervals through the use of architectural elements, (i.e., arcades, columns, ribs, piers, and pilasters), decorative masonry designs, murals, wall mounted sculptures or the like.
 - f. Exposed parking structures shall mimic the architectural character, materiality, and color of the surrounding or adjacent building(s).
 - g. All exposed parking decks shall be screened using architectural metal screens, architectural cladding, planted vegetation or irrigated planting boxes, tensile mesh printed with art or graphics, or a combination of the like.

- h. Full and partial demise lines shall generally be provided as shown in the Regulating Plan when appropriate to the building's use and function, and surrounding streetscape.
 - i. Appropriately scaled architectural features shall be provided at identified vista termination points.
 - j. Building design and development theming shall be further prescribed within the applicable development agreement(s).
4. Landscaping Standards: Art. 6.8 Landscaping Standards shall not apply except as otherwise modified by this Article or the Regulating Plan. All new development in the district shall comply with the following:
- a. Art. 6.8(J) Street Trees shall apply.
 - b. Art. 6.8(O)(2) Perimeter Parking Area Landscaping shall apply to permanent surface parking areas adjacent to outdoor sports fields or parcels outside the District.
 - c. Landscape design within the District shall be as generally depicted in the Regulating Plan.
 - d. Landscape materials, plantings, hardscape elements, lighting, site furnishings, and amenity features shall be matching or complementary in design and appearance throughout the Grand Park District.
 - e. Open spaces and recreational amenities shall be connected, functional, and designed to accommodate a variety of passive and active recreational activities.
5. Parking and Loading Standards: Art. 6.14 Parking and Loading Standards shall apply except as otherwise modified by this Article or the Regulating Plan. All new development in the district shall comply with the following:
- a. Art. 6.14(G)(11) Off-Street Parking, Required Spaces shall not apply. Rather, parking needs shall be evaluated and managed for each development based on the District's existing parking capacity.
 - b. Structured and surface parking shall be provided as generally shown in the Regulating Plan.
 - c. As the district develops, temporary surface parking lots may be permitted for an initial period of up to two (2) years while structured parking is under development. The initial time period may be extended by the Director at six (6) month intervals if suitable parking is still unavailable. Temporary surface lots shall be paved and striped.
6. Sign Standards: Art. 6.17 Sign Standards shall apply except as otherwise modified by this Article or the Regulating Plan.
- a. A sign plan shall be required for integrated developments.

- b. All signs shall be reverse channel or externally illuminated. Internally Illuminated signs may be permitted on a case-by-case basis for gateway signs or examples of unique or inventive design.
- J. **Interpretation:** When making determinations on the meaning or the intent of the Regulating Plan, *Chapter 01 – Introduction* and *Chapter 02 – Development Vision* of the Grand Park Vision and Regulating Plan shall be used for guidance.
- K. **Variations from Regulating Plan:** As the district develops, variations from the adopted Regulating Plan may be necessary. The major and minor variation processes are intended to allow flexibility while preserving the quality and overall intent of the district.
 - 1. **Major Variations:**
 - a. A proposed modification determined by the Director to adversely impact the purpose or intent of the Regulating Plan shall be considered a Major Variation. Major variations may include, but are not limited to:
 - i. An increase in the buildable area, number of blocks, or boundaries of the district;
 - ii. Changes to major street alignments;
 - iii. The elimination, relocation, or substantial reduction of public open space, including the Championship Way Linear Park and retail canalwalk;
 - iv. The elimination or reduction of retail frontages;
 - v. The reduction or elimination of structured parking or changes in the number, size, or location of permanent surface parking lots;
 - vi. Proposal of a prohibited use
 - b. Major Variations shall follow the process for a Development Standard Waiver.
 - 2. **Minor Variations:**
 - a. If the Director determines a proposed variation from the Regulating Plan is not a Major Variation, then the variation shall be deemed a Minor Variation. A Minor Variation may include, but is not limited to:
 - i. Change in location, type, and density of landscape plantings depicted in the Regulating Plan;
 - ii. Minor changes to open space location and programming;
 - iii. Relocation of utilities or stormwater facilities;
 - iv. Reallocation of land uses between development blocks where the overall mix of uses remains substantially consistent with the Regulating Plan;
 - v. Up to a fifteen percent (15%) reduction in any minimum development standard or a fifteen percent (15%) increase to any

maximum development standard, excluding building height and the minimum amount of retail on retail-required frontages.

- b. The Director shall administratively approve requests for Minor Variations upon finding that:
 - i. The variation does not materially alter the intent or vision of the Regulating Plan;
 - ii. The variation does not substantially reduce the quality or availability of public open spaces or amenities;
 - iii. The variation maintains pedestrian connectivity and urban design objectives;
 - iv. The variation does not create adverse impacts on adjoining properties internal or external to the district.

L. **Approval Process:** Detailed Development Plans that comply with the Grand Park Regulating Plan and applicable provisions of the UDO shall be approved by the Director following the procedures established in *Article 10.7 Development Plan Review*. The Director shall provide informational reports to the Advisory Plan Commission and the City Council on a quarterly basis summarizing approved and denied Detailed Development Plans and Minor Variations within the Grand Park District.

M. **Appeals:** Decisions of the Director may be appealed to the Advisory Plan Commission following the procedures established in *Article 10.7 Development Plan Review*.

ORDINANCE 26-35

AN ORDINANCE TO AMEND PROVISIONS IN THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township, Indiana as identified through the adoption of a Joinder Agreement; and,

WHEREAS, from time to time it is necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, on [REDACTED], 2026, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2607-ZOA-06 to the Council with a [REDACTED] recommendation in accordance with Indiana Code § 36-7-4-607; and

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

Section 1. **Article 6.17(L)(3) Sign Standards; Nonresidential Signs; Downtown Signs** shall be amended as follows:

3. **Downtown Signs:** All Nonresidential uses within the geographic area identified in FIGURE 6.17(G): DOWNTOWN AREA shall be permitted Post Signs, Wall Signs, Awning Signs, Canopy Signs, Under Canopy Signs, Window Signs, and Projecting Signs ~~as set forth below~~ otherwise set forth in this Article, subject to the provisions below:
 - a. **Sign Area:** The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of Building Façade or in-line tenant space fronting on a public Right-of-way. The Sign Area Allocation shall be divided between all permitted and legally established Nonconforming Signs.
 - b. **Wall Signs:**
 - i. **Quantity:** ~~One (1) per tenant per dedicated public entrance, n~~Not to exceed two (2) Signs per tenant.
 - ii. **Maximum Sign Area per Sign:** ~~Twelve (12)~~ Thirty-six (36) square feet.

- f. Illumination: Signs may be illuminated as permitted by this Article except as modified below:
- i. Projecting Signs within the Downtown Area shall not be Internally Illuminated.
 - ii. Internally Illuminated Signs shall be reverse channel or halo-lit only; front lit Signs are not permitted.
 - iii. Wall-mounted or sign-mounted lighting fixtures for Externally Illuminated Signs shall be decorative in nature.

Section 2. **Article 8.3(I) Easement Standards, Outdoor Warning Siren Easements** shall be added as follows:

- I. Outdoor Warning Siren Easement: Where the Fire Department or emergency management authority identifies a future need for an outdoor warning siren, the developer of a Major Subdivision shall dedicate an easement of sufficient size and location to accommodate the future installation, operation, maintenance, and replacement of the siren and associated utilities.
 - a. Easement Instrument Specification: When required by this Ordinance, the Property Owner ("grantor") shall execute an Outdoor Warning Siren easement instrument in favor of the Westfield Fire Department. Said instrument shall meet the specifications outlined in this Article.
 - b. Easement Certificate: The Applicant may forgo a separate easement instrument in favor of printing the following easement certificate on the Secondary Plat:

Areas on these plans designated as an ‘Outdoor Warning Siren Easement’ or abbreviated as “WSE” are reserved and dedicated to the Westfield Fire Department exclusively for the installation, operation, maintenance, repair, and replacement of outdoor warning sirens and their associated utilities. These easements are binding on all heirs, successors, and assigns to the property on which they are located. The grantee or the City of Westfield may enforce the provisions of the easement. The easement shall only be modified or vacated in the manner stipulated in the Unified Development Ordinance, or its successor ordinance.

Section 3. **Article 13.2 Use Table** shall be amended as follows:

- A. Remove “Dwelling, Multi-family” as a Permitted Use in the GO: General Office District.

Section 4. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

DRAFT

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2026.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

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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 26-38** was delivered to the Mayor of Westfield

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-38

this _____ day of _____, 2026.

I hereby VETO ORDINANCE 26-38

this _____ day of _____, 2026.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:

Lauren Gillingham-Teague, AICP

Senior Planner

City of Westfield, Community Development Department

2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3175

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Lauren Gillingham-Teague