



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda

BOARD OR COMMISSION: Advisory Planning Commission Meeting

MEETING DATE: Monday, August 3, 2026 at 7:00 PM

MEETING PLACE: Westfield City Hall - Main Assembly Room

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

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

Public input can be submitted in 1 of 2 ways:

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

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

Note the presence of a quorum

Announce any changes to Agenda

APC Appointment - Vice President

APC Appointment - Plat Committee

Approval of Minutes - July 6, 2026

Review Rules of Procedure

CONSENT AGENDA

No items.

ITEMS OF BUSINESS

2606-ZOA-03

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

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

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

PUBLIC HEARING ITEMS

2607-ZOA-04

Tree Preservation and Protection

The City of Westfield request various text amendments to the Unified Development Ordinance generally pertaining to Art. 6.8 Landscape Standards, Ch. 10 Processes & Permits, and Ch. 12 Definitions.

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

2608-PUD-09

BUILT PUD Amendment I

Near northwest corner of Gray Road and SR 32, north of Midland Trace Trail

Millennium Force LLC, represented by Church, Church, Hittle, and Antrim, requests an amendment to the BUILT Westfield Planned Unit Development (PUD) District ordinance to amend the Concept Plan, pertaining to 10.58 acres +/- in the BUILT Westfield Planned Unit Development (PUD) District.

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

2608-PUD-10

Eagle West PUD

Generally located southwest of the intersection at Eagletown Road & West 186th Street

Pulte Group, represented by Nelson & Frankenberger LLC, requests a change of zoning for 126.86 acres +/- from the AG-SF1: Agricultural/Single-family Rural District to the Eagle West Planned Unit Development (PUD) District.

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

ITEMS CONTINUED TO A FUTURE MEETING

2604-PUD-06 *(anticipated to return for recommendation on 9/9/26, subject to change)*

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

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

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

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

2607-REZ-01

Grand Park Rezone to M-GP District *(anticipated to return for public hearing on 9/9/26, subject to change)*

The City of Westfield requests to rezone 119.67 acres +/- generally located south of E 191st St and Grand Park Blvd from the AG-SF1: Agriculture/Single-family Rural District, Grand Park Planned Development (PUD) District, GPEC Planned Development (PUD) District, and Grand Park Village Planned Development (PUD) District to the M-GP: Grand Park District.

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

2608-PUD-11 *(anticipated to return for public hearing on 9/9/26, subject to change)*

Towne West Village PUD

Northeast corner of 146th Street and Towne Road

Polizzi Family LLP, represented by Nelson & Frankenberger, LLC, requests a change in zoning for 94 acres +/- from the Towne West Planned Unit Development (PUD) District to the new Towne West Village Planned Unit

Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Minutes - 7/6/2026
Monday, July 6, 2026 at 7:00 PM

A quorum of the Common Council may be present

[Online Viewable](#)

OPENING OF REGULAR MEETING

7:00pm

[YouTube Time: 0:00](#)

Note the presence of a quorum

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

Commissioners Present Virtually: None.

Commissioners Absent: Omar Khan.

City Staff Present In-Person: Weston Rogers, Senior Planner; Lauren Gillingham-Teague, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Nicole Buskill, City of Westfield.

Announce any changes to Agenda

Approval of Minutes - June 15, 2026

Motion: Approve June 15, 2026, APC Meeting Minutes

By: Victor McCarty

Seconded: Robert Horkay

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

No: None

Abstain: None

Motion Determination: Passed

Review Rules of Procedure

Rogers reviewed APC rules and procedures.

CONSENT AGENDA

[YouTube Time: 3:15](#)

Motion: Approve Consent Agenda

By: Victor McCarty

Seconded: Mark Keen

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

No: None

Abstain: None

Motion Determination: Passed

2605-DDP-14

Northpoint 3

Southwest corner of East Street and 202nd Street

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

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

ITEMS OF BUSINESS

26-02

Trace Commons

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

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

[YouTube Time: 3:58](#)

Staff presentation

Motion: Favorable Recommendation to City Council for PCO 26-02

By: William Bunkowfst

Seconded: Victor McCarty

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

No: None

Abstain: None

Motion Determination: Passed

PUBLIC HEARING ITEMS

2606-ZOA-03

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

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

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

[YouTube Time: 6:25](#)

Staff presentation

Public Hearing for 2606-ZOA-03 opened at 7:15 p.m.

-No public comments.

Public Hearing for 2606-ZOA-03 closed at 7:15 p.m.

APC questions and comments / Staff responses.

Motion: Waive Workshop on 2606-ZOA-03

By: Robert Horkay

Seconded: Victor McCarty

Yes: Michael Neal, Robert Horkay, Mark Keen, Stephanie Carlson, Victor McCarty, Ryan Mooney, Kurt Wanninger
No: None
Recuse: William Bunkowfst

Motion Determination: Passed

2607-ZOA-05

Various UDO Patches (Ord. 26-35)

The City of Westfield requests various text amendments to the Unified Development Ordinance generally pertaining to Art. 6.17 Sign Standards, 8.6 Easement Standards, and Art. 13.2 Use Table. (Planner: Lauren Gillingham-Teague - Lgillingham@westfield.in.gov)

[YouTube Time: 16:25](#)

Staff presentation
Public Hearing for 2607-ZOA-05 opened at 7:22 p.m.
-No public comments.
Public Hearing for 2607-ZOA-05 closed at 7:22 p.m.
APC questions and comments / Staff responses.

Motion: Waive Workshop for 2607-ZOA-05
By: Mark Keen
Seconded: Robert Horkay

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

Motion Determination: Passed

Motion: Favorable Recommendation to City Council for 2607-ZOA-05
By: Victor McCarty
Seconded: Robert Horkay

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

Motion Determination: Passed

ITEMS CONTINUED TO A FUTURE MEETING

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

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

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

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

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

REPORTS/COMMENTS

[YouTube: 23:48](#)

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn

Motion: Adjourn

By: Victor McCarty

Seconded: Stephanie Carlson

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

No: None

Abstain: None

Motion Determination: Passed

ORDINANCE 26-32

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

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

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

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

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

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

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

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

A. Table of Contents

- a. 2.8 Zoning Map
- b. 2.9 Comprehensive Plan
- c. 2.10 Chapter Amendment Log

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

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

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

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

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

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

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

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

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

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

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

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

B. Table of Contents

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

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

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

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

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

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

1. **Article 10.7 Development Plan Review**

- D. **Approving Authority:** The approval or disapproval of an Overall Development Plan is hereby delegated to the Plat Committee. The approval or disapproval of a Detailed Development Plan is hereby delegated to the Plan Commission, with the exception of Detailed Development Plans in Master Planned Zoning Districts, which is hereby delegated to the Director.
- E. **Development Plan Review Criteria:** Development Plans shall comply with and be reviewed by the Plan Commission, ~~or~~ Plat Committee, ~~or~~ Director upon finding that the Development Plan is in compliance with the following requirements:
- F. **Overall Development Plan Approval Process:**
4. **Public Hearing and Notice:** A public hearing by the Plat Committee shall be required for any Overall Development Plan and notification for the scheduled public hearing shall be completed consistent with the requirements of the Rules of Procedure of the Plan Commission and the Schedule of Meeting and Filing Deadlines. ~~Any Development Plan which has been delegated to the Director for approval may occur without public notice and without a public hearing.~~
- G. **Detailed Development Plan Approval Process:**
3. **Plan Commission Action:** Following the Applicant's submittal of revised copies of the Detailed Development Plan, the Plan Commission, ~~or~~ Director shall review and take action on the petition in accordance with the Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. If the Detailed Development Plan complies with this Ordinance, then the Plan Commission ~~or~~ Director shall approve the Detailed Development Plan. If the Detailed Development Plan is disapproved, then the Director shall set forth the reasons accordingly in writing and provide the Applicant with a copy.
2. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 10: Processes & Permits in order to accommodate the following amended chapter structure:
- C. Table of Contents
- a. 10.16 Zoning Map Changes (Rezoning)
- b. 10.17 Waiver of Development Standard
- c. 10.18 Chapter Amendment Log
3. **Article 10.17 Development Standard Waiver** shall be added as follows:
- A. **Applicability:** This Article shall only apply to Major Variations in Master Planned Zoning Districts.
- B. **General:** The Plan Commission, in its discretion, may grant a waiver from standards required by a Regulating Plan or Chapter 6: Development Standards. The waiver shall be granted upon finding that:

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

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

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

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

Section 5.

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

[The remainder of this page intentionally left blank.]

DRAFT

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

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

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

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-32

this _____ day of _____, 2026.

I hereby VETO ORDINANCE 26-32

this _____ day of _____, 2026.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:

Lauren Gillingham-Teague, AICP; Senior Planner

City of Westfield, Community Development Department

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

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

Exhibit A

4.17 M-GP: Grand Park District

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

Relationship to Regulating Plan: The Grand Park District Vision and Regulating Plan, as amended, a subarea plan of the Comprehensive Plan, is incorporated by reference into this Ordinance. Development within the Grand Park District shall conform with the standards and recommendations contained in the Grand Park District Vision and Regulating Plan (“the Regulating Plan”). All regulations, provisions, and requirements of the UDO shall apply, unless modified by this Article, other sections of the UDO, or by the Regulating Plan. In the event conflicts occur between the UDO and the Regulating Plan, the Regulating Plan shall control.

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

- B. **Interpretation:** When making determinations on the meaning or the intent of the Regulating Plan, Chapter 01 – Introduction and Chapter 02 – Development Vision of the Grand Park Vision and Regulating Plan shall be used for guidance.

~~B.C.~~ **Permitted Uses:** Permitted uses shall include the following uses, except as otherwise prohibited by this Article or the Regulating Plan:

1. ~~All u~~Uses permitted by-right in LB-H: Local Business/Historic District;
2. Hotel and conference centers;
3. Commercial Recreational Facility;
4. Public or Private Park;
5. Indoor Theatre;
6. Sports stadiums and practice facilities, indoor and outdoor;
7. Educational Institution, without dormitory accommodations;
8. Residential uses, including duplexes, triplexes, quadplexes, townhomes, multi-family, and live/work units;
9. Anchor/Destination Buildings identified in the Regulating Plan shall generally include the uses specified by the Regulating Plan;
10. Except as otherwise specified by the Regulating Plan, ~~commercial-multifamily and non-residential~~ uses shall be part of a mixed-use, integrated building or development.
11. Ground-floor retail, dining, entertainment, hotel lobbies, and similar active uses shall be provided on no less than eighty percent (80%) of the a retail-required frontages, as identified in the Regulating Plan.

12. All building types may include attached or adjacent structured parking.

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

1. Auto-oriented uses, including but not limited to:
 - a. Auto and motorcycle service uses (e.g., parts sales, tire sales and/or repair, service garage, rust proofing, storage, car wash)
 - b. Auto, motorcycle, and RV sales or rentals
 - c. Gasoline Service Stations & Truck Stops
2. Pet-oriented businesses, including daytime and overnight boarding facilities, obedience schools, private dog parks, and pet shops that sell animals.
3. Drive-throughs, including those associated with banks and pharmacies.⚡
4. Retail stores deriving over 80% of gross sales from tobacco, vape, CBD, THC, or alcohol products, either alone or in combination.⚡
5. Taverns (or Nightclubs).⚡
6. Outdoor Storage.⚡
7. Other uses inappropriate or detrimental to the Grand Park District, as determined by the Director.

D.E. Minimum Lot Area: _____ No Minimum

E.F. Minimum Lot Width: _____ No Minimum

F.G. Minimum Lot Frontage: _____ No Minimum

G.H. Building Setbacks:

1. Build-to Range: _____ 0 to 10 feet
2. Min. Façade at Build-to line: _____ 80%
3. Max. Front Setback: _____ 20 Feet
 - a. Up to thirty percent (30%) of the building may exceed the maximum front yard setback to accommodate public spaces such as seating areas, plazas, art installations, and other interactive elements.
4. Min. Side & Rear Setback: _____ 0 Feet

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

1. Minimum: 3 Stories
2. Maximum:
 - a. Parcels adjacent to outdoor sports fields
or parcels outside the District: 5 Stories
 - b. All other parcels: 6 Stories

3. Min. Ground Floor Ceiling Height:
 - a. Retail, commercial, and civic uses: 15 feet
 - b. Residential & Artisanal uses: 10 feet
 - ~~i.~~ Ground-floor entrances shall be at least eighteen (18) inches above sidewalk grade

~~i.~~

I.J. Development Standards

1. *Chapter 6 Development Standards* shall apply except as otherwise modified or enhanced by the Regulating Plan.
2. Development within the district shall be in substantial conformity with the regulations, exhibits, and illustrations included in adopted Regulating Plan including, but not limited to:
 - a. Street network;
 - b. Block configuration and parcel framework plans;
 - c. Design, location, and activation of public and open spaces;
 - d. Activation of retail frontages;
 - e. Gateways and vista terminations.
3. Architecture Standards: Art. 6.3 Architectural Standards shall apply except as otherwise modified by this Article or the Regulating Plan. All new buildings in the district shall comply with the following:
 - a. Multi-family and Mixed-use Residential uses shall comply with the standards of Art. 6.3(F) Business Districts.
 - a.b. Architectural Theme: Development within the District shall exhibit a coordinated architectural character through the use of complementary building materials, colors, roof forms, massing, design elements, and site features. All structures within the District shall be designed and constructed with high-quality architectural materials, detailing, and craftsmanship. All building facades shall receive a consistent level of architectural treatment.
 - b.c. Prohibited Materials: Prohibited building materials shall include vinyl, EIFS (including prefabricated EIFS panels), stucco, and polymeric cladding. Stamped or architecturally finished precast concrete may be used only for structured parking garages, sports stadiums, and sports practice facilities.
 - e.d. For the purposes of this Article, stamped or architecturally finished precast concrete panels and glass curtain wall systems shall be considered Masonry Materials.

d.e. Anti-monotony: Art. 6.3(F)(5)(b) Wall Planes shall not apply. Rather, long facades may be broken up at appropriate intervals through the use of architectural elements, (i.e., arcades, columns, ribs, piers, and pilasters), decorative masonry designs, murals, wall mounted sculptures, or the like.

Said architectural and decorative elements do not need to extend the entire vertical plane of the Building Façade.

f. Transparency:

i. On retail-required frontages, transparent glazing shall cover at least eighty percent (80%) of the surface area of the ground floor facade between a height of two (2) feet and twelve (12) feet.

ii. Transparent glazing shall consist of clear, non-reflective windows and doors that allow views into and out of occupied interior spaces, and may include storefront windows, transom windows, transparent doors, curtain wall systems, or similar architectural features integrated into the building design.

iii. Reflective, tinted, opaque, or spandrel glass shall not count toward the transparency requirement.

iv. Glazing shall be distributed along the façade to create a continuous and engaging pedestrian environment. Blank walls exceeding twenty (20) feet in length shall be prohibited.

g. Parking Structures:

i. Whenever possible, parking structures shall be fully or partially wrapped by a building so as to limit visibility of the unfinished concrete parking structure.

ii. Exposed parking structures (those not fully wrapped by a building) shall mimic the architectural character, texture, color, and general materiality of the surrounding or adjacent building(s).

iii. All exposed parking decks shall be screened using architectural metal screens, architectural cladding, planted vegetation or irrigated planting boxes, tensile mesh printed with art or graphics, or a combination of the like.

iv. Parking decks shall be prohibited on the ground floor of retail-required facades.

e.h. Full and partial demise lines shall generally be provided as shown in the Regulating Plan when appropriate to the building's use and function, and surrounding streetscape.

f.i. Appropriately scaled architectural features shall be provided at identified vista termination points.

g.j. Building design and development theming shall be further prescribed within the applicable development agreement(s).

4. Landscaping Standards: Art. 6.8 Landscaping Standards shall not apply except as otherwise modified by this Article or the Regulating Plan. All new development in the district shall comply with the following:
 - a. Art. 6.8(J) Street Trees shall apply.
 - b. Art. 6.8(O)(2) Perimeter Parking Area Landscaping shall apply to permanent surface parking areas adjacent to outdoor sports fields or parcels outside the District.
 - c. Landscape design within the District shall be as generally depicted in the Regulating Plan.
 - d. Landscape materials, plantings, hardscape elements, lighting, site furnishings, and amenity features shall be matching or complementary in design and appearance throughout the Grand Park District.
 - e. Open spaces and recreational amenities shall be connected, functional, and designed to accommodate a variety of passive and active recreational activities.
5. Parking and Loading Standards: Art. 6.14 Parking and Loading Standards shall apply except as otherwise modified by this Article or the Regulating Plan. All new development in the district shall comply with the following:
 - a. Art. 6.14(G)(11) Off-Street Parking, Required Spaces shall not apply. Rather, parking needs shall be evaluated and managed for each development based on the District's existing parking capacity.
 - b. Structured and surface parking shall be provided as generally shown in the Regulating Plan.
 - c. As the district develops, temporary surface parking lots may be permitted for an initial period of up to two (2) years while structured parking is under development. The initial time period may be extended by the Director at six (6) month intervals if suitable parking is still unavailable. Temporary surface lots shall be paved and striped.
6. Sign Standards: Art. 6.17 Sign Standards shall apply except as otherwise modified by this Article or the Regulating Plan.
 - a. Art. 6.17 Sign Standards shall not apply to sports stadiums or practice facilities.
 - a.b. A sign plan shall be required for integrated developments.
 - b.c. All signs shall be reverse channel or externally illuminated. Internally Illuminated signs may be permitted on a case-by-case basis for gateway signs or examples of unique or inventive design.

~~**J.K. Interpretation:** When making determinations on the meaning or the intent of the Regulating Plan, Chapter 01 – Introduction and Chapter 02 – Development Vision of the Grand Park Vision and Regulating Plan shall be used for guidance.~~

K.L. **Variations from Regulating Plan:** As the district develops, variations from the adopted Regulating Plan may be necessary. The major and minor variation processes are intended to allow flexibility while preserving the quality and overall intent of the district.

1. Major Variations:

- a. A proposed modification determined by the Director to adversely impact the purpose or intent of the Regulating Plan shall be considered a Major Variation. Major variations may include, but are not limited to:
 - i. An increase in the buildable area, number of blocks, or boundaries of the district;
 - ii. Changes to major street alignments;
 - iii. The elimination, relocation, or substantial reduction of public open space, including the Championship Way Linear Park and retail canalwalk;
 - iv. The elimination or reduction of retail frontages;
 - v. The reduction or elimination of structured parking or changes in the number, size, or location of permanent surface parking lots;
 - vi. ~~The proposal~~Proposal of a prohibited use
- b. Major Variations shall follow the process for a Development Standard Waiver.

2. Minor Variations:

- a. If the Director determines a proposed variation from the Regulating Plan is not a Major Variation, then the variation shall be deemed a Minor Variation. A Minor Variation may include, but is not limited to:
 - i. Change in location, type, and density of landscape plantings depicted in the Regulating Plan;
 - ii. Minor changes to open space location and programming;
 - iii. Relocation of utilities or stormwater facilities;
 - iv. Reallocation of land uses between development blocks where the overall mix of uses remains substantially consistent with the Regulating Plan;
 - v. Up to a fifteen percent (15%) reduction ~~in to~~ any minimum district or development standard or a fifteen percent (15%) increase to any maximum district or development standard, ~~excluding This provision shall not apply to minimum or maximum~~ building height ~~and or~~ the minimum amount of retail required on retail-required frontages.
- b. The Director shall administratively approve requests for Minor Variations upon finding that:

- i. The variation does not materially alter the intent or vision of the Regulating Plan;
- ii. The variation does not substantially reduce the quality or availability of public open spaces or amenities;
- iii. The variation maintains pedestrian connectivity and urban design objectives;
- iv. The variation does not create adverse impacts on adjoining properties internal or external to the district.

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

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

ORDINANCE 26-32

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

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

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

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

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

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

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

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

A. Table of Contents

- a. 2.8 Zoning Map
- b. 2.9 Comprehensive Plan
- c. 2.10 Chapter Amendment Log

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

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

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

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

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

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

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

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

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

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

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

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

B. Table of Contents

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

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

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

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

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

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

1. **Article 10.7 Development Plan Review**

- D. **Approving Authority:** The approval or disapproval of an Overall Development Plan is hereby delegated to the Plat Committee. The approval or disapproval of a Detailed Development Plan is hereby delegated to the Plan Commission, with the exception of Detailed Development Plans in Master Planned Zoning Districts, which is hereby delegated to the Director.
- E. **Development Plan Review Criteria:** Development Plans shall comply with and be reviewed by the Plan Commission, ~~or~~ Plat Committee, or Director upon finding that the Development Plan is in compliance with the following requirements:
- F. **Overall Development Plan Approval Process:**
4. **Public Hearing and Notice:** A public hearing by the Plat Committee shall be required for any Overall Development Plan and notification for the scheduled public hearing shall be completed consistent with the requirements of the Rules of Procedure of the Plan Commission and the Schedule of Meeting and Filing Deadlines. ~~Any Development Plan which has been delegated to the Director for approval may occur without public notice and without a public hearing.~~
- G. **Detailed Development Plan Approval Process:**
3. **Plan Commission Action:** Following the Applicant's submittal of revised copies of the Detailed Development Plan, the Plan Commission, ~~or Director~~ shall review and take action on the petition in accordance with the Ordinance, Indiana law, and the Rules of Procedure of the Plan Commission without a public hearing. If the Detailed Development Plan complies with this Ordinance, then the Plan Commission ~~or Director~~ shall approve the Detailed Development Plan. If the Detailed Development Plan is disapproved, then the Director shall set forth the reasons accordingly in writing and provide the Applicant with a copy.
2. **Chapter Formatting and Structure.** All necessary formatting adjustments shall be made to the Table of Contents and the content of Chapter 10: Processes & Permits in order to accommodate the following amended chapter structure:
- C. Table of Contents
- a. 10.16 Zoning Map Changes (Rezoning)
- b. 10.17 Waiver of Development Standard
- c. 10.18 Chapter Amendment Log
3. **Article 10.17 Development Standard Waiver** shall be added as follows:
- A. **Applicability:** This Article shall only apply to Major Variations in Master Planned Zoning Districts.
- B. **General:** The Plan Commission, in its discretion, may grant a waiver from standards required by a Regulating Plan or Chapter 6: Development Standards. The waiver shall be granted upon finding that:

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

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

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

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

Section 5.

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

[The remainder of this page intentionally left blank.]

DRAFT

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

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

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

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-32

this _____ day of _____, 2026.

I hereby VETO ORDINANCE 26-32

this _____ day of _____, 2026.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:

Lauren Gillingham-Teague, AICP; Senior Planner

City of Westfield, Community Development Department

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

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

Exhibit A

4.17 M-GP: Grand Park District

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

Relationship to Regulating Plan: The Grand Park District Vision and Regulating Plan, as amended, a subarea plan of the Comprehensive Plan, is incorporated by reference into this Ordinance. Development within the Grand Park District shall conform with the standards and recommendations contained in the Grand Park District Vision and Regulating Plan (“the Regulating Plan”). All regulations, provisions, and requirements of the UDO shall apply, unless modified by this Article, other sections of the UDO, or by the Regulating Plan. In the event conflicts occur between the UDO and the Regulating Plan, the Regulating Plan shall control.

- B. **Interpretation:** When making determinations on the meaning or the intent of the Regulating Plan, *Chapter 01 – Introduction* and *Chapter 02 – Development Vision* of the Grand Park Vision and Regulating Plan shall be used for guidance.

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

1. All uses permitted by-right in LB-H: Local Business/Historic District;
2. Hotel and conference centers;
3. Commercial Recreational Facility;
4. Public or Private Park;
5. Indoor Theatre;
6. Sports stadiums and practice facilities, indoor and outdoor;
7. Educational Institution, without dormitory accommodations;
8. Residential uses, including duplexes, triplexes, quadplexes, townhomes, multi-family, and live/work units;
9. Anchor/Destination Buildings identified in the Regulating Plan shall generally include the uses specified by the Regulating Plan;
10. Except as otherwise specified by the Regulating Plan, multifamily and non-residential uses shall be part of a mixed-use, integrated building or development.
11. Ground-floor retail, dining, entertainment, hotel lobbies, and similar active uses shall be provided on no less than eighty percent (80%) of a retail-required frontage, as identified in the Regulating Plan.
12. All building types may include attached or adjacent structured parking.

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

1. Auto-oriented uses, including but not limited to:
 - a. Auto and motorcycle service uses (e.g., parts sales, tire sales and/or repair, service garage, rust proofing, storage, car wash)
 - b. Auto, motorcycle, and RV sales or rentals
 - c. Gasoline Service Stations & Truck Stops
2. Pet-oriented businesses, including daytime and overnight boarding facilities, obedience schools, private dog parks, and pet shops that sell animals.
3. Drive-throughs, including those associated with banks and pharmacies.
4. Retail stores deriving over 80% of gross sales from tobacco, vape, CBD, THC, or alcohol products, either alone or in combination.
5. Taverns (or Nightclubs).
6. Outdoor Storage.
7. Other uses inappropriate or detrimental to the Grand Park District, as determined by the Director.

E. **Minimum Lot Area:** No Minimum

F. **Minimum Lot Width:** No Minimum

G. **Minimum Lot Frontage:** No Minimum

H. **Building Setbacks:**

1. Build-to Range: 0 to 10 feet
2. Min. Façade at Build-to line: 80%
3. Max. Front Setback: 20 Feet
 - a. Up to thirty percent (30%) of the building may exceed the maximum front yard setback to accommodate public spaces such as seating areas, plazas, art installations, and other interactive elements.
4. Min. Side & Rear Setback: 0 Feet

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

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

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

J. Development Standards

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

- i. On retail-required frontages, transparent glazing shall cover at least eighty percent (80%) of the surface area of the ground floor facade between a height of two (2) feet and twelve (12) feet.
- ii. Transparent glazing shall consist of clear, non-reflective windows and doors that allow views into and out of occupied interior spaces, and may include storefront windows, transom windows, transparent doors, curtain wall systems, or similar architectural features integrated into the building design.
- iii. Reflective, tinted, opaque, or spandrel glass shall not count toward the transparency requirement.
- iv. Glazing shall be distributed along the façade to create a continuous and engaging pedestrian environment. Blank walls exceeding twenty (20) feet in length shall be prohibited.

g. Parking Structures:

- i. Whenever possible, parking structures shall be fully or partially wrapped by a building so as to limit visibility of the unfinished concrete parking structure.
 - ii. Exposed parking structures (those not fully wrapped by a building) shall mimic the architectural character, texture, color, and general materiality of the surrounding or adjacent building(s).
 - iii. All exposed parking decks shall be screened using architectural metal screens, architectural cladding, planted vegetation or irrigated planting boxes, tensile mesh printed with art or graphics, or a combination of the like.
 - iv. Parking decks shall be prohibited on the ground floor of retail-required facades.
- h. Full and partial demise lines shall generally be provided as shown in the Regulating Plan when appropriate to the building's use and function, and surrounding streetscape.
 - i. Appropriately scaled architectural features shall be provided at identified vista termination points.
 - j. Building design and development theming shall be further prescribed within the applicable development agreement(s).

4. Landscaping Standards: Art. 6.8 Landscaping Standards shall not apply except as otherwise modified by this Article or the Regulating Plan. All new development in the district shall comply with the following:

- a. Art. 6.8(J) Street Trees shall apply.
- b. Art. 6.8(O)(2) Perimeter Parking Area Landscaping shall apply to permanent surface parking areas adjacent to outdoor sports fields or parcels outside the District.

- c. Landscape design within the District shall be as generally depicted in the Regulating Plan.
 - d. Landscape materials, plantings, hardscape elements, lighting, site furnishings, and amenity features shall be matching or complementary in design and appearance throughout the Grand Park District.
 - e. Open spaces and recreational amenities shall be connected, functional, and designed to accommodate a variety of passive and active recreational activities.
5. Parking and Loading Standards: Art. 6.14 Parking and Loading Standards shall apply except as otherwise modified by this Article or the Regulating Plan. All new development in the district shall comply with the following:
- a. Art. 6.14(G)(11) Off-Street Parking, Required Spaces shall not apply. Rather, parking needs shall be evaluated and managed for each development based on the District's existing parking capacity.
 - b. Structured and surface parking shall be provided as generally shown in the Regulating Plan.
 - c. As the district develops, temporary surface parking lots may be permitted for an initial period of up to two (2) years while structured parking is under development. The initial time period may be extended by the Director at six (6) month intervals if suitable parking is still unavailable. Temporary surface lots shall be paved and striped.
6. Sign Standards: Art. 6.17 Sign Standards shall apply except as otherwise modified by this Article or the Regulating Plan.
- a. Art. 6.17 Sign Standards shall not apply to sports stadiums or practice facilities.
 - b. A sign plan shall be required for integrated developments.
 - c. All signs shall be reverse channel or externally illuminated. Internally Illuminated signs may be permitted on a case-by-case basis for gateway signs or examples of unique or inventive design.

K.

- L. Variations from Regulating Plan: As the district develops, variations from the adopted Regulating Plan may be necessary. The major and minor variation processes are intended to allow flexibility while preserving the quality and overall intent of the district.

1. Major Variations:

- a. A proposed modification determined by the Director to adversely impact the purpose or intent of the Regulating Plan shall be considered a Major Variation. Major variations may include, but are not limited to:
 - i. An increase in the buildable area, number of blocks, or boundaries of the district;
 - ii. Changes to major street alignments;

- iii. The elimination, relocation, or substantial reduction of public open space, including the Championship Way Linear Park and retail canalwalk;
- iv. The elimination or reduction of retail frontages;
- v. The reduction or elimination of structured parking or changes in the number, size, or location of permanent surface parking lots;
- vi. Proposal of a prohibited use
- b. Major Variations shall follow the process for a Development Standard Waiver.

2. Minor Variations:

- a. If the Director determines a proposed variation from the Regulating Plan is not a Major Variation, then the variation shall be deemed a Minor Variation. A Minor Variation may include, but is not limited to:
 - i. Change in location, type, and density of landscape plantings depicted in the Regulating Plan;
 - ii. Minor changes to open space location and programming;
 - iii. Relocation of utilities or stormwater facilities;
 - iv. Reallocation of land uses between development blocks where the overall mix of uses remains substantially consistent with the Regulating Plan;
 - v. Up to a fifteen percent (15%) reduction to any minimum district or development standard or a fifteen percent (15%) increase to any maximum district or development standard. This provision shall not apply to minimum or maximum building height or the minimum amount of retail required on retail-required frontages.
- b. The Director shall administratively approve requests for Minor Variations upon finding that:
 - i. The variation does not materially alter the intent or vision of the Regulating Plan;
 - ii. The variation does not substantially reduce the quality or availability of public open spaces or amenities;
 - iii. The variation maintains pedestrian connectivity and urban design objectives;
 - iv. The variation does not create adverse impacts on adjoining properties internal or external to the district.

M. **Approval Process:** Detailed Development Plans that comply with the Grand Park Regulating Plan and applicable provisions of the UDO shall be approved by the Director following the procedures established in *Article 10.7 Development Plan Review*. The Director shall provide informational reports to the Advisory Plan Commission and the City

Council on a quarterly basis summarizing approved and denied Detailed Development Plans and Minor Variations within the Grand Park District.

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

DRAFT

ORDINANCE 26-34

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

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

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

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

WHEREAS, on _____, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2607-ZOA-04 to the Council with a recommendation (x-x vote) in accordance with Indiana Code § 36-7-4-607; and,

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

Section 1. Chapter 6 Development Standards shall be amended as follows:

1. **Article 6.8 Landscaping Standards** shall be amended as follows:

E. Preservation and Replacement of Trees:

1. Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.
2. The following considerations shall be made in regard to tree preservation efforts:
 - a. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs.
 - b. The condition of vegetation with respect to continued vitality.
 - c. The possibility of preserving vegetation through pruning rather than removal.

- d. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component.
 - e. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation.
 - f. The potential for interference with utility services along the use of Streets and walkways.
3. ~~Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.~~
4. ~~Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.~~
5. **Tree Preservation and Protection:** Tree preservation shall be required for all healthy, non-invasive trees in excess of four inches (4") Diameter at Breast Height (DBH) within areas that are required by an ordinance or commitment to be preserved, are identified as tree stands in the Comprehensive Plan, or that are to otherwise be credited pursuant to this Chapter. Tree Protection Plans shall be required for all Major Subdivisions that include preservation areas. The plan shall be submitted to the Parks Department on an application supplied by the Department, and include a tree inventory, tree protection drawings, and a written description of proposed tree protection measures in compliance with the requirements of *Art. 10.17 Tree Protection Plan*.
6. **Replacement:** If any tree designated for preservation dies within five (5) years of project completion, then the Property Owner shall replace such tree with a tree(s) of equal tree preservation value, as set forth herein, within one hundred and eighty (180) days.
7. **Incentives to Preserve Trees Existing Tree Credit:**
- a. Existing trees that are preserved in accordance with this Article **and included in an approved Tree Protection Plan** may be credited for required landscaping based on a ratio of one (1) tree credit per one (1) tree preserved if the tree meets all of the following criteria toward fulfilling applicable landscape planting requirements under the following conditions:
 - i. ~~Shall be greater than four inch (4") Caliper.~~

- ~~ii. Shall be in a good condition and have a life expectancy greater than ten (10) years.~~
- ~~iii. Shall have a Trunk with no extensive decay.~~
- ~~iv. Shall have no more than one (1) major or several minor dead limbs.~~
- ~~v. Shall have no major insect or pathological problems or otherwise be a species identified by the State, County, or City to be negatively impacted by a major insect or pathological problem.~~
- ~~vi. Shall be of a species native to the State or on the Master Tree and Shrub List, as maintained by the City.~~
- b. The tree must be located within the required landscape area to which it will be credited.**
- c. Existing trees may be credited one time towards any one minimum lot, buffer yard, frontage, or perimeter planting requirement, but shall not fulfill screening or foundation planting requirements.**
- d. Eligible trees shall be credited based upon the size of the existing tree rounded to the nearest half inch, as outlined in TABLE 6.8(A) EXISTING TREE CREDIT.**
- e. The Plan Commission or Director may credit required plantings where the existing vegetation of a preserved Natural Area is located within a Buffer Yard or External Street Frontage Landscaping Area, and where the Natural Area otherwise accomplishes the intended screening effect of a Buffer Yard or External Street Frontage Landscaping Area.**

Diameter of Tree (DBH)	Credit
Less than 4"	No Credit
4" to 7.5"	1 tree
8" to 11.5"	2 trees
12" to 14.5"	3 trees
15" to 17.5"	4 trees
18" to 23.5"	5 trees
24" or greater	6 trees

8. Tree Protection:

- ~~a. Barriers shall be used to protect trees during site development. Barriers shall be specified on Landscape Plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.~~

- ~~b. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.~~
9. Tree Preservation Easement: A tree preservation easement (see *Article 8.3 Easement Standards*) shall be required for trees identified for preservation ~~and that are not otherwise protected by a landscape easement.~~

Section 2. Chapter 10 Processes and Permits shall be amended as follows:

1. Article 10.9(B)(3) Landscaping Bonds; General shall be added as follows:

3. **Subdivision Hand-off:** For residential subdivisions with resident HOAs, a subdivision hand-off meeting shall occur prior to the release of the Landscape Bond for the final bonded subdivision section. This meeting shall be between the developer and the new HOA board to share operations manuals and explain important operation and maintenance details of the subdivision, including but not limited to, how to care for natural planting areas, the location and maintenance of irrigation equipment, best management practices for drainage and retention ponds, and playground safety and maintenance regulations. It shall be the responsibility of the developer to hold the meeting and notify the Director that the meeting has taken place.

2. Article 10.9(F)(1)(d) Landscaping Bonds; Release of Bond; Inspection shall be added as follows:

- d. **Closeout Inspection:** The City Engineer, Parks Director, or designated representatives, shall assist the Director in the final inspection of street trees, pond banks, common area ground cover, and tree preservation areas, and provide reports of such inspection to the Director. A closeout inspection shall be requested prior to the issuance of an Improvement Location Permit for the final lot in the section.

3. Article 10.17 Tree Protection Plan shall be added as follows:

- A. **Applicability:** This Article is applicable to Major Subdivisions greater than five (5) acres that include wooded areas that are 1) required by an ordinance or commitment to be preserved, 2) are identified as tree stands in the Comprehensive Plan, or 3) that are to otherwise be credited pursuant to *Article. 6.8 Landscape Standards*.
- B. **Application:** A Tree Protection Plan shall be submitted to the Parks Department on an application supplied by the Department. The plan shall include a tree inventory, tree protection drawings, and a written description of proposed tree protection measures, as outlined below.
- C. **Content of Tree Inventory:** The tree inventory shall be prepared by a Certified Arborist, Registered Consulting Arborist, Landscape Architect, or other qualified professional approved by the Department, and include the following items:
 1. Executive summary providing an overview of the area assessed, the methodology used, and the findings of the tree inventory;

2. **Site map showing the overall site, the inventoried area(s), and approximate location of inventoried trees;**
3. **A tree inventory table including:**
 - a. **Identification number corresponding to tagged tree;**
 - b. **Species and botanical name;**
 - c. **Diameter at breast height (DBH);**
 - d. **Condition rating of excellent, good, fair, poor, dead, or invasive;**
 - e. **Identification of Heritage Trees and trees recommended for removal;**
 - f. **Additional observations of the tree's form or condition;**

D. Content of Tree Protection Drawings: The Tree Preservation Plan shall include a plan visually depicting the following:

1. **Property boundaries and limits of disturbed area;**
2. **The location of all existing or proposed easements;**
3. **Delineation of all areas to be graded and limits of land disturbance;**
4. **Delineation of driveways, sidewalks, trails, patios, and other impervious surfaces or structures;**
5. **Location of construction entrances and areas designated for material storage, equipment staging, and vehicle parking;**
6. **Survey location and driplines of trees proposed for preservation, labeled with unique identification numbers corresponding to the Tree Inventory;**
7. **All trees to be removed, marked with an "X" or other denotation;**
8. **Location of tree protection fencing and preservation area signage;**
9. **The specific grading measures or protective devices that will be used to protect the Critical Root Zones from grading, compaction, trenching, and utility installation.**

E. Tree Protection During Construction:

1. **Tree protection may be required wherever development activity will occur within twenty-five feet (25') of the base of a preserved tree and shall remain in place during site construction.**
2. **Tree protection fencing shall be four feet (4') high chain-link or high visibility plastic mesh, with steel posts driven into the ground at not more than 15 foot**

(15') intervals. Fencing shall be placed a minimum of fifteen (15) feet from the trunk of any tree or group of trees to be protected.

3. Tree protection fences shall be installed prior to the commencement of any site preparation work (clearing, grubbing, or grading) and shall be maintained throughout all phases of the construction project consistent with the approved Tree Protection Plan.
4. No vehicles, machinery, equipment, construction materials, or temporary soil deposits shall be permitted within fenced tree protection areas.
5. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

F. **Inspections:** Inspections required by this Section may be performed by the Parks Department or by a qualified third-party inspector retained or approved by the City. The Developer shall provide reasonable access to the site and shall submit any documentation reasonably required by the Department to verify compliance.

1. **Pre-construction:** The Developer shall request a pre-construction inspection of the tree preservation area to confirm that the tree preservation area is staked and fenced in compliance with the approved Tree Preservation Plan. No mass grading, clearing, excavation, or other land disturbance activity shall commence until the Department has inspected and approved the required protection measures.
2. **Closeout:** Upon completion of the development, or completion of an individual subdivision section, the Developer shall request a closeout inspection. This inspection shall verify that the tree preservation areas remain substantially consistent with the approved Tree Preservation Plan and that all trees identified for preservation are intact and have not been removed or materially damaged by construction activity. This inspection may be performed alone or as part of the closeout inspection process described in *Art. 10.9 Landscaping Bonds*.
3. The Parks Director may make additional inspections as necessary to ensure compliance with the provisions of this Ordinance and the terms of the Tree Protection Plan. Re-inspections of work found to be incomplete or not ready for inspection may be subject to assessment of re-inspection fees as prescribed by the Fee Schedule.

G. **Penalties:** Fines shall be issued for trees found to be removed in violation of the Tree Protection Plan. The fine shall be assessed per caliper inch of tree removed at a rate prescribed by the Fee Schedule.

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

Voting For

Voting Against

Abstain

Jon Dartt

Jon Dartt

Jon Dartt

Victor McCarty

Victor McCarty

Victor McCarty

Joe Duepner

Joe Duepner

Joe Duepner

Patrick Tamm

Patrick Tamm

Patrick Tamm

Noah Herron

Noah Herron

Noah Herron

Kurt Wanninger

Kurt Wanninger

Kurt Wanninger

Chad Huff

Chad Huff

Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that ORDINANCE 26-34 was delivered to the Mayor of Westfield

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE ORDINANCE 26-34

this _____ day of _____, 2026.

I hereby VETO ORDINANCE 26-34

this _____ day of _____, 2026.

Scott Willis, Mayor

Scott Willis, Mayor

This document prepared by:

Lauren Gillingham-Teague, AICP; Senior Planner

City of Westfield, Community Development Department

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

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

August 3, 2026
2608-PUD-09
Exhibit 1

Docket Number: 2608-PUD-09 (Ord. 26-40)

Petitioner: Millennium Force LLC, represented by Church Church Hittle + Antrim

Site Address: Approx. 17410 Gray Rd

Request: An amendment to the BUILT Westfield Planned Unit Development (PUD) District ordinance to amend the Concept Plan, pertaining to 10.58 acres +/- in the BUILT Westfield Planned Unit Development (PUD) District.

Current Zoning: BUILT Westfield PUD ([Ord. 26-03](#))

Current Land Use: Vacant

Acreage: 10.58 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 26-40
4. Concept Plan
5. Landscape Plan
6. Architectural Sign Plan

Staff Reviewer: Lauren Gillingham-Teague, AICP, Senior Planner

PETITION HISTORY

The Property was rezoned from AG-SF1 to the BUILT Westfield PUD in March of this year. The petition was introduced for first reading at the July 27, 2026, City Council meeting and a public hearing is scheduled for the August 3, 2026, Advisory Plan Commission Meeting. Staff has not received any public comments at this time.

Given the small scope of the amendment, Staff requests the Commission waive the Workshop meeting and forward a recommendation at the August 3rd meeting.

PROJECT OVERVIEW

Location: The subject real estate is approximately 10.58 acres in size and is located near the southwest corner of 32 and Gray Rd (see [Exhibit 2](#)). Adjacent zoning districts are AG-SF1: Agriculture/Single-family Rural and GO: General Office to the north, GO: General Office to the west, SR – Low Density Single-family Residential (Noblesville jurisdiction) to the east, and SF3: Single-family Medium Density to the south (across the Midland Trace Trail). The Property is zoned BUILT Westfield PUD and permits the development of a Makerspace Business Center as well as general office and daycare uses.

The property has a comical number of encumbrances, including two underground gas pipelines running diagonally from southwest to northeast, an easement for the Fred Hines Regulated Drain running east-west through the middle of the site, and a large Duke Energy transmission line.

Project Description: The petitioner requests to amend the PUD ordinance to update the Concept Plan, landscape plan, and architectural signage exhibits to accommodate a change in site circulation. Whereas the prior concept plan showed a private access drive into each area, the new concept plan shows a new public street providing access to both parcels as well as the large parcel to the west of the site.

A PUD amendment will still be required prior to development of Area B and the tree preservation commitment made with the previous ordinance is still in effect.

ORDINANCE DETAILS

Definitions: The PUD ordinance does not propose any new definitions.

Concept Plan: As mentioned, the proposed ordinance incorporates provides a new Concept Plan (see **Exhibit 4**) showing the subareas Area A and Area B, the modified internal street network, and the approximate size, location, and proportion of uses and structures within Area A. These improvements must be in substantial compliance with the Concept Plan, however, an amendment shall be required to amend the Concept Plan for Area B prior to development. The new layout allows for four additional makerspace units and two additional parking spaces, bringing the total number of units to 47.

Underlying Zoning: The underlying zoning district remains GO: General Office District.

Permitted Uses: No changes are proposed to the permitted use list.

General Regulations: The setbacks remain the same aside from a new 10' setback from the new public street.

Overlay Districts: No changes proposed - the State Highway 32 Overlay District shall not apply to Area A while only the Architectural Design Requirements of the State Highway 32 Overlay District shall apply to Area B.

Development Standards: As proposed, the ordinance modifies the following Development Standards:

Landscape Standards: Article 6.8 shall not apply, rather landscaping in Area A shall be in substantial conformance with the landscape exhibit included in the ordinance (see **Exhibit 5**) as determined by the Director. An amendment to the PUD which incorporates landscape plans or standards for Area B shall be required prior to the future development of Area B.

Parking Standards: The proposed PUD Ordinance waives the standards found in Article 6.14(G)(11) Parking Standards; Off-street Parking; Required Spaces. Instead, parking space requirements shall be determined by the Director of Community Development based upon data supplied by the applicant. The new layout increases the number of parking spaces from 33 spaces to 35 spaces. The developer believes the parking will be sufficient.

Sign Standards: The architectural signage location exhibit has been revised to reflect the new building layout (see **Exhibit 6**).

Annexation: Annexation is required prior to subdivision approval.

Severability: The proposed ordinance includes a provision stating that if any part of the ordinance is determined to be illegal or unenforceable, then the remainder of the ordinance will remain valid and enforceable.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan shows the subject parcel within the “Trail Oriented Development” placetype. This placetype builds upon the established network of trails and pathways throughout Westfield and the region, and encourages small scale apartments, townhouses, commercial, retail, office, and professional services uses with connection to the trail.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. A public hearing will be held for this petition at the August 3, 2026, Plan Commission meeting. The notice of 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.

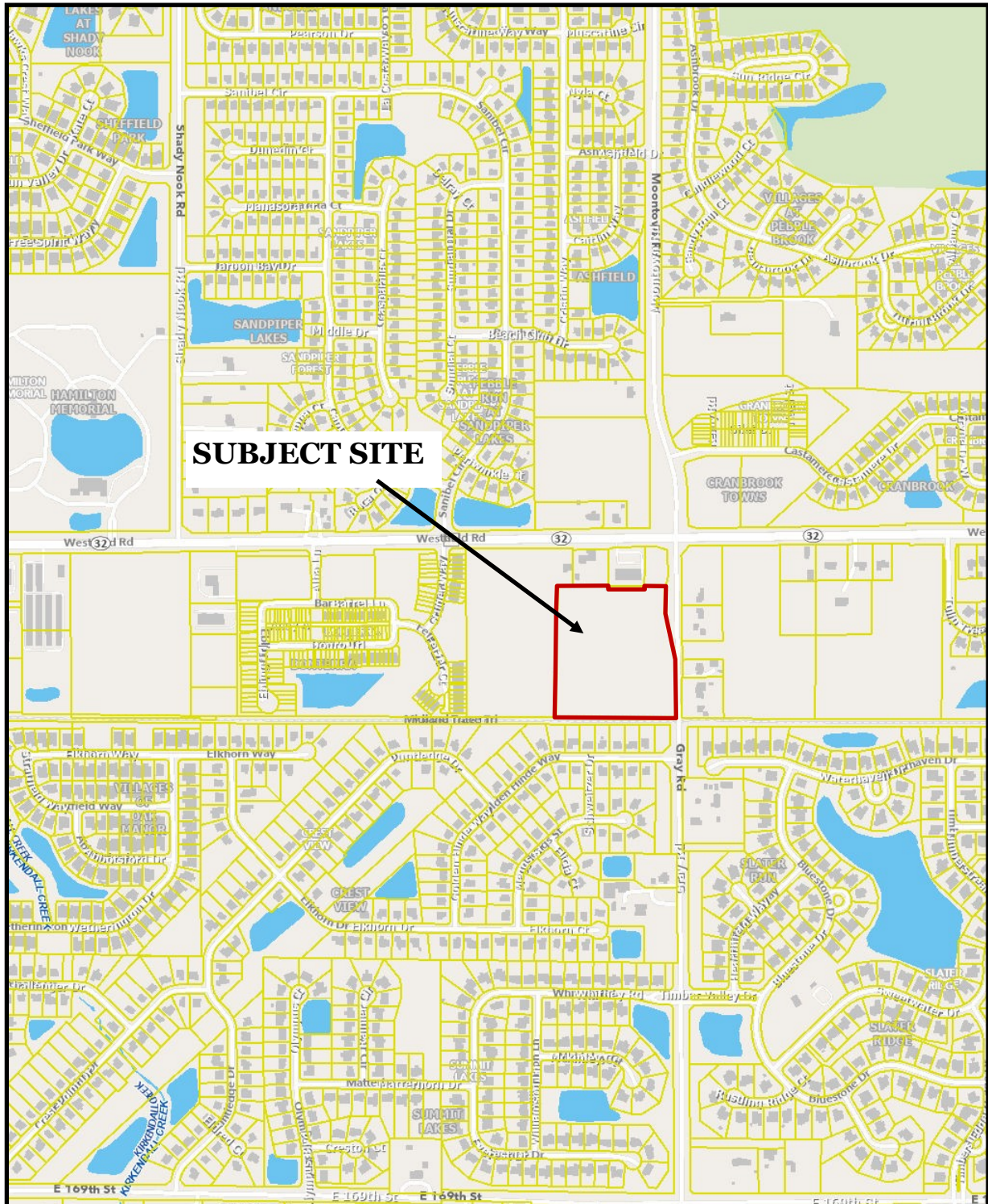
Council Introduction: This petition was introduced for first reading at the July 27, 2026, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:**
 - a. Hold a public hearing at the August 3, 2026, Plan Commission meeting.
 - b. Following the public hearing, this item is eligible for Plan Commission workshop or recommendation. Staff requests the Commission waive the Workshop meeting and forward a recommendation at the August 3rd meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham-Teague at (317) 804-3175 or Lgillingham@westfield.in.gov.

VICINITY MAP

BUILT, LLC



VICINITY MAP

BUILT, LLC



ORDINANCE NUMBER _____

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE
TEXT OF THE BUILT WESTFIELD PLANNED UNIT DEVELOPMENT DISTRICT
BEING THAT OF ORDINANCE 26-03 AND TITLE 16 – LAND USE CONTROLS**

“BUILT Westfield PUD Amendment 1”

This amendment to a Planned Unit Development District Ordinance (the “**Amendment**”), known as the BUILT WESTFIELD PLANNED UNIT DEVELOPMENT (Ordinance 26-03, the “**Original BUILT PUD Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield, 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 Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. _____), filed with the Commission requesting an amendment to Ordinance 26-03, enacted by the Common Council of the City of Westfield (the “**Council**”) on March 23, 2026;

WHEREAS, the Amendment pertains to the Real Estate, defined in the Original BUILT PUD Ordinance;

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

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2026;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Original BUILT PUD Ordinance is hereby amended for the Real Estate. In all other respects, the Original BUILT PUD Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Original BUILT PUD Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Original BUILT PUD Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.
- 1.3 Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this 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 Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

Section 2. Concept Plan. The concept plan, attached hereto as Exhibit A (the “**Updated Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Section 3 of the Original BUILT PUD Ordinance is hereby amended to repeal and replace the Concept Plan incorporated in the Original BUILT PUD Ordinance with the Updated Concept Plan incorporated in this Amendment.

Section 8. Development Standards. Section 8 of the Original BUILT PUD Ordinance is hereby amended as applicable to the Real Estate.

8.1 Landscaping Standards.

- A. Section 8.2 of the Original BUILT PUD Ordinance is hereby amended to repeal and replace the Landscaping Plan incorporated in the Original BUILT PUD Ordinance with the Updated Landscaping Plan incorporated in this Amendment (defined in the following paragraph).
- B. Landscaping in Area A shall be installed in substantial conformance with the landscaping plan attached hereto as Exhibit B (the “**Updated Landscaping Plan**”). To the extent that the Original BUILT PUD Ordinance or Article 6.8 of the UDO conflicts with the Updated Landscaping Plan, the Updated Landscaping Plan shall prevail. The Director shall have the authority to approve planting substitutions and relocations in the event needed, so long as the overall design and effect of such landscaping installations are maintained as determined by the Director.

- C. An amendment to the Original BUILT PUD Ordinance, which incorporates landscaping plans or standards for Area B shall be required prior to Detailed Development Plan approval for Area B.

8.2 Sign Standards.

- A. Section 8.5 of the Original BUILT PUD Ordinance is hereby amended to modify the locations for the architectural signage incorporated in the Original BUILT PUD Ordinance.
- B. The architectural signage located as depicted in Exhibit C shall be permitted, and shall not be used in calculating the maximum square feet of signage within the District.

Section 11. Severability. If any term or provision of this Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Amendment will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2026.

WESTFIELD CITY COUNCIL

Voting For	Voting Against	Abstain
Jon Dartt	Jon Dartt	Jon Dartt
Victor McCarty	Victor McCarty	Victor McCarty
Joe Duepner	Joe Duepner	Joe Duepner
Patrick T. Tamm	Patrick T. Tamm	Patrick T. Tamm
Noah Herron	Noah Herron	Noah Herron
Chad Huff	Chad Huff	Chad Huff
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

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

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE** _____
this _____ day of _____, 2026.

I hereby VETO **ORDINANCE** _____
this _____ day of _____, 2026.

Scott A. Willis, Mayor

Scott A. Willis, Mayor

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

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

Exhibit A

“Updated Concept Plan”

Exhibit B

“Updated Landscaping Plan”

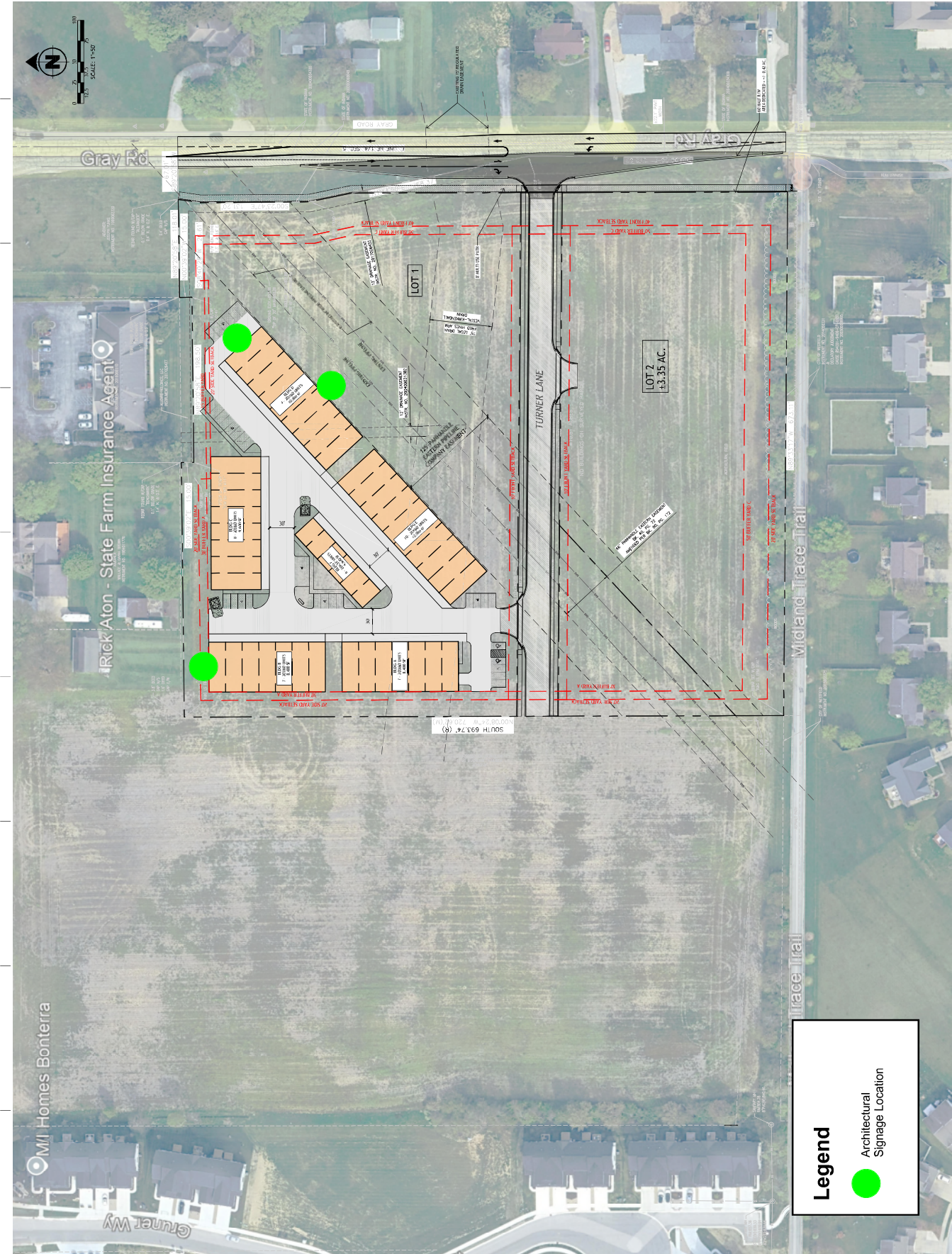


LANDSCAPE LEGEND

	EXISTING TREE
	PROPOSED SHADE TREE
	PROPOSED EVERGREEN TREE
	PROPOSED ORNAMENTAL TREE
	PROPOSED LARGE SHRUB
	PROPOSED MEDIUM SHRUB
	PROPOSED EVERGREEN SHRUB
	PROPOSED LOW SHRUB
	PROPOSED ORNAMENTAL GRASS
	PROPOSED PERENNIAL PLANTING
	SEEDED LAWN

Exhibit C

“Architectural Signage Locations”



M/I Homes Bonterra

Rick Atton - State Farm Insurance Agent





CONTOUR LAND GROUP
DESIGN + DEVELOPMENT
INDIANAPOLIS, IN 46002
317.555.5555
WWW.CONTOURLANDGROUP.COM

BUILT - WESTFIELD
WESTFIELD, IN

SW OF BR 32 AND GRAY RD
WESTFIELD, IN

CONCEPTUAL
SITE PLAN

2024.03.13 - 3/5/24
2024.04.03 - DDP & SUBMITTAL
2024.07.02 - DDP & SUBMITTAL

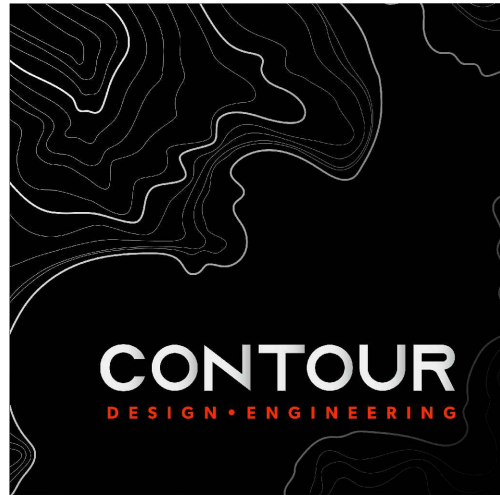
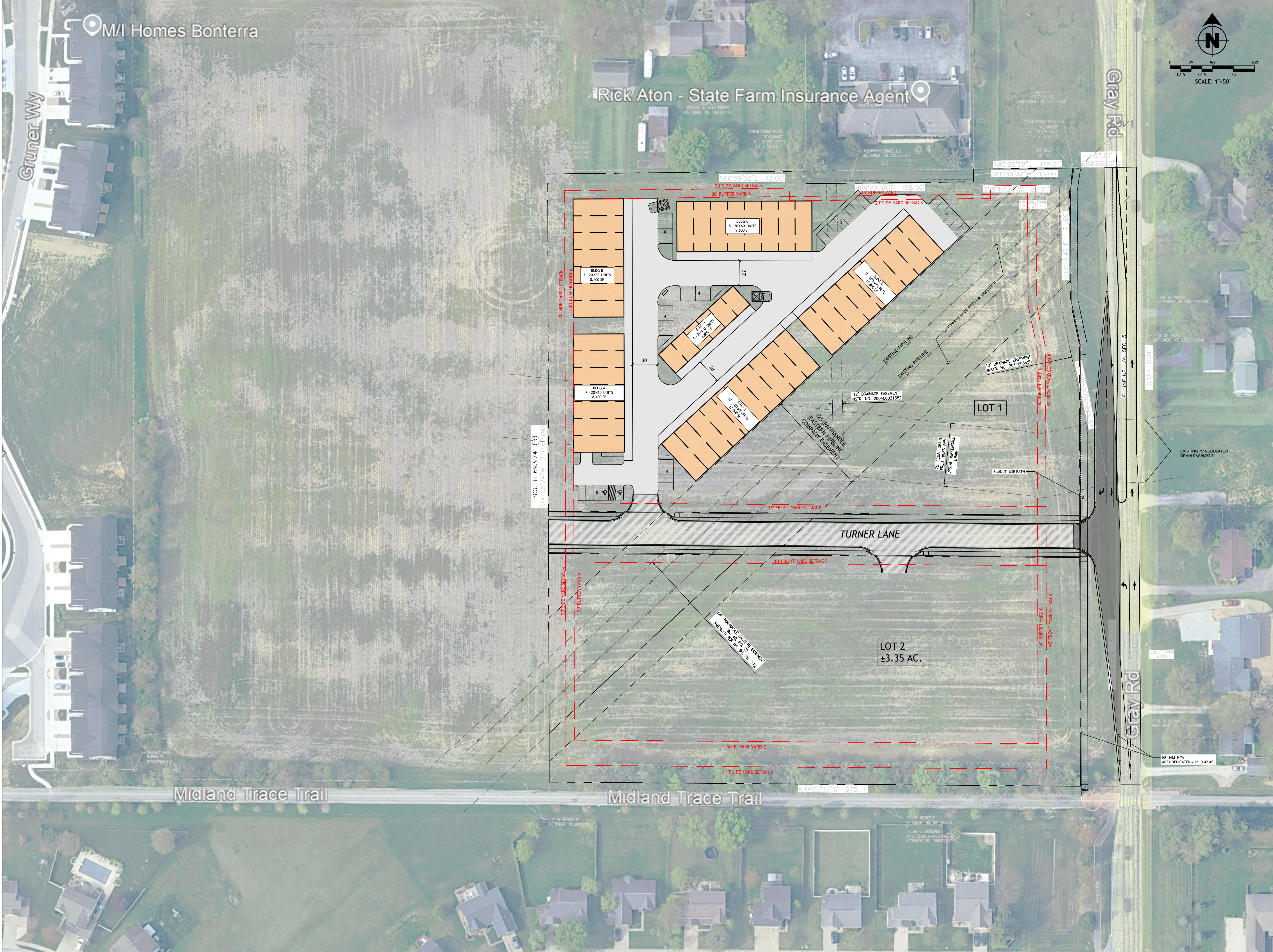
25-110

CP-26

Legend

 Architectural Signage Location

W:\Shared\Projects\Wira Holdings\Wira_IN_BUILT_Flex_25-1105_Disciplines\Design\CADD\Concepts SK Plans\Conceptual Site Plans\CP-26 Site Layout_Updated RUD.dwg / 7/17/2026 11:56:31 AM / enright



CONTOUR LAND GROUP
984 LOGAN ST., SUITE 204
NOBLESVILLE, IN 46060
JOHN NIERZWICKI, PE
JNIERZWICKI@CONTOURLANDGROUP.COM

Consultant

Project

BUILT - WESTFIELD
WESTFIELD, IN

SW OF SR 32 AND GRAY RD
WESTFIELD, IN

Sheet

CONCEPTUAL
SITE PLAN

Issued for

2026.03.13 - SD SET

2026.04.03 - DDP & SUBDIVISION SUBMITTAL

2026.07.02 - DDP & SUBDIVISION RESUBMITTAL

Project Number

25-110

Sheet Number

CP-26



PROJECT TEAM

CIVIL ENGINEER:

 CONTOUR
 DESIGN+ENGINEERING

PROJECT NAME

BUILT DEVELOPMENT
 GRAY RD.
 WESTFIELD, IN 46074

DRAWING ISSUED
 NO. TITLE DATE
 1. Rev's Per Comments 02/16/2026

SET TYPE
 LANDSCAPE PLANS

PROJECT NUMBER
 2511032

DATE
 11-19-2025
 DRAWN BY: LCG APPROVED BY: LCG

SHEET TITLE
 LANDSCAPE PLAN
 NORTH

SHEET NUMBER

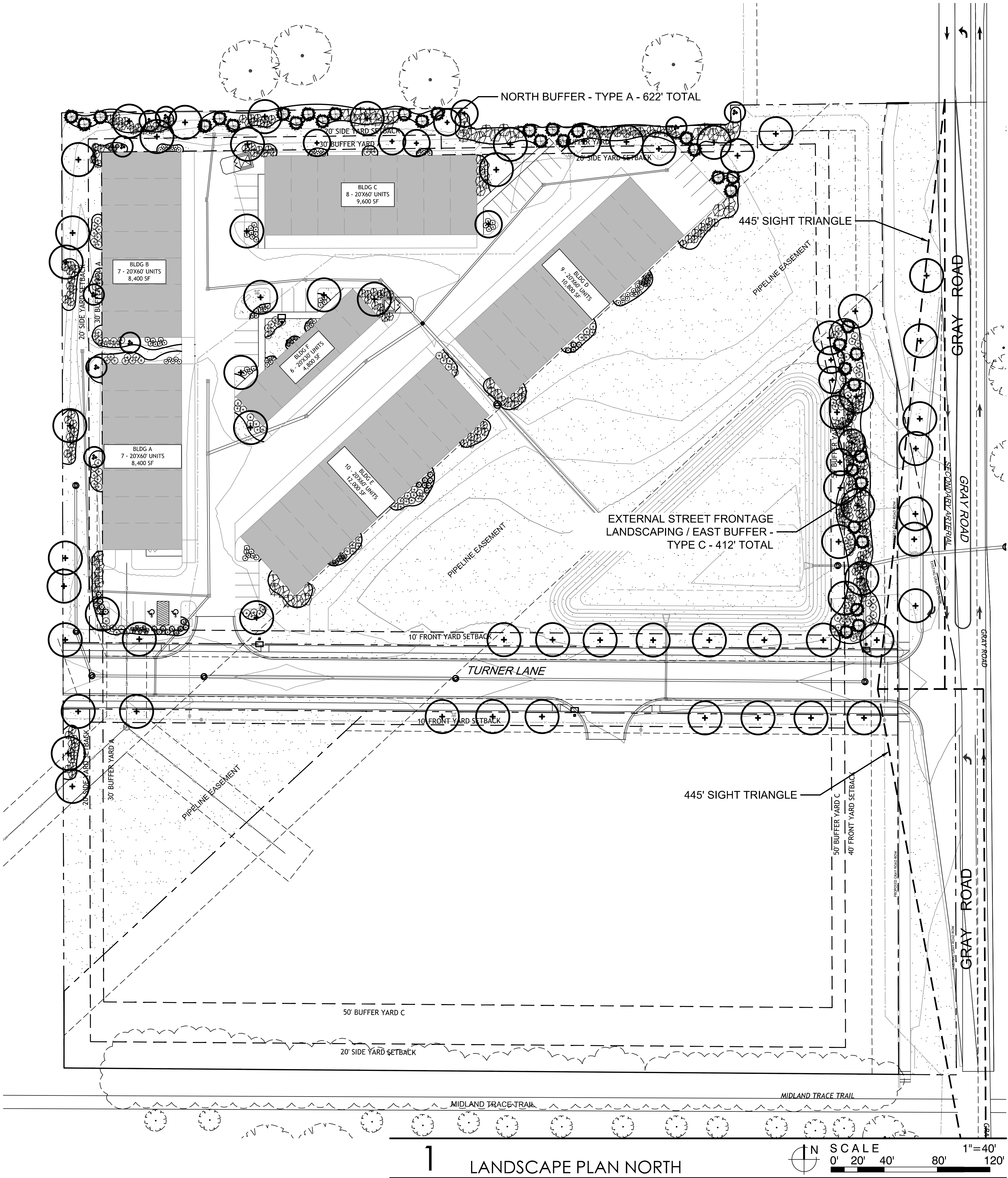
L2.1

PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
ASG	2.0" cal.	8	Acer saccharum 'Legacy'	Legacy Sugar Maple	B&B
CEO	2.0" cal.	5	Celtis occidentalis	Common Hackberry	B&B
GBA	2.0" cal.	8	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B&B
GDE	2.0" cal.	9	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.0" cal.	8	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
NYS	2.0" cal.	9	Nyssa sylvatica	Black Tupelo	B&B
QUA	2.0" cal.	8	Quercus alba	White Oak	B&B
QUM	2.0" cal.	8	Quercus macrocarpa	Bur Oak	B&B
TAC	2.0" cal.	9	Tilia americana 'Continental Appeal'	Continental Appeal Basswood	B&B
ULA	2.0" cal.	4	Ulmus americana 'Princeton'	Princeton American Elm	B&B
EVERGREEN TREES					
ACO	6" ht.	23	Abies concolor	White Fir	B&B
PGD	6" ht.	6	Picea glauca 'Densata'	Black Hills Spruce	B&B
PIS	6" ht.	10	Pinus strobus	White Pine	B&B
ORNAMENTAL TREES					
AMG	6" multi.	3	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
CEC	6" multi.	5	Cercis canadensis	Eastern Redbud	B&B
COM	6" multi	3	Cornus mas	Corneliancherry Dogwood	B&B
DECIDUOUS SHRUBS					
AAB	18" ht.	29	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	
AMA	18" ht.	36	Aronia melanocarpa	Black Chokeberry	
CEA	18" ht.	28	Ceanothus americanus	New Jersey Tea	
CEP	18" ht.	36	Cephalanthus occidentalis	Buttonbush	
CLA	18" ht.	31	Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	
CAE	18" ht.	20	Cornus alba 'Elegantissima'	Variegated Dogwood	
CSF	18" ht.	24	Cornus sericea 'Arctic Fire'	Arctic Fire Redosiere Dogwood	
DLO	18" ht.	32	Diervilla lonicera	Northern Bush Honeysuckle	
HAV	18" ht.	16	Hamamelis virginiana	Common Witch Hazel	
HYA	18" ht.	31	Hydrangea arborescens 'Haas Halo'	Haas Halo Hydrangea	
HYP	18" ht.	24	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	
HYQ	18" ht.	38	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	
IVH	18" ht.	16	Itea virginica 'Henrys Garnet'	Henrys Garnet Virginia Sweetspire	
POB	18" ht.	23	Physocarpus opulifolius 'Monlo'	Diablo Ninebark	
SBT	12" w.	42	Spiraea betulifolia 'tor'	Tor Birchleaf Spiraea	
SPB	18" ht.	16	Spiraea x. bumalda 'Anthony Waterer'	Anthony Waterer Spiraea	
VCC	18" ht.	19	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	
VNB	18" ht.	13	Viburnum nudum 'Brandywine'	Brandywine Smooth Witherod	
VDC	18" ht.	22	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	
VTR	18" ht.	16	Viburnum trilobum 'Redwing'	Redwing Cranberrybush	
ORNAMENTAL GRASSES					
CAK	#1 cont.	18	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	
SCS	#1 cont.	18	Schizachyrium scop.'Standing Ovation'	Blue Stem Standing Ovation	
EVERGREEN SHRUBS					
BUG	12" ht	18	Buxus 'Green Velvet'	Green Velvet Boxwood	
JCS	18" ht.	16	Juniperus chinensis 'Sea Green'	Sea Green Juniper	
TMT	18" w.	11	Taxus x media 'Taunton'	Taunton's Yew	
GROUND COVER / PERENNIALS					
SEED	sq. yd.	8,610	Seeded Lawn	IDOT Class 1A (Salt Tolerant Lawn Mix)	
APPLY NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKET OR EQUAL, STAKED EVERY SQ. YD. IN ALL AREAS TO BE SEEDED.					

LANDSCAPE LEGEND

	EXISTING TREE		PROPOSED LARGE SHRUB
	PROPOSED SHADE TREE		PROPOSED MEDIUM SHRUB
	PROPOSED EVERGREEN TREE		PROPOSED EVERGREEN SHRUB
	PROPOSED ORNAMENTAL TREE		PROPOSED LOW SHRUB
			PROPOSED ORNAMENTAL GRASS
			PROPOSED PERENNIAL PLANTING
			SEEDED LAWN



1 LANDSCAPE PLAN NORTH

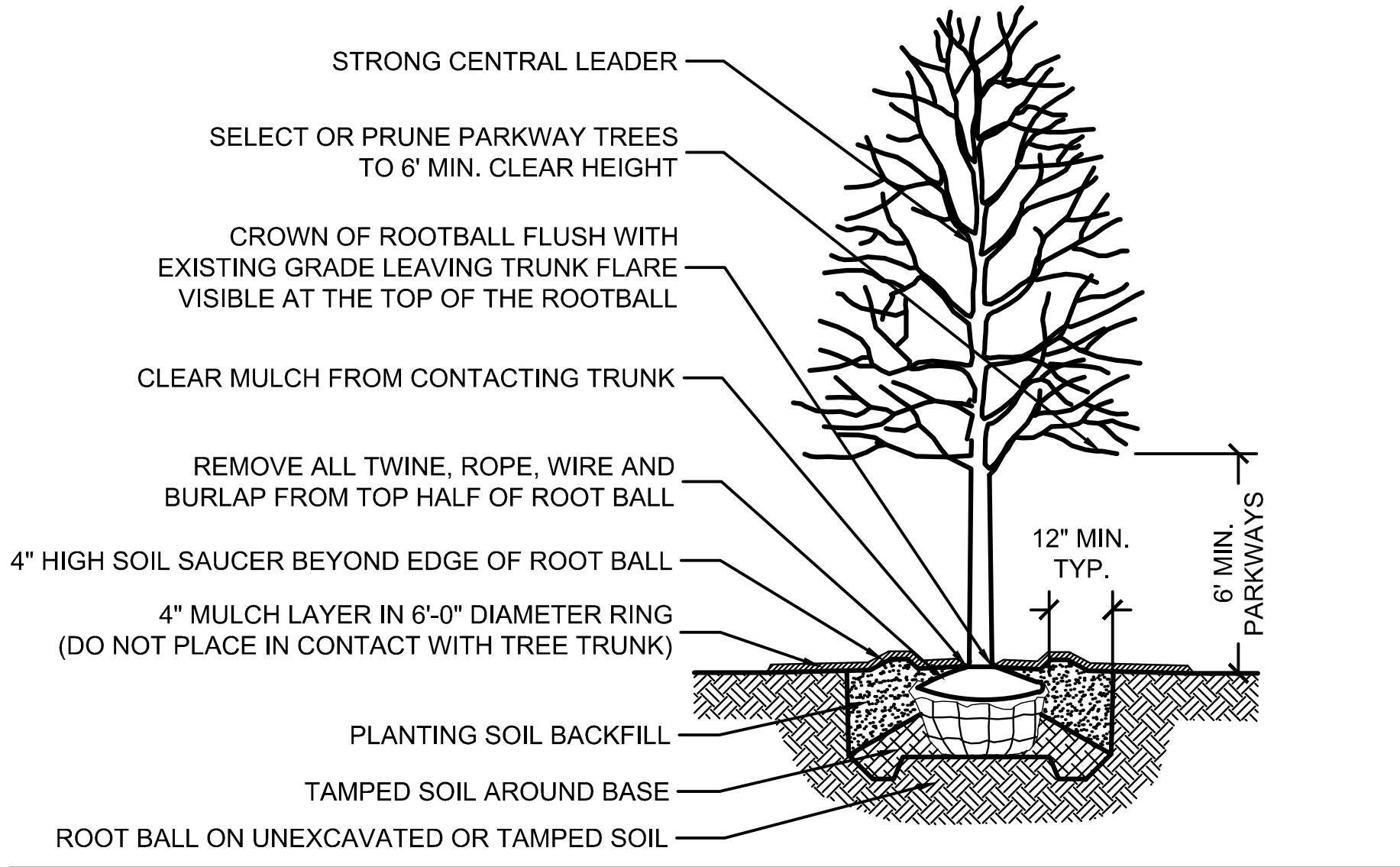
N
 SCALE
 0' 20' 40' 80' 120'
 1"=40'

CITY LANDSCAPE REQUIREMENT CALCULATIONS

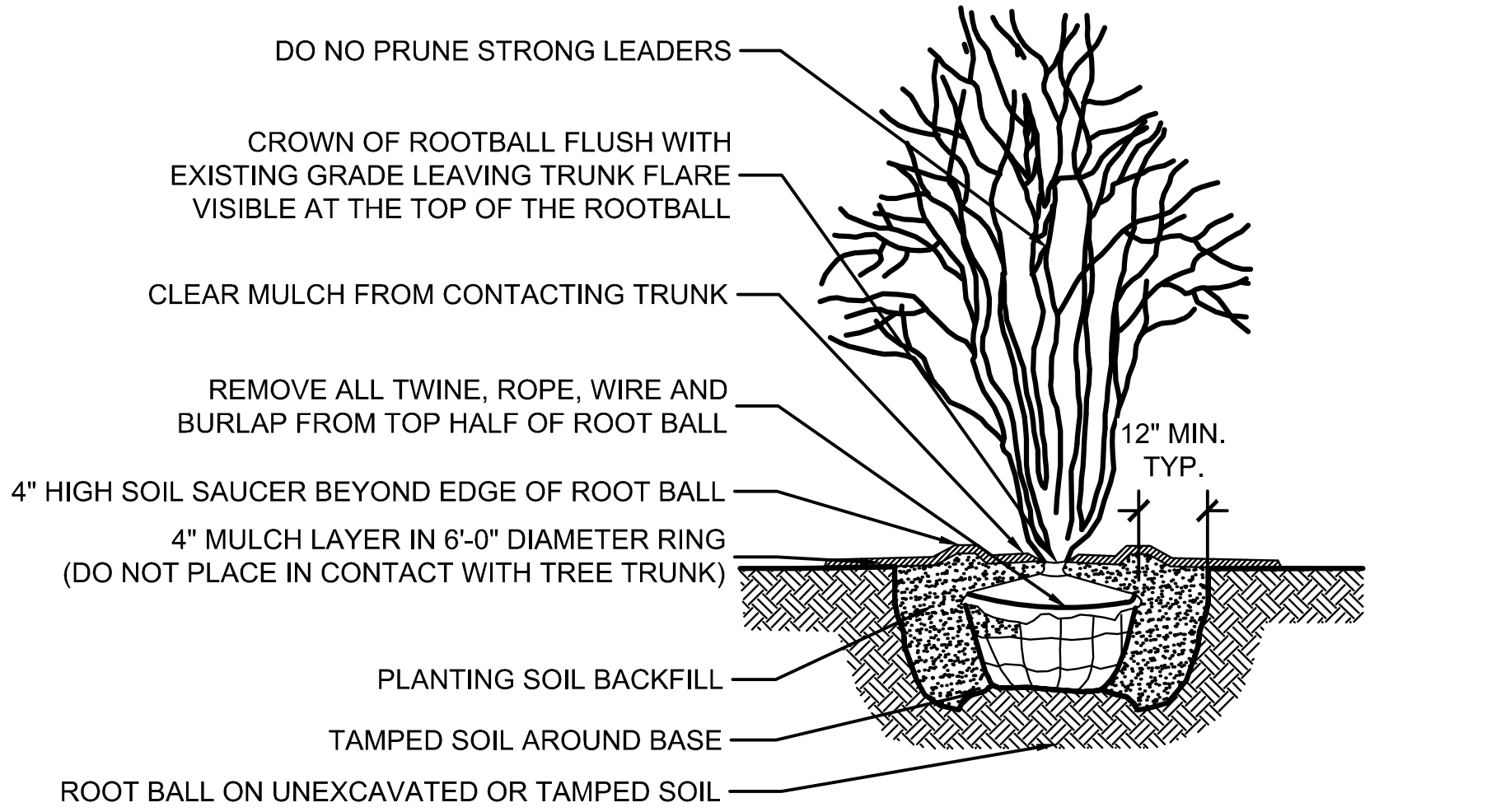
DESCRIPTION	REQUIREMENT	AREA / CALC.	PROPOSED DETAILS
Total site		470,820 SQ. FT.	
Developed Area		213,560 SQ. FT.	
Total building		54,600 SQ. FT.	
Total parking	Square footage of parking area / vehicle use area	31,150 SQ. FT.	
Street Trees:	Street Trees shall be required an average of every (50) feet; however, the Street Trees may be spaced at a maximum spacing of (60) feet but at a minimum spacing of (25) feet.	Gray Rd = 412' / 50 = 8.3 TREES Internal = 629' X 2 = 1248' / 50 = 25 TREES	7 TREES (DEFICIT BECAUSE OF EASEMENT) 19 TREES (DEFICIT BECAUSE OF EASEMENT)
Minimum Lot Landscaping Requirements:	Business Use: (Per Acre) 10 Shade Trees 10 Evergreen Trees 25 Shrubs	213560 / 43560 = 4.9 ACRES 49 SHADE 49 EVER./ORN. 123 SHRUBS	50 SHADE TREES 48 EVER./ORN. TREES 525 SHRUBS
Foundation Plantings:	Plant materials shall be required intermittently (approximately every (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.	Facades = 1614' 1614 / 40' = 40.3 PLANTS	62 PLANTS
	Plant materials shall ... be required along the Front Building Facade of all Buildings at a minimum ratio of (1) shrub or ornamental tree per (12) lineal feet.	Fronts = 860 L.F. 860 / 12 = 72 SHRUBS OR ORN. TREES.	93 SHRUBS OR ORNAMENTAL TREES
External Street Frontage Landscaping Requirements:	Nonresidential Uses: A landscaping area with a minimum depth of (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of (3) shade or evergreen trees, (2) ornamental trees and 25 shrubs per (100) lineal feet.	Gray Rd = 412' / 50 = 8.3 8.4 X 3 = 25.2 ST 8.4 X 2 = 16.8 ET 8.4 X 25=210 SH	25 SHADE TREES 18 EVERGREEN / ORN. TREES 206 SHRUBS
Buffer Yard Requirements:	Required Buffer Yard: The minimum required Buffer Yard shall be determined by the abutting Zoning District(s) and/or land Uses, whichever is more restrictive, in accordance with the following chart. Buffer Type A 3 Shade, 3 Evergreen, 10 Shrubs per 100 L.F.	North = Type A = 622 L.F. / 100 = 6.2 3 X 6.2 = 18.6 ST 3 X 6.2 = 18.6 ET 10 X 6.2= 62 SH	18 SHADE TREES 25 EVERGREEN TREES 68 SHRUBS
Parking Area Landscaping:	Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.	9 Islands = 9 SHADE TREES 36 SHRUBS	9 SHADE TREES 47 SHRUBS

LANDSCAPE NOTES

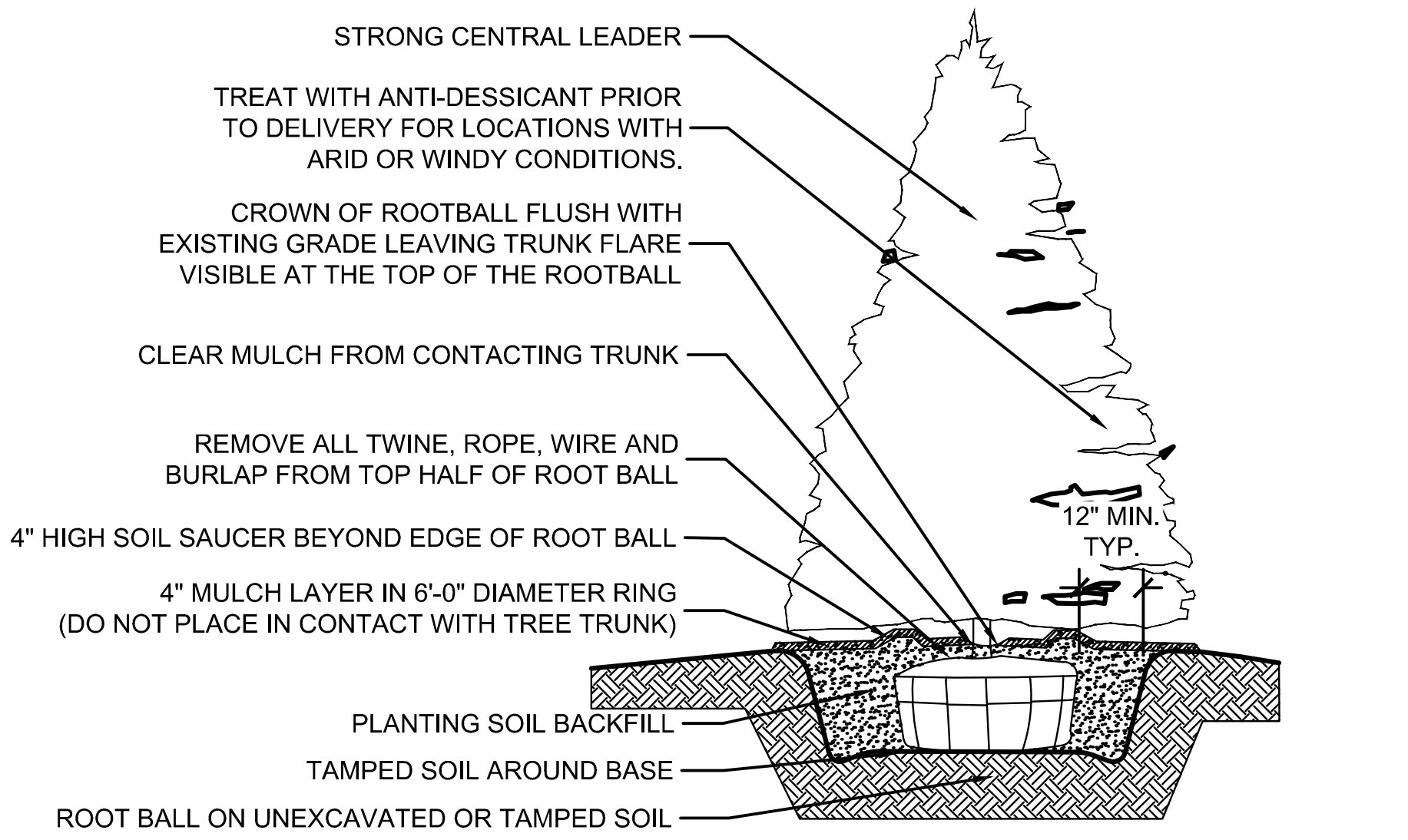
- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WESTFIELD LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH. ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED. IN ORDER TO MEET THIS WARRANTY, ALL NEW PLANTINGS AND BEDS ON SITE SHALL RECEIVE TRIMMING, WEEDING AND WATERING FOR AN ESTABLISHMENT PERIOD OF 6 WEEKS. WATERING CAN BE ACCOMPLISHED WITH PROVIDED ON-SITE WATER, A WATERING TRUCK OR TEMPORARY IRRIGATION. GATOR BAGS OR EQUAL ARE HIGHLY RECOMMENDED.
- CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.
- SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,000 SF.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



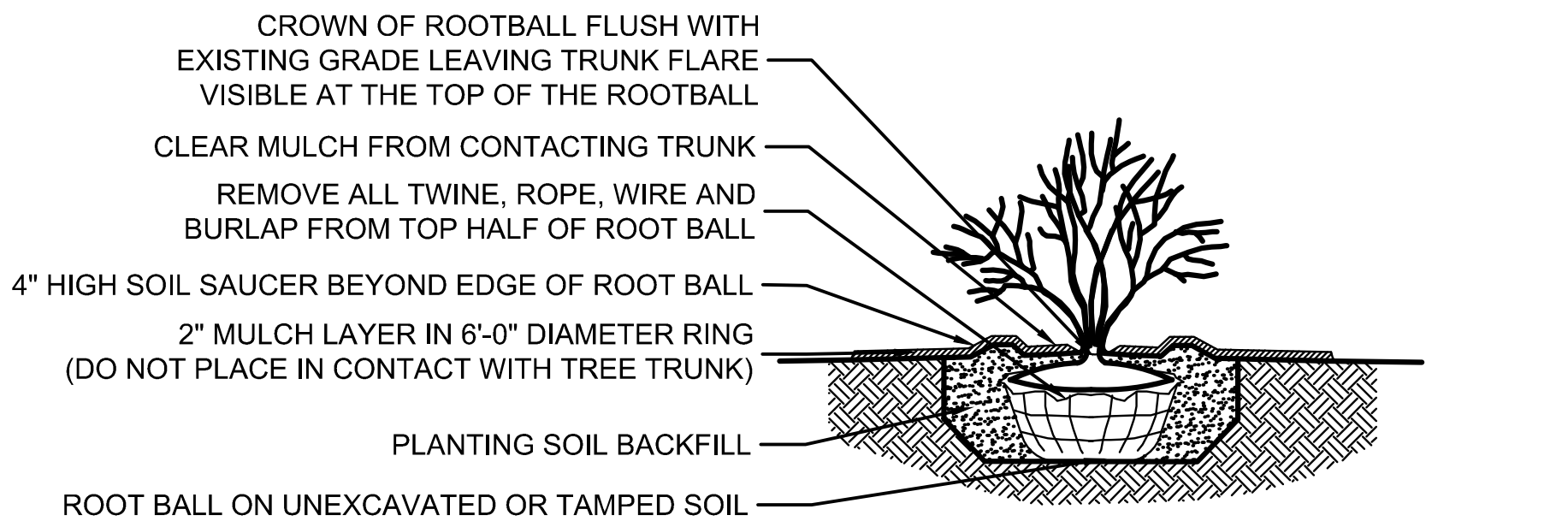
1 SHADE TREE PLANTING DETAIL NOT TO SCALE



2 ORNAMENTAL TREE PLANTING DETAIL NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL NOT TO SCALE



4 SHRUB PLANTING DETAIL NOT TO SCALE

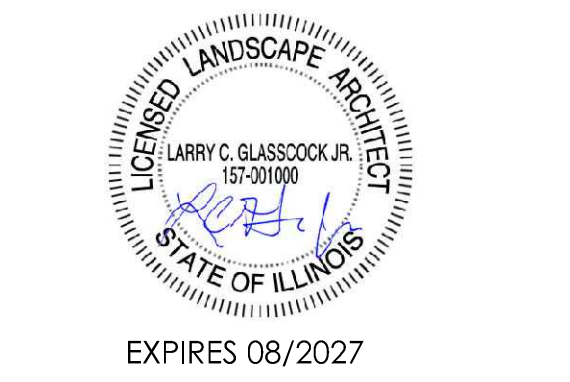
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SEAL



PROJECT TEAM

CIVIL ENGINEER:

PROJECT NAME

BUILT DEVELOPMENT

GRAY RD.
WESTFIELD, IN 46074

DRAWING ISSUED

NO.	TITLE	DATE
1.	Rev's Per Comments	02/16/2026

SET TYPE

LANDSCAPE PLANS

PROJECT NUMBER

2511032

DATE

11-19-2025

DRAWN BY: LCG

APPROVED BY: LCG

SHEET TITLE

LANDSCAPE DETAILS & NOTES

SHEET NUMBER

L2.2



Petition Number:	2608-PUD-10
Project Name:	Eagle West PUD (Ord. 26-41)
Subject Site Address:	Generally located at the southwest corner of the intersection at Eagletown Road & W. 186 th Street (the "Property")
Petitioner:	Pulte Homes of Indiana, represented by Nelson & Frankenberger, LLC (the "Petitioner")
Request:	Pulte Homes of Indiana represented by Nelson & Frankenberger, LLC requests a change of zoning request for 127 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Eagle West Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agricultural / Single-family Rural District
Current Land Use:	Rural Residential / Undeveloped
Approximate Acreage:	127 acres +/-
Exhibits:	1. Staff Report 2. Site Location Map 3. Project Narrative Statement 4. Proposed Ord. 26-41 5. Concept Plan 6. Connectivity Exhibit 7. Open Space & Tree Preservation Exhibit 8. Eagle West Vision Book 9. Neighborhood Meeting Summary 10. Public Comment Exhibit
Staff Reviewer:	Ryan Collingwood, Senior Associate Planner

PETITION HISTORY

The petition had its first reading at the [July 27, 2026](#), City Council meeting. Video footage of the item's First Reading can be viewed [here](#).

A neighbor meeting was held on July 23, 2026. A summary of the neighborhood meeting can be viewed within the Neighborhood Meeting Summary (**Exhibit 9**).

The petition will receive a public hearing at the August 3, 2026, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is generally located south of W. 186th Street, west of Eagletown Road, east of the future Towne Road extension, and generally located north/northeast of the new Westfield School's Transportation Center development. (see **Exhibit 2**).

Project Description: The Petitioner is requesting a change of zoning request from agricultural & single-family rural density to the Eagle West PUD. The Eagle West PUD is a single-family residential subdivision in which consists of two lot types on about 127 acres. The PUD calls for as many as 270 single-family homes to be constructed on the real estate, in which includes a central amenity space, miles of pathways & trails, and intentional dedication to open space and tree preservation efforts.

PROJECT OVERVIEW

The Eagle West PUD is a proposed single-family detached residential community on approximately 127 acres. As many as 270 single-family homes are contemplated on the real estate within two distinct Lot Types, shown in differing colors within the Concept Plan (see **Exhibit 5**). In addition, approximately 45 acres of open space is provided with tree preservation efforts at intentional edges of the petition's boundary.

Below is a general outline of the proposed Ordinance:

Concept Plan:

- Familiar Concept Plan verbiage is provided:
 - Substantial conformance with the Concept Plan (**Exhibit 5**),
 - Details and determination between wet & dry detention/retention determined at the Secondary Platting stage once more engineering work has gone into the design, and

- The only significant modification to our traditional Concept Plan language relates to the distribution of the two Lot Types:
 - The two Lot Types are conceptually represented on the Concept Plan; varied lot size distribution may be modified up to 15% of the overall number of lots.

Underlying Zoning Classification:

- SF4: Single-family High-Density District

Permitted Uses:

- This is strictly a single-family detached residential subdivision:
 - Total dwellings constructed on the real estate may not exceed two-hundred and seventy (270).

General Regulations:

	<u>Lot Type A</u>	<u>Lot Type B</u>	<u>UDO Underlying:</u> <u>SF4</u>
Minimum Lot Area	6,500 SF	7,500 SF	9,000 SF
Minimum Lot Frontage*	30 feet	35 feet	40 feet
Minimum Bldg. Setback Lines			
Front Yard	20 feet	20 feet	25 feet
Side Yard	6 feet**	3 feet****	8 feet
Rear Yard	20 feet	20 feet	25 feet
Minimum Lot Width	52 feet***	70 feet	50 feet
Maximum Bldg. Height	2 stories	2 stories	25 feet

* = UDO Article 8.6(C) shall still apply; however, Common Areas do not need to abide by the Min. Lot Frontage of as provided.

** = Side Yard Setback for lots within Lot Type A may be reduced, as long as Type A is labeled on the Concept Plan **and** no more than thirty-five (35) lots have reduced their Lot Type A Side Yard Setback.

*** = Lots indicated with a '*' on the Concept Plan shall incorporate a 50-foot Minimum Lot Width.

**** = For side-loaded homes, Side Yard Setback reduced to 3-foot minimum and 12-foot building separation.

DEVELOPMENT STANDARDS:

Architectural Standards:

- UDO Article 6.3 will not apply to the development, rather the list below provides a general outline on the intended architectural style for the development:
 - Imagery for the residential character of the proposed homes is provided within the Ordinance as Exhibit C (see **Exhibit 4**) and the provided Vision Booklet (see **Exhibit 8**).
 - The PUD Ordinance lays out specific architectural elements that are required per home construction within Section 7.1 of the Ordinance.
 - These architectural elements include: building materials, exterior trim materials, windows, minimum overhangs, roof pitches, shingles, garages, side building façades, and anti-monotony standards.

Landscape Standards:

- UDO Article 6.8 will generally apply to the development, except as modified specifically below:
 - Selections of Plantings
 - Instead of 2 inches in caliper, as outlined within the UDO, the PUD requires Shade Trees to be 2.5 inches in caliper upon installation.
 - Instead of 6 feet in height, as outlined within the UDO, the PUD requires Evergreen Trees to be 7 feet in height.

- Street Trees
 - Each residential lot shall have 1 Street Tree, per frontage.
 - Instead of 25 feet in spacing, as outlined within the UDO, the PUD requires 20 feet in minimum spacing.
- Lot Landscaping
 - Instead of the UDO's Minimum Lot Landscaping counts applying, each lot shall have 1 shade tree, 1 evergreen tree, and 10 shrubs.
 - Lots deemed as Corner Lots shall have one additional tree planted within the Front Yard, resulting in 3 total trees on Corner Lots.
- Tree Preservation
 - Tree Preservation areas are identified within the Open Space and Tree Preservation Exhibit (see **Exhibit 7**).
 - Areas will be distinctly defined via preservation fencing or a barrier of some kind to designate areas of preservation.
 - Protection efforts will be in place until after the Director signs off via written consent.
 - Site work of any kind cannot begin until a pre-construction meeting is held with the City & applicable stakeholders.
 - Increased efforts to maintain healthy preservation have been further outlined within PUD Section 7.2(D)(4) – 7.2(D)(8).
- External Street Frontage Landscaping
 - UDO Article 6.8(M) will apply, unless conflicting with the Concept Plan (see **Exhibit 5**), then the Concept Plan content shall supersede the UDO.
- Buffer Yards and Common Areas
 - UDO Article 6.8(N) will generally apply, but the Concept Plan will supersede (see **Exhibit 5**). If there is conflict between the UDO regulations and the Concept Plan content, then the Concept Plan shall supersede.
 - No mounds required.
 - 40 feet requirement along the perimeter when a buffer is required, 20 feet required along shared property boundaries not otherwise required to be buffered.
 - No buffer required along the northeastern edges of the real estate due to the regulated drain. Tree Preservation will apply here with no additional planting requirements.

Infrastructure Standards:

- 60-foot half right-of-way dedication will be required along the western edge of the development for the Towne Road/Lamong Road extension.
 - Construction as part of this subdivision will not be required; roadway improvements will be implemented at a later date not accompanying the development of this future subdivision.

Design Standards:

- Instead of 15% of the development being dedicated to Open Space, as required by the UDO, the PUD Ordinance outlines a 35% Open Space count, in which is equivalent to about 45 of the 127 acres.
- The following amenities are required to be implemented: Pool/Pool House, Sports Courts, Walking Trails, Playset, and a Dog Park.
- Pedestrian connections are generally provided within the Connectivity Exhibit (see Exhibit 6).
 - Orientations and general locations may shift, but must be approved by the Director is modified significantly.

Annexation:

- Annexation is pending the commencement of its process, but has been submitted in conjunction with the request for rezone.

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 this Property as being within the “Village Neighborhood” Placetype classification.

Development Policies for the “Village Neighborhood” Placetype include: (i.) single-unit dwellings laid out in a walkable and connected neighborhood, (ii.) civic and institutional uses and located within walking or biking distance of residential areas to provide convenient access to services and gathering places, (iii.) adjacent to major arterial or collector roads, (iv.) traditional grid-style roadway network preferred, and (v.) trails are encouraged throughout developments and to connect neighborhoods and other named trails.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: future Towne/Lamong Road extension, (ii) Secondary Arterial: W. 186th



Street, (iii) Collectors: Eagletown Road; and (iv) Alternative Transportation Plan: future trail connections.

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 will be held at the August 3, 2026, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

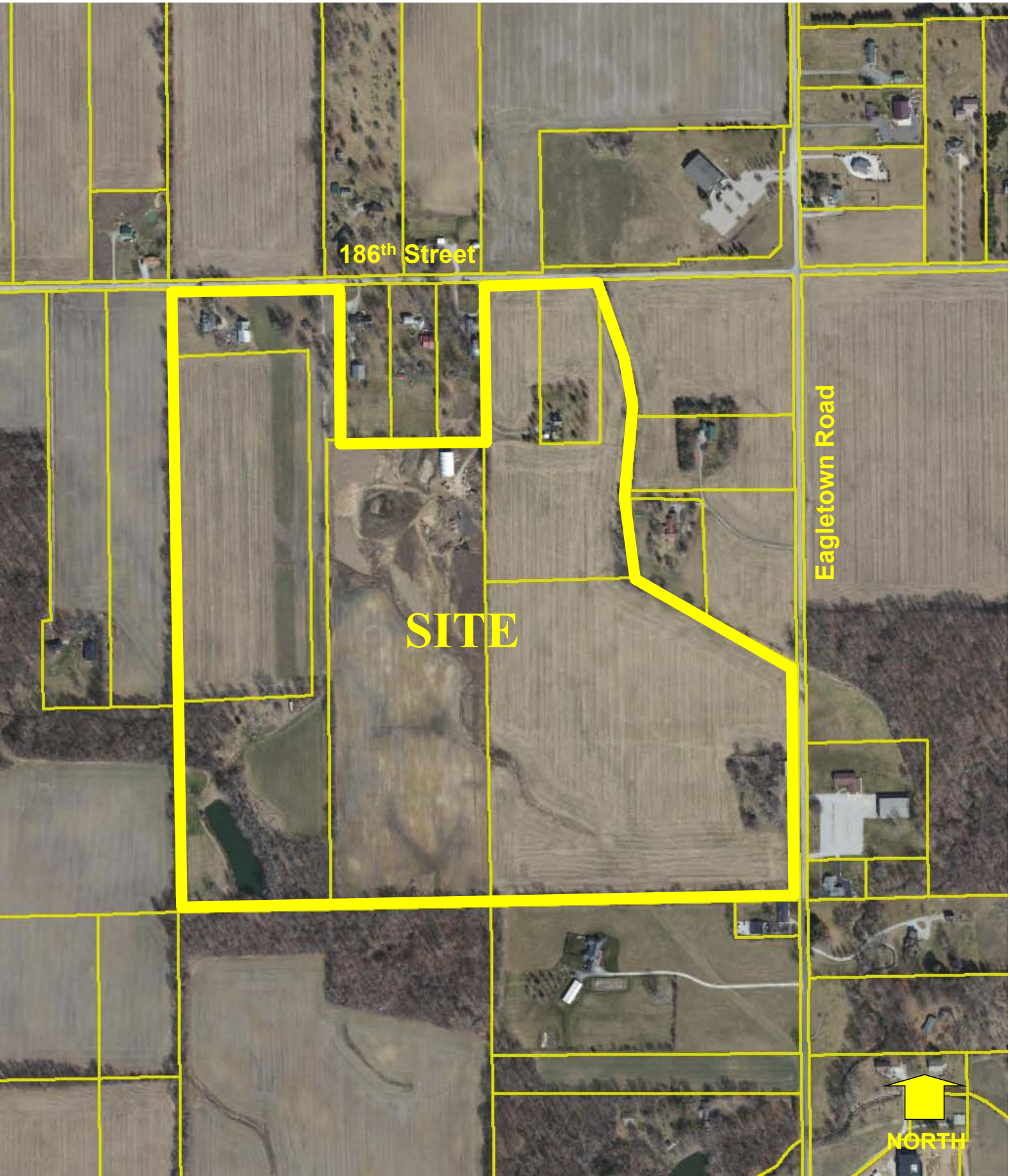
Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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

Council First Reading: The petition had its first reading at the July 27, 2026, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the August 3, 2026, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.



186th & Eagletown Road
Site Location Map

Project Description

Eagle West PUD District

The Applicant, Pulte Homes of Indiana, LLC (“Pulte”) has filed a rezone application for parcels of real estate that include approximately 127 acres that are located on west side of Eagletown Road and south of 186th Street (collectively, the “Real Estate”).

The Real Estate is currently zoned AG-SF1, and the proposal is to rezone the Real Estate to the “Eagle West Planned Unit Development Ordinance” in order to develop a master-planned, for-sale residential community to be known as “Eagle West”. A variety of home styles will be interspersed throughout the neighborhood creating a cohesive community that should be attractive to many types of home buyers.

The Eagle West PUD contains specific architectural standards and requirements, including but not limited to, all homes are required to have partial masonry along with anti-monotony requirements.

Regarding the Site Plan, access to the community will be from various entries off Eagletown Road and 186th Street. Stub streets are planned to the undeveloped adjacent parcel to the south to accommodate the potential future development and dedication of right-of-way for future Towne Road is being reserved.

Additionally, significant multi-use paths will be installed along future Towne Road, Eagletown Road and 186th Street as well as an internal paths throughout the entire neighborhood. The community will be well over the required 25% Open Space, containing approximately 45 acres of Open Space, including Tree Preservation areas.

Finally, an amplitude of amenities are provided within Eagle West to create a welcoming and connected community environment. A centralized pool and pool house as well as pickleball courts, a playground, dog park and gathering shelter have been designed to enhance the community.

ORDINANCE NUMBER 26-__

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

“Eagle West”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 26__-PUD-__**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 26__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Recommendation** (_- vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2026;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Eagle West PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the City of Westfield Unified Development Ordinance, as amended, and applicable to the Underlying

Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

- 2.1 Lot Type: A discrete geographic area within the District. The District contains two (2) Lot Types, "Lot Type A" and "Lot Type B", which are conceptually represented on the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.2 Following detailed site engineering, the configuration and layout of rights-of-way, individual lots and common areas may change from what is shown on the Concept Plan herein; however, the Real Estate shall be developed in substantial conformance with the Concept Plan as determined and approved by the Director.
- 3.3 Lot Type A and Lot Type B are conceptually represented on the Concept Plan and regulated further by the terms of this Ordinance. The distribution of varied lot sizes as depicted on the Concept Plan is subject to change up to 15% of the overall number of lots.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be SF4: Single Family High Density District.

Section 5. Permitted Uses. The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The total number of Dwellings permitted in the District shall not exceed two hundred and seventy (270).

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 The following standards for Lot Type A, Lot Type B shall be applied to the Lots as depicted on the Concept Plan:

Standard	Lot Type A	Lot Type B
Minimum Lot Area	6,500 SF	7,500 SF
¹ Minimum Lot Frontage	30’	35’
Minimum Building Setback Lines		
Front Yard	20’	20’
Side Yard	6’ ²	3’ ⁴
Rear Yard	20’	20’
Minimum Lot Width	52’ ³	70’
Maximum Building Height	2 stories	
Minimum Living Area (Total)		
One Story Dwellings	1,600 SF	1,800 SF
Two Story Dwellings	2,200 SF	2,600 SF

¹ Common Areas shall not be subject to the Minimum Lot Frontage requirements of the Underlying Zoning District; however, Article 8.6(C) shall apply.

² Side Yard on Lot Type A may be reduced on lots labeled on the Concept Plan and limited to thirty-five (35) lots.

³ Minimum Lot Width on Lot Type A is 50' on lots marked with a * on the Concept Plan.

⁴ Side Yard Setback reduced to 3' minimum and 12' building separation for side loaded homes.

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of

Section 7.2(D) of this Ordinance:

- A. Character Exhibit: The Single-Family Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Building Materials: Vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials excluding masonry, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall have a nominal thickness of four (4) inch by one (1) inch.
- D. Windows: All homes shall meet the following window requirements:
 - 1. Each two-story home shall have a minimum total aggregate of nine (9) windows whereas ranch homes shall have no less than six (6). For purposes of this calculation, a twin window shall be counted as two (2) windows, and garage doors with windows shall count as one (1) window.
- E. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- F. Roof Pitches: All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above. Some roofs may be less to achieve certain architectural styles (i.e., prairie) as approved by the Director.
- G. Shingles. All homes shall have dimensional or architectural grade shingles.
- H. Garages. All homes shall have at least a 2-car attached garage and meet the

following requirements:

1. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.
2. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
3. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
4. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

I. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side abutting a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade.

1. A masonry material a minimum of thirty (30) inches tall, or to the bottom of the windowsill, whichever is less;
2. A change in the exterior color separated by trim;
3. A change in the Exterior Material pattern separated by trim;
4. A change in the Exterior Material separated by trim;
5. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
6. A minimum of six (6) square foot gable window;
7. A gable peak with a change in Exterior Material; or
8. A projecting chimney running the full height of the side

Building Façade constructed with Masonry Material.

- J. Anti Monotony Standards: Anti Monotony Standards are included in **Exhibit E**.

7.2 **Article 6.8 Landscaping Standards**: Shall apply, except as otherwise modified or enhanced below:

- A. **Selection of Plantings**: Article 6.8(F)(1) Selection shall apply, except as modified below:

1. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
2. Evergreen trees shall be a minimum of seven (7) feet in height.

- B. **Street Trees**: Article 6.8(J) Street Trees shall apply, except as modified below:

1. One (1) street tree shall be required per dwelling lot, per frontage.
2. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.

- C. **Lot Landscaping**: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

1. A minimum of one (1) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required.
2. An additional one (1) tree shall be required in the Front Yard of corner lots resulting in a minimum of three (3) trees on corner lots.
3. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

- D. **Tree Preservation**: Tree Preservation shall be required in the areas as shown on **Exhibit F** – Open Space and Tree Preservation Areas.

1. All woodlands and trees to be preserved shall be enclosed by an appropriate construction barrier, such as a snow fence, and identified by signs stating “Tree Preservation Area” prior to commencing any land disturbance. Tree preservation fencing

shall remain in place during all phases of construction. Tree preservation fencing shall not be removed until construction is completed unless the Community Development Director provides written consent.

2. The Tree Preservation Area for woodland groups and specimen trees shall be specified in the development plan(s) for the project and shall be no less than the total area beneath the trees' canopy defined by the farthest canopy of the tree(s).
3. Prior to any land disturbance commencing, a pre-construction meeting shall be held with the Community Development Department, representatives from the Developer, contractor and builder.
4. No construction materials, equipment, or debris may be stored, discharged, or abandoned within the Tree Preservation Areas. This includes but is not limited to construction materials, paint, oils, solvents, asphalt, concrete, wash-out, etc. This also includes backfill that substantially changes the grade over any existing tree root system.
5. Stormwater control infrastructure, such as stormwater ponds and conveyance swales, shall not be permitted within Tree Preservation Areas. However, drainage and utility easements may traverse Tree Preservation Areas in a limited capacity as determined by the Director of Engineering and the Director of Community Development.
6. Removal of dead, hazardous and at-risk trees including but not limited to vines growing on and up a tree and an overabundance of fallen and cut trees shall be permitted in Tree Preservation Areas.
7. Elective Understory Management. Selective removal of underbrush, invasive species, dead or diseased vegetation, and undesirable volunteer growth shall be permitted within Tree Preservation Areas for the purpose of improving the health and long-term viability of preserved specimen trees and woodland areas. Such activity shall avoid unnecessary disturbance to preserved trees, root systems, and existing grades.
8. The installation of trails near and within tree preservation areas may require the removal of trees.

E. External Street Frontage Landscaping Requirements: Article 6.8(M)

shall apply except as modified below:

1. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

F. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and Common Area Landscaping requirements shall apply except as modified and enhanced below:

1. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
2. No mounds shall be required in a Buffer Yard.
3. The minimum Buffer Yard width along the perimeter of the Real Estate, where a buffer is required, shall be forty (40) feet as generally depicted on the Concept Plan, and twenty feet (20') along shared property boundaries.
4. There will be no buffer required along any perimeter that is encumbered by the John Stewart Regulated Drain on the eastern perimeter of the Real Estate. A Tree preservation easement shall be provided with no additional plantings to be required.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

- 8.1 Towne/Lamong Road and related infrastructure: Dedication of a 60' half right-of-way right of way for the future roadway shall satisfy all UDO requirements. Construction as part of the subdivision shall not be required.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

- A. **Minimum Open Space:** Open Space shall be a minimum of forty-five acres (approximately twenty-five percent 35%) of the Real Estate, as generally shown on the Concept Plan and **Exhibit F** – Open Space and Tree Preservation Areas.
 - B. **Amenities:** The following amenities shall include, but shall not be limited to the following and be more accurately depicted in **Exhibit D** – Amenity Character Exhibit:
 - 1. Pool/Pool House
 - 2. Sports Courts
 - 3. Walking Trails
 - 4. Playset
 - 5. Dog Park
- 9.2 **Street Standards:** Section 8.9(F) shall not apply. Street design as illustrated on the Concept Plan shall be required.
- 9.3 **Pedestrian Path Network:** A network of paths shall be installed as generally depicted on page 2 of 2 of **Exhibit B**. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative path locations shall be approved by the Director.
- A. The path network shall connect near the southwest corner of the Real Estate at the Town Road right-of-way to facilitate a future connection between Eagletown Road and the school campus to the southwest of the Real Estate

Section 10. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2032 (unless otherwise extended by the Director) shall automatically void this Ordinance.

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Jon Dartt	Jon Dartt	Jon Dartt
Victor McCarty	Victor McCarty	Victor McCarty
Joe Duepner	Joe Duepner	Joe Duepner
Patrick Tamm	Patrick Tamm	Patrick Tamm
Noah Herron	Noah Herron	Noah Herron
Kurt Wanninger	Kurt Wanninger	Kurt Wanninger
Chad Huff	Chad Huff	Chad Huff

ATTEST:

Marla Ailor, Clerk Treasurer

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

Marla Ailor, Clerk-Treasurer

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

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

Scott A. Willis, Mayor

Scott A. Willis, Mayor

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

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

Eagle West PUD 7 070226

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Single Family Dwelling Character Exhibit
Exhibit D	Amenity Character Exhibit
Exhibit E	Anti Monotony Standards
Exhibit F	Open Space and Tree Preservation Areas

EXHIBIT A
REAL ESTATE

Tract I

Part of the Northwest Quarter of Section 33, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2024-331-A, more particularly described as follows:

COMMENCING at the northwest corner of said Northwest Quarter, marked by a Harrison monument; thence South 00 degrees 24 minutes 52 seconds East (grid bearing, Indiana Geospatial Coordinate System, Hamilton County Zone, NAD 83 (2011) EPOCH 2010.0000) along the west line of said Northwest Quarter a distance of 279.52 feet (280.14 feet per deed) to the POINT OF BEGINNING, marked by a 5/8-inch rebar with cap stamped "MILLER S0083"; thence continuing South 00 degrees 24 minutes 52 seconds East along said west line a distance of 1459.30 feet to a 5/8-inch rebar with cap stamped "MILLER S0083"; thence North 87 degrees 21 minutes 21 seconds East a distance of 586.79 feet to a point being 75 feet west by perpendicular measure from the east line of the West Half of the West Half of said Northwest Quarter, said point being marked by a 5/8-inch rebar; thence North 00 degrees 21 minutes 34 seconds West parallel with said east line a distance of 1451.99 feet to a 5/8-inch rebar; thence South 88 degrees 04 minutes 24 seconds West a distance of 587.94 feet to the POINT OF BEGINNING, containing 19.617 acres, more or less.

Tract II

BEGINNING at the northwest corner of said Northwest Quarter, marked by a Harrison monument; thence North 89 degrees 12 minutes 05 seconds East (grid bearing, Indiana Geospatial Coordinate System, Hamilton County Zone, NAD 83 (2011) EPOCH 2010.0000) along the north line of said Northwest Quarter a distance of 741.01 feet to the northwest corner of a tract of land described in Instrument Number 2012028800 in the Office of the Hamilton County Recorder; thence South 00 degrees 18 minutes 16 seconds East along the west line of said tract a distance of 670.00 feet to the southwest corner thereof; thence South 89 degrees 12 minutes 05 seconds West parallel with the north line of said Northwest Quarter a distance of 77.36 feet to the east line of the West Half of the West Half of said Northwest Quarter; thence South 00 degrees 21 minutes 34 seconds East along said east line a distance of 1973.41 feet (1973.70 feet per deed) to the south line of said Northwest Quarter; thence South 89 degrees 15 minutes 33 seconds West along said south line a distance of 660.46 feet to the southwest corner of said Northwest Quarter, marked by a stone; thence North 00 degrees 24 minutes 52 seconds West along the west line of said Northwest Quarter a distance of 903.90 feet (903.65 feet per deed) to a 5/8-inch rebar with cap stamped "MILLER S0083"; thence North 87 degrees 21 minutes 21 seconds East a distance of 586.79 feet to a point being 75 feet west by perpendicular measure from the east line of said Half-Half-Quarter Section, said point being marked by a 5/8-inch rebar; thence North 00 degrees 21 minutes 34 seconds West parallel with said east line a distance of 1451.99 feet to a 5/8-inch rebar; thence South 88 degrees 04 minutes 24 seconds West a distance of 587.94 feet to a 5/8-inch rebar with cap stamped "MILLER S0083" on the west line of said Northwest Quarter; thence North 00 degrees 24 minutes 52 seconds West along said west line a distance of 279.52 feet (280.14 feet per deed) to the POINT OF BEGINNING, 21.729 acres, more or less.

Tract III

Part of the Northwest Quarter of Section 33, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job

Number 2024-331-A, more particularly described as follows:

COMMENCING at the northeast corner of the West Half of said Northwest Quarter, marked by a Harrison monument; thence South 00 degrees 18 minutes 16 seconds East (grid bearing, Indiana Geospatial Coordinate System, Hamilton County Zone, NAD 83 (2011) EPOCH 2010.0000) along the east line of said Half-Quarter Section a distance of 670.00 feet to the POINT OF BEGINNING, marked by a 5/8-inch rebar with cap stamped "MILLER S0083"; thence continuing South 00 degrees 18 minutes 16 seconds East along said east line a distance of 1974.09 feet (1974.22 feet per deed) to the southeast corner of said Half-Quarter Section, marked by a 5/8-inch rebar; thence South 89 degrees 15 minutes 33 seconds West along the south line of said Northwest Quarter a distance of 660.46 feet (662.07 feet per deed) to the west line of the East Half of the West Half of said Northwest Quarter; thence North 00 degrees 21 minutes 34 seconds West along said west line a distance of 1973.41 feet (1973.51 feet per deed); thence North 89 degrees 12 minutes 05 seconds East parallel with the north line of said Northwest Quarter a distance of 662.36 feet (662.08 feet per deed) to the POINT OF BEGINNING, containing 29.968 acres, more or less.

Tract IV

Part of the Northwest Quarter of Section 33, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2024-331-A, more particularly described as follows:

BEGINNING at the southeast corner of said Northwest Quarter, marked by a MAG nail; thence South 89 degrees 15 minutes 33 seconds West (grid bearing, Indiana Geospatial Coordinate System, Hamilton County Zone, NAD 83 (2011) EPOCH 2010.0000) along the south line of said Northwest Quarter a distance of 1320.46 feet to the southwest corner of the East Half of said Northwest Quarter, marked by a 5/8-inch rebar; thence North 00 degrees 18 minutes 16 seconds West along the west line of said Half-Quarter Section a distance of 1375.56 feet to a 5/8-inch rebar with cap stamped "MILLER S0083"; thence North 89 degrees 12 minutes 05 seconds East a distance of 606.14 feet to the approximate center of the John Stewart Legal Drain; thence South 61 degrees 27 minutes 59 seconds East along said center a distance of 817.76 feet to the east line of said Northwest Quarter, marked by a MAG nail with washer stamped "HWC ENGINEERING FIRM #0114"; thence South 00 degrees 11 minutes 04 seconds East along said east line a distance of 976.30 feet to the POINT OF BEGINNING, containing 38.465 acres, more or less.

Tract V

Part of the Northwest Quarter of Section 33, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2024-331-A, more particularly described as follows:

COMMENCING at the northwest corner of the East Half of said Northwest Quarter, marked by a Harrison monument; thence North 89 degrees 12 minutes 05 seconds East (grid bearing, Indiana Geospatial Coordinate System, Hamilton County Zone, NAD 83 (2011) EPOCH 2010.0000) along the north line of said Northwest Quarter a distance of 240.00 feet to the POINT OF BEGINNING; thence South 00 degrees 18 minutes 16 seconds East parallel with the west line of the East Half of said Northwest Quarter a distance of 697.00 feet; thence North 89 degrees 12 minutes 05 seconds East parallel with said north line a distance of 250.00 feet; thence North 00 degrees 18 minutes 16 seconds West parallel with said west line a distance of 697.00 feet to said north line; thence South 89 degrees 12 minutes 05 seconds West along said north line a distance of 250.00 feet to the POINT OF BEGINNING, containing 4.000 acres, more or less.

Tract VI

Part of the Northwest Quarter of Section 33, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, based on an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2024-331-A, more particularly described as follows:

COMMENCING at the northeast corner of said Northwest Quarter, marked by a Harrison monument; thence South 89 degrees 12 minutes 05 seconds West (grid bearing, Indiana Geospatial Coordinate System, Hamilton County Zone, NAD 83 (2011) along the north line of said Northwest Quarter a distance of 1326.01 feet to the northwest corner of the East Half of said Northwest Quarter, marked by a Harrison monument, and the POINT OF BEGINNING; thence North 89 degrees 12 minutes 05 seconds East along said north line a distance of 240.00 feet to the northwest corner of a 4.00-acre tract of land described in Instrument Number 200200059682 in the Office of the Hamilton County Recorder, the following three (3) courses being along the west, south, and east lines thereof; (1) thence South 00 degrees 18 minutes 16 seconds East a distance of 697.00 feet; (2) thence North 89 degrees 12 minutes 05 seconds East a distance of 250.00 feet; (3) thence North 00 degrees 18 minutes 15 seconds West a distance of 676.89 feet to the approximate centerline of the John Stewart Legal Drain, the following four (4) courses being along said centerline; (1) thence South 16 degrees 57 minutes 55 seconds East a distance of 488.63 feet; (2) thence South 05 degrees 16 minutes 51 seconds West a distance of 110.08 feet; (3) thence South 04 degrees 55 minutes 32 seconds West a distance of 304.09 feet; (4) thence South 02 degrees 33 minutes 50 seconds East a distance of 367.21 feet; thence South 89 degrees 12 minutes 05 seconds West a distance of 606.14 feet to a 5/8-inch rebar with cap stamped "MILLER S0083" on the west line of the East Half of said Northwest Quarter; thence North 00 degrees 18 minutes 16 seconds West along said west line a distance of 1268.53 feet to the POINT OF BEGINNING, containing 13.082 acres, more or less.

EXHIBIT A
REAL ESTATE
(Location Map)

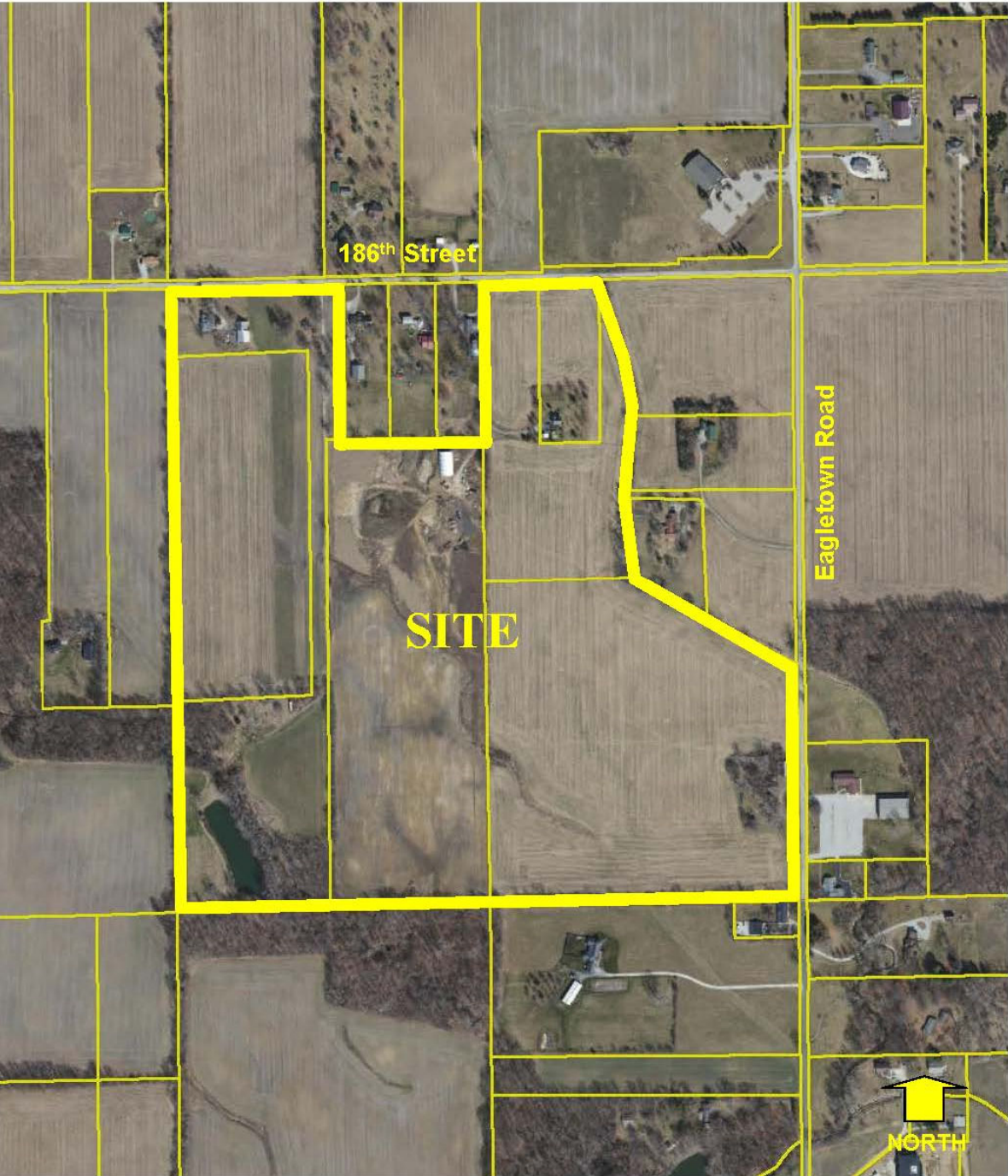


EXHIBIT B

CONCEPT PLAN
(Page 1 of 2)



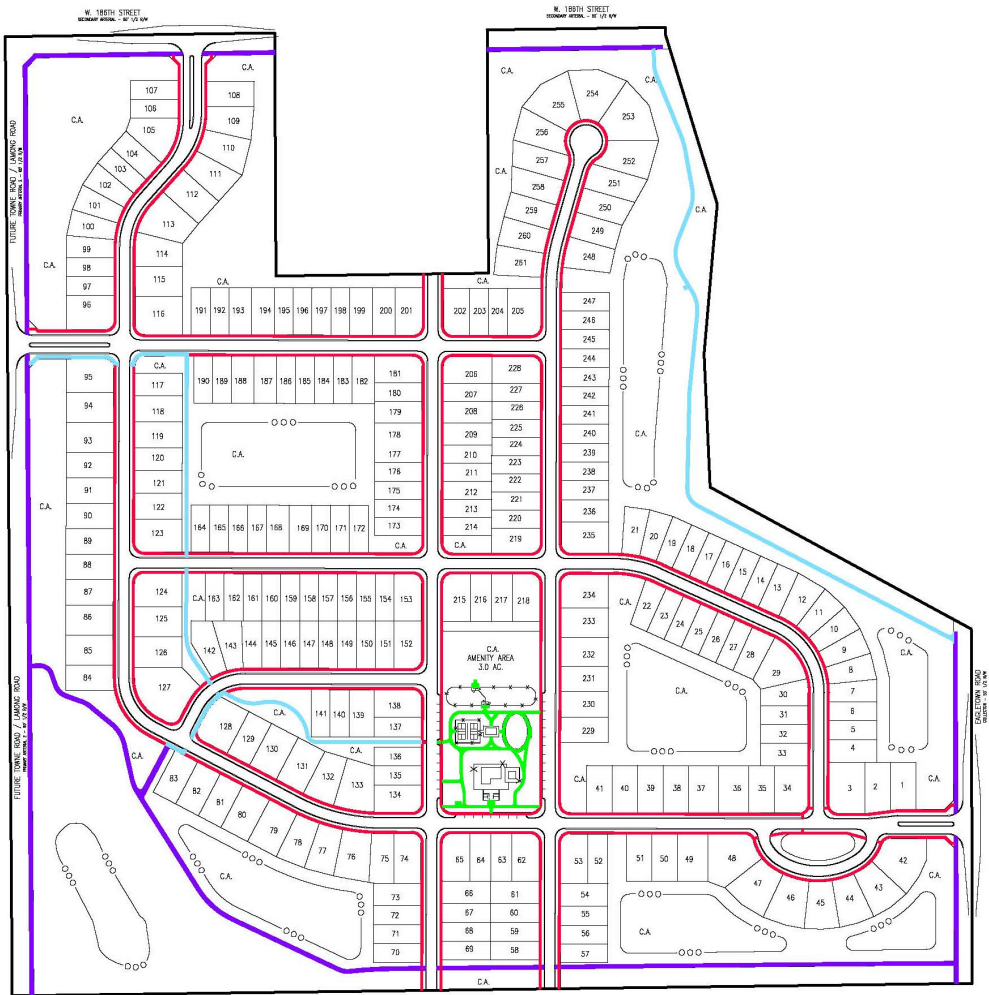
PRODUCT ANALYSIS CHART

50'x52'/62' FL LOTS	= 181
70' SL/FL LOTS	= 80

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

EXHIBIT B

CONCEPT PLAN
(Page 2 of 2)



LEGEND

- 10' ASPHALT PATH – 7,577 LF
- 8' ASPHALT PATH – 4,275 LF
- 6' CONCRETE SIDEWALK – 1,730 LF
(AMENITY AREA)
- 5' CONCRETE SIDEWALK – 24,088 LF

EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT
(Page 1 of 2)



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT
(Page 2 of 2)



EXHIBIT D
AMENITY CHARACTER EXHIBIT

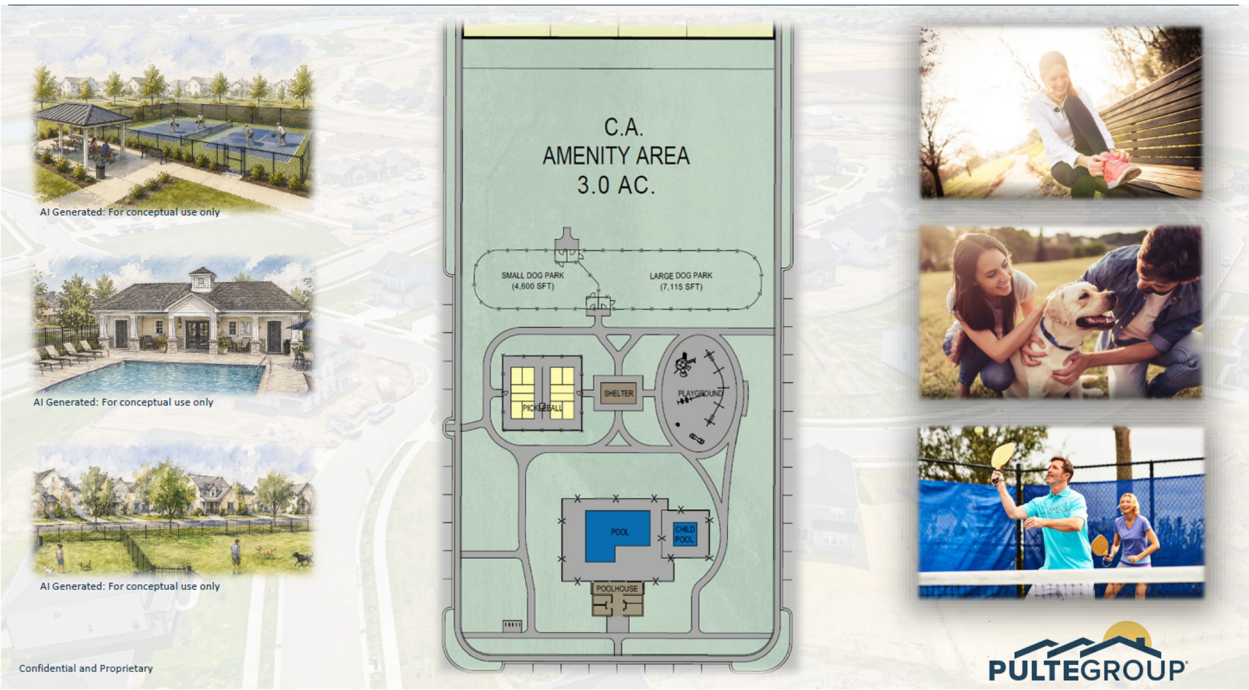
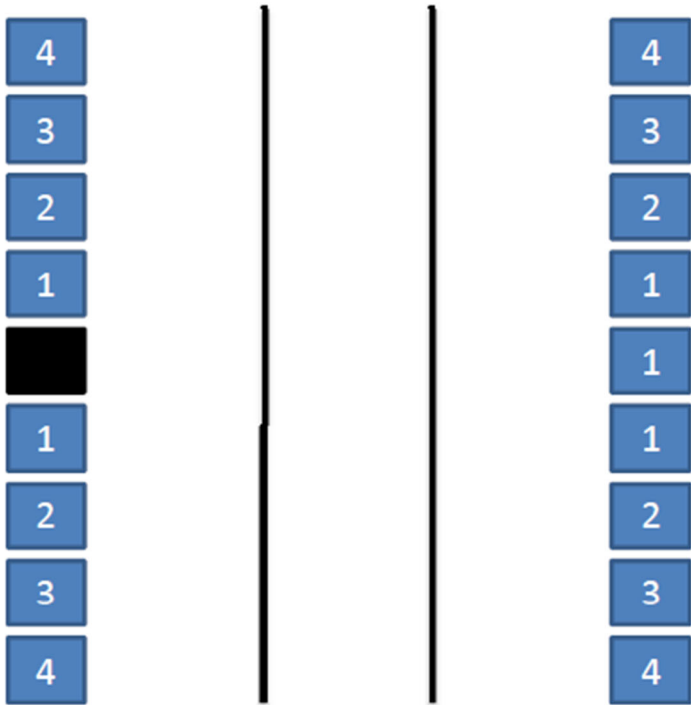


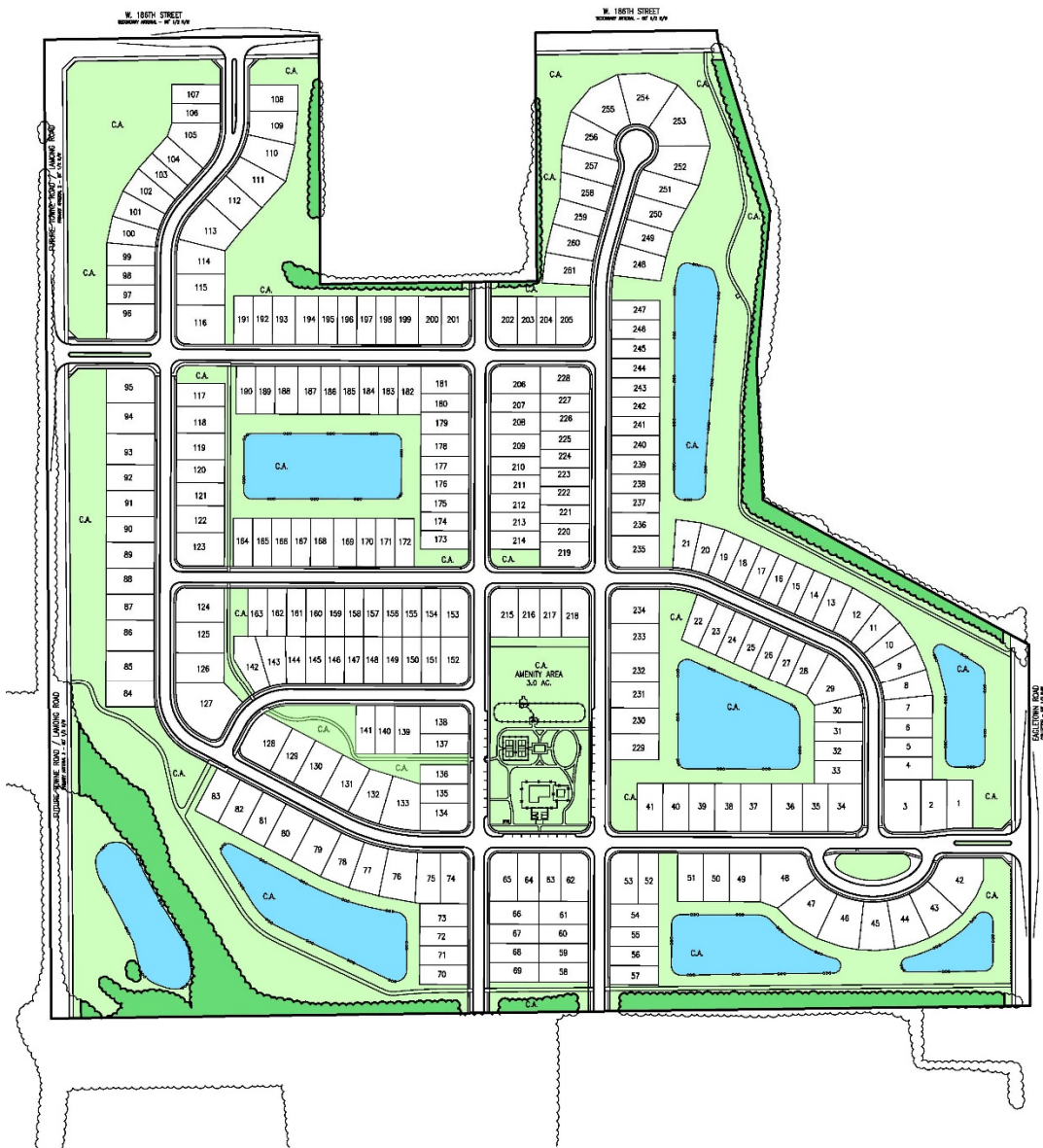
EXHIBIT E
ANTI MONOTONY STANDARDS



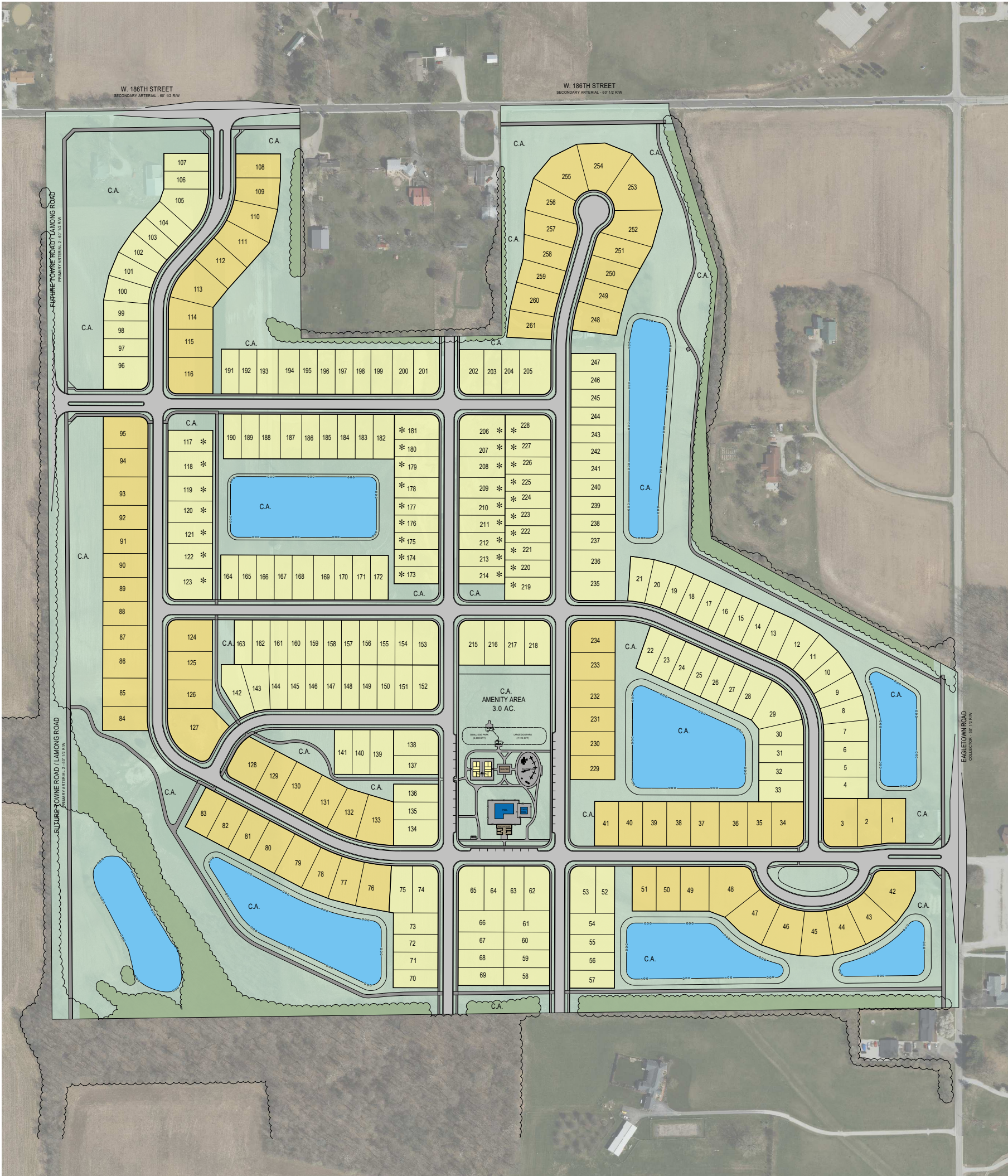
- 1** Home cannot be of the same elevation of the same plan as the Subject home. The primary exterior siding color* cannot be identical per the manufacturer color palette and must be a different brick or stone. Home cannot be mirrored or flipped elevation.
- 2** Home cannot be of the same elevation of the same plan as the Subject home. The primary exterior siding color* cannot be identical per the manufacturer color palette but may have the same brick/stone. Home cannot be mirrored or flipped elevation
- 3** Home may be of the same plan and elevation as the Subject home. Must be a different primary exterior siding color* per manufacturer color palette but may have the same brick/stone.
- 4** May be identical to Subject home.

*The primary exterior color of a home shall be determined by reference to all four sides of the house and not limited to the front elevation.

EXHIBIT G
OPEN SPACE AND TREE PRESERVATION AREAS



DEL GRECO WESTFIELD, INDIANA



PRODUCT ANALYSIS CHART

50'/52'/62' FL LOTS	= 181
70' SL/FL LOTS	= 80
TOTAL LOTS	= 261

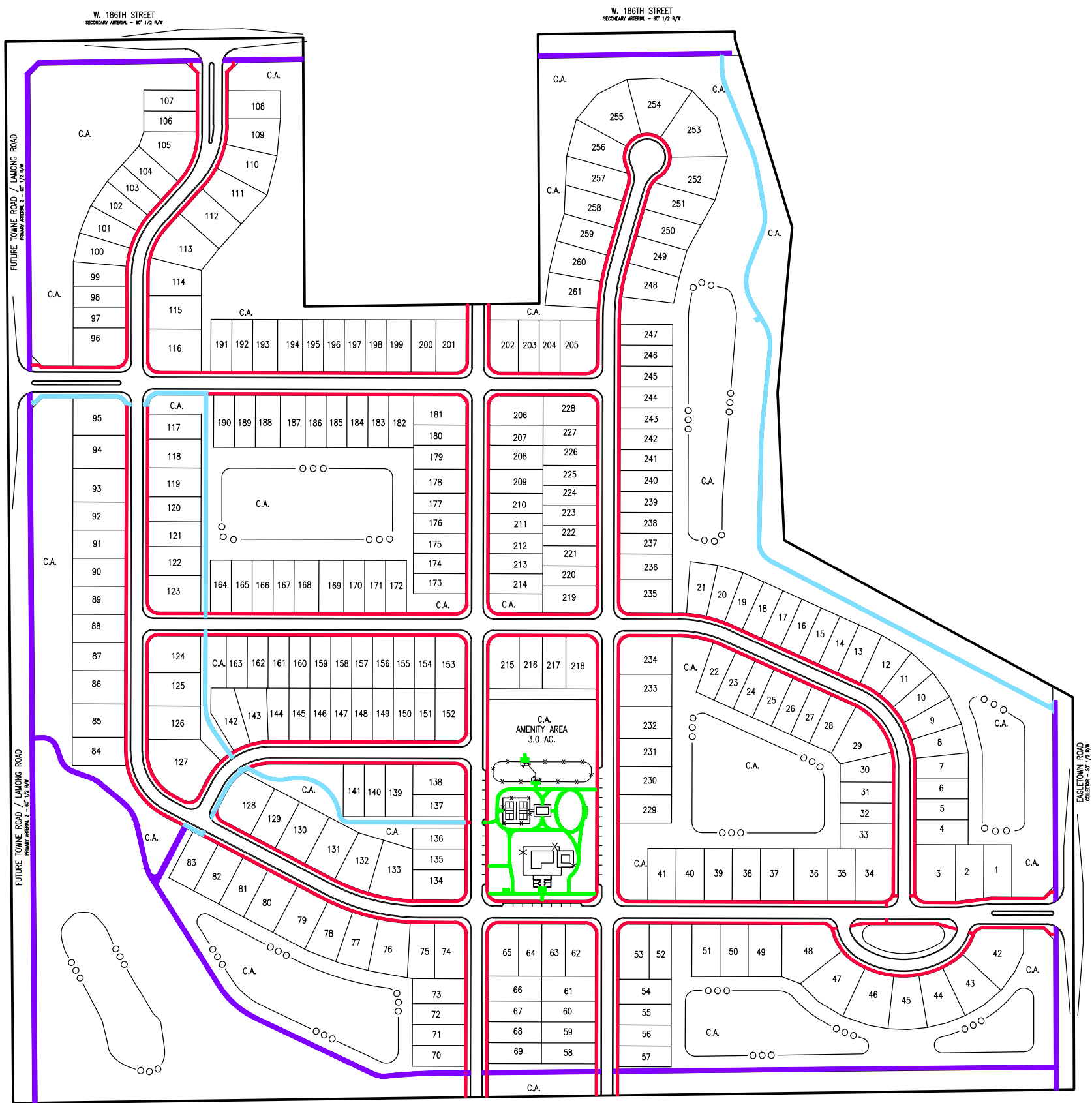
NOT TO SCALE



HWC
ENGINEERING

DEL GRECO
PRODUCT ANALYSIS EXHIBIT
WESTFIELD, INDIANA
JULY 1, 2026

DEL GRECO WESTFIELD, INDIANA



LEGEND

- 10' ASPHALT PATH – 7,577 LF
- 8' ASPHALT PATH – 4,275 LF
- 6' CONCRETE SIDEWALK – 1,730 LF (AMENITY AREA)
- 5' CONCRETE SIDEWALK – 24,088 LF

DEL GRECO
CONNECTIVITY EXHIBIT
WESTFIELD, INDIANA
JULY 1, 2026

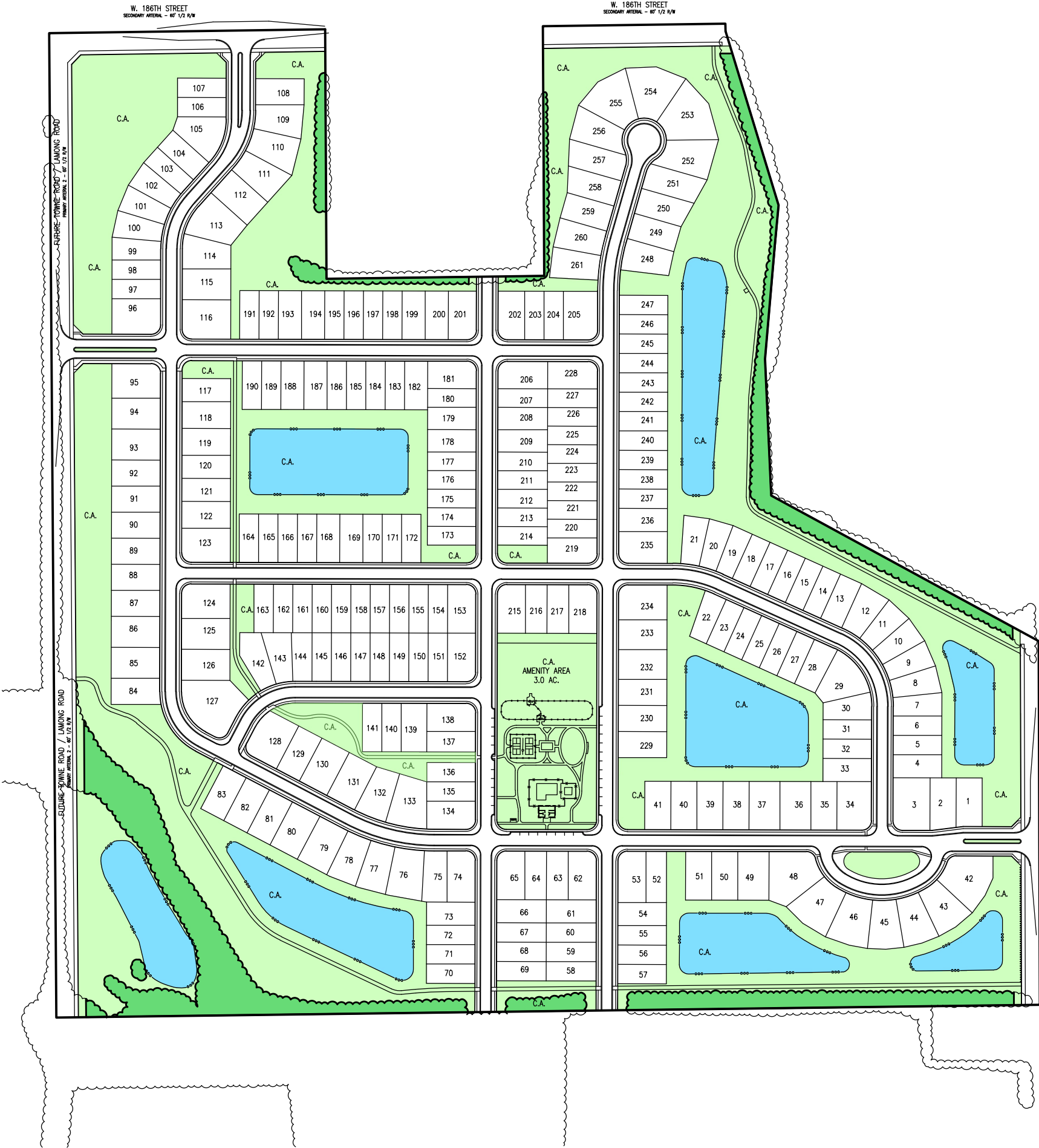


NOT TO SCALE



HWC
ENGINEERING

DEL GRECO WESTFIELD, INDIANA



TOTAL ACREAGE = 126.86 AC. $\pm$

COMMON AREA OPEN SPACE = 51.0 AC. ±

TREE PRESERVATION = 6.1 AC. ±



NOT TO SCALE



HWC ENGINEERING

DEL GRECO
OPEN SPACE EXHIBIT
WESTFIELD, INDIANA
JULY 1, 2026



Eagle West PUD

Aerial Location Map



Site Plan

Amenity Plan



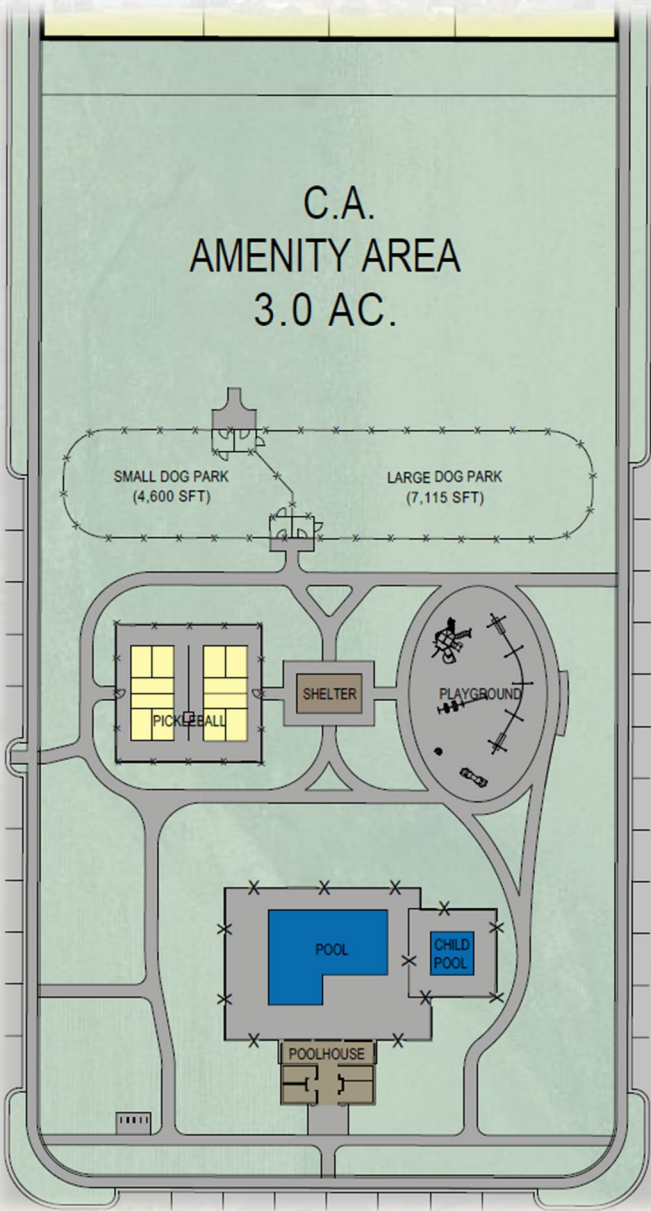
AI Generated: For conceptual use only



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AI Generated: For conceptual use only



Example Home Elevations



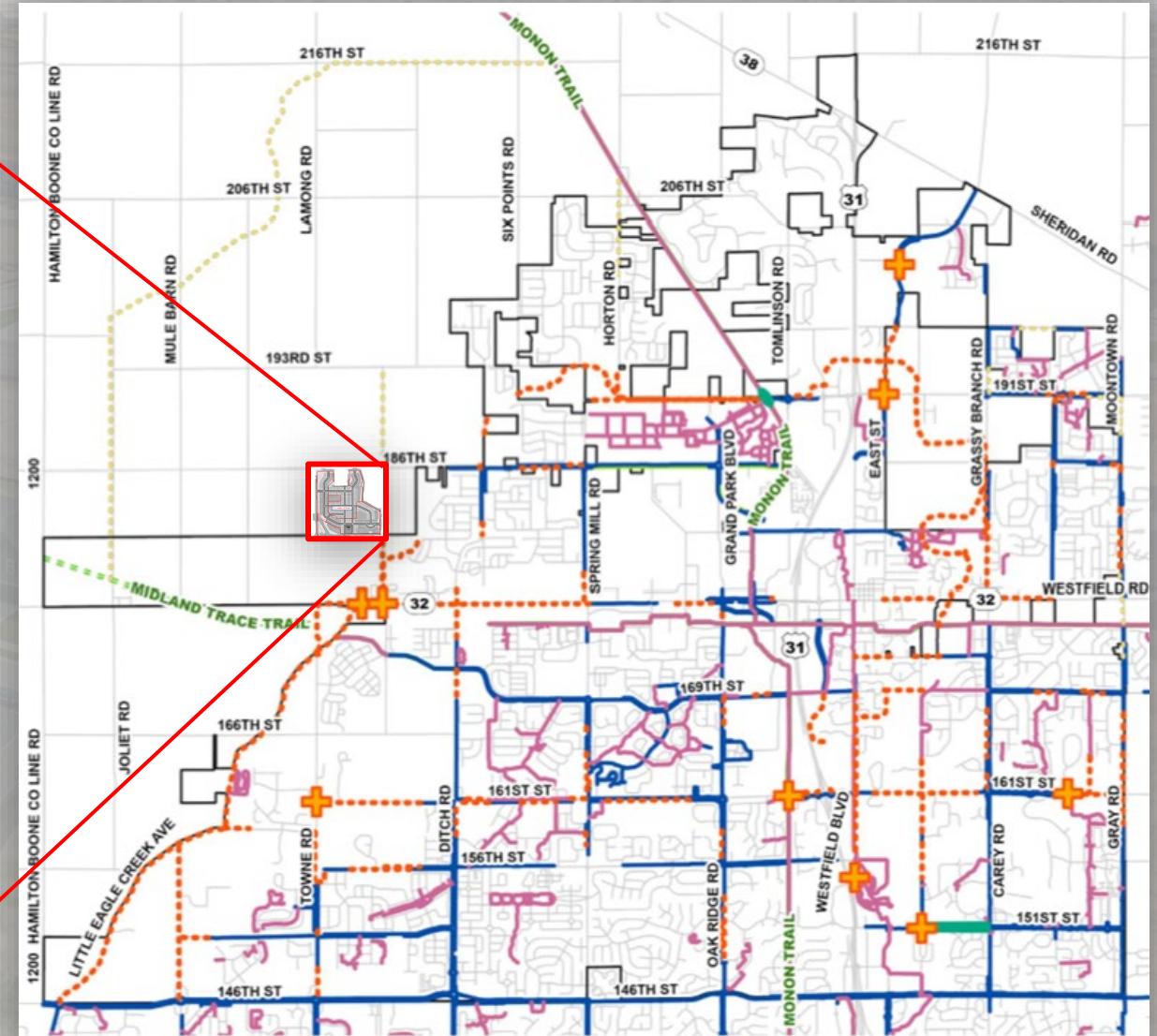
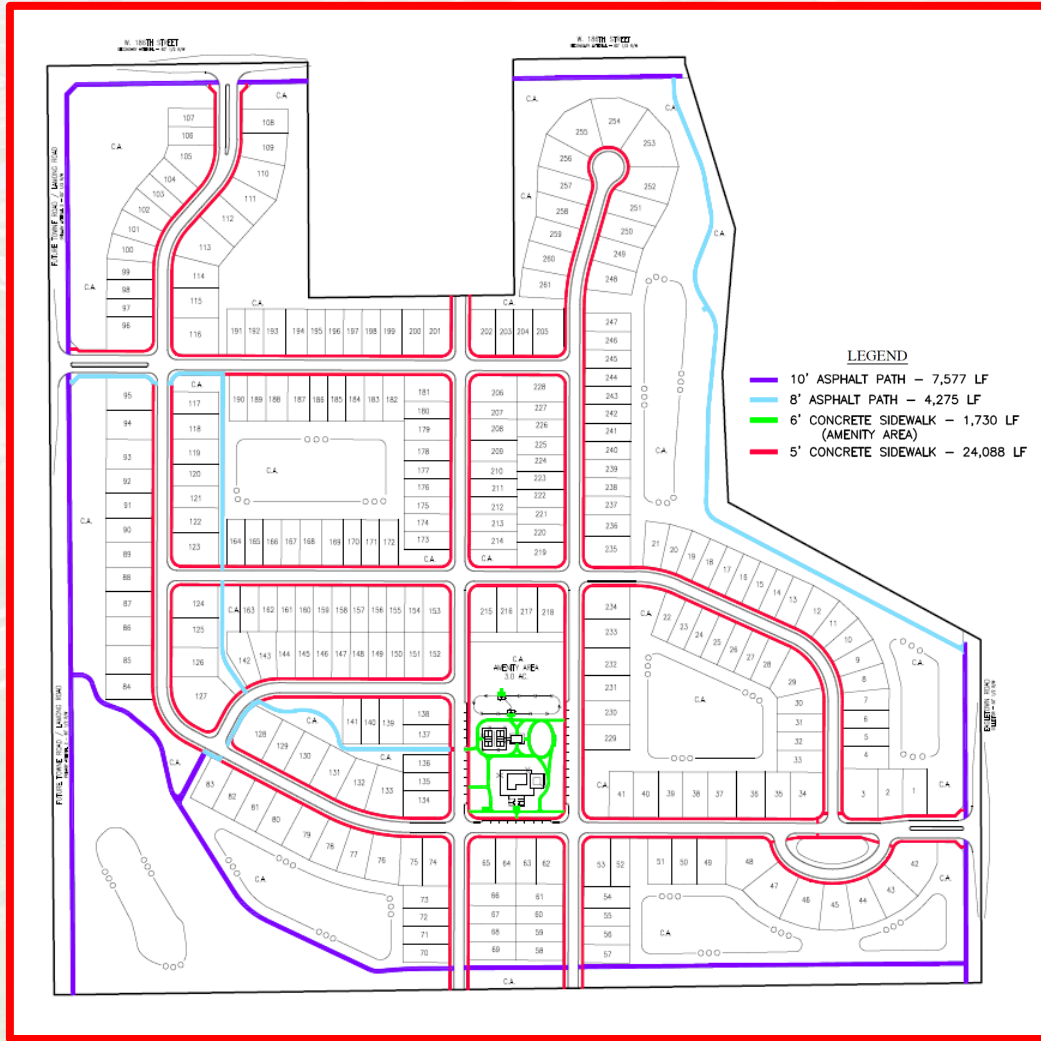
Example Home Elevations



Example Home Elevations



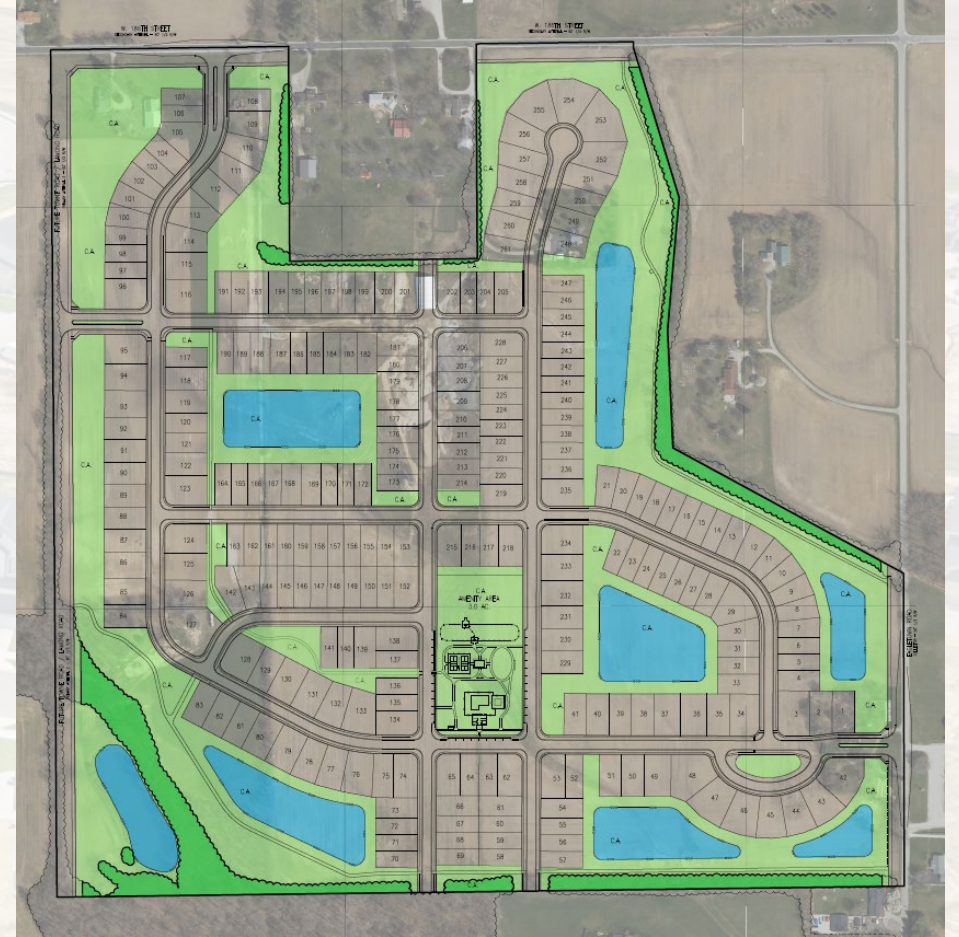
Trail Map



Facilitates future connectivity to Little Eagle Creek Trail

Tree Preservation and Open Space– Preliminary

Current Condition



Summary of Neighborhood Meeting

Project/Applicant: Pulte Homes of Indiana
Rezone Request to the “Eagle West PUD District Ordinance”
Ordinance No. 2608-PUD-10

Date: July 23, 2026, at 6:30 pm

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

Presenters: Jon Dobosiewicz, Nelson & Frankenberger, LLC
Rex Ramage, Pulte Homes of Indiana

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

Jon Dobosiewicz provided an overview summary of the proposal and the following topics/questions were discussed:

1. Question as to the entrance via 186th Street and its location; street department requested the entrance and cul-de-sac streets be switched
2. Questions as to whether the trees along the property line would remain
3. Question as to whether a traffic study was completed; yes, by A&F which indicated no change in intersection mechanics was necessary; once property is annexed, the City would most likely review area regarding traffic/speed
4. Question as to sufficiency of dedication of right-of-way for future Towne Road
5. Confirm sidewalks will be installed throughout neighborhood and paths along exterior
6. Drainage questions; developer is required to retain and treat any drainage flowing onto the site or originating onsite before it is released; development not allowed to block or impede drainage and will tie into existing drainage
7. Confirmed existing property not part of development will not be required to switch from well/septic
8. Question as to where water supply will be pulled from
9. Issues regarding Little Eagle Creek discussed as to limiting flow into existing infrastructure
10. Question as to why existing homes were not able to connect to existing sewer

11. Why stub roads to the south; City requires connectivity for future development
12. Comp Plan notes area to the south noted for tree preservation; this does not exclude access but would require sensitivity to developing that area in the future
13. Path will be north of the existing east/west sewer easement along southern property line
14. Developer is obligated to remove dead/dying trees
15. What creates privacy for remaining homesteads? Tree buffer/preservation only
16. What are construction hours? 7am-10pm as controlled by City
17. There will be dirt/dust mitigation as required by City
18. No perimeter fence to be installed
19. Buildout timeframe; begin earthwork April 2027 with 5 year anticipated buildout
20. Confirm all single-family homes
21. Confirm zoning of these parcels does not impact rights of adjoining properties
22. Will there be disclosed as to uses of adjoining properties; yes
23. Does Westfield plan to incorporate this “area”? Only property under PUD is to be incorporated, which will provide city services
24. Where will fire hydrants be located? Finalized with Development Plan process
25. Where will Street lights be located? At intersections and max distance per UDO; directional lighting required
26. Will ponds be enough to prevent flooding on adjoining properties/creek? Yes, designed for 100-year rain event
27. Concern regarding increased traffic at intersection of 32 and Eagletown Road and impact of construction traffic for this development in the area discussed

The meeting ended at approximately 7:45pm

Neighborhood Meeting Sign In-Sheet

RE: Neighborhood Meeting
Pulte Homes of Indiana

Rezone Request to the "Eagle West PUD District Ordinance"
Ordinance No. 2608-PUD-10

Date: Thursday, July 23, 2026 at 6:30 pm
Wyndham Hotel, 18592 Carousel Lane
Westfield, IN 46074

NAME	ADDRESS	PHONE	EMAIL
1. Tom & Pam Eisele	2129 W. 186 th Westfield	317-372- 6773	nufface@icloud.com
2. Lisa Ambrosi	3720 Adams Ave Zionsville	317-315129	2 USA-ANTONARRICOMPASS.COM
3. Koby & Terry Vest	2225 W 186 th St.	317-341-2285	+kzvest@msn.com
4. Valerie Hamilton	18103 Eagletown Rd	208-973-5933	valhanna@comcast.net
5. David & Nadia Sanchez	18318 Eagletown Rd	574-596-4275	DavidSanz12@Hotmail.com
6. RICHARD & TRICIA DAVIS	18010 EAGLETOWN RD	317-374-7466	DAVISFAMILYLAWNCORP.AOL.COM
7. Michael	Matthew		
8. George Mekhael			
9. Dawn Moore	2501 West 186 th Westfield, IN	317-697-6534	dawnmoore02@gmail.com
10. Jon Moore	↓	317-697-2024	jmoore@structuredsolutions.us
11.			
12.			
13.			
14.			
15.			
16.			
17.			



CITY OF WESTFIELD
PUBLIC INFORMATION MEETING NOTICE

Date: July 23, 2026
Time: 6:30 pm
Location: Wyndham Hotel, 18592 Carousel Lane,
Westfield, IN 46074
Subject Matter: Public House of Indiana
Rezoning Request - Eagle West
PUD Docket Number: 2608-PUD-10

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

City of Westfield | 2708 E. 171st Street, Westfield, IN 46074 | westfield.in.gov

WRITTEN PUBLIC COMMENTS

Docket Number: 2608-PUD-10
Petitioner: Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC
Request: Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 127 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Eagle West PUD District.

Enclosed Attachments (as of 5:00pm., Monday, August 3)

August 3, 2026 - Advisory Plan Commission Meeting

1. Rick & Patricia Davis
- 07/27/26

Public Comments Regarding Proposed Rezoning of Eagle West PUD District, Docket # A26-0068

Submitted by: Rick and Patricia Davis, 18010 Eagletown Rd

My family lives immediately south of the proposed development. We farm our property, raise blueberries, alfalfa, and livestock, and our home is the last residence within the Westfield city limits as you travel North on Eagletown Rd. While I'm not opposed to responsible growth, I object to the rezoning of these AG-SF1 parcels to the "Eagle West PUD", especially in light of the plan currently presented by Putle. My concern is that this proposal represents an abrupt shift from agricultural land to high-density residential development rather than the gradual transition envisioned by thoughtful community planning. With the majority of the surrounding areas still being zoned AG, rezoning of this nature presents an undue burden on the surrounding community. I'm concerned that the impacts on existing residents and natural resources have not been adequately addressed.

One of Westfield's long-standing planning principles has been to encourage contiguous development and avoid "hopscoth" development. While the wording has evolved over time, the City's current Comprehensive Plan still emphasizes preserving agricultural land in unincorporated areas, supporting rural character, protecting farming, and creating thoughtful transitions between land uses.

My property is the last residence within city limits. The land immediately east of us has not yet developed, and this proposal would become the first major residential subdivision on Eagletown Road outside the current developed area. I respectfully question whether this is truly the logical next step for growth.

I have several concerns for your consideration:

1. Is a 260-home development adjacent to an active agricultural area the most natural choice of land use?

Westfield's Comprehensive Plan specifically supports preserving agricultural land uses and even calls for adoption of a Right-to-Farm ordinance to protect existing farms from conflicts created by urbanization. I'm encouraged to see that the city's vision still supports the rights of existing farmers in a historically agricultural area.

We actively farm alfalfa and blueberries and maintain livestock. A 260-home subdivision immediately adjacent to an active agricultural operation is not a gradual transition in land use. It increases the likelihood of future conflicts over noise, odors, dust, equipment, and normal farming activities that have existed here long before this proposal. While I understand that development here will likely occur, could estate lots or larger parcels better match the surrounding area?

2. Wildlife

One of my greatest concerns is the long-term impact this development will have on the wildlife that depends on this landscape. While I appreciate that the existing woods are shown as being preserved, protecting the trees alone does not preserve the habitat. The adjacent farm field serves as an essential feeding and movement corridor for wildlife using those woods. We regularly observe deer, barn owls, foxes, coyotes, and even bald eagles using both the wooded area and the open field.

The current plan appears to place a 10-foot wide paved path directly along the existing tree line, in the very area where wildlife regularly travels. During construction and after the neighborhood is complete, that corridor will become heavily disturbed by people, pets, lighting, and daily activity, making it much more difficult for wildlife to safely move through the area.

I respectfully ask the City and the developer to redesign this portion of the project to create a meaningful wildlife buffer between the homes and the existing woods. Rather than placing the trail directly against the tree line, I encourage moving it farther into the development and preserving a wider natural corridor that allows wildlife to continue moving between habitats with minimal human disturbance.

If the City approves this development, I hope it will require design features that protect wildlife habitat—not just individual trees. That could include wider natural buffers, preservation of native vegetation, limiting fencing that blocks wildlife movement, directing lighting away from the woods, and maintaining an uninterrupted travel corridor for animals that have used this landscape for generations.

Westfield's Comprehensive Plan specifically calls for protecting significant wooded areas and incorporating them into new developments through connected green networks. This project provides an opportunity to put those goals into practice by preserving not only the woods themselves, but also the habitat and movement corridors that make those woods a functioning ecosystem. I hope the City will require revisions that allow growth to occur while also protecting one of the last remaining connected natural habitats in this part of the township.

For many years, we've observed the same family of deer regularly crossing this portion of the property between the woods and the surrounding fields. While this is anecdotal, it illustrates that the proposed trail and adjacent development are being placed in an established wildlife movement corridor that already exists today.

3. Buffers

The proposed public trail in the development will run directly along approximately 1,300 feet of my property line adjacent to an active agricultural operation with livestock. This creates an interface between a public recreational amenity and an existing working farm that has been here long before this development.

I respectfully request that the City require a substantial buffer along this boundary consisting of preserved vegetation, additional landscaping, and privacy fencing where appropriate to protect both existing property owners and future trail users.

Relocating the trail farther into the subdivision would provide a more appropriate buffer while preserving a substantially wider wildlife corridor, as previously requested.

4. A departure from the city's recently adopted comprehensive plan.

Westfield's Comprehensive Plan, adopted in March 2026, states that the City should "ensure that at least 70 percent of the wooded/conservation areas are protected and new developments add and help connect to the green network." It further identifies these woods as a "Tree Stands (Overlay)" area, stating:

"The intent of showing these tree groves is to identify their importance to the community and that they should be preserved and incorporated into any new development that is around them."

I appreciate that the current plan leaves the woods standing. However, I am concerned that the proposed subdivision also includes stub streets extending south toward both my property and these designated tree stands. While those roads are not being constructed today, they appear to anticipate future connections. If those connections are ultimately extended, they could fragment or eliminate portions of the very tree stands the Comprehensive Plan identifies as significant and worthy of preservation.

I would ask the City to consider how these planned future street connections are consistent with the Comprehensive Plan's commitment to preserve these remaining tree stands and incorporate them into development, rather than creating infrastructure that could facilitate their future removal.

If these tree stands are truly intended to be preserved as an important community resource, I respectfully request that the City require permanent protection of the wooded corridor and reconsider the location or necessity of the proposed stub streets that point directly toward it.

5. Traffic

According to INDOT, average daily traffic at State Road 32 and Eagletown Road has increased from approximately 6,600 vehicles per day in 2018 to over 12,600 vehicles per day in 2025—nearly doubling in seven years.

A development of more than 260 homes will add hundreds of additional daily trips onto Eagletown Road, which remains a rural roadway.

I would like to know whether a professional traffic impact study has been completed and what measures will be taken to ensure the safety of existing residents.

Unlike many suburban roads, Eagletown Road still has the character of a rural community. Many residents walk along the roadway for recreation or transportation, children are often outside, and many homes sit close to the road. We also have frequent deer crossings and household pets near the roadway. As traffic volumes continue to increase—and particularly during construction, when large trucks requiring longer stopping distances will regularly use Eagletown Road—the safety of pedestrians, residents, pets, and wildlife becomes an even greater concern.

6. Water and drainage

Water from the proposed development currently drains south across our property before entering Little Eagle Creek. Portions of our property are already within FEMA flood zones, we regularly experience standing water, and Eagletown Road itself floods around the bridge over Little Eagle Creek.

I am concerned that replacing approximately 130 acres of permeable farmland with roofs, streets, and driveways will significantly increase stormwater runoff unless extraordinary measures are taken.

I'm also concerned about long-term water quality. Runoff from more than 200 chemically treated lawns will ultimately enter the drainage system flowing across our property and into Little Eagle Creek.

I understand that Pulte has met drainage requirements with their plan. However, given the presence of floodplain areas on surrounding properties, I believe the potential impact of this development on existing drainage patterns and neighboring properties warrants particular scrutiny. Any change in drainage could significantly impact the income of nearby working farms, including my own. I would ask that the City require a comprehensive, independent hydrologic and hydraulic analysis that evaluates not only drainage within the proposed

development, but also the potential effects on surrounding properties and downstream drainage systems under existing and proposed conditions

I respectfully request that the City:

- Thoughtfully reconsider the proposed re-zoning
- Require an environmental assessment of wildlife corridors and habitat connectivity.
- Require design features that preserve wildlife habitat connectivity and allow for existing wildlife movement where practical.
- Evaluate whether this proposal creates adequate buffers and transitions between different types and intensities of land uses.
- If approved, require substantial natural buffers between existing agricultural operations and the subdivision.
- Require an independent Traffic Impact Study before rezoning.
- Require an independent H&H study that evaluates the both existing and proposed drainage conditions beyond the boundaries of the development.

Thank you for your time and thoughtful consideration.

Sincerely,

Rick and Patricia Davis