ORDINANCE NUMBER 14-35

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 "Grand Park Indoor Sports and Recreation Facility 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 took action to forward said petition (Docket 1408-PUD-12) to the Westfield City Council (the "Council") with a favorable recommendation (by a vote of 7 in favor and 0 opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on September 15, 2014;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on September 16, 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 and incorporated herein (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that conflict with the provisions of this Ordinance are hereby replaced as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES.

2.1 Indoor Athletic Field Facility and uses contained therein, including but not limited to the following: Office, Restaurant, Retail Sales, Athletic and Recreational Uses, and other temporary and permanent associated uses as may be approved by the City of Westfield Economic and Community Development Department Director (the "ECD Director").

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-five (85) feet.

3.4 No Off-Street Parking shall be required on the Real Estate. Off-street parking shall be shared on adjacent property within the Grand Park Sports Campus. A parking easement shall be provided for during platting.

3.5 Building Orientation: The building orientation standards of the Zoning Ordinance shall apply. Modifications to the building orientation standards may be made as approved by the ECD Director.

3.6 Building Materials: Building Materials shall be installed in substantial compliance with the building elevations attached hereto and incorporated herein by Exhibit B. Modifications to the building materials may be made as approved by the ECD Director.

3.7 Landscaping: The landscaping plan attached hereto and incorporated herein by Exhibit C shall be the landscaping plan for the Real Estate.

A. Landscaping shall be installed in substantial compliance with the plantings shown on Exhibit C.

B. Dumpster enclosure shall be screened per the requirements of the Zoning Ordinance.

C. All HVAC equipment shall be screened per the requirements of the Zoning Ordinance.

D. Modifications to the required landscaping may be made as approved by the ECD Director.

3.8 Lighting: The standards of the Zoning Ordinance shall apply. All building decorative or accent lighting shall be permitted as approved by the ECD Director.

3.9 Signage: the standards of the Zoning Ordinance shall apply with the following exceptions:

A. Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.). Modifications to the signage may be made as approved by the ECD Director.

B. Wall signs shall be individual letters with reverse lighting.

C. Ground signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.). Modifications to the signage may be made as approved by the ECD Director.

D. Information Signs and Directory Signs shall be consistent with the Grand Park Sports Campus (including: color, style, lighting, size, etc.) and the Zoning Ordinance. Modifications to the signage may be made as approved by the ECD Director.

E. Temporary Signage shall only be permitted as approved by the ECD Director.

SECTION 4. **APPROVAL.** Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this ____ day of September, 2014.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMITON 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	Chuck Lehman	Chuck 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.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-XX
this_____day of_____, 2014.

_____
J. Andrew Cook, Mayor

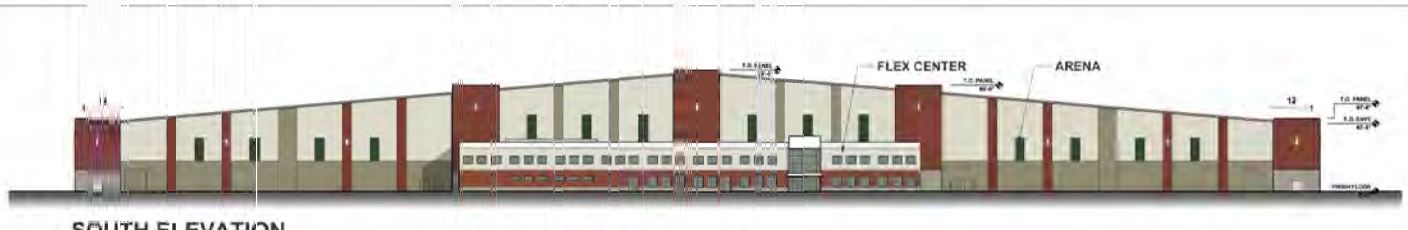
ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

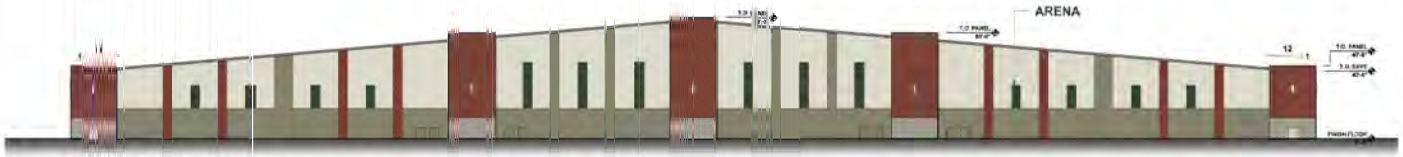
EXHIBIT A – LEGAL DESCRIPTION

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



SOUTH ELEVATION
SCALE: 1"=30'-0"



NORTH ELEVATION
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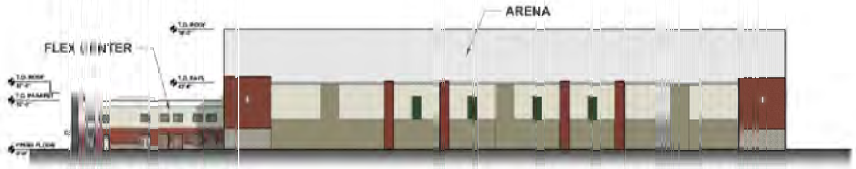
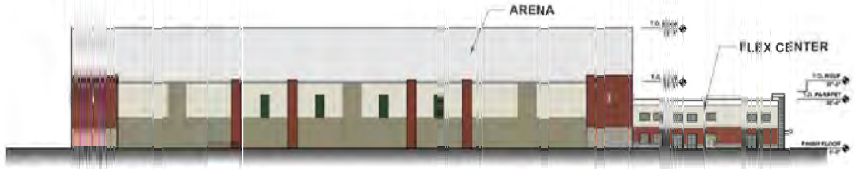


EAST ELEVATION
SCALE: 1"=30'-0"



WEST ELEVATION
SCALE: 1"=30'-0"

AREANA EXTERIOR FINISH MATERIALS	
WALL	100% SINGLE PLY METAL PANELS
ROOF	100% STANDING SEAM METAL ROOF
FLEX CENTER EXTERIOR FINISH MATERIALS	
WALL	10% ARCHITECTURAL METAL PANELS
	10% MASONRY
	80% EIFS
DOORS	ALUMINUM STOREFRONT / H.M.
WINDOWS	ALUMINUM STOREFRONT
ROOF	100% FLAT MEMBRANE ROOFING

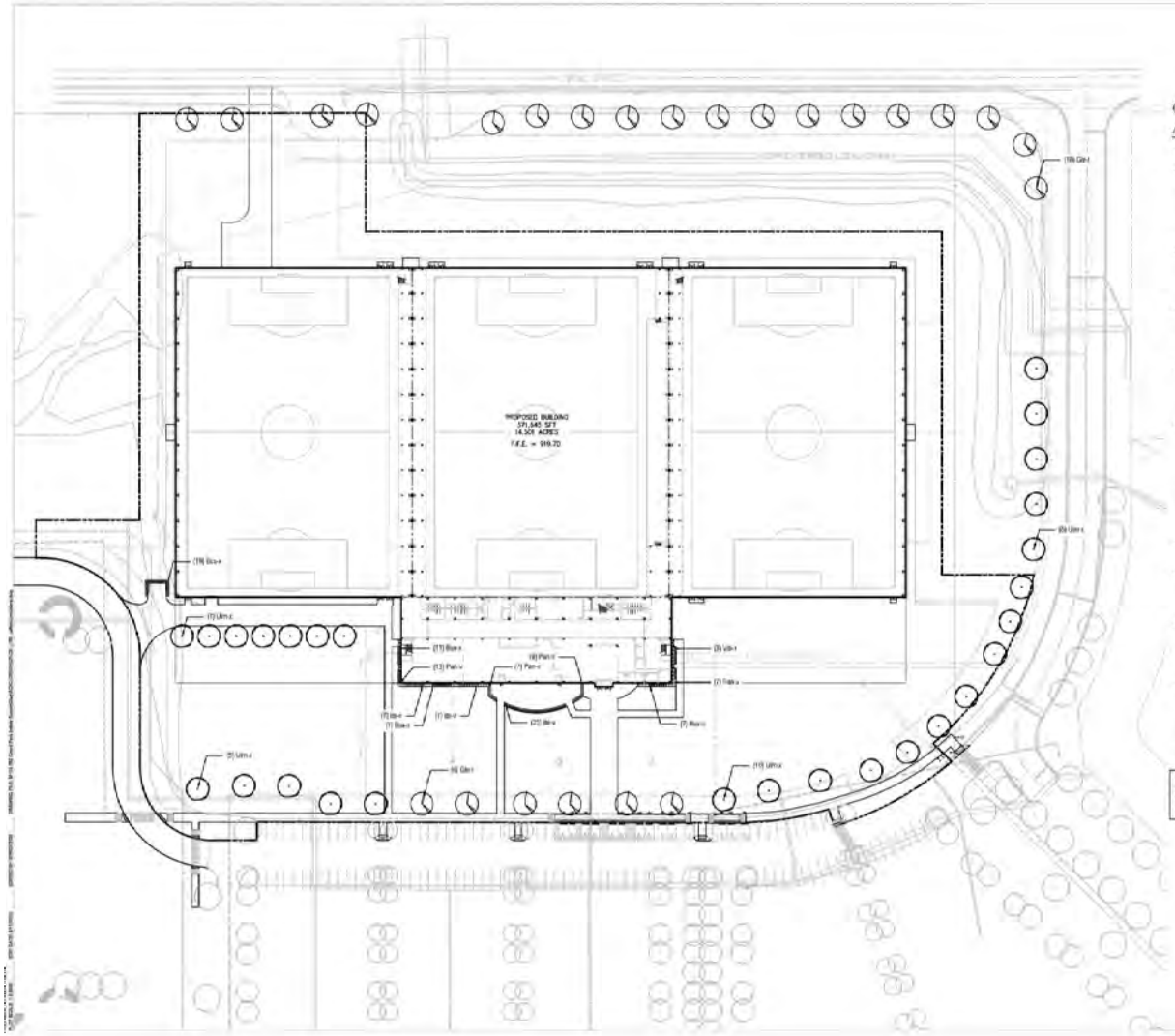
HOLLADAY PROPERTIES

GRAND PARK INDOOR SPORT AND RECREATION FACILITY
THE SPORTS CAMPUS AT WESTFIELD
WESTFIELD, INDIANA

ELEVATIONS

A2.1

EXHIBIT C – LANDSCAPING
(page 1 of 2)



SCALE: 1"=50'

GENERAL LANDSCAPE AND PLANTING NOTES

1. Plant material to be installed and maintained by a qualified and experienced landscape installer.
2. All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not deface the natural shape, compromise the health, or alter the characteristics of plant materials.
3. Rootballs shall meet or exceed size standards as set forth in "American Standards for Nursery Stock". MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that dies (shall be deemed within five (5) days after planting). Replace immediately with approved, specified material.
4. Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing) unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
5. All plant beds shall receive 2" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Stake all beds disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
6. The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas, 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from offsite sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
7. Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
8. Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
9. Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, replacing plant stakes, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
10. Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3-by-3 inches (Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.

NOTE: All HVAC and dumpster enclosures will be screened per the requirements of the Zoning Ordinance.

STRUCTUREPOINT

CONTEXT landscape architecture

GRAND PARK INDOOR SPORTS ARENA

WESTFIELD, IN

EXPIRES 12/31/2015

CERTIFIED BY

ISSUANCE INDEX

DATE: 07/16/2014

PROJECT PHASE: DESIGN DEVELOPMENT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2014.01025

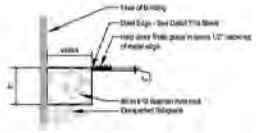
LANDSCAPE PLAN

L100

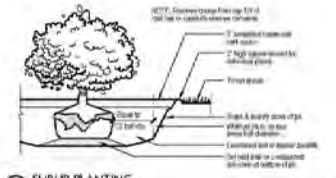
EXHIBIT C – LANDSCAPING
(page 2 of 2)

PLANT SCHEDULE

Symbol	Botanical Name	Common Name	Size	Container	Notes
TREES					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
SHRUBS					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
GROUNDCOVERS, PERENNIALS, AND GRASSES					
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



MOW STRIP
Not to Scale



SHRUB PLANTING
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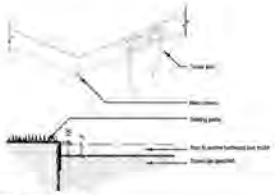

STEEL EDGE
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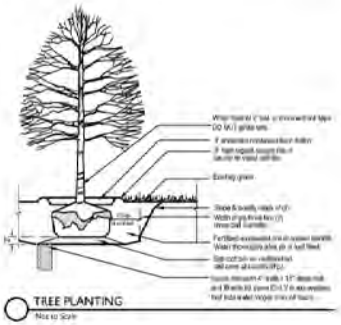

TREE PLANTING
Not to Scale

STRUCTUREPOINT

CONTEXT

GRAND PARK INDOOR SPORTS ARENA

WESTFIELD, IN

CERTIFIED BY

ISSUANCE INDEX
DATE:
07/16/2014
PROJECT PHASE:
DESIGN DEVELOPMENT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number: 2014.0103

LANDSCAPE DETAILS

L101