



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda - 12/2/2024
Monday, December 2, 2024 at 7:00 PM

BOARD OR COMMISSION: Advisory Planning Commission Meeting
MEETING DATE: Monday, December 2, 2024 at 7:00 PM
MEETING PLACE: Westfield City Hall- Assembly Room

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

Public input can be submitted in 1 of 2 ways:

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

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

Online viewable @ <https://www.youtube.com/user/CityofWestfieldIN>

OPENING OF THE MEETING

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes - November 18, 2024

Review Rules of Procedure

CONSENT AGENDA

**2408-DDP-23 Shamrock Springs Elementary School
699 West 161st Street.**

Westfield Washington Schools by Schmidt Associates requests Detailed Development Plan review for a new 173,000 square foot elementary school on 37.89 acres +/- in the SF-2: Single-Family Low Density district.

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

**2409-DDP-28 LifeTime Town Run
2505 Towne Run Road.**

Life Time by Terra Site Development requests Detailed Development Plan review of a 102,000 square-foot fitness resort on 9.47 acres +/- in the Towne Run PUD District

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

ITEMS OF BUSINESS

2409-PUD-20 Claiborne Farms (Kimblewick) Phase III PUD

Generally, North of and adjacent to 151st Street and East of Shelborne Road.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger requests a change of zoning for 108 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to the Claiborne Farms (Kimblewick) Phase III PUD District.

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

2409-PUD-22 Woodwind East

North of and adjacent to 161st Street and south of and adjacent to 166th Street.

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 136 acres +/- from the AG-SF1: Agricultural / Single-family Rural District to Woodwind East Planned Unit Development (PUD) District.

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

PUBLIC HEARING ITEMS

2412-PUD-27 Park + Poplar Planned Unit Development (PUD) Amendment

Generally, the southeast corner of Park Street and Poplar Street. (Westfield Boulevard).

Old Town Companies, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 10.61 acres +/- from the GB: General Business, EI: Enclosed Industrial, Grand Millennium Center Planned Unit Development (PUD), and Grand Junction Plaza PUD districts to the Park + Poplar PUD District.

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

2412-PUD-28 Grand Universe Planned Unit Development (PUD) Amendment

Generally, between 186th Street and 191st Street east of the Monon Trail.

Grand Universe Development Partners, LLC by Taft Law requests a change in zoning for 66 acres +/- from the Links Planned Unit Development (PUD) District to the Grand Universe Planned Unit Development District (PUD).

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

ITEMS CONTINUED TO A FUTURE MEETING

2411-PUD-26 Ambrose on Main Planned Unit Development (PUD)

Northeast corner of SR 32 and North East Street.

Rebar Westfield, LLC, represented by Kimley-Horn, requests a change of zoning for 3.5 acres +/- from SF3: Single-family Medium Density District and Big Hoffa's Restaurant Planned Unit Development (PUD) District to the Ambrose on Main PUD District.

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

2408-PUD-19 Finley Creek Estates Planned Unit Development (PUD)

Generally, 720 feet east of Freemont Moore Road and 2,100 feet north of West 193rd Street.

Silverthorne Homes requests a change of zoning for 44.31 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Finley Creek Estates Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Adjourn