

Westfield City Council

Members

Jon Dartt, (District 1)
Victor McCarty, (District 2)
Joe Duepner, (District 3)
Patrick T. Tamm, (District 4)
Noah Herron, (District 5)
Chad Huff, (At Large)
Kurt Wanninger, (At Large)



CITY OF WESTFIELD, IN
City Council Meeting Agenda

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, November 11, 2024 at 7:00 PM

MEETING PLACE: Westfield City Hall Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF CITY COUNCIL

Pledge of Allegiance

Invocation by: Clerk-Treasurer, Marla Ailor

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Minutes:

Minutes from October 28, 2024

Claims:

Guests:

Residents who wish to address the Council.

Miscellaneous Business/Special Recognition:

Presentation: Swearing in of New City Firefighters/Danielle Carey-Tolan

Presentation: Comprehensive Plan Update/Caleb Ernest

Presentation: Recommendation from Audit Committee Regarding Outside Auditor/Tonya Hyatt

Presentation: Dora Update/Kayla Arnold

Old Business:

Ordinance 24-65: Maple Knoll PUD Amendment (Maple Glen)
Staff Planner: Ryan Collingwood/Council Sponsor: Patrick Tamm
First Reading: October 28, 2024
APC Public Hearing: November 6, 2024
APC Workshop: Anticipated to be Waived
Adoption Consideration: November 11, 2024

Ordinance 24-66: Lyons Team PUD Amendment
Staff Planner: Ryan Collingwood/Council Sponsor: Patrick Tamm
First Reading: October 28, 2024
APC Public Hearing: November 6, 2024
APC Workshop: Waived
Adoption Consideration: November 11, 2024

New Business:

Resolution 24-152: DORA/Designated Permittees
Presented by: Kayla Arnold
Adoption Consideration: November 11, 2024

Ordinance 24-69: Park and Popular PUD
Staff Planner: Daine Crabtree/Council Sponsor: Noah Herron
First Reading: November 11, 2024
APC Public Hearing: December 2, 2024
APC Recommendation: January 15, 2025 (tentative)
Adoption Consideration: January 27, 2025 (tentative)

Ordinance 24-70: Grand Universe PUD
Staff Presenter: Daine Crabtree/Council Sponsor: Joe Duepner
First Reading: November 11, 2024
APC Public Hearing: December 2, 2024
APC Workshop Anticipated: January 21, 2025
APC Recommendation Anticipated: February 3, 2025
Adoption Consideration: February 10, 2025

Approval of the 2025 Council Meeting Dates

City Council Comments:

Mayor Comments:

Adjourn:

Westfield City Council October 28, 2024

The Westfield City Council held a meeting on October 28, 2024, at Westfield City Hall. Councilors present were Patrick Tamm, Victor McCarty, Kurt Wanninger, Noah Herron, Jon Dartt, and Joe Duepner. Also in attendance were Mayor Willis, Clerk-Treasurer Marla Ailor, and City Attorney Kaitlin Glazier.

Approval of Minutes:

Kurt Wanninger made the motion to approve October 14, 2024, minutes as presented. Victor McCarty seconded. Vote: Yes-6; No-0. Motion carried.

Claims:

Noah Herron made the motion to approve the claims as presented. Jon Dartt seconded. Vote: Yes-6; No-0. Motion carried.

Changes to Agenda/Announcements

None

Residents who wish to address the Council

None

Miscellaneous Business/Special Presentation

Presentation: Recognizing Brownie Troop 2397 for being in attendance to earn their Democracy Badge.

Presentation: Proclamation Hindu Heritage Month

Old Business:

Ordinance 24-49: 2025 Budget

Presented by: Mayor Willis

First Reading and Public Hearing: August 26, 2024

Adoption Consideration: October 28, 2024

Mayor Willis presented a slide show that detailed the highlights of the 2025 Budget. The highlights included: A balanced budget, and a flat tax rate, with focus on Public Safety, Roads & Infrastructure, Economic Development and improved quality of life.

Noah Herron made the motion to approve Ordinance 24-49 as presented. Victor McCarty seconded the motion. Vote: Yes-6; No-0. Motion carried.

Ordinance 24-52: 2025 Non-Elected Salary Ordinance

Presented by: Danielle Carey-Tolan

First Reading: October 14, 2024

Adoption Consideration: October 28, 2024

Danielle Carey-Tolan stated that no changes have been made since introduction.

Kurt Wanninger made the motion to approve Ordinance 24-52. Jon Dartt seconded the motion. Vote: Yes-6; No-0. Motion carried.

Ordinance 24-53: 2025 Elected Officials Salary

Presented by: Marla Ailor

First Reading: October 14, 2024

Adoption Consideration: October 28, 2024

Marla Ailor stated that no changes have been made since the introduction. A previous version was accidentally attached to the agenda but was corrected today. The corrections included lowering the Clerk-Treasurer's vehicle allowance, and removal of the Mayor's stipend, which is not allowed. Ms. Ailor apologized for the error.

Jon Dartt made the motion to approve Ordinance 24-53. Victor McCarty seconded.

Vote: Yes-6; No-0. Motion carried.

Ordinance 24-60: Common Council of the City of Westfield, In Approving Second Addendum to the 2024 Lease Re-affirming Pledge of the General Revenue to 2024 Lease Rental Program

Presented by: Cam Starnes

First Reading: October 14, 2024

Adoption Consideration: October 28, 2024

Kaitlin Glazier explained the redline version of Ordinance 24-60, stating that nothing substantive was changed since introduction, it was a typo where numbers were repeated and incorrect.

Ordinances 24-61 and 24-62 both have Ordinance title errors pertaining to the year of the lease. Ordinance 24-61 should read approving second addendum for the 2018 lease and re-affirming pledge of LIT to the 2018 lease rental payments. Ordinance 24-62 reads the same but is for 2016. For the record, the documents that were attached to each ordinance are correct, error was only pertaining to the title of Ordinance.

Kurt Wanninger made the motion to approve Ordinance 24-60. Victor McCarty seconded the motion. Vote: Yes-6; No-0. Motion carried.

Ordinance 24-61: Common Council of the City of Westfield, In Approving Second Addendum to the 2018 Lease and Re-affirming Pledge of LIT to 2018 Lease Rental Payments

Presented by: Cam Starnes

First Reading: October 14, 2024

Adoption Consideration: October 28, 2024

Cam Starnes presented Ordinance 24-60, 24-61, and 24-62 together.

Kurt Wanninger made the motion to approve Ordinance 24-61. Jon Dartt seconded the motion. Vote: Yes-6; No-0. Motion carried.

Ordinance 24-62: Common Council of the City of Westfield, In Approving Second Addendum to the 2016 Lease and Re-affirming Pledge of LIT to 2016 Lease Rental Payments

Presented by: Cam Starnes

First Reading: October 14, 2024

Adoption Consideration: October 28, 2024

Cam Starnes presented Ordinance 24-60, 24-61, and 24-62 together.

Kurt Wanninger made the motion to approve Ordinance 24-62. Victor Mc Carty seconded the motion. Vote: Yes-6; No-0. Motion carried.

New Business:

Ordinance 24-64: Ambrose on Main PUD

Staff Planner-Lauren Gillingham Teague/Council Sponsor: Joe Duepner

First Reading: October 28, 2024

APC Public Hearing: November 6, 2024

APC Workshop Anticipated: December 16, 2024

APC Recommendation & Adoption Consideration: TBD

Lauren Gillingham-Teague presented the proposed Ambrose on Main PUD District located at the northeast corner of SR 32 and East Street. This will be a 4-story 88-unit mixed-use residential building, with commercial storefronts facing 32. There will be a neighborhood meeting (same location as tonight's meeting) tomorrow at 6PM.

Shelby Bowen, partner with Rebar Development, spoke thanking the mayor for his staff being collaborative, professional, responsive, and for making the project better. This is a public-private partnership; their 13th in the last five years within Central Indiana. Mr. Bowen stated that they have the best in-class design team, and he is excited to introduce this project that is both a statement and an anchor in the downtown redevelopment. The project will be a \$27.1 million investment in downtown, have 12,283sf of commercial space/office space/restaurant with outdoor eating, 1,500sf rooftop patio, 9,720sf of plaza area and 216 surface parking spaces. Mr. Bowen stated that they were collaborating with city engineers to extend Penn Street. Project highlights and site plans were discussed. Construction will start in March of 2025, if approvals stay on track, with a completion slated for the fall of 2026.

Jon Dartt asked the petitioner to speak regarding the buffer, primarily for the residents on the north side. Mr. Bowen relayed that the parking lot will provide a buffer for the residents that live on Hillcrest. Councilor Dartt inquired about the impact of the lighting, stating that is a big parking lot. The petitioner stated that per the city's requirements, the lighting will be goosenecked, shining down rather than up or out.

Councilor Dartt asked if a crosswalk was being considered for pedestrians wanting to cross SR 32. The petitioner stated that he hopes the city and engineering can collaborate and that he hopes they can all invest in this along with the state. Currently there are no plans as part of their project. Mr. Bowen agreed that he wants people to feel safe in getting to the other areas downtown and as a partner they would love to invest in this as part of their project. Mayor Willis relayed that the city had looked into this when the decision was made to widen SR 32 and there would be crosswalks, but he was unsure of the exact location.

Councilor Dart inquired about the extension of Penn Street, asking if it would go through to Hillcrest. Mr. Bowen replied yes, it makes sense, and he feels it will enhance their project. Mayor Willis commented, Penn Street through the city's thoroughfare plan was always slated to be extended to the east. The mayor stated that Hillcrest has the worst roads in the city due to neglect of the city and stated that once the project was completed the entire roadway would be repaved and improved. The petitioner stated that sidewalks would be added as well. Councilor Duepner asked what the primary purpose of the rooftop was. Mr. Bowen stated that it was for the residents living in the building to have a private patio as an added amenity. There was discussion on what the retail on the ground floor was anticipated to be. The petitioner stated that they are trying to get a mix that doesn't burden the parking all at the same time. A sit-down restaurant with outdoor seating is hopeful for endcap to the east.

Ordinance 24-65: Maple Knoll PUD Amendment (Maple Glen)

Staff Planner: Ryan Collingwood/Council Sponsor: Patrick Tamm

First Reading: October 28, 2024

APC Public Hearing: November 6, 2024

APC Workshop Anticipated: December 16, 2024

APC Recommendation & Adoption Consideration: TBD

Ryan Collingwood presented stating the subject parcel is approximately 34.3 acres in size and is currently where Maple Glen Elementary School and the existing transportation center is located. This amendment would allow the schools to expand and renovate the existing transportation building, as well as construct a new free-standing building on the property.

Matt Skelton with Church, Church Hittle and Antrim and Assistant Superintendent with Westfield Schools Brian Tomamichel were available for additional discussion. Mr. Skelton stated that this amendment is designed to consolidate certain school functions, specifically the grounds facilities and operations service center which are in separate locations currently. Mr. Skelton relayed that the schools have been thoughtful and considered a neighborhood that abuts up to the east side property line. Today there is a 40-foot buffer/green strip that has some landscaping, but they are adding an additional 40 ft so there will be an 80-foot buffer with a 4-5-foot mound along with additional landscaping. There will be a neighborhood meeting tomorrow evening 6:30PM at the bus transportation facility on Ditch Road. Councilor Wanninger asked what the costs of these improvements would be. Brian Tomamichel stated they plan to invest approximately \$17M.

Ordinance 24-66: Lyons Team PUD Amendment

Staff Planner: Ryan Collingwood/Council Sponsor: Patrick Tamm

First Reading: October 28, 2024

APC Public Hearing: November 6, 2024

APC Workshop Anticipated: December 16, 2024

APC Recommendation & Adoption Consideration: TBD

Ryan Collingwood introduced the item stating this amends Ordinance 18-11 and would allow religious or church uses on the 0.1-acre parcel rather than only office uses that were originally permitted.

Ordinance 24-67: Common Council of the City of Westfield, Indiana Regulating Mobile Food Vehicles & Mobile Food Vendors Within the City & Repealing & Replacing Ordinances 14-06, and 17-12.

Staff Planner: Lauren Gillingham-Teague/Council Sponsor: Victor McCarty

First Reading: October 28, 2024

Adoption Consideration: November 11, 2024

Lauren Gillingham-Teague presented stating that this Ordinance would require all mobile food vendors looking to operate within Washington Township and the City of Westfield to obtain a business license issued by Community Development. The license would verify details not covered by the Health Department's permit and inspection process. The ordinance also states a clearer recourse for operators found to be in violation. Ms. Gillingham-Teague outlined the process to obtain a license, and various details involved.

Councilor McCarty thanked Lauren and staff for their work on this, stating this ordinance takes care of the enforcement issue and creates a system and process for food vendors to follow. With staff performing background checks and compiling a list of approved vendors it will be easier for the community to access the list to know what vendors are acceptable/approved to use.

Council Comments:

Victor McCarty-APC update

Kurt Wanninger-Audit Committee Update

Patrick Tamm- Congratulated the Mayor and his team on a great budget.
Thanked the library for hosting tonight's meeting.

Mayor's Comments:

- Next week city staff and members of the Council will be headed to Peachtree, GA to observe and learn about their golf cart community and processes.
- Community Development is working on the Comprehensive Plan
- The deadline of November 1st was set by the Mayor on Grand Park dealings, expects to share details at the first meeting in December.

Meeting Adjourned at 8:09 PM

Clerk-Treasurer

President

These minutes are a summary of actions taken at the City of Westfield Council meetings. A full video archive of the meeting is available for viewing at:

<https://www.youtube.com/cityofwestfieldin>

The background features a dark blue field with a pattern of lighter blue, diamond-shaped geometric shapes. On the left side, there are several thick, bright green diagonal stripes. A small portion of a bright blue triangle is visible in the top-left corner.

Comprehensive Plan Update

11/11/2024

Timeline

- Consultant selection process
 - Request for Proposal (RFP) – April 2024
 - Committee review of proposals – May 2024
 - Selection of finalist – June 2024
 - Rundell Ernstberger Associates, Inc. (REA)
 - Draft and coordination of contract – July and August 2024
- Board of Public Works (BPW) approval of contract – August 28, 2024

Timeline

- REA's Schedule:
 - Phase 1: September – December 2024
 - Phase 2: October – December 2024
 - Phase 3: January – March 2025
 - Phase 4: March – September 2025
 - Phase 5: October 2025
 - Phase 6: November 2025 – January 2026
 - Phase 7: February 2026

Timeline

- REA's Schedule:
 - Phase 1: September – December 2024
 - Phase 2: October – December 2024
 - Phase 3: January – March 2025
 - Phase 4: March – September 2025
 - Phase 5: October 2025
 - Phase 6: November 2025 – January 2026
 - Phase 7: February 2026

Timeline

Phase 1 – Baseline Assessment (September – December 2024)

- Task 1.1 – Project Coordination, Initiation and Site Tour
- Task 1.2 – Monthly Project Meetings
- Task 1.3 – Monthly Invoices
- Task 1.4 – Develop Detailed Project Schedule
- Task 1.5 – Data Collection
- Task 1.6 – Existing Document Review & Assessment of Existing Comprehensive Plan
- Task 1.7 – Staff Workshop
- Task 1.8 – Market/Fiscal Baseline Analysis
- Task 1.9 – Fiscal Audit
- Task 1.10 – Residential Housing Market Study
- Task 1.11 – Equity Analysis
- Task 1.12 – Land Use & Other Related Physical Conditions Analysis
- Task 1.13 – Transportation System Analysis
- Task 1.14 – Utility Infrastructure Analysis
- Task 1.15 – Baseline Trail Oriented Development Analysis (Monon & Midland)
- Task 1.16 – Targeted Focus Groups
- Task 1.17 – Staff Workshop
- Task 1.18 – Current Conditions & Needs Analysis
- Task 1.19 – Staff Meeting: Review Phase 1 Deliverables

Timeline

Phase 1 – Baseline Assessment (September – December 2024)

- **Task 1.1** – Project Coordination, Initiation and Site Tour
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Task 1.16 – Targeted Focus Groups

Task 1.17 – Staff Workshop

Task 1.18 – Current Conditions & Needs Analysis

Task 1.19 – Staff Meeting: Review Phase 1 Deliverables

Timeline

Phase 2 – Local Capacity Building (October – December 2024)

- Task 2.1 – Create Steering Committee
- Task 2.2 – Steering Committee Meeting 1: Kick-off & Review of Current Conditions and Needs Analysis
- Task 2.3 – Stakeholder Groups/Focus Groups (6 meetings)
- Task 2.4 – Steering Committee Meeting 2
- Task 2.5 – Elected & Appointed Officials Joint Workshop 1
- Task 2.6 – Public Engagement
 - Task 2.6A – Develop Working Communication Plan & related Phase 2 Social Media
 - Task 2.6B – Develop & Launch Project Website
 - Task 2.6C – Creation of Introductory Video Shorts
 - Task 2.6D – Survey 1: Community Issues Identification
 - Task 2.6E – Develop Project Brand
 - Task 2.6F – Pop Up Event
- Task 2.7 – Staff Meeting: Review Phase 2 Progress and Deliverables

Timeline

Phase 2 – Local Capacity Building (October – December 2024)

- **Task 2.1 – Create Steering Committee**
- Task 2.2 – Steering Committee Meeting 1:
Kick-off & Review of Current
Conditions and Needs Analysis
- Task 2.3 – Stakeholder Groups/Focus
Groups (6 meetings)
- Task 2.4 – Steering Committee Meeting 2
- Task 2.5 – Elected & Appointed Officials
Joint Workshop 1
- Task 2.6 – Public Engagement
 - Task 2.6A – Develop Working Communication Plan & related
Phase 2 Social Media
 - Task 2.6B – Develop & Launch Project Website
 - Task 2.6C – Creation of Introductory Video Shorts
 - Task 2.6D – Survey 1: Community Issues Identification
 - Task 2.6E – Develop Project Brand
 - Task 2.6F – Pop Up Event
- Task 2.7 – Staff Meeting: Review Phase 2 Progress
and Deliverables

Timeline

- REA's Schedule:
 - Phase 1: September – December 2024 (Baseline Assessment)
 - Phase 2: October – December 2024 (Local Capacity Building)
 - Phase 3: January – March 2025 (Vision & Values Identification)
 - Phase 4: March – September 2025 (Draft Plan Development)
 - Phase 5: October 2025 (Final Plan Development)
 - Phase 6: November 2025 – January 2026 (Preparation for Adoption)
 - Phase 7: February 2026 (Final Deliverables)



November Update

Implementation



- ❖ Received Approval on October 28, 2024 from Indiana ATC
- ❖ Downtown Westfield DORA District will be launched mid-January 2025
- ❖ What we've done so far:
 - ❖ Created logo
 - ❖ Ordered boundary signs
 - ❖ Installed boundary posts
 - ❖ Signs will be installed in January
 - ❖ Ordered window decals and coasters for businesses
 - ❖ Ordered DORA specific cups for businesses
 - ❖ 10,000 cups ordered (1,000 cups as starter to each participating retail permittee)
 - ❖ Setting up storefront for businesses to reorder cups
 - ❖ Moving forward cups will be at their cost

Implementation



❖ What we will be doing:

- ❖ Meeting with participating permittees
- ❖ Creating DORA informational signage
 - ❖ 24" x 36" and will include a QR code linking to the DORA website
 - ❖ Information about participating restaurants/businesses
 - ❖ Boundary map
 - ❖ Do's and Don'ts
- ❖ Influencer Marketing
 - ❖ Working with 2 local influencers on a video about how to enjoy the DORA district responsibly
- ❖ Other Marketing
 - ❖ Social media boosts
 - ❖ Inclusion in spring/summer advertising while promoting Grand Junction Plaza and Restaurant Row

ORDINANCE NUMBER 24-65

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 04-02, AS AMENDED, AND THE UNIFIED DEVELOPMENT ORDINANCE

“Maple Knoll PUD – Maple Glen Amendment”

This is a Planned Unit Development District Ordinance to amend the Maple Knoll Planned Unit Development District being that of Ordinance 04-02 (the “Original Maple Knoll Ordinance”), any amendments thereto and the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “UDO”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted the Original Maple Knoll Ordinance on February 9, 2004, recorded as Instrument 2004008895 in the Office of the Recorder of Hamilton County;

WHEREAS, the Common Council subsequently enacted an amendment to the Original Maple Knoll Ordinance on December 14, 2015, recorded as Instrument 2016000825 in the Office of the Recorder of Hamilton County (collectively with the Original Maple Knoll Ordinance, the “Maple Knoll Ordinance”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Plan Commission”) considered a petition (**Petition No. 2411-PUD-25**) requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2411-PUD-25** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a favorable recommendation (____-____) 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 _____, 2024;

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

Section 2. Building Elevations. The Building Elevations, attached hereto as Exhibit B are hereby incorporated to identify the intended quality and character of structures to be constructed on the Real Estate. Buildings shall be constructed in substantial compliance with those depicted in Exhibit B as determined by the Director of Community Development. To the extent that the structures depicted in Exhibit B conflict with the standards of the Development and Architectural Standards of the Maple Knoll Ordinance, the development and architectural standards depicted in Exhibit B shall prevail.

Section 3. Development Standards. The Site Plan, attached hereto as Exhibit C is hereby incorporated to identify the locations and orientations of structures to be constructed on the Real Estate. Buildings shall be constructed in substantial compliance with the locations and orientations of those depicted in Exhibit C as determined by the Director of Community Development. To the extent that the structures depicted in Exhibit C conflict with the standards of the Development and Architectural Standards of the Maple Knoll Ordinance, the development and architectural standards depicted in Exhibit C shall prevail.

Section 4. Landscape Buffer. A landscape buffer, at least eighty (80) feet in width shall be provided along the east property line of the Real Estate. The buffer area shall include a landscaped mound, three (3) to five (5) feet in height. The mound shall be planted with at least ten (10) evergreen trees, ten (10) shade trees, and twenty-five (25) large shrubs.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____,
2024.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jon Dartt	_____ Jon Dartt	_____ Jon Dartt
_____ Joe Duepner	_____ Joe Duepner	_____ Joe Duepner
_____ Noah Herron	_____ Noah Herron	_____ Noah Herron
_____ Chad Huff	_____ Chad Huff	_____ Chad Huff
_____ Victor McCarty	_____ Victor McCarty	_____ Victor McCarty
_____ Patrick T. Tamm	_____ Patrick T. Tamm	_____ Patrick T. Tamm
_____ Kurt J. Wanninger	_____ Kurt J. Wanninger	_____ Kurt J. Wanninger

ATTEST:

Marla Ailor, Clerk Treasurer

I hereby certify that **ORDINANCE 24-65** was delivered to the Mayor of Westfield
on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 24-65**
this _____ day of _____, 2024.

Scott Willis, Mayor

I hereby VETO **ORDINANCE 24-65**
this _____ day of _____, 2024.

Scott Willis, Mayor

This document prepared by Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060.

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Building Elevations
Exhibit C	Site Plan

EXHIBIT A

REAL ESTATE

A part of the Northwest Quarter and the Southwest Quarter of Section 3, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Northwest Quarter Section; thence South 00 degrees 05 minutes 52 seconds West along the West line of said Quarter Section a distance of 1,371.20 feet to the Southwest corner of the real estate described in Instrument Number 2000-58404 in the Office of the Recorder, Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence North 89 degrees 57 minutes 52 seconds East along the South line of said real estate 1,312.20 feet to the Southeast corner thereof; thence South 00 degrees 05 minutes 52 seconds West parallel to the West line of said Quarter Section a distance of 1,067.29 feet to a point on a curve concave southeasterly, the radius point of said curve being South 17 degrees 54 minutes 32 seconds East 325.00 feet from said point; thence southwesterly along said curve 176.96 feet to the point of tangency of said curve, said point being North 49 degrees 06 minutes 22 seconds West 325.00 feet from the radius point of said curve; thence South 40 degrees 53 minutes 38 seconds West 131.32 feet; thence South 83 degrees 17 minutes 18 seconds West 44.31 feet to a point on a curve concave southerly, the radius point of said curve being South 33 degrees 43 minutes 45 seconds West 440.00 feet from said point; thence westerly along said curve 258.27 feet to the point of tangency of said curve, said point being North 00 degrees 05 minutes 51 seconds East 440.00 feet from the radius point of said curve; thence North 89 degrees 54 minutes 08 seconds West 793.13 feet to the West line of said Southwest Quarter Section; thence North 00 degrees 05 minutes 52 seconds East along said West line 44.37 feet to the Southwest corner of said Northwest Quarter Section; thence continuing North 00 degrees 05 minutes 52 seconds East along the West line of said Quarter Section a distance of 1,147.62 feet to the place of beginning, containing 35.897 acres, more or less.

EXHIBIT B

BUILDING ELEVATIONS



Exterior View





SCHMIDT ASSOCIATES
ARCHITECTS
17300 Dixon Rd
Westfield, IN 46074
773.841.0000

Project: 2022-121-WOBB
Project Date: 03/27/2024
Project: Not For Construction

Not For Construction

This drawing is the property of the architect and is not to be reproduced or used in any way without the written consent of the architect. The architect assumes no responsibility for the construction of the building or for the safety of the building or for the safety of the building or for the safety of the building.

Revision Date

1 03/27/2024

17300 Dixon Rd
Westfield, IN 46074



A
Architect

B
Builder

C
Contractor

D
Designer

E
Engineer

F
Fabricator

G
General

H
Hvac

I
Interior

J
Joinery

K
Kitchen

L
Landscaping

M
Mechanical

N
Neighborhood

O
Office

P
Paint

Q
Plumbing

R
Roofing

S
Site

T
Terra

U
Unit

V
Veneer

W
Window

X
X-ray

Y
Yield

Z
Zone

KEY PLAN

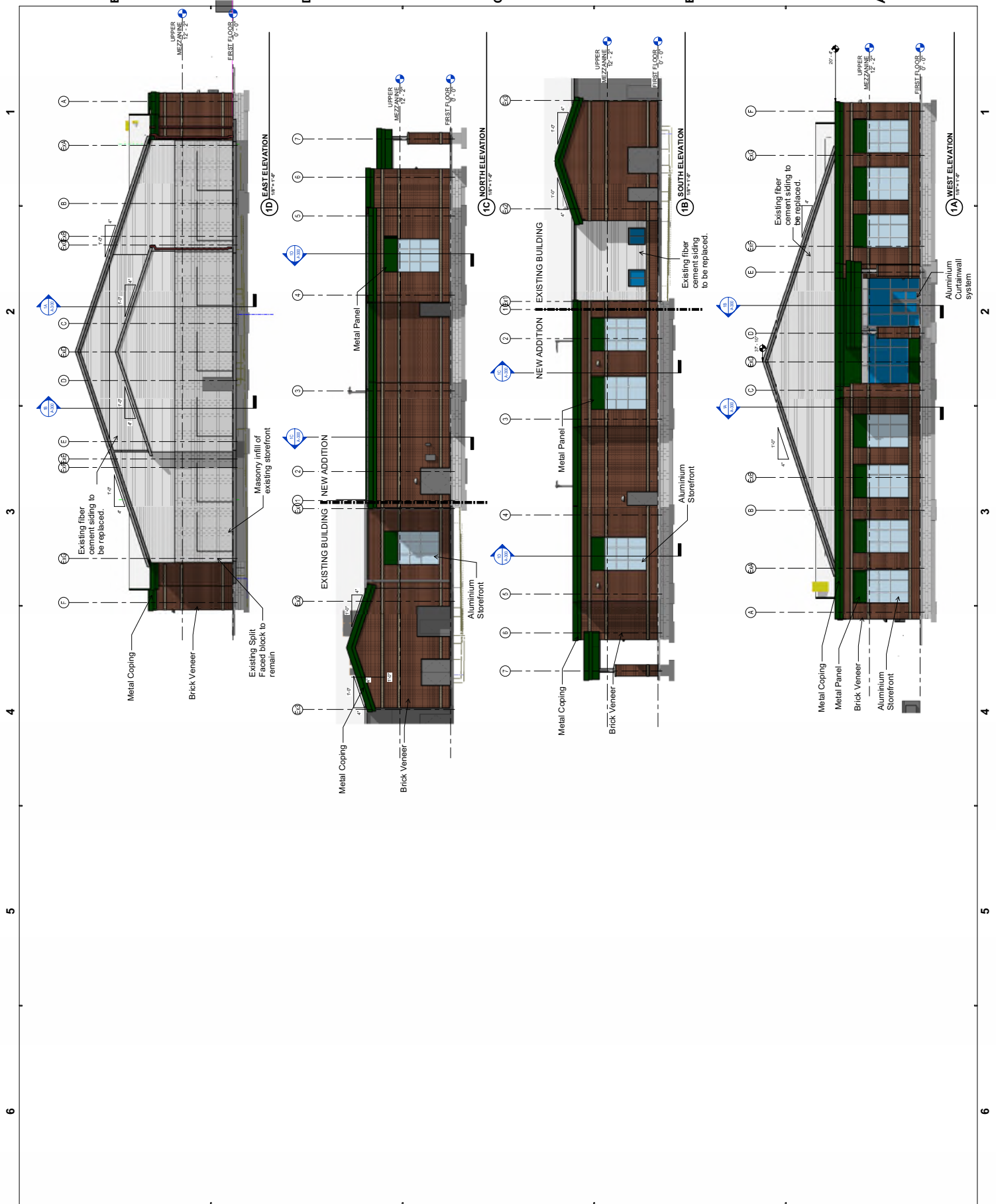
Westfield
Washington Schools



Westfield Operations Building

BUILDING ELEVATIONS - UNIT A

A-210





**SCHMIDT
ASSOCIATES**

schmidt-associates.com • 301.263.6268
4000 Westpark Drive, Suite 200
Westfield, IN 46074

Project No. 2022-241.WDR
Project Date 09.22.2024
Prepared by C.H.L.B.E.

**Not For
Construction**

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#	REVISION	DATE
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17300 Dixon Rd
Westfield, IN 46074



A
Office



B
Storage

KEY PLAN



Westfield
Washington Schools



Westfield Storage
Building

BUILDING ELEVATIONS -
UNIT B

A-211

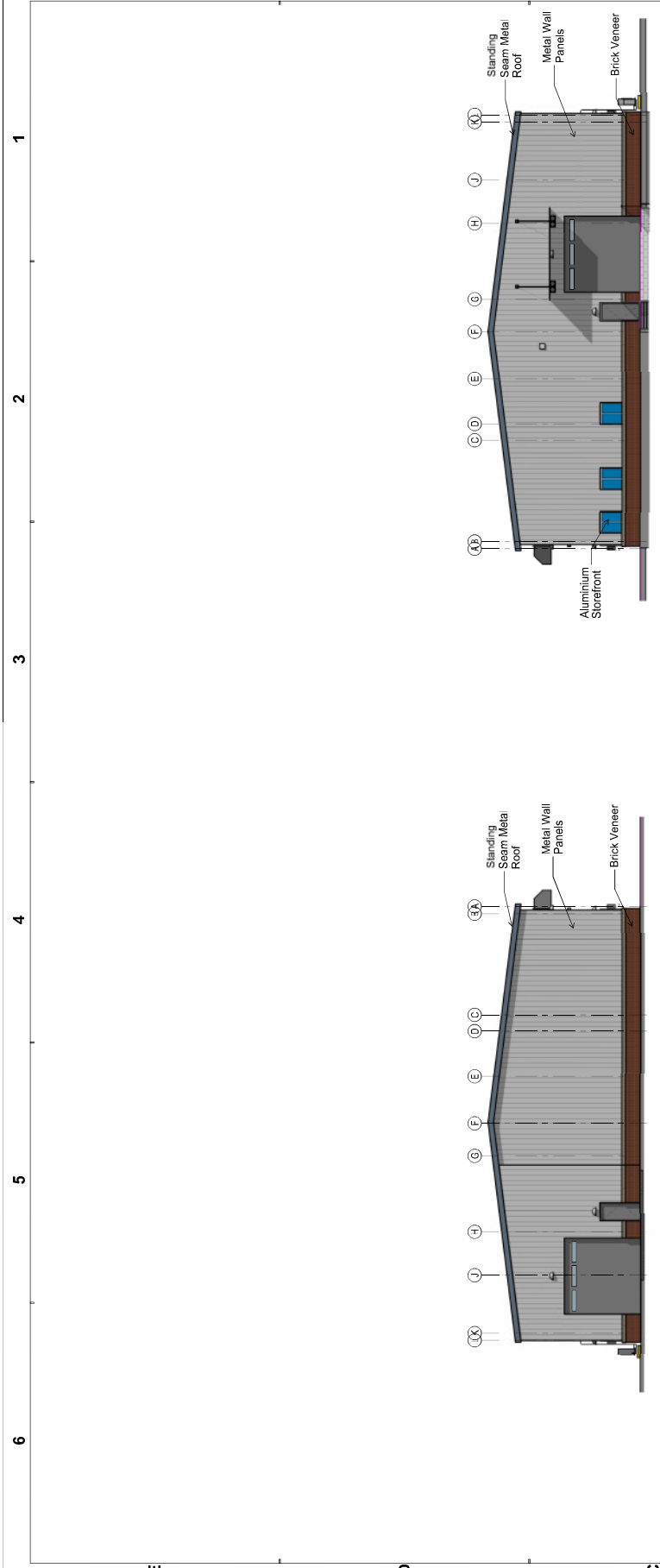
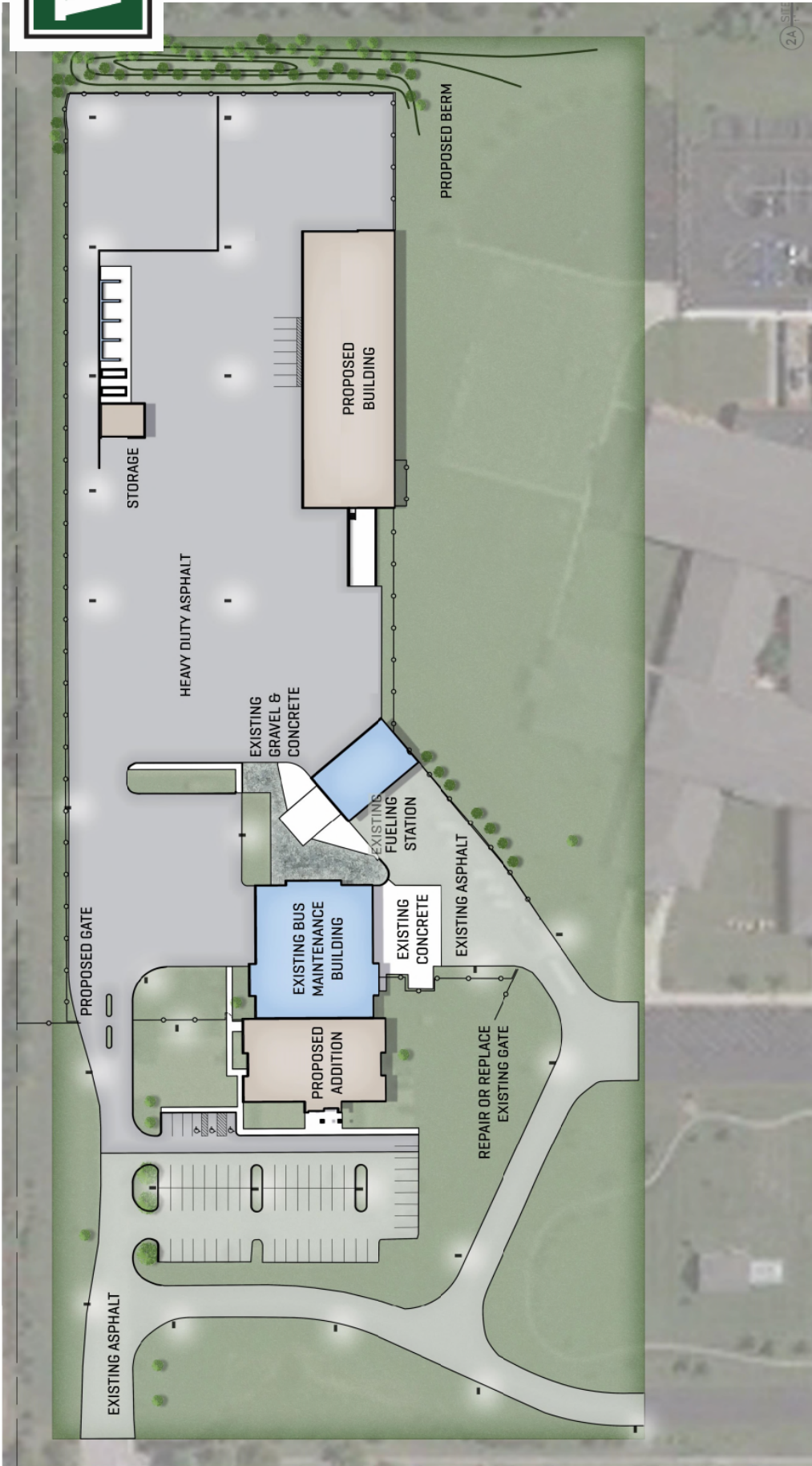


EXHIBIT C

SITE PLAN



ARCHITECT: SCHMIDT ASSOCIATES, INC.
2022-121.WOB, Westfield Washington Schools, Westfield Operations Building, Unit A
17303 Ditch Rd, Westfield, IN 46074
1/18/2024, 12:00 PM





SCHMIDT ASSOCIATES
schmidt-arch.com • 317.263.6226
415 Massachusetts Ave., Indianapolis, IN 46204
731 Brent St. #203, Louisville, KY 40204

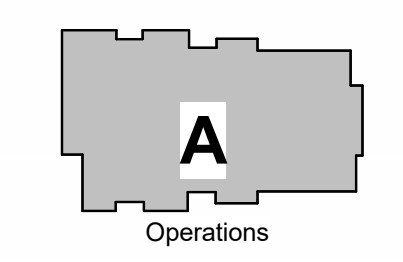
Project No. 2022-121.WOB
Project Date 09.27.2024
Produced CM MP

Not For Construction

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#	Revision	Date
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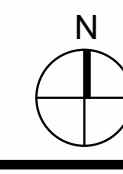
17303 Ditch Rd
Westfield, IN 46074



A
Operations

B
Storage

KEY PLAN



Westfield Washington Schools

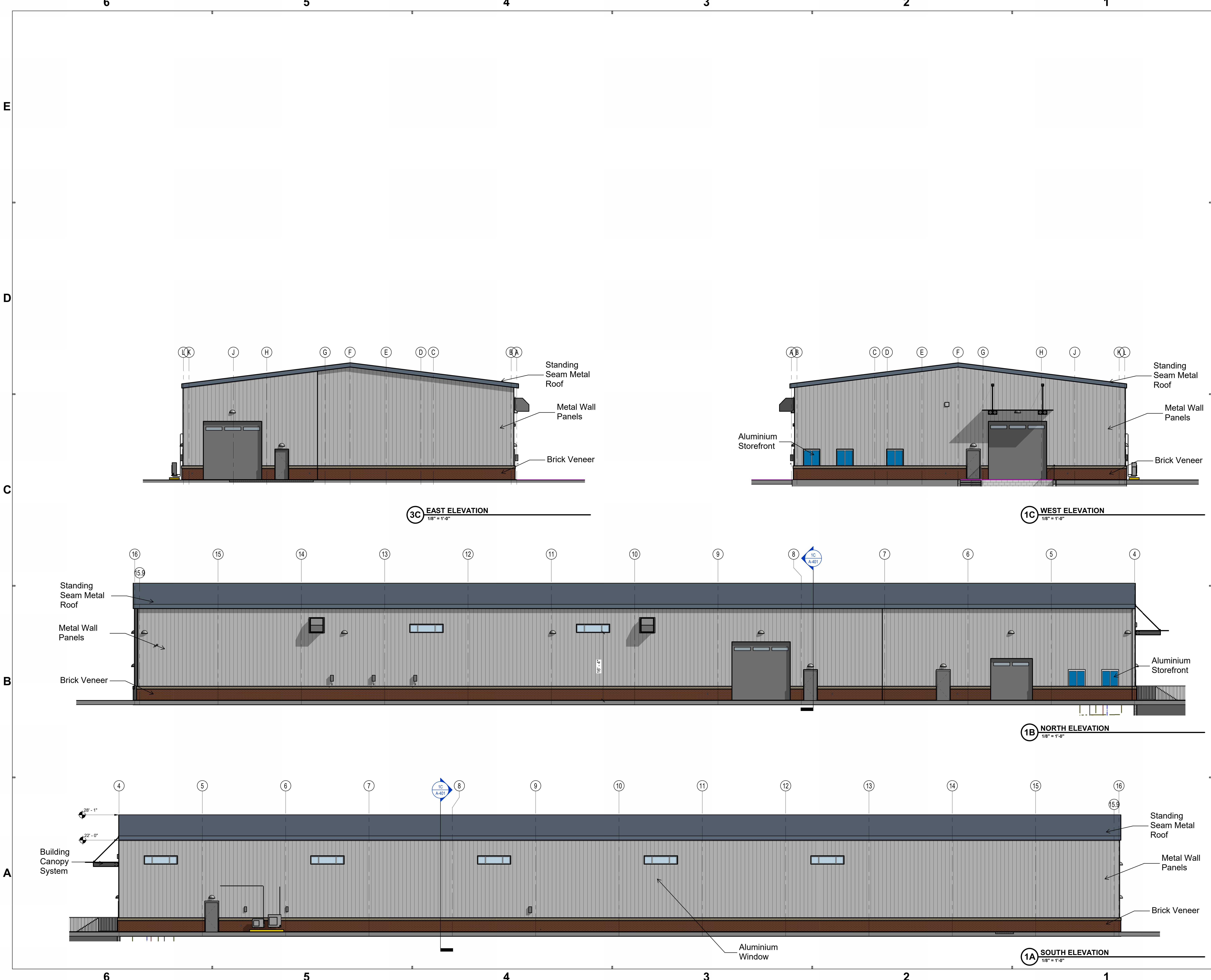


Westfield Operations Building

BUILDING ELEVATIONS - UNIT A

A-210

Architect: Schmidt Associates
Project No.: 2022-121.WOB
Project Date: 09.27.2024
Produced by: CM TE MP



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Project No. 2022-121.WOB
Project Date 09.27.2024
Produced CM TE MP

Not For Construction

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#	Revision	Date
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17303 Ditch Rd
Westfield, IN 46074

KEY PLAN

Westfield Washington Schools

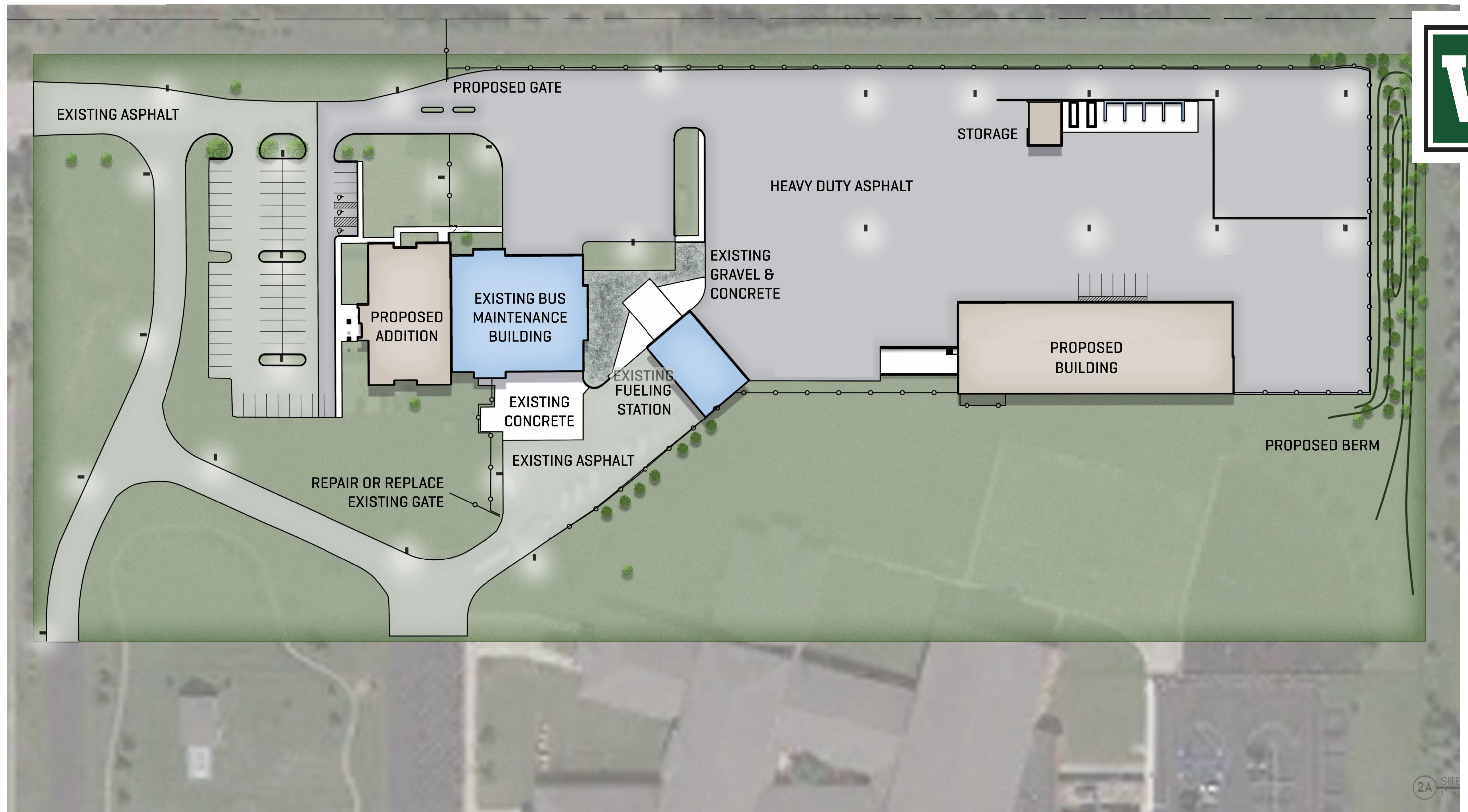
Westfield Storage Building

BUILDING ELEVATIONS - UNIT B

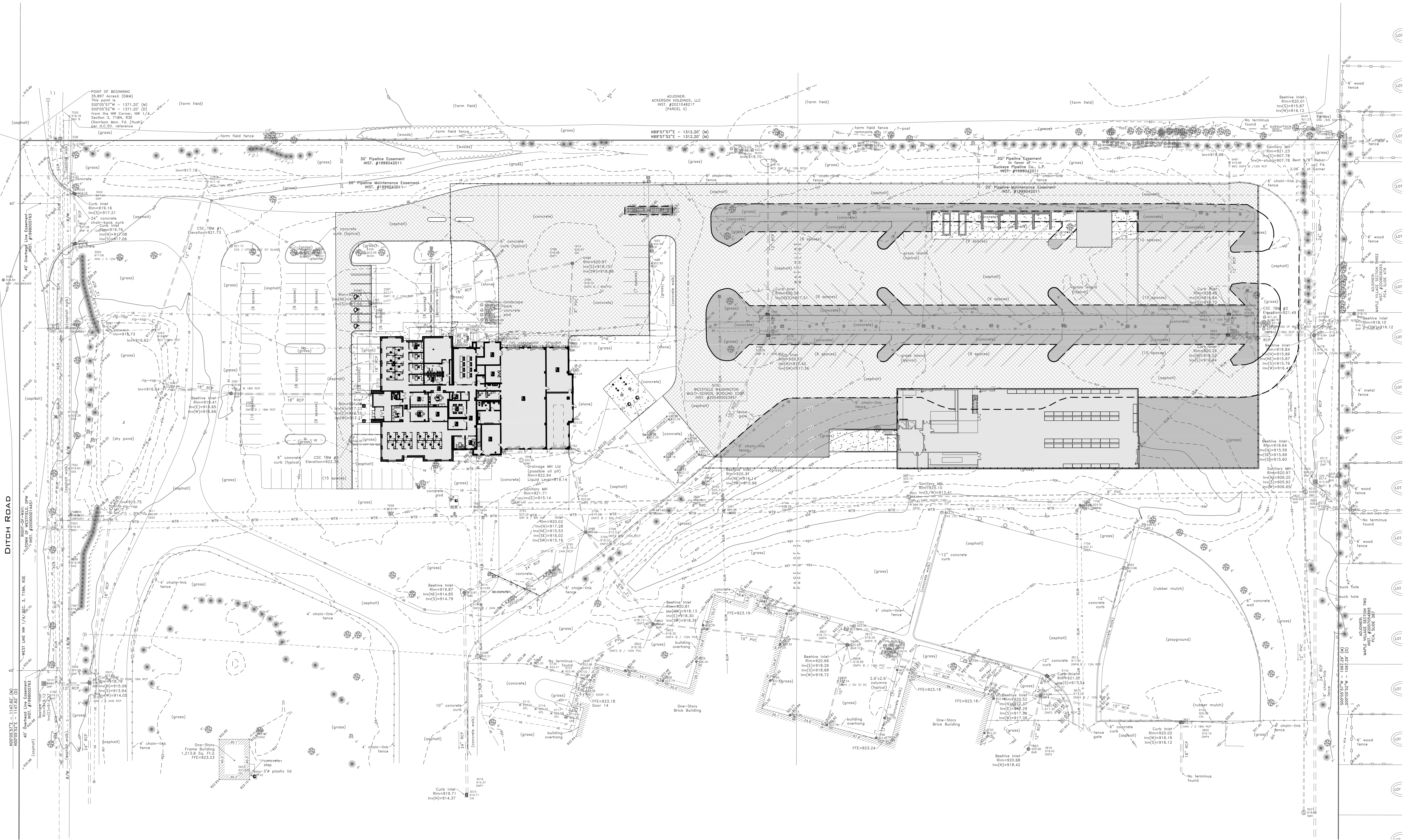
A-211



Exterior View

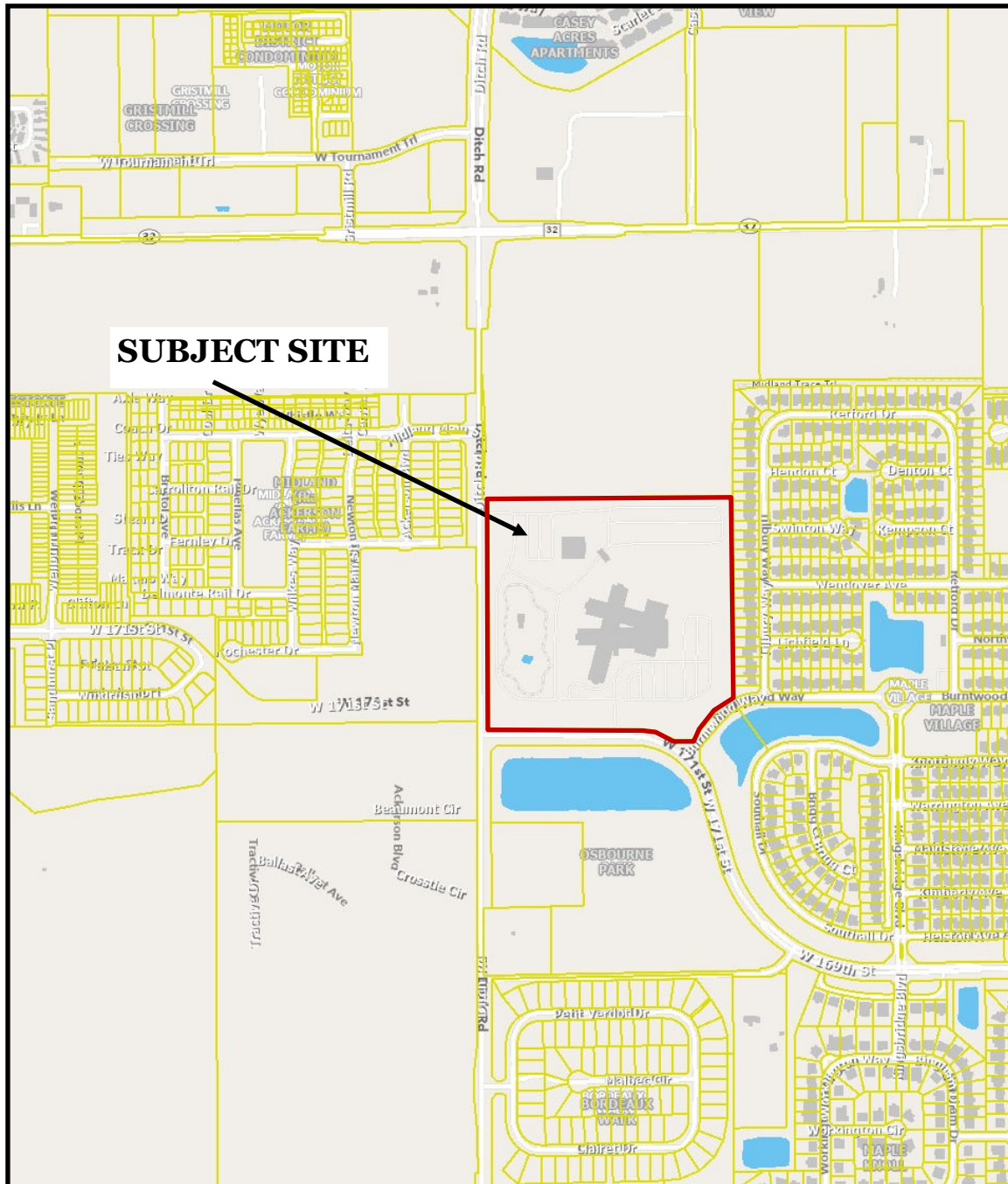


Site Plan



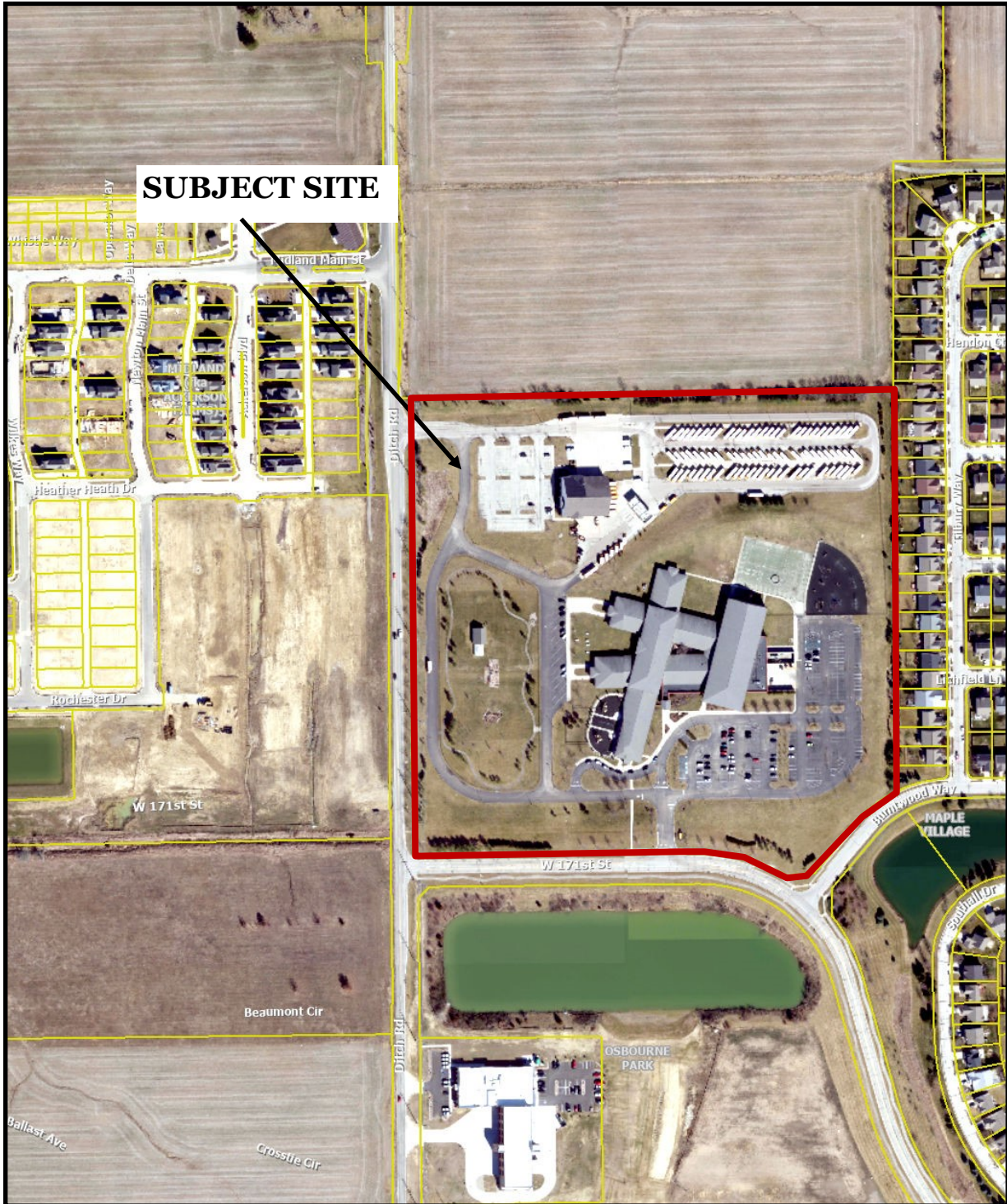
VICINITY MAP

Maple Knoll PUD, Maple Glen amendment



VICINITY MAP

Maple Knoll PUD, Maple Glen amendment





Westfield City Council Report

Ordinance Number:	24-65
APC Petition Number:	2411-PUD-25
Project Name:	Maple Knoll PUD Amendment (Maple Glen)
Petitioner:	Westfield Washington Schools, represented by Church Church Hittle + Antrim
Requested Action:	Amendment to the Maple Knoll PUD to permit the consolidation of various School functions and services
Current Zoning:	Maple Knoll PUD District (Ord. 04-02)
Current Land Use:	Institutional
Acreage:	34.32 acres +/-
Exhibits:	1. Department Report 2. Vicinity Maps 3. Ord. 24-65 4. Concept Plan Sheets 5. Building Elevations & Rendering 6. APC Certification
Imbedded Exhibits:	Narrative Statement Neighborhood Meeting Summary
Staff Reviewer:	Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition (Ord. 24-65) received its first reading at the [October 28, 2024](#) City Council meeting. Video footage of the petition's First Reading can be viewed [here](#).

The Petitioner held a Neighborhood Meeting on October 29th. A summary of the Neighborhood Meeting Summary can be viewed

The petition received a public hearing at the [November 6, 2024](#) Advisory Plan Commission (the "APC") meeting at Westfield City Hall. Video footage of the petition's Public Hearing can be viewed [here](#).

The petition also obtained a favorable Recommendation to the City Council at the November 6, 2024 APC meeting, as the Workshop meeting was waived.

The petition is set for Adoption Consideration at the November 11, 2024 City Council meeting.

PROJECT OVERVIEW

Location: The Property is generally located at 17303 Ditch Road. The property is currently zoned within the Maple Knoll PUD District.

History & Context: 17303 Ditch Road currently houses the existing transportation center for the Westfield Washington Schools District, as well as an elementary school. WWS is currently undertaking a new transportation center and middle school campus on the north side of SR 32, as well as many other efforts throughout the Township.

With that said, the subject Property is primed for the opportunity to consolidate some of these School functions onto one single site that were initially spread out and practiced with less efficiency throughout the community.

CHANGE OF ZONING REQUEST

This Maple Knoll PUD Amendment (Ord. 24-65) request outlines modifications to the originally established Ord. 04-02, specifically the Real Estate located at 17303 Ditch Road.

The development proposal incorporates an expansion and renovation of the existing transportation building to be able to consolidate numerous School functions. Additionally, the development proposal includes a new free-standing building in which will primarily be used for storage and various shop-work.

Below are the following modifications outlined with this Maple Knoll PUD Amendment (Ord. 24-65):

- Building Elevations
 - The Building Elevations, provided within **Exhibit 5**, will be substantially complied with, and are meant to provide the character and quality of the proposed elevations.
- Site Plan
 - The Site Plan, provided within **Exhibit 4**, will be substantially complied with, and it meant to provide the general layout of buildings and improvements throughout the site.

- Buffer Yard
 - The Petitioner will implement a new landscape berm (*3-to-5 feet tall, 80 feet in width*) with associated plantings (*a minimum of 10 shade trees, 10 evergreen trees, and 25 shrubs*) on the Northeastern-edge of the Property, as seen within **Exhibit 4**, to help eliminate visibility and to strengthen the buffer from the residential Uses to the immediate Northeast.

COMPREHENSIVE PLAN

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

The land uses contemplated for “Existing Suburban” are: Detached dwellings, Attached dwellings, Institutional uses, and Recreational uses.

PROCEDURAL

Public Hearing: An amendment to the Zoning Map is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the November 6, 2024, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Workshop Discussion: Workshop requirement was waived at the November 6, 2024 APC meeting.

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

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

Council Introduction: The petition was introduced at the [October 28, 2024](#), City Council meeting. Video footage of the introduction can be viewed [here](#).

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 6, 2024 meeting, the Plan Commission forwarded a favorable recommendation to the Council (Vote: 6 in favor, 0 opposed).

City Council

Introduction:	October 28, 2024
Eligible for Adoption:	November 11, 2024
Submitted by:	Ryan Collingwood, Associate Planner

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, November 6, 2024, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2411-PUD-25
Ordinance No.	24-65
Petitioner	Westfield Washington Schools
Description	Amendment to the Maple Knoll PUD to permit the consolidation of various School functions and services on 34.32 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

On November 6, 2024, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 6 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

November 6, 2024

Date

ORDINANCE NUMBER XX-XX

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition No. ____-PUD-__), requesting an amendment to the Lyons Team PUD and the Unified Development Ordinance 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. ____-PUD-__ to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (-) 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 _____, 2024;

WHEREAS, the Common Council is subject to the provision 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 Lyons Team PUD District and the Unified Development Ordinance and Zoning Map are hereby amended as follows:

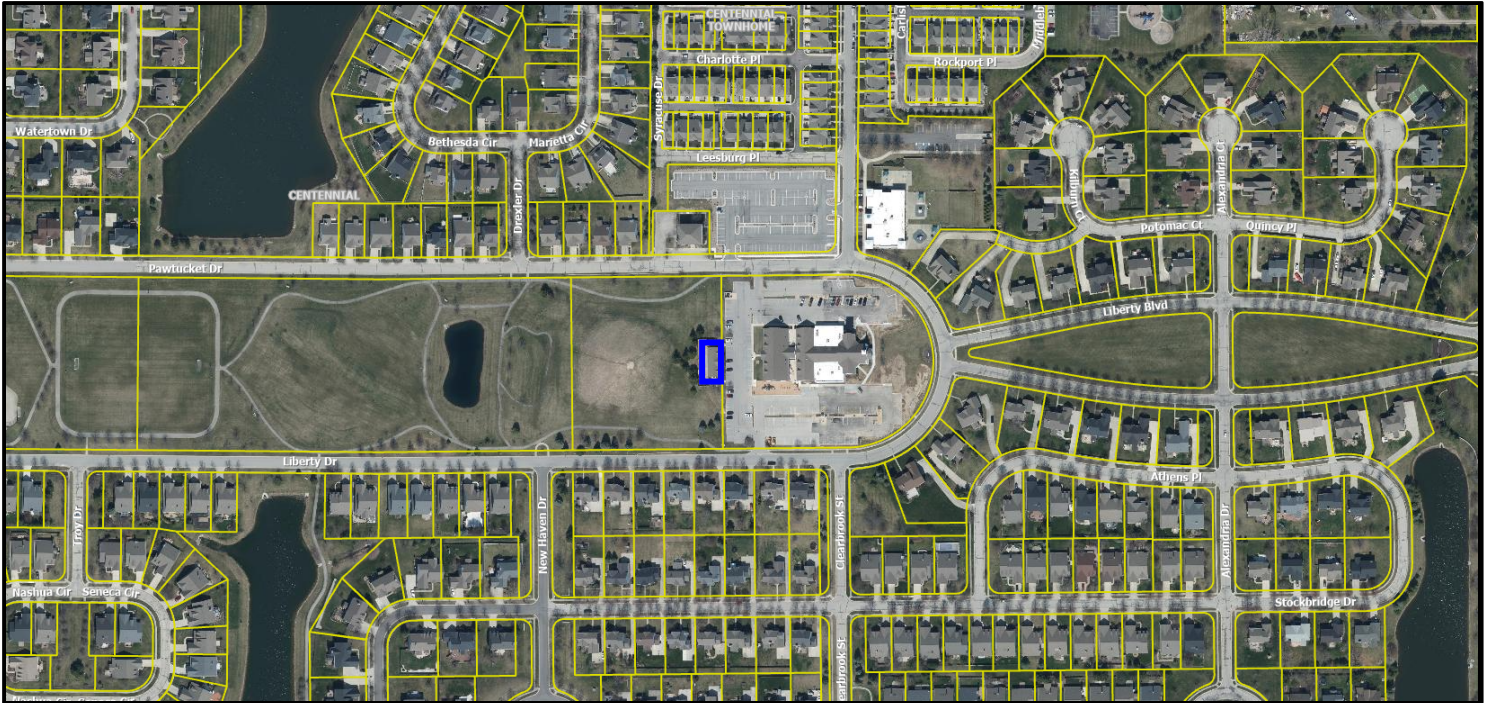
Section 5. Permitted Uses. The permitted uses shall be as set forth below.

5.1 Uses permitted in the Underlying Zoning District, as set forth in *Chapter 4* and *Chapter 13*, shall limited to the following:

- A. Religious Uses
- B. Church Uses

The remainder of the Lyons Team PUD District shall remain unchanged.

Aerial Location Map



Zoning Map



Zoning

 LB (Local Business)  SF-3 Cluster

 PUD (Planned Unit Development)

Cornerstone Bible Church Narrative

Cornerstone Bible Church requests approval for the rezoning of the Lyons Team PUD District solely to include religious uses and church uses. Currently the only approved uses in the PUD are Officer, General Service, Medical or Professional.



Westfield City Council Report

Ordinance Number:	24-66
APC Petition Number:	2411-PUD-24
Project Name:	Lyons Team PUD Amendment
Petitioner:	Cornerstone Bible Church, represented by Webster & Garino LLC
Requested Action:	Amendment to the Lyons Team PUD to modify the permitted uses
Current Zoning:	Lyons Team PUD District (Ord. 18-11)
Current Land Use:	Office / Vacant
Acreage:	0.1 acres +/-
Exhibits:	1. Department Report 2. Location Map 3. Narrative Statement 4. Ord. 24-66 5. APC Certification
Staff Reviewer:	Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition (Ord. 24-66) received its first reading at the [October 28, 2024](#) City Council meeting. Video footage of the petition's First Reading can be viewed [here](#).

The petition received a public hearing at the [November 6, 2024](#) Advisory Plan Commission (the "APC") meeting at Westfield City Hall. Video footage of the petition's Public Hearing can be viewed [here](#).

The petition also obtained a favorable Recommendation to the City Council at the November 6, 2024 APC meeting, where the Workshop meeting was waived.

The petition is set for Adoption Consideration at the November 11, 2024 City Council meeting.

PROJECT OVERVIEW

Location: The Property is located at 750 Liberty Drive within the Centennial subdivision. The subject Property is located just West of the Cornerstone Bible Church (see **Exhibit 2**). The property is currently zoned as the Lyons Team PUD District.

History & Context: The original Lyons Team PUD (Ord. 18-11) was approved by City Council on March 11, 2019. The subject building on the Property was originally used for office uses.

CHANGE OF ZONING REQUEST

The Petitioner requests an amendment to the Lyons Team PUD to permit Religious and Church Uses on the Property. The original PUD only permitted various Office uses on the Property.

COMPREHENSIVE PLAN

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

The land uses contemplated for “Existing Suburban” are: Detached dwellings, Attached dwellings, Institutional uses, and Recreational uses.

PROCEDURAL

Public Hearing: An amendment to the Zoning Map is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the November 6, 2024, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Workshop Discussion: Workshop requirement was waived at the November 6, 2024 APC meeting.

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

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

Council Introduction: The petition was introduced at the [October 28, 2024](#), City Council meeting. Video footage of the introduction can be viewed [here](#).

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 6, 2024 meeting, the Plan Commission forwarded a favorable recommendation to the Council (Vote: 6 in favor, 0 opposed).

City Council

Introduction:	October 28, 2024
Eligible for Adoption:	November 11, 2024
Submitted by:	Ryan Collingwood, Associate Planner

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Wednesday, November 6, 2024, to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	2411-PUD-24
Ordinance No.	24-66
Petitioner	Cornerstone Bible Church
Description	Amendment to the Lyons Team PUD to modify the permitted uses on 0.1 acres +/- in the Lyons Team Planned Unit Development (PUD) District.

On November 6, 2024, the Plan commission forwarded a favorable recommendation to the City Council regarding this petition (Vote: 6 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Kevin M. Todd, Secretary

November 6, 2024

Date

RESOLUTION 24-152

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA APPROVING NORTHERN GRINGO INC D/B/A GRINGTINOS AS A DESIGNATED PERMITTEE WITHIN THE DOWNTOWN WESTFIELD DESIGNATED OUTDOOR REFRESHMENT AREA

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

WHEREAS, the City established the Downtown Westfield Designated Outdoor Refreshment Area ("Downtown Westfield DORA") via Ordinance 24-34, for the purposes of facilitating economic development and creating an inviting atmosphere for residents and visitors patronizing restaurants and businesses located within the Downtown Westfield DORA;

WHEREAS, pursuant to Ordinance 24-34, any retailer permittee with licensed premises located within the Downtown Westfield DORA that desires to be designated as a Designated Permittee and granted a refreshment area designation shall submit a request and completed DORA Designation Form to the City, which may be approved by Resolution of the Council;

WHEREAS, the Council has received a request from Northern Gringo INC d/b/a Gringtinios ("Gringtinios"), located at 110 South Union Street, to be designated as a Designated Permittee within the Downtown Westfield DORA and granted a refreshment area designation;

WHEREAS, the Council recognizes the importance of providing opportunities for local businesses, such as Gringtinios, to participate in and benefit from the Downtown Westfield DORA;

WHEREAS, the inclusion of an additional Designated Permittee within the Downtown Westfield DORA will promote economic development and enhance the overall experience for City residents and visitors; and

WHEREAS, City administration has reviewed the request and application submitted by Gringtinios, and determined that all necessary criteria to become a Designated Permittee have been met.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Westfield, Indiana, that:

Section 1. The foregoing recitals are fully incorporated herein by reference.

Section 2. The Council finds that Gringtinis has a licensed premises within the Downtown Westfield DORA and has submitted a completed application to the City to participate in the Downtown Westfield DORA as a Designated Permittee. The location of Gringtinis is indicated on the map attached hereto as ***Exhibit A***. The City finds that Gringtinis is an appropriate Designated Permittee and approves such designation, and requests that the Indiana Alcohol and Tobacco Commission issue Gringtinis a refreshment area designation pursuant to Ind. Code § 7.1-3-31-9(b).

Section 3. Gringtinis shall have all rights granted to Designated Permittees pursuant to Ordinance 24-34, and shall comply with all requirements and regulations therein, as well as all applicable public health and safety requirements.

Section 4. The City Administration is hereby authorized and directed to take all necessary actions to implement this Resolution, including updating any relevant maps or documentation to reflect the addition of a new Designated Permittee within the Downtown Westfield DORA.

Section 5. This Resolution shall be in full force and effect from and after its passage by the Council and approval by the Mayor, and in accordance with Indiana law.

PASSED THIS _____ DAY OF _____, 2024 BY THE WESTFIELD
COMMON COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD COMMON COUNCIL

Voting For

Voting Against

Abstain

Kurt J Wanninger

Kurt J Wanninger

Kurt J Wanninger

Chad Huff

Chad Huff

Chad Huff

Patrick T. Tamm

Patrick T. Tamm

Patrick T. Tamm

Joe Duepner

Joe Duepner

Joe Duepner

Jon Dartt

Jon Dartt

Jon Dartt

Noah Herron

Noah Herron

Noah Herron

Victor McCarty

Victor McCarty

Victor McCarty

ATTEST:

Marla Ailor, Clerk-Treasurer

I hereby certify that RESOLUTION 24-__ was delivered to the Mayor of Westfield on the _____ day of _____, 2024, at _____ m.

Marla Ailor, Clerk-Treasurer

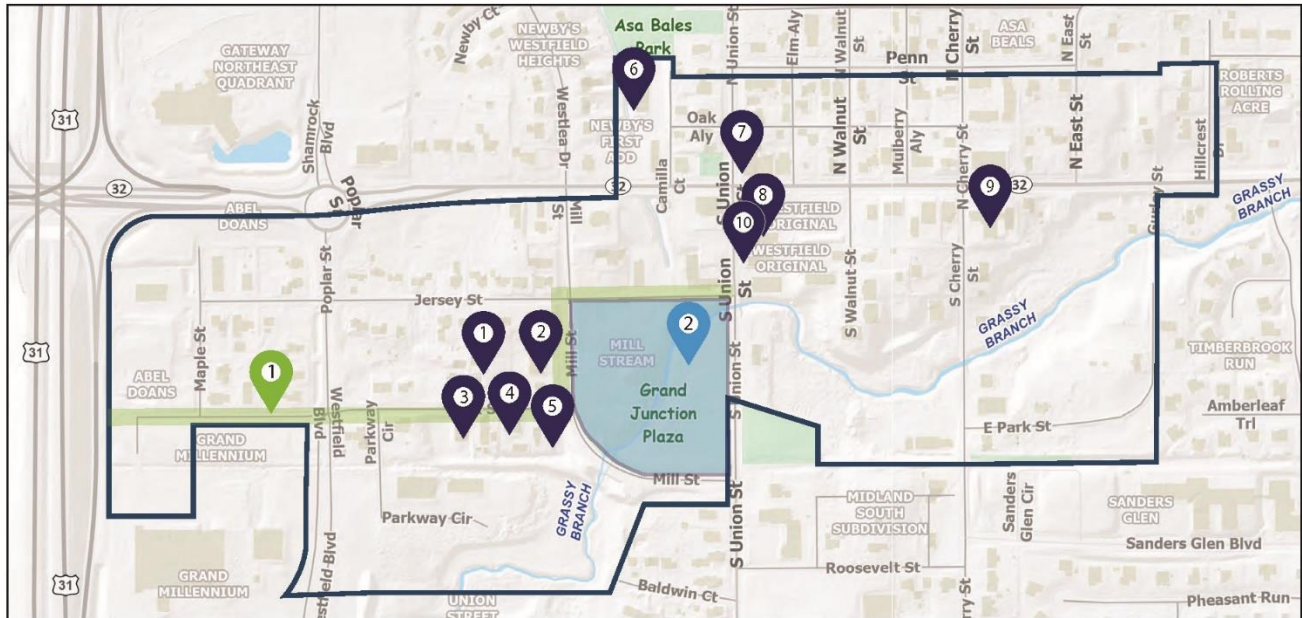
I hereby APPROVE RESOLUTION 24-
this _____ day of _____,
2024.

Scott A. Willis, Mayor

I hereby VETO RESOLUTION 24-
this _____ day of _____,
2024.

Scott A. Willis, Mayor

Exhibit A
Downtown Westfield DORA Map



Designated Permittees

- | | |
|-------------------------------|---------------------------|
| 1. Chiba | 6. Four Finger Distillery |
| 2. Something Splendid | 7. Westfield Wine Vault |
| 3. Westfield Greek's Pizzeria | 8. Jan's Village Pizza |
| 4. The Italian House | 9. Field Brewing |
| 5. Nyla's | 10. Gringtinos |

- | | |
|--|----------------------------------|
| | DORA Boundaries |
| | Park St Vendor Area |
| | Grand Junction Plaza Vendor Area |

ORDINANCE NUMBER 24-__

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

“Park and Poplar”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No.** _____), requesting an amendment to the Unified Development Ordinance 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.** _____ 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 _____;

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 Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Park and Poplar PUD**" (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 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 Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

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. The Real Estate shall be developed in compliance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be as set forth below as illustrated on the attached District Map.

- 4.1 GB-PD: General Business Planned District

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

- 5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.
- 5.2 The following additional uses shall be permitted in the District:
 - A. Dwelling, Multifamily
 - B. Park, Public or Private

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 modified below:

- 6.1 Article 4.17(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	Union Square PUD
Minimum Lot Area	No Minimum

Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0'
Side Yard / Building Separation	0'
Rear Yard	0'
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards: Shall not apply; rather:

- A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate.
- B. Mechanical / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building’s Front Façade. Clustering of Mechanical Equipment is encouraged.
- C. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

7.2 Article 6.8 Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

- A. Foundation Plantings: Article 6.8(L) Foundation Plantings shall apply; however, planters with flowers located at the base of a building or attached

to a façade shall be counted to meet the requirement.

7.3 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

- A. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.
- B. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:
 - i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - ii. Required Spaces: Off-street Parking Spaces shall be 1.25 spaces per Multi-Family Dwelling Unit.
 - iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

8.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.

8.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

[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 _____, 2024.

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 24-__** was delivered to the Mayor of Westfield
on the ____ day of ____, 2024, at ____ m.

Marla Ailor, Clerk-Treasurer

I hereby APPROVE Ordinance 24-____
this ____ day of ____, 2024.

I hereby VETO Ordinance 24-____
this ____ day of ____, 2024.

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

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

Park and Poplar PUD Draft 3 110124

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE
Page 1 of 2
Legal Description

PART OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 49 MINUTES 12 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1217.37 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 756.89 FEET TO THE SOUTH BOUNDARY OF PARK STREET AND THE **PLACE OF BEGINNING**; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 258.73 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 17 SECONDS EAST A DISTANCE OF 147.00 FEET TO THE NORTH BOUNDARY OF THE CENTRAL RAILROAD LINE; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 321.36 FEET; THENCE SOUTH 01 DEGREE 50 MINUTES 51 SECONDS EAST A DISTANCE OF 445.40 FEET; THENCE NORTH 87 DEGREES 51 MINUTES 45 SECONDS WEST A DISTANCE OF 572.91 FEET; THENCE SOUTH 01 DEGREE 10 MINUTES 22 SECONDS EAST A DISTANCE OF 880.76 FEET TO THE NORTHEASTERLY BOUNDARY OF WESTFIELD BOULEVARD PER INSTRUMENT NUMBER 2019034365, AS RECORDED IN THE OFFICE OF THE RECORDER OF SAID HAMILTON COUNTY; THENCE ALONG SAID NORTHEASTERLY BOUNDARY THE FOLLOWING 12 COURSES: 1) NORTH 23 DEGREES 51 MINUTES 15 SECONDS WEST A DISTANCE OF 38.92 FEET; 2) NORTH 18 DEGREES 48 MINUTES 35 SECONDS WEST A DISTANCE OF 433.82 FEET; 3) NORTH 09 DEGREES 48 MINUTES 54 SECONDS WEST A DISTANCE OF 234.04 FEET; 4) NORTH 00 DEGREES 25 MINUTES 58 SECONDS EAST A DISTANCE OF 32.74 FEET; 5) NORTH 06 DEGREES 10 MINUTES 16 SECONDS EAST A DISTANCE OF 117.06 FEET; 6) NORTH 10 DEGREES 39 MINUTES 21 SECONDS EAST A DISTANCE OF 87.25 FEET; 7) NORTH 06 DEGREES 53 MINUTES 18 SECONDS EAST A DISTANCE OF 138.19 FEET; 8) NORTH 02 DEGREES 53 MINUTES 28 SECONDS EAST A DISTANCE OF 8.41 FEET; 9) NORTH 01 DEGREE 15 MINUTES 10 SECONDS EAST A DISTANCE OF 51.74 FEET; 10) 02 DEGREES 15 MINUTES 28 SECONDS WEST A DISTANCE OF 93.82 FEET; 11) NORTH 05 DEGREES 10 MINUTES 21 SECONDS EAST A DISTANCE OF 132.97 FEET; 12) NORTH 00 DEGREES 19 MINUTES 17 SECONDS WEST A DISTANCE OF 117.00 FEET TO THE SOUTH BOUNDARY OF SAID PARK STREET; THENCE SOUTH 89 DEGREES 55 MINUTES 42 SECONDS EAST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 100.00 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 10.608 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
Page 2 of 2



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 24 __-PUD-__.

EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 7)



View from the east

CSO

Park + Poplar
Westfield, IN | 17 September 2024

20240905



EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 7)



EXHIBIT C

CHARACTER EXHIBIT

(Page 3 of 3 – See following 4 pages – 4-7)



7-Unit Townhome

MATERIALS KEY:

- A Brick Masonry Veneer
Color : Medium Red
- B Brick Masonry Veneer
Color : Light Red
- C Stone Veneer
Color : Buff
- D Fiber Cement Trim
Color : Off White
- E Fiber Cement Board and Batten Siding
Color : Blue
- F Fiberglass Frame Window/Patio Door
Color : Bronze Frame
- G Wood Framed Balcony
Color : Bronze
- H Painted Balcony Railing
Color : Bronze
- I Aluminum Cornice and Coping
Color : Bronze
- J Coping Dentils
Color : Bronze
- K Sconce Light



Front Elevation



Back Elevation

5-Unit Townhome





MATERIALS KEY:

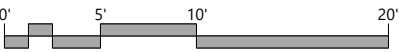
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Front Elevation



Back Elevation

7-Unit Townhome



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Side Elevation A



Side Elevation B

Side Elevations

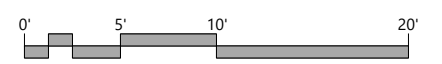


Exhibit “D”

Park and Poplar PUD Project Description

“Park and Poplar” is a proposed mixed-use Planned Unit Development (“PUD”) consisting of approximately 11 acres proposed by Old Town Companies, LLC (“Old Town”). The site is generally located generally at the southeast corner of Park Street and Poplar Street/Westfield Boulevard and consists of eight (8) parcels that are identified by the Hamilton County Auditor’s Office as Tax Identification Numbers 09-09-01-02-07-006.000; 09-09-01-02-07-007.000; 09-09-01-00-00-006.003; 09-09-01-02-09-002.001; 09-09-01-02-07-008.001; 09-09-01-02-09-001.000; 09-09-01-02-09-002.000; and, 09-09-01-02-07-008.000 (collectively, the “Real Estate”). The Real Estate is shown on the Location Map provided herein. The current zoning of the Real Estate includes parcels that are zoned GB – General Business, EI- Enclosed Industrial, Grand Millennium Center PUD and Grand Junction Plaza PUD.

Old Town is seeking approval of a Change of Zoning Application to allow for the creation of a mixed-use district consisting of the following uses: a hotel, office and retail space, market rate multi-family apartments, market rate for-lease flats and townhomes, a public plaza space and structured parking. The Park and Poplar PUD will have GB-PD as the underlying zoning district while also permitting multi-family.

Park and Poplar Comprehensive Plan Statement

The 2013 Grand Junction Implementation Plan, which is an addendum to the Westfield-Washington Township Comprehensive Plan pertaining to Westfield’s downtown area, sets forth certain recommendations and objectives related to the Grand Junction area, including but not limited to: promoting downtown as a growth center and place of destination; developing a unique image for the downtown area; and, encouraging general types of land uses such as commercial, office, retail, high density residential, plazas and other open spaces.

The 2013 Grand Junction Implementation Plan Map identifies the Real Estate as being within the Kendall Sub-District, which sub-district is located south of the Gateway Sub-District and Junction Sub-District. The 2013 Grand Junction Implementation Plan lists various objectives and recommendations for the Kendall Sub-District area, which include but are not limited to: providing places for people to live within or within walking distance of downtown, developing a strategy for attracting office and commercial uses, implementing standards to prevent and discourage single-family residential uses and developing standards that would encourage the development of vertical buildings for the Kendall Sub-District.

The Park and Poplar PUD Ordinance includes development that will meet the recommendations and objectives set forth above in the 2013 Grand Junction Implementation Plan as indicated above.



BUILDING DATA:

APARTMENT BUILDING + TOWNHOMES:

Floor	TH	Studio	1Br	2Br	Total
1	54	19	22	7	102
2	0	23	27	7	57
3	0	24	31	8	63
4	0	24	31	8	63
5	0	4	10	2	16
Total	54	94	121	32	301
Percent	17.9	31.2	40.2	10.6	

SITE DATA:

PARKING PROVIDED:

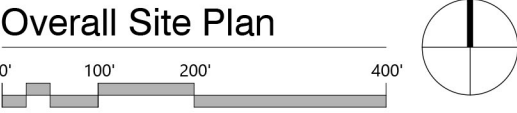
PARKING GARAGE:

Level	Standard	ADA	
Grade Level	59	0	= 59 p.s.
Grade +1	100	0	= 100 p.s.
Grade +2	100	0	= 100 p.s.
Grade +3	100	0	= 100 p.s.
Grade +4	100	0	= 100
Grade +5	64	0	= 64 p.s.
Garage Total	523	0	= 523 p.s.
Surface Parking Total	97	0	= 97 p.s.
Total Parking Provided	620	0	= 620 p.s.

SQUARE FOOTAGE DATA:

4-Level Parking Garage:

Grade Level	= 34,028 s.f.
Level 2	= 34,028 s.f.
Level 2	= 34,028 s.f.
Level 3	= 34,028 s.f.
Level 4	= 34,028 s.f.
Level 5 (Excludes Ramp - Counted on 4)	= 24,720 s.f.
Parking Garage Total	= 194,860 s.f.





View from the east





Office Partners

WEST GRILL

Midland Trace

OFFICE

PARKING

SCSO





7-Unit Townhome

MATERIALS KEY:

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Color : Bronze
- K Sconce Light



5-Unit Townhome





MATERIALS KEY:

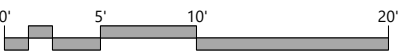
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Front Elevation



Back Elevation

7-Unit Townhome



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Color : Bronze
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Side Elevations



ORDINANCE 24-70

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered Petition No. 24__-PUD-__, requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded Petition No. 24__-PUD-__ to the City Council of the City of Westfield, Hamilton County, Indiana (the “City Council”) with a **favorable/unfavorable** 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 City Council on _____, 2024; and

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and the Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Grand Universe PUD**.”
- 1.2 Development within the **Grand Universe PUD** boundary shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the

Unified Development Ordinance, as amended and applicable to the underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplements, or expressly made inapplicable by this Ordinance.

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

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

- 2.1 “Cultural Institutions and Uses” shall mean and include the permitted uses in the General Business District (GB) of the Unified Development Ordinance and shall also specifically include Planetarium and Observatory Uses.
- 2.2 “Dark Sky Lighting” shall mean community friendly lighting design that minimizes glare, reduces light trespass, and reduces light pollution.
- 2.3 “Inspiring Artifacts” shall mean the public and attractive display of space and STEM related installations on the grounds within the **Grand Universe PUD** that are intended to engage, inspire, and connect visitors to the story of space exploration and STEM learning. Inspiring Artifacts are exempt from the Unified Development Ordinance standards for outdoor display, accessory use and building standards, vision clearance and sign and building height restrictions. Examples may include, but are not limited to rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays. Illustrative examples of some Inspiring Artifacts are attached hereto as **Exhibit N**. The Director of Community Development shall determine whether or not an object meets the definition of Inspiring Artifact, which determination may be appealed to the Board of Zoning Appeals.

Section 3. **Concept Plan.** The Grand Universe Concept Plan is attached hereto as **Exhibit B** (the “Concept Plan”) and hereby incorporated in accordance with the Unified Development Ordinance, Ch. 10, Article 10.10 (F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. Development within the boundaries of the **Grand Universe PUD** shall be consistent and in accordance with the intent set forth in **Exhibit B**.

- 3.1 The **Grand Universe PUD** is comprised of approximately 66± acres and includes four (4) designated development areas shown on the Concept Plan and labeled as the “**Grand Universe District**,” the “**Resort District**,” the “**Town Center**”

District,” and the “**Sports Entertainment District**” (each individually a “District” or collectively the “Districts”).

- 3.2 Development of each District shall be regulated as set forth in this Ordinance. Each District is to be developed to meet the objectives of the **Grand Universe PUD** to become an inspiring, world class, immersive visitor experience centered around space, science, engineering, and technology.
- 3.3 The boundaries of the **Grand Universe PUD** shall be developed to accommodate the unique character of the Districts, site characteristics, and the intent shown within the Concept Plan. Final engineering, layouts, and site plans for development within the Districts shall be subject to the terms of this Ordinance and may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Pedestrian and vehicle circulation among the Districts shall be developed with an emphasis on connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas as generally depicted in the Concept Plan; however, final engineering, designs, layouts, and interconnections within the Districts may vary from depictions shown in the Concept Plan. However, the Real Estate shall be developed in general conformance with the Concept Plan as determined and approved by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Section 4. **Statements of Character & Underlying Zoning.** The Districts span across 66± contiguous acres, and the phased development will create a dynamic destination for learning, recreation, and leisure by offering educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces.

- 4.1 The underlying zoning and character for the **Grand Universe District** shall be General Business District (GB).

The purpose of the **Grand Universe District** is to encompass the state-of-the-art center for space and science learning and exploration and STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.

- 4.2 The underlying zoning and character for the **Resort District** shall be General Business District (GB).

The purpose of the **Resort District** is for a centrally located hotel, situated within the heart of the **Grand Universe PUD**, to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.

- 4.3 The underlying zoning for the **Sports Entertainment District** shall be the General Business District (GB).

The purpose of the **Sports Entertainment District** is to foster sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.

- 4.4 The underlying zoning and character for the **Town Center District** shall be General Business District (GB) for commercial or mixed-use properties and Multi-family Medium Density District (MF2) for residential properties.

The purpose of the **Town Center District** is to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

- 4.5 Tomlinson Road is anticipated to be vacated as part of the construction of new road providing direct access from 191st Street. The **Grand Universe PUD** area shall be directly accessible from both Chad Hittle Road and from 186th Street.

Section 5. **Illustrative Exhibits.** The Illustrative Exhibits attached hereto as **Exhibits C** through **N** are hereby incorporated to represent the pattern and intended quality and characteristics of improvements and development in the Districts.

- 5.1 **Exhibit C - Grand Universe District | Architectural Character**
- 5.2 **Exhibit D - Grand Universe District | Buffer Park and Green Roof Design**
- 5.3 **Exhibit E - Resort District | Architectural Character**
- 5.4 **Exhibit F - Sports Entertainment District | Architectural Character**
- 5.5 **Exhibit G - Sports Entertainment District | Creek Park Character**
- 5.6 **Exhibit H - Sports Entertainment District | Monon Trail Connections Character**
- 5.7 **Exhibit I - Town Center District | Architectural Character**
- 5.8 **Exhibit J - All Districts | Streetscape Design**
- 5.9 **Exhibit K - All Districts | Open Plaza and Pedestrian Space Design**
- 5.10 **Exhibit L - All Districts | Lighting Design**
- 5.11 **Exhibit M – All Districts | Parking Garage Cladding Design**
- 5.12 **Exhibit N – All Districts | Inspiring Artifacts**

Section 6. **Permitted Uses.** All uses permitted in the underlying zoning districts as set forth in the Unified Development Ordinance shall be permitted except as modified below. Golf Carts may be operated in all Districts, subject to City of Westfield ordinances and regulations. Outdoor café and eating areas shall also be permitted in all Districts.

- 6.1 Permitted uses in the **Grand Universe District** shall include all permitted uses within the General Business District (GB), except those identified in **Exhibit O**. Additional permitted uses shall include Planetarium, Observatory and Inspiring Artifacts.
- 6.2 Permitted uses in the **Resort District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Resort District**.
- 6.3 Permitted uses in the **Sports Entertainment District** shall include all permitted uses within the General Business District (GB) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Sports Entertainment District**.
- 6.4 Permitted uses in the **Town Center District** shall include all permitted uses in the General Business District (GB) and all permitted uses in the Multi-family Medium Density District (MF2) except those identified in **Exhibit O**. Inspiring Artifacts shall also be permitted in the **Town Center District**.

Section 7. **General Regulations & Development Standards.** The standards applicable to the underlying zoning districts stated within the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified in this Ordinance as follows:

Grand Universe District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.1 **Maximum Building Height:**
 - a. A maximum building height of 150 feet shall apply to development within the **Grand Universe District**.
- 7.2 **Accessory Use and Building Standards, Ch. 6, Article 6.1:**
 - a. The maximum accessory building height in the **Grand Universe District** shall be 150 feet.

Resort District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.3 **Maximum Building Height:**
 - a. There shall be no maximum building height within the **Resort District**.
 - b. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Sports Entertainment District: General Business District (GB), Chapter 4, Article 4.16, shall be modified to allow the following:

- 7.4 Maximum Building Height:
- a. There shall be no maximum building height within the **Sports Entertainment District**.
 - b. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

- 7.5 Minimum Lot Frontage:
- a. There shall be no minimum lot frontage requirement for parcels dedicated for public Open Space(s) in the **Sports Entertainment District**.

Town Center District: General Business District (GB), Chapter 4, Article 4.16, and Multi-family Medium Density District (MF2), Chapter 4, Article 4.11, shall be modified to allow the following:

- 7.6 Location: Multi-family development within the **Town Center District** may be located within three quarters (0.75) of a mile of another Multi-family Zoning District. Multi-family development shall not be required to be contiguous to an existing developed parcel at the time of construction.
- 7.7 Maximum Density: Maximum density limitations shall not apply to development within the **Town Center District**, and density shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.
- 7.8 Maximum Number of Dwelling Units: There shall be no maximum number of dwelling units within the **Town Center District**, which shall be based upon the availability of corresponding adequate parking to be constructed. The determination of whether adequate parking is available shall be at the discretion of the Director of Community Development in collaboration with the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.
- 7.9 Minimum Road Frontage: Shall not apply within the **Town Center District**.
- 7.10 Maximum Building Height:
- a. Maximum Building Height shall be six (6) stories for development within the **Town Center District**.
 - b. Inspiring Artifacts shall be permitted and shall be exempt from the building height requirements.
- 7.11 Accessory Use and Building Standards, Ch. 6, Article 6.1:
- a. However, any Accessory Building shall be subordinate in height to the Primary Building to which it is an accessory.

Section 8. Architecture, Landscaping, Lighting & Parking.

- 8.1 Architectural Standards, Ch.6, Article 6.3: Unified Development Ordinance Article 6.3 architectural standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

For structures in proximity to or facing nearby playing fields, consideration will be given to façade treatment, taking into account batter's eye area(s).

- 8.2 Landscaping Standards, Ch. 6, Article 6.8: Landscaping within the **Grand Universe PUD** shall generally comply with the landscaping requirements stated within the Unified Development Ordinance Article 6.8 for the underlying zoning districts in effect at the time of the **Grand Universe PUD** approval. Landscaping plans for development within the Districts may include planting substitutions or relocations where appropriate to fulfill the overall design and effect within the **Grand Universe PUD**. An illustrative example of the Concept Plan | Landscape Master Plan is incorporated herein as **Exhibit B:3**. Substitutions or omissions, where necessary, shall be determined through a collaborative effort between the Director of Community Development, Director of Public Works and/or the Director of Parks and Recreation, which determination may be appealed to the Board of Zoning Appeals.
- 8.3 Lighting Standards, Ch. 6, Article 6.9: Dark Sky Lighting-compliant fixtures shall be used and permitted in all Districts. Uplighting confined to and directed upon Inspiring Artifacts shall be permitted. Architectural lighting shall be permitted consistent with the Illustrative Exhibits incorporated herein.
- 8.4 Lot Standards, Ch. 6, Article 6.10: Unified Development Ordinance Article 6.10 lot standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative layout and design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.
- 8.5 Parking and Loading Standards, Ch. 6, Article 6.14: Unified Development Ordinance Article 6.14 parking and loadings standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in modern and creative parking and loading design which shall be proportionate to development needs within the Districts. Approval of development where parking and loading standards would otherwise be required shall be designated to the

Director of Community Development and/or the Director of Public Works, which determination may be appealed to the Board of Zoning Appeals.

- 8.6 Setback Standards, Ch. 6, Article 6.16: Unified Development Ordinance Article 6.16 setback standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.
- 8.7 Yard Standards, Ch. 6, Article 6.21: Unified Development Ordinance Article 6.21 yard standards shall not apply to development within the **Grand Universe PUD** to provide for maximum flexibility in state-of-the-art and creative design. However, the quality and characteristics of improvements and development in the Districts shall be consistent with the Concept Plan and Illustrative Exhibits incorporated herein as determined by the Director of Community Development, which determination may be appealed to the Board of Zoning Appeals.

Section 9. Overlay Districts.

- 9.1 Unified Development Ordinance Article 5.2, US Highway 31 Overlay District shall not apply to the development within the **Grand Universe PUD**.

Section 10. Severability. If any term or provision of this Ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF __, 202_.

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

EXHIBIT A
REAL ESTATE LEGAL DESCRIPTION

GRAND UNIVERSE PUD
LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 53 MINUTES 58 SECONDS WEST 856.20 FEET ON AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO A MAG NAIL AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST QUARTER AND THE EASTERLY LINE OF CSX TRANSPORTATION, INC. (FORMERLY THE C.I. & L RAILROAD); THENCE SOUTH 32 DEGREES 22 MINUTES 39 SECONDS EAST 688.03 FEET ON AND ALONG SAID EASTERLY LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING BEING NORTH 57 DEGREES 37 MINUTES 21 SECONDS EAST 2834.76 FEET FROM THE RADIUS POINT OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY 820.63 FEET ON AND ALONG SAID CURVE TO THE RIGHT AND ON AND ALONG SAID EASTERLY LINE TO THE 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF INTERSECTION OF SAID EASTERLY LINE AND THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 18 SECONDS EAST 126.76 FEET TO A MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1329.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.69 ACRES, MORE OR LESS.

ALSO: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE IRON PIPE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST (ASSUMED BEARING) 1329.68 FEET TO A MAG NAIL AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 660.00 FEET ON AND ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 60 D NAIL; THENCE NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 89 DEGREES 45 MINUTES 43 SECONDS EAST 7.18 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE NORTH 01 DEGREES 30 MINUTES 10 SECONDS EAST 12.45 FEET TO A MAG NAIL ON THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 667.30 FEET TO THE POINT OF BEGINNING. CONTAINING 20.17 ACRES, MORE OR LESS.

ALSO: FORTY (40) ACRES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, AND RUNNING THENCE NORTH 80 RODS; THENCE

EAST 80 RODS; THENCE SOUTH 80 RODS; THENCE WEST 80 RODS, TO THE PLACE OF BEGINNING.

ALSO: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT OF BEGINNING BEING NORTH 01 DEGREES 10 MINUTES 34 SECONDS EAST (ASSUMED BEARING) 1320.00 FEET FROM THE 5/8" IRON ROD AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1320.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 1320.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 31 MINUTES 22 SECONDS EAST 1.99 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREES 15 MINUTES 59 SECONDS EAST 1335.23 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 43 SECONDS WEST 1324.17 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 10 MINUTES 34 SECONDS WEST 9.67 FEET, MORE OR LESS TO THE POINT OF BEGINNING. CONTAINING 0.47 OF AN ACRE, MORE OR LESS.

EXCEPT: A PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 623.88 FEET ALONG THE EAST LINE OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 50.00 FEET TO POINT "511" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 280.00 FEET TO POINT "510" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 15 DEGREES 45 MINUTES 06 SECONDS WEST 209.37 FEET TO POINT "509" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 81 DEGREES 21 MINUTES 54 SECONDS WEST 350.18 FEET TO POINT "508" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 46 MINUTES 09 SECONDS WEST 350.54 FEET TO THE NORTHEASTERN BOUNDARY OF THE FORMER CSX OR C.I. & L. RAILROAD AND POINT "507" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 33 DEGREES 30 MINUTES 28 SECONDS WEST 94.62 FEET ALONG SAID NORTHEASTERN BOUNDARY TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 46 MINUTES 09 SECONDS EAST 856.20 FEET ALONG SAID NORTH LINE TO THE POINT OF BEGINNING AND CONTAINING 2.598 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.309 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

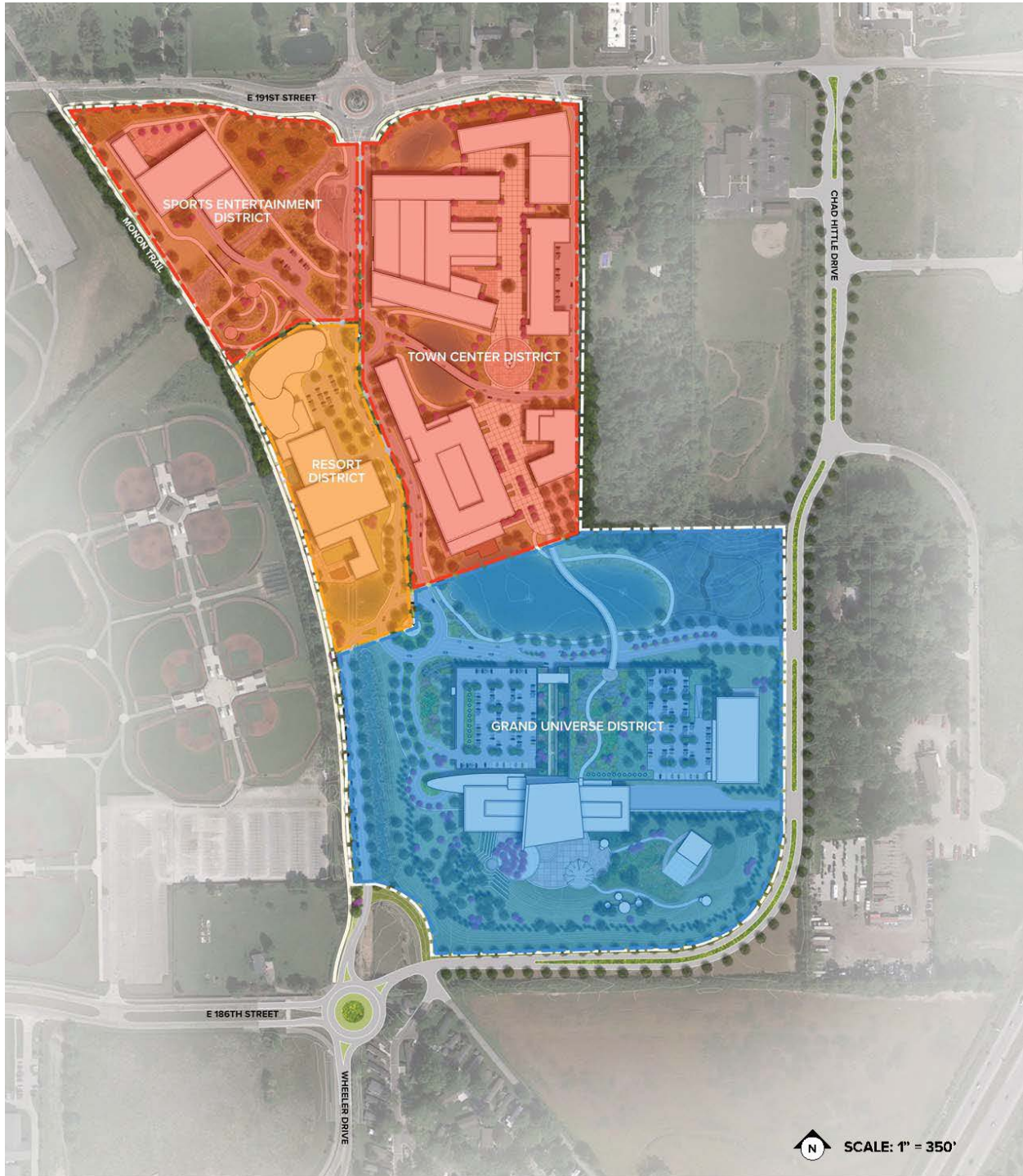
INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION TO THE NORTHEAST CORNER OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "523" ON SAID PARCEL PLAT; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET ALONG A NORTH LINE OF THE GRANTOR'S LAND TO A CORNER OF THE GRANTOR'S LAND DESIGNATED AS POINT "522" ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG AN EAST LINE OF THE GRANTOR'S LAND TO POINT "521" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 88 DEGREES 51 MINUTES 35 SECONDS WEST 149.35 FEET TO POINT "520" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 70 DEGREES 25 MINUTES 30 SECONDS WEST 252.98 FEET TO POINT "519" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 56 DEGREES 28 MINUTES 20 SECONDS WEST 152.77 FEET TO POINT "518" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 12 DEGREES 43 MINUTES 25 SECONDS WEST 205.00 FEET TO POINT "517" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 68 DEGREES 14 MINUTES 31 SECONDS WEST 53.85 FEET TO POINT "516" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 17 DEGREES 23 MINUTES 50 SECONDS WEST 83.82 FEET TO POINT "515" DESIGNATED ON SAID PARCEL PLAT; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 125.00 FEET TO POINT "514" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 89 DEGREES 57 MINUTES 24 SECONDS WEST 25.00 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 02 MINUTES 36 SECONDS EAST 623.88 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 2.452 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.251 ACRES, MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES DEPICTED ON THE ATTACHED RIGHT OF WAY PARCEL PLAT, MARKED EXHIBIT B, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 0 DEGREES 02 MINUTES 36 SECONDS EAST 496.86 FEET ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 88 DEGREES 30 MINUTES 04 SECONDS EAST 37.66 FEET TO POINT "33717" ON SAID PLAT THENCE SOUTH 1 DEGREE 29 MINUTES 56 SECONDS EAST 151.70 FEET TO POINT "33718" ON SAID PLAT; THENCE SOUTHEASTERLY 269.82 FEET ALONG AN ARC TO THE RIGHT HAVING A RADIUS OF 230.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 53 DEGREES 13 MINUTES 40 SECONDS EAST AND A LENGTH OF 254.61 FEET TO POINT "33719" ON SAID PLAT; THENCE SOUTH 19 DEGREES 37 MINUTES 15 SECONDS EAST 201.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, DESIGNATED AS POINT "33720" ON SAID PLAT; THENCE SOUTH 89 DEGREES 20 MINUTES 05 SECONDS WEST 313.74 FEET ALONG SAID LINE TO THE POINT OF BEGINNING CONTAINING 2.027 ACRES MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT OF WAY FOR TOMLINSON ROAD AND BLACKBURN ROAD WHICH CONTAINS 0.310 ACRES MORE OR LESS.

ALSO EXCEPT: A PART OF THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY LINES DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT, MARKED EXHIBIT "B", DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "907" ON THE LOCATION CONTROL ROUTE SURVEY RECORDED IN

INSTRUMENT 2012069828 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 667.30 FEET ALONG THE NORTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 21 MINUTES 45 SECONDS WEST 12.45 FEET; THENCE SOUTH 89 DEGREES 05 MINUTES 52 SECONDS WEST 7.18 FEET TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 27.59 FEET ALONG SAID PROLONGED EAST LINE TO THE SOUTHERN BOUNDARY OF 191ST STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 02 MINUTES 36 SECONDS WEST 47.23 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND; THENCE NORTHWESTERLY 122.54 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 3,060.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 84 DEGREES 53 MINUTES 06 SECONDS WEST AND A LENGTH OF 122.53 FEET TO POINT "540" DESIGNATED ON SAID PARCEL PLAT; THENCE WESTERLY 110.39 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 740.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 88 DEGREES 00 MINUTES 42 SECONDS WEST AND A LENGTH OF 110.29 FEET TO THE SOUTHERN BOUNDARY OF SAID 191ST STREET AND POINT "539" DESIGNATED ON SAID PARCEL PLAT; THENCE NORTH 70 DEGREES 25 MINUTES 30 SECONDS EAST 88.07 FEET ALONG SAID BOUNDARY; THENCE NORTH 88 DEGREES 51 MINUTES 35 SECONDS EAST 149.35 FEET ALONG SAID BOUNDARY TO THE POINT OF BEGINNING AND CONTAINING 0.163 ACRES, MORE OR LESS.

EXHIBIT B-1
DISTRICT CONCEPT PLAN



CONCEPT PLAN | DISTRICT ZONING



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 1

EXHIBIT B-2
ILLUSTRATIVE MASTER PLAN



CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 2

EXHIBIT B-3
LANDSCAPE PLAN



CONCEPT PLAN | LANDSCAPE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

EXHIBIT C-1

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER



MATERIAL PATTERNS WITH
SHADOW AND DEPTH



ANGULAR ROOF STRUCTURE



THOUGHTFUL MATERIAL
TRANSITIONS



EXTERIOR WALKWAYS
AND BALCONIES



PRECAST CONCRETE WITH
DECORATIVE FORMWORK



ARCHITECTURAL CONCEPT MASSING AND SCALE



EXPOSED STRUCTURAL STEEL



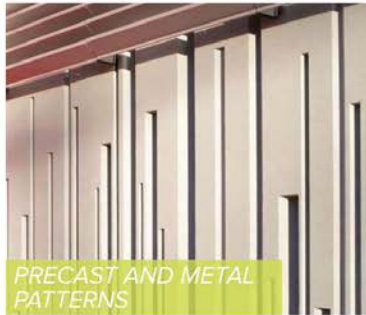
METAL SCREENING



DARK GLAZING AND
DEEP SHADE FINIS

EXHIBIT C-2

GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT C : 2

EXHIBIT D

GRAND UNIVERSE DISTRICT | BUFFER PARK AND GREEN ROOF DESIGN



NATIVE PERENNIAL
PLANTINGS



INTEGRATED LANDSCAPE



BIO-RETENTION



UNIQUE TOPOGRAPHY



NATURAL STORM WATER
SOLUTIONS



NATIVE PRAIRIE PLANTINGS



LITTORAL EDGE



ORGANIC FORMS



DARK SKY PATHWAY
LIGHTING



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT D : 1

EXHIBIT E

RESORT DISTRICT | ARCHITECTURAL CHARACTER

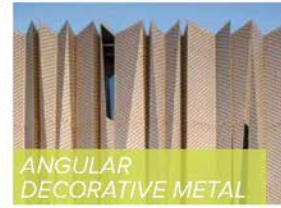


EXHIBIT F

SPORTS ENTERTAINMENT DISTRICT | ARCHITECTURAL CHARACTER



EXHIBIT G

SPORTS ENTERTAINMENT DISTRICT | CREEK PARK CHARACTER

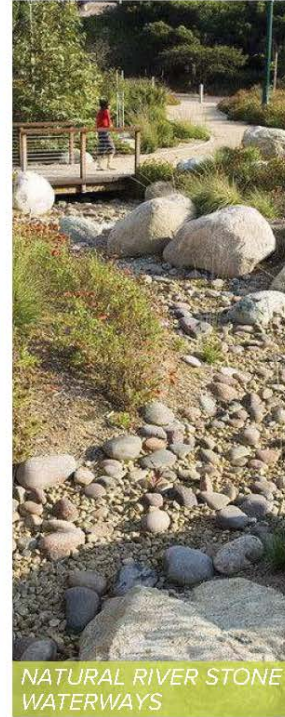


EXHIBIT H

SPORTS ENTERTAINMENT DISTRICT | MONON TRAIL CONNECTIONS CHARACTER



EXHIBIT I-1

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 1

EXHIBIT I-2

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT I : 2

EXHIBIT I-3

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



EXHIBIT J

ALL DISTRICTS | STREETSCAPE DESIGN



PAVING INDICATING
PEDESTRIAN ZONES



AUTONOMOUS BUS READY



NATURAL PLANTINGS



SEATING AND SHADE TREES



TRAFFIC SOFTENING
FEATURES



SEASONAL VARIETY



NATURAL BIO-SWALE FEATURES WITH
PEDESTRIAN PATHWAYS THROUGHOUT



CURB INTEGRATED
BIO-SWALES



GOLF CART FRIENDLY

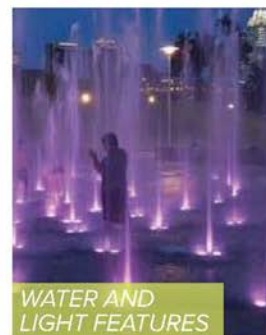


GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT J : 1

EXHIBIT K

ALL DISTRICTS | OPEN PLAZA AND PEDESTRIAN SPACE DESIGN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT K : 1

EXHIBIT L

ALL DISTRICTS | LIGHTING DESIGN



ROUND AREA LIGHTING



DECORATIVE PEDESTRIAN LIGHTING



ROUND AREA LIGHTING



COLUMNAR AREA LIGHTING



ILLUMINATED SITE FURNISHINGS



ROUND AREA / PARKING LIGHTING



DECORATIVE UP-LIGHTING OF ARTIFACTS



COLUMNAR WAYFINDING LIGHTING



HALO AREA LIGHTING



SPECIAL LIGHT SHOWS AT ARTIFACTS

NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT L : 1

EXHIBIT M

ALL DISTRICTS | PARKING GARAGE CLADDING DESIGN



DECORATIVE METAL MESH



GREEN WALLS



INTERWEAVING FORMS



3D DIMENSIONAL SCREEN



METAL SCREENING



METAL PATTERNS



METAL AND GREEN WALL INTEGRATED



MESH AND GREEN WALL



GREEN WALL



VERTICAL FINES

EXHIBIT N

ALL DISTRICTS | INSPIRING ARTIFACTS



DECORATIVE UP-LIGHTING OF ARTIFACTS



SPACE EXPLORATION - HORIZONTAL DISPLAY



SPECIAL LIGHT SHOWS AT ARTIFACTS



MILITARY / SPACE ARTIFACTS



SPACE EXPLORATION - VERTICAL DISPLAY



PROTECTIVE DISPLAY FENCING AT ARTIFACTS



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT N : 1

EXHIBIT O
PROHIBITED USE LIST

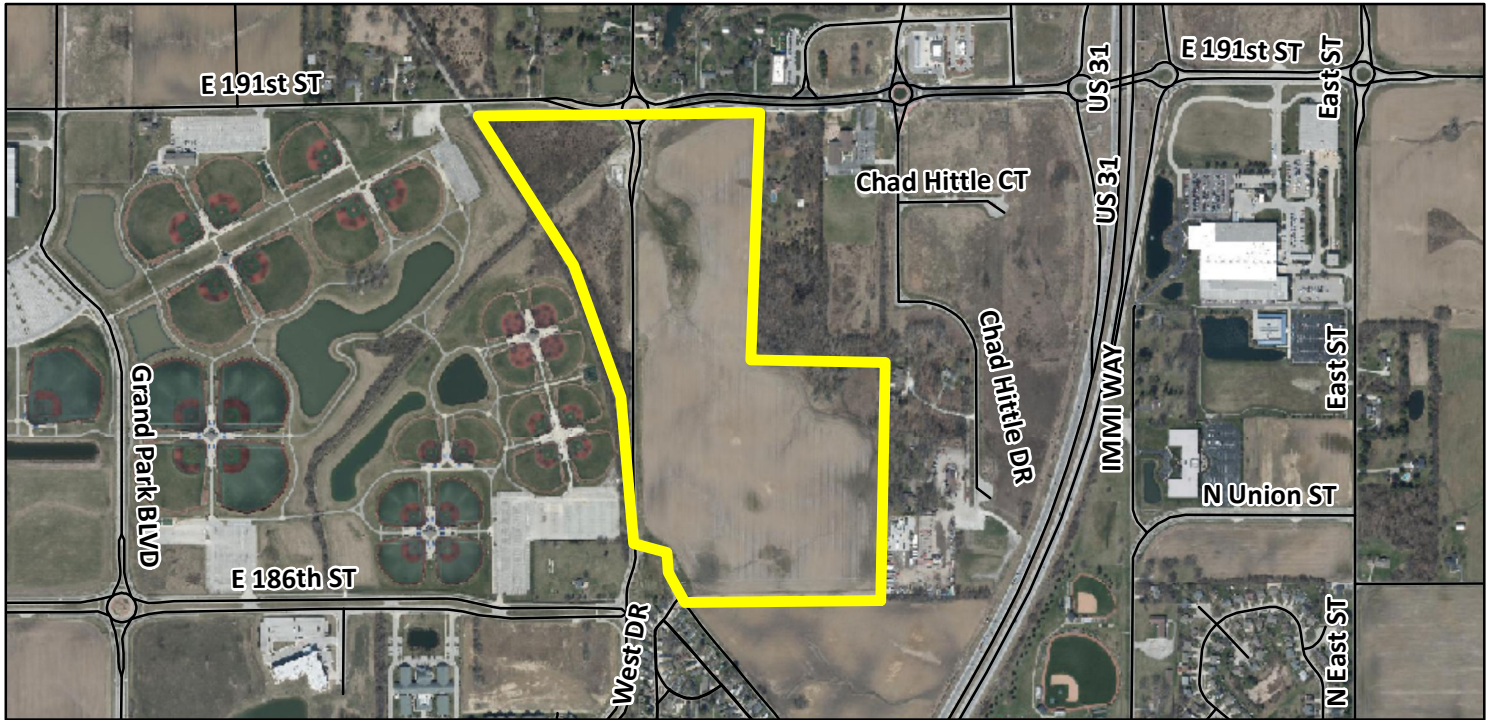
- **Auction Room**
- **Garden and Lawn Center**
- **Mortuary**
- **Freestanding Fast-Food Restaurants with Drive-Thru**
- **Specialty Restaurant with Drive-Thru**
- **Religious Institution**
- **Data Processing/Call Center**
- **Nursery**
- **Assisted Living Facility**
- **Hospice**
- **Nursing Home**
- **Childcare/Daycare Center, except as ancillary use to a permitted use**
- **Auto Parts Sales**
- **Superstore**
- **Variety Store, except as ancillary use to a permitted use**
- **Furrier Shop**
- **Tobacco Shop, except for Cigar Store or Cigar Bar**
- **Special Exception Uses**
- **Tattoo Parlor**
- **Piercing Studio**
- **Massage Parlor, except for spas**
- **Tanning Salon, except as ancillary use to a permitted use or spa**
- **Kennel or Animal Boarding or Animal Daycare Facility**
- **Automotive Repair and Servicing**
- **Refund Anticipation Loan Lenders, Title Loan Businesses, Short-Term Loan Providers**
- **Cash for Precious Metal Stores and Pawnshops**
- **Adult Entertainment Businesses, including Adult Cabaret, Adult Store, Adult Theatre or the sale of new or used Adult Material**
- **Retail Sale of Paraphernalia Used to Ingest or Use Illicit or Recreational Drugs**
- **Retail Gun Sales**
- **Second Hand or Government Surplus Store**
- **Mattress Store**
- **Retail Wireless Communications Store**
- **Retail Establishment Selling or Advertising Primarily "Dollar" Merchandise**
- **Flea Market, Consignment or Used Goods Store**
- **Public Laundromat or Dry-Cleaning Processing Plant**
- **Animal Clinic or Pet Store**
- **Businesses that Emit Noxious Odors**
- **Freestanding Billboard Advertising**
- **Self-storage Facilities**
- **Fireworks Stores**

The following uses shall be permitted, but only as part of a mixed-use building or inline tenant building. The following uses shall be under 6,000 sf.:

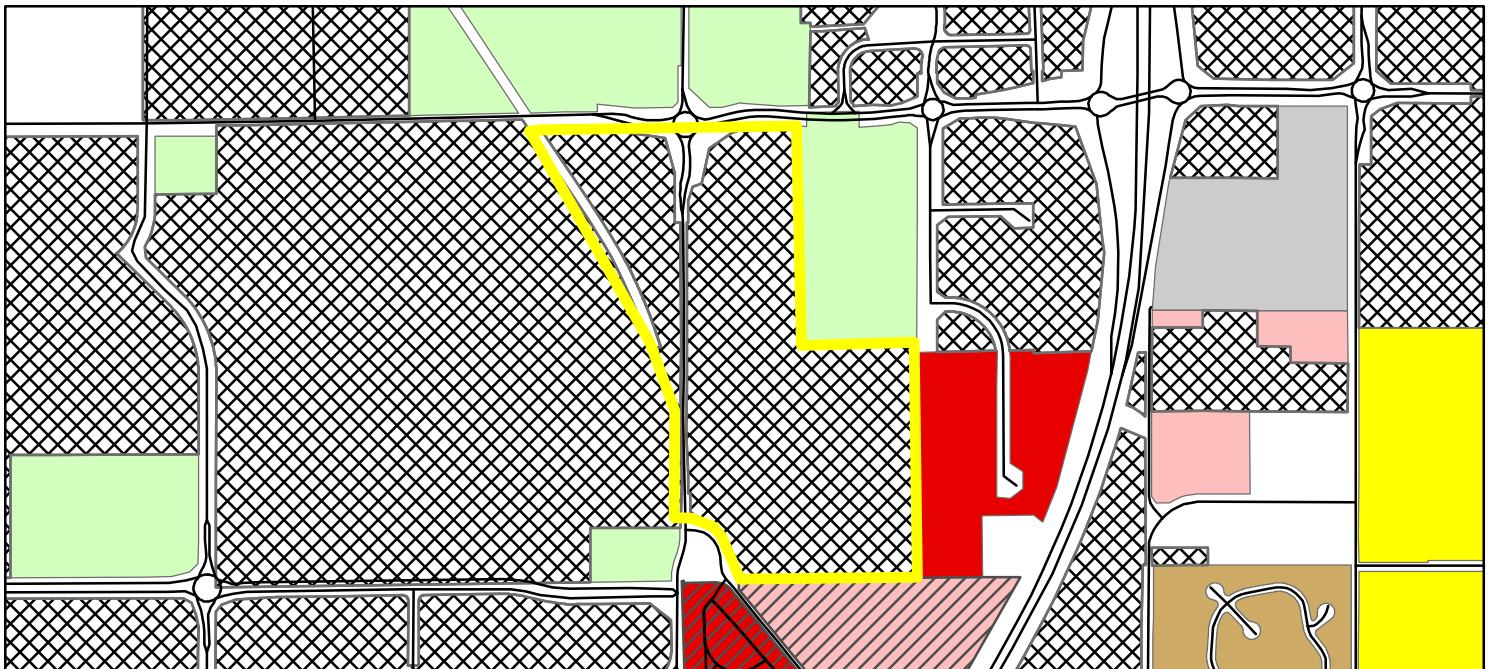
- **Building Finishes Store**
- **Department Store**
- **Furniture Store**
- **Grocery/Supermarket, however sundries stores shall also be permitted in a hotel**
- **Home Electronics/Appliance Store**
- **Office Supply Store**
- **Sporting Goods Store**
- **Banks/Credit Unions/Savings and Loan**
- **Drug Store, however sundries stores shall also be permitted in a hotel**
- **Mail Order Store**
- **Antique Shop**
- **Hardware Store**
- **Hobby Shop**
- **Printing/Photocopying**
- **Shoe Sales/Repair**

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

GB-PD (General Business - Planned Development)

LB (Local Business)

LB-PD (Local Business - Planned Development)

MF-1 (Multiple Family - 1)

PUD (Planned Unit Development)

SF-3 (Single Family - 3)

0 0.125 0.25
Miles





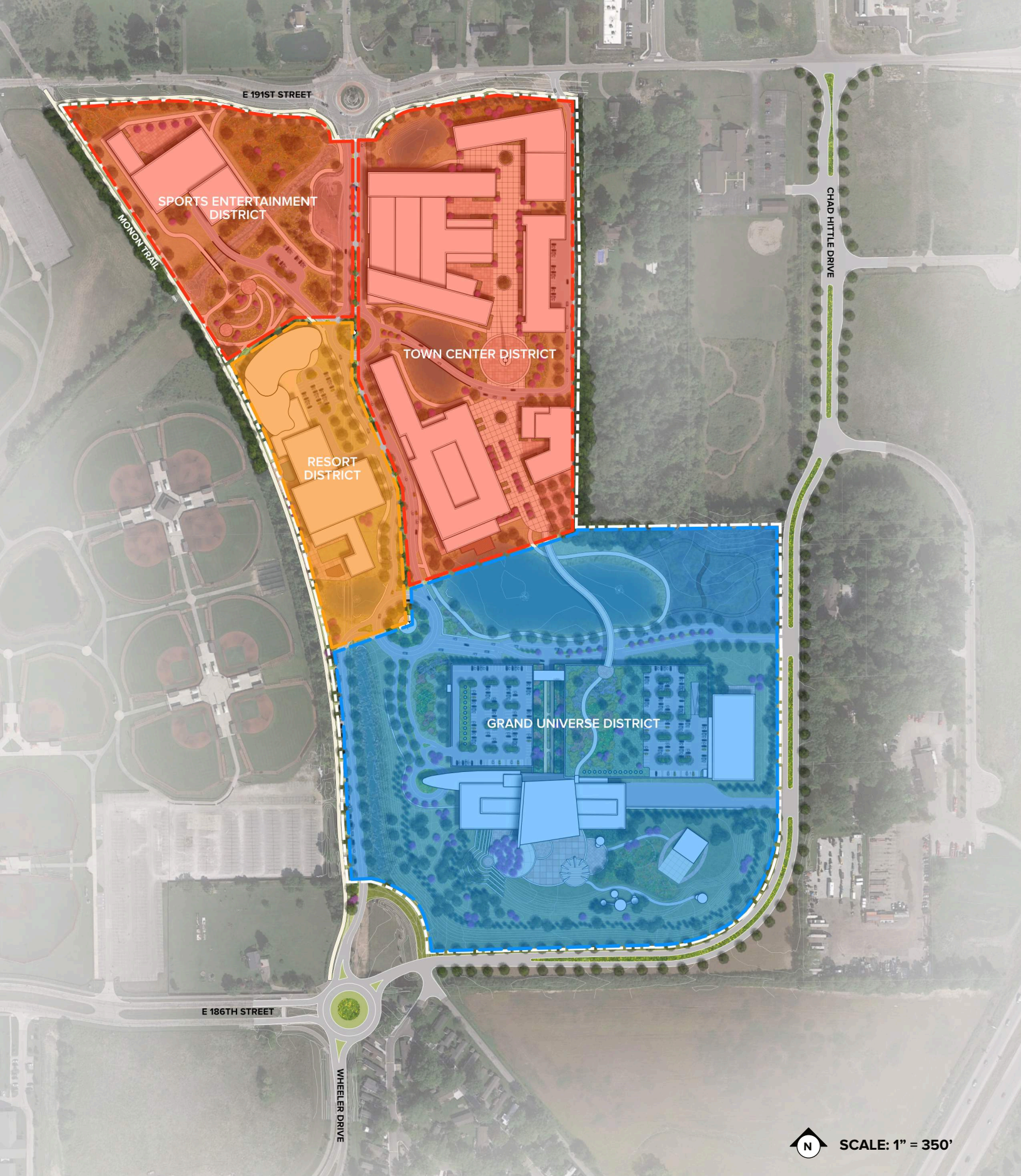
GRAND UNIVERSE PUD NARRATIVE STATEMENT

The Grand Universe PUD is comprised of approximately 66± contiguous acres and will be developed as a dynamic destination for learning, recreation, and leisure that offers educational value, entertainment, local and tourism appeal, hotel amenities, observatories, and cultural spaces centered around space, science, engineering, and technology.

The Grand Universe PUD includes four (4) designated development areas: the “**Grand Universe District**,” the “**Resort District**,” the “**Town Center District**,” and the “**Sports Entertainment District**.” The Districts will be developed to accommodate the unique character of the PUD, site characteristics, and the intent shown within the Concept Plan. Pedestrian and vehicle circulation will emphasize connectivity, efficient traffic flow, accessibility, and pedestrian-focused spaces and plazas.

- o The **Grand Universe District** encompasses the state-of-the-art center for space and science learning and exploration and a STEM pavilion with related events and amenities, designated parking and convenient student/group drop-off and pick-up areas.
- o The **Resort District** includes a centrally located hotel to be situated within the heart of the Grand Universe PUD to provide visitors with accommodations, dedicated parking and convenient access to all Districts, events and amenities, and direct connections to the Monon Trail.
- o The **Sports Entertainment District** includes sports, art and entertainment viewing facilities with outdoor plazas and dining, and Creek Park with natural elements and plantings in open spaces to accommodate a mix of trails, pathways, sidewalks and respite areas, and direct connections to the Monon Trail.
- o The **Town Center District** includes commercial and mixed-use properties, to create pedestrian-focused plazas and social spaces surrounding a mix of integrated retail, office and high-density multi-family uses.

The public and attractive display of space and STEM related installations, such as rockets, rocket boosters, engines and parts, and science and space-inspired objects and displays on the grounds within the Grand Universe PUD will engage, inspire, and connect visitors to the story of space exploration and STEM learning.



CONCEPT PLAN | DISTRICT ZONING



CONCEPT PLAN | ILLUSTRATIVE MASTER PLAN



GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 2



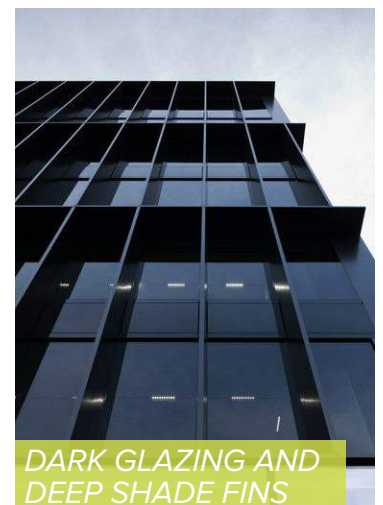
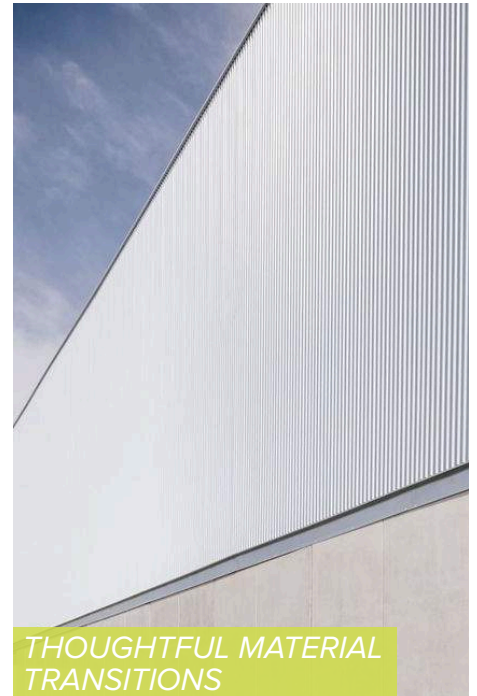
CONCEPT PLAN | LANDSCAPE MASTER PLAN



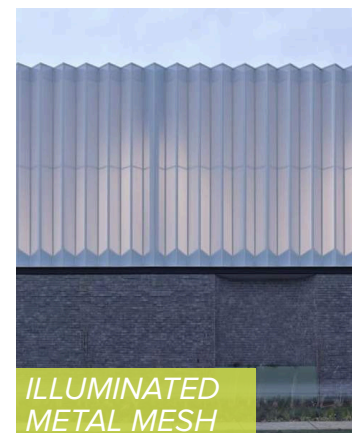
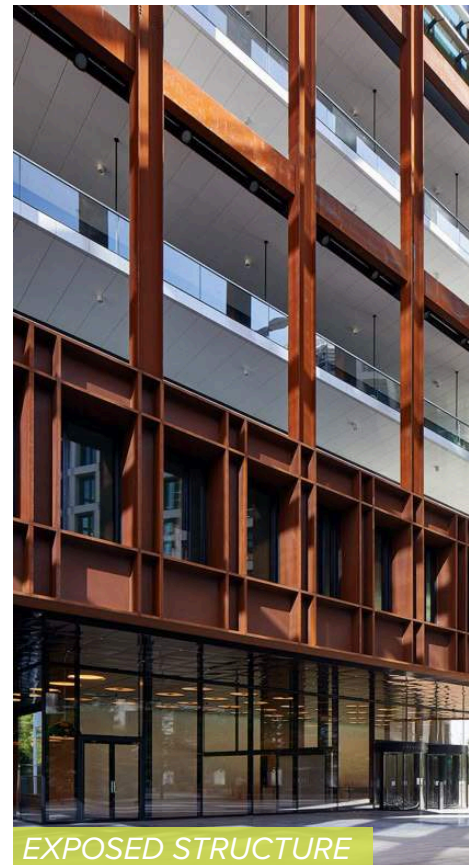
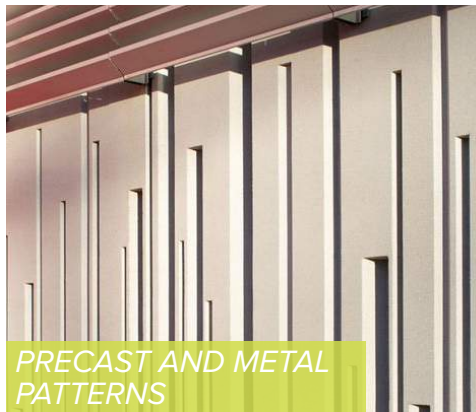
GRAND UNIVERSE PUD DISTRICT
10/31/2024

EXHIBIT B : 3

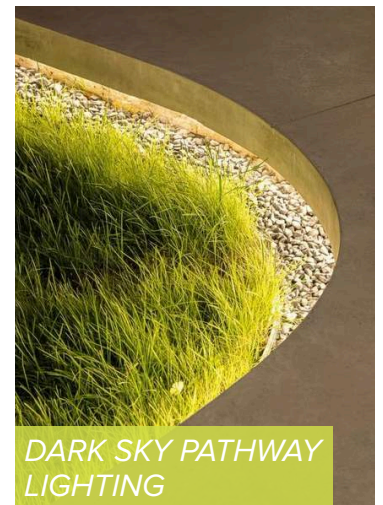
GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER



GRAND UNIVERSE DISTRICT | ARCHITECTURAL CHARACTER, CONT.



GRAND UNIVERSE DISTRICT | BUFFER PARK AND GREEN ROOF DESIGN



RESORT DISTRICT | ARCHITECTURAL CHARACTER



CURVED GLASS FACADES



OUTDOOR DINING



ANGULAR
DECORATIVE METAL



ORGANIC FORMS



METAL PANEL FACADE ELEMENTS



ORGANIC MASSING



CURVED GLAZING



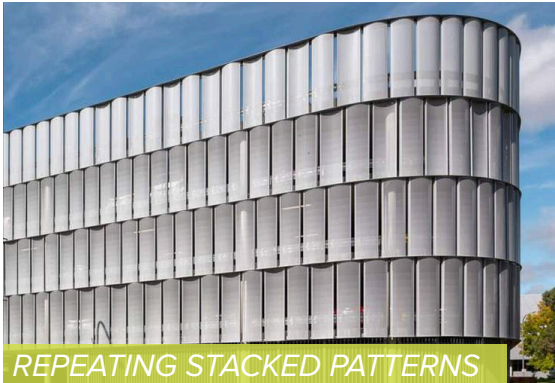
CURVED DECORATIVE
METAL FACADE CLADDING



DECORATIVE MASONRY AND GLASS



SHADE FINs

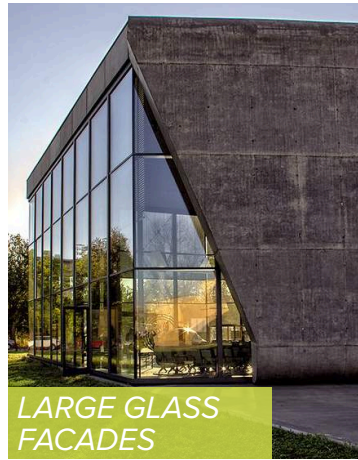


REPEATING STACKED PATTERNS

SPORTS ENTERTAINMENT DISTRICT | ARCHITECTURAL CHARACTER



CURVED MASSING AND BUILDING
INTEGRATED ACCENT LIGHTING / BRANDING



LARGE GLASS
FACADES



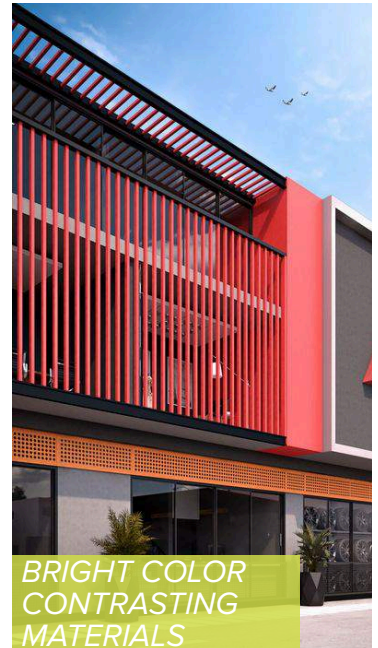
OUTDOOR PLAZAS



INTEGRATED SIGNAGE



ANGULAR ROOF FORMS



BRIGHT COLOR
CONTRASTING
MATERIALS



EXPRESSED
STRUCTURE



INTEGRATED
OUTDOOR DINING



CURVED GLASS AND DEEP FACADES



INDOOR-OUTDOOR
SPACES



CURVED MASSINGS

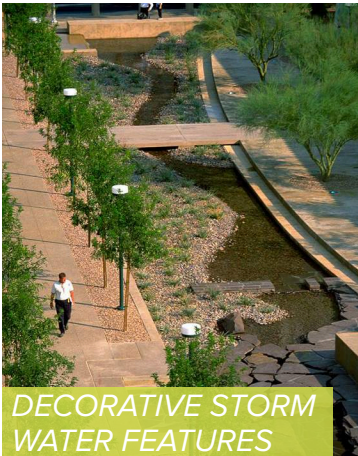
SPORTS ENTERTAINMENT DISTRICT | CREEK PARK CHARACTER



INTEGRATED STORM WATER SYSTEMS



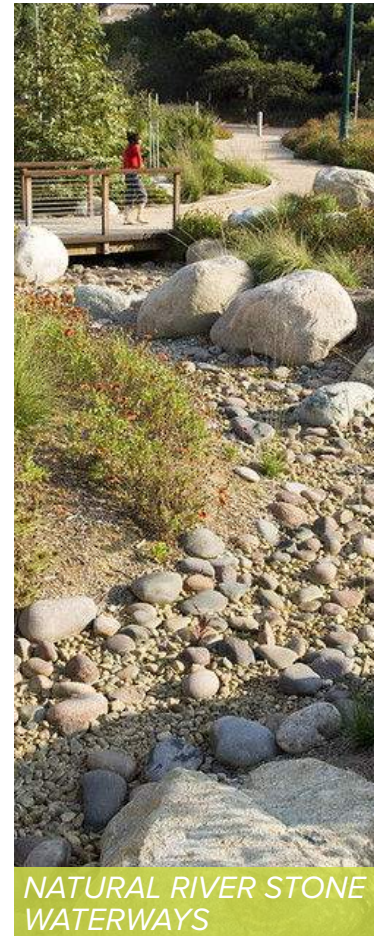
STONE BLOCK ACCENTS



DECORATIVE STORM WATER FEATURES

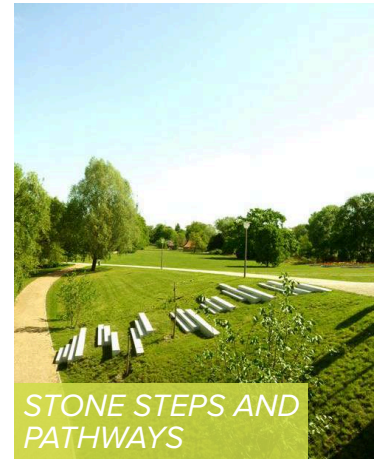


NATURAL BIO-SWALE FEATURES



NATURAL RIVER STONE WATERWAYS

SPORTS ENTERTAINMENT DISTRICT | MONON TRAIL CONNECTIONS CHARACTER



TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER



LARGE GLASS WINDOW PATTERNS



HIGH QUALITY METAL PANELS



HUMAN SCALE FACADE PROPORTIONS



RETAIL USES INTEGRATED INTO ARCHITECTURE



HIGH QUALITY BRICK



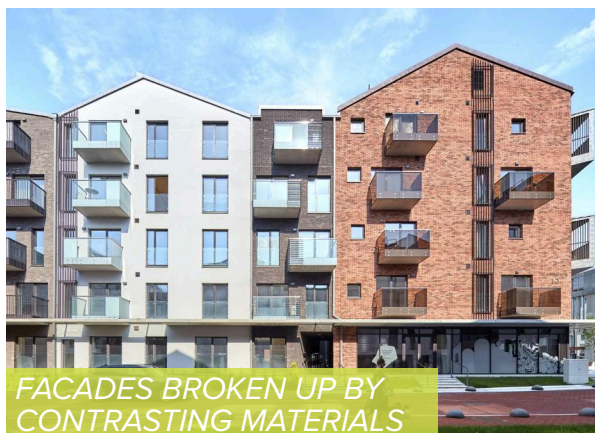
DECORATIVE WINDOW TRIMS



CLEAR MASSING AND SCALE



DECORATIVE METAL BALCONIES



FACADES BROKEN UP BY CONTRASTING MATERIALS



GABLE ROOF FORMS

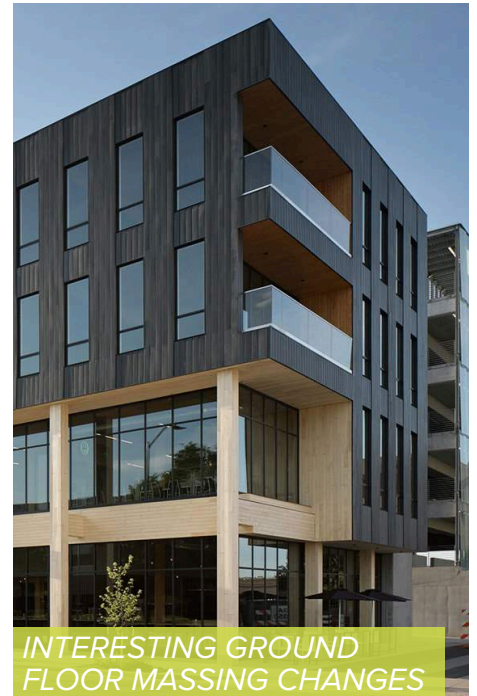
TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



SIMPLE ARCHITECTURAL MASSING CHANGES



HIDDEN UPPER STORIES



INTERESTING GROUND FLOOR MASSING CHANGES



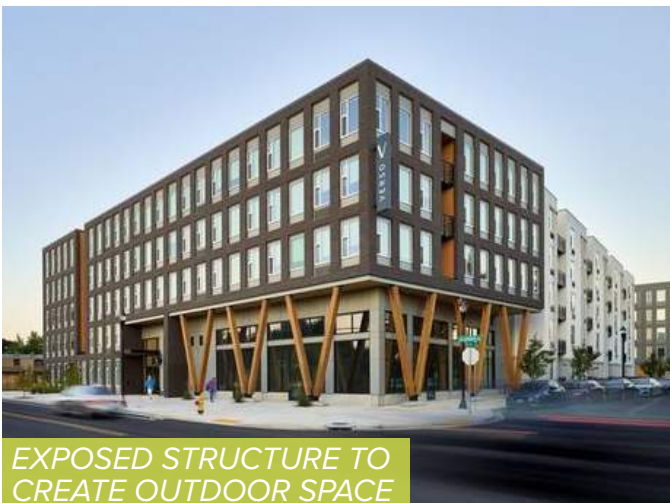
ARCHITECTURAL REVEALS



MIXED ROOF FORMS



MASSING USED TO CREATE INTERESTING OUTDOOR VOLUMES



EXPOSED STRUCTURE TO CREATE OUTDOOR SPACE

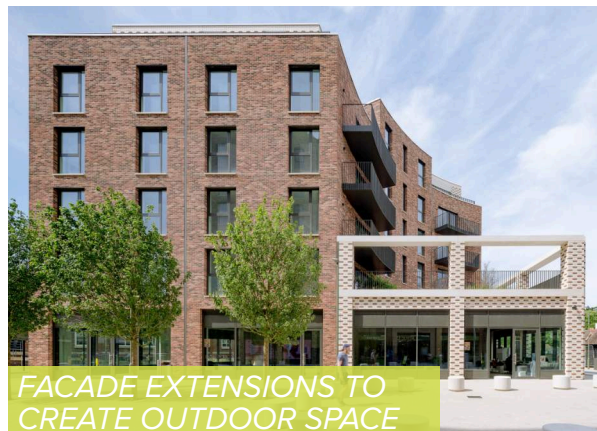
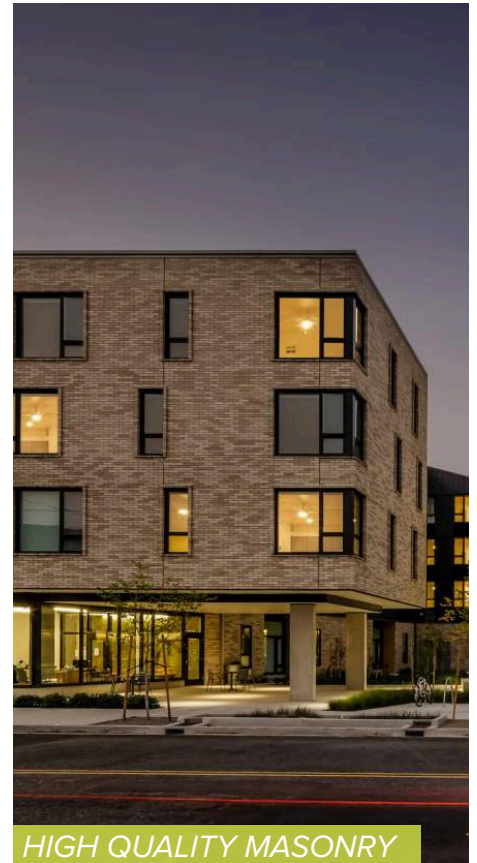


WOOD CLADDING



CONTRASTING GROUND LEVEL MATERIALS

TOWN CENTER DISTRICT | ARCHITECTURAL CHARACTER, CONT.



ALL DISTRICTS | STREETSCAPE DESIGN



PAVING INDICATING PEDESTRIAN ZONES



AUTONOMOUS BUS READY



NATURAL PLANTINGS



SEATING AND SHADE TREES



TRAFFIC SOFTENING FEATURES



SEASONAL VARIETY



NATURAL BIO-SWALE FEATURES WITH PEDESTRIAN PATHWAYS THROUGHOUT



CURB INTEGRATED BIO-SWALES



GOLF CART FRIENDLY

ALL DISTRICTS | OPEN PLAZA AND PEDESTRIAN SPACE DESIGN



PEDESTRIAN ALLEYWAYS



PEDESTRIAN SCALE
GROUND LEVEL MASSING



VARIETY OF MATERIALS
AND LANDSCAPE



TIERED PUBLIC PLAZAS



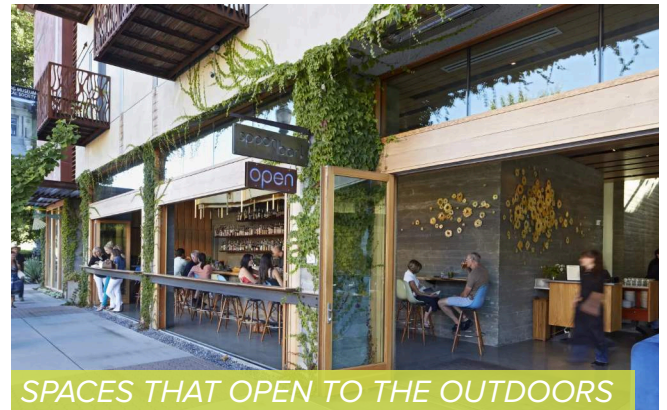
OPEN LAWNS WITH ART



SHADED SEATING



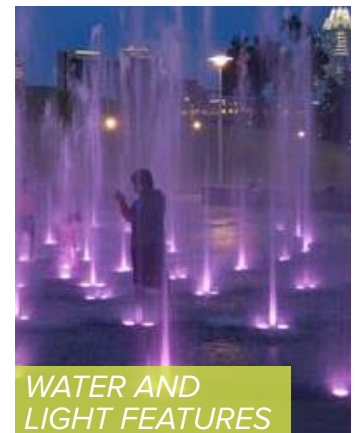
OUTDOOR DINING



SPACES THAT OPEN TO THE OUTDOORS



CONNECTING PATHS AND WALKWAYS



WATER AND
LIGHT FEATURES

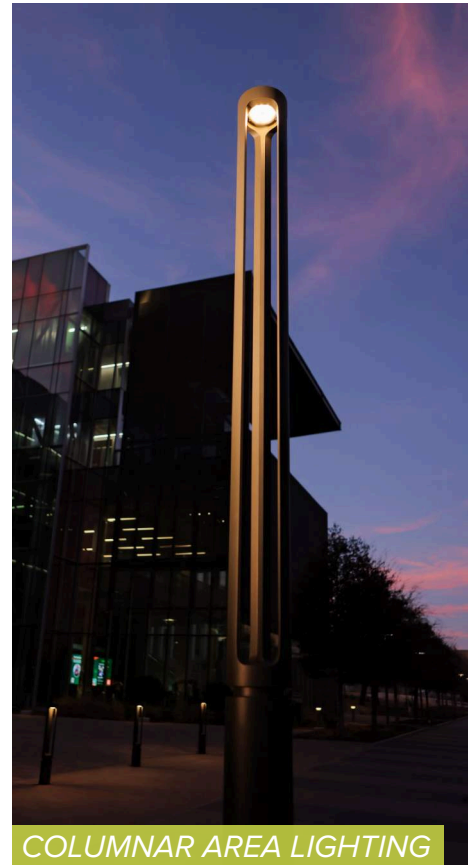
ALL DISTRICTS | LIGHTING DESIGN



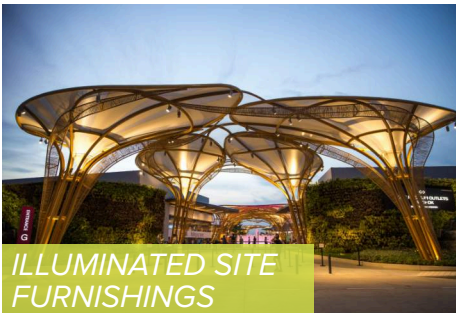
ROUND AREA LIGHTING



DECORATIVE PEDESTRIAN LIGHTING



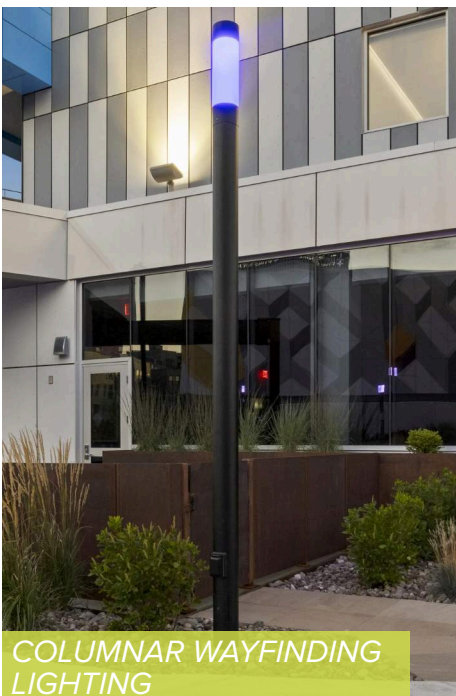
COLUMNAR AREA LIGHTING



ILLUMINATED SITE FURNISHINGS



ROUND AREA LIGHTING



COLUMNAR WAYFINDING LIGHTING



ROUND AREA / PARKING LIGHTING



DECORATIVE UP-LIGHTING OF ARTIFACTS



HALO AREA LIGHTING



SPECIAL LIGHT SHOWS AT ARTIFACTS

NOTE: ALL FIXTURES ARE REQUIRED TO BE DARKSKY COMPLIANT TO ALLOW FULL USE OF OBSERVATORIES AT NIGHT

ALL DISTRICTS | PARKING GARAGE CLADDING DESIGN



DECORATIVE METAL MESH



GREEN WALLS



INTERWEAVING FORMS



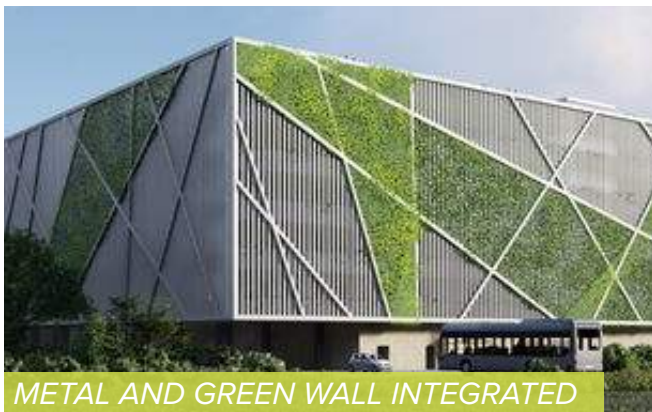
3D DIMENSIONAL SCREEN



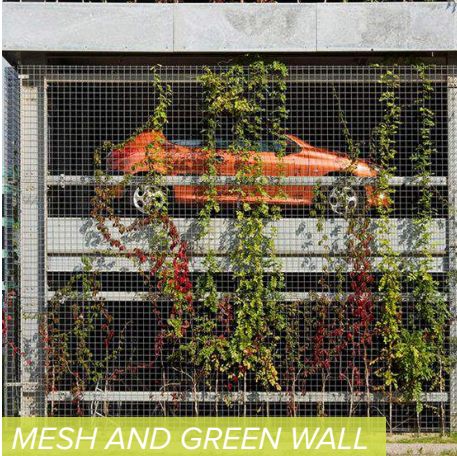
METAL SCREENING



METAL PATTERNS



METAL AND GREEN WALL INTEGRATED



MESH AND GREEN WALL



GREEN WALL



VERTICAL FINES



DECORATIVE UP-LIGHTING OF ARTIFACTS



SPACE EXPLORATION - HORIZONTAL DISPLAY



SPECIAL LIGHT SHOWS AT ARTIFACTS



MILITARY / SPACE ARTIFACTS



SPACE EXPLORATION - VERTICAL DISPLAY



PROTECTIVE DISPLAY FENCING AT ARTIFACTS



WESTFIELD CITY COUNCIL 2025 SCHEDULE OF MEETINGS

Meetings are generally at 7 PM on the second and fourth Mondays of the month at City Hall, 130 Penn St, Westfield, IN 46074
Meetings are subject to change at the discretion of the City Council

MEETING MONTH	FIRST CITY COUNCIL MEETING	SECOND CITY COUNCIL MEETING
JANUARY	1/13/2025	1/27/2025
FEBRUARY	2/10/2025	2/24/2025
MARCH	3/10/2025	3/24/2025
APRIL	4/14/2025	4/28/2025
MAY	5/12/2025	5/27/2025*
JUNE	6/9/2025	6/23/2025
JULY	7/14/2025	7/28/2025
AUGUST	8/11/2025	8/25/2025
SEPTEMBER	9/8/2025	9/22/2025
OCTOBER	10/13/2025	10/27/2025
NOVEMBER	11/10/2025	11/24/2025
DECEMBER	12/8/2025	12/22/2025

*Date is on a Tuesday due to Memorial Day