

DATE:

PETITION TO CHANGE ZONING

Plan Commission Docket No.: _____

Name of Applicant: HALL & HOUSE, LLC
Address: 6501 BLUFF ROAD, P.O. BOX 47710, INDIANAPOLIS, IN. 46247
Phone No.:

Name of Representative: DONNA SMITHERS, NORTH POINTE
Address: 586 S. STATE RD 135, SUITE B, GREENWOOD IN. 46142
Phone No.: 317-884-3020

Name of Property Owner*: SAME AS APPLICANT

Premises Affected: PARCEL # 09-09-01-00-00-003.003 & 09-09-01-00-00-003.002

Metes and Bounds Description: SEE ATTACHED

Plot Size: 13.38 ACRES Fronting On: STATE ROAD #32

Nature and Size of Improvement Now Existing on Plot: OPEN FIELD

Present Zoning: ~~AE1~~ E1

Requested Zoning: R1D

The above information, to my knowledge and belief, is true and correct:

John Hall

JOHN HALL

State of Indiana)
) SS:
County of Hamilton)

Subscribed and Sworn to before me, a Notary Public in and for said County and State, this 9th day of April, 2012.

My Commission Expires:

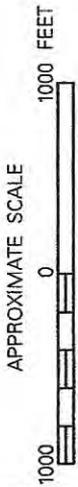
August 8, 2017
Resident: Johnson County

Kenneth Zimmstein

Notary Public Kenneth Zimmstein

*If the petitioner is not the property owner, a letter of consent from the property owner must accompany this document





NATIONAL FLOOD INSURANCE PROGRAM

**FIRM
FLOOD INSURANCE RATE MAP
HAMILTON COUNTY,
INDIANA
AND INCORPORATED AREAS**

PANEL 120 OF 290

(SEE MAP INDEX FOR PANELS NOT PRINTED)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
HAMILTON COUNTY	180280	0120	F
WESTFIELD TOWN OF	180283	0120	F

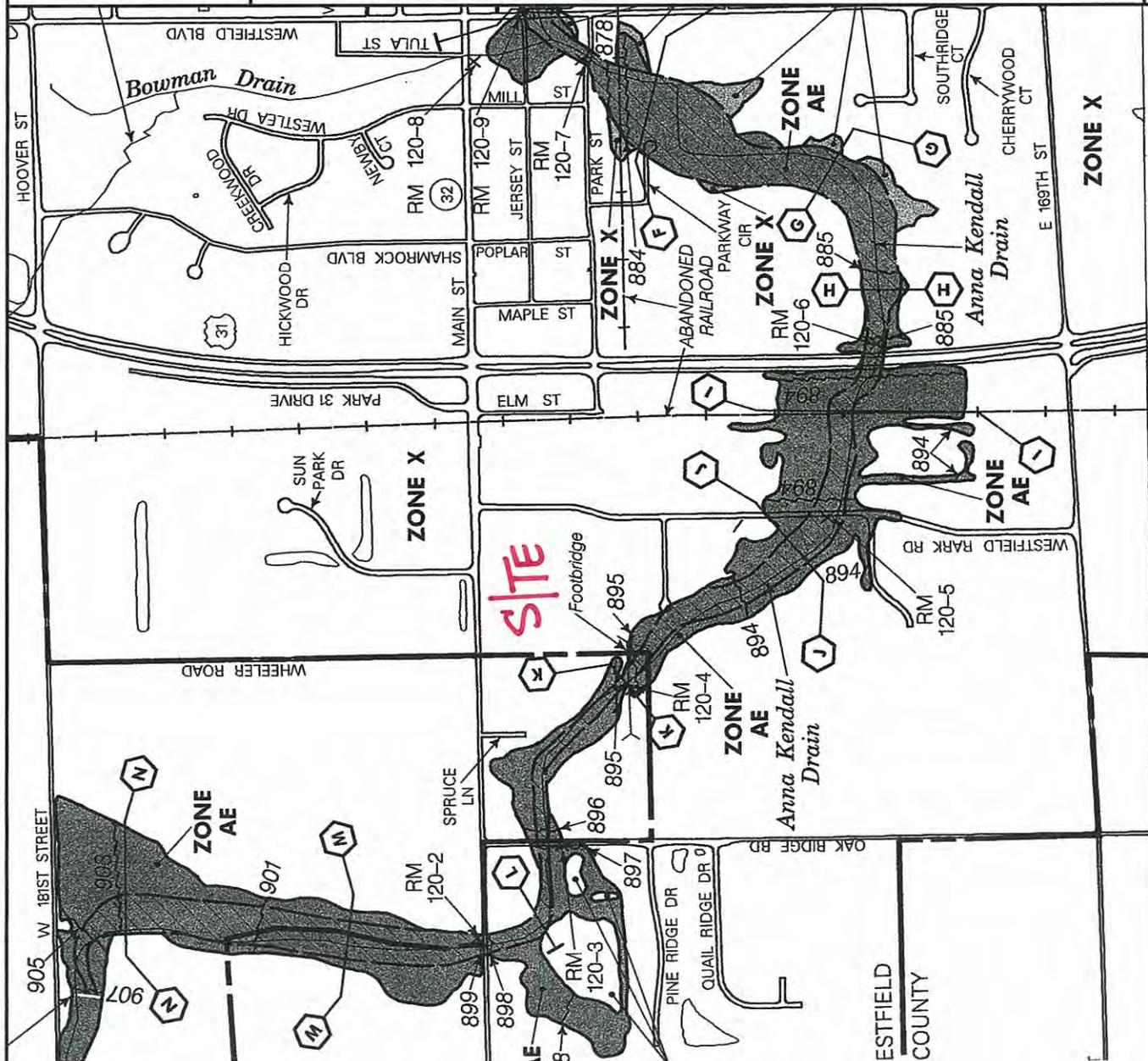
Notes: To Use: The Map Number shown below should be used when placing map orders; the COMMUNITY NUMBER shown above should be used on insurance applications for the subject community.

**MAP NUMBER
18057C0120F**

**EFFECTIVE DATE:
FEBRUARY 19, 2003**



Federal Emergency Management Agency



This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

ORDINANCE NUMBER 12-00

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY,
INDIANA CONCERNING AMENDMENT TO TITLE 16-LAND USE CONTROLS**

This is a planned unit development ordinance (the "Hall and House PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning 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 ("City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 0000-PUD-00, filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 000-PUD-00 to the Westfield City Council with a favorable (0-0) recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____, 2012;

WHEREAS, the Westfield City Council is subject to the provisions of the Ind. Code § 36-7-4-1507 and Ind. Code § 36-7-4-1S12 concerning any action on this request;

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

SECTION 1. APPLICABILITY OF ORDINANCE

- 1.1 This PUD District Ordinance (the "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate").
- 1.2 The underlying zoning district shall be the GB – General Business District (the "GB District") with the provisions of the "State Road 32 Overlay" ordinance. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the GB District shall apply.

- 1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES

- 2.1 Antiques, Apartment Hotels, Motels, Hotels, Art School, Artisan School, Assembly Halls, Auditoriums, Auto Sales, Bakeries, Banks, Savings & Loan Assn., Barber and Beauty Schools, Barber and Beauty Shops, Bicycle Sales Rentals & Service, Blueprinting, Photocopying, Job Printing, Book Store (Excluding Adult), Business and Clerical Schools, Camera Stores, Carwash (Indoor), Charitable Institutions, China and Glassware Shops, Churches, Civic Centers, Civic Clubs, Comic Shops, Commercial Parking Lots and Structures including Public, Consumer Service Offices, Commissary Food Catering Services, Convenience Store with Gasoline Sales, Credit Union Offices, Dancing Schools, Delicatessen, Dentist, Department Stores under 10,000 square feet, Discount Stores < 10,000 square feet, Drug Stores, Dry Cleaning and Laundry Pickup, Educational Institutions Public and Private, Embalming School, Employment Agencies, Fabric Shops, Fire Stations, Floor Coverings, Florist, Furniture Stores, Furrier Shops, Galleries, Garden and Lawn Material Retail Sales, Gift Shops, Government Offices, Grocery Stores, Health Fitness and Exercise Centers, Hardware Stores without Outside Displays, Hobby Shops, Hospitals (minor) Medical, Dental Clinics and Labs, Insurance Companies, Interior Decorating, Jewelry Store, Kindergarten and Pre-School, Language Schools, Lawyers, Libraries, Liquor Stores, Loan Offices, Locksmith Shops, Luggage stores, Mail Order Store, Mortuary, Museum, Music Records Instrument Shops, Music Schools, Office Building, Optometrists, Paint and Wallpaper Stores, Pet Grooming, Pet Shops, Photography School Studio and Supplies, Physicians, Picture Framing, Professional and Technical Schools, Radio and TV Services, Real Estate Offices, Restaurants and Cafeterias Having More Than Fifty (50%) Percent of Gross Sales Derived From Food Sales, Sewing Machine Sales and Service, Shoe Repair, Shoe Store, Sporting Goods, Stationary stores, Taylor and Seamstress, Toy Store, Tobacco Shop, Tire and Auto Service, Travel Bureau, Veterinarians Small Animals (No Outdoor Runs, etc.) and Wearing Apparel and Accessory Shops

SECTION 3. DEVELOPMENT STANDARDS

- 3.1 Hall and House Commercial Subdivision Shall be comprised of Two (2) blocks; Block "A" can be subdivided into a maximum of four (4) lots and Block "B" can be subdivided into a maximum of four (4) Lots.
- 3.2 Public Access – Each Block shall have a maximum of three (3) public access points of direct connections to Westfield Drive creating joint ingress and egress with adjoining

lots being platted, unless additional access is granted by the City of Westfield Planning Commission. There shall be no direct access to State Road 32 from Block "A" unless granted by the Westfield Plan Commission and INDOT.

- 3.3 Public Trailways – There shall be reserved along the West Boundary of Block "B" Twenty Five Feet (25) for the future City of Westfield Trailway System.
- 3.4 Minimum front yard building setback along State Road 32 and Westfield Park Drive from the public right-of-way shall be thirty (30) feet. As each lot develops along Westfield Park Drive a five (5) foot concrete sidewalk shall be installed along with the lot improvements.
- 3.5 Minimum Rear and Sideyard Setbacks shall be twenty (20) feet unless a required buffer or transition yard is required.

SECTION 4. APPROVAL Upon motion duly made and seconded, this Ordinance was fully passed by members of the Common Council this _____ day of _____, 2012.

[REST OF PAGE IS INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2012.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Robert L. Horkay, Pres.

Robert L. Horkay, Pres.

Robert L. Horkay, Pres.

John Dippel, V.P.

John Dippel, V.P.

John Dippel, V.P.

Steven Hoover

Steven Hoover

Steven Hoover

Jim Ake

Jim Ake

Jim Ake

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify ORDINANCE 12-00 was delivered to the Mayor of Westfield on the _____ day of _____, 2012, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-00
this _____ day of _____, 2012

I hereby VETO ORDINANCE 12-00
this _____ day of _____, 2012

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

EXHIBIT "A"

DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said corner being South 89 degrees 49 minutes 58 seconds West 79.77 feet from the Northeast corner of the East Half of the Northwest Quarter of Section 1, Township 18 North, Range 3 East) assumed basis of bearings; thence South 89 degrees 49 minutes 58 seconds West along the North line of the said Half Quarter Section 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41, being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the north right-of-way of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East 852.24 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.

HALL & HOUSE PROPERTY
101 STATE ROAD 32
INDIANAPOLIS, INDIANA

SITE EXHIBIT

PROJECT LOCATED IN:
SECTION 36
TOWNSHIP 18 NORTH
RANGE 3 EAST
WASHINGTON TOWNSHIP
HAMILTON COUNTY

PREPARED FOR:
LARRY B. HOUSE
ROBERT D. HALL



DRAWN BY: R. STOHLER
CHECKED BY: D. SCOTTEN
ISSUE DATE: 11-19-2010

Revision #	Date	Remarks and revision descriptions

PROJECT NUMBER
1-20886

SHEET
1 OF 1

LAND AREA
XXX ACRES
XXXX SQUARE FEET

SCALE
1" = 50'

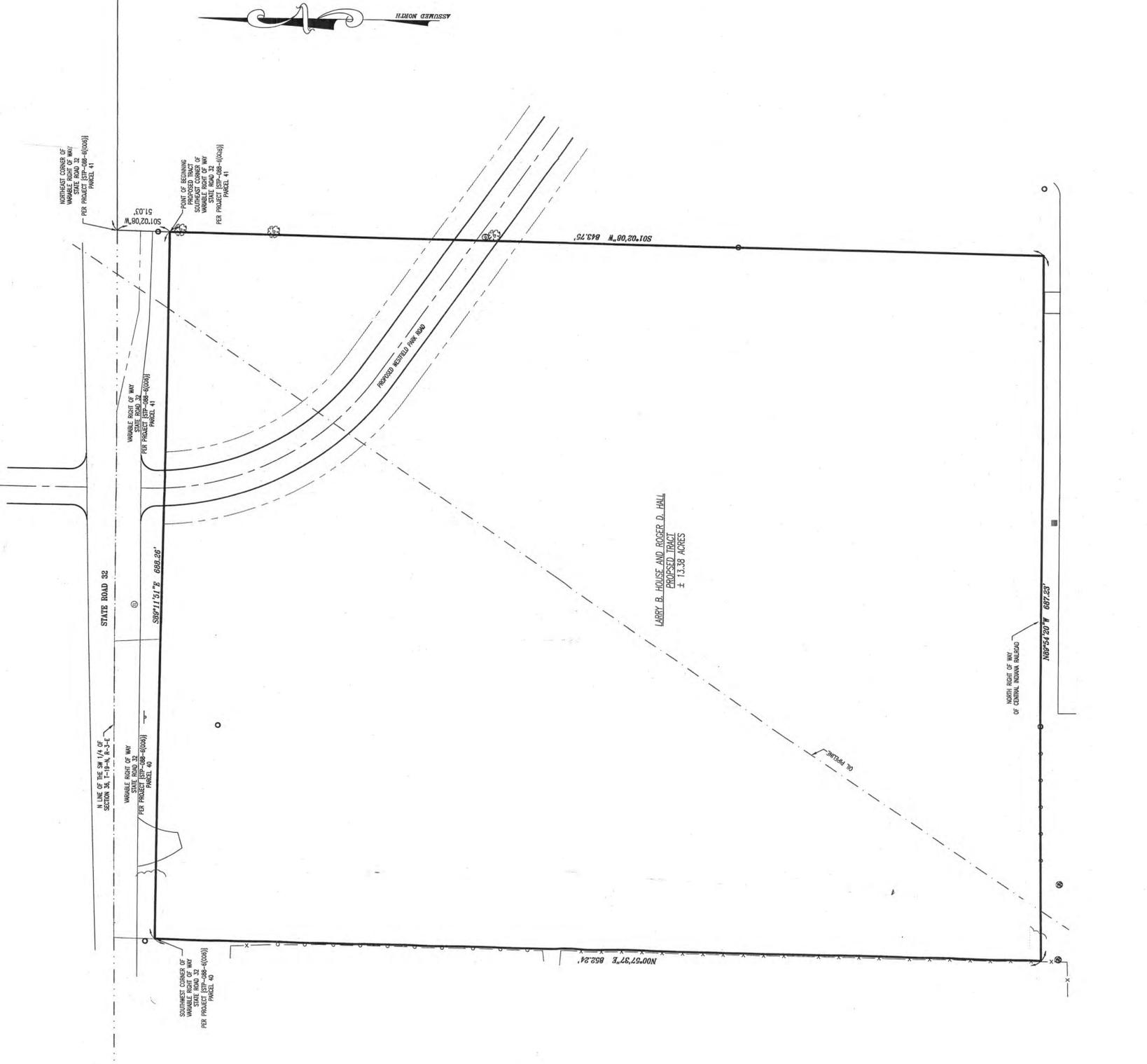
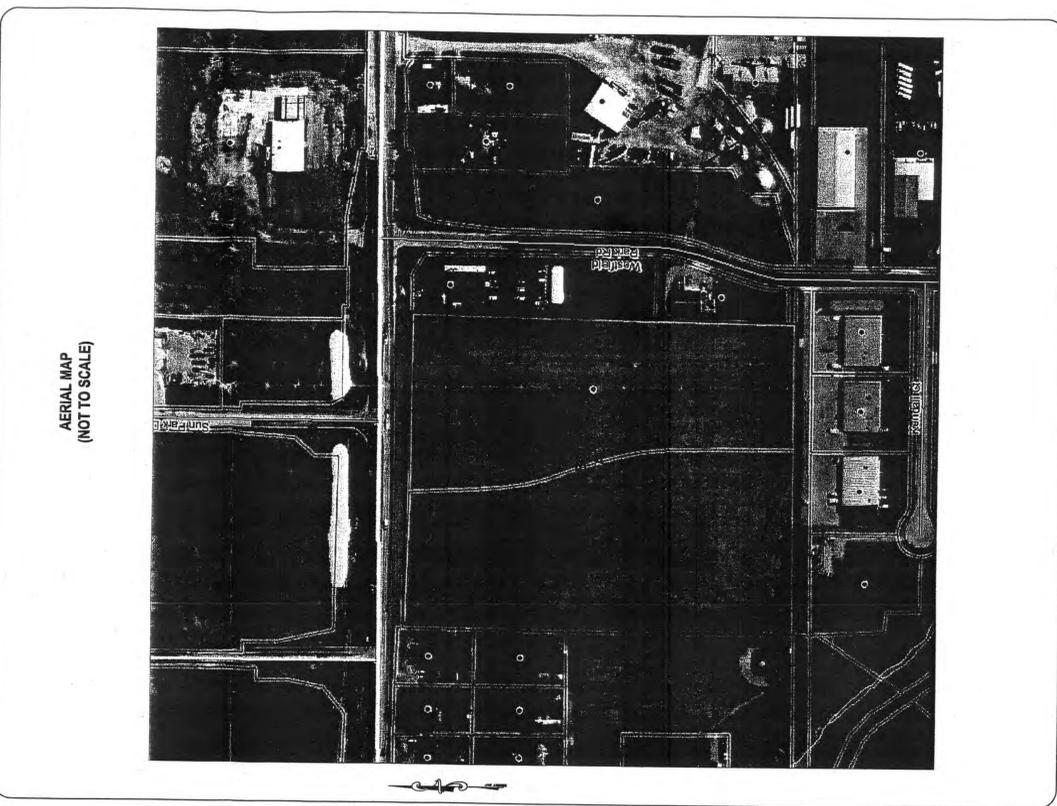
HOLEY MOLEY SAYS
DONT DIG BLIND.
IT'S THE LAW.
1-800-382-5544

PLEASE NOTE: THIS IS A PRELIMINARY SURVEY. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE DATA AND THE RESULTS OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THIS SURVEY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARD OF CARE. THE SURVEYOR DOES NOT WARRANT THE ACCURACY OF THE DATA OR THE RESULTS OF THIS SURVEY.

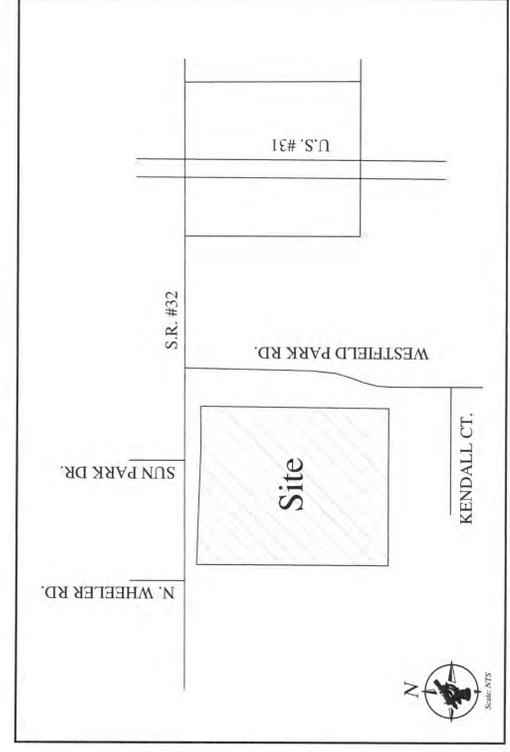
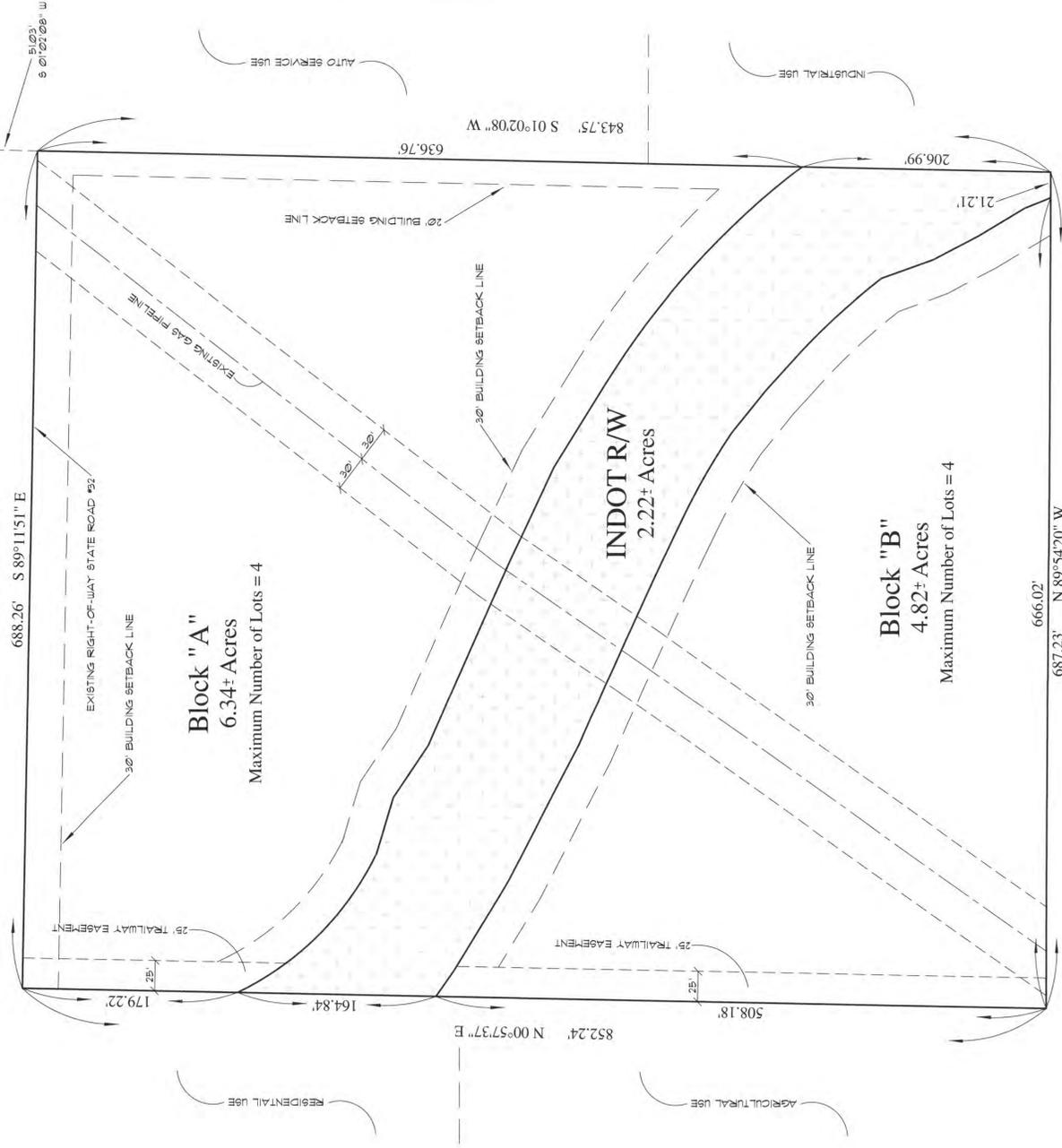
LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at a store marking the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, with 89 degrees 49 minutes 50 seconds West 79.77 feet from the Northeast corner of the East Half of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, thence South 89 degrees 49 minutes 58 seconds West along the North line of the said East Half Section a distance of 511.56 feet to the northeast corner of variable right of way of State Road 32 per Project (STP-088-01006) parcel 41; thence South 01 degree 02 minutes 08 seconds West a distance of 51.03 feet to the Southeast corner of said right of way parcel 41, said point being the POINT OF BEGINNING; thence South 01 degree 02 minutes 02 seconds West 20 seconds to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 54 minutes 20 seconds to the North right of way line a distance of 687.23 feet; thence North 00 degrees 57 minutes 37 seconds East a distance of 852.24 feet to the southwest corner of the variable right of way State Road 32 per Project (STP-088-01006) parcel 40; thence North 89 degrees 11 minutes 51 seconds East along the south right of way line of the Central Indiana Railroad 40 and 41 a distance of 1682.26 feet to the POINT OF BEGINNING, containing 13.38 acres more or less.



State Road #32



DESCRIPTION
Part of the Northwest Quarter of Section 1, Township 18 North, Range 3 East located in Hamilton County, Indiana described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East (said being South 89° 01' 02" West 588.26 feet to the Point of Beginning; thence South 89° 01' 02" West 551.56 feet to the northeast corner of a variable right-of-way of State Road 32 per Project STP-008-6(006) parcel 41; thence South 01 degrees 02 minutes 08 seconds West 51.03 feet to the southeast corner of said right-of-way parcel 41, being the Point of Beginning; thence South 01 degrees 02 minutes 08 seconds West 843.75 feet to the southeast corner of the aforesaid variable right-of-way; thence North 89 degrees 54 minutes 20 seconds West along said right-of-way 687.23 feet to the North 100' wide State Road 32; thence East 206.99 feet to the southwest corner of the aforesaid variable right-of-way; thence North 89 degrees 11 minutes 51 seconds East along the south line of said right-of-way 688.26 feet to the Point of Beginning containing 13.38 acres more or less.



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PROJECT NAME
Hall & House Commercial Subdivision

CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

SHEET TITLE
Conceptual Plan

PREPARED FOR
Hall & House LLC
6901 Bluff Road, P.O. Box 47710
Indianapolis, Indiana 46247

SCALE	1"=50'
DRAWN BY	DJS
CHECKED BY	DJS

NORTHPOINTE SURVEYING, Inc.
586 South State Road 135
Greewood, Indiana 46142
State "IN"
Office - 317-884-3020
Fax - 317-884-3025
www.nps.biz

Sheet 1 of 1
Date: 04-09-2012
Job # 12-0028