



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda_02_06_2023

Monday, February 06, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, February 06, 2023 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: [Online viewable @ https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

- January 24, 2023 APC Minutes

Documents: [APC Minutes - January 24, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

2210-DDP-35

PetSuites Westfield

17502 Carey Road

National Veterinary Associates by Kimley-Horn and Associates requests Detailed Development Plan approval of a 11,242 SF pet-oriented business on 1.32 acres +/- in the LB: Local Business District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#)

2301-DDP-01

**McDonald's Inc, Westfield
15101 Thatcher Lane**

McDonald's Corporation by Wilfong Farms, Inc. requests Detailed Development Plan approval of a 5,560 square foot Fast-Food Restaurant on 1.6 acres in the LB-PD: Local Business - Planned Development District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#)

ITEMS OF BUSINESS

2207-PUD-13

**Woods Robinson Briggs PUD Amendment II
Generally at 904 East 191st Street**

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of District 1, modify the proposed Park/Trail Head District standards, and replace the district map, site plan, and applicable character exhibits with revised versions.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Red Line Ord. 22-19](#) | [Exhibit 4: Proposed Ord. 22-19](#) | [Exhibit 5: Concept Site Plan](#) | [Exhibit 6: District Plan](#) | [Exhibit 7: Character Exhibits](#)

2301-PUD-02

**Grand Park Village PUD, Amendment V
South & adjacent to 186th Street, east of Kinsey Avenue**

Grand Communities, LLC by Nelson & Frankenberger, LLC requests to amend the Grand Park Village PUD to permit a seventy-seven (77) unit townhome development on 6.6 acres +/-.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 22-61](#) | [Exhibit 4: Ord. 22-61 Redline](#) | [Exhibit 5: Context Map](#) | [Exhibit 6: Concept Plan](#) | [Exhibit 7: Building Elevations](#) | [Exhibit 8: Landscape Plan](#) | [Exhibit 9: Courtyard Character Exhibit](#) | [Exhibit 10: Short Term Rental Commitment](#) | [Petitioner's Presentation](#)

PUBLIC HEARING ITEMS

2212-PUD-20 [PUBLIC HEARING]

**Wheeler Landing PUD Amendment
Southwest corner of 186th Street and Kinsey**

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 22-52](#) | [Exhibit 4: Narrative Statement](#) | [Exhibit 5: Neighborhood Meeting Summary](#) | [Exhibit 6: Public Comment](#)

2301-PUD-01 [PUBLIC HEARING]

Westfield Washington Schools PUD

Northeast corner of State Road 32 and Centennial Road

Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ord. 22-62](#) | [Exhibit 5: Redlined Ord. 22-62](#) | [Exhibit 6: Concept Plan](#) | [Exhibit 7: Neighbor Meeting Summary](#) | [Exhibit 8: Public Comments](#)

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2210-DDP-35
Project Name: PetSuites Westfield
Subject Site Address: 17502 Carey Road
Petitioner: National Veterinary Associates by Kimley-Horn and Associates
Request: Petitioner requests **Detailed Development Plan** review for a new 11,242 SF pet-oriented business on 1.32 acres +/- in the LB: Local and Neighborhood Business District.
Current Zoning: LB: Local and Neighborhood Business District
Current Land Use: Vacant
Approximate Acreage: 1.32 acres +/-
Staff Reviewer: Ryan Collingwood, Associate Planner

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

DEVELOPMENT PLAN (Chapter 10.7(H) of UDO):

The plans comply.

- 5) 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.



- 6) Address and legal description of the property.
 - 7) Boundary lines of the property including all dimensions.
 - 8) 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.
 - 9) 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.
 - 10) 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.
 - 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 14) Location and dimensions of all existing structures and paved areas.
 - 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 16) Location of all Floodplain areas within the boundaries of the property.
 - 17) Names of legal ditches and streams on or adjacent to the site.
 - 18) 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.
 - 19) Identify buildings proposed for demolition.
 - 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-



DEVELOPMENT PLAN REVIEW (Chapter 10.7(E) of UDO):

The plans comply.

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

ZONING DISTRICT STANDARDS (Chapter 4.2 of UDO)

The plans comply.

26) LB: Local and Neighborhood Business District

- 1. Minimum Lot Area: No minimum
- 2. Minimum Lot Frontage: 50 feet
- 3. Minimum Building Setback Lines:
 - a. Front Yard 60 feet
 - b. Side Yard 15 feet
 - c. Rear Yard 20 feet
- 4. Minimum Lot Width: 100 feet
- 5. Maximum Building Height: 45 feet
- 6. Building Size Requirements:



- a. Minimum Business Size 800 square feet
- b. Maximum Building Size 30,000 square feet

STATE HIGHWAY 32 OVERLAY DISTRICT STANDARDS (Chapter 5.3 of UDO)

The plans comply.

27) Building Height Requirements:

- a) Maximum Building Height: No Minimum
- b) Minimum Building Height: Eighteen (18) feet
- c) Multiple Stories: Multiple stories encourage, not required
- d) Minimum Gross Floor Area: Five Thousand (5,000) square feet
- e) Maximum Gross Floor Area: No maximum

28) Architectural Design Requirements:

- a) Building Elevation:
 - i) Article 5.3(K)(2)(b): Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. ~~Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet.~~ Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of ~~four (4)~~ feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the façade or with architectural elements.

COMMENT: Via approval of 2204-VU-07 & 2204-VS-13 on April 12, 2022, a minimum 2-foot depth is permitted for wall modulation requirements, instead of a 4-foot depth as indicated.

- ii) Main Entrances
- iii) Windows
- iv) Awnings
- v) Building Materials
 - (1) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- vi) Miscellaneous Requirements

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

29) Landscaping Standards (Article 6.8)

30) Parking and Loading Standards (Article 6.14)

a) Bicycle Parking

- i) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

34) Pedestrian Network Standards (Article 8.7)

35) Storm Water Standards (Article 8.8)

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

37) Street Light Standards (Article 8.10)

38) Street Sign Standards (Article 8.11)

39) Surety Standards (Article 8.12)

40) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

Action: Approve Detailed Development Plan 2210-DDP-35 with the following condition:

- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**

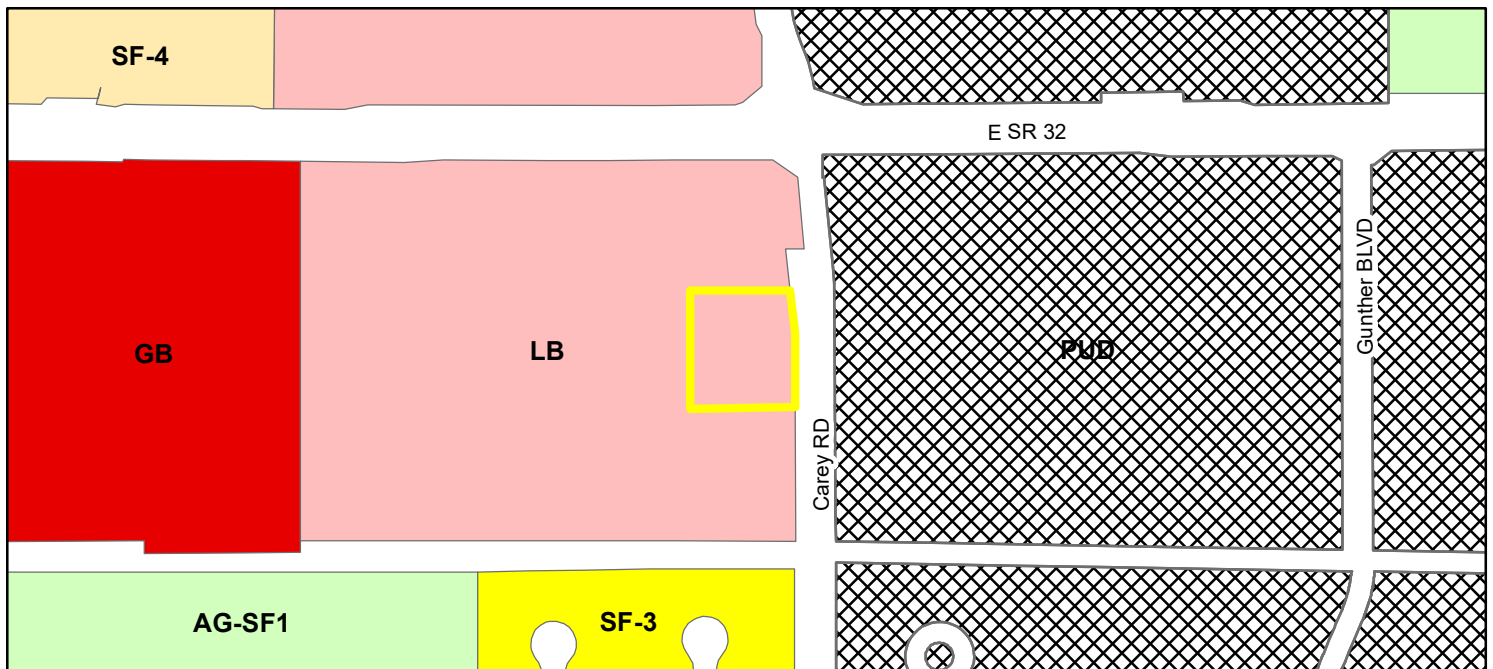
If any Plan Commission member has questions prior to the meeting, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



 SITE Zoning

 AG-SF1 (Agriculture - Single Family - 1)

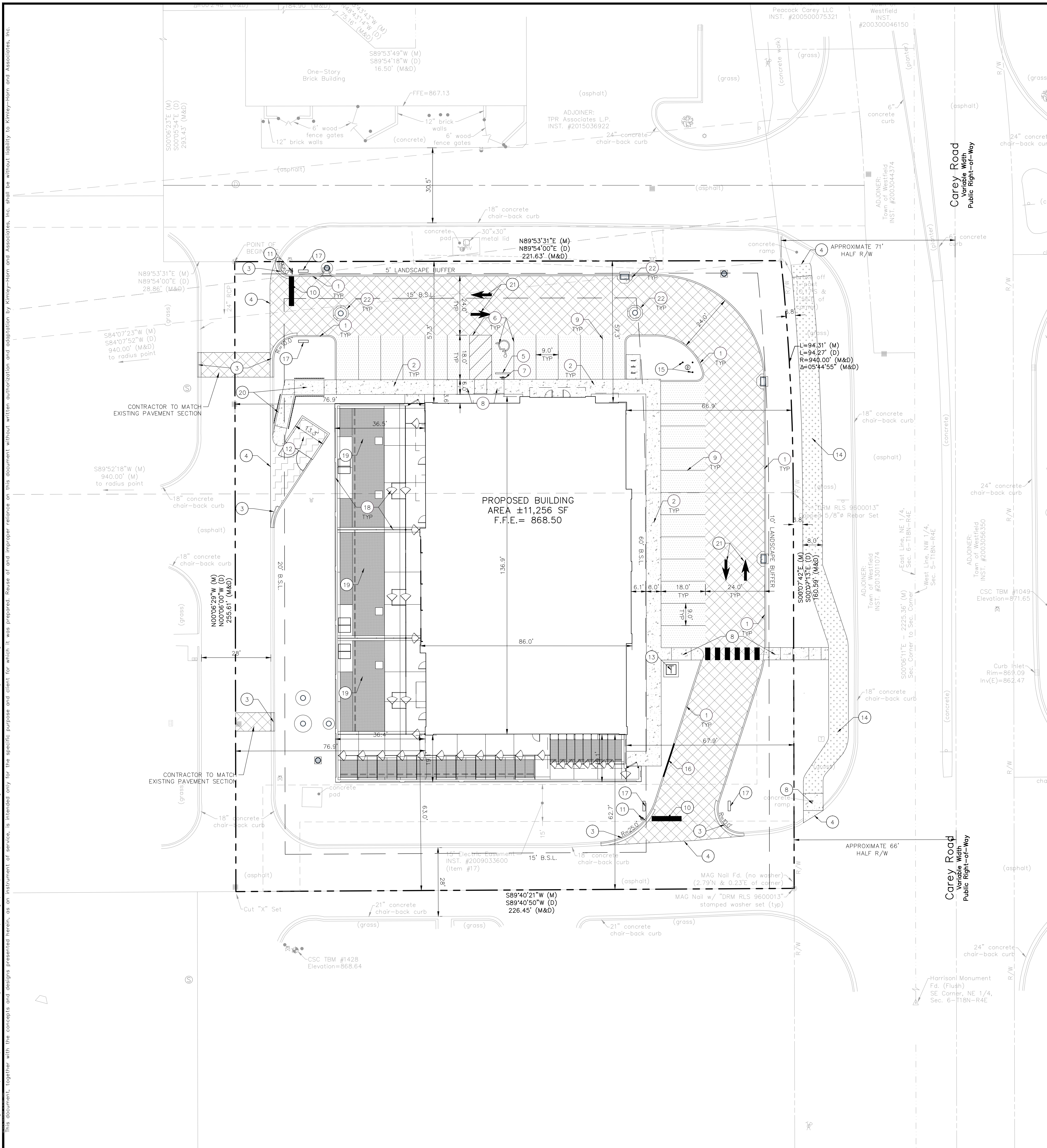
 GB (General Business)

 LB (Local Business)

 PUD (Planned Unit Development)

 SF-3 (Single Family - 3)

 SF-4 (Single Family - 4)



Indiana Utilities Protection Service

Call 811 

before you dig



GRAPHIC SCALE IN FEET

0 10' 20' 40'



No.	REVISIONS	DATE	BY
Δ	CITY COMMENTS	12/02/22	NRK
Δ	CITY COMMENTS	01/23/23	KJS

SCALE:	AS NOTED	 © 2013 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM
DESIGNED BY:	KJS	
DRAWN BY:	RCB	
CHECKED BY:	KJS	

SITE PLAN

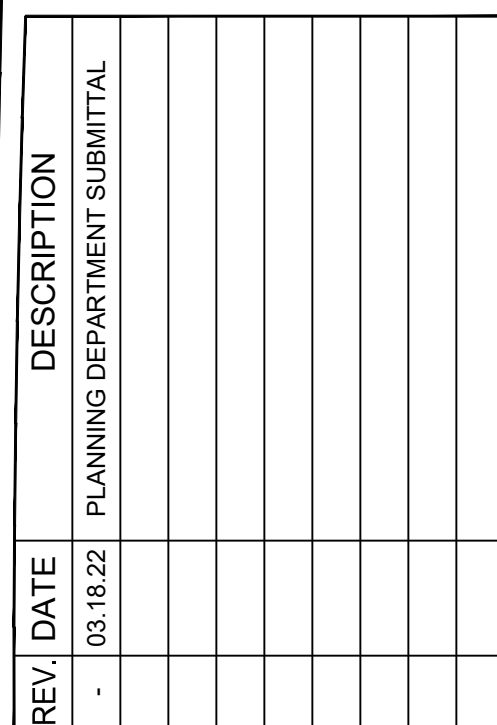
**PET SUITES
WESTFIELD
WESTFIELD, INDIANA**

ORIGINAL ISSUE: 02/15/2022
KHA PROJECT NO. 170120007
SHEET NUMBER

GENERAL PLAN NOTES

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

C3.0



PETSUITES OF AMERICA
SR 32 & CAREY ROAD
WESTFIELD, IN

EXTERIOR ELEVATIONS

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

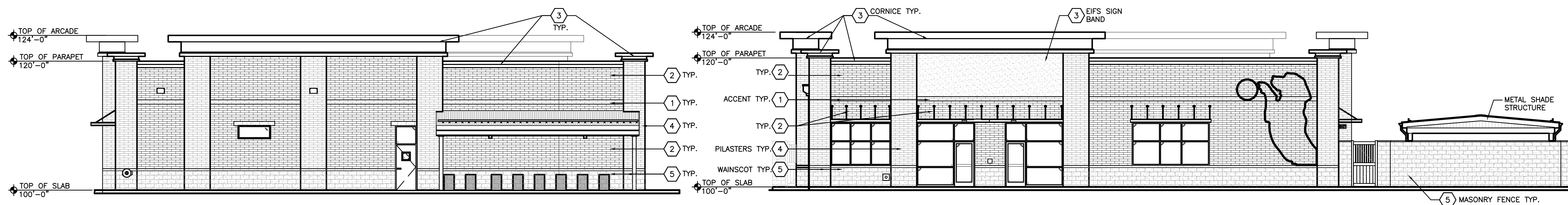
SITE ID NO.
XXXXX

PROJECT MANAGER	DESIGNER
KMW	PS

JOB NO.
2022155.02

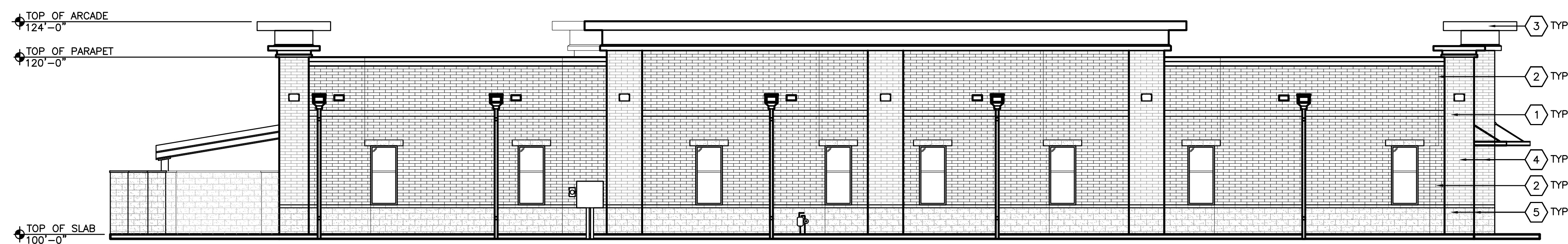
A6.0

1. ELEVATIONS ARE BASED ON 100'-0" = ELEVATION OF MAIN FLOOR SLAB. REFER TO CIVIL SITE DRAWINGS FOR ELEVATION RELATIVE TO THE SITE.
2. SEE SCHEDULE ON A0.1 FOR EQUIPMENT TAG REFERENCES.
3. ALL BUILDING SIGNAGE WILL REQUIRE A SEPARATE PERMIT SUBMITTED BY OTHERS.
4. ROOF TOP EQUIPMENT SHALL BE SCREENED FROM THE PUBLIC VIEW.

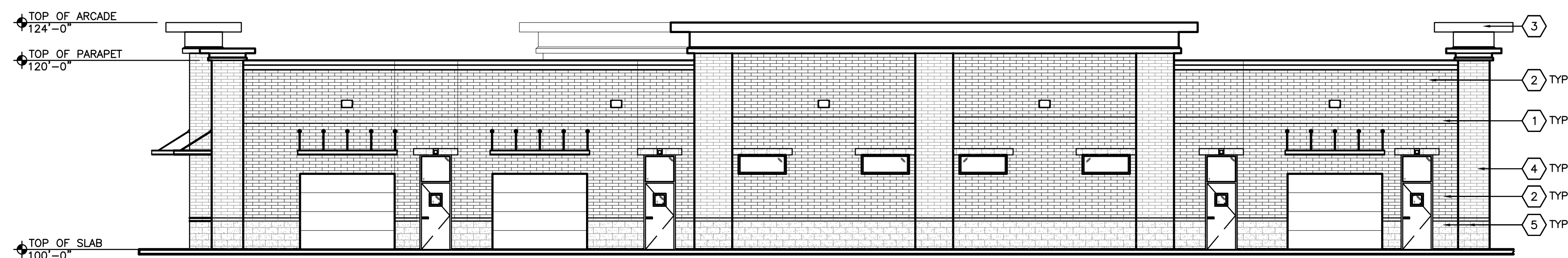


1 SOUTH ELEVATION
A6.0 SCALE: 1/8"=1'-0"

2 NORTH ELEVATION
A6.0 SCALE: 1/8"=1'-0"

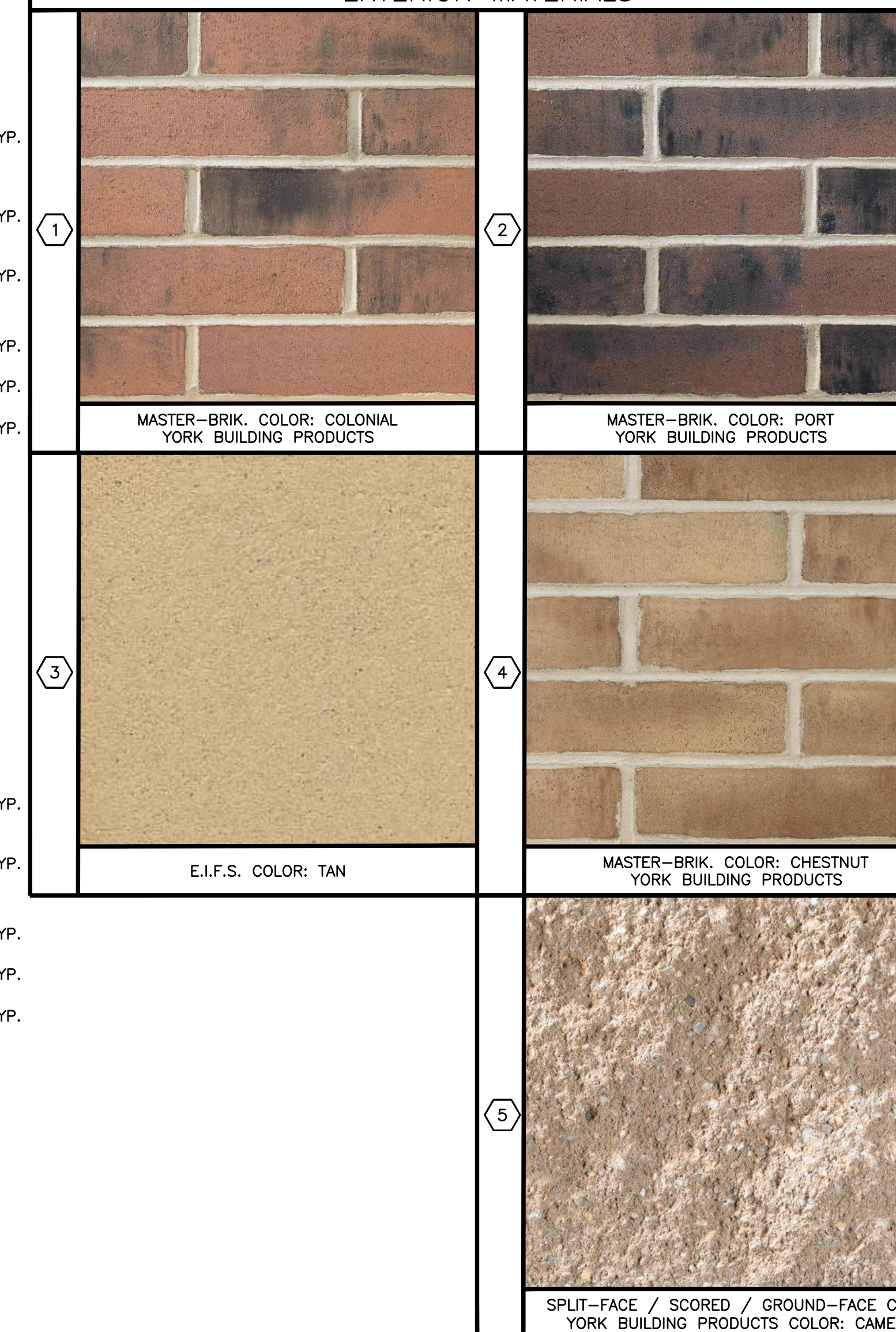


3 EAST ELEVATION
A6.0 SCALE: 1/8"=1'-0"



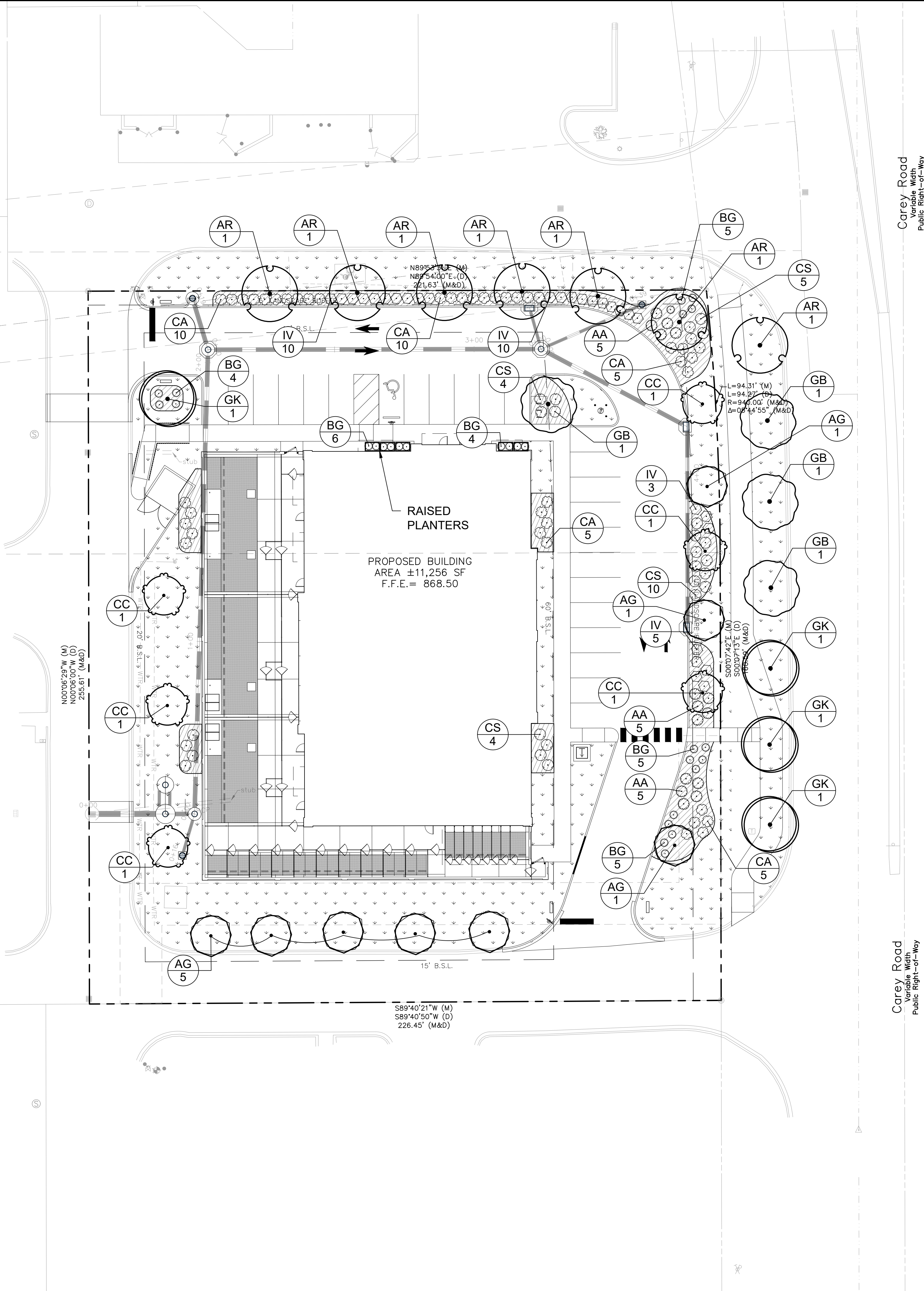
4 WEST ELEVATION
A6.0 SCALE: 1/8"=1'-0"

EXTERIOR MATERIALS



SPLIT-FACE / SCORED / GROUND-FACE CMU
YORK BUILDING PRODUCTS COLOR: CAMEL

Drawing name: K:\IND_LDEV\170120007_TM_Crowley_Petsuites_Westfield_IN\2_Design\CADD\PlanSheets\L1.0_LANDSCAPE PLAN.dwg L1.0 Jun 24, 2023 11:59am by: Kelle Sondgerath
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Corey Road
Variable Width
Public Right-of-Way

Corey Road
Variable Width
Public Right-of-Way

Indiana Utilities Protection Service

Call 811

before you dig

NORTH

0 10' 20' 40'

GRAPHIC SCALE IN FEET

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AR	7	ACER RUBRUM	RED MAPLE	B & B	2" CAL MIN	8' HT MIN
GB	4	GINKGO BILOBA	MAIDENHAIR TREE	B & B	2" CAL MIN	8' HT MIN
GK	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEETREE	B & B	2" CAL MIN	8' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	8	AMELANCHIER GRANDFOLIA 'AUTUMN BRILLIANCE'	AUTUM BRILLIANCE SERVICEBERRY	B & B	2" CAL MIN	8' HT MIN
CC	6	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	2" CAL MIN	8' HT MIN
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AA	15	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	1 GAL	48" OC	18" HT MIN
BG	29	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	1 GAL	36" OC	18" HT MIN
CA	40	CEANOTHUS AMERICANUS	NEW JERSEY TEA	1 GAL	48" OC	18" HT MIN
CS	27	CORNUS SERICEA	RED TWIG DOGWOOD	1 GAL	48" OC	18" HT MIN
IV	28	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	1 GAL	48" OC	18" HT MIN

ORDINANCE CHART		
ZONING: COMMERCIAL		
REQUIREMENT	REQUIRED	PROVIDED
EXTERNAL STREET FRONTAGE		
• A minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet.	• East: 254 LF/100 LF = 2.5 2.5 x 3 = 8 shade or evergreen trees 2.5 x 2 = 5 ornamental trees 2.5 x 25 = 63 shrubs	• 8 shade • 5 ornamental trees • 63 shrubs
PARKING LOT PERIMETER		
• A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. • A minimum of one (1) shrub per three (3) feet of Parking Area length.	• North: 179 LF/30 = 6 trees 179 LF/3 = 60 shrubs • East: Covered by External Street Frontage Requirement	• North: 6 trees 60 shrubs • East: Covered by External Street Frontage Requirement
PARKING LOT INTERIOR		
• Parking Area Landscaping: 5% • Parking Area islands shall include at least one (1) tree and four (4) shrubs per island.	12,118 SF(.05) = 567 SF landscape area (2) islands = (2) trees + (8) shrubs	Provided landscape area: 744 SF 2 trees + 8 shrubs
FOUNDATION PLANTINGS		
• 1 shrub or ornamental tree per 12 LF • Intermitten Planting every 40 LF against expanses over 80 LF • Plantings shall be located within 15 LF of building façade.	• North: 119 LF/12 LF = 10 shrubs or ornamental trees • East: 154 LF/ 12 LF = 4 shrubs or ornamental trees • West: 154 LF/ 12 LF = 4 shrubs or ornamental trees	• North: 10 shrubs • East: 9 shrubs • West: 9 shrubs
LOT LANDSCAPING		
• Business Use = 10 shade trees + 10 ornamental trees + 25 shrubs per acre	• 1.32 acres = 14 shade trees + 14 ornamental trees + 33 shrubs	• 14 shade trees + 14 ornamental trees + 33 shrubs

NOTE: IRRIGATION TO BE DESIGN BUILD BY OTHERS. COORDINATE WITH OWNER

12/02/22 NRK
01/23/23 KJS

CITY COMMENTS

CITY COMMENTS

REVISIONS

DATE

BY

Kimley»Horn

©2023 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 550,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

AS NOTED
DESIGNED BY: KJS
DRAWN BY: RCB
CHECKED BY: KJS

NOT APPROVED FOR
CONSTRUCTION
MICHELLE E. RYAN
ARCHITECT

petsuites

STAY • PLAY

LANDSCAPE PLAN

PET SUITES
WESTFIELD
WESTFIELD, INDIANA

ORIGINAL ISSUE:
02/15/2022
KHA PROJECT NO.
170120007
SHEET NUMBER
L1.0



Petition Number: 2301-DDP-01

Project Name: McDonald's Westfield

Subject Site Address: 15101 Thatcher Lane

Petitioner: McDonald's Corporation by Wilfong Farms, Inc.

Request: Petitioner requests **Detailed Development Plan** review for a 5,560 SF Fast-Food Restaurant on 1.6 acres +/- in the LB-PD: Local Business – Planned Development District.

Current Zoning: LB-PD: Local Business – Planned Development District

Current Land Use: Fast-Food Restaurant

Approximate Acreage: 1.6 acres +/-

Staff Reviewer: Ryan Collingwood, Associate Planner

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
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- 5) 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.



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 - 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.
- 25) 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.

ZONING DISTRICT STANDARDS (Chapter 4.23 of UDO)

The plans comply.

26) LB-PD: Local Business – Planned Development District

1. Minimum Setback Lines:

- | | |
|---------------|---------|
| a. Front Yard | 30 feet |
| b. Side Yard | 15 feet |
| c. Rear Yard | 20 feet |

2. Minimum Lot Width: No minimum

3. Minimum Building Size: No minimum

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

27) Accessory Use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas

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.

COMMENT: Via approval of [2205-VU-09 & 2205-VS-17](#) on June 14, 2022, trash enclosure permitted to be located in an Established Front Yard or 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 equipped with opaque gates that shall not be oriented towards residential properties or the Right-of-way, where possible.

v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal.

vi) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

28) Architectural Standards (Article 6.3)

a) Business Districts

i) Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

ii) Building Materials:

(1) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor

bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:

- (a) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or
 - (b) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.
- (2) All Other Façades: No more than twenty-five percent (25%) of all other Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
- iii) Four-sided Architecture: All Building Façades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360-degree architecture).
- iv) Building Elevations:
- (1) Horizontal Design: All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding.
 - (2) Wall Planes: Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. *Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.*
- COMMENT:** Via approval of [2205-VU-09 & 2205-VS-17](#) on June 14, 2022, the North façade of the building is permitted to have increased distance between offsets rather than the 40-foot interval requirement as outlined in the above standard.
- v) Flat Roofs
- (1) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding.

- (2) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- (3) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

vi) Windows

- (1) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

vii) Awnings

- (1) Metal or aluminum awnings are prohibited.

COMMENT: Via approval of [2205-VU-09 & 2205-VS-17](#) on June 14, 2022, metal awnings are permitted.

29) Landscaping Standards (Article 6.8)

30) Lighting Standards (Article 6.9)

a) Multi-family, Residential, Business, and Industrial Standards

- i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
- ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and nonprotruding diffuser.
- iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

- v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

31) Parking and Loading Standards (Article 6.14)

a) Bicycle Parking

- i) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 32) Block Standards (Article 8.1)
- 33) Easement Standards (Article 8.3)
- 34) Monument and Marker Standards (Article 8.5)
- 35) Pedestrian Network Standards (Article 8.7)
- 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

Action: Approve Detailed Development Plan 2301-DDP-01 with the following condition:

- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**

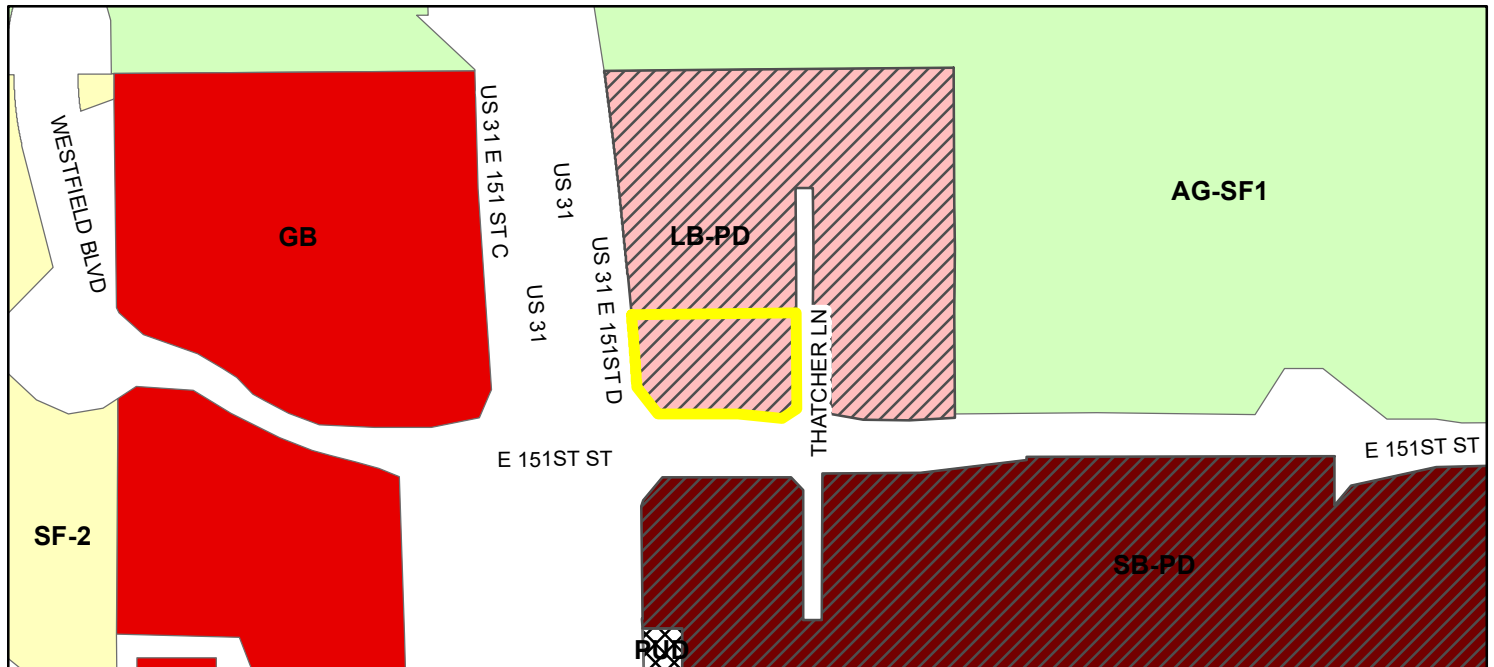
If any Plan Commission member has questions prior to the meeting, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



 SITE Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 GB (General Business)

 LB-PD (Local Business - Planned Development)

 PUD (Planned Unit Development)

 SB-PD (Special Business - Planned Development)

 SF-2 (Single Family - 2)

GREYHOUND OFFICE COMPANY LP
09-10-18-00-00-016.206
PER INSTR. #
1.05± ACRES

GEOMETRIC PLAN NOTES:

1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE NORTHERN PROPERTY LINE.
2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
3. SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

DIMENSION LEGEND

F = FACE	FNC = FENCE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE

GENERAL NOTES:

1. THESE PLANS ARE BASED ON THE ALTA/NSPS LTS W/TOPO (SURVEY PROJECT #W190356STL DATED 6/11/20)
PREPARED BY: WEIHE ENGINEERS
10505 N. COLLEGE AVE INDIANAPOLIS, IN
(317) 846-6611
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	53
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	56

DRIVE THRU STACKING = 21 VEHICLES

SITE DATA

CURRENT ZONING	=	LB-PD
LOT AREA	=	69,792 S.F. (1.60 AC.)
EX. IMPERVIOUS AREA	=	56,359 S.F. (1.29 AC.)(80.8%)
EX. PERVIOUS AREA	=	13,433 S.F. (0.31 AC.)(19.2%)
PROP. IMPERVIOUS AREA	=	51,870 S.F. (1.19 AC.)(74.3%)
PROP. PERVIOUS AREA	=	17,922 S.F. (0.41 AC.)(25.7%)

PERVIOUS AREA WILL BE INCREASED BY 4,489 S.F. OR 33%

PARKING AREA LANDSCAPING

FOR SITES WITH 50 OR MORE PARKING SPACES, 10% OF AREA MUST BE LANDSCAPE ISLANDS	
TOTAL PARKING AREA	= 29,240 SF
PROPOSED LANDSCAPED AREA	= 3,592 SF

$$29,240 \times 0.1 = 2,924 \text{ SF} < 3,592 \text{ S.F.} \checkmark$$

PAVEMENT LEGEND

SIDEWALK	5" P.C.C. (SIX BAG MIX) 4" AGGREGATE BASE COURSE CRUSHED STONE OR LESTONE (INDOT 53) COMPACTED SUB-BASE
STANDARD DUTY	1 1/2" HMA SURFACE, TYPE A, 9.5 mm 2 1/2" HMA INTERMEDIATE, TYPE A, 9.5 mm 8" AGGREGATE BASE COURSE CRUSHED STONE OR LESTONE (INDOT 53) COMPACTED SUB-BASE 4 OZ WOVEN FABRIC (CLAY SUB-BASE) OR 8 OZ NON-WOVEN FABRIC (SANDY/GRANULAR SUB-BASE)
HEAVY DUTY	1 1/2" HMA SURFACE, TYPE A, 9.5 mm 3" HMA INTERMEDIATE, TYPE A, 9.5 mm 10" AGGREGATE BASE COURSE CRUSHED STONE OR LESTONE (INDOT 53) COMPACTED SUB-BASE 4 OZ WOVEN FABRIC (CLAY SUB-BASE) OR 8 OZ NON-WOVEN FABRIC (SANDY/GRANULAR SUB-BASE)
CONCRETE (DRIVEWAY AND TRASH APRONS)	9" P.C. CONCRETE WITH 6"x6" NO. 10 WELDED WIRE MESH TO BE FLAT STOCK ONLY 4" AGGREGATE BASE COURSE CRUSHED STONE OR LESTONE (INDOT 53) COMPACTED SUB-BASE 4 OZ WOVEN FABRIC (CLAY SUB-BASE) OR 8 OZ NON-WOVEN FABRIC (SANDY/GRANULAR SUB-BASE)
CONCRETE (DRIVE-THRU AND COLLARS)	6" P.C. CONCRETE WITH 6"x6" NO. 10 WELDED WIRE MESH TO BE FLAT STOCK ONLY 4" AGGREGATE BASE COURSE CRUSHED STONE OR LESTONE (INDOT 53) COMPACTED SUB-BASE 4 OZ WOVEN FABRIC (CLAY SUB-BASE) OR 8 OZ NON-WOVEN FABRIC (SANDY/GRANULAR SUB-BASE)

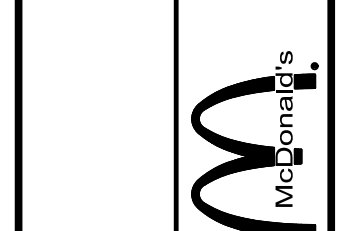
- NOTES:
1. REFERENCE IN.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) FOR BINDER & SURFACE COURSES, AGGREGATE BASE COURSE, AND FOR FABRICS.
 2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.
 3. SEE PROJECT SPECIFICATIONS FOR SUB-BASE AND BASE COURSE COMPACTION.
 4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.
 5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.
 6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER IN.D.O.T. STANDARD.



APPROVAL PENDING -
NOT FOR CONSTRUCTION

GEOMETRIC PLAN

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523



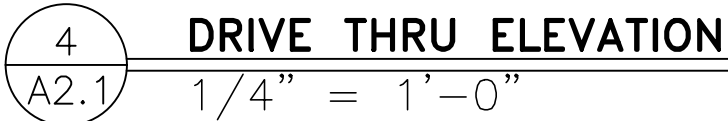
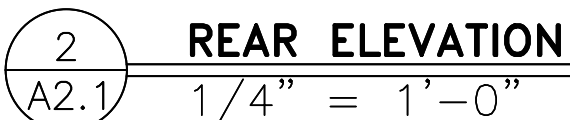
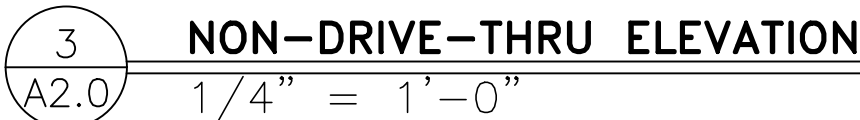
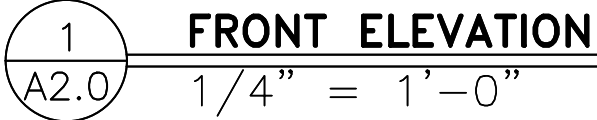
Prepared By:

Watson Engineering
RESOURCES
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J.MILLER
DESIGN BY: H.WITTENKELLER
DRAWN BY: D.OLSON
DATE: JUNE 3, 2022
SCALE: 1" = 20'
PROJECT NO.: 21-085

C-2
LC #13-0222

GEOMETRIC PLAN

[illegible]

PREPARED BY:

AECOM

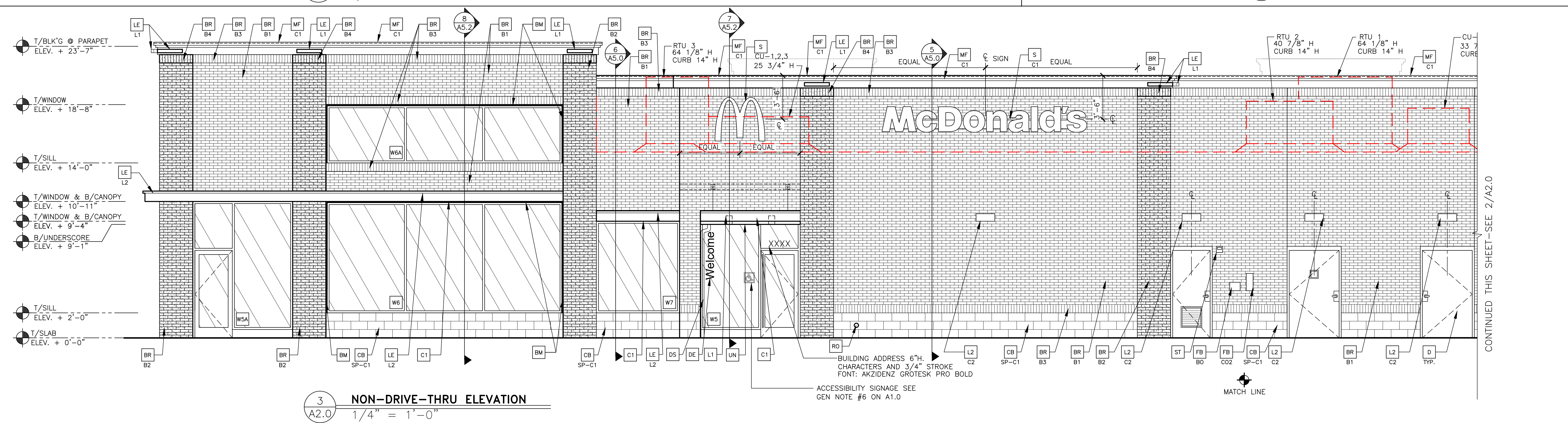
Technical Services, Inc.
1255 Broad Street, Suite 201
Clifton, NJ 07013-3988
973.883.8570 fax 973.883.8501
<http://www.aecom.com>

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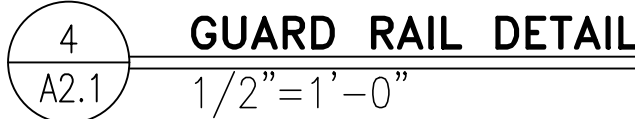
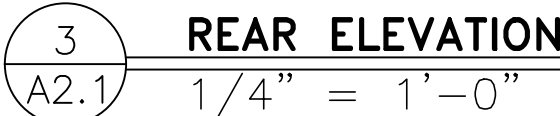
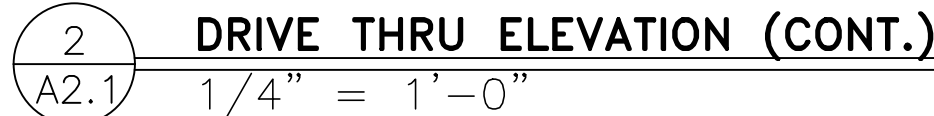
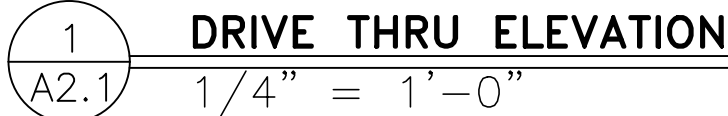
McDonald's USA, LLC

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SHEET NO.	TITLE	DRAWN BY HM
13-0222.00.0	2022 STANDARD BUILDING – BR20 45114 – WOOD/WOOD	STD ISSUE DATE 2020_07
		REVIEWED BY WL
A2.1	WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING ACM ALPOICE / BRICK EXTERIOR FINISH	DATE ISSUED 4/25/2022
ELEVATIONS	SITE ADDRESS	CARMEL, IN
	013-0222 15101 THATCHER LANE	



KEY NOTES:	
AP	ALPOLIC METAL PANEL (COLOR: RAL 7022)
BM	BREAK METAL PANEL COLOR: RAL 7022
BR	MODULAR FACE BRICK
B1	COLOR: B1 = "MEDIUM IRONSPOT #77" BY ENDICOTT B2 = "EXECUTIVE IRONSPOT" BY ENDICOTT B3 = "MEDIUM IRONSPOT #77" BY ENDICOTT - SOLDIER BRICK B4 = "EXECUTIVE IRONSPOT" BY ENDICOTT - SOLDIER BRICK MORTOR: SM300 LIGHT BUFF BY SPEC MIX
CB	SPLIT FACE CMU
C1	COLOR: CEMENT DESERT C1 = BLACK OAK BY NORTFIELD OR EQUAL SP = SPLIT FACE CONCRETE BLOCK
C1	ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE
C2	ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
C3	ALUMINUM CANOPY TIEBACK COLOR: RAL 7022 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
CJ	CONTROL JOINT
T	T-TYPE: 1 = ALPOLIC METAL PANEL
D	HOLLOW METAL DOOR PAINT: "1469 EAGLE ROCK" BY BENJAMIN MOORE
DE	DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ann.bowen@vomela.com GEX INTERNATIONAL (847) 643-4600, mcdonaldsdecor@gfix.com
DS	DOWNSPOUT PANEL TO MATCH SURROUNDING MATERIAL. CONNECT TO STORM LINE REFER PLUMBING & CIVIL
FB	FILL BOX C02 = BULK C02 FILL BOX (EOPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EOPM SCHEDULE ITEM 700.18)
GR	GRADE RAIL -SEE SITE PLAN FOR EXACT LOCATION AND LENGTHSEE 4/A2.1 FOR DETAILS PAINT: "IRON ORE" SW 7069 BY SHERWIN WILLIAMS
L1	RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
L2	RADIAL SCONCE LIGHT FIXTURE - SEE ELECTRICAL COLOR: C1= NOT USED C2= PLATINUM SILVER
LE	ACCENT LIGHTING - SEE ELECTRICAL
L1	LED LIGHT: L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANOPY FIXTURE
MF	PRE-FAB CUSTOM METAL FASCIA C1-COLOR: C1= "1469 EAGLE ROCK" BY BENJAMIN MOORE
PB	PIPE BOLLARD - PAINTED YELLOW
PT	(RMHC) COIN COLLECTOR UNIT: APERTURE W/IT - JOTA2013 CALL 1-877-766-7642 TO ORDER
RO	ROOF DRAIN OVERFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
S	McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT. COLOR: C1= WEATHERED ZINC RACEWAY C2= RAL 7022 RACEWAY
ST	C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
UN	METAL UNDERSOCCO COLOR: GOLD
Wx	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE. SEE ASSEMBLY NOTES ON 4/A5.0 & FRAME TYPES ON SHEET A6.0
W2	DRIVE-THRU WINDOW BY READY ACCESS MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: DEEP BRONZE
WX	SLIDE DIRECTION: LR = RIGHT TO LEFT LR = LEFT TO RIGHT

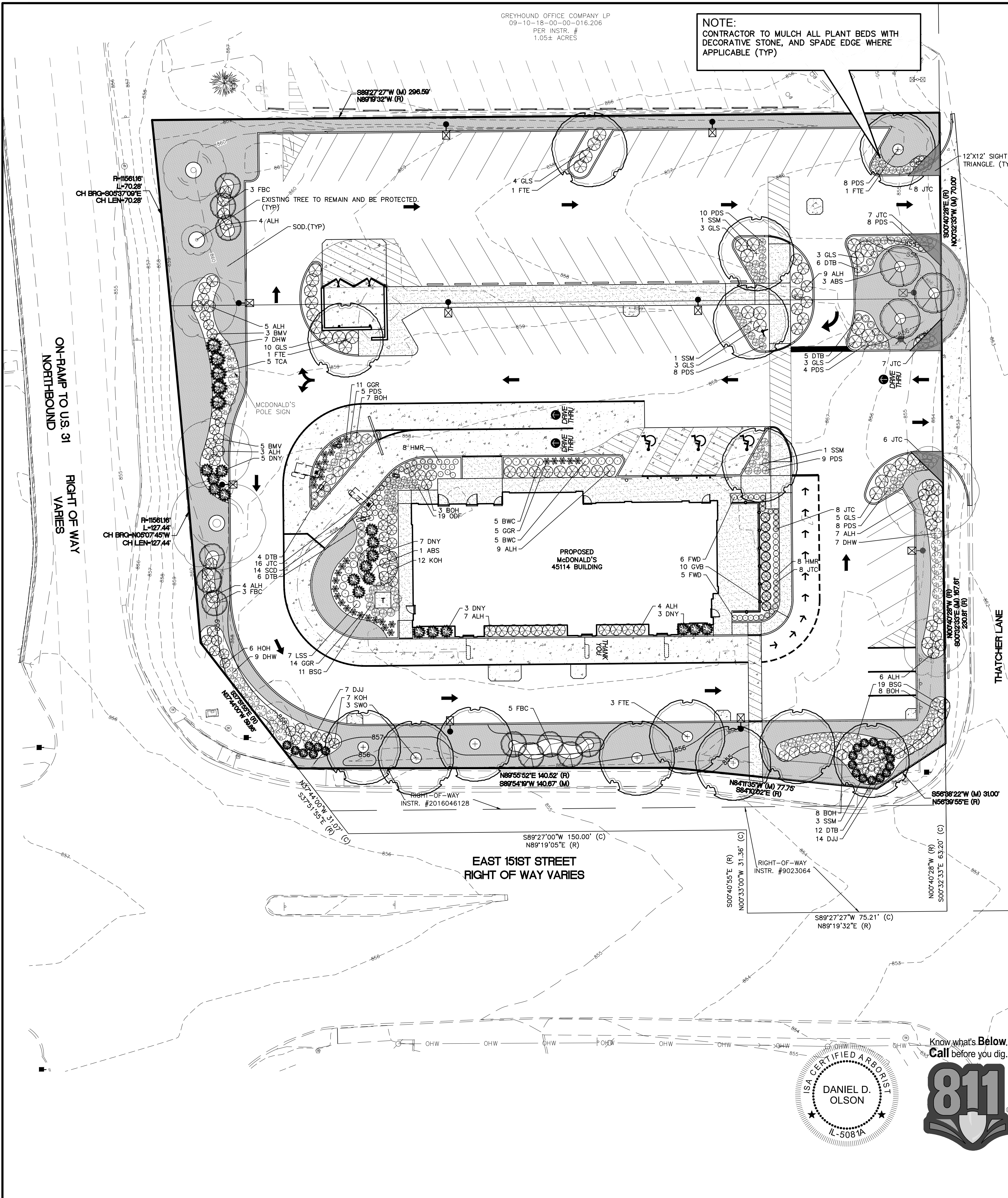


AP	ALPOLIC METAL PANEL (COLOR: RAL 7022)
BM	BREAK METAL PANEL COLOR: RAL 7022
BT	MODULAR FACE BRICK
BR	COLOR: B1 = "MEDIUM IRONSPOOT #77" BY ENDICOTT B2 = "EXECUTIVE IRONSPOOT" BY ENDICOTT B3 = "MEDIUM IRONSPOOT #77" BY ENDICOTT B4 = "EXECUTIVE IRONSPOOT" BY ENDICOTT SOLDIER BRICK MORTAR: SM300 LIGHT BUFF BY SPEC MIX
CB	SPLIT FACE CMU
CP	C1 COLOR: SCHEME DESERT C2 COLOR: BLACK OAK BY NORTH CORK OR EQUIV SP = SPLIT FACE CONCRETE BLOCK
C1	ALUMINUM CANOPY SYSTEM W/FASCIA COLOR: WHITE
C2	ALUMINUM CANOPY SYSTEM COLOR: RAL 7022
C3	ALUMINUM CANOPY TIEBACK COLOR: RAL 7022 GC TO PROVIDE CONTINUOUS BLOCKING ON WALL BEHIND TIEBACKS
CJ	CONTROL JOINT 1 TYPE: 1 = ALPOLIC METAL PANEL

D	HOLLOW METAL DOOR PAINT: "1469 EAGLE ROCK" BY BENJAMIN MOORE
DE	DECAL BY GRAPHICS SUPPLIER SURFACE APPLIED, FIELD INSTALLED, PRE CUT, PRE SPACED. SUPPLIERS: VOMELA (865) 330-7337, ssn.bowen@vomela.com GFX INTERNATIONAL (847) 543-4600, modernadecor@gmail.com
DS	DOWNSPOUT STORM LINE TO MATCH SURROUNDING MATERIAL. CONNECT TO STORM LINE REFER PLUMBING & CIVIL
FB	FILL BOX
CO2	CO2 = BULK CO2 FILL BOX (EQPM SCHEDULE ITEM 49.00) BO = BULK OIL FILL BOX (EQPM SCHEDULE ITEM 700.18)
GR	GUARD RAIL - SEE SITE PLAN FOR EXACT LOCATION AND LEAD SEE 44.2.1 FOR DETAILS TYPE: "IRON ROSE" SW 7069 BY SHERWIN WILLIAMS
L1	RECESSED DOWN LIGHT FIXTURE - SEE ELECTRICAL COLOR: GOLD
L2	RADIAL SCENCE LIGHT FIXTURE - SEE ELECTRICAL
C1-COLOR:	C1 = NOT USED C2 = PLATINUM SILVER
LE	ACCENT LIGHTING - SEE ELECTRICAL
L1-LIGHT:	L1 = SLIM LED (DOWN ONLY) L2 = INTEGRAL CANNON FIXTURE

MF	PRE-FAB CUSTOM METAL FASCIA
C1-	COLOR: C1= "1469 EAGLE ROCK" BY BENJAMIN MOORE
PB	PIPE BOLLARD - PAINTED YELLOW
PT	(RHHH) COIN COLLECTOR UNIT: APERTURE W/PT #OTA2013 CALL 1-877-766-7642 TO ORDER
RO	ROOF DRAIN OVERTFLOW PIPE PAINT TO MATCH SURROUNDING MATERIAL
S	McDONALD'S SIGNAGE BY OTHERS - UNDER SEPARATE PERMIT.
C1-	COLOR: C1= WEATHERED ZINC RACEWAY C2= RAL 7022 RACEWAY
ST	C02 STROBE/ALARM. SEE MECHANICAL DRAWINGS FOR SPECIFICATION.
UN	METAL UNDERSCORE COLOR: GOLD
Wx	EXTERIOR WINDOW ASSEMBLY - TEMPERED GLASS COLOR: DARK BRONZE - SEE ASSEMBLY NOTES ON 4/A.0.5 & FRAME TYPES ON SHEET A6.0
W2	DRIVE-THRU WINDOW BY READY ACCESS
XX-	MODEL: 600 SERIES, 36" SERVICE HEIGHT WITH TRANSOM, MANUAL OPEN; ELECTRONIC RELEASE COLOR: DEEP BRONZE
	SLIDE DIRECTION: RL = RIGHT TO LEFT LR = LEFT TO RIGHT

SHEET NO.	TITLE		DRAWN BY	PREPARED FOR:	 McDonald's USA, LLC © 2022 McDonald's USA, LLC	PREPARED BY: AECOM Technical Services, Inc. 1255 Broad Street, Suite 201 Clifton, NJ 07013-3988 973.883.8570 fax 973.883.8501 http://www.aecom.com	DATE:	REV	DATE	BY
	2022 STANDARD BUILDING – BB20	45114 – WOOD/WOOD	HM	STD ISSUE DATE 2020-07						
A2.1 ELEVATIONS	DESCRIPTION		REVIEWED BY	These drawings and specifications are the confidential and proprietary property of McDonald's USA, LLC and shall not be copied or reproduced without written authorization. The contract documents were prepared without the benefit of a site visit and are not intended to be used and are not suitable for use on a different site or at a later time. Use of these drawings for reference or example on another project requires the written approval of McDonald's USA, LLC. Any use of these drawings on the contract documents for reuse on another project is not authorized.						
	WOOD BEARING WALLS W/4" BRICK EXTERIOR FINISH & CI WOOD ROOF TRUSS FRAMING ACM ALPOICE/ BRICK EXTERIOR FINISH		WL	DATE ISSUED 4/25/2022						
	SITE ID ADDRESS		SITE ID 13-0222 15101 TATCHER LANE CARMEL, IN							



NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS WITH
DECORATIVE STONE, AND SPADE EDGE WHERE
APPLICABLE (TYP)

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
5	SSM	Acer miyabei 'Morton'	State Street Maple	2 1/2" Cal.
3	SWO	Quercus bicolor	Swamp White Oak	2 1/2" Cal.
6	FTE	Ulmus x frontier	Frontier Elm	2 1/2" Cal.
4	ABS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6'
11	FBC	Malus sargentii 'Firebird'	Firebird Crabapple	6'
5	TCA	Thuja occidentalis 'Techny'	Techny Arborvitae	6'
58	ALH	Aronia melanocarpa 'UNCONM165'	Aronia Low Scape Hedge	3 Gal.
25	KOH	Diervilla 'G2X88544'	Kodiak Orange Honeysuckle	3 Gal.
26	BOH	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	5 Gal.
31	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.
8	BMV	Viburnum dentatum 'Christom'	Blue Muffin Viburnum	5 Gal.
23	DHW	Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.
10	GVH	Buxus x 'Green Velvet'	Green Velvet Boxwood	5 Gal.
21	DJJ	Juniperus procumbens 'Nana'	Dwarf Japargarden Juniper	5 Gal.
18	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE
60	JTC	Coreopsis 'Jethro Tull'	Jethro Tull Coreopsis	1 Gal.
10	FWD	Dianthus gratianopolitanus 'Firewitch'	Firewitch Dianthus	1 Gal.
32	GRG	Geranium 'Rozanne'	'Rozanne' Geranium	1 Gal.
14	SCD	Hemerocallis 'Strawberry Candy'	Strawberry Candy Daylily	1 Gal.
16	HMR	Heuchera 'Midnight Rose'	Midnight Rose Coralbells	1 Gal.
10	BWC	Nepeta racemosa 'Blue Wonder'	Blue Wonder Catmint	1 Gal.
32	DTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.
7	LSS	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.
19	ODF	Calamagrostis x acutiflora 'Overdam'	Overdam Feather Reed Grass	1 Gal.
30	BSG	Panicum virgatum 'Heavy Metal'	Blue Switch Grass	1 Gal.
60	PDS	Sporobolus heterolepis	Prairie Dropseed	1 Gal.

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DISIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAIL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT/CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING AREAS. THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPAE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE DELIVERED WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1-5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DISIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN-DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DISIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DISIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, IT SHALL BE DESIGN/BUILD. THE PROPOSED IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
A. 4" MINIMUM IN GRASS OR SOD AREAS
B. 6" MINIMUM IN PLANTING AREAS
C. 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:

- THESE PLANS ARE BASED ON THE ALTA/NSPS LTS W/TOPO (SURVEY PROJECT #W190356STL DATED 6/11/20) PREPARED BY: WEIHE ENGINEERS 10505 N. COLLEGE AVE INDIANAPOLIS, IN (317) 846-6611
- PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

REGULAR SPACES	53
ADA ACCESSIBLE SPACES	3
TOTAL SPACES	56

DRIVE THRU STACKING = 21 VEHICLES

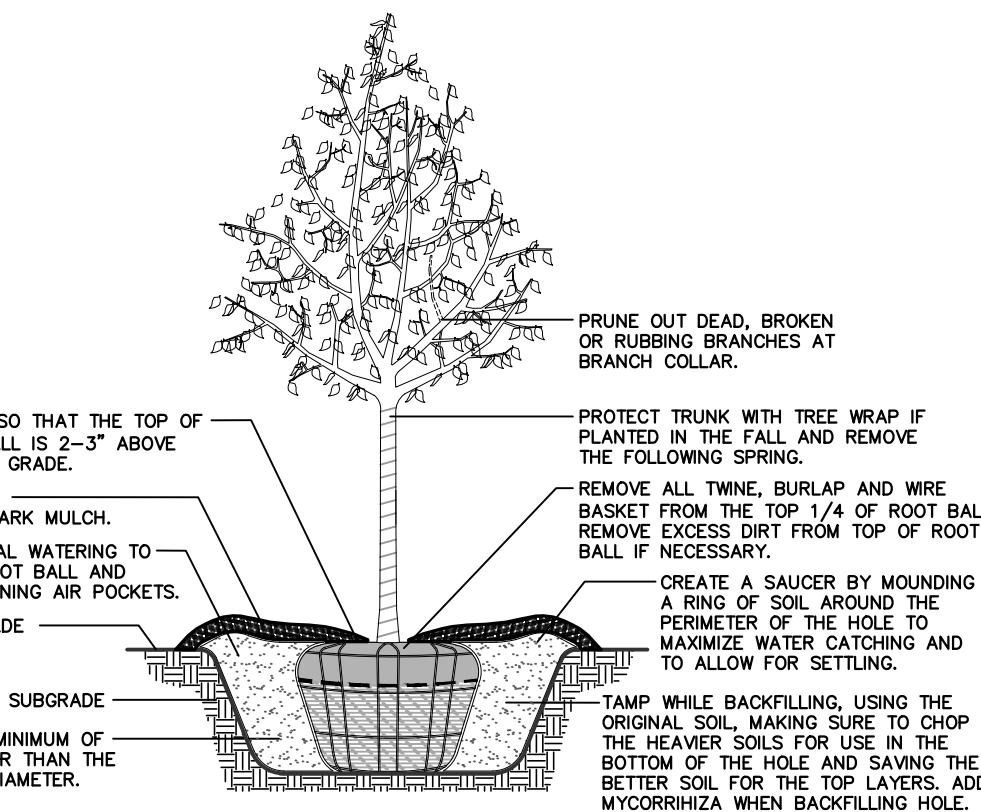
SITE DATA

CURRENT ZONING	=	LB-PD
LOT AREA	=	69,792 S.F. (1.60 AC.)
EX. IMPERVIOUS AREA	=	56,359 S.F. (1.29 AC.)(80.8%)
EX. PERVIOUS AREA	=	13,433 S.F. (0.31 AC.)(19.2%)
PROP. IMPERVIOUS AREA	=	51,870 S.F. (1.19 AC.)(74.3%)
PROP. PERVIOUS AREA	=	17,922 S.F. (0.41 AC.)(25.7%)

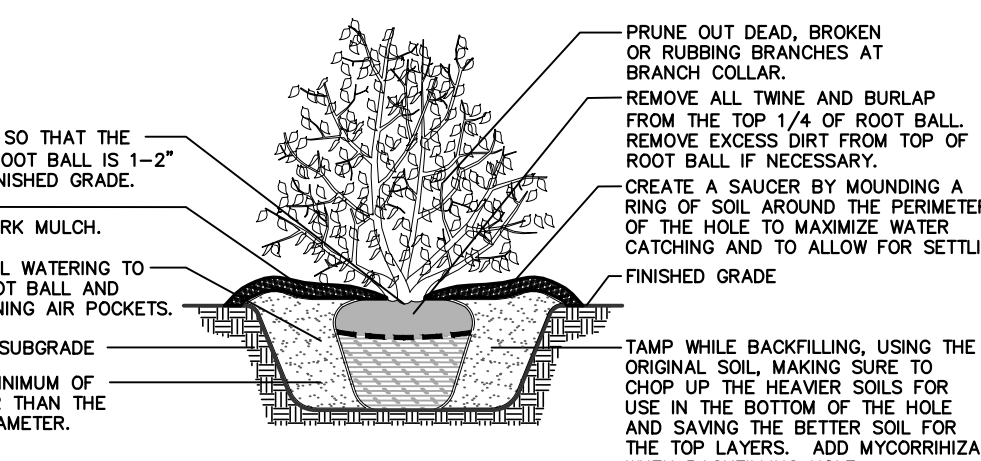
PERVIOUS AREA WILL BE INCREASED BY 4,489 S.F. OR 33%

PARKING AREA LANDSCAPING

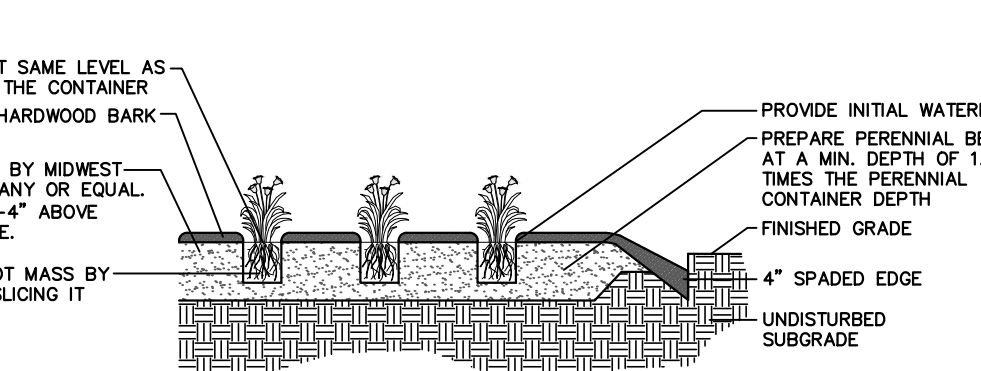
FOR SITES WITH 50 OR MORE PARKING SPACES, 10% OF AREA MUST BE LANDSCAPE ISLANDS
TOTAL PARKING AREA = 29,240 SF
PROPOSED LANDSCAPED AREA = 3,592 SF
29,240 * 0.1 = 2,924 SF < 3,592 S.F. ✓



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

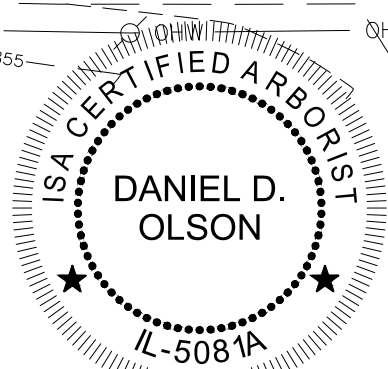


PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

APPROVAL PENDING -
NOT FOR CONSTRUCTION



LANDSCAPE PLAN



DATE: 10/28/22
10/28/22
12/23

REVISIONS:
PER CITY COMMENTS DATED 7/7/22
PER TAC COMMENTS DATED 12/20/22

NO. 1 2

Prepared For:

McDonald's
711 Jorie Blvd., 3rd Floor
Oak Brook, IL 60523
McDONALD'S - WESTFIELD, IN
15101 Thatcher Ln
Westfield, Indiana 46032

Prepared By:

Watermark Engineering Resources
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: J. MILLER
DESIGN BY: H. WITTENKELLER
DRAWN BY: D. OLSON
DATE: JUNE 3, 2022
SCALE: 1" = 20'
PROJECT NO.: 21-085

L-1
LC #13-0222

LANDSCAPE PLAN



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 6, 2023
2301-PUD-01
Exhibit 1

Petition Number: 2301-PUD-01 (Ordinance No. 22-62)

Petitioner: Westfield Washington Schools, represented by Church, Church, Hittle + Antrim

Request: Creation of a new Planned Development District for 96.5 acres +/- currently in the Towne Road Crossing PUD District.

Current Zoning: Towne Road Crossing PUD District ([Ord. 07-26](#))

Current Land Use: Vacant

Acreage: 96.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 22-62
5. Redlined Ord. 22-62
6. Concept Plan
7. Neighbor Meeting Summary
8. Public Comments

Staff Reviewers: Lauren Gillingham, AICP, Senior Planner & Ryan Collingwood, Associate Planner

PETITION HISTORY

This petition was introduced at the December 12, 2022, City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighborhood meeting on January 23, 2023, and a summary is provided as **Exhibit 7**. The petition will receive a public hearing at the February 6, 2023, Advisory Plan Commission (“Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The subject real estate is approximately 96.5 acres in size and is located at the northeast corner of State Road 32 and Centennial Road (**Exhibit 2**). The Property is currently zoned the Towne Road Crossing PUD District. The adjacent properties to the west, east, and north are zoned the AG-SF1 District. The adjacent property to the south across SR 32 is also zoned the Towne Road Crossing PUD District but is not included in this new PUD ordinance.

History: Approved December 2007, the Towne Road Crossing PUD (Ord. 07-26) is a master planned, mixed-use development containing a mix of commercial and residential uses. The area south of SR 32 is separated into Neighborhood Commercial, Single-family Attached, and Rural Southwest (large lot single-family detached) districts. The area north of SR 32 contains the more intensive uses, containing the Airport Hospitality (multifamily, office, and 24-hour retail uses) and

Mixed-use (office and assisted living facility uses) districts. In June 2022, the Plan Commission was presented a request to amend the PUD to allow an equestrian-oriented, single-family detached development in the Rural Southwest section of the site. This request was ultimately withdrawn in late 2022.

Project Description: The petitioner is requesting a change of zoning for about 96.5 acres in the existing Towne Road Crossing PUD to the newly formed Westfield-Washington Schools PUD. Additionally, the petitioner is requesting to modify specific development standards as outlined below.

ORDINANCE DETAILS

Definitions:

- The proposed Ord. 22-62 includes language about adding a definition for “Educational Institution” to clarify the activities permitted within the use. The “Educational Facility” definition found in the UDO specifically excludes facilities primarily serving pre-kindergarten-aged children, presumably to separate “Education Facility” from a daycare or childcare use. WWS currently offers pre-k in every elementary and operates an early learning center at Monon Trail Elementary. Staff believes that modifying the definition to include the instruction of pre-k-aged children offers the greatest flexibility while making it clear that pre-k programs are permitted.
- The revised definition reads:
*For the purposes of this Ordinance, “**Educational Institution**” shall mean public pre-kindergarten, kindergarten, primary school, grade school, junior high school, middle school, high school, preparatory school, academy, junior college, college, university and ancillary use facilities, including but not limited to, athletic and recreational facilities used by employees, students, attendees, guests, invitees, licensees and lessees of the Educational Institution.*

General Zoning Regulations:

- AG-SF1: Agriculture/Single Family Rural District will be the underlying zoning district of the development.
- UDO Chapter 4.2: AG-SF1 Agriculture/Single Family Rural District applies to the development, except...
 - *UDO Section 4.2(G) - Maximum Building Height of 2 ½ stories shall not apply.*
 - Rather, a Maximum Building Height of sixty (60) feet shall be permitted for Educational Institution facilities.
 - *UDO Section 4.2(H) – Minimum Living Area (Ground Floor) shall not apply.*
 - *UDO Section 4.2(I) – Subdivisions shall not apply.*

Overlay Districts:

- The State Highway 32 Overlay District and the Economic Development District Overlay, respectively, shall not apply.

Development Standards:

- UDO Chapter 6.1: Accessory Use and Building Standards applies to the development, except...
 - o *UDO Section 6.1(B)(2) & (3) – General Standards* shall not apply.
 - o *UDO Section 6.1(D) – Building Location* shall not apply.
 - o *UDO Section 6.1(E) – Timing* shall not apply.
 - o *UDO Section 6.1(F) – Maximum Accessory Building Height* shall not apply.
- UDO Chapter 6.3: Architectural Standards applies to the development, except...
 - o *UDO Section 6.3(D)(2) – Building Materials* shall not apply.
- UDO Chapter 6.4: Building Standards applies to the development, except...
 - o Development of the Real Estate will instead be governed by *UDO Section 6.4(D) – Industrial and Business Uses*.
- UDO Chapter 6.14: Parking and Loading Standards applies to the development, except...
 - o *UDO Section 6.14(C) – Loading Berths* shall not apply.

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the “[Comprehensive Plan](#)”) identifies the majority of this Property as being within the “Highway Corridors” land use classification (labeled “Employment Corridor” on the Land Use Concept Plan) .

The land uses contemplated for “Highway Corridors” are:

- office and service uses,
 - research and development,
 - retail and institutional uses that are subordinate to and supportive of office and service uses
-

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 6, 2023, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the [December 12, 2022](#), City Council meeting. Video footage of the introduction can be viewed [here](#).

DEPARTMENT COMMENTS

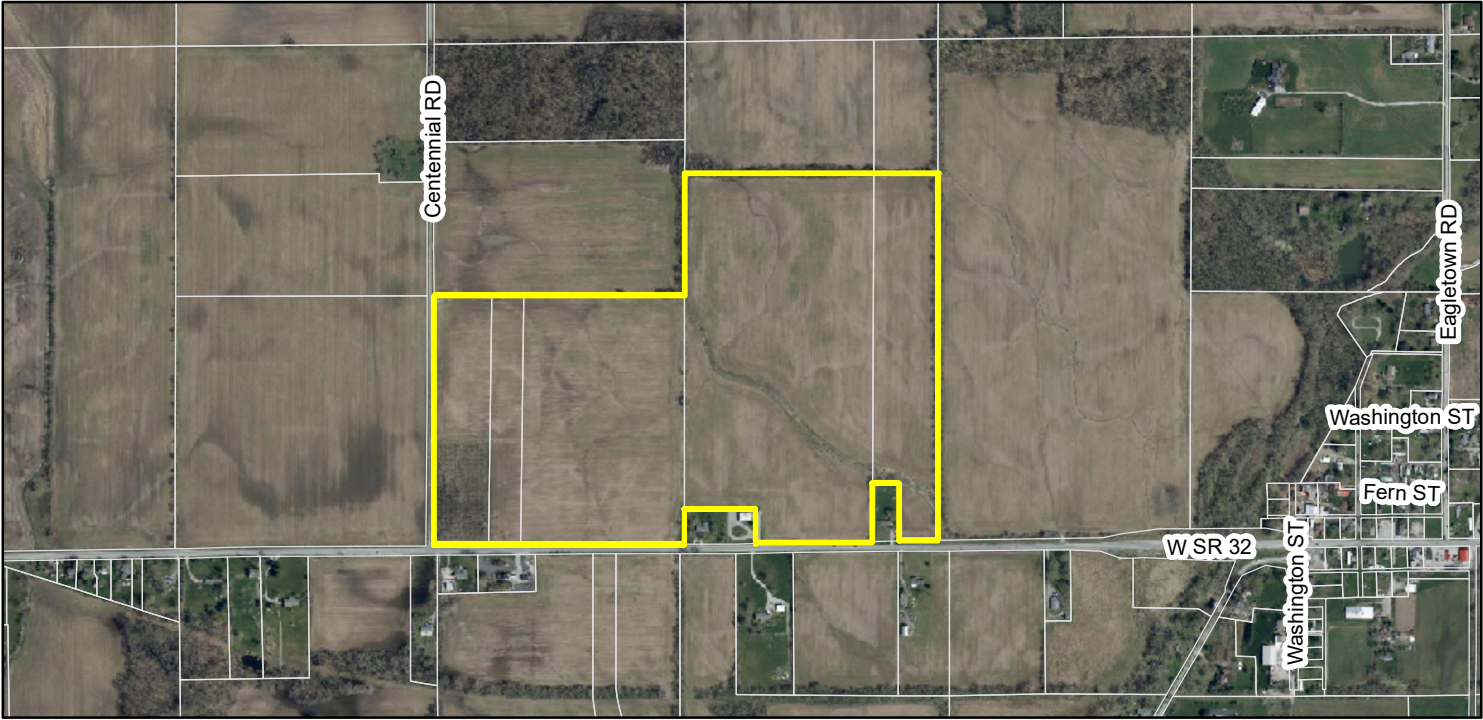
1. **Action:** Hold a public hearing at the February 6, 2023, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham at (317) 804-3175 or lgillingham@westfield.in.gov, or Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.



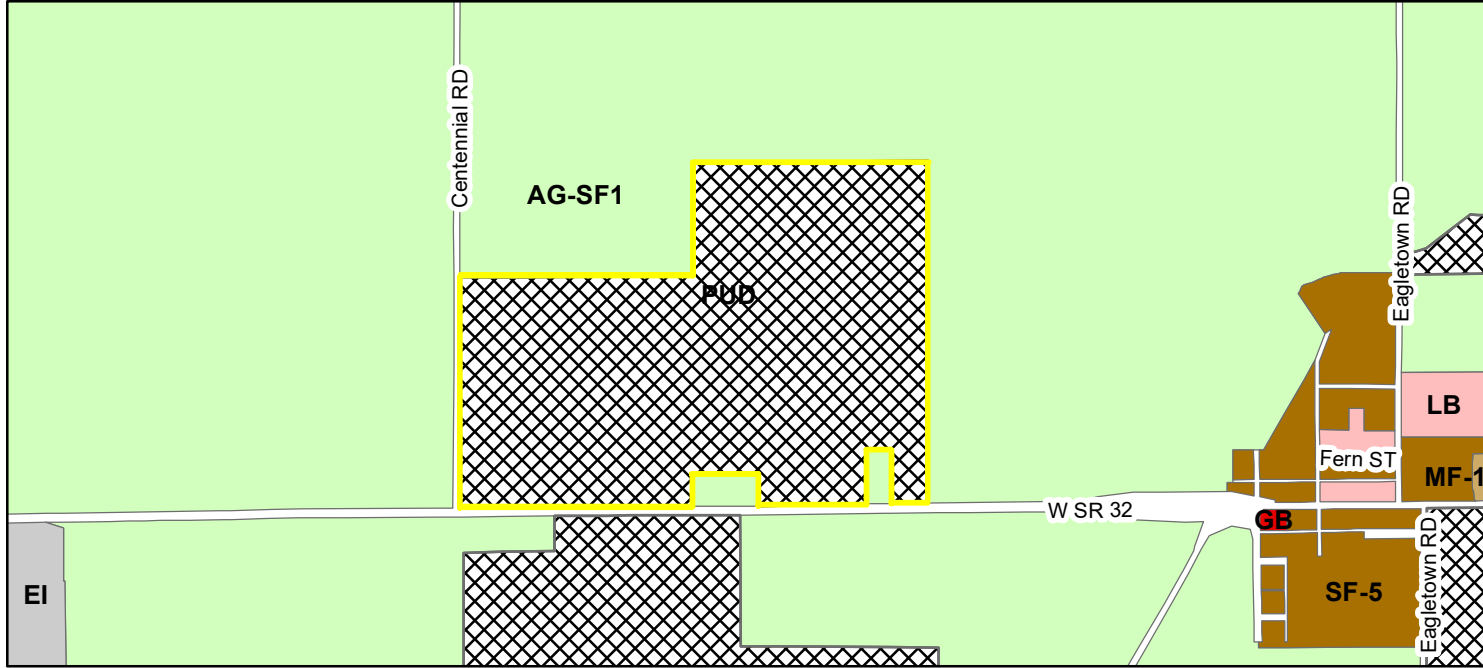
Exhibit 2 - Property Location Map
Westfield-Washington Schools PUD
2301-PUD-01



Aerial Location Map



Zoning Map



- Zoning**
- | | |
|--|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | LB (Local Business) |
| EI (Enclosed Industrial) | MF-1 (Multiple Family - 1) |
| GB (General Business) | PUD (Planned Unit Development) |
| | SF-5 (Single Family - 5) |

Narrative Statement

WWS Planned Unit Development

Northeast Corner of Centennial Road and State Highway 32

Westfield Washington Schools plans to acquire approximately 96.5 +/- acres of real estate located on the northeast corner of Centennial Road and State Highway 32 for future development of school facilities. The real estate includes the northern half of what was originally included in the Towne Road Crossing PUD. This proposal will replace the existing zoning of the property to permit school facilities.

ORDINANCE NUMBER 22-62

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT OF THE
TOWNE ROAD CROSSING PLANNED UNIT DEVELOPMENT BEING THAT OF
ORDINANCE 07-26 AND TITLE 16 – LAND USE CONTROLS**

“WWS PUD”

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

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

WHEREAS, the Common Council of the City (the “**Council**”) enacted Ordinance No. 07-26 (the “**Towne Road Crossing PUD Ordinance**”) on December 10, 2007;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2301-PUD-01 (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2301-PUD-01 to the Council with a favorable recommendation (Vote: __ in favor, __ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2023;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend and replace the Towne Road Crossing PUD Ordinance, all amendments thereto and any related zoning commitments, if any, as applicable to Real Estate. The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the WWS PUD District. To the extent that the provisions of the UDO conflict with the provisions of this Ordinance, the provisions of this Ordinance shall prevail.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, and (ii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

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

- 2.1 For the purposes of this Ordinance, “**Educational Institution**” shall mean public pre-kindergarten, kindergarten, primary school, grade school, junior high school, middle school, high school, preparatory school, academy, junior college, college, university and ancillary use facilities, including but not limited to, athletic and recreational facilities used by employees, students, attendees, guests, invitees, licensees and lessees of the Educational Institution.

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit B (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 Development of the District shall be regulated as set forth in this Ordinance.
- 3.2 The final layouts and site plans within the District shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of this District shall be the AG-SF1: Agriculture/Single-family Rural District.

Section 5. General Regulations. The standards of Section 4.2 of the UDO shall apply to the development of the District, except as otherwise modified below.

- 5.1 Maximum Building Height: Section 4.2(G) of the UDO is hereby modified to permit a Maximum Building Height of sixty (60) feet for Educational Institution facilities.
- 5.2 Minimum Living Area (Ground Floor): Section 4.2(H) of the UDO shall not apply to Educational Institution facilities.
- 5.3 Subdivision: Section 4.2(I) of the UDO shall not apply to Educational Institution facilities.
- Section 6. State Highway 32 Overlay District. The standards of the State Highway 32 Overlay District, Section 5.3 of the UDO, shall not apply to Educational Institution facilities.
- Section 7. Economic Development District Overlay. The standards of the Economic Development District Overlay, Section 5.4 of the UDO, shall not apply to Educational Institution facilities.
- Section 8. Accessory Use and Building Standards. The standards of Section 6.1 of the UDO shall apply to the development of the District, except as otherwise modified below.
 - 8.1 General Sandards: Sections 6.1(B)(2) and (3) of the UDO shall not apply to Educational Institution facilities.
 - 8.2 Building Location: Section 6.1(D) of the UDO shall not apply to Educational Institution facilities.
 - 8.3 Timing: Section 6.1(E) of the UDO shall not apply to Educational Institution facilities.
 - 8.2 Maximum Accessory Building Height: Section 6.1(F) of the UDO shall not apply to Educational Institution facilities.
- Section 9. Architectural Standards. The standards of Section 6.3 of the UDO shall apply to the development of the District, except as otherwise modified below.
 - 9.1 Building Materials: Section 6.3(D)(2) of the UDO shall not apply to Educational Institution facilities.
- Section 10. Building Standards. The standards of Section 6.4 of the UDO shall apply to the development of the District, except as otherwise modified below.
 - 10.1 Educational Institution uses shall be governed by the standards set forth in Section 6.4(D) of the UDO.
- Section 11. Parking and Loading Standards. The standards of Section 6.14 of the UDO shall apply to the development of the District, except as otherwise modified below.

- 11.1 Loading Berths: The standards of Section 6.14(C) of the UDO shall not apply to Educational Institution facilities.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2023.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 22-62** was delivered to the Mayor of Westfield on the ____ day of _____, 2023, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-62**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-62**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A

“Real Estate”

The southwest quarter of the southeast quarter of Section 32, Township 19 North, Range 3 East, in Hamilton County, Indiana, containing 40 acres, more or less.

ALSO:

A part of the East Half of the southeast quarter of Section 32, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, described as follows:

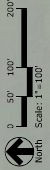
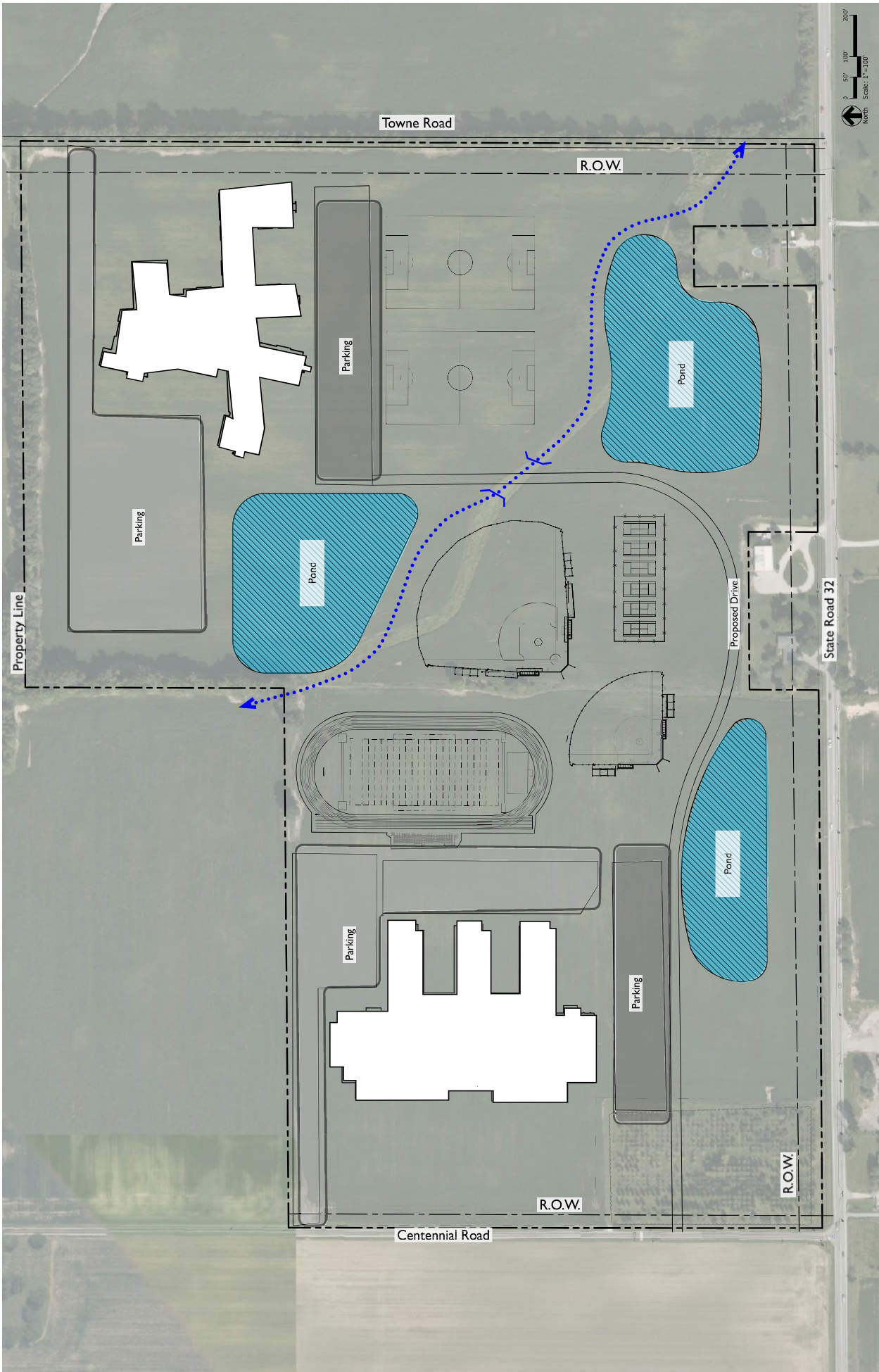
Beginning at the Harrison marker at the southeast corner of the southeast quarter of Section 32, Township 19 North, Range 3 East; thence North 00 degrees 44 minutes 57 seconds East (assumed bearing), 1950.57 feet more or less, along the East line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the southeast corner of a 5.22 acre tract of real estate described in deed record 215, page 137, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being South 00 degrees 44 minutes 57 seconds West 694.4 feet from the stone at the northeast corner of said southeast quarter; thence North 89 degrees 44 minutes 15 seconds West 329.99 feet along the South line of said 5.22 acre tract and said South line extended westerly to a 5/8 inch iron rod with yellow cap stamped Miller Surveying on the West line of a 20 acre tract of real estate described in Instrument #9616898; thence South 00 degrees 44 minutes 58 seconds West 4.01 feet along the West line of said 20 acre tract to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the point of intersection of the West line of said 20 acre tract and the easterly extension of the North line of a 44.5 acre tract of real estate described in Instrument #9616898; thence North 89 degrees 48 minutes 48 seconds West 992.69 feet along said easterly extension of said North line and along said North line to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of said 44.5 acre tract; thence South 00 degrees 45 minutes 27 seconds West 1754.00 feet along the West line of the East half of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of a 1.69 acre tract of real estate described in Instrument #200400007520, said 5/8 inch iron rod with yellow cap stamped Miller Surveying being North 00 degrees 45 minutes 27 seconds East 193.00 feet from the southwest corner of the East half of said southeast quarter; thence South 89 degrees 48 minutes 48 seconds East 382.00 feet parallel with the South line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northeast corner of said 1.69 acre tract; thence South 00 degrees 45 minutes 27 seconds West 193.00 feet parallel with the West line of the East half of said southeast quarter to the southeast corner of said 1.69 acre tract; thence South 89 degrees 48 minutes 48 seconds East 597.27 feet along the South line of said southeast quarter to the southwest corner of a 1.07 acre tract of real estate described in Instrument #9734736; said southwest corner being North 89 degrees 48 minutes 48 seconds West 343.69 feet from the Harrison marker at the southeast corner of said southeast quarter, thence North 00 degrees 01 minute 12 seconds East 320.00 feet to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northwest corner of said 1.07 acre tract; thence South 89 degrees 48 minutes 48 seconds East 146.00 feet parallel with the South line of said southeast quarter to a 5/8 inch iron rod with yellow cap stamped Miller Surveying at the northeast corner of said 1.07 acre tract; thence South 00 degrees 01 minute 12 seconds West 320.00 feet to the southeast corner of

said 1.07 acre tract; thence South 89 degrees 48 minutes 48 seconds East 197.69 feet along the South line of the southeast quarter to the point of beginning, containing 56.387 acres, more or less.

EXHIBIT B

“Concept Plan”

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



ORDINANCE NUMBER ~~23~~—22-62

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT OF THE
TOWNE ROAD CROSSING PLANNED UNIT DEVELOPMENT BEING THAT OF
~~ORDOINACE~~—ORDINANCE 07-26 AND ~~TITEL~~—TITLE 16 – LAND USE CONTROLS

“WWS PUD”

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

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

WHEREAS, the Common Council of the City (the “**Council**”) enacted Ordinance No. 07-26 (the “**Towne Road Crossing PUD Ordinance**”) on December 10, 2007;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. ~~—2301~~-PUD-~~—01~~ (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. ~~—2301~~-PUD-~~—01~~ to the Council with a favorable recommendation (Vote: __ in favor, __ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, ~~2022~~2023;

WHEREAS, the Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend and replace the Towne Road Crossing PUD Ordinance, all amendments thereto and any related zoning commitments, if any, as applicable to Real Estate. The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the WWS PUD District. To the extent that the provisions of the UDO conflict with the provisions of this Ordinance, the provisions of this Ordinance shall prevail.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Amendment and any exhibits attached hereto, and (ii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

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

- 2.1 For the purposes of this Ordinance, “**Educational Institution**” shall mean public pre-kindergarten, kindergarten, primary school, grade school, junior high school, middle school, high school, preparatory school, academy, junior college, college, university and ancillary use facilities, including but not limited to, athletic and recreational facilities used by employees, students, attendees, guests, invitees, licensees and lessees of the Educational Institution.

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit B (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 Development of the District shall be regulated as set forth in this Ordinance.
- 3.2 The final layouts and site plans within the District shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of this District shall be the AG-SF1: Agriculture/Single-family Rural District.

Section 5. General Regulations. The standards of Section 4.2 of the UDO shall apply to the development of the District, except as otherwise modified below.

- 5.1 Maximum Building Height: Section 4.2(G) of the UDO is hereby modified to permit a Maximum Building Height of sixty (60) feet for Educational Institution facilities.
- 5.2 Minimum Living Area (Ground Floor): Section 4.2(H) of the UDO shall not apply to Educational Institution facilities.
- 5.3 Subdivision: Section 4.2(I) of the UDO shall not apply to Educational Institution facilities.
- Section 6. State Highway 32 Overlay District. The standards of the State Highway 32 Overlay District, Section 5.3 of the UDO, shall not apply to Educational Institution facilities.
- Section 7. Economic Development District Overlay. The standards of the Economic Development District Overlay, Section 5.4 of the UDO, shall not apply to Educational Institution facilities.
- Section 8. Accessory Use and Building Standards. The standards of Section 6.1 of the UDO shall apply to the development of the District, except as otherwise modified below.
- 8.1 General Sandards: Sections 6.1(B)(2) and (3) of the UDO shall not apply to Educational Institution facilities.
- 8.2 Building Location: Section 6.1(D) of the UDO shall not apply to Educational Institution facilities.
- 8.3 Timing: Section 6.1(E) of the UDO shall not apply to Educational Institution facilities.
- 8.2 Maximum Accessory Building Height: Section 6.1(F) of the UDO shall not apply to Educational Institution facilities.
- Section 9. Architectural Standards. The standards of Section 6.3 of the UDO shall apply to the development of the District, except as otherwise modified below.
- 9.1 Building ~~Matrrials~~Materials: Section 6.3(D)(2) of the UDO shall not apply to Educational Institution facilities.
- Section 10. Building Standards. The standards of Section 6.4 of the UDO shall apply to the development of the District, except as otherwise modified below.
- 10.1 Educational Institution uses shall be governed by the standards set forth in Section 6.4(D) of the UDO.
- Section 11. Parking and Loading Standards. The standards of Section 6.14 of the UDO shall apply to the development of the District, except as otherwise modified below.

- 11.1 Loading Berths: The standards of Section 6.14(C) of the UDO shall not apply to Educational Institution facilities.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2023.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE ~~23~~22-62** was delivered to the Mayor of Westfield on the ____ day of _____, 2023, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE ~~23~~22-62**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE ~~23~~22-62**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

EXHIBIT A

“Real Estate”

The southwest quarter of the southeast quarter of Section 32, Township 19 North, Range 3 East, in Hamilton County, Indiana, containing 40 acres, more or less.

ALSO:

A part of the East Half of the southeast quarter of Section 32, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, described as follows:

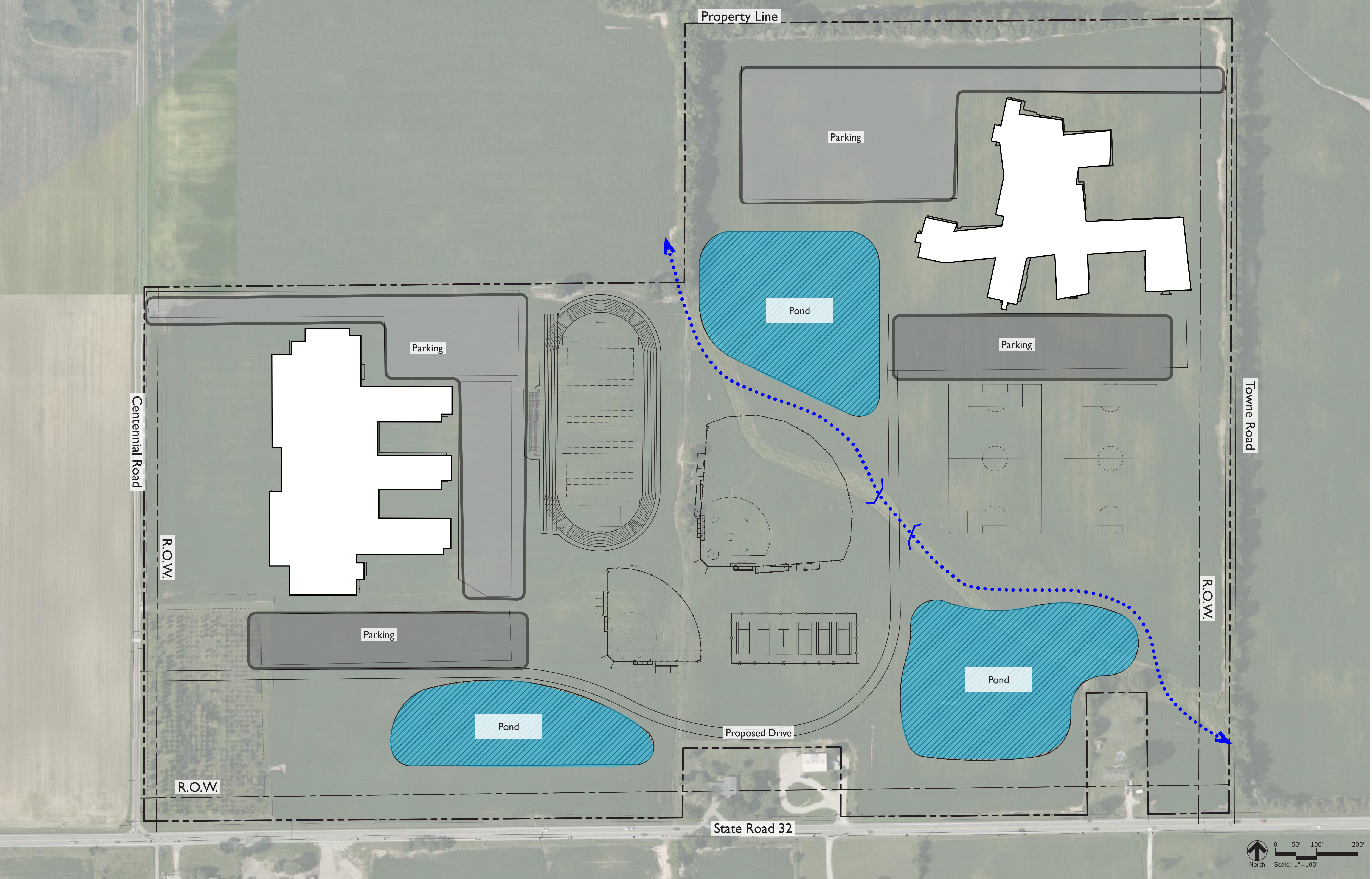
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said 1.07 acre tract; thence South 89 degrees 48 minutes 48 seconds East 197.69 feet along the South line of the southeast quarter to the point of beginning, containing 56.387 acres, more or less.

EXHIBIT B

“Concept Plan”

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



WESTFIELD WASHINGTON SCHOOLS | CONCEPT PLAN

November 2022

Memorandum

Date: January 23, 2023

To: Ryan Collingwood, Associate Planner
Community Development Department

From: Matthew Skelton, AICP
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Westfield Washington Schools, PUD amendment (2301-PUD-01)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Westfield Washington Schools hosted a neighbor meeting on Monday, January 23, 2023. Invitations were provided to all property owners listed on the adjoiner list for public hearing as well as Westfield planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting was held in person at Maple Glen Elementary School, 17171 Ditch Road at 6:30 p.m.

Petitioner representatives included Westfield Washington School Superintendent Paul Kaiser, Assistant Superintendent Brian Tomamichel, and attorney Matthew Skelton of Church Church Hittle + Antrim.

Attendees included Lauren Gillingham and Ryan Collingwood of the Westfield planning staff and interested neighbors. A summary of the meeting follows.

Mr. Skelton provided a brief summary of the proposed project to attendees. The concept plan illustrates a planned Middle School, which would likely be the first building constructed, and an Elementary School to be constructed at some point in the future. The Middle School would likely accommodate approximately 1100 students. Right-of-way for the extension of Towne Road will be dedicated to the City in accordance with the City's Thoroughfare Plan. There will likely be a traffic light installed at State Road 32 and Centennial Road at some point in the future. Citizens water will be extended to the site.

Among the concerns expressed by neighbors were the vehicular safety of the Centennial Road residents during the construction phase, the effect of the project on property values, possible noise and light pollution, increased traffic, and the possible effects on existing wells in the area. It was stated that there are existing flooding issues with the properties in the vicinity.

Mr. Skelton and Dr. Kaiser responded to neighbor questions. Lighting installations will be directed downwards with modern lighting control technology. Lighting of the property will comply with applicable standards regarding. School representatives explained the reason for selecting this site is due to the service area location, agreeable purchase terms, and limited options for other large sites with water and sanitary sewer nearby and good access to a major transportation corridor.

There being no further questions or comments from attendees, the meeting concluded around 7:30 p.m.



Two North Ninth Street, Noblesville, IN 46060 P 317.773.2190 F 317.773.5320

NOBLESVILLE : FISHERS : TIPTON : MERRILLVILLE : ZIONSVILLE : CCHALAW.COM

A Partnership of Professional Corporations

WRITTEN PUBLIC COMMENTS

Docket Number: 2301-PUD-01

Petitioner: Westfield-Washington Schools by Church Church Hittle + Antrim

Request: Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.

Enclosed Attachments (as of 5:00pm., Monday, February 6):

February 6, 2023 Advisory Plan Commission Meeting

1. Rick & Tricia Davis 18010 Eagletown Rd

(01/09/23)

LETTER OF OPPOSITION to Petition 2301-PUD-01
the Proposed Rezoning and Development at Centennial Rd and SR 32

To Whom It May Concern:

My name is Tricia Davis, and I am a Westfield resident living on Eagletown Rd.

I am writing to express my opposition to the proposed rezoning and development of property at Centennial Rd and State Rd 32 as requested in petition 2301-PUD-01. I protest any change which would rezone the property to any classification other than AG. This property directly adjoins agricultural property and the proposed zoning will increase the noise and traffic that would detrimentally affect the peaceful enjoyment of our homes.

My opposition is based on these potential/probable negative effects:

- **Incompatible Zoning:** The proposed development will use the land in a completely different fashion than the surrounding land at the disadvantage of nearby landowners. The proposed zoning is not compatible with the way in which the other land in that area is being used. Such a rezoning could be perceived as spot zoning if it is done without regard to its surrounding designations, particularly because it is another division of the city government, Westfield Washington Schools, that is requesting the rezoning. I sincerely trust/hope that Community Development Department planners will make a decision that is not intimidated or influenced in any way by who is requesting the zoning change.
- **The land proposed for rezoning is in an area known for flooding and standing water.** Much of the land just South and East of the parcel are designated by FEMA as flood plain. With the construction of residential areas East of Eagletown Rd, the Eagletown floodway has seen a dramatic increase in flooding and standing water covering the roads as well as affecting properties in and surrounding the flood plain. The proposed rezoning would change the grade and topography of the land, and deforesting the area and replacing it with hardscape would only exacerbate the flooding problem, creating additional hardship on nearby properties. This development threatens the soil stability and erosion protection are critical to the orchards and farms in the vicinity of the proposed development.
- **Increased traffic congestion on SR 32,** adding to an already dangerous situation in which it has become increasingly difficult to turn onto 32 from intersecting roads. 32 is a highway used by many semi's. Adding school buses and school traffic poses an increased safety hazard to residents in the area as well as potential students.
- **Wildlife is active in the area,** including many deer, coyote, foxes, owls and bald eagles. Many have been displaced and driven further West because of the quick development along SR 32. The proposed development will destroy their habitat. Any planned development of the property should consider the continuing impact to local wildlife habitat.
- **This type of development does not fit within the surrounding rural homesteads and farms.** The proposed parcel of land sits on the outskirts of Hamilton County in a

rural area with active farms. Any development should seek to protect and enhance existing surrounding Ag zoned properties by insuring that development is compatible with the surrounding environment and maintains the integrity of the Agriculture zoning of surrounding farms. The proposed development creates a hardship for surrounding farms in ways that include, but are not limited to: excess noise that startles and disrupts farm animals, increased flooding affecting crop production and harvest and potential chemical runoff from school ground grass treated with herbicide and fertilizer. A development such as a large school in the middle of a rural area renders the surrounding Ag-zoned land unprotected.

- **Noise and light concerns:** Section 34-40 and Sec. 34-51 of the Westfield, Indiana Code of Ordinances are intended to reduce nuisances emitted from a private property, including nuisances/disturbances caused by lights as well as noise: Sec 34-40 prohibits emissions of a significant amount of noise which renders ordinary use and enjoyment of property in the vicinity uncomfortable or impossible. The proposed athletic fields, as well as other school activities, would be such a nuisance in this rural area where light and noise are limited and both carry further due to the open fields. While the adjacent properties are subject to these ordinances, rezoning this parcel and ownership by Westfield schools would no longer make this a private property. In addition, Sec 34-53 excludes noise emitted from athletic events. The school would be able to create, without penalty, undue noise and light disturbances that render the enjoyment of nearby farms uncomfortable.

I urge you to NOT rezone this site, but to preserve and protect the integrity of Westfield's agriculture and rural community.

Respectfully,

Rick and Tricia Davis
18010 Eagletown Rd
Westfield, IN 46074
317-374-7466



Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the January 24, 2023, APC Workshop Meeting
Presented for approval: February 6, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, January 24, 2023, at Westfield City Services Center.

Active links for this meeting:

[January 24, 2023, APC Agenda & Exhibits](#)

[January 24, 2023, YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Robert Horkay, Mike Johns, Victor McCarty, and Dave Schmitz.

Commissioners Present Virtually: Kelleher and Maue.

Commissioners Absent: Matt Deck and Cindy Spoljaric.

City Staff Present In-Person: Kevin Todd, Director and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the January 17, 2023 Minutes.
Schmitz seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 2:51](#)

2211-DDP-42

Northpoint, Commerce Park - Lot 3

20376 Commerce Park Drive

Fritz Engineering, LLC requests Detailed Development Plan approval of a 10,000 SF commercial building on 1.37 acres +/- in the Northpoint Planned Unit Development PUD.

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

2301-DDP-02

Chatham Commons, Lot 1 & 2

1379 Chatham Commons Boulevard

MAP Westfield II, LLC by Midland Atlantic Properties requests Detailed Development Plan approval of a 2,225 SF Coffee Shop and a 3,200 SF Multi-Tenant Retail Building on 1.47 acres +/- in the Chatham Commons PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

McCarty motioned to approve the Consent Agenda as presented.

Schmitz seconded. Motion passed. Vote 7-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

APC Minutes for January 24, 2023 Page 1 of 4

WORKSHOP ITEMS

2207-PUD-13 [WORKSHOP]

[YouTube Time: 3:47](#)

Woods Robinson Briggs PUD Amendment II

Generally, at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Workshop discussion.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov)

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

2301-PUD-01 [CONTINUED]

Westfield Washington Schools PUD

Northeast corner of State Road 32 and Centennial Road

Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.

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

2301-PUD-02 [CONTINUED]

Grand Park Village PUD, Amendment V

South & adjacent to 186th Street, east of Kinsey Avenue

Grand Communities, LLC by Nelson & Frankenger, LLC requests to amend the Grand Park Village PUD to permit a seventy-seven (77) unit townhome development on 6.6 acres +/-.

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

Agendas and minutes for all City meetings are updated and available at the City's website.

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

REPORTS/COMMENTS:

[YouTube Time: 1:27:35](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

McCarty motioned to adjourn the meeting.
Schmitz seconded. Motion passed. Vote 7-0.
The meeting adjourned at 8:31 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for January 24, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 6, 2023
2212-PUD-20
Exhibit 1

Petition Number: 2212-PUD-20 (Ordinance No. 22-52)
Petitioner: Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP
Request: An amendment to the Real Estate and architectural standards on 2.34 acres +/- in the Wheeler Landing PUD District.
Current Zoning: Wheeler Landing PUD District
Current Land Use: Vacant
Acreage: 2.34 acres +/-
Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-52
4. Narrative Statement
5. Neighborhood Meeting Summary
6. Public Comment

Staff Reviewer: Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the [November 14, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighborhood meeting on November 29, 2022 (**Exhibit 5**). The petition was scheduled for a public hearing at the December 5, 2022, Advisory Plan Commission (the “Plan Commission”) meeting, but the petitioner requested additional continuances. This petition is now scheduled to receive a public hearing at the February 6, 2023, Plan Commission meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 2.34 acres in size and is located at the southwest corner of 186th Street and Kinsey (the “Real Estate”, see **Exhibit 2**). The Property is currently zoned the Wheeler Landing PUD District. The adjacent properties to the west, south and east are also zoned the Wheeler Landing PUD District. The adjacent property to the north is zoned the Grand Park PUD District.

Project Description: The petitioner is requesting an amendment to the Wheeler Landing PUD District to add 2.34 acres to Area III of the PUD. Additionally, the petitioner is requesting to modify the minimum masonry requirements for the architectural standards.

ORDINANCE DETAILS

Definitions:

- The proposed Ord. 22-52 includes language about adding the Real Estate into the Wheeler Landing PUD District.
 - Added Real Estate: The portion of the Real Estate identified on Exhibit B of proposed Ord. 22-52 hereto, which is hereby added to the Wheeler Landing Ordinance (Ord. 18-04).
 - Real Estate: The real estate, as described in Exhibit A of proposed Ord. 22-52 to the Ordinance.

No equivalent standard in the UDO.

Development Standards:

- Architecture:
 - Require a minimum of twenty-five (25%) percent Masonry Materials on a Building Façade.

In the UDO, Masonry Materials for Multi-family Districts are required a minimum of seventy-five percent (75%) of each Building Façade, excluding windows and doors.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “[Comprehensive Plan](#)”) identifies the majority of this Property as being within the “New Suburban” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “New Suburban” are: Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, Artisan farms and Equestrian uses.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the December 5, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

5. Responsible growth and development.

Council Introduction: The petition was introduced at the [November 14, 2022](#), City Council meeting.

DEPARTMENT COMMENTS

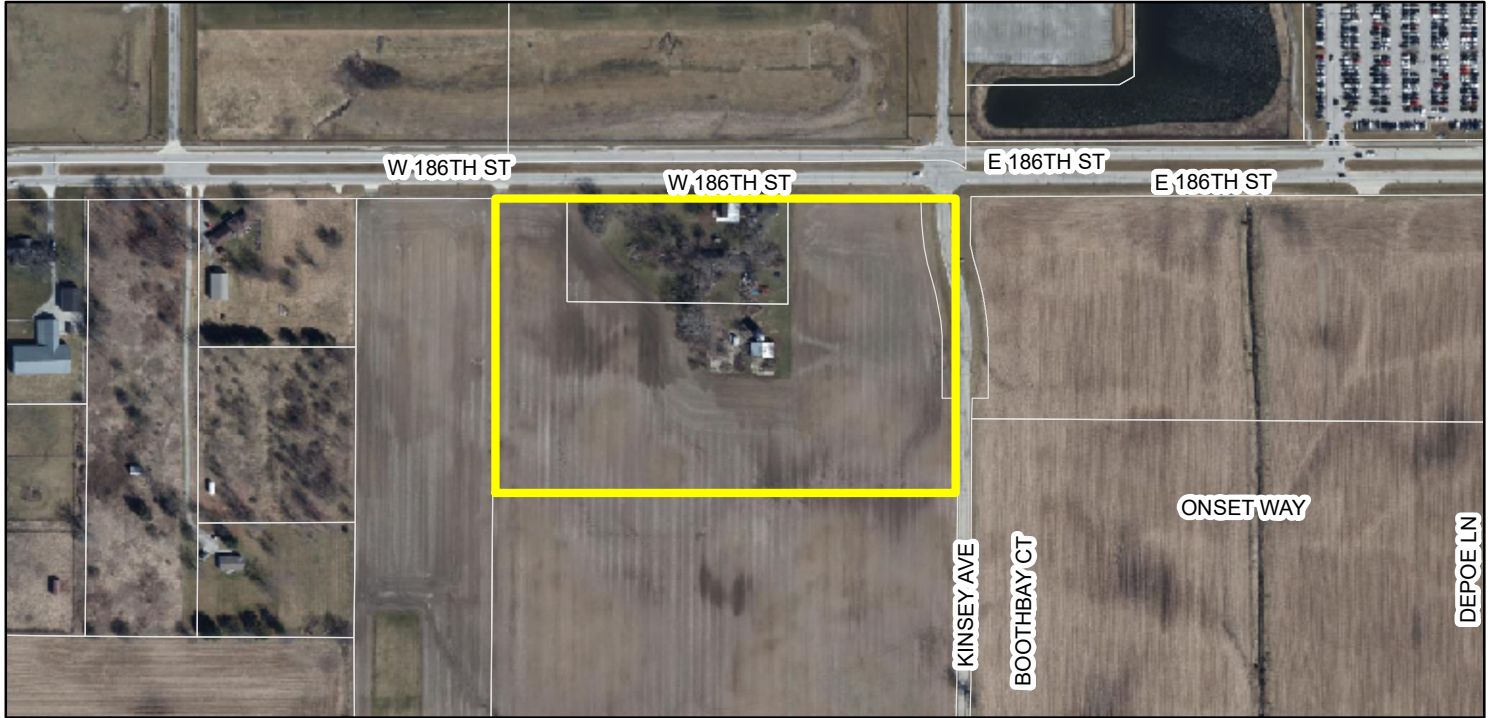
1. **Action:** Hold a public hearing at the February 6, 2023, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



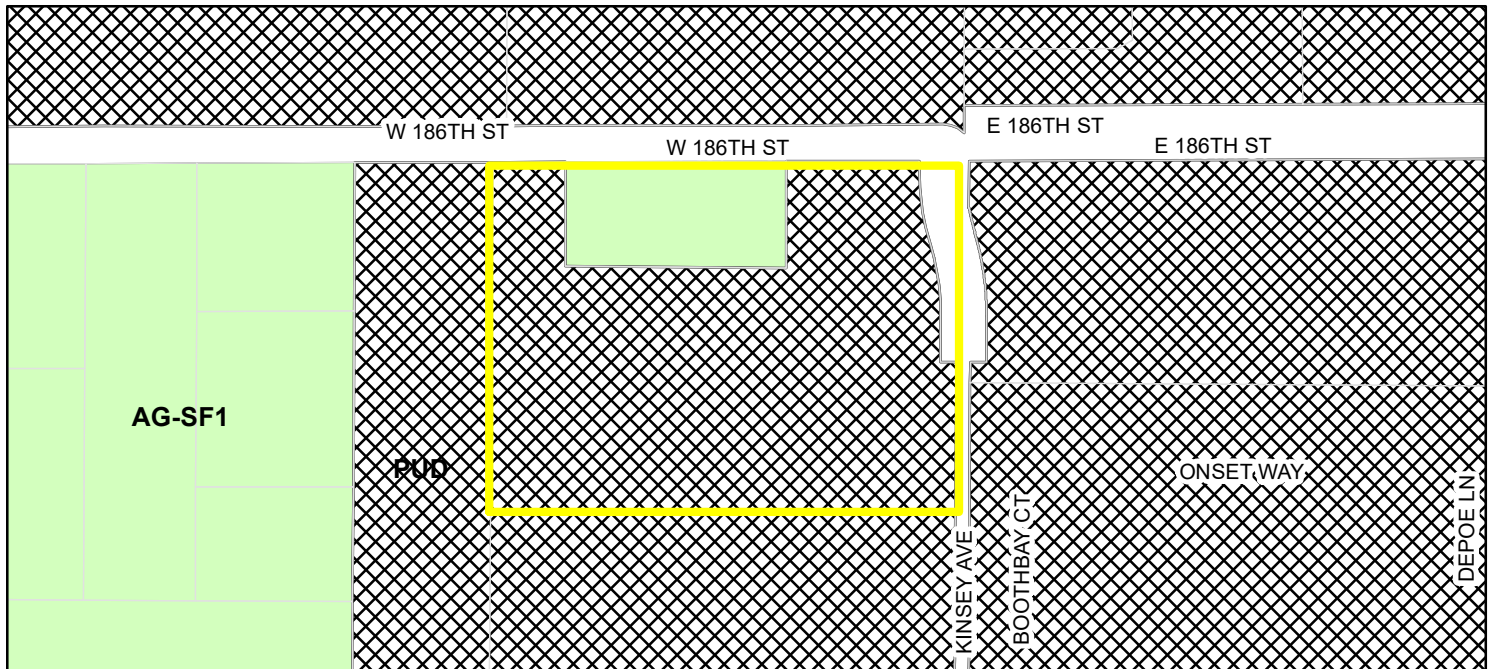
Property Location Map
Southwest corner of 186th Street and Kinsey
Planned Unit Development Amendment
2212-DDP-20



Aerial Location Map



Zoning Map



Parcel Zoning
Zoning - All AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)

Wheeler Landing PUD Amendment 5

The proposed amendment will add approximately 2.34 acres of currently unincorporated Washington Township (the “Additional Property”) into the City of Westfield and into the Wheeler Landing PUD, to allow for the development of a aging in place development comprised of single store attached multi-family development and a multi-story building comprised of independent living, assisted living and memory care units. The uses proposed for the site are permitted under Area III of the Wheeler Landing PUD as it currently exists. The proposed amendment will add the Additional Property to Area III.

The other item covered by the proposed amendment is to make an adjustment in the architectural standards for the subject area. The proposed amendment would change the requirements of Masonry Materials for multi-family development to fifty (50%) percent of a Building Façade. This modification will allow the proposed improvements on site to be more in line with the architectural development patterns of other nearby multi-family real estate development.

The proposed amendment requires annexation as part of any detailed development plan to add the Additional Property to the City of Westfield.

Wheeler Landing PUD Amendment (Traditions at GP)

Neighborhood Meeting Summary

Project: Proposed Wheeler Landing Amendment to PUD Ordinance (Ord. 18-04)

Docket Number: 2212-PUD-20

Date: November 29, 2022 at 6:00pm

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

Attendees: Russell Brown – Leo Brown Development, LLC

Nathan Banker – Representative from Leo Brown

Bill Morton – Representative from Leo Brown

Caleb Ernest – City of Westfield, Community Development Department

5 members of the public

Meeting began at 6:00pm. Mr. Banker provided an overview of the proposal including a slideshow presentation with graphics demonstrating other similar projects, details and floorplans for this project.

(All questions and answers seen below do not reflect the exact word-for-word dialogue that commenced between parties at the meeting, but serves as a close representation of what was discussed.)

Neighbor Comments and Questions:

1. Why are you reducing the masonry requirement?

- a. Response: Typically, for multi-family projects, around this area we've noticed do not have 75% masonry which is the City's current requirement. It is not typical in the multi-family market.

2. Doesn't the PUD set the standards?

- a. Response: Yes, but all multi-family projects typically modify those standards to different percentages or they have conceptual renderings of the elevations that shows the required architecture. We are not at that level yet to show full renderings of the elevations. We are not proposing full vinyl siding. A close example is one of our projects in McCordsville. We are aiming for more like 30-40% masonry.

3. Since you're building next to an airport, the state recommends 1,500 feet away that there is no residential.

- a. Response: Disagree with that statement. We are using site design, ponds and structures that will be away from the runway. We will also submit to FFA.

4. **Indiana code does require special permit because residential is within 1,500 feet from the runway. Also, are you aware that a residential project on the west side of the runway was proposed recently? Why do it again here?**
 - a. Response: Our site is not necessarily adjacent like the other project. Our project is 14 acres and is clipped off so it is not close to the runway.
5. **I know the use is permitted, but why would you do this project close to the runway and especially with such a premier facility/project?**
 - a. Response: We believe the ideal location is by Grand Park and this project can serve as an amenity to the area here as well as in close proximity to the grocery store nearby.
6. **What are you doing to protect future residents in this project from noise from the planes?**
 - a. Response 1: We are studying that right now on how to isolate sounds with landscaping. We have specialists to review what can help buffer sound while not encouraging animal life by edge of runway. Focus is on this project as an amenity to the community and there will be not too many flights a week so not that many planes.
 - b. Response 2: Also, we will be the owners of the parcel, this is one parcel, and the residents will not own any property. We will have better ownership to maintain and make sure the property remains in compliance with any provisions for the runway sound and protection. This is different than the former project on the west side of the runway where it was for-sale homes.
7. **Any planes to protect the pilots from residents, dogs getting loose and lighting?**
 - a. Response: Further into the development of the site and plans submitted will meet City requirements for lighting and other elements such as private drives vs. public and carriage lights vs. tall light poles.
8. **Maybe you should consider fencing to keep people or dogs off the runway property and lighting that is pointed towards the ground.**
 - a. Response: We want that for our residents as well. We have high expectations for this project as it will have units for \$3 to 5,000 a month. So, this is a high-end product with high expectations of quality and attention to managing the site. We definitely want to protect the residents. Also, this is age-restricted so the residents here have less mobility and not as many children will be present. We plan on landscaping the threshold between the runway to contain everyone.

The meeting ended at approximately 6:30pm.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 6, 2023
2207-PUD-13
Exhibit 1

Docket Number: 2207-PUD-13 (Ordinance No. 22-29)
Petitioner: 191st Land Acquisition, LLC
Request: An amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of District 1, modify the proposed Park/Trail Head District standards, and replace the district map, site plan, and applicable character exhibits with revised versions.
Current Zoning: Woods Robinson Briggs PUD District, as amended (Ord. 21-10)
Current Land Use: Vacant
Acreage: 162 acres +/- (the "Property")
Exhibits:

1. Staff Report
2. Location Map
3. Red Line Ord. 22-19
4. Proposed Ord. 22-19
5. Concept Plan
6. District Plan
7. Character Exhibits

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

This filed petition has followed the below sequence of events:

- June 13, 2022
 - o City Council Introduction of 2207-PUD-13
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- June 28, 2022
 - o Neighborhood Meeting
- July 5, 2022
 - o Public Hearing (original discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- August 1, 2022
 - o APC Discussion Meeting (park discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- November 21, 2022
 - o APC Workshop Meeting (park / water feature / site plan discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- December 19, 2022
 - o APC Workshop Meeting (site plan / character exhibits)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- January 24, 2023
 - o APC Workshop Meeting (ordinance language review)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)

This filed petition is related to the following previous applications associated with the subject real estate:

- March 22, 2021
 - o Real estate incorporated into Woods Robinson Briggs PUD Zoning District
 - o Docket No. 2103-PUD-10 / Zoning Ordinance 21-10
- May 9, 2022
 - o PUD Amendment I approved by Council
 - o Docket No. 2203-PUD-06 / Zoning Ordinance 22-05

PROJECT OVERVIEW

Location:

- The existing Woods Robinson Briggs PUD is approximately 157.53 acres +/- in size and is located on the north side of 191st St., west of the Monon Trail, north of Grand Park Blvd. (see **Exhibit 2**).

Project Description:

- Adding roughly 4 ½ acres of additional real estate to the PUD,
- modifying the proposed Park Trail Head District standards,
- modifying the General Regulations of District 1, and
- replacing the district map, concept plan, and character exhibits with revised versions.

ORDINANCE DETAILS

Real Estate:

The original PUD contained approximately 157.53 acres +/- of real estate. The proposed amendment would add 4.54 acres +/- of real estate to the Woods Robinson Briggs PUD. This additional real estate ("the Gerth Property") is currently zoned AG-SF1 – Agriculture / Single-family Rural District. Please see **Exhibit 2** outlining the location of the real estate to be added to the Woods Robinson Briggs PUD.

The proposed amendment includes an additional legal description (see Exhibit B of the PUD Amendment) that outlines the real estate to be added to the Woods Robinson Briggs PUD.

Definitions:

The term "Reception / Events Center" is included as an additional definition within the proposed PUD amendment language.

District Plan:

The original PUD District Plan outlined district assignments for the real estate located within the Woods Robinson Briggs PUD. The proposed PUD amendment would replace the original District Plan with a revised plan that integrates the additional 4.54 acres +/- of real estate as shown on **Exhibit 5**.

The proposed PUD amendment would assign the additional 4.54 acres +/- of real estate to be located within District 1 which is identified as the Commercial District.

Concept Plan:

The original PUD included a Concept Plan outlined the proposed development program within the Woods Robinson Briggs PUD. The proposed PUD amendment would replace the original Concept Plan with a revised version.

The revised concept site plan intends to display a diagrammatic representation of future site development through a visual organization of the general location and relationship between substantial site elements. Items identified on the Concept Plan are assigned specific visual character exhibits.

The following is a brief break down of the Concept Plan organization:

District 1

- Area A
 - o Residential Area
- Area B
 - o Commercial Recreation Facility / Racquet Center
- Area C
 - o Mixed Use Area 1
 - Water Feature
 - Pedestrian Promenade
 - o Mixed Use Area 2
 - o Commercial Recreational Facility / Sports Tech
 - Plaza
- Area D
 - o Mixed Use Area 3
 - o Mixed Use Area 4
- Entry Drives
 - o Grand Park Boulevard
 - o Wood Farm Place & “Access Drive 3”

District 2

- Park Area
 - o Playground / amenities

Illustrative Character Exhibits:

The original PUD included the following character exhibits – a) “Commercial District 1”, b) “Park / Trail Head District 2”, c) “Small Lot Single Family District 3”, and d) “Small Lot Single Family District 4”.

The proposed PUD amendment would replace the following exhibits:

- Original “Commercial District 1” exhibit –
 - o This character exhibit would be replaced with the following eight (8) exhibits:
 - Exhibit E – “Grand Park Boulevard Landscape”
 - Exhibit F – “Wood Farm Place and Access Drive 3 Landscape”
 - Exhibit G – “Water Feature”
 - Exhibit H – “Pedestrian Promenade”
 - Exhibit I – “Plaza”
 - Exhibit J – “Mixed Use Area(s)”
 - Exhibit K – “Church / Event / Reception Center”
 - Exhibit L – “Commercial Recreational Facilities”

- Original “Park / Trail Head District 2” exhibit –
 - o This character exhibit would be replaced with the following two (2) exhibits:
 - Exhibit M – “Playground Equipment”
 - Exhibit N – “Park Plan”

Overlay Districts:

The original PUD language allows for Commercial Recreational Buildings over 75,000 SF in size to utilize tilt-up concrete in lieu of Masonry Materials, omit roofline modulations, and omit articulated roofline cornices as permitted deviations from the State Highway 32 Overlay architectural standards.

The proposed PUD amendment language would expand the permitted modifications from the State Highway 32 Overlay architectural standards to include:

Commercial Recreational Facility Use Buildings –

- Language would permit the enhanced use of glass in lieu of enhanced use of Masonry Materials at commercial recreational center building entrances.
- Language would require the primary building entrance architectural design to be offset a minimum of four (4) feet in depth and extend entire vertical plane of the building.

Church / Event / Reception Use Buildings –

- Language would permit wood materials in lieu of Masonry Materials as the primary permitted building material.
- In the event wood materials are utilized in lieu of Masonry Materials as the primary permitted building material language would permit deviations from Masonry Material usage requirements.

General Regulations:

District 1 –

The original PUD language identified the General Regulations for all of District 1. Requirements for building setback lines, building size, lot frontage, etc. are contemplated.

The proposed PUD amendment language would re-state and expand the District 1 General Regulations to include further detailed development requirements on substantial site elements.

A brief overview of the additional language provided in the District 1 General Regulations follows below:

- Overall District 1
 - o Language added to identify the Grand Park Boulevard maximum building setback line to be 120 feet.
- Area B
 - o Commercial Recreational Facility
 - Language notes the location within Area B and the required character and quality of proposed Commercial Recreational Facility building(s).
- Area C
 - o Mixed Use Area 1
 - Water Feature
 - Language identifies the location, required character and quality, design elements, and timing of development.

- Pedestrian Promenade
 - Language identifies the location, required character and quality, design elements, and timing of development.
- Mixed Use Units
 - Language notes the location within Area C and the required character and quality of proposed building(s).
 - Language lifted from original PUD with one clarification item that minimum building size be clarified to state “minimum ground floor building size”.
- Mixed Use Area 2
 - Language notes the location of Mixed Use Area 2 and required character and quality of proposed building(s) within Mixed Use Area 2.
- Commercial Recreational Facility
 - Language identifies the location within Area C and the required character and quality of proposed Commercial Recreational Facility building(s).
- Plaza
 - Language identifies the location, required character and quality, design elements, and timing of development.
- Area D
 - Mixed Use Area 3 and 4
 - Language notes the location of Mixed Use Area 3 and required character and quality of proposed building(s) within Mixed Use Area 3.
 - Language notes the required character and quality of proposed Church / Event / Reception Center building(s).
- Entry Drives
 - Grand Park Boulevard
 - Language notes the required character and quality of proposed landscape design and the timing of development.
 - Wood Farm Place and “Access Drive 3”
 - Language notes the required character and quality of proposed landscape design and the timing of development.

District 2 –

The original PUD included General Regulations associated with the Park / Trail Head District. The proposed PUD Amendment would replace these General Regulations with revised text that details the following modifications below:

- Revision of text:
 - Stating the park “shall” serve as a trail head of the Monon Trail, in lieu of “anticipated to” serve as a trail head of the Monon Trail
 - Stating the park “shall” be developed as a nature-focused park/ recreation area available to the public
 - Removing the WIFI as a required park amenity realizing that WIFI will be accessible to those in the district, but that an additional tower or increased WIFI capacity will not be installed within District 2.
 - Requiring “playground equipment” in lieu of “play spaces for children, teens, and adults”.

- Addition of text:
 - o permitting enclosed building, amenities, and features commonly related to a passive park use as determined by the Director of the Community Development Department.
 - o Requiring substantial compliance with Exhibit N, Park Plan
 - o Requiring playground equipment to be similar to the character and quality as shown on Exhibit M, Playground Equipment

Development Standards:

Proposed PUD amendment language would permit a maximum of three (3) rows of parking and two (2) associated drive aisles to exist in both the 191st Street Front Yard and Grand Park Boulevard Front Yard.

CHANGES SINCE LAST MEETING

Since the workshop discussion held at the January 24, 2023 Plan Commission meeting the following changes have been incorporated into the proposed Woods Robinson Briggs PUD Amendment:

1. Architectural Insulated Panels (pg. 3, 4, 24)
 - a. Language was added to permit Architectural Insulated Panels as a primary permitted material on Commercial Recreational Facilities
 - b. Two (2) additional character images were added to Exhibit L “Commercial Recreational Facilities” to show Architectural Insulated Panels.
2. Mixed-use Units (pg. 7)
 - a. Language added to increase the maximum size of short-term rental units from one thousand (1,000) square feet to one thousand five hundred (1,500) square feet.
 - b. All other language related to Mixed-use Units (short-term rental units) remained unchanged from the previous meeting.
3. Plaza (pg. 7)
 - a. Language was added to more clearly define the ¼ acre size requirement for the Plaza.
4. Church / Event / Reception Center Area (pg. 8)
 - a. Language was updated to identify this area as “Mixed Use Area 4” in lieu of “Church / Event / Reception Center Area”.
 - b. Language was modified to state a Church / Event / Reception Center use building(s) “may” be developed in lieu of “shall” be developed.
 - c. Concept site plan was updated to reflect above changes.
5. Annexation (pg. 10)
 - a. Language added that requires the “Gerth Property” to be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the real estate.

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” and “Employment Corridor” land uses as the appropriate land use for the Property.

However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

PROCEDURAL

Council Introduction: The petition was introduced at the June 13, 2022, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held during the July 5, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Workshop: Following the Public Hearing, the application will appear as a workshop item at a subsequent Plan Commission meeting. This requirement can be waived by the Plan Commission by a majority vote following the Public Hearing. The workshop discussion(s) for this petition were held on November 21 and December 19, 2022. An additional workshop is scheduled for January 24, 2022 Advisory Plan Commission meeting date.

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

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

DEPARTMENT COMMENTS

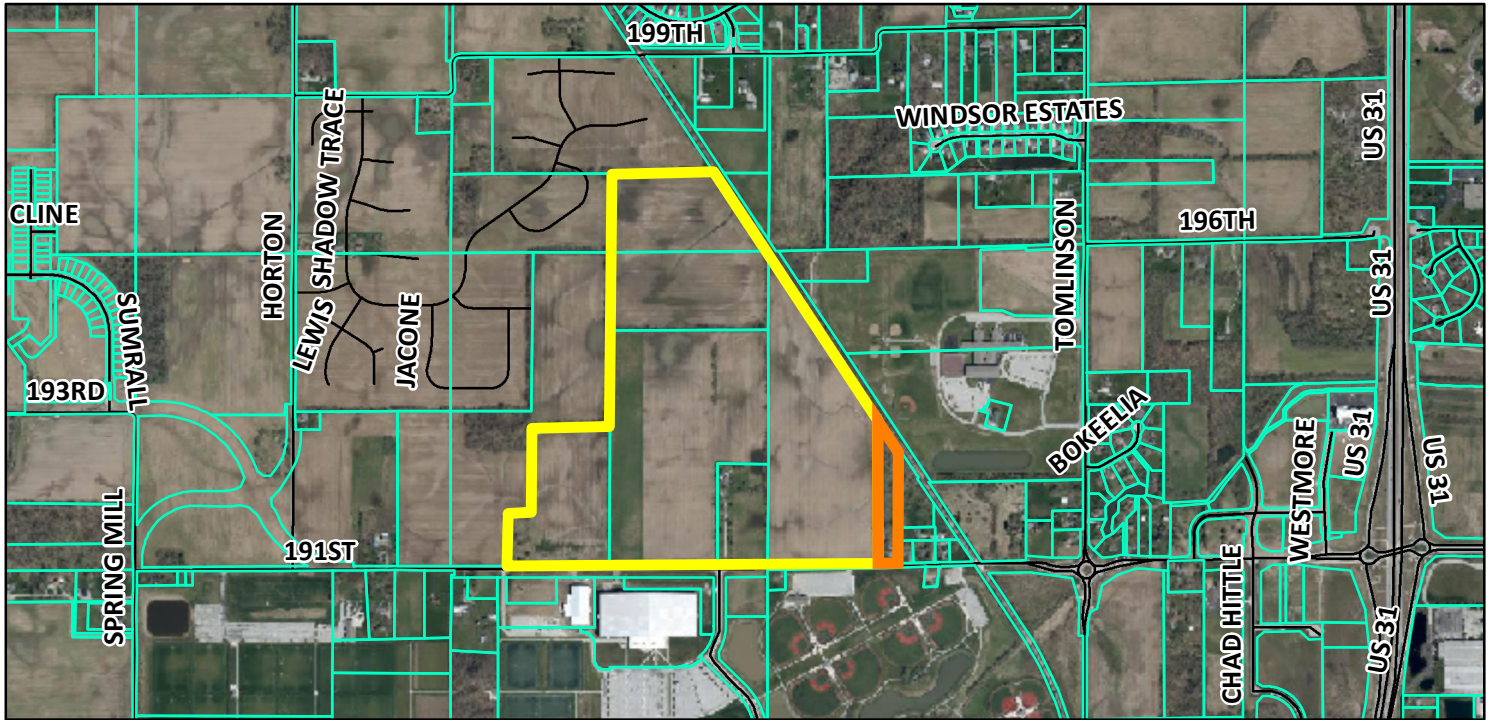
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

Woods Robinson Briggs PUD

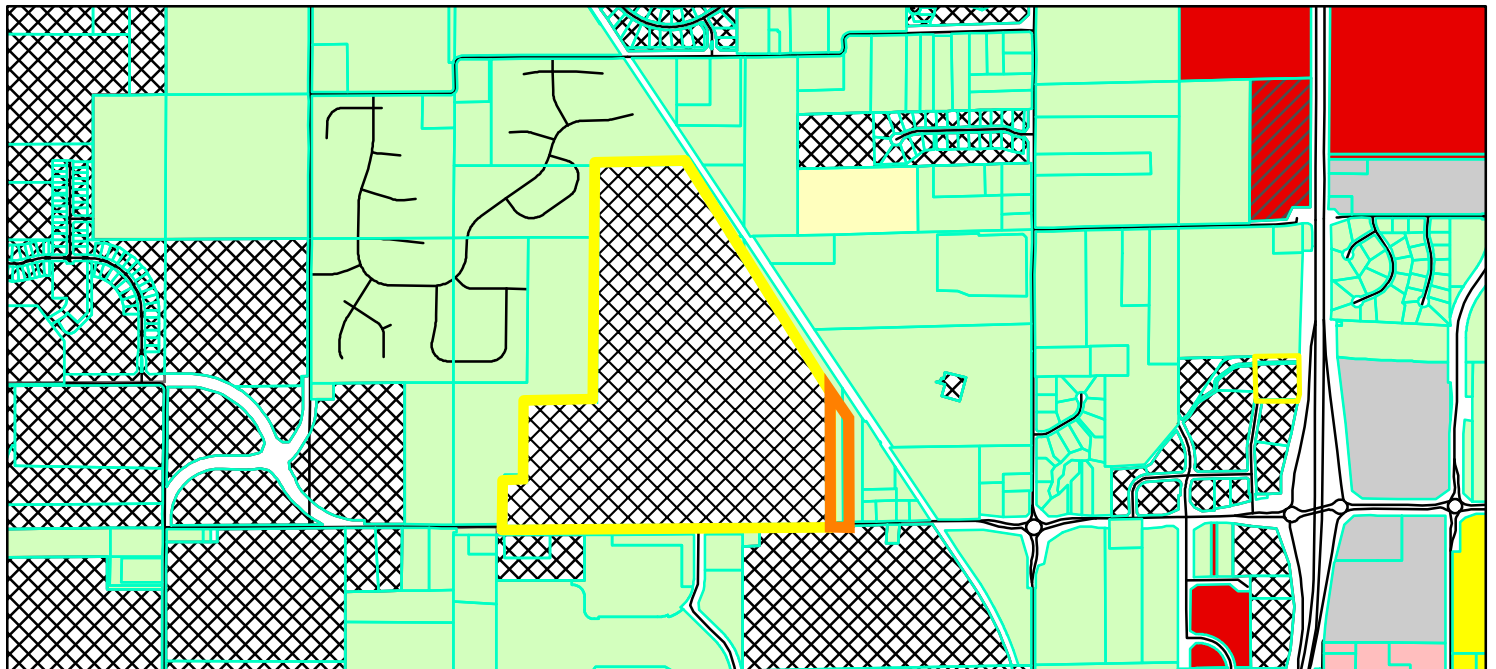
Aerial Location Map

 Existing PUD Limits

 Gerth Property Pproposed



Zoning Map



- | | |
|--|--|
|  Parcel |  GB (General Business) |
|  GIS, DBO, PW, Streets |  GB-PD (General Business - Planned Development) |
| Zoning - All |  LB (Local Business) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 (Single Family - 3) |

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ORDINANCE 22-19

Woods - Robinson - Briggs PUD Amendment II

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

This is an Ordinance to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Common Council enacted Ordinance No. 21-10, The Woods-Robinson-Briggs Planned Unit Development on March 22, 2021;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**2207-PUD-13**), requesting (i) an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibits A** (the “Gerth Property”) and **Exhibit B** (the “Original Woods-Robinson-Briggs PUD Real Estate”), and (ii) an amendment to the District and Concept Plans of the Woods-Robinson-Briggs PUD Ordinance;

WHEREAS, the Commission forwarded Petition No. **2207-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (**X-X**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2023; and,

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Woods-Robinson-Briggs PUD Ordinance, Unified Development Ordinance, and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Gerth Property into the **Woods-Robinson-Briggs Planned Unit Development District** (the "District").
- 1.2 This Ordinance shall also amend the Woods Robinson Briggs PUD Ordinance as applicable to the Original Woods Robinson Briggs PUD Real Estate.
- 1.3 Development of the Gerth Property and the Original Woods-Robinson-Briggs PUD Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, the Woods-Robinson-Briggs PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the (i) Unified Development Ordinance and (ii) the Woods-Robinson-Briggs PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Gerth Property and the Original Woods Robinson Briggs PUD Ordinance and shall be superseded by the terms of this Ordinance.

Section 2. Definitions

- 2.1 Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:
 - Reception / Event Center: Buildings and facilities owned or operated by a corporation, association, person or persons which are frequently rented out for public or private social gatherings, parties, special occasions, business meetings or similar events that are not repeated on a weekly basis and which are not open to the public on a daily basis at times other than when the event is scheduled.

Section 3. District Area Assignment

- 3.1 The Gerth Property is hereby assigned to District 1/the Commercial District, as originally set forth in Ordinance 21-10 (the "Assigned Area"). The standards of the Woods-Robinson-Briggs PUD Ordinance applicable to the Assigned Area shall apply to the development of the Gerth Property

- 3.2 The District Plan attached hereto and incorporated herein by reference as Exhibit C (the “District Plan”) hereby amends the Woods Robinson Briggs PUD District Plan.

Section 4. Concept Plan

- 4.1 Section 3 Concept Plan shall be replaced with the following:

- The Concept Plan, attached hereto and incorporated herein by reference as Exhibit D (the “Concept Plan”), hereby in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan.
- The final layout and site design shall be in substantial compliance with the Concept Plan, see Exhibit D, as determined by the Director of Community Development.

Section 5. Illustrative Character Exhibits

- 5.1 The “Illustrative Character Exhibits” attached hereto as Exhibits E through N are hereby incorporated as a compilation of images designed to capture the intended character and quality to be constructed in each defined district and subsequent areas identified on the Concept Plan, Exhibit D.
- Exhibits E through L shall replace Exhibit D, Commercial District 1 Character Exhibits, originally set forth in Ordinance 21-10.
 - Exhibit M shall replace Exhibit E, Park / Trail Head District 2 Character Exhibits, originally set forth in Ordinance 21-10.

Section 6. Overlay Districts

- 6.1 Section 7.2 shall be replaced with the following:

- Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3 (M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance.
- Commercial Recreational Facility Use Buildings:
 - Commercial Recreational Facility use buildings which are seventy-five thousand (75,000) square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those seen in Exhibit L, Commercial Recreational Facility.
 - Commercial Recreational Facility use buildings which are seventy-five thousand (75,000) square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).
 - Commercial Recreational Facility use buildings which are seventy-five thousand (75,000) square feet in size or greater in size shall be

permitted to utilize Architectural Insulated Panels as the primary exterior building material. Architectural Insulated Panels shall be permitted to exceed twenty-five percent (25%) of each individual Building Façade.

- In the event Architectural Insulated Panels are utilized as a primary exterior building material:
 - A minimum eight (8) foot height wainscot or brick-wrap effect utilizing Masonry Materials shall be required along all Building Façade bases. Architectural Insulated Panels shall not be permitted below eight (8) feet in height along the base of all Building Facades.
 - A minimum of twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- The primary building entrance to Commercial Recreational Facility Buildings may utilize enhanced use of glass in lieu of Masonry Materials and multiple architectural elements as shown in Exhibit L, Commercial Recreational Facilities. The architectural design of the primary building entrance shall be offset a minimum of four (4) feet in depth and extend the entire vertical plane of the building.
- Church / Event / Reception Use Buildings:
 - Wood materials shall be permitted as the primary exterior building material and shall be permitted to exceed twenty-five percent (25%) of each individual Building Façade.
 - In the event wood materials are utilized as a primary exterior building material:
 - A wainscot or brick-wrap effect around buildings shall not be required.
 - Increased and enhanced use of Masonry Material shall not be required around building entrances and on Building Façades.
 - A minimum of twenty percent (20%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- All Commercial Use Buildings:
 - EIFS shall be prohibited below eight (8) feet in height.

Section 7. District 1

7.1 Section 8 General Regulations, Article 8.1 of Ordinance 21-10 “District 1” shall be replaced with the following:

- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress / egress easement).
- Project Perimeter Setback: Shall not apply.
- Building Size Requirement:
 - a) Minimum Building size:

- Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be five-thousand (5,000) square feet, which shall include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one-thousand (1,000) square feet.
 - All other instances: Five-thousand (5,000) square feet.
 - b) Maximum Building size: One-hundred and fifty-thousand (150,000) square feet, except that a Commercial Recreational Facility may be up to two-hundred thousand (200,000) square feet in size.
 - c) Maximum Building Height: Sixty (60) feet except when adjacent to residential units, the maximum shall be three (3) stories.
- Minimum Building Setback Lines:
 - a) Front Yard
 - 191st Street: Sixty (60) feet
 - All other streets: Fifteen (15) feet
 - b) Side Yard
 - Adjacent to Residential District: Sixty (60) feet
 - All other instances: No Minimum
 - c) Rear Yard
 - Adjacent to Residential District: Sixty (60) feet
 - All other instances: No Minimum
 - d) Monon Trail
 - Sixty (60) feet from Monon Trail Right-of-way
- Maximum Building Setback Lines:
 - a) 191st Street: One-hundred and twenty (120) feet
 - b) Grand Park Boulevard: One-hundred and twenty (120) feet
 - c) Monon Trail: One-hundred and twenty (120) feet
- Area B
 - a) Commercial Recreational Facility:
 - A Commercial Recreational Facility shall be developed in Area B as depicted on the Concept Plan, Exhibit D.
 - This Commercial Recreational Facility shall include: 1) racquet games (i.e. pickle ball, tennis, squash, or other similar games / sports); and 2) may include, but not limited to the following ancillary uses such as a fitness center, indoor track, spa, and indoor / outdoor food and beverage areas.
 - The Commercial Recreational Facility shall be similar to the character and quality as shown on Exhibit L, Commercial Recreational Facility.
- Area C
 - a) Mixed-use Area 1
 - Water Feature: A water feature shall be required in Area C, mixed-use Area 1 as depicted on the Concept Plan, Exhibit D. The water feature shall be similar to the character and quality as shown on Exhibit G, Water Feature.
 - At a minimum, the water feature shall have a minimum water “pool” size of five-hundred (500) square feet; contain multiple vertical moving water elements; include adjacent pedestrian access;

incorporate adjacent hardscape design with multiple materials and colors; and provide seasonal interest when the water feature is non-operational.

- The water feature shall be required to be shown on the first Detailed Development Plan submittal associated with Mixed Use Area 1. The water feature shall be developed in conjunction with the first building constructed within Mixed Use Area 1. The water feature shall not be constructed prior to the issuance of a building permit within Mixed Use Area 1 nor shall a permanent Certificate of Occupancy be release prior to the completion of the water feature unless an alternative timeline is approved by the Director of Community Development.
- Pedestrian Promenade: A pedestrian promenade shall be required in Area C, Mixed-Use Area 1 as depicted on the Concept Plan, Exhibit D. The pedestrian promenade shall be similar to the character and quality as shown on Exhibit H, Pedestrian Promenade.
 - At a minimum, the pedestrian promenade shall be a car-free pedestrian oriented linear walkway that includes multiple hardscape materials and colors; a minimum five-thousand (5,000) square foot continuous greenspace, which may include synthetic turf; areas for pedestrian gathering; seating areas; fire pits; shade elements; a mixture of tree, shrub, and groundcover plantings; and multiple connections to adjacent pedestrian pathway networks.
 - Multiple Front Building Facades shall be located on each side of the pedestrian promenade within Mixed Use Area 1 and provide direct access to the pedestrian promenade space.
 - The overall pedestrian promenade layout shall be required to be shown on the first Detailed Development Plan submittal associated with Mixed Use Area 1. The pedestrian promenade shall be sequentially developed in conjunction with building(s) constructed within Mixed Use Area 1. The pedestrian promenade shall not commence construction prior to the issuance of a building permit within Mixed Use Area 1. A permanent Certificate of Occupancy shall not be release prior to the completion of the applicable pedestrian promenade segment(s) unless an alternative timeline is approved by the Director of Community Development.
- Mixed-use Units: The mixed-use units shall be developed in Mixed-use Area 1 as identified on the Concept Plan, Exhibit D. Mix-use units shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground

floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposed of this Ordinance, short-term rental units shall be deemed as a Hotel use.

- Minimum ground floor building size: ten-thousand (10,000) square feet
 - Maximum ground floor building size: twenty-thousand (20,000) square feet
 - Minimum number of short-term rental units: fifteen (15) units
 - Maximum number of short-term rental units: two-hundred (200) units
 - Short-term Rental Units may vary in size from a minimum of six-hundred (600) square feet to a maximum of one-thousand five hundred (1,500) square feet.
 - Short-term Rental Units shall be taxed the same as a Hotel and shall enter into an agreement with Grand Park in their pay-to-play program as other hotels have done.
- Buildings located within Mixed-use Area 1 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
- b) Mixed-use Area 2
- A Mixed-use area shall be developed in Area C as depicted on the Concept Plan, Exhibit D. Buildings located within Mixed-use Area 2 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
- c) Commercial Recreational Facility:
- A Commercial Recreational Facility shall be developed in Area C as depicted on the Concept Plan, Exhibit D. The Commercial Recreational Facility shall be similar to the character and quality as shown on Exhibit L, Commercial Recreational Facility.
- d) Plaza:
- A pedestrian plaza shall be required in Area C as depicted on the Concept Plan, Exhibit D. The plaza space shall be similar to the character and quality as shown on Exhibit I, Plaza.
 - At a minimum, the Plaza shall be one-quarter (1/4) acre in continuous size (i.e. unfragmented) measured by usable and accessible pedestrian focused spaces; include areas for pedestrian gathering; seating areas; shade elements; a balance of hardscape and landscape areas; multiple hardscape materials and colors; and connection to the adjacent pedestrian pathway network.
 - The plaza shall be located directly adjacent to and provide direct access to the Front Building Façade,

- specifically the southwest corner, of the Commercial Recreational Facility located within Area C.
 - The plaza shall be required to be shown on the Detailed Development Plan submittal associated with the Commercial Recreational Facility located in area C. The plaza shall be developed in conjunction with the Commercial Recreational Facility. The plaza shall not be constructed prior to the issuance of a building permit for the Commercial Recreational Facility nor shall a permanent Certificate of Occupancy be release for the Commercial Recreational Facility prior to the completion of the plaza unless an alternative timeline is approved by the Director of Community Development.
- Area D
 - a) Mixed-use Area 3
 - A Mixed-use area shall be developed in Area D as depicted on the Concept Plan, Exhibit D. Buildings located within Mixed-use Area 3 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
 - b) Mixed-use Area 4
 - A Mixed-use area shall be developed in Area D as depicted on the Concept Plan, Exhibit D. Buildings located within Mixed-use Area 4 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
 - Church / Event / Reception Center use building(s) may be developed in Area D as depicted on the Concept Plan, Exhibit D. Church / Event Center use buildings shall be similar to the character and quality as shown on Exhibit K, Church / Event / Reception Center.
- Entry Drives
 - a) Grand Park Boulevard
 - Grand Park Boulevard as depicted on the Concept Plan, shall be developed with a landscape design similar to the character and quality as shown on Exhibit E, Grand Park Boulevard.
 - At a minimum, the Grand Park Boulevard landscape design shall include a planted roadway median; a mixture of shade trees, ornamental trees, shrubs, and groundcover plantings; and areas of seasonal interest landscaping.
 - The Grand Park Boulevard right-of-way landscape design plans shall be included with the first District 1 Detailed Development Plan submittal with development that is serviced by the roadway.
 - b) Wood Farm Place and “Access Drive 3”
 - Wood Farm Place as depicted on the Concept Plan, shall be developed with a landscape design similar to the character and quality as shown on Exhibit F, Grand Park Boulevard / “Access Drive 3”.

- At a minimum, the Wood Farm Place / “Access Drive 3” landscape design shall include street trees on each side of the roadway; and areas of landscape shrubs / groundcover plantings beds.
- The Wood Farm Place right-of-way landscape design plans shall be included with the first District 1 Detailed Development Plan submittal with development that is serviced by the roadway.
- The “Access Drive 3” landscape design plans shall be included with the construction plans for the roadway at time of development.

Section 8. District 2: Park/Trail Head District

- 8.1 Article 8.2 of Ordinance 21-10, “District 2 Park/Trail Head District” shall be replaced with following:

The Park District (a minimum of 3 acres in size up to a maximum of 5 acres) is to be a donation or designated conservatory by Wood Family Farm of Hamilton County, LLC or a successor in interest (the “Owner”) with respect to the Park District. The Park District shall be developed as a nature-focused park/recreation area available to the general public (the "Park"). The Park District shall serve as a trail head of the Monon Trail. The following standards shall apply to District 2:

- Open-sided shelters shall be permitted.
- Enclosed buildings for park-related activities and/or facilities such as restrooms, maintenance, and similar other uses deemed appropriate for a passive activity park as determined by the Director of Community Development, shall be permitted.
- Park amenities shall include the following:
 - a) Playground equipment;
 - b) Lighting and safety features as may be reasonably required for a dusk-to-dawn community park;
 - c) Exercise stations;
 - d) Lawn area for recreational play such as frisbee, croquet, corn hole, etc;
 - e) Sculptured walking areas;
 - f) Crushed stone trails similar to Cool Creek connecting features within the Park; and
 - g) Other similar amenities and features commonly related to a passive park use as determined by the Director of the Community Development Department.
- An application for Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate. The park amenities listed above shall be installed within District 2 within one year of the aforementioned Detailed Development application

submittal unless The Director of the Community Development Department approves an extension due to unforeseen circumstances.

- Development of District 2, the Park District, shall be in substantial compliance with Exhibit N, the Park Plan, as determined by the Director of Community Development.
- The playground required as part of this section shall be similar to the character and quality shown in Exhibit M, Playground Equipment, as determined by the Director of Community Development.

Section 9. **Development Standards**

9.1 Article 6.14 Parking and Loading Standards:

- A maximum of three (3) rows of parking and two (2) associated drive aisles shall be permitted to exist in the 191st Street Front Yard and Grand Park Boulevard Front Yard within District 1.

Section 10. **Annexation**

- 10.1 The Gerth Property, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: R. Birch Dalton

This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify **ORDINANCE 22-19** was delivered to the Mayor of Westfield on the _____ day of _____, 2023.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 22-19
this _____ day of _____, 2023.

I hereby VETO ORDINANCE 22-19
this _____ day of _____, 2023.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

Exhibit A

Gerth Property Legal Description

Part of the Northwest Quarter of Section 25, Township 19 North, Range 3 East, Washington Township, Hamilton County, State of Indiana being more particularly described as follows:

Commencing at the South East corner of the North West quarter of Section 25, Township 19 North, Range 3 East, thence West 1559.27 feet along the south line of said quarter section to the true point of Beginning, said point being a boat spike set in the middle of the pavement, thence continuing along said South section line 179.65 feet to a point, said point being a boat spike set in the pavement in line with a fence to the North, thence N 0° 55' 41" E 1238.90 feet along said fence line to a point; said point being an iron pipe set in the Westerly Right of Way of the Monon Railroad, thence S 32° 32' 33" E 325.52 feet along said Right of Way to a point, said point being an iron pipe set in the Westerly Right of Way of said Railroad, thence departing from said Right of Way S 0° 55' 41" W 964.46 feet to the Point of Beginning and containing 4.54 acres .

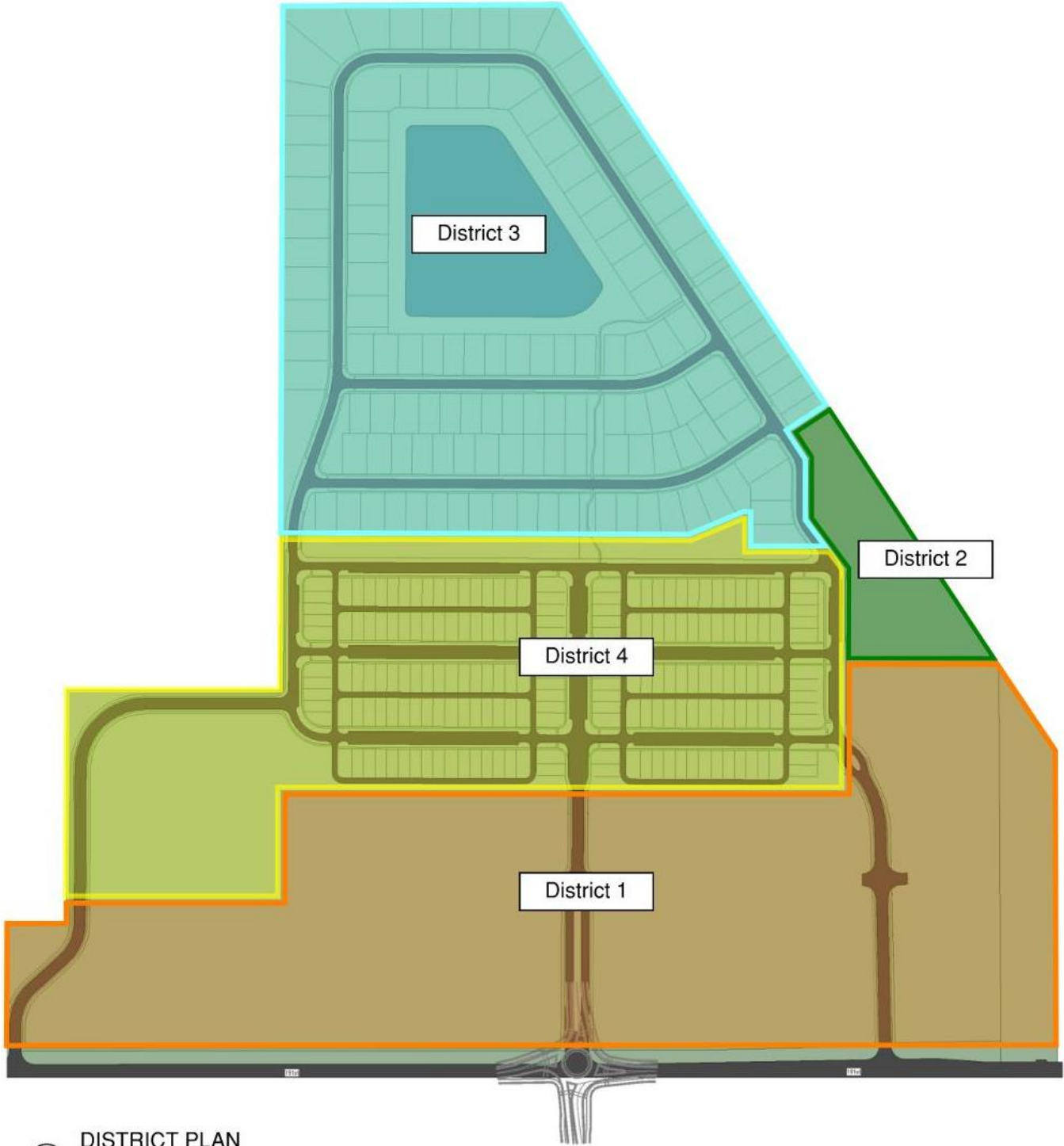
Exhibit B

Original Woods-Robinson-Briggs PUD Legal Description (sans Gerth Property)

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

Exhibit C
District Plan

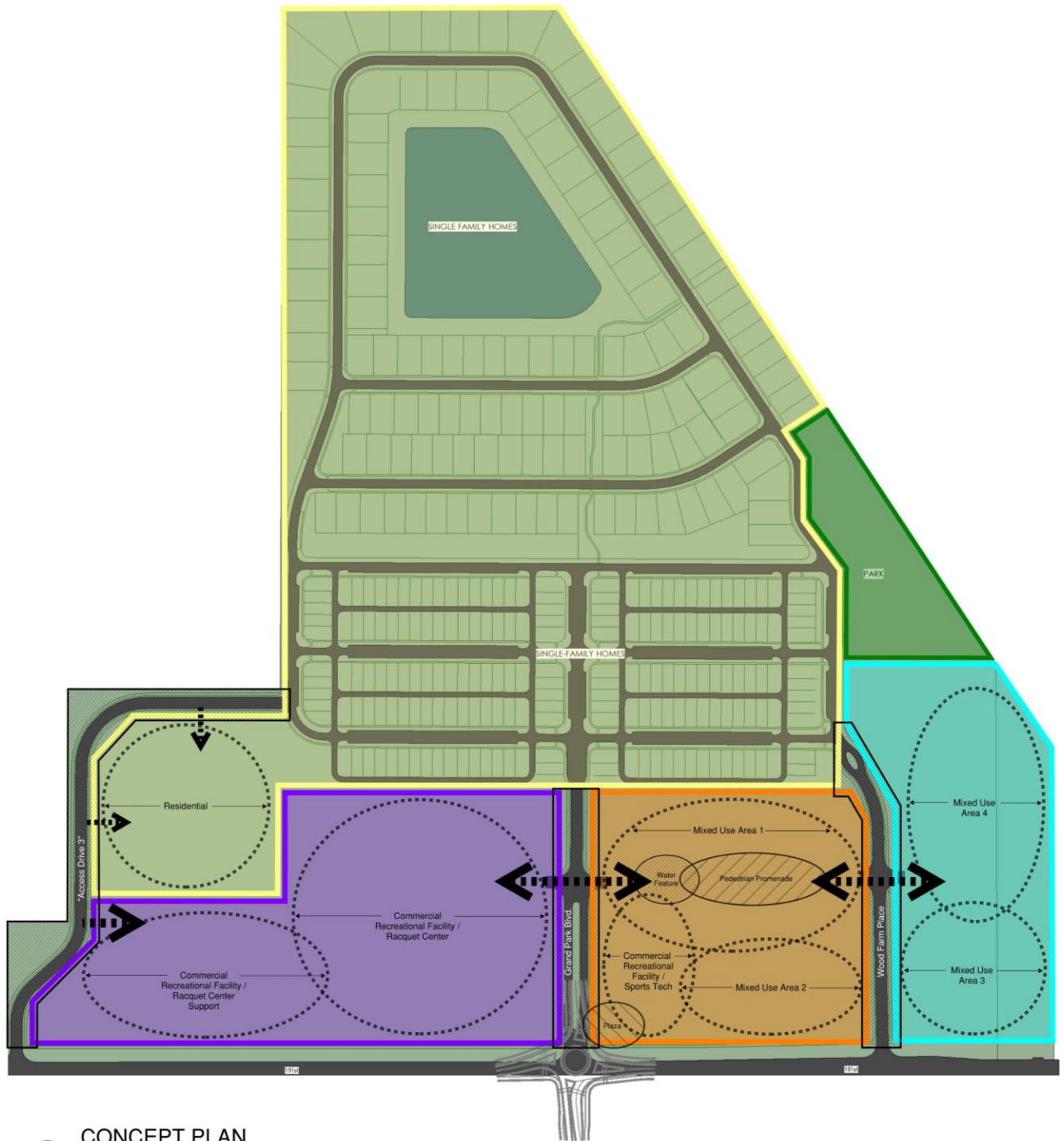


① DISTRICT PLAN
1" = 400'-0"

11/18/22

Exhibit D

Concept Plan



① CONCEPT PLAN
1" = 400'-0"

Area "A"	
Area "B"	
Area "C"	Park Area
Area "D"	Entry Drives

11/18/22

 **Cooler Design**
ARCHITECTURE • PLANNING • INTERIOR DESIGN

Exhibit E
Grand Park Boulevard Landscape

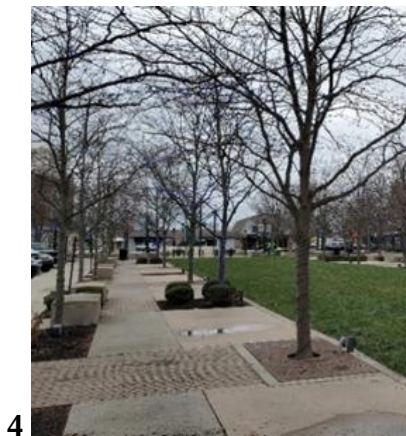


Exhibit F

Wood Farm Place and “Access Drive 3” Landscape



Exhibit G
Water Feature



Exhibit H
Pedestrian Promenade

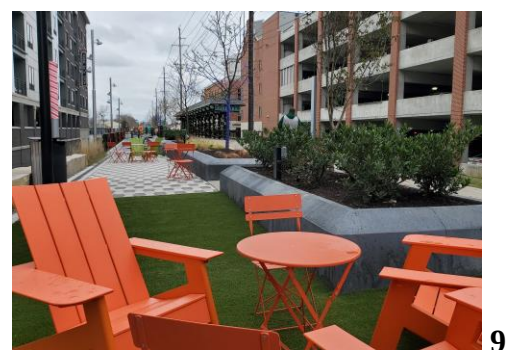
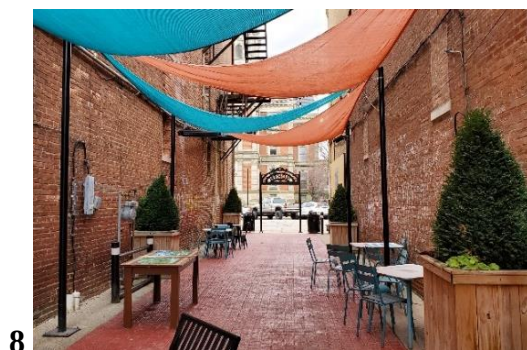
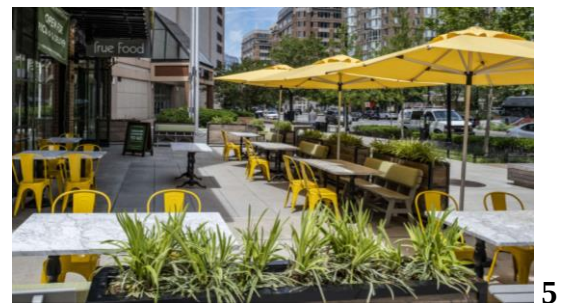


Exhibit I

Plaza



Exhibit J
Mixed-use Area(s)

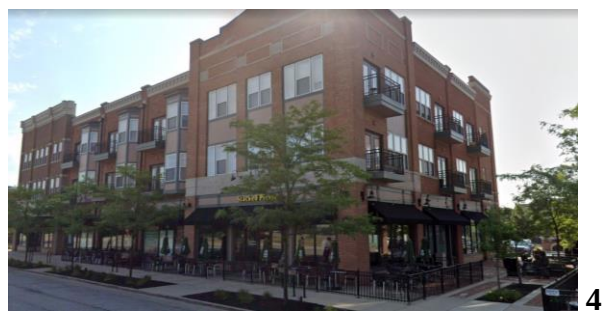


Exhibit K

Church / Event / Reception Center



Exhibit L
Commercial Recreational Facilities

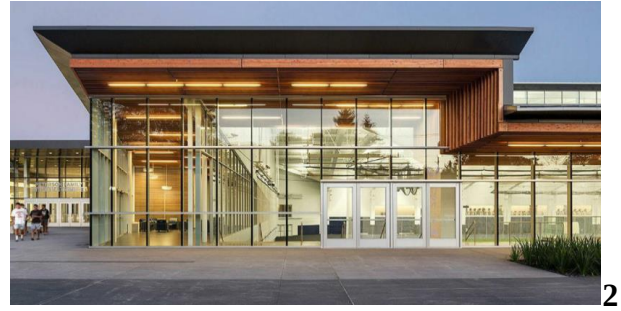


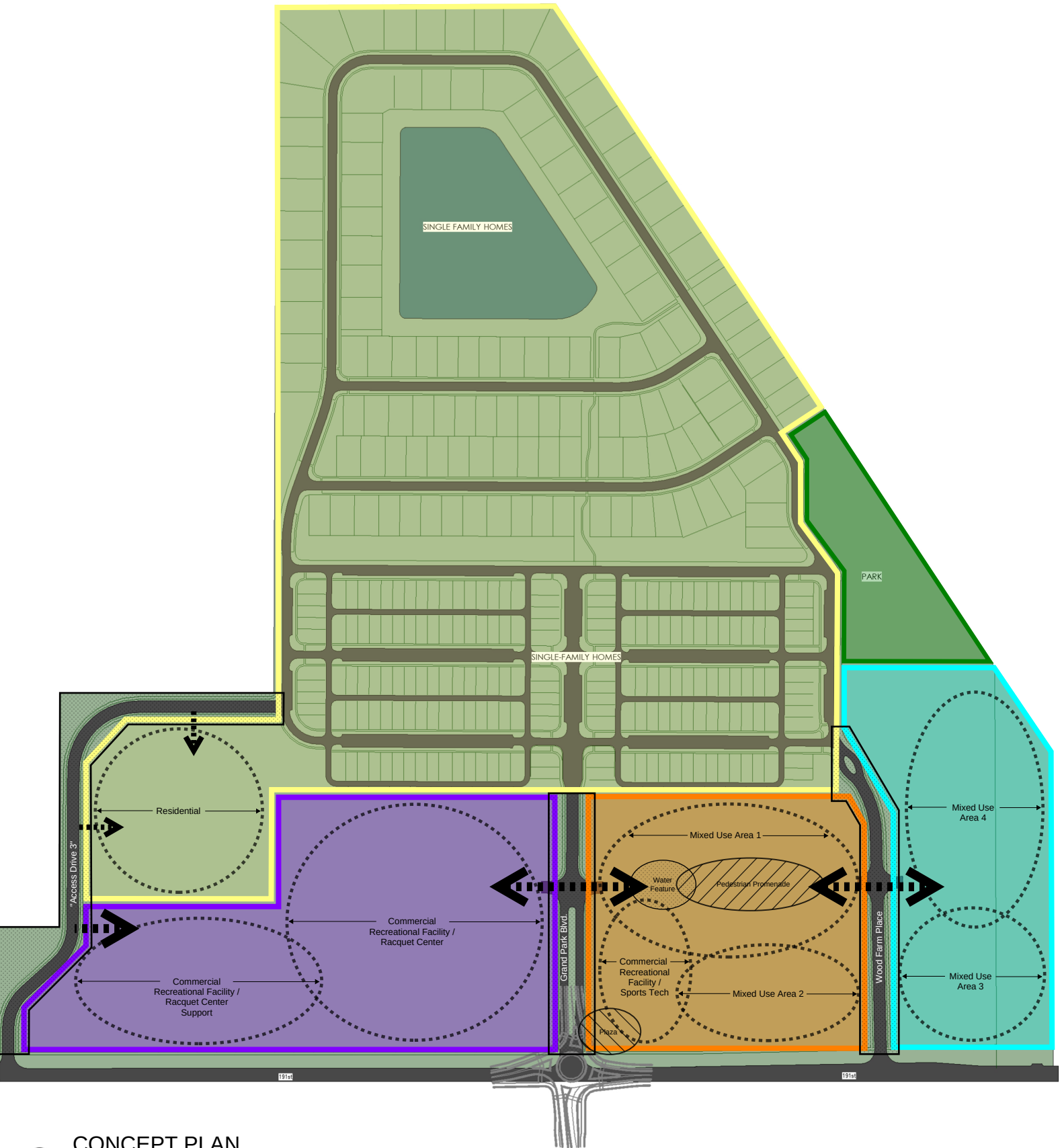


Exhibit M
Playground Equipment





CONCEPT PLAN



1 CONCEPT PLAN
1" = 400'-0"

Area "A"

Area "B"

Area "C"

Area "D"

Park Area

Entry Drives

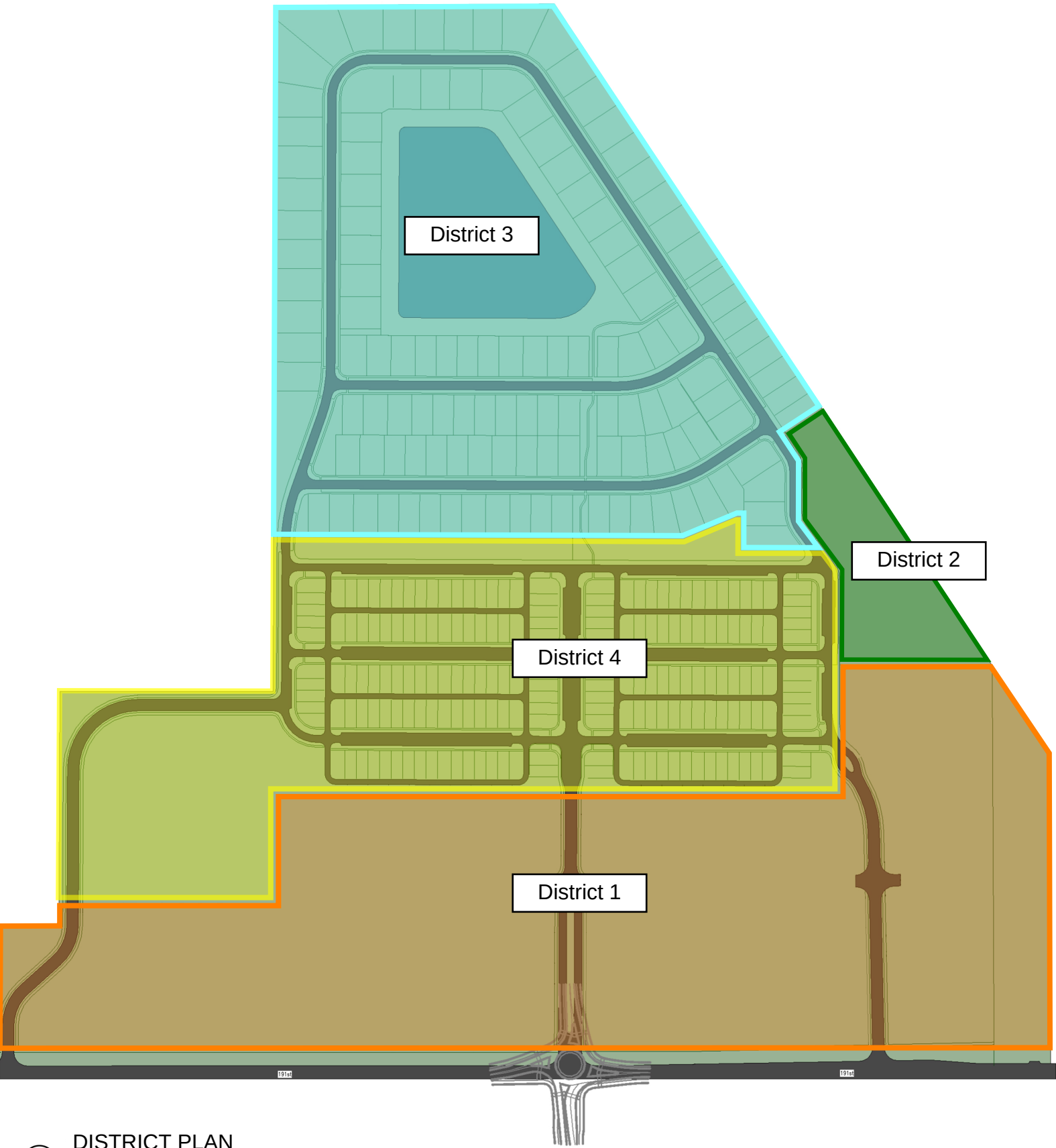
11/18/22



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

DISTRICT PLAN



① DISTRICT PLAN
1" = 400'-0"

11/18/22



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

Exhibit E
Grand Park Boulevard Landscape

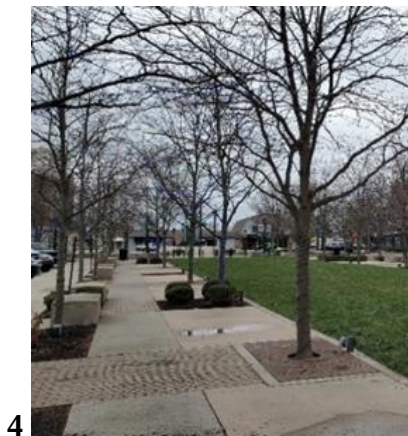


Exhibit F

Wood Farm Place and “Access Drive 3” Landscape



Exhibit G
Water Feature



Exhibit H
Pedestrian Promenade

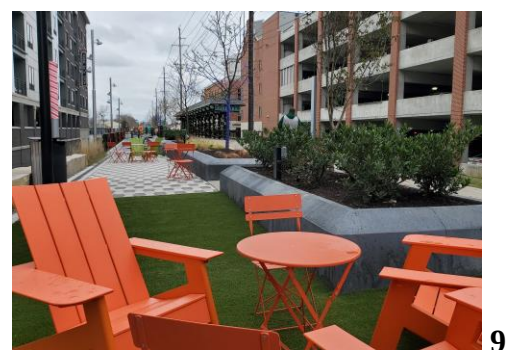
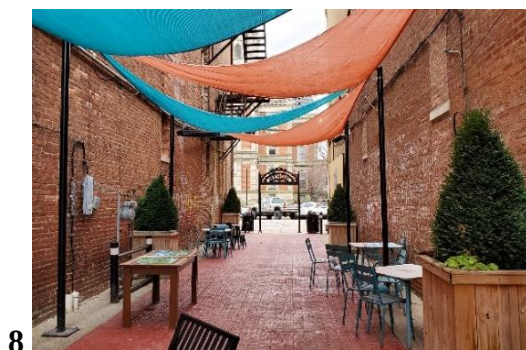
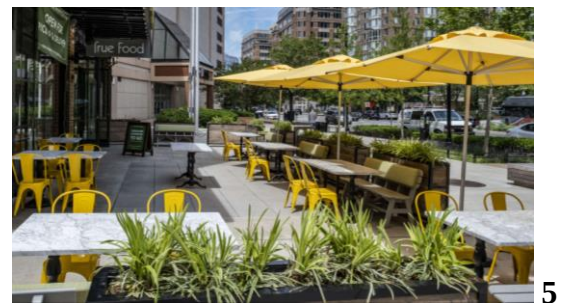


Exhibit I

Plaza



Exhibit J
Mixed-use Area(s)

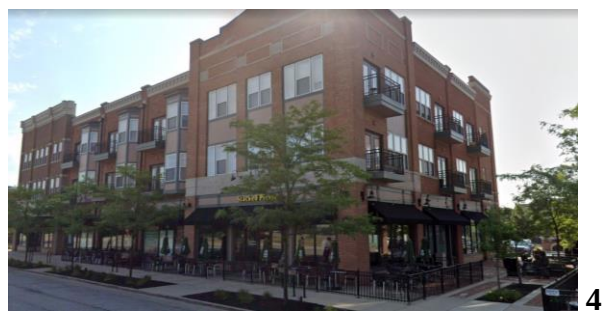


Exhibit K

Church / Event / Reception Center



Exhibit L
Commercial Recreational Facilities

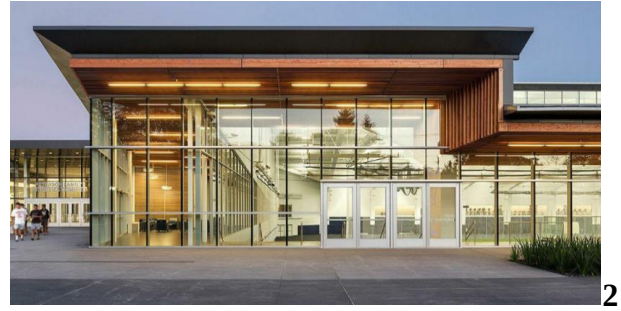




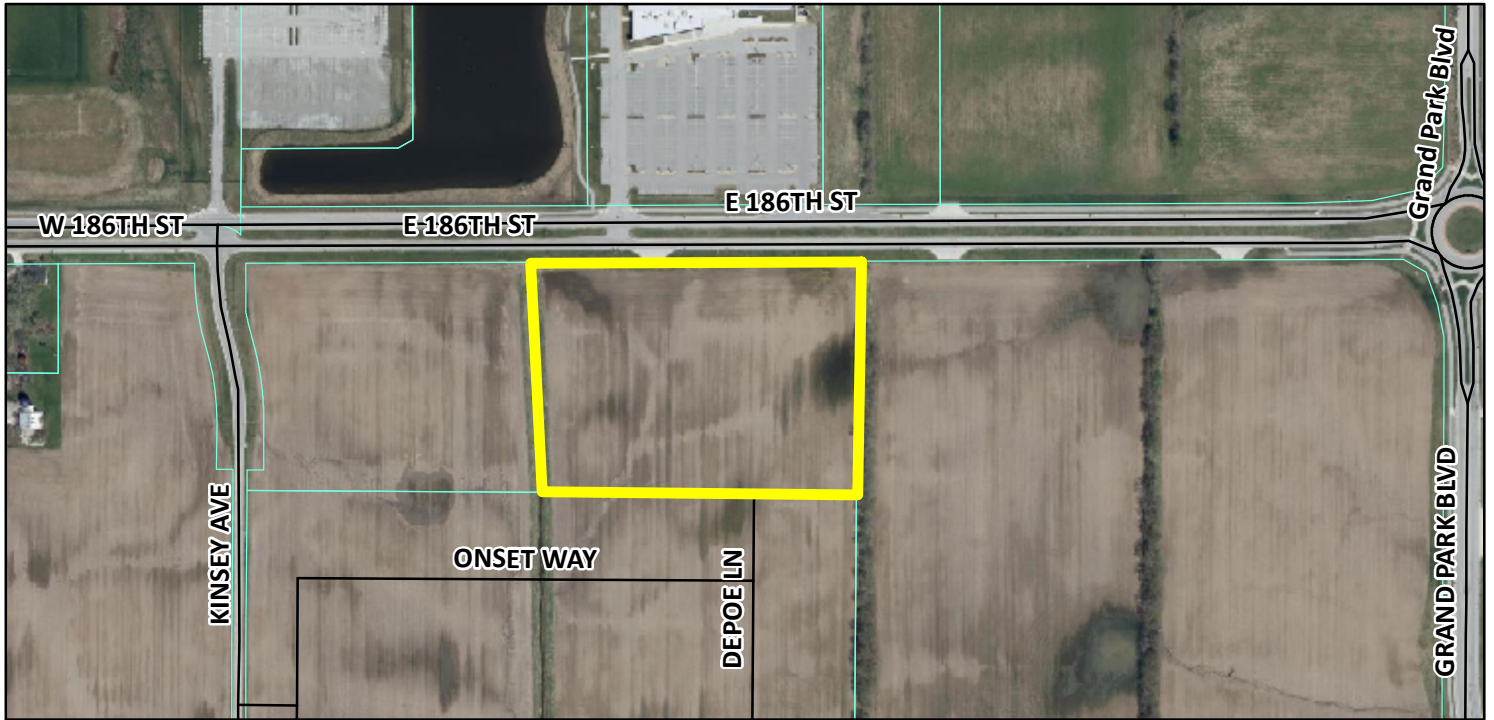
Exhibit M
Playground Equipment



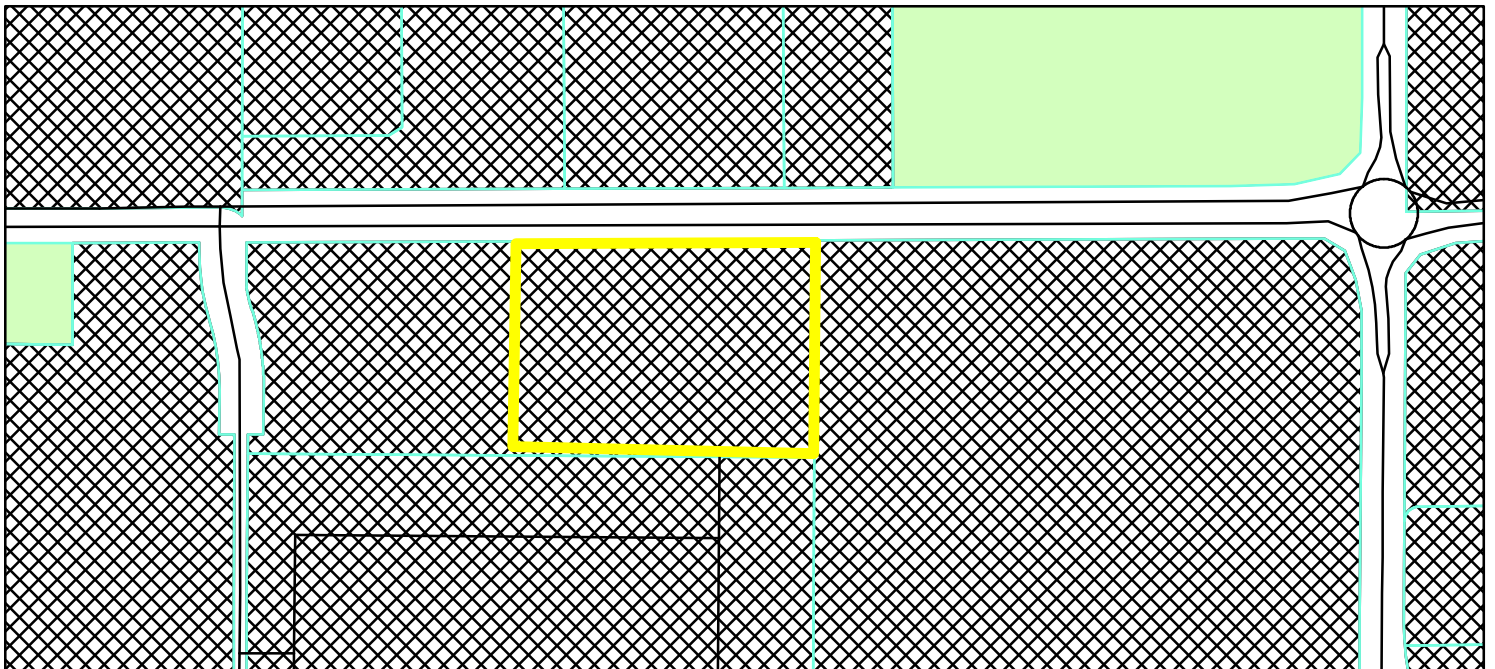


Aerial Location Map

 Site



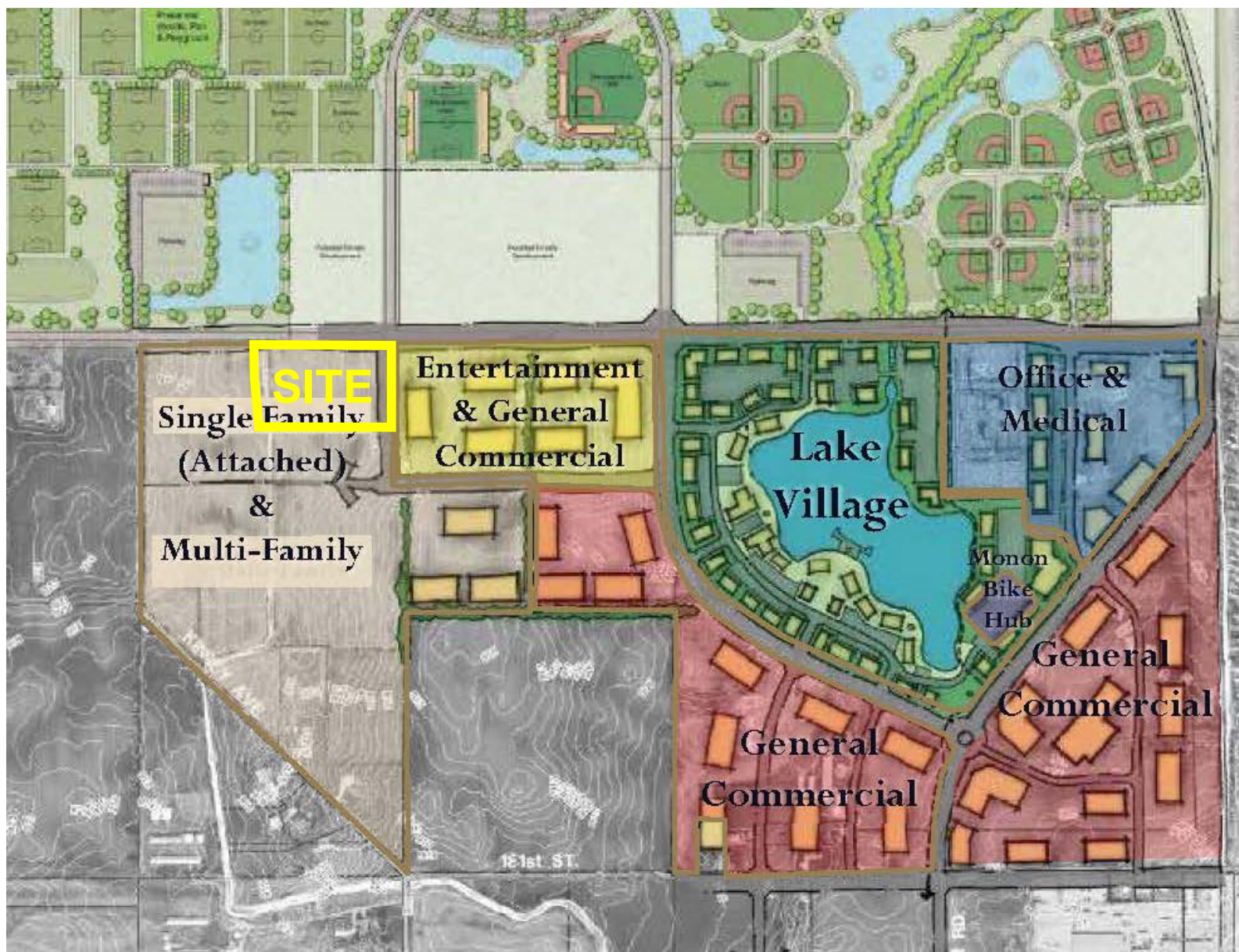
Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Parcel
Zoning - All
AG-SF1 (Agriculture - Single Family - 1)
PUD (Planned Unit Development)

0 0.05 0.1 Miles





Grand Park Village - Amendment
Location within Grand Park Village PUD

EXHIBIT B

Concept Plan



Grand Communities, LLC
Townes at Grand Park Village City of Westfield, Indiana
Illustrative Rendering



EXHIBIT C

Townhouse Architecture – Illustrative Character Exhibit



All elevations rendered in black & white on following page.



COASTAL CLASSIC EXTERIOR DESIGN
6-HOME BUILDING - FRONT ELEVATION



COASTAL CLASSIC DESIGN
LEFT SIDE ELEVATION



COASTAL CLASSIC DESIGN
RIGHT SIDE ELEVATION



COASTAL CLASSIC DESIGN
REAR ELEVATION

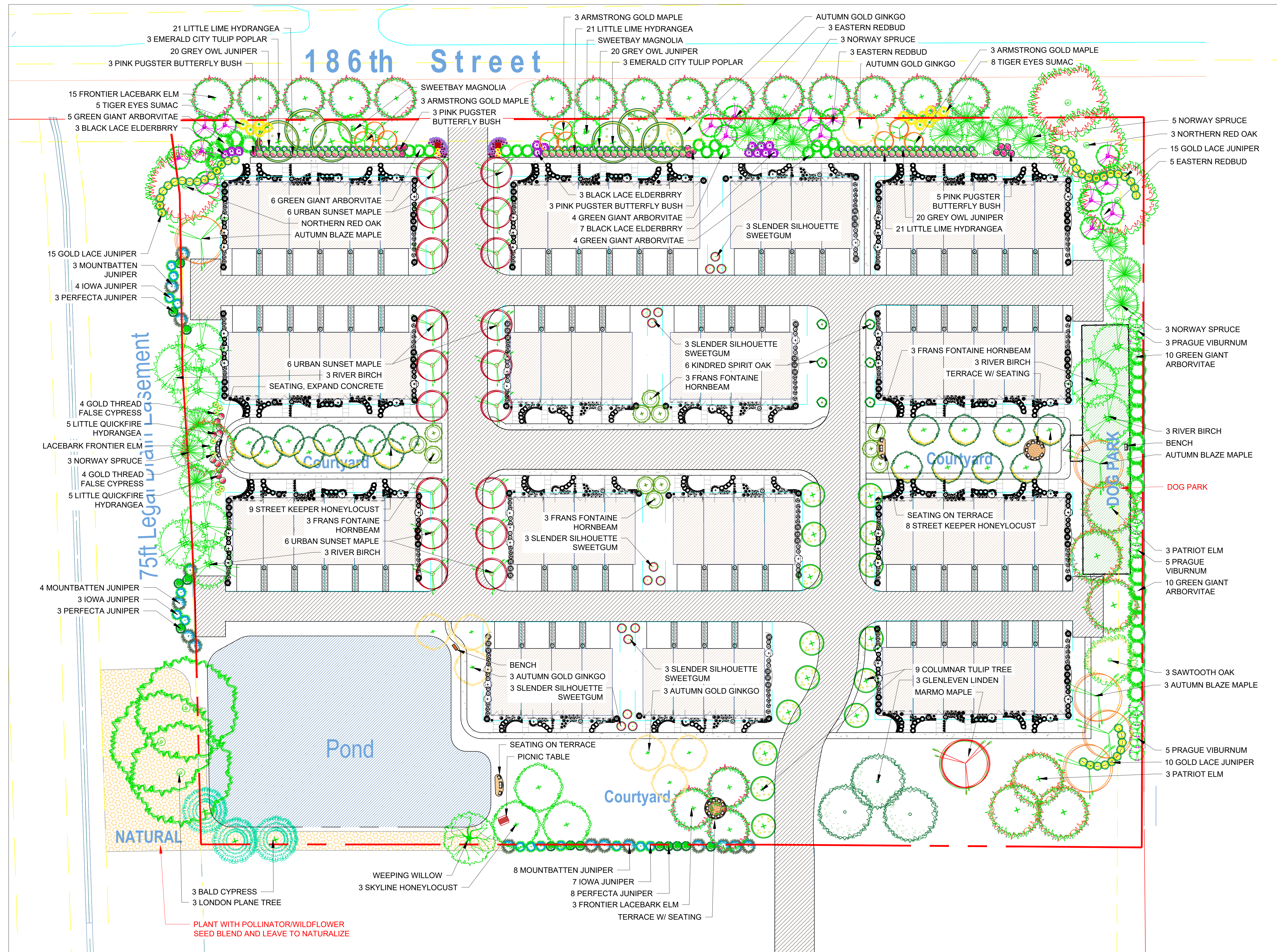


EXHIBIT E

Amenity Exhibit



ORDINANCE 22-19

Woods - Robinson - Briggs PUD Amendment II

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

This is an Ordinance to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Common Council enacted Ordinance No. 21-10, The Woods-Robinson-Briggs Planned Unit Development on March 22, 2021;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**2207-PUD-13**), requesting (i) an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibits A** (the “Gerth Property”) and **Exhibit B** (the “Original Woods-Robinson-Briggs PUD Real Estate”), and (ii) an amendment to the District and Concept Plans of the Woods-Robinson-Briggs PUD Ordinance;

WHEREAS, the Commission forwarded Petition No. **2207-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (**X-X**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2023; and,

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Woods-Robinson-Briggs PUD Ordinance, Unified Development Ordinance, and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Gerth Property into the **Woods-Robinson-Briggs Planned Unit Development District** (the "District").
- 1.2 This Ordinance shall also amend the Woods Robinson Briggs PUD Ordinance as applicable to the Original Woods Robinson Briggs PUD Real Estate.
- 1.3 Development of the Gerth Property and the Original Woods-Robinson-Briggs PUD Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, the Woods-Robinson-Briggs PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the (i) Unified Development Ordinance and (ii) the Woods-Robinson-Briggs PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Gerth Property and the Original Woods Robinson Briggs PUD Ordinance and shall be superseded by the terms of this Ordinance.

Section 2. Definitions

- 2.1 Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:
 - Reception / Event Center: Buildings and facilities owned or operated by a corporation, association, person or persons which are frequently rented out for public or private social gatherings, parties, special occasions, business meetings or similar events that are not repeated on a weekly basis and which are not open to the public on a daily basis at times other than when the event is scheduled.

Section 3. District Area Assignment

- 3.1 The Gerth Property is hereby assigned to District 1/the Commercial District, as originally set forth in Ordinance 21-10 (the "Assigned Area"). The standards of the Woods-Robinson-Briggs PUD Ordinance applicable to the Assigned Area shall apply to the development of the Gerth Property

- 3.2 The District Plan attached hereto and incorporated herein by reference as Exhibit C (the “District Plan”) hereby amends the Woods Robinson Briggs PUD District Plan.

Section 4. Concept Plan

- 4.1 Section 3 Concept Plan shall be replaced with the following:

- The Concept Plan, attached hereto and incorporated herein by reference as Exhibit D (the “Concept Plan”), hereby in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan.
- The final layout and site design shall be in substantial compliance with the Concept Plan, see Exhibit D, as determined by the Director of Community Development.

Section 5. Illustrative Character Exhibits

- 5.1 The “Illustrative Character Exhibits” attached hereto as Exhibits E through N are hereby incorporated as a compilation of images designed to capture the intended character and quality to be constructed in each defined district and subsequent areas identified on the Concept Plan, Exhibit D.
- Exhibits E through L shall replace Exhibit D, Commercial District 1 Character Exhibits, originally set forth in Ordinance 21-10.
 - Exhibit M shall replace Exhibit E, Park / Trail Head District 2 Character Exhibits, originally set forth in Ordinance 21-10.

Section 6. Overlay Districts

- 6.1 Section 7.2 shall be replaced with the following:

- Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3 (M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance.
- Commercial Recreational Facility Use Buildings:
 - Commercial Recreational Facility use buildings which are seventy-five thousand (75,000) square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those seen in Exhibit L, Commercial Recreational Facility.
 - Commercial Recreational Facility use buildings which are seventy-five thousand (75,000) square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).
 - [Commercial Recreational Facility use buildings which are seventy-five thousand \(75,000\) square feet in size or greater in size shall be](#)

permitted to utilize Architectural Insulated Panels as the primary exterior building material. Architectural Insulated Panels shall be permitted to exceed twenty-five percent (25%) of each individual Building Façade.

- In the event Architectural Insulated Panels are utilized as a primary exterior building material:
 - A minimum eight (8) foot height wainscot or brick-wrap effect utilizing Masonry Materials shall be required along all Building Façade bases. Architectural Insulated Panels shall not be permitted below eight (8) feet in height along the base of all Building Facades.
 - A minimum of twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- The primary building entrance to Commercial Recreational Facility Buildings may utilize enhanced use of glass in lieu of Masonry Materials and multiple architectural elements as shown in Exhibit L, Commercial Recreational Facilities. The architectural design of the primary building entrance shall be offset a minimum of four (4) feet in depth and extend the entire vertical plane of the building.
- Church / Event / Reception Use Buildings:
 - Wood materials shall be permitted as the primary exterior building material and shall be permitted to exceed twenty-five percent (25%) of each individual Building Façade.
 - In the event wood materials are utilized as a primary exterior building material:
 - A wainscot or brick-wrap effect around buildings shall not be required.
 - Increased and enhanced use of Masonry Material shall not be required around building entrances and on Building Façades.
 - A minimum of twenty percent (20%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- All Commercial Use Buildings:
 - EIFS shall be prohibited below eight (8) feet in height.

Section 7. District 1

- 7.1 Section 8 General Regulations, Article 8.1 of Ordinance 21-10 “District 1” shall be replaced with the following:
- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress / egress easement).
 - Project Perimeter Setback: Shall not apply.
 - Building Size Requirement:
 - a) Minimum Building size:

- Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be five-thousand (5,000) square feet, which shall include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one-thousand (1,000) square feet.
 - All other instances: Five-thousand (5,000) square feet.
 - b) Maximum Building size: One-hundred and fifty-thousand (150,000) square feet, except that a Commercial Recreational Facility may be up to two-hundred thousand (200,000) square feet in size.
 - c) Maximum Building Height: Sixty (60) feet except when adjacent to residential units, the maximum shall be three (3) stories.
- Minimum Building Setback Lines:
 - a) Front Yard
 - 191st Street: Sixty (60) feet
 - All other streets: Fifteen (15) feet
 - b) Side Yard
 - Adjacent to Residential District: Sixty (60) feet
 - All other instances: No Minimum
 - c) Rear Yard
 - Adjacent to Residential District: Sixty (60) feet
 - All other instances: No Minimum
 - d) Monon Trail
 - Sixty (60) feet from Monon Trail Right-of-way
- Maximum Building Setback Lines:
 - a) 191st Street: One-hundred and twenty (120) feet
 - b) Grand Park Boulevard: One-hundred and twenty (120) feet
 - c) Monon Trail: One-hundred and twenty (120) feet
- Area B
 - a) Commercial Recreational Facility:
 - A Commercial Recreational Facility shall be developed in Area B as depicted on the Concept Plan, Exhibit D.
 - This Commercial Recreational Facility shall include: 1) racquet games (i.e. pickle ball, tennis, squash, or other similar games / sports); and 2) may include, but not limited to the following ancillary uses such as a fitness center, indoor track, spa, and indoor / outdoor food and beverage areas.
 - The Commercial Recreational Facility shall be similar to the character and quality as shown on Exhibit L, Commercial Recreational Facility.
- Area C
 - a) Mixed-use Area 1
 - Water Feature: A water feature shall be required in Area C, mixed-use Area 1 as depicted on the Concept Plan, Exhibit D. The water feature shall be similar to the character and quality as shown on Exhibit G, Water Feature.
 - At a minimum, the water feature shall have a minimum water “pool” size of five-hundred (500) square feet; contain multiple vertical moving water elements; include adjacent pedestrian access;

incorporate adjacent hardscape design with multiple materials and colors; and provide seasonal interest when the water feature is non-operational.

- The water feature shall be required to be shown on the first Detailed Development Plan submittal associated with Mixed Use Area 1. The water feature shall be developed in conjunction with the first building constructed within Mixed Use Area 1. The water feature shall not be constructed prior to the issuance of a building permit within Mixed Use Area 1 nor shall a permanent Certificate of Occupancy be release prior to the completion of the water feature unless an alternative timeline is approved by the Director of Community Development.
- Pedestrian Promenade: A pedestrian promenade shall be required in Area C, Mixed-Use Area 1 as depicted on the Concept Plan, Exhibit D. The pedestrian promenade shall be similar to the character and quality as shown on Exhibit H, Pedestrian Promenade.
 - At a minimum, the pedestrian promenade shall be a car-free pedestrian oriented linear walkway that includes multiple hardscape materials and colors; a minimum five-thousand (5,000) square foot continuous greenspace, which may include synthetic turf; areas for pedestrian gathering; seating areas; fire pits; shade elements; a mixture of tree, shrub, and groundcover plantings; and multiple connections to adjacent pedestrian pathway networks.
 - Multiple Front Building Facades shall be located on each side of the pedestrian promenade within Mixed Use Area 1 and provide direct access to the pedestrian promenade space.
 - The overall pedestrian promenade layout shall be required to be shown on the first Detailed Development Plan submittal associated with Mixed Use Area 1. The pedestrian promenade shall be sequentially developed in conjunction with building(s) constructed within Mixed Use Area 1. The pedestrian promenade shall not commence construction prior to the issuance of a building permit within Mixed Use Area 1. A permanent Certificate of Occupancy shall not be release prior to the completion of the applicable pedestrian promenade segment(s) unless an alternative timeline is approved by the Director of Community Development.
- Mixed-use Units: The mixed-use units shall be developed in Mixed-use Area 1 as identified on the Concept Plan, Exhibit D. Mix-use units shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground

floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposed of this Ordinance, short-term rental units shall be deemed as a Hotel use.

- Minimum ground floor building size: ten-thousand (10,000) square feet
 - Maximum ground floor building size: twenty-thousand (20,000) square feet
 - Minimum number of short-term rental units: fifteen (15) units
 - Maximum number of short-term rental units: two-hundred (200) units
 - Short-term Rental Units may vary in size from a minimum of six-hundred (600) square feet to a maximum of one-thousand five hundred ~~(1,000)~~ (1,500) square feet.
 - Short-term Rental Units shall be taxed the same as a Hotel and shall enter into an agreement with Grand Park in their pay-to-play program as other hotels have done.
- Buildings located within Mixed-use Area 1 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
- b) Mixed-use Area 2
- A Mixed-use area shall be developed in Area C as depicted on the Concept Plan, Exhibit D. Buildings located within Mixed-use Area 2 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
- c) Commercial Recreational Facility:
- A Commercial Recreational Facility shall be developed in Area C as depicted on the Concept Plan, Exhibit D. The Commercial Recreational Facility shall be similar to the character and quality as shown on Exhibit L, Commercial Recreational Facility.
- d) Plaza:
- A pedestrian plaza shall be required in Area C as depicted on the Concept Plan, Exhibit D. The plaza space shall be similar to the character and quality as shown on Exhibit I, Plaza.
 - At a minimum, the Plaza shall be one-quarter (1/4) acre in continuous size (i.e. unfragmented) measured by usable and accessible pedestrian focused spaces; include areas for pedestrian gathering; seating areas; shade elements; a balance of hardscape and landscape areas; multiple hardscape materials and colors; and connection to the adjacent pedestrian pathway network.
 - The plaza shall be located directly adjacent to and provide direct access to the Front Building Façade,

- specifically the southwest corner, of the Commercial Recreational Facility located within Area C.
 - The plaza shall be required to be shown on the Detailed Development Plan submittal associated with the Commercial Recreational Facility located in area C. The plaza shall be developed in conjunction with the Commercial Recreational Facility. The plaza shall not be constructed prior to the issuance of a building permit for the Commercial Recreational Facility nor shall a permanent Certificate of Occupancy be release for the Commercial Recreational Facility prior to the completion of the plaza unless an alternative timeline is approved by the Director of Community Development.
- Area D
 - a) Mixed-use Area 3
 - A Mixed-use area shall be developed in Area D as depicted on the Concept Plan, Exhibit D. Buildings located within Mixed-use Area 3 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
 - b) Mixed-use Area 4 ~~Church / Event / Reception Center Area~~
 - A Mixed-use area shall be developed in Area D as depicted on the Concept Plan, Exhibit D. Buildings located within Mixed-use Area 4 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
 - Church / Event / Reception Center use building(s) ~~shall~~ may be developed in Area D as depicted on the Concept Plan, Exhibit D. Church / Event Center use buildings shall be similar to the character and quality as shown on Exhibit K, Church / Event / Reception Center.
- Entry Drives
 - a) Grand Park Boulevard
 - Grand Park Boulevard as depicted on the Concept Plan, shall be developed with a landscape design similar to the character and quality as shown on Exhibit E, Grand Park Boulevard.
 - At a minimum, the Grand Park Boulevard landscape design shall include a planted roadway median; a mixture of shade trees, ornamental trees, shrubs, and groundcover plantings; and areas of seasonal interest landscaping.
 - The Grand Park Boulevard right-of-way landscape design plans shall be included with the first District 1 Detailed Development Plan submittal with development that is serviced by the roadway.
 - b) Wood Farm Place and “Access Drive 3”
 - Wood Farm Place as depicted on the Concept Plan, shall be developed with a landscape design similar to the character and quality as shown on Exhibit F, Grand Park Boulevard / “Access Drive 3”.

- At a minimum, the Wood Farm Place / “Access Drive 3” landscape design shall include street trees on each side of the roadway; and areas of landscape shrubs / groundcover plantings beds.
- The Wood Farm Place right-of-way landscape design plans shall be included with the first District 1 Detailed Development Plan submittal with development that is serviced by the roadway.
- The “Access Drive 3” landscape design plans shall be included with the construction plans for the roadway at time of development.

Section 8. District 2: Park/Trail Head District

- 8.1 Article 8.2 of Ordinance 21-10, “District 2 Park/Trail Head District” shall be replaced with following:

The Park District (a minimum of 3 acres in size up to a maximum of 5 acres) is to be a donation or designated conservatory by Wood Family Farm of Hamilton County, LLC or a successor in interest (the “Owner”) with respect to the Park District. The Park District shall be developed as a nature-focused park/recreation area available to the general public (the "Park"). The Park District shall serve as a trail head of the Monon Trail. The following standards shall apply to District 2:

- Open-sided shelters shall be permitted.
- Enclosed buildings for park-related activities and/or facilities such as restrooms, maintenance, and similar other uses deemed appropriate for a passive activity park as determined by the Director of Community Development, shall be permitted.
- Park amenities shall include the following:
 - a) Playground equipment;
 - b) Lighting and safety features as may be reasonably required for a dusk-to-dawn community park;
 - c) Exercise stations;
 - d) Lawn area for recreational play such as frisbee, croquet, corn hole, etc;
 - e) Sculptured walking areas;
 - f) Crushed stone trails similar to Cool Creek connecting features within the Park; and
 - g) Other similar amenities and features commonly related to a passive park use as determined by the Director of the Community Development Department.
- An application for Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate. The park amenities listed above shall be installed within District 2 within one year of the aforementioned Detailed Development application

submittal unless The Director of the Community Development Department approves an extension due to unforeseen circumstances.

- Development of District 2, the Park District, shall be in substantial compliance with Exhibit N, the Park Plan, as determined by the Director of Community Development.
- The playground required as part of this section shall be similar to the character and quality shown in Exhibit M, Playground Equipment, as determined by the Director of Community Development.

Section 9. **Development Standards**

9.1 Article 6.14 Parking and Loading Standards:

- A maximum of three (3) rows of parking and two (2) associated drive aisles shall be permitted to exist in the 191st Street Front Yard and Grand Park Boulevard Front Yard within District 1.

Section 10. **Annexation**

- 10.1 [The Gerth Property, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.](#)

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: R. Birch Dalton

This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify **ORDINANCE 22-19** was delivered to the Mayor of Westfield on the _____ day of _____, 2023.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 22-19
this _____ day of _____, 2023.

I hereby VETO ORDINANCE 22-19
this _____ day of _____, 2023.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

Exhibit A

Gerth Property Legal Description

Part of the Northwest Quarter of Section 25, Township 19 North, Range 3 East, Washington Township, Hamilton County, State of Indiana being more particularly described as follows:

Commencing at the South East corner of the North West quarter of Section 25, Township 19 North, Range 3 East, thence West 1559.27 feet along the south line of said quarter section to the true point of Beginning, said point being a boat spike set in the middle of the pavement, thence continuing along said South section line 179.65 feet to a point, said point being a boat spike set in the pavement in line with a fence to the North, thence N 0° 55' 41" E 1238.90 feet along said fence line to a point; said point being an iron pipe set in the Westerly Right of Way of the Monon Railroad, thence S 32° 32' 33" E 325.52 feet along said Right of Way to a point, said point being an iron pipe set in the Westerly Right of Way of said Railroad, thence departing from said Right of Way S 0° 55' 41" W 964.46 feet to the Point of Beginning and containing 4.54 acres .

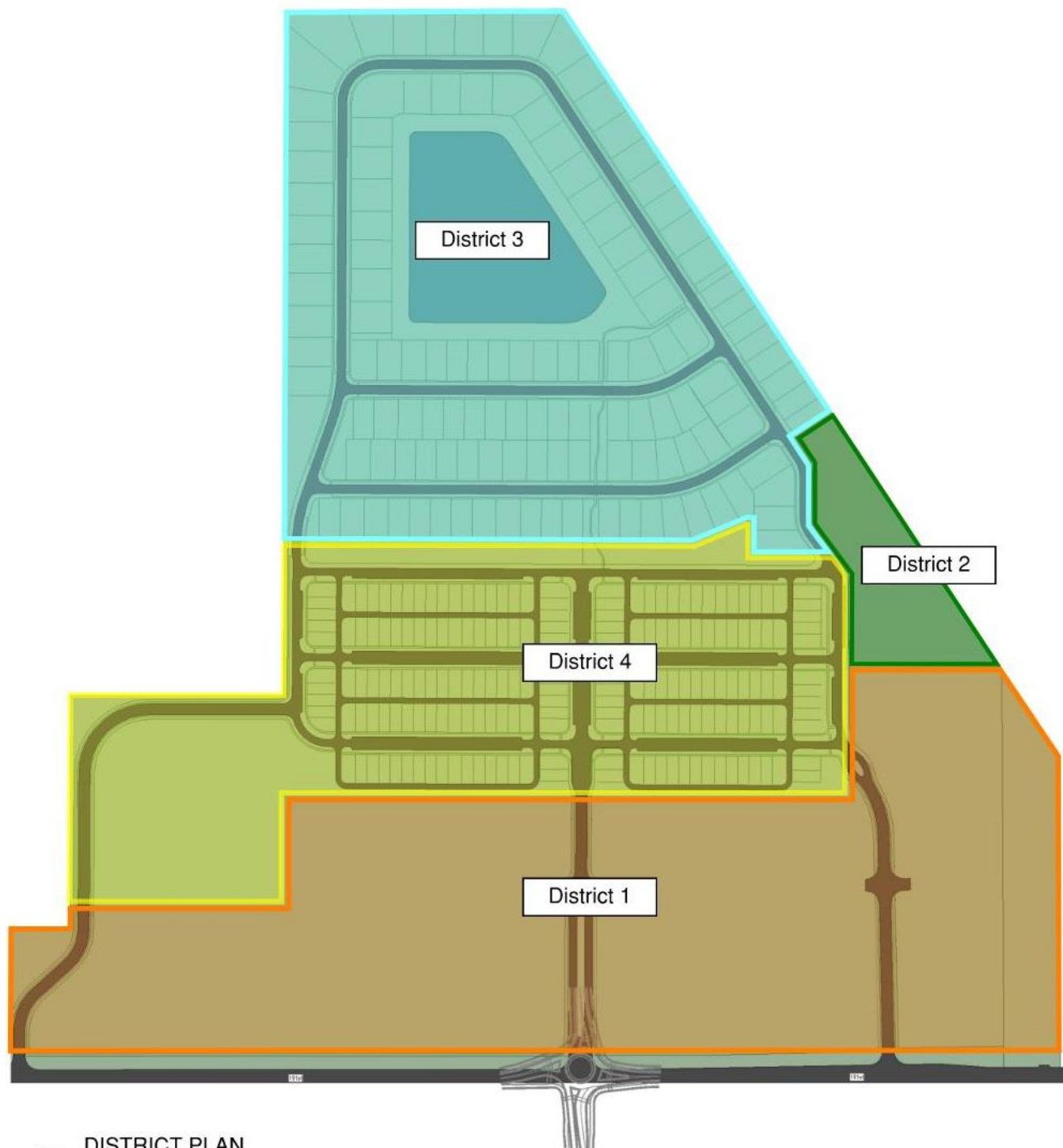
Exhibit B

Original Woods-Robinson-Briggs PUD Legal Description (sans Gerth Property)

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

Exhibit C
District Plan

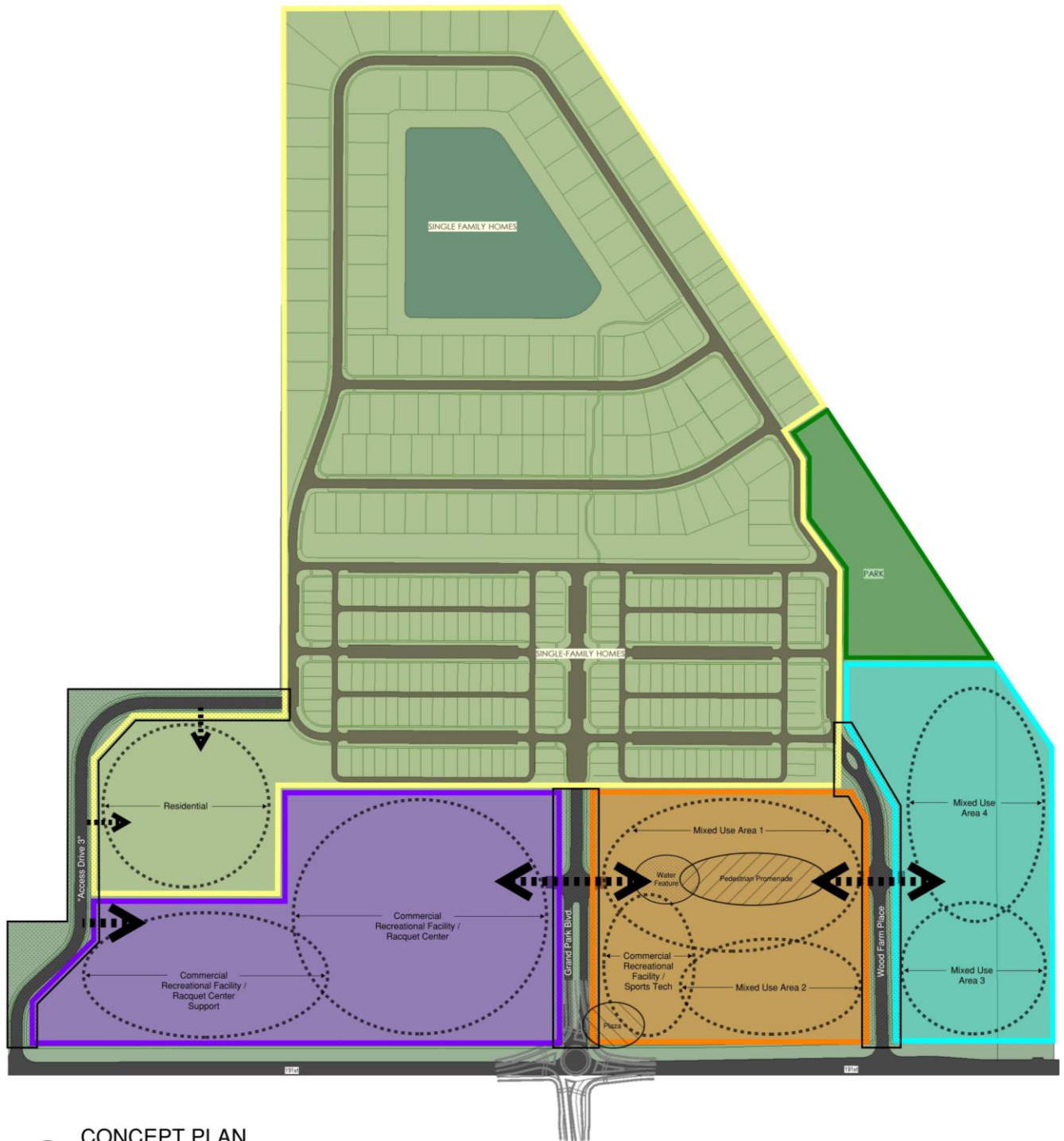


① DISTRICT PLAN
1" = 400'-0"

11/18/22

Exhibit D

Concept Plan



① CONCEPT PLAN
1" = 400'-0"

Area "A"	
Area "B"	
Area "C"	Park Area
Area "D"	Entry Drives

11/18/22

 **Cooler Design**
ARCHITECTURE • PLANNING • INTERIOR DESIGN

Exhibit E
Grand Park Boulevard Landscape

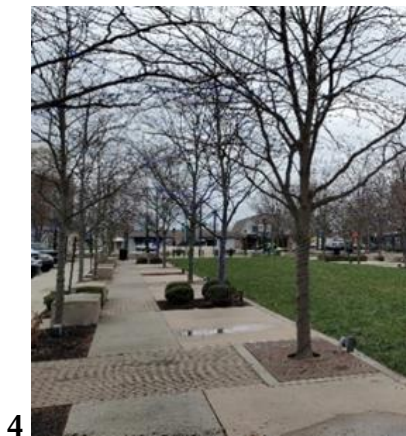


Exhibit F

Wood Farm Place and “Access Drive 3” Landscape



Exhibit G
Water Feature



Exhibit H
Pedestrian Promenade

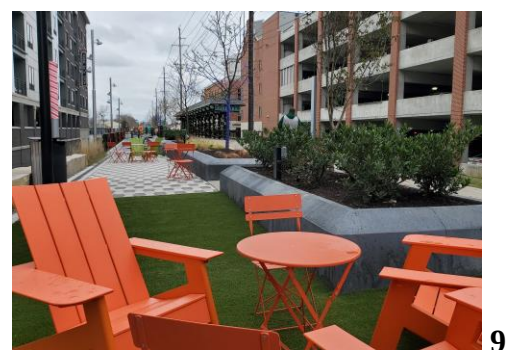
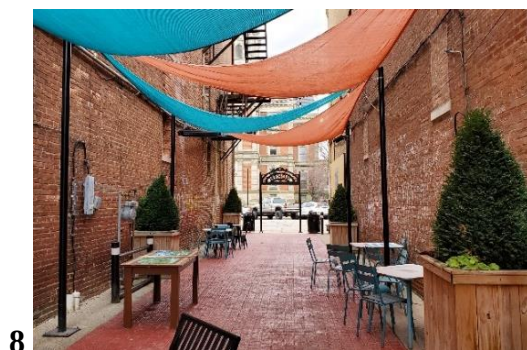
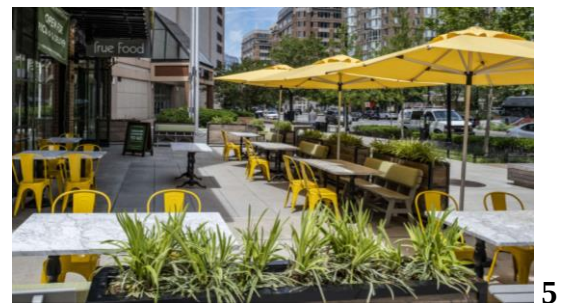


Exhibit I

Plaza



Exhibit J
Mixed-use Area(s)

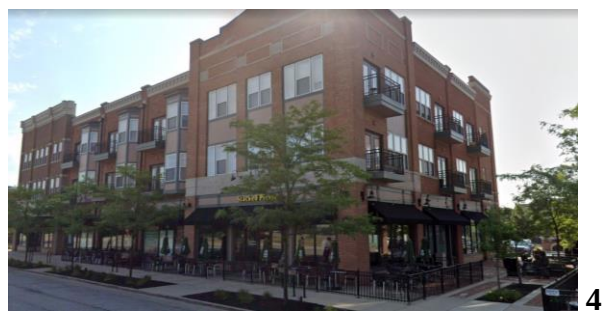


Exhibit K

Church / Event / Reception Center



Exhibit L
Commercial Recreational Facilities

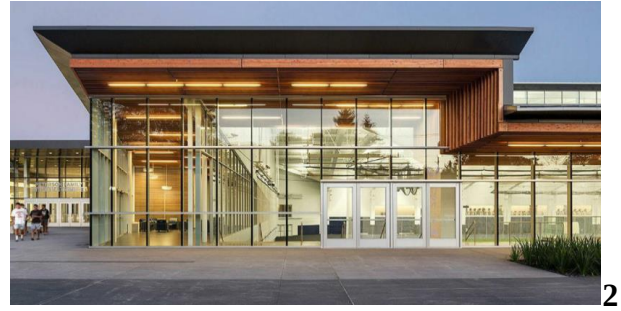




Exhibit M
Playground Equipment





ORDINANCE NUMBER 22-52

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING
AN AMENDMENT TO WHEELER LANDING PLANNED UNIT DEVELOPMENT and
THE UNIFIED DEVELOPMENT ORDINANCE**

This is an Ordinance (this "Ordinance") to amend the Wheeler Landing Planned Unit Development District that of Ordinance 18-04 (as amended) ("Wheeler Landing Ordinance") and the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Wheeler Landing Ordinance as Ordinance 18-04, which has been amended on four occasions through Ordinances 19-37, 19-6, 20-08 and 21-05;

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 2212 - PUD - 20**) filed with the Commission requesting an amendment to the Unified Development Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2212 - PUD - 20** to the Common Council with a favorable recommendation (_____ in favor _____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Wheeler Landing Ordinance, the Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing Ordinance except as revised, modified supplemented or expressly mad inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development

District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Added Real Estate. The portion of the Real Estate identified on **Exhibit B** hereto, which is hereby added to the Wheeler Landing Ordinance (Ord. 18-04).
- 2.2 Real Estate. The real estate, as described in **Exhibit A** to the Ordinance.

Section 3. **Concept Plan.** The Added Real Estate is added to Area III as provided in the Wheeler Landing Ordinance (Ord. 18-04).

The Concept Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial conformance with the Concept Plan.

Section 4. **General Regulations.** Section 6 of the Wheeler Landing Ordinance (Ord. 18-04) shall apply to the Real Estate, except as otherwise modified below.

- A. Maximum number of Multi-Family Units/Acreage. Notwithstanding the provisions of Section 6.4 of the Wheeler Landing Ordinance (Ord. 18-04), Multi-family development shall be permitted on the Real Estate. No more than two hundred (200) total units, inclusive of units designated as multi-family, memory care, assisted living, or independent living shall be permitted on the Real Estate.

Section 5. **Development Standards.** Section 8 of the Wheeler Landing Ordinance (Ord. 18-04) shall apply to the development of the Real Estate, except as otherwise modified below.

- A. Section 6.3(E)(2)(b) of the UDO shall be modified to require a minimum of twenty-five (25%) percent Masonry Materials on a Building Façade.

Section 6. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat

for that part of the Real Estate.

Section 7. **Duration.** Failure to obtain Secondary Plat/Construction Plan approval for the District by January 1, 2033 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Additional Real Estate to revert to AG-SF1 District and the modifications to the Wheeler Landing Ordinance made hereby to be void.

Section 8. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2023.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 22-52** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-52**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-52**

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 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. Russell L. Brown

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Added Real Estate (Legal Description)
- Exhibit C Concept Plan

EXHIBIT A
REAL ESTATE

PART OF THE NORTHWEST QUARTER OF THE SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, AND RANGE 3 EAST; THENCE ON THE EAST LINE OF SAID NORTHWEST QUARTER SOUTH 00 DEGREES 23 MINUTES 18 WEST (ASSUMED BEARING) 496.94 FEET TO A MAG NAIL AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE CONTINUING ON SAID EAST LINE SOUTH 00 DEGREES 23 MINUTES 18 WEST (ASSUMED BEARING) 205.23 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS WEST 1022.06 FEET TO A 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 17 MINUTES 22 SECONDS EAST 641.10 FEET TO A 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "MILLER SURVEYING" ON THE SOUTH RIGHT OF WAY LINE OF 186TH STREET; THENCE ON SAID RIGHT OF WAY LINE NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST 158.14 FEET TO 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 24 MINUTES 00 SECONDS EAST 212.40 FEET TO 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 52 MINUTES 32 SECONDS EAST 473.78 FEET TO 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 01 DEGREES 11 MINUTES 13 SECONDS EAST 214.90 FEET TO 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "MILLER SURVEYING" TO THE SOUTH RIGHT OF WAY LINE OF SAID 186TH STREET; THENCE ON SAID RIGHT OF WAY LINE THE FOLLOWING 5 COURSES: 1) NORTH 89 DEGREES 49 MINUTES 45 SECONDS EAST 288.67 FEET TO 5/8" IRON ROD WITH PLASTIC YELLOW CAP STAMPED "MILLER SURVEYING" TO A NON-TANGENT CURVE WITH A RADIUS OF 595.21 FEET AND A CENTRAL ANGLE OF 17 DEGREES 52 MINUTES 36 MINUTES WITH A CHORD BEARING SOUTH 08 DEGREES 29 MINUTES 13 SECONDS EAST 170.10 FEET; 2) THENCE ON THE ARC OF SAID CURVE 185.71 FEET TO A REVERSE CURVE WITH A RADIUS OF 512.00 FEET WITH A CENTRAL ANGLE OF 17 DEGREES 21 MINUTES 17 SECONDS WITH A CHORD BEARING SOUTH 08 DEGREES 07 MINUTES 35 SECONDS EAST 154.49 FEET; 3) THENCE ON THE ARC OF SAID CURVE 155.08 FEET; 4) SOUTH 00 DEGREES 33 MINUTES 02 SECONDS WEST 100.00 FEET; 5) SOUTH 89 DEGREES 26 MINUTES 58 SECONDS EAST 48.66 FEET TO THE POINT OF BEGINNING, CONTAINING 12.25 ACRES, MORE LESS.

AND ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING SOUTH 89 DEGREES 47 MINUTES 17 SECONDS WEST 385.41 FEET (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 47 MINUTES 17 SECONDS WEST 481.38 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHWEST CORNER OF A 0.542 TRACT OF REAL ESTATE DESCRIBED AS TRACT #3 IN INSTRUMENT #9500589; THENCE SOUTH 00 DEGREES 26 MINUTES 28 SECONDS EAST 272.40 FEET TO THE SOUTHWEST CORNER OF SAID 0.542 ACRE TRACT OF REAL ESTATE; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 473.78 FEET TO A POINT THAT BEARS SOUTH 01 DEGREE 08 MINUTES 45 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 08 MINUTES 45 SECONDS EAST 274.92 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EXCEPTING THEREFROM:

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTERS' LAND DESCRIBED IN INSTRUMENT NUMBER 200600004685, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID SECTION SOUTH 89 DEGREES 49 MINUTES 44 SECONDS WEST (ASSUMED BEARING) 385.41 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID NORTHEAST CORNER DESIGNATED AS POINT "1" ON SAID PLAT, WHICH POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE GRANTERS' LAND; THENCE SOUTH 1 DEGREE 11 MINUTES 12 SECONDS WEST 60.02 FEET ALONG THE EAST LINE OF THE GRANTERS' LAND TO THE POINT DESIGNATED AS "6267" ON SAID PLAT; THENCE SOUTH 89 DEGREES 49 MINUTES 44 SECONDS WEST 479.52 FEET TO THE WEST LINE OF THE GRANTERS' LAND; THENCE NORTH 0 DEGREES 24 MINUTES 01 SECOND WEST 60.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 49 MINUTES 44 SECONDS EAST 481.18 FEET (481.38 FEET PER DEED) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.662 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.099 ACRES, MORE OR LESS.

EXHIBIT B
ADDED REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING SOUTH 89 DEGREES 47 MINUTES 17 SECONDS WEST 385.41 FEET (ASSUMED BEARING) FROM THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 47 MINUTES 17 SECONDS WEST 481.38 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHWEST CORNER OF A 0.542 TRACT OF REAL ESTATE DESCRIBED AS TRACT #3 IN INSTRUMENT #9500589; THENCE SOUTH 00 DEGREES 26 MINUTES 28 SECONDS EAST 272.40 FEET TO THE SOUTHWEST CORNER OF SAID 0.542 ACRE TRACT OF REAL ESTATE; THENCE SOUTH 89 DEGREES 55 MINUTES 00 SECONDS EAST 473.78 FEET TO A POINT THAT BEARS SOUTH 01 DEGREE 08 MINUTES 45 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 01 DEGREE 08 MINUTES 45 SECONDS EAST 274.92 FEET TO THE POINT OF BEGINNING. CONTAINING 3.00 ACRES, MORE OR LESS AND BEING SUBJECT TO ALL APPLICABLE EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

EXCEPTING THEREFROM:

A PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTERS' LAND DESCRIBED IN INSTRUMENT NUMBER 200600004685, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING ON THE NORTH LINE OF SAID SECTION SOUTH 89 DEGREES 49 MINUTES 44 SECONDS WEST (ASSUMED BEARING) 385.41 FEET FROM THE NORTHEAST CORNER OF SAID QUARTER SECTION, SAID NORTHEAST CORNER DESIGNATED AS POINT "1" ON SAID PLAT, WHICH POINT OF BEGINNING IS THE NORTHEAST CORNER OF THE GRANTERS' LAND; THENCE SOUTH 1 DEGREE 11 MINUTES 12 SECONDS WEST 60.02 FEET ALONG THE EAST LINE OF THE GRANTERS' LAND TO THE POINT DESIGNATED AS "6267" ON SAID PLAT; THENCE SOUTH 89 DEGREES 49 MINUTES 44 SECONDS WEST 479.52 FEET TO THE WEST LINE OF THE GRANTERS' LAND; THENCE NORTH 0 DEGREES 24 MINUTES 01 SECOND WEST 60.00 FEET ALONG SAID WEST LINE TO THE NORTH LINE OF SAID SECTION; THENCE NORTH 89 DEGREES 49 MINUTES 44 SECONDS EAST 481.18 FEET (481.38 FEET PER DEED) ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 0.662 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY WHICH CONTAINS 0.099 ACRES, MORE OR LESS.

EXHIBIT C
CONCEPT PLAN



WRITTEN PUBLIC COMMENTS

Docket Number: 2212-PUD-20
Petitioner: Leo Brown Development, LLC
Request: Petitioner requests an amendment to the Real Estate and architectural standards on 2.34 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Enclosed Attachments:

February 6, 2023 Public Hearing

- | | | |
|------------------------------------|---|--------------|
| 1. Jacobi, Larry | | (11/30/2022) |
| 2. Bolinger, Monty | | (11/30/2022) |
| 3. Wheeler, Ryan | | (12/02/2022) |
| 4. Sachs, Sam | 11329 E. SR 32, Zionsville, IN | (12/02/2022) |
| 5. Holmes, Alan | | (12/02/2022) |
| 6. King, Michael | | (12/04/2022) |
| 7. Radford, Lori | 14601 Linn Ct., Westfield, IN | (12/04/2022) |
| 8. Ingegno, Frank | | (12/04/2022) |
| 9. Marcum, Matthew T. & Richard L. | 101 W. 186 th St., Westfield, IN | (12/05/2022) |
| 10. Hasseld, Jen | 17259 Meggs St., Westfield, IN | (12/06/2022) |
| 11. Hoffer, Kevin | | (12/14/2022) |
| 12. Wheeler, Andrew | | (02/05/2023) |
| 13. Morris, Jeff | | (02/06/2023) |

From: [Larry Jacobi](#)
To: [planners](#)
Subject: Westfield airport apartments
Date: Wednesday, November 30, 2022 11:12:05 AM

WARNING: This external email is from
larryjacobi@sbcglobal.net

Hello, my name is Larry Jacobi. I am the owner and operator of the noblesville Airport. I am writing to oppose the apartments proposed next to the Westfield airport. We only have four public use airports in Hamilton county two of them are on the county lines only Westfield and Noblesville serve those in the center of the county.

Housing, including apartments next to a runway is just not a good safety item. Please oppose this.

Larry Jacobi
317-508-0571

Sent from my iPhone

From: [EAA1527](#)
To: [planners](#)
Cc: [Ryan Wheeler](#); [Andy Wheeler](#)
Subject: Traditions at Grand Park concerns
Date: Wednesday, November 30, 2022 3:30:10 PM

WARNING: This external email is from
eea1527@gmail.com.



Westfield City Planners.

My name is Monty Bolinger, and I am a Hamilton County resident that represents the Westfield EAA Chapter 1527, IndyFlyers Club.

It has been brought to my attention that the City Planners are looking at approvals for another encroachment onto the current Westfield Airport, I72.

This has been discussed many times many ways in the past with the City Council during a previous project proposal. Hamilton County has spent many thousands of dollars on studies about the planning around airports, specifically as they pertain to TYQ, the airport known as Indy Executive. These studies should be considered as relevant to developments happening in the area that surrounds I72 as well.

The FAA and many other agencies have done studies and published many papers as to what constitutes good planning for areas immediately adjacent to airports as well.

In the case of what is coming before the Westfield City Planners and ultimately the City Council, is another residential development in immediate proximity to the Westfield Airport. It is well documented that residential communities are not compatible in the direct proximity of an airport and will ultimately end with the dissatisfaction of residents and conflicts between the residents and the airport.

Coming before you, is a development proposal for "Traditions at Grand Park" that should not be allowed at the location being proposed. This proposal places resident housing at the north east end of the I72 runway, within feet of the takeoff and landing zones for aircraft. Residents in the proposed units will be subject to immediate full throttle engine and propeller noise from aircraft departing to the north, as well as close physical proximity to aircraft landing to the

South.

The proposed buildings will fall directly in the space that the FAA considers an (RPZ) Runway Protection Zone. This zone is generally a defined space at the arrival and departure ends of airport runways and is quite specific about what should be allowed in these areas.

From an aircraft arrival and landing perspective, consider that on a standard glidescope of 3 degrees, that at 500' the height is 27'. At 1000' that height is 54'. With the consideration that the proposed buildings could be 15' in height, and within 500' in the RPZ off the end of the runway, landing aircraft could pass very close to the tops of these buildings if the aircraft is on a normal glidepath. If circumstances dictated an abnormal arrival or departure this could be a catastrophic situation that under normal protected conditions would protect lives and property.

As someone that represents our local chapter of pilots and aviation enthusiasts I would ask that you consider denying this request and future requests for residential units to be located in direct proximity of the airport runway. Zoning should not allow for this as it is not in the best interest of those residents, or the pilots and aviation enthusiasts that use this facility.

I would be willing to provide references to publications and any other information as needed or requested.

If you have any questions, please reach out to me directly and I will gladly answer any concerns.

Thank you for your consideration.
Respectfully

Monty Bolinger
President

EAA Chapter 1527

Phone: (317) 674-3703

President: Monty Bolinger
Vice President: Justin Pallas
Secretary: Amy Solomon
Treasurer: Frank Ingegno
Newsletter: Christen Tombers

Planning Commission Members and Staff,

I have noticed the Traditions at Grand Park development that is on the APC agenda for Monday, December 5th, 2022 and would like to submit some comments on behalf of the Westfield Airport.

While the airport is opposed to this development, I do want to take a moment to commend the developer for a few notable design points that show they are making an effort to reduce their impact to the airport environment. These include reduced building heights closest to the runway approach path and keeping water and its related wildlife as far away from the runway as possible. At the neighborhood meeting Mr. Morton (Leo Brown Group) also indicated that they would investigate ways to reduce the impact of aircraft noise to their residents, fencing or other methods to prevent residents and pets from wandering onto the airport environment, and downward facing lighting to avoid causing momentary blindness and loss of night vision to pilots landing at night. I'd love to see these as actual commitments in writing, but I do appreciate the effort that the team has expressed in minimizing their impact.

That being said, we still have an issue with the fact that it is an incompatible land use with the existing airport.

Safety and Welfare of citizens and guests

Earlier in the year, there was a different residential development proposed that was also adjacent to the runway property. We unfortunately missed the APC meetings, but the City Council received multiple letters from Westfield citizens, local aviators, and aviation organizations from national, state, and local levels. All objecting and warning against the incompatible use between these two types of developments.

Indiana Code 8-21-10 identifies that its purpose is for "the safety, welfare, and protection of persons and property in the air and on the ground" (Sec 1). It specifically identifies retirement homes and nursing homes in a list of noise sensitive purpose buildings (Sec 2). The Code explains that, without special permitting, "a person may not erect a building used for a noise sensitive purpose within an area lying one thousand five hundred (1,500) feet on either side of the centerline and the extended centerline of a runway for a distance of one (1) nautical mile from the boundaries of any public use airport." (Sec 3(b)(3)). This development shares a property line with the extended runway.

This development team seems to be disregarding all of these warnings and is needlessly reducing the safety, welfare, and protection of their future residents and the pilots using the Westfield Airport. When asked at the neighborhood meeting why the team was pursuing this development despite the warnings, their answer was effectively because they can; the land is zoned to allow it, the laws don't absolutely prevent it, and they think they will get a positive profit return on their \$50 million investment.

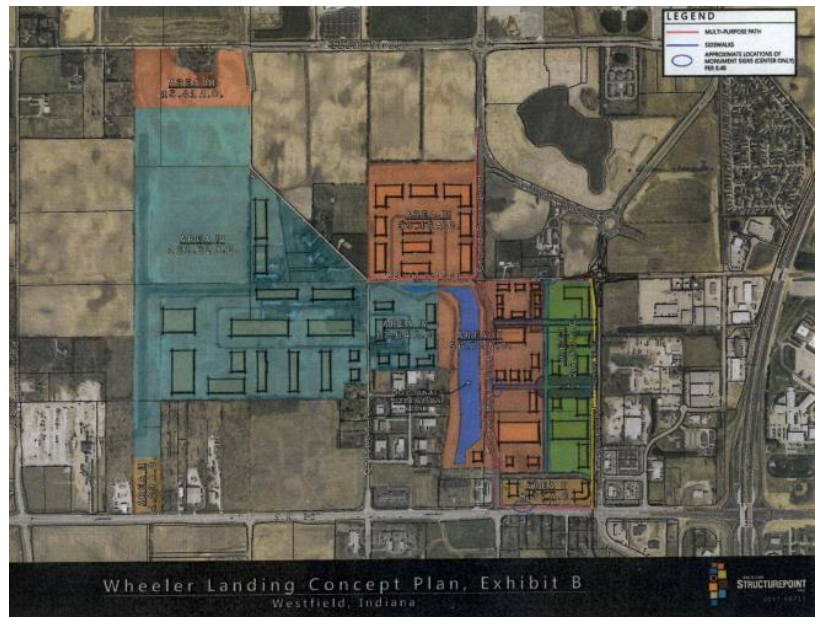
What is worse is that future residents of the facility may not know about the airport until it is too late. The special permit indicating that this lies inside the noise protected zone of an airport is recorded on the title, but renters would not see that since they are not purchasing the land. Secondly, the airport is similar to marinas, golf courses, and other recreation use facilities in that the vast majority of its use is during the warmer months of the year. If the facility was visited in winter, potential tenants may not see or even know they need to consider aircraft noise. Finally, after going through the lengthy process

of getting into nursing home, I'm concerned that some tenants will feel they cannot move out if aircraft noise becomes a problem. At that point the city and the airport will the responsibility of handling the complaints.

Not the intent of Wheeler Landing

Beyond these concerns for the individuals, this was not the intent for the area within the Wheeler Landing PUD. Originally, all of the land west of Dartown Rd was zoned commercial/industrial IAW Area IV of the Wheeler Landing PUD. In early 2018, both city planners and APC members indicated they had serious concerns about the possibility of an industrial building or warehouse being allowed directly across the street from Grand Park. They desired something much more attractive and higher end. For that reason, the section directly across from the park was changed to Area III in March 2018 so that it would match the high level of building standards required along Grand Park Blvd.

At the time an internationally known transportation museum was planning on developing their new campus on that property. They were pretty far into the process and had site plans already drawn. World-renown museum consultants were helping to define the building design and layout. All indications were that we didn't need to worry what was allowed, as we knew what was actually going to go there. So long as that use was on the list, it didn't matter.



If there is a group of people anywhere that understand the regret that comes from having a developer describe a plan, it fall through, and being left with what only is written in black and white, it is this commission. So many times over the last year, I have heard you ask developers to put promises and plans in writing. Some get offended, as if you're asking because you don't believe them, but unfortunately you have experienced this same scenario when the original plan falls through and the next developer uses the wording to their advantage. Even worse, the whole reason for the change was to ensure nicer, premium buildings were built in the area, and the developer is asking to significantly reduce those standards in this request.

Not the Westfield Plan

Furthermore, I'll point out that this is not the plan our city has for this land. The Grand Park Economic Development Vision and Strategy document (https://www.westfield.in.gov/egov/documents/1424891034_49485.pdf) is the culmination of no less than five separate studies from various consultant groups that looked at the viability of the Grand Park idea between 2007 and 2011. It is a 360 page document that lays out the strategy that will make the

Grand Park plan successful toward the overall stated purpose to “attract visitors and new business to Westfield.” (Page 5, The “Grand” Plan, para 1)

Section III and Appendix K (Pages 8 & 360) of the document explain the strategy for the area surrounding Grand Park. A decade later, it is commendable how closely we have stuck to this plan. The Northwest corner of the plan (yellow) shows the only fully residential area of the plan and now includes Osborne Trails and future Lennar Homes subdivisions. It shows mixed use (brown & orange) along 191st St where the new distillery just opened. In the Northeast section it shows retail and hospitality (red) where Chatham Commons is being developed. In the Center and Southeast there is retail, hospitality, and mixed use planned. The current Hinke-Day, Lake Village, and other Wheeler Landing developments in those areas are designed to follow that strategy. To my knowledge the only area currently planned for a use outside of the strategy is the (green) area north of Grand Park. This is intended for privately owned sports venues and creates a draw to support businesses north of Grand Park, and I believe a portion is currently being proposed as dense, low amenity, residential.



This leads us to the area in question today, in the Southwest corner of the plan. This is entirely focused to Corporate Campuses (violet) and Retail/Hospitality (red). Per the document “the City plans to pursue sports themed manufacturing and distribution businesses as well as those companies owned and operated by sports enthusiasts.” This area is critical to the long-term success of the Grand Park plan. Not only does it bring in jobs and industry to Westfield, but it also ensures that with this type of local business support, Grand Park will remain relevant to new sports, products, and requirements.

The airport had no input to this plan, and yet the consulting agencies and the strategy writers came to two important decisions that we agree with; (1) the airport is included in the long term success plan for the area, and (2) it should be surrounded by corporate, retail, and commercial uses for the best success of the entire area.

I’m not sure if the City has ever gotten around to pursue the businesses they mentioned. In 2007 two large projects were initiated: The “Sports Capitol of the World” and “Destination Downtown”. A significant amount of money was used to create Grand Park, but since that time the primary focus seems to have been on Grand Junction. The concentration has been on getting that park set-up, ensuring our downtown becomes a showpiece, and promoting business within the area with items like parking garages. That doesn’t mean we abandoned the plan; it just means that through the less focused marketing of this project, it is taking much longer than some of us expected.

In that regard, I would like to take a moment to point out that there have been many statements over the last year that there are no large areas set aside for large corporate & commercial buildings left in Westfield. There are over 400 acres between SR32 and 186th St East of Springmill. Over 130 acres east

of the airport runway are already zoned through this PUD, and most lots along SR32 are zoned commercial. East of Dartown Rd, there is even more acreage available for commercial use. That is a lot of land awaiting these kinds of developments. The citizens of Westfield have clearly stated that they want higher class restaurants and entertainment. Those companies have indicated that weekend guests at Grand Park are nice, but they need the “lunch shift” crowd to make a profit. That comes from having businesses and corporate offices feeding this area.

Stay true to the plan

I sympathize with the landowners that are obviously ready to sell their property. The demand for developments that match the strategic plan have simply not yet come about, and it is difficult to avoid getting impatient. This is especially true for farmland as it is getting more and more difficult to get agricultural equipment in and out of this area.

So where does all of this leave us? Much of this site is already mistakenly approved for this use. We may not be able to do much about that. However, just because one mistake was made doesn't mean we should propagate the error. I'm concerned that adding the additional acreage requested to this development sends the statement that we have abandoned the plan and it will lead to more requests from residential developers in this same area. A no vote seems to do little harm to this overall development. They could probably plan around it, or simply ensure that only the commercial portions of the business are contained within that area and get it zoned commercial. However, a no vote would say that we are still committed to the long-term success of Grand Park. It would say that we learn from our mistakes. It may even provide that spark to the developer or landowner that they need to seriously consider the future impact of what they are proposing and help them to reconsider the project.

I respectfully request that you vote no on this proposed ordinance.

Ryan Wheeler
Westfield Airport
wheeler.ryan@westfieldairport.com
317.777.2776

December 2, 2022

Westfield City Council
130 Penn St.
Westfield, IN

Re: Ordinance 22-52: Traditions at Grand Park

Dear Council Members,

The Hamilton County Airport Authority (HCAA) has recently learned of plans to develop an “aging in place” property immediately adjacent to the Westfield Airport (I72) located within an area commonly referred to as the Wheeler Landing Planned Unit Development (PUD). Although the airport in question is not owned or operated by the HCAA, we do have an interest in assuring the safety and operability of airports within Hamilton County. As such, we oppose the placing of this facility in such close proximity to the Westfield Airport.

Our objections are based, in part, with our experiences with both existing and proposed residential developments in the vicinity of the Indianapolis Executive Airport (KTYQ) which is owned and operated by the HCAA.

High-density developments are not compatible with airports for two primary reasons. First is safety, for both the future residents of these communities and for the pilots that utilize the airport. High density developments, including the proposed development, utilize wet retention ponds to control drainage. These wet ponds attract waterfowl such as geese, which pose a significant threat to aircraft landing and taking off from these nearby airports. Aircraft within the traffic pattern for landing are at a low altitude and low speed, and an airstrike with a bird could therefore be catastrophic both for the residents on the ground and for the occupants of the aircraft. The proposed development shows two large retention ponds along the east side of the property. These retention ponds are positioned directly under the base turn for Westfield’s runway. This turn is the point where aircraft are descending and slowing down as they make their final approach into the airport. Aircraft are especially vulnerable within this stage of flight, and a potential for a bird strike would be almost unrecoverable at this stage of flight. Due to this heightened risk, the FAA Advisory Circular AC150/5200-33C recommends that water features that can attract wildlife be no closer than 10,000 feet from an airport runway. The proposed development would put wet retention ponds roughly 1,000 feet from the end of the runway.

Additionally, Indiana law (IC 8-21-10) defines both noise sensitive areas and tall structures in and around public use airports in Indiana. While the Westfield Airport is not considered a public use airport, the same practices and principles should be applied in order to promote a safe operating environment for both aviators and Westfield residents. A noise sensitive area is an area extending 1,500 feet on either side of the runway centerline extending for one nautical mile from an airport boundary. Tall structures are buildings that penetrate a 50:1 slope extending 10,000

Hamilton County Airport Authority
Indianapolis Executive Airport
11329 East State Road 32
Zionsville, Indiana 46077



feet from the end of an airport's runway. This development has the potential to be in violation of both of these directives.

The Hamilton County Airport Authority recommends that this proposed development not be allowed at the location immediately adjacent to the Westfield Airport. This recommendation is based on both safety and quality-of-life considerations. If you have additional questions or concerns, feel free to reach out to me at 317-385-3015 or at sam.sachs@hamiltoncounty.in.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "Sam Sachs", written over a horizontal blue line.

Sam Sachs
Airport Director
Indianapolis Executive Airport

Cc: Ryan Wheeler
Andy Wheeler
William Frye, HCAA
Michael Howard, HCAA

From: [Alan Holmes](#)
To: [planners](#)
Subject: APC Comments, 2212-PUD-20, Traditions at Grand Park
Date: Friday, December 2, 2022 5:13:55 PM

**WARNING: This external email is from
alan@livesinprogress.com.**

Greetings,

I'm writing to you concerning the proposed retirement facility at the southwest corner of the intersection of 186th St. and Kinsey Ave, specifically with regard to the facility's proximity to the runway at the Westfield Airport.

As a private pilot - though one who does not use Westfield Airport, but who has been through this kind of thing before with other airports - I have some concerns.

The first is that residential development, once completed, almost always creates conflict between residents and users of the airport. Noise and traffic being the big concerns. Residents don't like the sounds of the airplanes coming and going on a nice day, and they will begin to complain. Then arguments and so forth will arise between the two entities and that will be a battle that that local government will need to address, and it almost always ends up with neither party being satisfied.

As a pilot, safety is a far bigger issue when I see residential developments go in next to an airport. From what I can tell, it appears that the edge of the development will be only 200 feet to the east of the runway center line, and a mere 380 ft from the runway threshold. Having to carefully navigate to a runway with buildings that close to it creates a very small margin for safety. While I understand this to be more of a retirement community, the possibility of pets or even children running off the property and into the path of approaching or departing aircraft is a real and potentially dangerous situation.

Anyway, there are more concerns that fall into these basic two categories.

The basic idea here is that residential developments are incompatible with airports when they are in such close proximity. I would encourage you to reconsider the use of the land where this development is planned.

Please don't hesitate to contact me if you have questions.

Thank you for your time and consideration.

Sincerely,
Alan Holmes
Westfield, IN

From: [Mike King](#)
To: [planners](#)
Subject: Traditions at Grand Park
Date: Sunday, December 4, 2022 2:37:54 PM

**WARNING: This external email is from
tbirdking@aol.com.**

My name is Michael King, I am a Westfield High School graduate and a long time Westfield resident. Additionally, I am a local pilot that has utilized the Westfield Airport since 1981. As a child, my father based his airplane at Westfield in the late 50's and early 60's. My oldest daughter flies her plane into Westfield Airport from Louisville for family visits.

Small airports are often under-appreciated by non-pilots and many city residents are unaware these airports even exist. In fact they are community treasures that need the support of local officials to help preserve them for the generations to come.

One of the biggest threats to these airports is encroachment of residential development. Local zoning is very important to this cause, helping keep residential development a safe distance from active runways. While the proposed development is a 55 and over community, visitors including children will introduce hazards to aircraft operations at Westfield that can and will include baseballs, footballs, bb guns, slingshots, and undoubtedly drones. A drone can easily bring down an aircraft attempting to take off or land.

From a pilot's perspective, the runway needs to be a very sterile environment, completely free of distractions as the most critical phases of flight are the take offs and landings. A simple softball hidden in the grass can spell disaster for a small plane as it could send the airplane off the side of the runway with serious consequences.

Let's be honest, children can be mischievous, it is completely foreseeable that a child would shoot a pellet gun or bb gun at an airplane from the back yard of one of the many houses bordering the runway. Even a laser aimed at a pilot could spell disaster. Children do not understand the possible consequences of their actions.

To say these are safety issues is a huge understatement.

It's inevitable that houses would be purchased by excited buyers with the knowledge that they are in extremely close proximity to a active runway only to later complain about airplane noise and activity. Some will make it their mission to close the airport because of a poor decision on their part to buy said house.

The Westfield Airport is a treasure to this community and needs to be protected from the encroachment of a residential development right against it's runway.

The property in question would be much better served as industrial or commercial development. Please do the right thing.

Respectfully,
Michael King

From: [Lori Radford](#)
To: [planners](#)
Subject: Ordinance 22-52: Traditions at Grand Park
Date: Sunday, December 4, 2022 6:23:44 PM

WARNING: This external email is from
lorireneeradford@yahoo.com

I am writing to express my concern about this project. It is proposed within close proximity to Wheeler Airport, which is a major safety concern. A previous residential project (Courtyards at Springmill) was withdrawn from consideration for this area for the same reason. Please do not approve this, or any other residential project in this location.

Sincerely,
Lori Radford
14601 Linn Ct, Westfield

[Sent from Yahoo Mail for iPhone](#)

From: [Frank Ingegno](#)
To: [planners](#)
Cc: [FRANK INGEGNO](#)
Subject: 2212-PUD-20, Ordinance 22-52; Traditions at Grand Park
Date: Sunday, December 4, 2022 6:27:36 PM

**WARNING: This external email is from
figenius@outlook.com.**

Sir/Madam,

I am a residential property owner in the town of Westfield. I also hangar my airplane at the Westfield Airport.

It has been brought to my attention that residential development is being considered for land adjacent to the Westfield Airport. Refer to 2212-PUD-20, Ordinance 22-52 and/or Traditions at Grand Park

Please consider the following concerns regarding this proposed project:

1) Safety concerns – with residential properties located adjacent to an active airport and runway, the risk of children and pets wandering onto the active runway creates a potential danger to pilots, children, residents and pets. One injured child or pet will most likely cause a ground swell of complaints against the airport.

2) Noise complaint concerns – it's a given that residents living near the active airport will be exposed to aircraft noise. This noise may be unpleasant for residents and their guests. The

airport is most heavily used in evenings and weekends, the same time most residents are in their homes. There will surely be complaints regarding any airport generated noise.

3) Bird strike hazard concerns - residential developments typically have large drainage retention lakes and ponds. These attract wildlife & birds that can cause a collision hazard with aircraft. The result of such collisions can be catastrophic to both pilots and residents on the ground.

4) This development violates Indiana Code 8-21-10 which prohibits noise sensitive buildings within 1,500' of a runway.

5) This development is counter to the Westfield Grand Park plan. For the success of Grand Park, that plan recommends commercial/corporate (not residential) development in the area surrounding Westfield Airport.

https://www.westfield.in.gov/egov/documents/1424891034_49485.pdf

We are not against sensible development of the land adjacent to the Westfield Airport. Sensible development would be commercial (not residential) development.

We request the City of Westfield follow the Westfield Grand Park plan which indicates commercial development is the best use for the land surrounding Westfield Airport.

We also request that any future development considered for any of the land surrounding the Westfield Airport be commercial in nature, not residential.

Thank you for your consideration.

Best regards,

Frank Ingegno
317-428-7741

Sent from [Outlook](#)

From: [Matt Marcum](#)
To: [APC](#)
Cc: [Caleb Ernest](#)
Subject: 101 W. 186th Street to Wheeler Landing PUD
Date: Monday, December 5, 2022 5:17:04 PM

**WARNING: This external email is from
mmarcum22@gmail.com.**

To Whom it May Concern,

My name is Matt Marcum, and I am writing this letter on behalf of myself and my father, Richard Marcum. We are the owners of 101 W. 186th Street. As I'm sure you are aware, there is currently a proposal to add our ~2.5 acres to the Wheeler Landing PUD, in order to be able to sell the property to the Leo Brown Group for a future development. Having attended the neighborhood meeting on Monday, 11/29, it has come to our attention that there may be some opposition to the proposal from the Wheeler family in regards to possible interference with their grass landing strip.

Upon hearing their arguments, it seemed quite clear from the statements made by Project Manager, Project Architect, a the group's attorney, that the proposed age-restricted community would certainly fall with the permitted usage of the property. I do not have the expertise to speak on many aspects of the arguments brought forth by the Wheeler family, other than anecdotal evidence. My grandparents bought this property nearly 65 years ago, I spent every other weekend here while growing up, and have lived here since 2006. The two main arguments I would like to address are 1. The noise from the planes taking off and landing could be a disturbance to the residents; and 2. The lighting from the proposed community could interfere with the pilots in night time landing. To the first issue, I cannot ever remember a time when I have ever heard one of the planes while indoors, and outdoors, on the busiest days (of which there are very few outside of their annual Aviation Day), it was comparable to a neighbor mowing their lawn, if even that. To the second point, there is not currently any lighting on the grass landing strip, which would make impossible any dusk, twilight, or night time usage, therefore, any neighborhood light could not interfere with the pilots and night time usage, as there simply isn't any in the first place.

As I have mentioned previously, my family has lived here for nearly 65 years, and I, for close to 20. I have personally witnessed the population grow from around 10,000 to upwards of 50,000. I have seen my rural, country home go from gravel roads, woods, and cornfields as far as the eye can see to being adjacent to one of the largest sporting complexes in the country. None of this was to our choosing, as we prefer a more private, rural lifestyle. Yet we have never once spoken up in opposition to the progress and expansion, up to and including everything involved with Wheeler Landing.

Putting my family's property up for sale was not an easy decision, and if I didn't truly believe that the proposed project was in the best interest of the community, I would've never signed off on it in the first place. This sale is my and my father's chance to move on with our lives and get back to the rural lifestyle we've always enjoyed, and get out of the way of progress. I believe the proposed facilities will be of great value to the city, and is something that is sorely missing from the community. As someone who has a family history that includes family members affected by dementia and Alzheimer's, having a dedicated memory care unit sitting directly on my (former) property is a very personal issue for me.

In closing, I am urging you to please allow us to add our small parcel of land to the much larger Wheeler Landing PUD, and allow us the right to sell our property and move on with our lives. I appreciate your time and consideration.

Thanks,
Matthew T. Marcum & Richard L. Marcum

From: [Jen Hasseld](#)
To: [planners](#)
Subject: APC Comments, 2212-PUD-20, Traditions at Grand Park
Date: Tuesday, December 6, 2022 9:24:30 AM

**WARNING: This external email is from
jenhasseld@gmail.com.**

Hello planners!

I am a Westfield resident and know that there is a proposal for new development as listed above. This would run right along the edge of Wheeler Airport's runway. I don't think this is a great idea for three reasons: 1. there are safety issues at stake and the residents wouldn't appreciate the noise from the planes overhead; 2. keep the area full of wildlife as building in Westfield is moving our animal populations out of their homes; 3. continue the aviation tradition and not clog up this particular area with more residential plots.

Thank you for your consideration!

Jen Hasseld
17259 Meggs St,

From: [Kevin Hoffer](#)
To: [planners](#)
Subject: Traditions at Grand Park
Date: Wednesday, December 14, 2022 10:39:33 AM

**WARNING: This external email is from
khoffer51@aol.com.**

Westfield City Planners:

I am a member of the Westfield EAA Chapter 1527 and fly into the Westfield Airport. It has come to my attention that the City Planners are considering a residential build at the northeast edge of the runway. This is a mistake.

Safety and noise complaints, residents and pets wandering onto the runway are a few examples of incompatibility. That is also where the planes are at low level as they make take off and landings.

Commercial/Industrial would be a better fit as is noted in the Westfield Grand Park plan.

Sincerely,
Kevin Hoffer
Westfield EAA Chapter 1527 Member

To: The Members of the APC

From: Andrew Wheeler
317-507-8281

Re: 2212-PUD-20 (Ordinance No. 22-52) Leo Brown Development, LLC

I am writing in order to request that you vote against this proposed amendment, as it is not in the best interest of the surrounding area. As a property that is right across the street from Grand Park, and one that is within the “Sports Corporate Campus” of the *Grand Park Economic Development Vision and Strategy*, it seems evident that this property should be a commercial development that is an amenity to Grand Park, not one that is using it as an amenity. This development does not provide a resource for guests of the park, it does not bring more teams to the park, nor does it provide any sports-related products or services to support the long-term success of the park.

Secondly, the reduced masonry requirement being proposed provides no benefit to the City. During the neighborhood meeting, the developers mentioned that the reduced requirement was due to their observation of other 3+ story buildings in the area. I find this hard to believe, as there are a multitude of examples along the route from their offices in Indianapolis to this site, along US31. Every hotel, most businesses, and even assisted living complexes (Woodland Terrance, Majestic Care, etc) that are over 3-story along that corridor meet this masonry requirement. They may be talking about apartments along other streets, or along the new John Dippel Blvd. However, those are not along Grand Park Blvd, directly across the street from one of the busiest sections of Grand Park, nor part of this PUD. Every other user in the Wheeler Landing PUD (including a school project) has been able to meet or exceed this requirement.

Third, it is not in the best interest of the existing neighbor, the Westfield Airport. This airport has been in operation for approximately 70 years and has always tried to be a good neighbor. It was originally built away from the city, and as the city builds closer and closer to it, we should be respectful and build compatible developments around it (commercial/industrial, not residential). The airport was established in 1954 and cannot, nor should it need to be, moved to accommodate others that want to join our community. The Westfield Airport is a unique amenity for our City. It hosts weekly visitors during the spring, summer and fall, including those that visit Grand Park for tournaments, pilots traversing the country on trips, and small businessmen who all use the field. We do not charge any fees to those guests nor to the City, and many times we provide transportation to Grand Park visitors to the games using our own vehicles. Other visitors fly in, use the EAA club provided bicycles to grab a bite to eat and ride on the Monon Trail. Again, at no cost to the user or the City. Why would we ruin this and intentionally place two incompatible uses next to each other? This can only cause future complaints and discord.

Lastly, it is not in the best interest of safety for our City to place any kind of a residential project abutting the approach/departure lane of an airport. There is no need to place this project in the proposed area when our City has plenty of other locations available that are not adjacent to a runway or within the airport noise sensitive area defined by Indiana law. The only plausible reason this site has been chosen by the developer is purely economic. Is it within the City's risk tolerance to allow this project at this location, jeopardizing community safety as a result of mixing two incompatible uses? Assuming the risk of mixing residents, their visitors, their pets and airplanes traveling at 60+ miles an hour is negligence. Only your common sense can weigh the cost. This incompatible land use was considered last year with Ordinance 21-47 the proposed Courtyards at Spring Mill Development. That petition was rightfully withdrawn after the APC meeting because the petitioner realized they did not have the support of the residents nor the leadership of our City. I implore you to communicate the same to this petitioner.

It is unfortunate that the majority of this project was mistakenly already approved for residential uses. I believe this mistake, and how it came about, have already been explained. It would be very easy for you to recommend this amendment to City Council; the majority of the amendment is simply adding adjoining land. However, that would be making the same mistake twice and also providing a precedent for other developers who look at this area in the future. A no vote, is not only appropriate, but also the correct answer for the best interest of our community.

From: [Jeff Morris](#)
To: [APC](#)
Subject: APC Comments, 2212-PUD-20
Date: Monday, February 6, 2023 1:19:43 PM

**WARNING: This external email is from
jeffery.w.morris@gmail.com.**

To Whom it May Concern,

We, the Wood Family, and our agent have reviewed the December 4th, 2022 letter submitted by Ryan Wheeler on behalf of Westfield Airport. We understand their concerns about the *Traditions at Grand Park* development, but are confident that we are within developmental rights as landowners to continue with this project.

An Assisted Living facility is one of the approved uses in the Wheeler PUD for our property. We have worked with the Leo Brown group to determine the best way to utilize our property while protecting the Wheeler grass airstrip. There has been several letters of interest and offers over the years; but have wanted to find the right fit for the property, community, and the City of Westfield. We are empathetic to the families that live in the surrounding areas and we want to offer them a place where their loved ones can live independently. We believe that the proximity to Grand Park will be beneficial to those who enjoy getting outside and watching the activities. Our family is looking forward to working with Leo Brown and the City of Westfield on this project.

Thank you for your time/consideration and we are excited for next steps.

Sincerely,

Jeff

--

Jeff Morris

415-312-4599

jeffery.w.morris@gmail.com

ORDINANCE NUMBER 22-61

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE GRAND PARK VILLAGE PUD DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

“Grand Park Village PUD – Amendment V”

This is an Ordinance (to be known as the "**Grand Park Village PUD - Amendment V**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 12-46 (the "Grand Park Village PUD Ordinance"), on December 10, 2012, and amended by (i) Ordinance 15-10, enacted by the City Council on May 26, 2015, and (ii) Ordinance 18-33, enacted by the City Council on September 24, 2018, (iii) Ordinance 19-49, enacted by the City Council on November 19, 2019, and (iv) Ordinance 22-11, enacted by the City Council on May 9, 2022 (collectively, the "Grand Park Village PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2301-PUD-02**), requesting an amendment to the UDO and the Grand park Village PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2301-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **Recommendation** (_ - _ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2023; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Park Village PUD, and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Grand Park Village PUD.
- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Development and Architectural Standards. The standards of Chapter 6: Development Standards of the Grand Park Village PUD shall apply to the development of the Real Estate, except as otherwise modified below:

- 2.1 Concept Plan: The Concept Plan, attached hereto as (**Exhibit B**), is hereby incorporated in accordance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
 - A. The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 2.2 Permitted Uses: In addition to the uses permitted on the Real Estate set forth in Ordinance 12-46, the following use shall also be permitted:
 - Dwelling, Townhouse
- 2.3 Development Standards: Article 6(L) Single Family Attached Residential of the Grand Park Village PUD, shall apply to the development of the Real Estate, except as otherwise modified below:
 - A. Maximum number of Townhouse Dwelling Units permitted on the Real Estate: Seventy-seven (77) (the “Townhouse Dwellings”).
 1. The Townhouse Dwellings shall be permitted in the Single Family (Attached) and Multi-Family Area of the Grand Park Village PUD as set forth in Ordinance 12-46 (the “Single-Family

(Attached) and Multi-Family Area”).

2. The Townhouse Dwellings shall count towards the 640 permitted dwelling units in the Single-Family (Attached) and Multi-Family Area.
3. The Townhouse Dwellings shall also count towards the 960 permitted Multi-Family Dwellings in the Grand Park Village PUD.

2.4 General Regulations. The SFA District standards of UDO shall apply to the development of the Real Estate, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 2.3.A
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from 186 th Street	25'
Setback from east perimeter	20'
Setback from south perimeter	20'
Setback from west perimeter	20'
Minimum Internal Building Setbacks	
Setback from internal street	5'
Side Yard & Rear Yard	Not Applicable
Minimum Distance Between Structures	20'
Maximum Lot Coverage	100%
Minimum Lot Width	20'
Maximum Building Height	40'
Minimum Living Area (Total) Per Dwelling Unit	1,800 sqft

2.5 Dwelling Architecture: All dwellings constructed on the Real Estate shall be in substantial compliance with the architectural character and appearance as illustrated on the Townhouse Architecture – Character Illustrations, attached hereto as (**Exhibit C**). To the extent the applicable architectural standards of the UDO conflict with the Townhouse Architecture, the Townhouse Architecture – Character Illustrations shall prevail.

- A. Building Materials:
 - 1. Vinyl siding shall be prohibited.
 - 2. Masonry shall be provided on all building elevations (front, side and rear) as illustrated on the Townhouse Elevations included under **Exhibit C**.
 - B. Garages: All Dwellings shall have a minimum two (2) car attached garage.
 - C. Windows:
 - 1. A minimum of six (6) windows shall be provided on all side building elevations as generally illustrated under **Exhibit C**.
 - 2. A minimum of five (5) windows shall be provided on all rear dwelling elevations as generally illustrated under **Exhibit C**.
 - 3. A one by 4-inch nominal window trim board shall be provided on all windows unless the window is wrapped in masonry.
- 2.6 **Article 6.8 Landscaping Standards of the UDO:** Shall apply, except as otherwise modified or enhanced below.
- A. **Street Trees:** Article 6.8(J) Street Trees shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein.
 - B. **Lot Landscaping:** Article 6.8(K) Minimum Lot Landscaping Requirements shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein.
 - C. **External Street Frontages:** Article 6.8(M)(1) External Street Frontage Landscaping Requirements – shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein. No mounds shall be required.
 - D. If the landscaping shown in **Exhibit D** is prevented from being installed as shown, then alternative locations for such landscaping shall be approved by the Director.
- 2.7 **Residential Signs:** Article 6.17(G)(1) Monument Signs shall apply and include landscaping at the entrances to the District.

Section 3. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

3.1 Article 8.6 Open Space and Amenity Standards of the UDO: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Open Space (green space area on lots and common areas) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan.

B. Amenities: Article 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include Open Space including; Courtyards, trails, benches or swings, sidewalk pathways and a designated dog area shall be provided.

1. The location of amenities shall be in substantial compliance with the Concept Plan attached hereto as **Exhibit B**. If the designated dog park area is prevented from being installed in the location as shown, then an alternative location shall be provided.

2. The Amenities shall be consistent with the quality and character of those shown in **Exhibit E**, attached hereto. In this regard the following shall apply:

a. Courtyards shall contain seating terraces with at least two benches, one trash can, and decorative landscaping in each. Two (2) additional areas shall contain seating terraces with firepit seating areas surrounded by at least six (6) chairs. A picnic-style dining table shall be installed near the pond.

b. The enclosed space of the designated dog area shall be a minimum of one thousand (1,000) square feet and include; a double gated black decorative aluminum fence, dog bag station, trash can, landscaping, and bench.

3.2 Mail Delivery. Mail delivery is intended to occur through cluster box units (CBU's). CBU's shall be located in appropriate areas throughout the PUD, as determined by the Secondary Plat. All CBU's shall have a uniform and consistent design, to give a decorative appearance within the PUD.

Section 4. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 5. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will

not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2023.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 22-61** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-61

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-61

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

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

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Grand Park Village PUD Amendment V - 9 013023

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhouse Architecture – Illustrative Character Exhibits
Exhibit D	Landscaping Exhibit
Exhibit E	Amenity Exhibits

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

Seven (7) +/- acres, being part of the 87.08 acre tract PIND 29-05-35-00-007.000-015, located at 0 Kinsey Avenue, Westfield, IN 46074.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

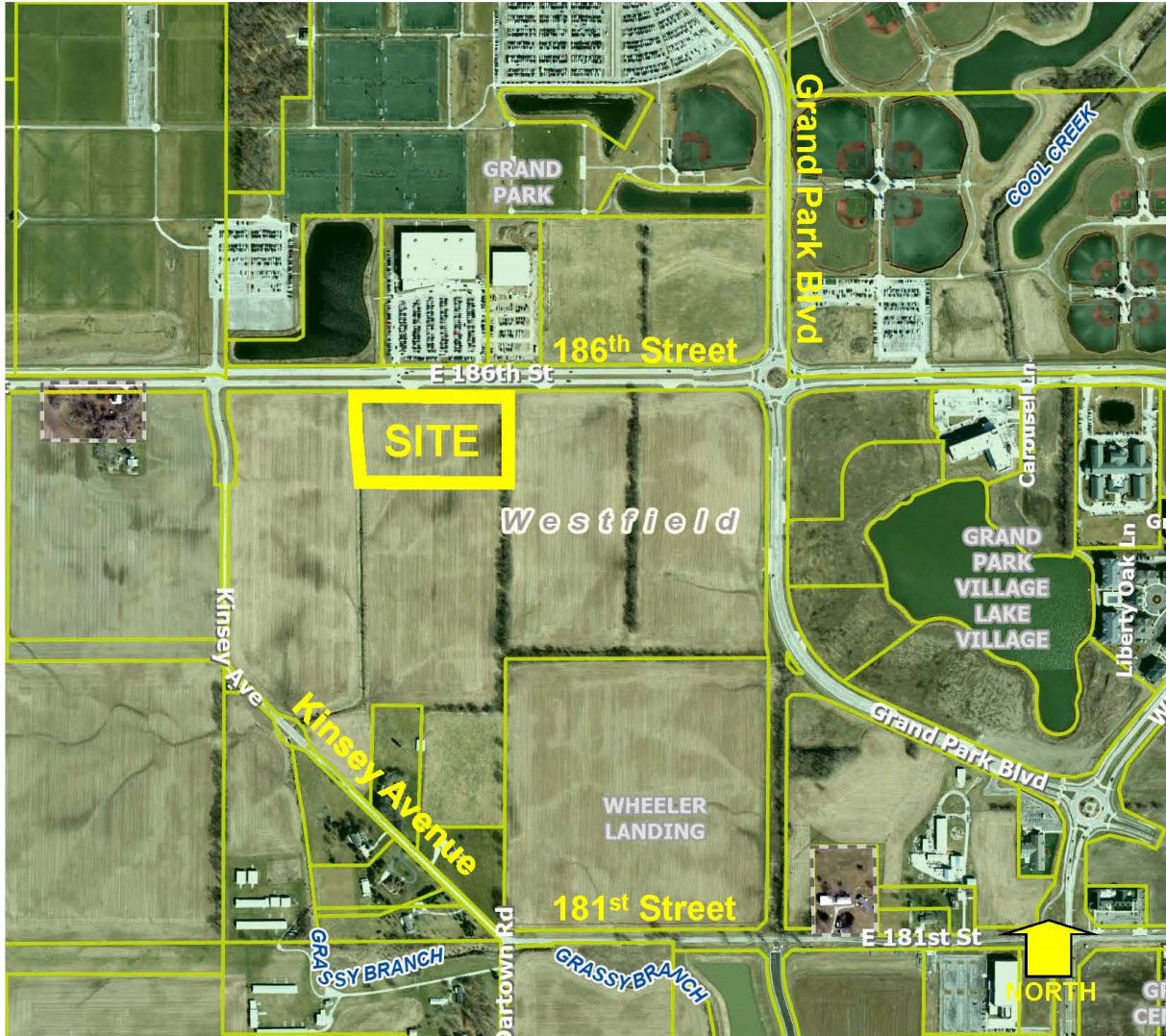


EXHIBIT B

Concept Plan



Grand Communities, LLC

Townes at Grand Park Village City of Westfield, Indiana

Illustrative Rendering



EXHIBIT C

Townhouse Architecture – Illustrative Character Exhibit



All elevations rendered in black & white on following page.



COASTAL CLASSIC EXTERIOR DESIGN
6-HOME BUILDING - FRONT ELEVATION



COASTAL CLASSIC DESIGN
LEFT SIDE ELEVATION



COASTAL CLASSIC DESIGN
RIGHT SIDE ELEVATION



COASTAL CLASSIC DESIGN
REAR ELEVATION

EXHIBIT E

Amenity Exhibit



ORDINANCE NUMBER 22-61

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE GRAND PARK VILLAGE PUD DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

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- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
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- 2.3 Development Standards: Article 6(L) Single Family Attached Residential of the Grand Park Village PUD, shall apply to the development of the Real Estate, except as otherwise modified below:
 - A. Maximum number of Townhouse Dwelling Units permitted on the Real Estate: Seventy-seven (77) (the “Townhouse Dwellings”).
 1. The Townhouse Dwellings shall be permitted in the Single Family (Attached) and Multi-Family Area of the Grand Park Village PUD as set forth in Ordinance 12-46 (the “Single-Family

(Attached) and Multi-Family Area”).

2. The Townhouse Dwellings shall count towards the 640 permitted dwelling units in the Single-Family (Attached) and Multi-Family Area.
3. The Townhouse Dwellings shall also count towards the 960 permitted Multi-Family Dwellings in the Grand Park Village PUD.

2.4 General Regulations. The SFA District standards of UDO shall apply to the development of the Real Estate, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 2.3.A
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Real Estate
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from 186 th Street	25'
Setback from east perimeter	20'
Setback from south perimeter	20'
Setback from west perimeter	20'
Minimum Internal Building Setbacks	
Setback from internal street	5'
Side Yard & Rear Yard	Not Applicable
Minimum Distance Between Structures	20'
Maximum Lot Coverage	100%
Minimum Lot Width	20'
Maximum Building Height	40'
Minimum Living Area (Total) Per Dwelling Unit	1,800 sqft

2.5 Dwelling Architecture: All dwellings constructed on the Real Estate shall be in substantial compliance with the architectural character and appearance as illustrated on the Townhouse Architecture – Character Illustrations, attached hereto as **(Exhibit C)**. To the extent the applicable architectural standards of the UDO conflict with the Townhouse Architecture, the Townhouse Architecture – Character Illustrations shall prevail.

A. Building Materials:

1. Vinyl siding shall be prohibited.
2. Masonry shall be provided on all building elevations (front, side and rear) as illustrated on the Townhouse Elevations included under **Exhibit C**.

B. Garages: All Dwellings shall have a minimum two (2) car attached garage.

C. Windows:

1. A minimum of six (6) windows shall be provided on all side building elevations as generally illustrated under Exhibit C.
2. A minimum of five (5) windows shall be provided on all rear dwelling elevations as generally illustrated under Exhibit C.
- 2.3. A one by 4-inch nominal window trim board shall be provided on all windows unless the window is wrapped in masonry.

2.6 Article 6.8 Landscaping Standards of the UDO: Shall apply, except as otherwise modified or enhanced below.

- A. Street Trees: Article 6.8(J) Street Trees shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein.
- C. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – shall be provided in compliance with the landscaping shown in **Exhibit D**, attached hereto and incorporated herein. No mounds shall be required.
- D. If the landscaping shown in **Exhibit D** is prevented from being installed as shown, then alternative locations for such landscaping shall be approved by the Director.

2.7 Residential Signs: Article 6.17(G)(1) Monument Signs shall apply and include landscaping at the entrances to the District.

Section 3. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

3.1 Article 8.6 Open Space and Amenity Standards of the UDO: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Open Space (green space area on lots and common areas) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan.

B. Amenities: Article 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include Open Space including; Courtyards, trails, benches or swings, sidewalk pathways and a designated dog area shall be provided.

1. The location of amenities shall be in substantial compliance with the Concept Plan attached hereto as **Exhibit B**. If the designated dog park area is prevented from being installed in the location as shown, then an alternative location shall be provided.

2. ~~2.~~ The Amenities shall be consistent with the quality and character of those shown in **Exhibit E**, attached hereto. In this regard the following shall apply:

a. ~~3.~~ Courtyards shall contain seating terraces with at least two benches, one trash can, and decorative landscaping in each. Two (2) additional areas shall contain seating terraces with firepit seating areas surrounded by at least six (6) chairs. A picnic-style dining table shall be installed near the pond.

The enclosed space of the designated dog area shall be a minimum of one thousand (1,000) square feet and include: a double gated black decorative aluminum fence.

b. ~~4. There shall be a minimum of four (4) seating areas including, dog bag station, trash can, landscaping, with each seating area including, at a minimum, one decorative and~~ bench.

3.2 Mail Delivery. Mail delivery is intended to occur through cluster box units (CBU's). CBU's shall be located in appropriate areas throughout the PUD, as determined by the Secondary Plat. All CBU's shall have a uniform and consistent design, to give a decorative appearance within the PUD.

Section 4. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 5. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2023.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 22-61** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-61

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-61

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

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

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Grand Park Village PUD Amendment V - ~~7-01-223~~ [013023](#)

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhouse Architecture – Illustrative Character Exhibits
Exhibit D	Landscaping Exhibit
Exhibit E	Amenity Exhibits

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

| ~~Sever~~Seven (7) +/- acres, being part of the 87.08 acre tract PIND 29-05-35-00-007.000-015, located at 0 Kinsey Avenue, Westfield, IN 46074.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

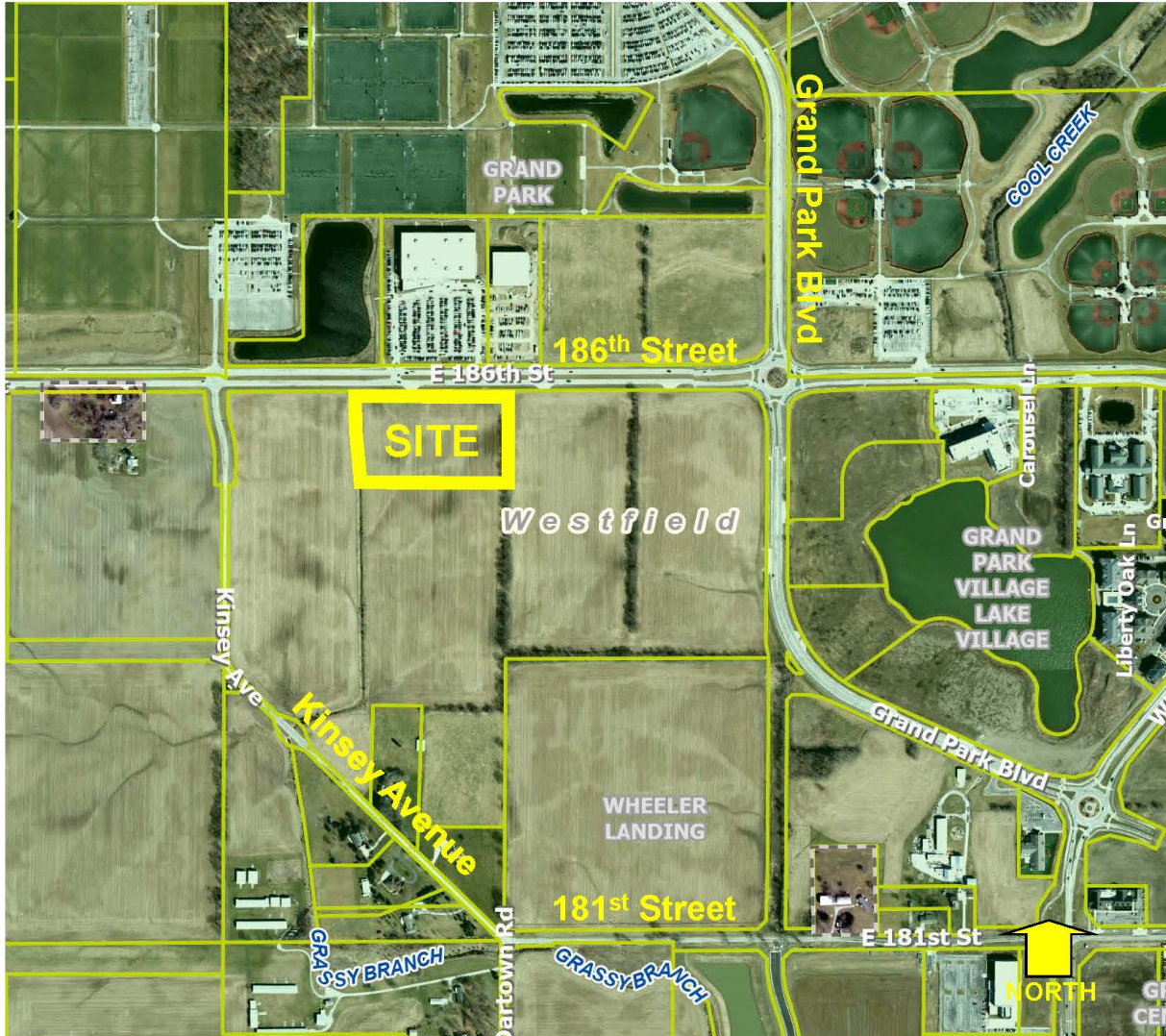
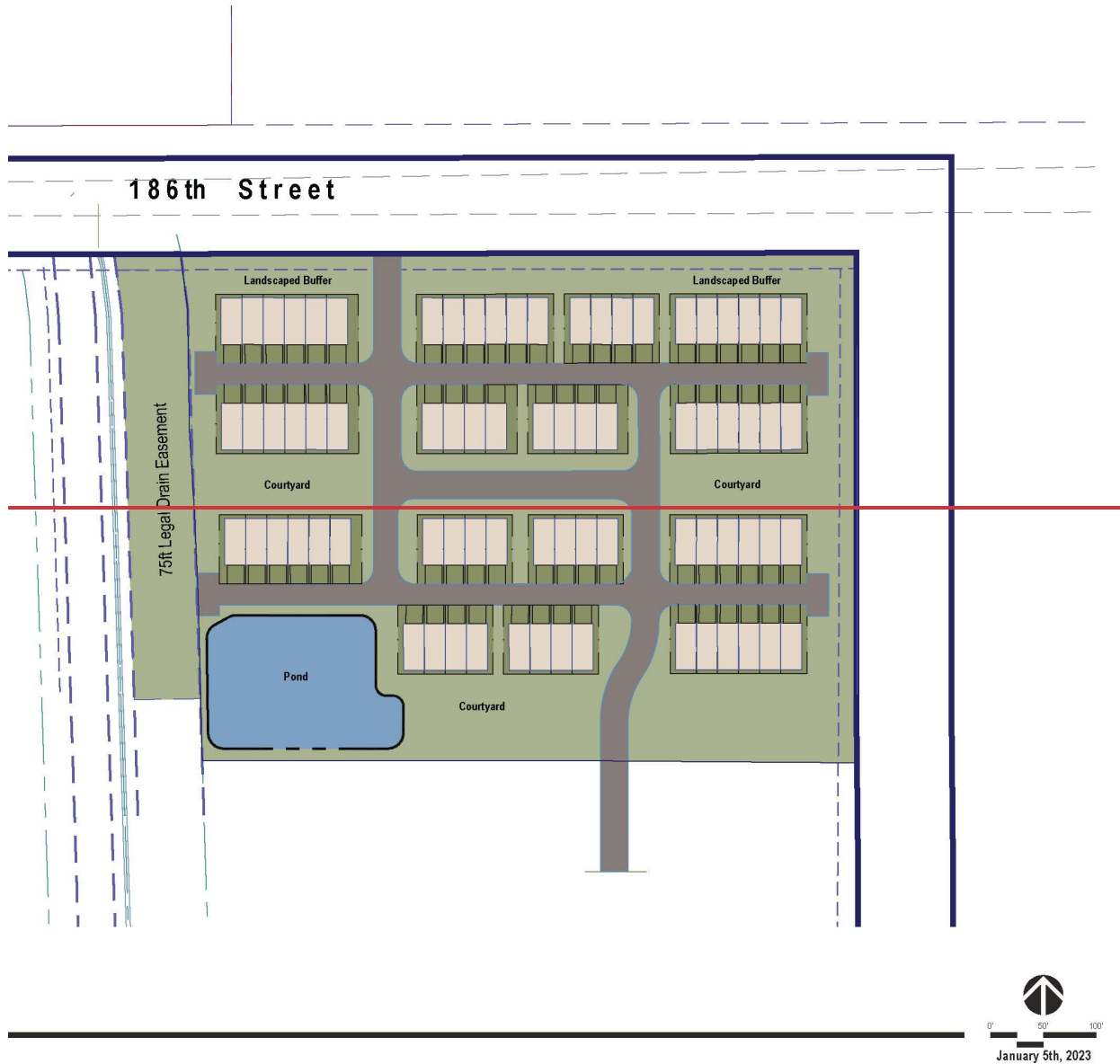


EXHIBIT B

Concept Plan





Grand Communities, LLC

Townes at Grand Park Village City of Westfield, Indiana
Illustrative Rendering



EXHIBIT C

Townhouse Architecture – Illustrative Character Exhibit



All elevations rendered in black & white on following page.



COASTAL CLASSIC EXTERIOR DESIGN
6-HOME BUILDING - FRONT ELEVATION



COASTAL CLASSIC DESIGN
LEFT SIDE ELEVATION

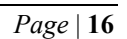


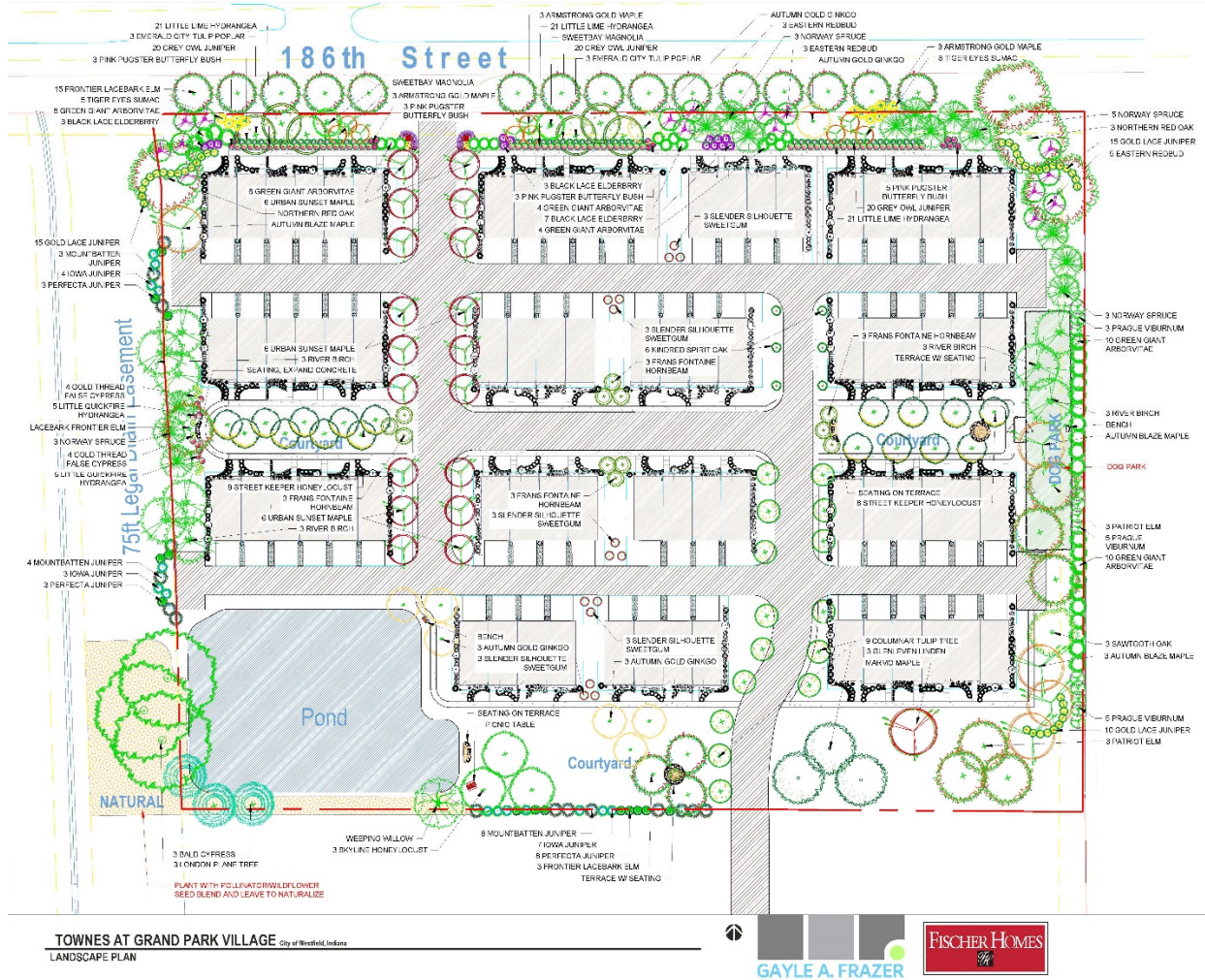
COASTAL CLASSIC DESIGN
RIGHT SIDE ELEVATION

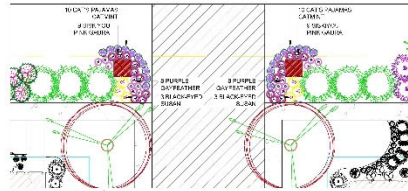


COASTAL CLASSIC DESIGN
REAR ELEVATION

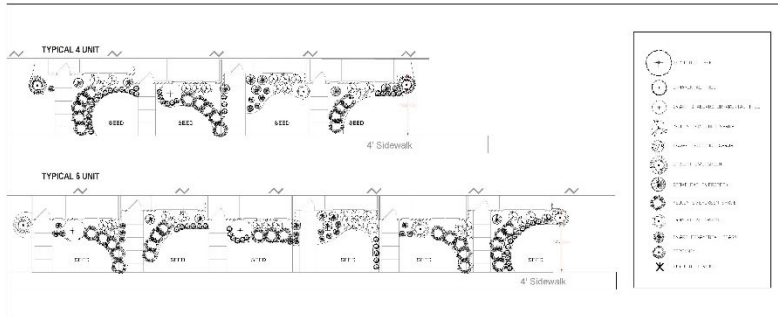
Landscaping Exhibit





[illegible]

TOWNES AT GRAND PARK VILLAGE City of Woodstock, Illinois
LANDSCAPE PLAN



TYPICAL UNIT PLANTING - SCALE: $\frac{1}{8}'' = 1.0'$



EXHIBIT E

Amenity Exhibit



COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference: Warranty Deed recorded with the Recorder of Hamilton County, Indiana on September 27, 2022, as Instrument Number 2022-47528.

WHEREAS, the City of Westfield, Indiana (“City”) and Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance (“UDO”).

WHEREAS, the owner of the below described real estate is D & W Farms, Inc. (“Owner”) and the Owner consents to these Commitments as evidenced by its signature hereto.

WHEREAS, the City Council approved the Grand Park Village PUD, Ordinance Number 12-46 and amendments thereto, (collectively the “Grand Park Village PUD”).

WHEREAS, the developer, Grand Communities, LLC (“Developer”), filed a petition under Docket Number 2301-PUD-02 with the Plan Commission and City Council to amend the Grand Park Village PUD as it pertains to a parcel of real estate as the same is legally described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the “Real Estate”) and which amendment is referred to as the “Grand Park Village PUD, Amendment V”;

WHEREAS, the Developer is requesting the City Council to consider approval of the Grand Park Village PUD Amendment V subject to the following commitments (“Commitments”);

NOW THEREFORE, the Developer makes the following Commitments to the City Council regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

- A. The following shall be included in the Covenants, Conditions and Restrictions of the Owner’s Association for the Real Estate:

Rental of Dwelling Units. The Owners of the respective Dwelling Units or any first mortgagees in possession thereof shall have the right to lease the same subject to the covenants and restrictions in the Declaration and the Regulations and rules and regulations, if any. However, neither a Unit Owner nor any first mortgagee in possession shall lease less than an entire Dwelling Unit nor shall any Dwelling Unit be leased for a term of less than six (6) months. All leases of any Dwelling Unit shall be in writing. Within seven (7) days of entering into a lease agreement for the

lease of a Lot, the Owner is responsible for providing the Board with the following information: (i) a copy of the fully executed lease agreement; (ii) the name and address of the Tenants and any other Occupant(s).

- B. An Improvement Location Permit shall not be issued to the Developer prior to the Developer submitting a copy of the recorded Commitments to the Department.

Section 2. Definitions.

- A. Owner. D & W Farms, Inc.
- B. Developer. Grand Communities, LLC
- C. Department. The Community Development Department of the City of Westfield.

Section 3. Modification of Additional Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Council in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon recording and the development of the Real Estate pursuant to the standards of the Grand Park Village PUD Amendment V.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer. After recording these Commitments, Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Westfield City Council.

Section 7. Binding on Successors. These Commitments are binding upon: (i) the Owner; (ii) the Developer; and (iii) the owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the City Council pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, D & W Farms, Inc. as the Owner of the Real Estate and Grand Communities, LLC, as the Developer, have caused these Commitments to be executed as of the dates identified below.

“Owner”

D & W Farms, Inc.

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS:
COUNTY OF)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of D & W Farms, Inc. as the Owner of the Real Estate, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2023 for and on behalf of said entity.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

“Developer”

Grand Communities, LLC

By: _____

Name: _____

Title: _____

Date: _____

STATE OF KENTUCKY)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of Grand Communities, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2023 for and on behalf of said entity.

My Commission Expires:

Notary Public

Residing in _____
County of _____

Printed Name

This instrument prepared by Fredric Lawrence, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: Fredric Lawrence, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. Fredric Lawrence.

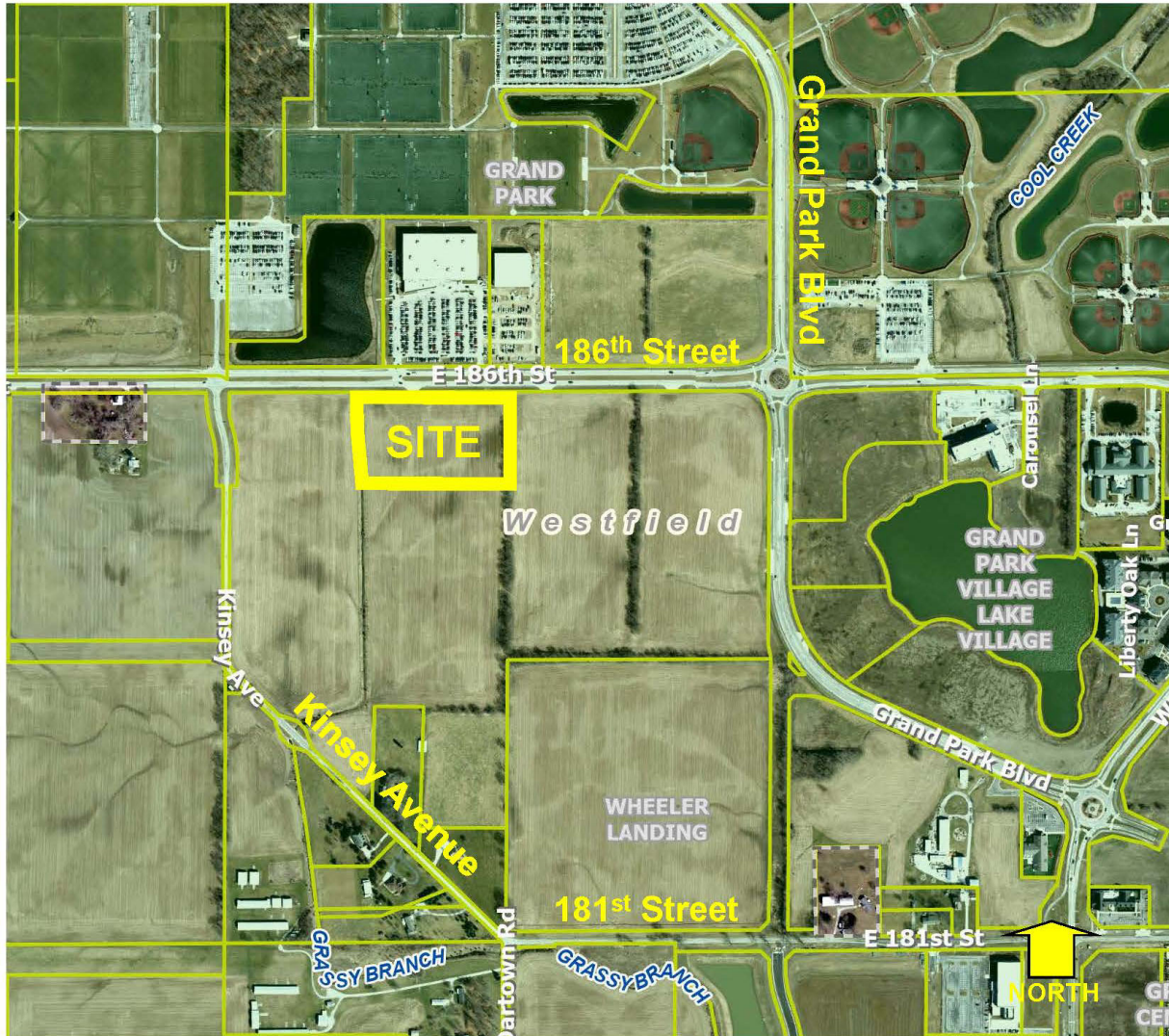
EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

Seven (7) +/- acres, being part of the 87.08 acre tract PIND 29-05-35-00-007.000-015, located at 0 Kinsey Avenue, Westfield, IN 46074.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)





Grand Communities, LLC

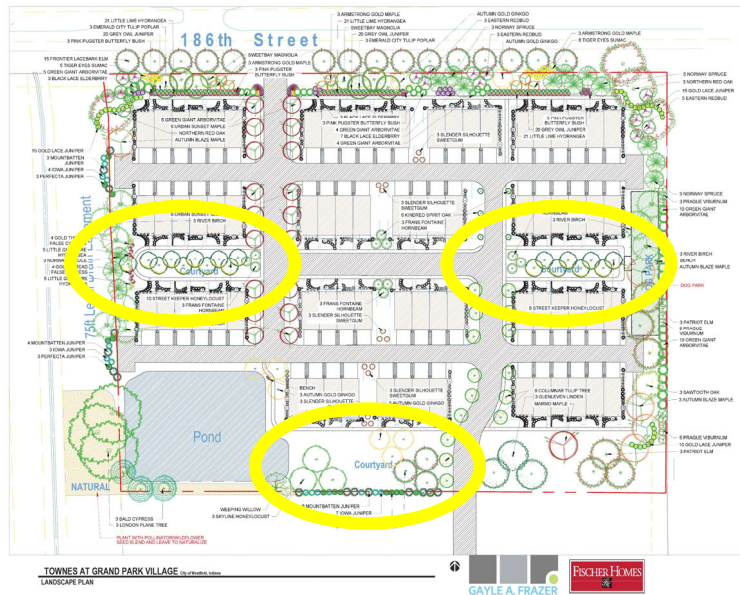
Townes at Grand Park Village

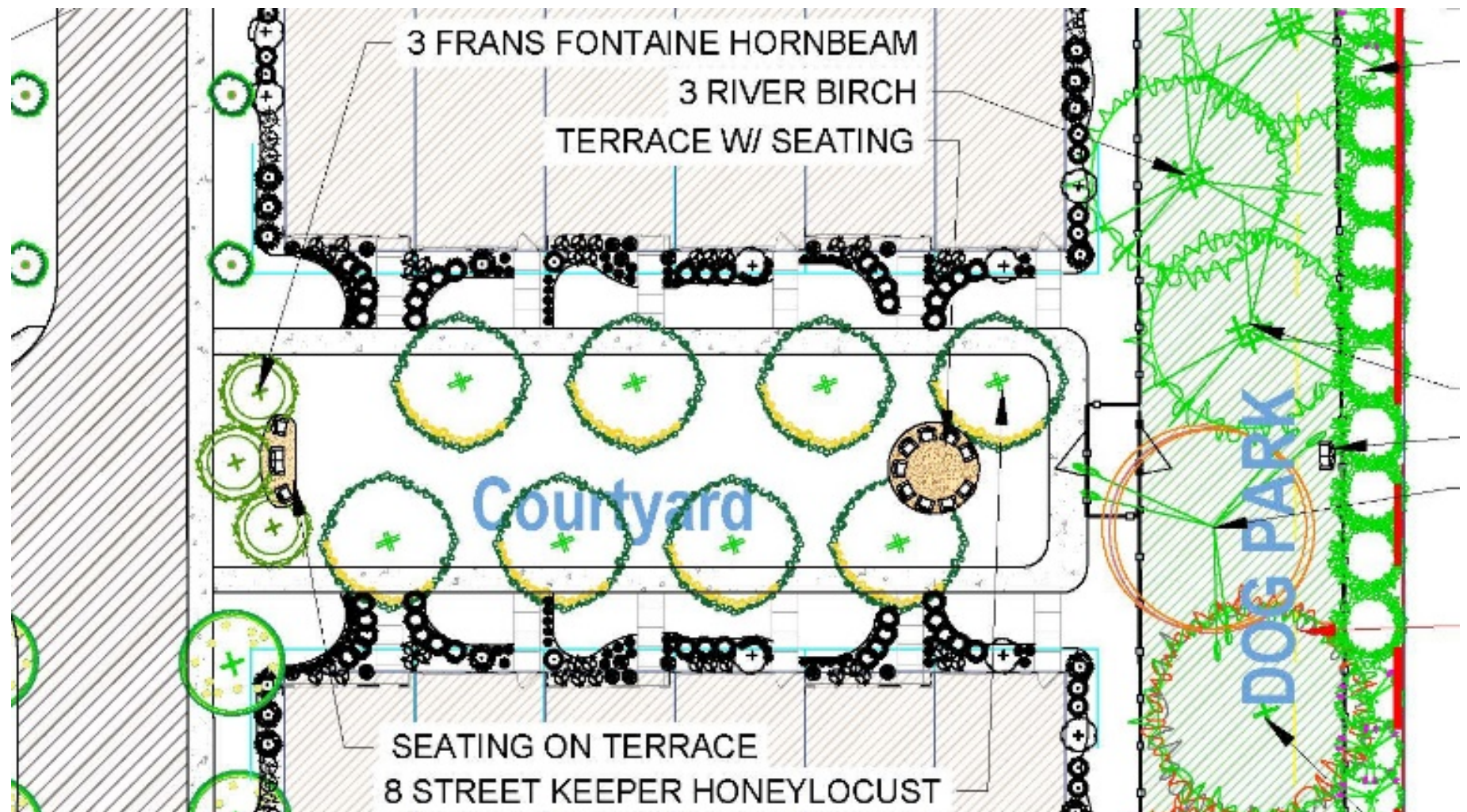
City of Westfield, Indiana

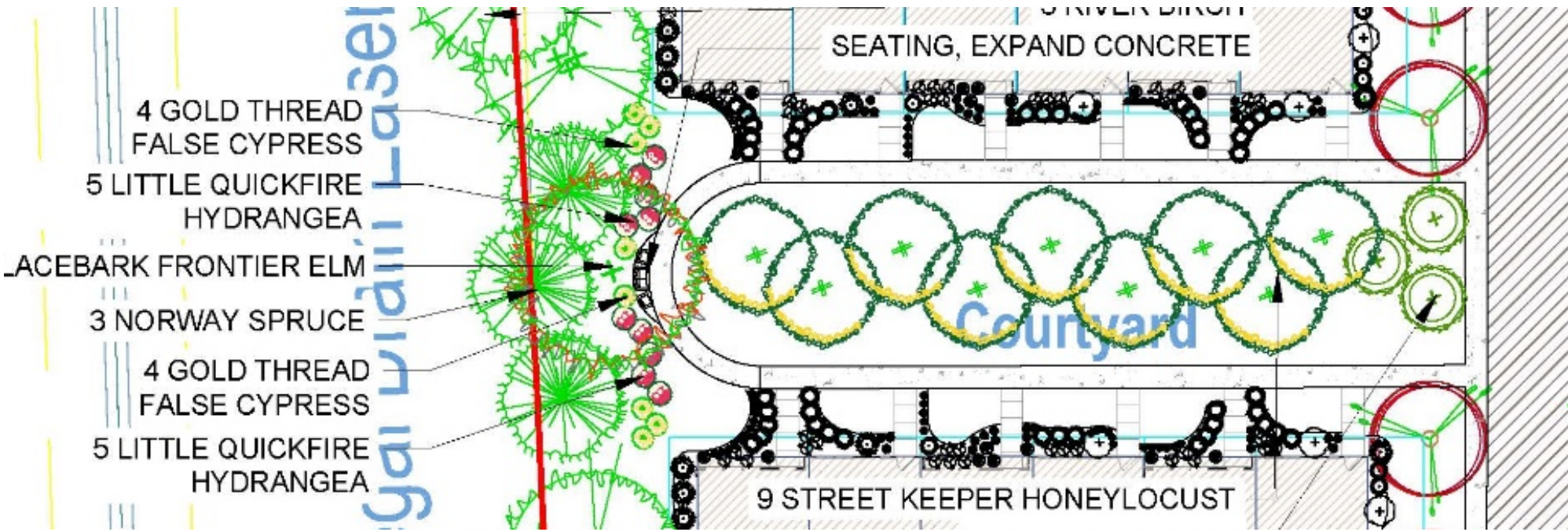
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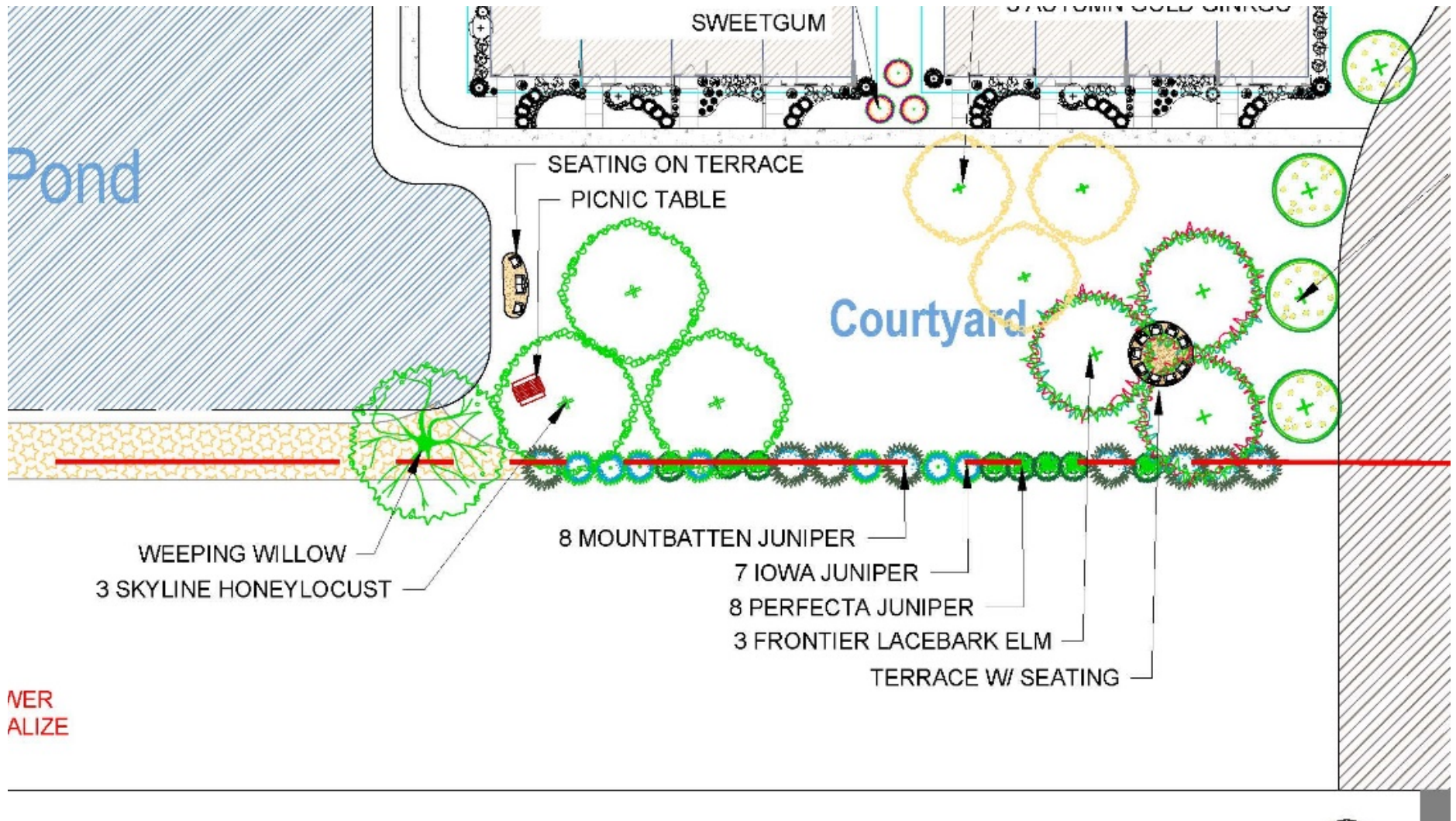


January 11th, 2023

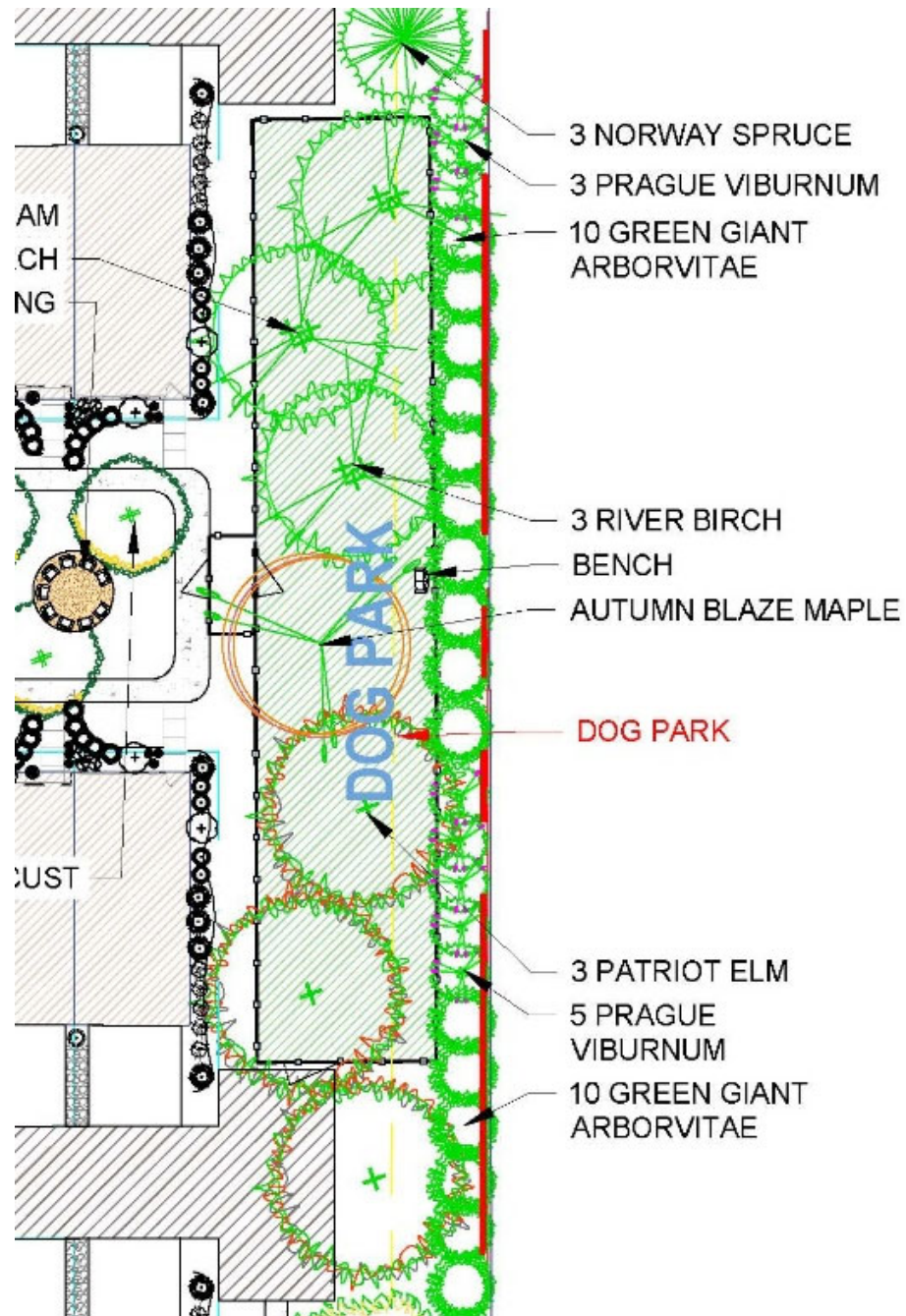








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ALIZE





Grand Communities, LLC

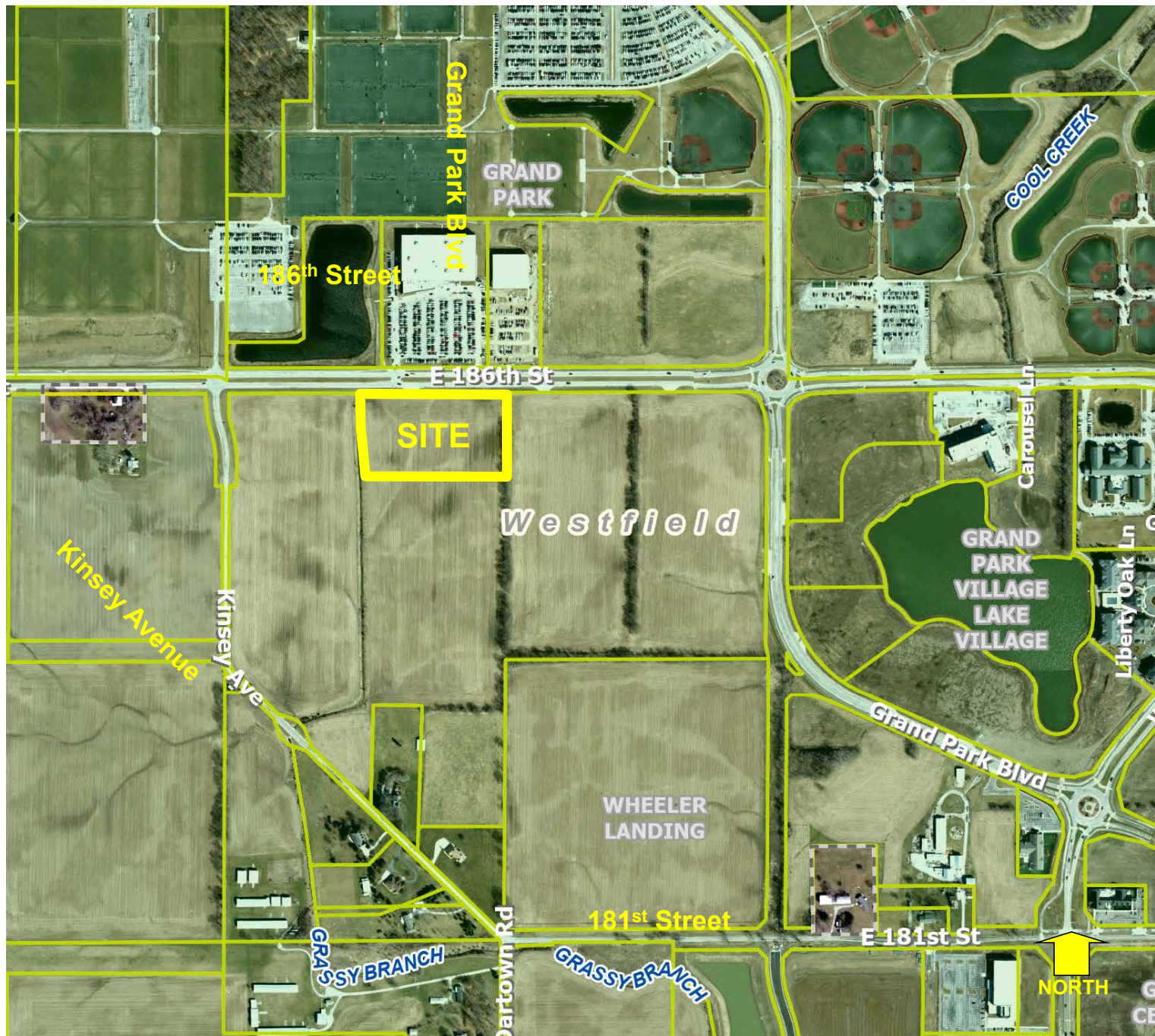
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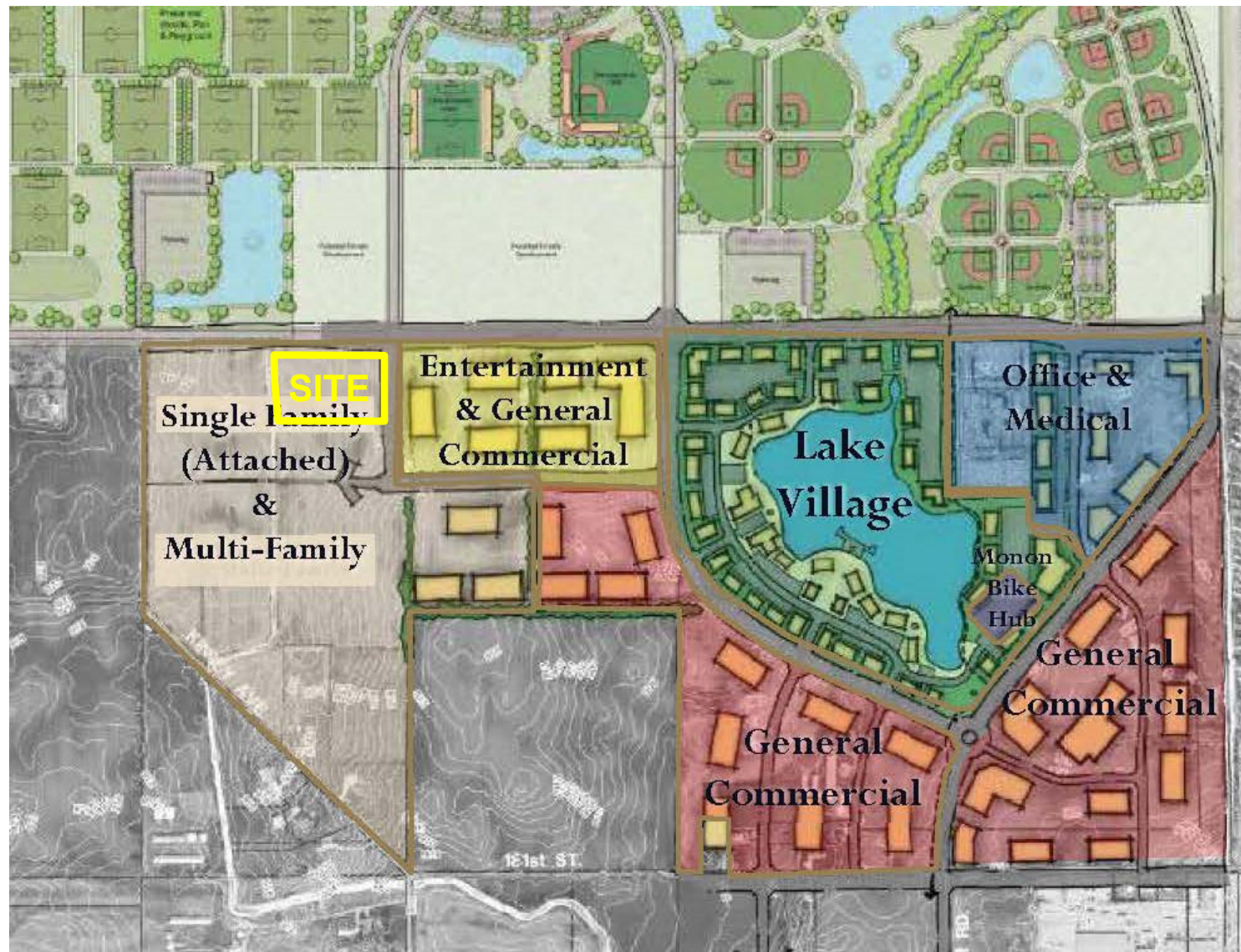
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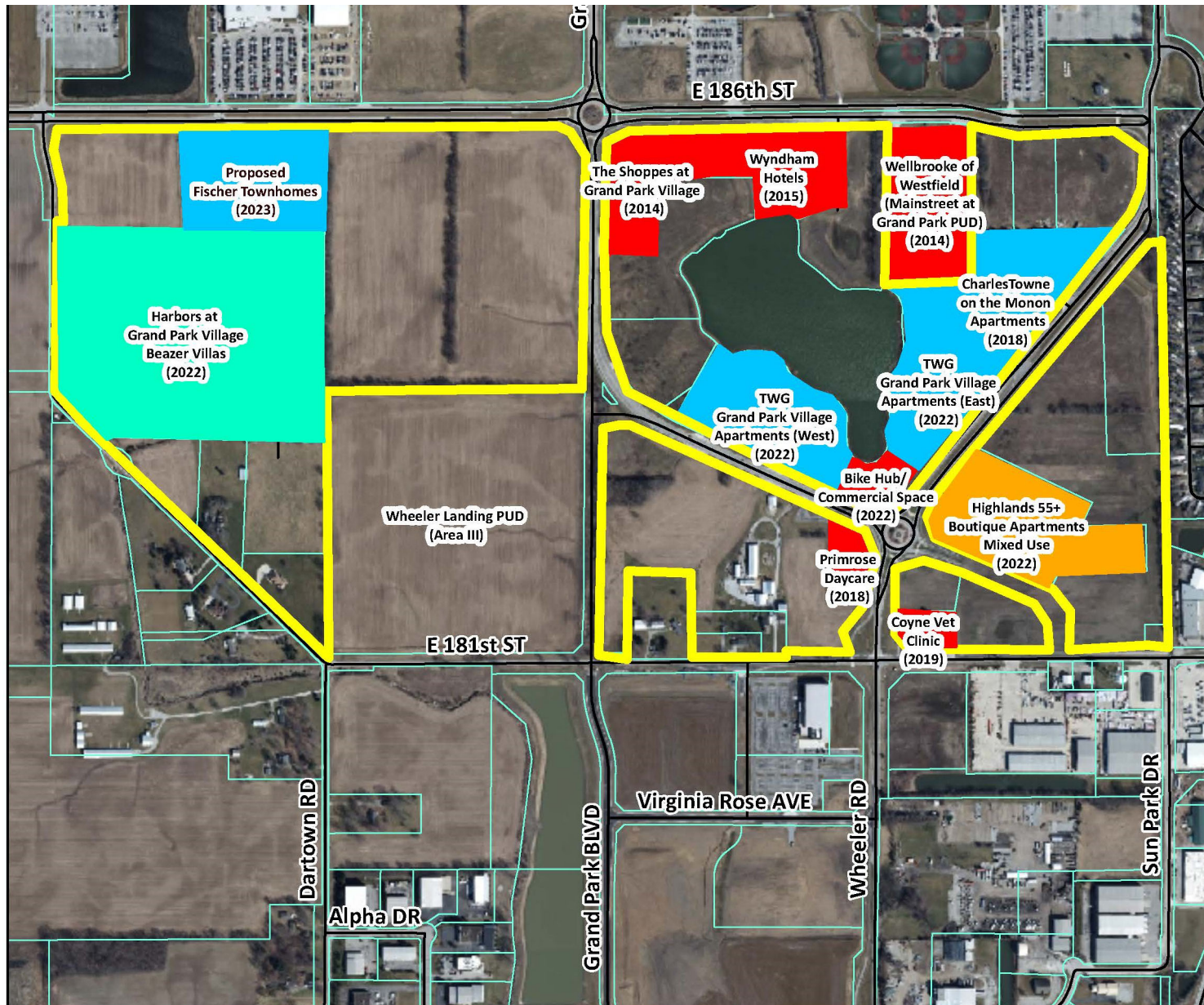


January 11th, 2023









Multi-Family Units Approved and Proposed

*CharlesTowne - 244 units

*TWG - 240 units

*Highlands 55+ - 157 units

*Fischer Townhomes - 77 units

TOTAL - 718 of 960

(242 remain if Fischer approved)

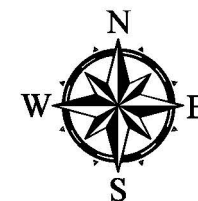
Single-Family Attached Units

Approved

*Harbor at GPV

74 of 75 units (0 remain)

0 0.025 0.05
Miles





Petition Number: 2301-PUD-02

Project Name: Grand Park Village PUD, Amendment V (Ord. 22-61)

Subject Site Address: South of 186th Street, ENE of Kinsey Avenue (the "Property")

Petitioner: Grand Communities, LLC by Nelson & Frankenberger, LLC (the "Petitioner")

Request: The Petitioner requests an amendment to a 6.6 acre +/- portion of the Grand Park Village PUD to permit 77 Townhouse Dwellings

Current Zoning: Grand Park Village PUD ([Ord. 12-46](#)) (the "Existing PUD")

Current Land Use: Vacant

Approximate Acreage: 7 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 22-61
4. Ord. 22-61, Redlined Version
5. Context Map
6. Concept Plan
7. Building Elevations
8. Landscape Plan
9. Courtyard Character Exhibit
10. Short Term Rental Commitment

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

The petition was introduced at the December 12, 2022, City Council meeting. The petition received a public hearing at the January 17, 2023, Advisory Plan Commission (the "Plan Commission") meeting. A neighbor meeting was held on January 12, 2023.

PROJECT OVERVIEW

Location: The Property is located south of 186th Street ENE of and adjacent to Kinsey Avenue (see [Exhibit 2](#)).

The Property is currently zoned as a portion of the Grand Park Village PUD, specifically the Multi-Family and Single-Family Attached area.

Adjacent properties to the west and south and east are zoned the Grand Park Village PUD. The Pacers Athletic Center and parking for Grand Park exist to the north. The Single-Family Attached subdivision known as the Harbors at Grand Park Village is being developed to the south.

Project Description: The Petitioner is requesting an amendment to the Grand Park Village PUD, specific to a 7 acre +/- area. In the Existing PUD, Multi-Family Dwelling Units that default to the MF2: Multi-Family Medium Density zoning district of the UDO and Single-Family Attached Dwelling Units that default to the SFA: Single-Family Attached zoning district of the UDO are permitted.

Concept Plan: A Concept Plan (the “Plan”) has been included in the PUD (see **Exhibit B** of the PUD or **Exhibit 6**) for which substantial compliance must be met.

Permitted Uses: In addition to the uses already permitted on the Real Estate by the Existing PUD, Townhouse Dwellings are proposed to be permitted. The Grand Park Village PUD permits Multi-Family uses that default to MF2: Multi-Family Medium Density Standards of the UDO. However, Townhouse Dwellings are only permitted in MF1: Multi-Family Low Density districts.

- A maximum of seventy-seven (77) Townhouse Dwelling Units are permitted on the Property.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the SFA: Single-Family Attached District of the UDO except as otherwise modified by the Ordinance. A comparison of the proposed standards with the UDO is below:

Standard	Grand Park Village, Amendment V	SFA: Single-Family Attached (UDO)
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Frontage	No Minimum	No Minimum
Maximum Density	11 Dwelling Units/Acre	4 Dwelling Units/Acre*
Maximum Dwelling Units Per Building	6	4
Maximum Project Size	7 Acres	30 acres
Minimum Building Setback		
186 th Street	25 feet	25 feet
East Perimeter	20 feet	N/A

South Perimeter	20 feet	N/A
West Perimeter	20 feet	N/A
Minimum Internal Building Setbacks		
Internal Street	5 feet	20 feet
Side & Rear Yard	N/A	N/A
Minimum Distance Between Structures	20 feet	25 feet
Maximum Lot Coverage	100%	N/A
Minimum Lot Width	20 feet	N/A
Maximum Building Height	40 feet	35 feet
Minimum Living Area (Total) Per Dwelling Unit	1,800 SF	1,800 SF

*MF1: Multi-Family Low Density, the only UDO district that permits Townhouse Dwelling Units, has a maximum density of 6 Dwelling Units per Acre

Illustrative Character Exhibits: Illustrative Character Exhibits have been added to the PUD (see **Exhibits C** of the PUD or **Exhibit 7**) for which substantial compliance is required.

- Vinyl siding is prohibited
- Masonry shall be provided on all building elevations as illustrated in Exhibit C
- All Dwellings shall have a minimum two (2) car attached garage
- Six (6) windows are required on all side elevations

Landscaping Standards: A landscape plan has been added to the PUD as a reference exhibit in regards to Street Trees, Lot Landscaping and External Street Frontage Landscaping and Overall Site Landscaping. The landscape plan shows meets the UDO standards and is not a modification.

Open Space and Amenity Standards

- Minimum Open Space, which includes areas on lots and common areas shall be thirty percent (30%) and as generally shown on the Concept Plan.
 - o SFA district standards of the UDO require 35 percent (35%) Open Space while MF1 districts require 20 percent (20%).
- Amenities on the Property shall include courtyards, trails, benches/swings, pathways and a designated dog area.



- o The location of these amenities shall be in substantial compliance with the Concept Plan unless an alternative location for the dog park is necessary.

Grand Park Village Dwelling Unit Maximum

If approved, all 77 Dwelling Units permitted within this proposal would count towards the permitted total dwelling units within the Grand Park Village PUD.

<u>DEVELOPMENT</u>	<u>NUMBER OF UNITS</u>
Charlestown on the Monon	244
Grand Park Village (TWG)	240
Highground 55+ Boutique Apartments	157
GPV, Amendment V	77
CUMULATIVE TOTAL	718 of 960 permitted Multi-Family Dwelling Units appropriated if approved. 242 Multi-Family Dwelling Units would remain permitted.
Harbor at Grand Park Village	74 of 75 permitted Single-Family Attached Dwelling Units appropriated. 0 units remain permitted as an attached unit must contain 2, 3, or 4 units.

Note that in the Staff Report for the Consent Agenda approval of the Highground 55+ Boutique Apartments Detailed Development Plan, which was the last development plan approved for multi-family dwelling units in Grand Park Village, it was stated that 245 dwelling units remained to be used. At that time, Staff had been operating under a determination that 960 *TOTAL* dwelling units – multi-family AND single-family attached - were permitted in the Grand Park Village PUD.

Since that approval, because language in the Existing PUD permitting 960 dwelling units is explicitly listed under the “Multi-Family Residential” article heading of the PUD, Staff has revised the prior determination. As such, while the 74 single-family attached dwelling units in the Harbor at Grand Park Village Development shall continue to count towards the 75 permitted single-family attached dwelling unit maximum, they are determined separate from 960 multi-family dwelling units permitted.

To summarize, it has been determined that 1,035 total dwelling units are permitted in the Grand Park Village PUD per the Existing Ordinance. A maximum of 75 of these units may be Single-Family Attached while a maximum of 960 of these units may be Multi-Family. If Ord. 22-61 is approved, **242** multi-family dwelling units would remain permitted.

CHANGES SINCE THE PUBLIC HEARING

- Clarifying language regarding the number of windows on side and rear elevations has been added.
- Language specifying physical attributes of courtyard amenities has been added
- A commitment detailing short-term rental restrictions has been provided as a separate document (see **Exhibit 10**)

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” and “Employment Corridor” land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the January 17, 2023, Plan



Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the December 12, 2022, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.