

ORDINANCE NUMBER 14-__

**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 “Indoor Soccer Facility at Grand Park 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”) held a public hearing on September 2, 2014 for a petition (Docket 1408-PUD-12), filed by Holladay Properties requesting to rezone lands within the City;

WHEREAS, the Commission to action to forward said petition (Docket 1408-PUD-12) to the Westfield City Council (the “Council”) with a _____ recommendation (by a vote of __ in favor and __ opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on _____, 2014;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____, 2014;

WHEREAS, the Westfield City Council is subject to the provisions of the Ind. Code § 36-7-4-1507 and Ind. Code § 36-7-4-1512 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”). 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provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.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 Indoor Field Facility and uses contained therein including but not limited to the following: Office, Restaurant, Retail Sales, and other appropriate uses as may be approved by the City of Westfield Economic and Community Development Department Director (the “ECD Director”). An Indoor Field Facility may include such activities as .

SECTION 3. DEVELOPMENT STANDARDS.

- 3.1 Minimum Lot Frontage on Road – none.
- 3.2 Minimum Setback Lines
 - A. Minimum Front Yard building setback – ten (10) feet
 - B. Minimum Side Yard building setback – ten (10) feet
 - C. Minimum Rear Yard building setback – ten (10) feet
- 3.3 Building Height shall not exceed eighty (80) feet.
- 3.4 No Off-Street Parking shall be required on the Real Estate. Off-street parking shall be provided on adjacent property within the Grand Park Sports Campus.
- 3.5 Building Orientation: the building orientation standards of the Zoning Ordinance shall not apply.
- 3.6 Building Materials – shall be installed in substantial compliance with the building elevations attached hereto and incorporated herein by Exhibit B.
- 3.7 Landscaping on Real Estate shall be installed in substantial compliance with the landscaping plan attached hereto and incorporated herein by Exhibit C. Modifications to the required landscaping may be made as approved by the EDC Director.
- 3.8 Lighting: the standards of the Zoning Ordinance shall apply.
- 3.9 Signage shall be consistent in theme with the Grand Park Sports Campus. Modifications to the signage may be made as approved by the EDC Director.

- A. Wall signs shall be individual letters with reverse lighting.
- B. Ground signs shall be coordinated with the Grand Park managing firm as designated by the City of Westfield.
- A. Information Signs and Directory Signs shall be coordinated with the Grand Park managing firm as designated by the City of Westfield.
- B. Temporary Signage shall be permitted as approved by the EDC Director.

SECTION 4. Temporary Uses and Events

This section need to be provided by EDC Director.

SECTION 5. APPROVAL. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this_____ day of November, 2014.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2014.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

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 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: Jennifer M. Miller

Prepared by: Jennifer M. Miller, AICP
Assistant Director of Economic and Community Development
City of Westfield, 2728 East 171st Street, Westfield, IN 46074
317-804-3170

I hereby certify ORDINANCE 14-XX was delivered to the Mayor of Westfield on the _____ day of _____, 2014, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-XX
this _____ day of _____, 2014.

I hereby VETO ORDINANCE 14-XX
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A – LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 26, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows: Commencing at the Northeast Corner of said Quarter Section; thence South 89 degrees 54 minutes 07 seconds West 1,196.82 feet along the north line of said Quarter Section; thence South 00 degrees 00 minutes 07 seconds East 40.00 feet to the point of beginning of this description; thence South 00 degrees 00 minutes 07 seconds East 131.49 feet; thence North 90 degrees 00 minutes 00 seconds East 639.08 feet; thence South 00 degrees 00 minutes 00 seconds East 380.00 feet; thence North 90 degrees 00 minutes 00 seconds East 101.94 feet; thence southwesterly 221.70 feet along an arc to the right having a radius of 336.00 feet and subtended by a long chord having a bearing of South 30 degrees 53 minutes 39 seconds West and a length of 217.77 feet; thence South 45 degrees 36 minutes 00 seconds East 28.62 feet; thence southwesterly 149.81 feet along an arc to the right having a radius of 364.50 feet and subtended by a long chord having a bearing of South 61 degrees 09 minutes 11 seconds West and a length of 148.75 feet; thence North 17 degrees 04 minutes 23 seconds West 20.00 feet; thence westerly 96.13 feet along an arc to the right having a radius of 348.57 feet and subtended by a long chord having a bearing of South 80 degrees 52 minutes 39 seconds West and a length of 95.82 feet; thence North 89 degrees 54 minutes 40 seconds West 539.70 feet; thence South 00 degrees 05 minutes 20 seconds West 20.00 feet; thence North 89 degrees 54 minutes 40 seconds West 42.79 feet; thence northwesterly 132.02 feet along an arc to the right having a radius of 80.00 feet and subtended by a long chord having a bearing of North 47 degrees 16 minutes 39 seconds West and a length of 117.54 feet; thence North 00 degrees 00 minutes 00 seconds East 122.52 feet; thence northwesterly 172.79 feet along an arc to the left having a radius of 110.00 feet and subtended by a long chord having a bearing of North 45 degrees 00 minutes 00 seconds West and a length of 155.56 feet; thence North 90 degrees 00 minutes 00 seconds West 5.92 feet; thence North 00 degrees 00 minutes 00 seconds East 41.56 feet; thence North 90 degrees 00 minutes 00 seconds East 115.00 feet; thence North 00 degrees 00 minutes 00 seconds East 451.06 feet; thence North 89 degrees 54 minutes 07 seconds East 250.91 feet to the point of beginning and containing 14.501 acres, more or less.

EXHIBIT B – BUILDING ELEVATIONS

Full size copies on file with EDC. A reduced size copy shall be attached prior to adoption consideration.

EXHIBIT C – LANDSCAPING

Full size copies on file with EDC. A reduced size copy shall be attached prior to adoption consideration.