



Westfield City Council Report

Ordinance Number:	15-10
APC Petition Number:	1505-PUD-08
Petitioner:	D&W Farms, Inc. by Sterling Development Consultants and Weihe Engineers
Requested Action:	A text amendment to modify the architectural standards of the Grand Park Village Planned Unit Development (PUD) District for a Cambria Hotels & Suites.
Current Zoning:	Grand Park Village PUD District (Ordinance 12-46)
Current Land Use:	Vacant
Exhibits:	<ol style="list-style-type: none">1. Location Exhibit2. Elevations (revised)3. Site Plan4. Grand Park Village PUD Ordinance5. Amendment Ordinance6. APC Certification
Prepared by:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the April 13, 2015, City Council meeting. The petition received a public hearing at the May 4, 2015, Advisory Plan Commission (the "APC") meeting. The APC forwarded this petition with a favorable recommendation at its May 18, 2015, meeting. This petition is eligible for adoption consideration at the May 26, 2015, Council meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to the Grand Park Village Planned Unit Development (PUD) District Ordinance No. 12-46 (the "PUD Ordinance") (see **Exhibit 4**) to accommodate a 153-room+/- Cambria Hotel & Suites. The proposed Cambria hotel and site plan are depicted at **Exhibit 2** and **Exhibit 3**, respectively.

The proposed amendment is limited to the geographic area of the proposed Cambria site which consists of 3.91 acres+/- (Lot 6 of the Grand Park Village – Lake Village Subdivision) located on the south side of 186th Street, east of Grand Park Boulevard (see **Exhibit 1**).

Amendment Request: The petitioner is requesting an amendment to the architectural standards of the PUD Ordinance. The PUD Ordinance (Article 6 of the PUD Ordinance) currently provides that the design theme (including roof and window fenestration) of buildings incorporate a consistent representation of New England Style¹ architecture, either in the traditional design or a contemporary expression.

The petitioner is requesting an amendment to allow the design theme, as represented in **Exhibit 2**. The Plan Commission approved the petitioner’s related Detailed Development Plan on May 18, 2015, subject to approval of this amendment by the Council.

PUBLIC HEARING COMMENTS

At the May 4, 2015, public hearing, the Plan Commission requested the petitioner’s consideration to revise the south and west elevations by incorporating colors and roofline treatments similar to the proposed east and north elevations. In response, the Petitioner modified the south and west elevations, as illustrated in **Exhibit 4**.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the May 4, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC’s Rules of Procedure.

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.

¹ Exhibit 1 of the PUD Ordinance defines “New England Style” as “architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Code architectural styles and their respective elements.”

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

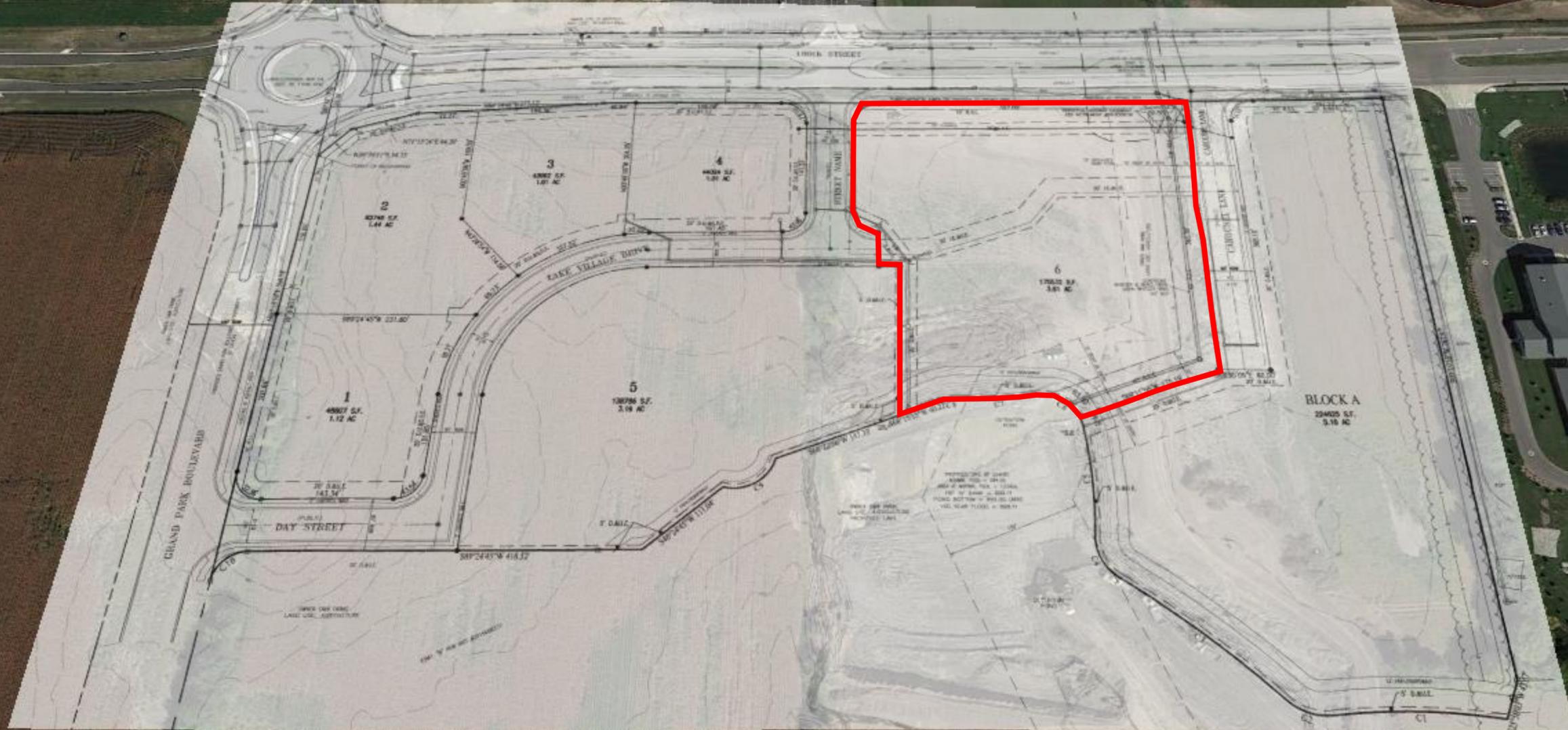
At its May 18, 2015, meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 6**).

City Council

Introduction: April 13, 2015

Eligible for Adoption: May 26, 2015

Submitted by: Jesse M. Pohlman, Senior Planner
Economic and Community Development Department





CAMBRIA

- Roof
- Floor 04
- Floor 03
- Floor 02
- Floor 01
- Elevator Pit

HANGOUT

VESTIBULE

ELEC / MECH

NORTH ELEVATION
 SCALE: 3/32" = 1'-0"



CAMBRIA

STAIR 'B'

ELEC / MECH

KITCHEN

COFFEE HOUSE

HANGOUT

EAST ELEVATION

SCALE: 3/32" = 1'-0"

Updated South Elevation



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Previous South Elevation



SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

Updated West Elevation



WEST ELEVATION

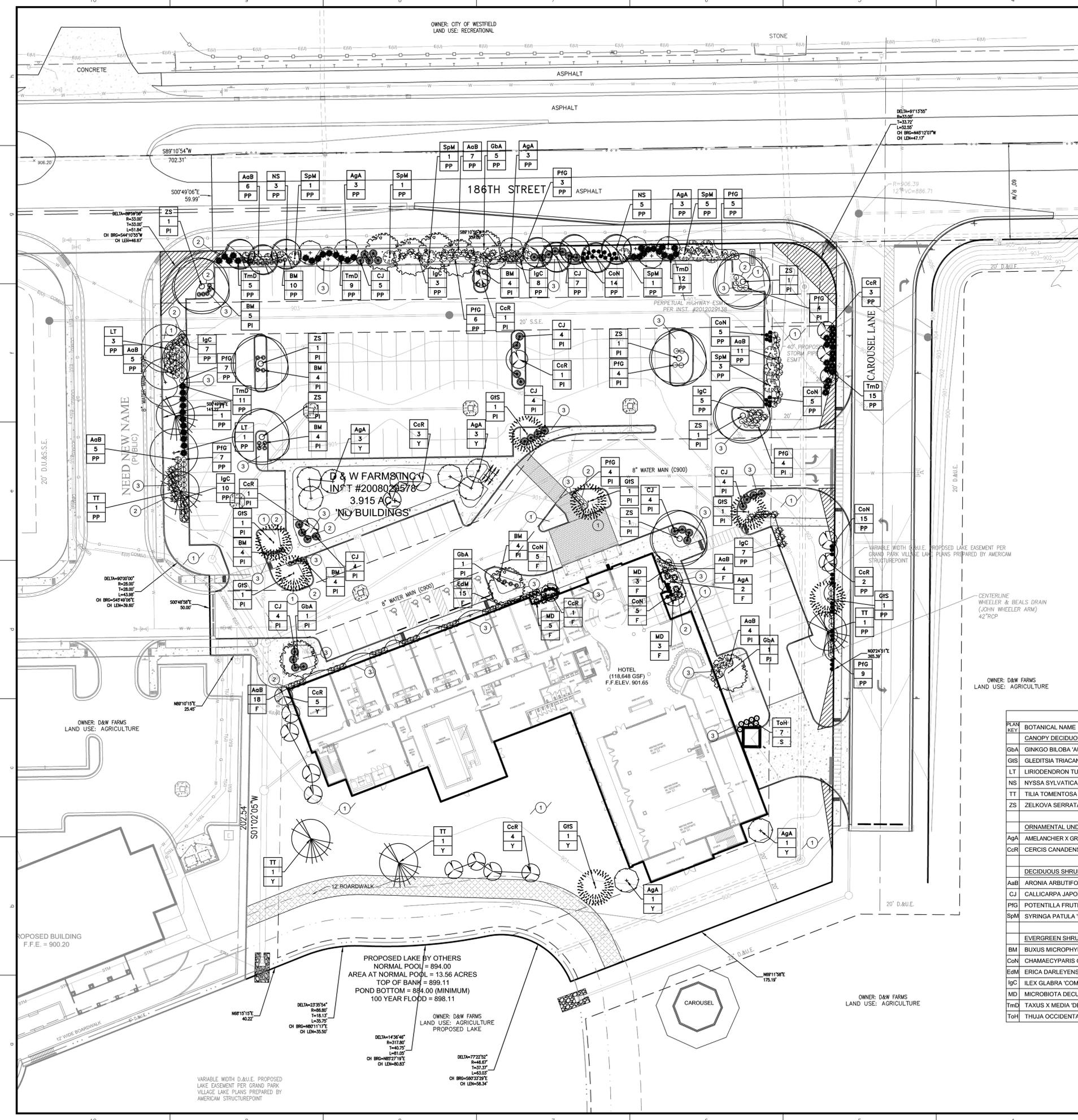
SCALE: 3/32" = 1'-0"

Previous West Elevation



WEST ELEVATION

SCALE: 3/32" = 1'-0"



GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
- ALL SHRUBS PLANTING AREAS TO BE COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TRIM TRIMMINGS WILL BE ALLOWED.
- AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE OPERATIONS. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOVING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO RESUME CUTTING AND STAKING FROM TREES.
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
- BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10.5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWERY AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE "POTTING SOIL", 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
- PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.

LEGEND

	CLEAR SIGHT TRIANGLE		SYMBOL
	GIS		QUANTITY
	ST		PLANTING AREA
	F		FOUNDATION PLANTINGS
	Y		INTERIOR PARKING LOT
	PP		PERIMETER PARKING LOT
	Y+		YARD
	S		SCREEN

LANDSCAPE PLAN NOTES

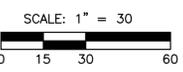
- SOD- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
- LANDSCAPE BED EDGE (TYP.)
- MULCH

LANDSCAPE RECOMMENDATIONS

MUNICIPALITY REQUIREMENTS	REQUIRED	PROVIDED
CHAPTER 6 SECTION 6.8.H. - GENERAL SCREENING STANDARDS - GROUND MOUNTED HEATING AND COOLING UNITS SHALL BE COMPLETELY SCREENED FROM ALL GROUND-LEVEL VIEWS. - DUMPSTER ENCLOSURES SHALL BE SCREENED FROM RESIDENTIAL USES AND RIGHTS-OF-WAY BY A 6 FOOT HIGH SCREEN OF EVERGREEN TREES PLANTED 9 FEET ON CENTER IN A DOUBLE STAGGERED ROW OR A SIX FEET HIGH COMPLETELY OPAQUE FENCE OR WALL.	- SCREEN DUMPSTER ENCLOSURE	- SCREEN DUMPSTER ENCLOSURE
CHAPTER 6 SECTION 6.8.L. - LOT LANDSCAPING - 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE. - ALL OTHER LANDSCAPING PLANTINGS REQUIRED MAY BE CREDITED TOWARD THE LOT LANDSCAPING REQUIREMENT AT A 1:1 RATIO.	(3,919 ACRES) - 39 SHADE TREES - 39 ORNAMENTAL OR EVERGREEN TREES - 39 SHRUBS	(3,919 ACRES) - 39 SHADE TREES - 39 ORNAMENTAL TREES - 39 SHRUBS
CHAPTER 6 SECTION 6.8.M. - FOUNDATION PLANTINGS - 1 SHRUB OR ORNAMENTAL TREE PER 12 LINEAR FEET OF FRONT BUILDING FACADE. SHALL BE LOCATED WITHIN 15 FEET OF THE BUILDING FACADE AND OCCUR WITHIN PLANTING BEDS AT LEAST 8 FEET IN WIDTH. - ALONG NON-FRONT BUILDING FACADES, PLANT MATERIALS SHALL BE REQUIRED EVERY 40 FEET AGAINST EXPANSES OF FACADES THAT ARE GREATER THAN 80 FEET IN WIDTH. - MONUMENT SIGNS SHALL INCLUDE A LANDSCAPED AREA THE MINIMUM SIZE EQUIVALENT TO ONE SIDE OF THE SIGN'S FACE. THE LANDSCAPED AREA SHALL CONSIST OF GROUND COVER, PERENNIALS, SHRUBS, OR ORNAMENTAL TREES.	(FRONT - 414') - 35 SHRUBS OR ORNAMENTAL TREES ALONG FRONT FACADES (SIDEREAR - NO UNBROKEN EXPANSE LONGER THAN 80')	(FRONT - 414') - 32 SHRUBS - 3 ORNAMENTAL TREES
CHAPTER 6 SECTION 6.8.N. - EXTERNAL STREET FRONTAGE - LANDSCAPING AREA WITH A MINIMUM DEPTH OF 10 FEET CONTAINING 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES, AND 25 SHRUBS PER 100 LINEAL FEET OF FRONTAGE. THIS MAY BE CREDITED TOWARD PARKING AREA LANDSCAPING REQUIREMENTS IF THE PARKING AREA IS LOCATED WITHIN 20 FEET OF THE RIGHT-OF-WAY.	186TH ST - 424' - 13 SHADE OR EVERGREEN TREES - 9 ORNAMENTAL TREES - 106 SHRUBS	186TH ST - 424' - 13 SHADE TREES - 9 ORNAMENTAL TREES - 109 SHRUBS
CHAPTER 6 SECTION 6.8.O. - PARKING AREA LANDSCAPING - 10% OF THE PARKING AREA SHALL BE SET ASIDE FOR PARKING AREA ISLANDS (50 OR MORE PARKING SPACES). - ISLANDS SHALL LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAXIMUM OF 200 FEET IN LENGTH. - ISLANDS SHALL BE A MINIMUM OF 120 SF IN AREA AND A MINIMUM OF 7 FEET IN WIDTH, MEASURED FROM BACK OF CURB. - ISLANDS SHALL INCLUDE 1 TREE AND 4 SHRUBS PER ISLAND. - PERIMETER LANDSCAPING IS REQUIRED FOR PARKING AREAS WHERE THE PARKING AREA IS LOCATED WITHIN AN ESTABLISHED YARD OR WITHIN 20 FEET OF A LOT LINE OR ROW LINE. - 1 TREE PER 30 LINEAR FEET AND 1 SHRUB PER 3 LINEAR FEET.	(72,952 SF PARKING AREA) - 7,296 SF LANDSCAPE ISLANDS - 1 TREE AND 4 SHRUBS PER ISLAND	- 8,214 SF LANDSCAPE ISLANDS - 16 ISLANDS = - 15 CANOPY TREES - 3 ORNAMENTAL TREES - 73 SHRUBS
	186TH ST - 325' - 11 TREES, 109 SHRUBS WEST - 154' - 6 TREES, 52 SHRUBS EAST - 221' - 7 TREES - 74 SHRUBS	186TH ST - 325' - 22 TREES, 109 SHRUBS WEST - 154' - 6 TREES, 52 SHRUBS EAST - 221' - 7 TREES - 73 SHRUBS

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION	CENTER	SPECIAL
CANOPY DECIDUOUS TREES							
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	8	X	SEE PLAN	X
GIS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	2 1/2"	8	X	SEE PLAN	X
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	4	X	SEE PLAN	X
NS	NYSSA SYLVATICA	BLACK GUM	2 1/2"	8	X	SEE PLAN	X
TT	TILIA TOMENTOSA	SILVER LINDEN	2 1/2"	5	X	SEE PLAN	X
ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	2 1/2"	7	X	SEE PLAN	X
ORNAMENTAL UNDERSTORY TREES							
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	1 1/2"	19	X	SEE PLAN	X
CcR	CERCIS CANADENSIS 'RISING SUN'	RISING SUN REDBUD	1 1/2"	21	X	SEE PLAN	X
DECIDUOUS SHRUBS							
AaB	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	BRILLIANT RED CHOKEBERRY	#3	60	X	SEE PLAN	MIN 18"
CJ	CALLICARPA JAPONICA	JAPANESE BEAUTYBERRY	#3	36	X	SEE PLAN	MIN 18"
PG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	53	X	SEE PLAN	MIN 18"
SpM	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	#3	12	X	SEE PLAN	MIN 18"
EVERGREEN SHRUBS							
Bm	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	18"	39	X	SEE PLAN	MIN 18"
CoN	CHAMAECYPARIS OBTUSA 'NANA'	HINOKI CYPRESS	18"	49	X	SEE PLAN	MIN 18"
EdM	ERICA DARLEYENSIS 'MEDITERRANEAN PINK'	MEDITERRANEAN PINK HEATH	#2	15	X	SEE PLAN	X
IgC	ILEX GLABRA 'COMPACTA'	COMPACT HOLLY	18"	40	X	SEE PLAN	MIN 18"
MD	MICROBIOTA DECUSSATA	SIBERIAN CYPRESS	#2	11	X	SEE PLAN	X
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	18"	52	X	SEE PLAN	MIN 18"
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#6	7	X	SEE PLAN	MIN 18"



Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PERPETUAL MAINTENANCE: 1/1/2015-3/31/2015
IT IS AGAINST THE LAW TO EXAGGERATE
WITH HOLD OR OBTAIN THE INFORMATION
LOCATION OR SERVICE. TWO (2) WORKING
DAYS BEFORE COMMENCEMENT OF WORK.

WEIHE ENGINEERS
Land Surveying / Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 846 - 6611
800 452 - 6408
317 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S., F.O.S.
FOUNDER

PROJECT NO: W14.0453
DATE: 04/03/2015
BY: BJS
DWG NAME: L100 - landscape.dwg
PROJECT: CAMBRIA SUITES AT GRAND PARK VILLAGE
DRAWN BY: RAM/RLW
CHECKED BY: RLW
DATE: 06/08/2015

REVISIONS AND ISSUES:
TAC SUBMITTAL
ISSUED FOR TAC REVISIONS

ROBERT A. MEZKOWSKI
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 80050006
NOTARY PUBLIC STATE OF INDIANA

ROBERT A. MEZKOWSKI
L.A. 80050080

CAMBRIA SUITES AT GRAND PARK VILLAGE
186TH STREET AND GRAND PARK BLVD.
LANDSCAPE PLAN

SHEET NO. **L100**
PROJECT NO. W14.0453

ORDINANCE 12-46

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

This is a planned unit development ordinance (the "Grand Park Village PUD Ordinance") to amend the Westfield-Washington Township 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;

WEREAS, the Westfield-Washington Township Advisory Plan Commission (the "Commission") considered a petition (Docket 1209-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1209-PUD-09 to the Westfield City Council with a positive (8-0) 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 December 4, 2012;

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

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

Section 1. Development of the Real Estate shall be governed by the provisions of the zoning ordinance unless specifically modified by the terms of the Ordinance. 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. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All Zoning Ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this Ordinance conflicts with the terms of any previously adopted Zoning Ordinance or part thereof, the terms of this Ordinance shall prevail.

ALL OF WHICH IS ORDAINED THIS 10th DAY OF DECEMBER, 2012.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

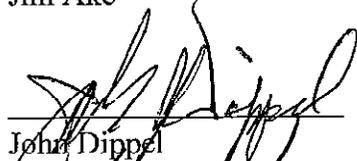
Abstain



Jim Ake

Jim Ake

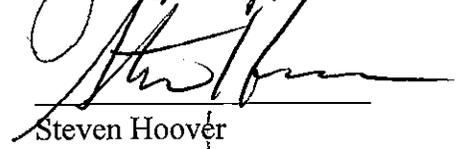
Jim Ake



John Dippel

John Dippel

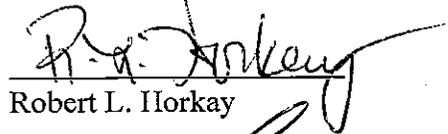
John Dippel



Steven Hoover

Steven Hoover

Steven Hoover



Robert L. Horkay

Robert L. Horkay

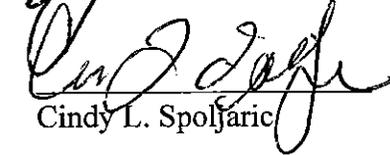
Robert L. Horkay



Robert J. Smith

Robert J. Smith

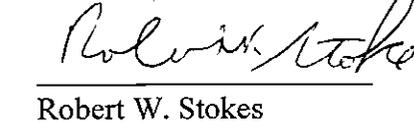
Robert J. Smith



Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

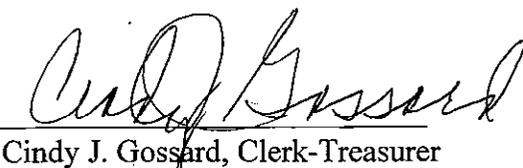


Robert W. Stokes

Robert W. Stokes

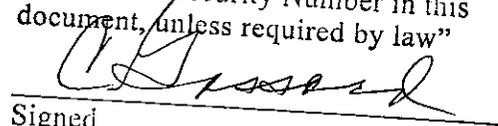
Robert W. Stokes

ATTEST:



Cindy J. Gossard, Clerk-Treasurer

"I affirm, under the penalties of perjury,
that I have taken reasonable care to redact
each Social Security Number in this
document, unless required by law"



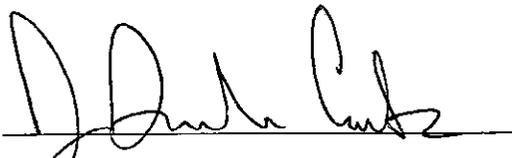
Signed

I hereby certify that ORDINANCE 12-46 was delivered to the Mayor of Westfield on the 10TH day of DECEMBER, 2012, at 9:45 a.m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-46

This 10TH day of DECEMBER, 2012


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-46

This 10TH day of DECEMBER, 2012

J. Andrew Cook, Mayor

Prepared By:
Jennifer M. Miller, AICP
City of Westfield, Indiana

WESTFIELD, INDIANA

**GRAND PARK VILLAGE
PLANNED UNIT DEVELOPMENT
DISTRICT**

1209-PUD-09

D & W FARMS INCORPORATED

11/19/2012

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ARTICLE 1. DEFINITIONS

Unless otherwise specified in (i) this Grand Park Village PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 1, the definitions of the Westfield-Washington Township Zoning Ordinance (the "Zoning Ordinance") shall apply to words and terms set forth in this PUD. In the event of a conflict, the definitions set forth herein this PUD shall apply.

ARTICLE 2. APPLICABILITY

The real estate comprising all conceptual areas of the Grand Park Village, described in what is attached hereto and made part hereof as Exhibit 2 is reclassified as follows:

- A. The zoning classification of Parcel A (described by legal description in Exhibit 2) shall be changed from the OI-PD – Open Industrial Planned Development district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.
- B. The zoning classification of Parcel B (described by legal description in Exhibit 2) shall be changed from the AG-SF1 - Agriculture Single Family 1 district classification to the Grand Park Village Planned Unit Development district classification, the underlying zoning classification of which shall be the GB - General Business district of the Zoning Ordinance.

ARTICLE 3. DEVELOPMENT OVERVIEW

Grand Park Village is an integrated development (the "Development") which will comprise approximately two-hundred and twenty acres (220) acres, including an approximate twenty (20) acre lake (the "Lake"), Boardwalk, beach, restaurants, retail, office, medical, lodging, entertainment and residential. Grand Park Village will be a development that is consistent with the City of Westfield's economic development plans for the Grand Park Sports Campus and will be developed by a partnership with the property owner (the "Owner") and the development team (the "Developer"). Grand Park Village will comprise the following areas (*Please see Exhibit 3 for preliminary Grand Park Village Conceptual Plan*):

- A. Lake Village. At the core of Grand Park Village will be the approximately twenty (20) acre lake (the "Lake") featuring trails surrounding or along the Lake's perimeter or partial perimeter for pedestrians and cyclists to use and will serve as an amenity to connect users to restaurants, retail, park spaces around the lake and access to water activities like kayaks, beach and swimming area, restaurants overlooking water, shopping, hotels, medical offices, entertainment, land and water activities, community events. The Lake Village will be comprised of a boardwalk (the "Boardwalk"), a wide pathway along the Lake that will provide visitors with lakeside feeling, views, and ability to casually visit stores, restaurants and walk along the Lake.
- B. Monon Bike Hub. The Monon Bike Hub could be located along the Monon at the south end of the Lake and could serve as a trailhead for bikers and pedestrians seeking a destination along the Monon Trail, as well as and quick access for all visitors and local residents going to and from the Grand Park Sports Campus.
- C. General commercial. Commercial areas shall include but are not limited to hotels, restaurants, retail, grocery, open air markets, vendors, equipment rental for boating, biking, tasting rooms, outdoor cafes, relaxing patios for dining or post-recreation meeting places.
- D. Office and medical. Uses may include but are not limited to physical therapy, general medical offices, outpatient emergency care, hospital care, senior living care, dental, as well as general office, banking, insurance and other general office needs.

- E. Single family and multi-family residential. Multi-family housing (rental or owned) will be included in Grand Park Village as separate or adjoined to commercial buildings in the form of mixed-use living. Grand Park Village is uniquely positioned for above ground multi-family housing overlooking the lake, restaurants, shopping and more. Alternatively, the area surrounding the smaller Lake Village is as suitable as it would provide quick access to amenities in the area including, but not limited to larger commercial buildings, offices and medical facilities.
- F. Entertainment venues. Uses may be indoor or outdoor venues and include but not limited to family recreational centers include lake activities, outdoor equipment rental, bowling alleys, sand volleyball, sports practice facilities and movie theaters (permanent or temporary).

ARTICLE 4. USES

- A. Permitted uses for Grand Park Village shall include all uses permitted in the GB-General Business district of the Zoning Ordinance and those listed below:
 - (1) Non-motorized recreational equipment, sales, service and rentals including, but not limited to boats, kayaks, as well as related classes and schools;
 - (2) Trophy and awards including but not limited to manufacturing, assembly, engraving and sales;
 - (3) Personal packaging services and document preparation;
 - (4) Multi-family housing (rental or owned) as part of any mixed use building or a standalone structure;
 - (5) Assisted living facilities;
 - (6) Bed & breakfasts, inns, hotels or resorts and those with attached entertainment amenities;
 - (7) Conference, banquet, meeting or event centers;
 - (8) Playgrounds, water parks, amusement parks, water slides or other similar uses as determined by the Economic and Community Development Director (the "ECD Director") indoors or outdoors;
 - (9) Indoor or outdoor entertainment venues including but not limited to arcade games, virtual simulation games, video games, rock-climbing walls, ice or roller skating rinks, miniature golf courses, shuffleboard, giant checkers, splash pads, cooling stations, swimming batting cages or driving ranges, go-kart tracks, team building or fitness courses/stations, movie theaters, athletic facilities, ropes courses, zip-lining, acrobatics facility, amusement rides or other similar uses as determined by the ECD Director;
 - (10) Coffee shops and coffee roasting;
 - (11) Data processing;
 - (12) Gasoline services stations;
 - (13) Vending Machine Hub;
 - (14) Manufacturing of food and beverage products available for sale on-site and off-site;
 - (15) Food Specialty Store;
 - (16) Golf cart, electric bike, bike, segway, skiing, snowshoeing, sledding, skating sales, rentals/repair;
 - (17) Medical, rehabilitation, chiropractic and emergency clinics and labs;
 - (18) Mobile medical check vehicles;
 - (19) Performance research, general research and lab institutes;
 - (20) Playground or playhouse displays and sales;
 - (21) Consignment stores;
 - (22) Veterinarian clinics, kennels and boarding facilities with no outdoor runs;
 - (23) Outdoor theater and musical performance areas and events;

- (24) Ferris wheel, indoor or outdoor carousel or other similar amusement;
- (25) Private banking centers for ATM access only;
- (26) Professional and amateur recreational and performance art facilities;
- (27) Parking operators and transportation services providing parking and transportation assistance/convenience shall be permitted, including, but not limited to valet parking companies, bus, trolley, car, cart, bicycle hire, tram, wagon, electric bike or other related transportation services;
- (28) Special interest, private or public clubs;
- (29) Spas, beauty and tanning salons;
- (30) Manufacturing and bottling of alcoholic and non-alcoholic beverages for direct consumer sale;
- (31) Bottling, processing and packaging of food, incidental and retail sales in the Development or Grand Park Sports Campus, including but not limited to ice cream, popcorn shops, juice bars, produce, prepared food, sauces, baked goods, tea, coffee, spices, condiments or similar uses as determined by the ECD Director;
- (32) Manufacturing or assembly of cloth products for retail purposes (i.e. custom, screen-printed apparel or marketing items) or other similar uses as determined by the ECD Director;
- (33) Sale and manufacturing of cosmetic or health products;
- (34) Self-storage and transfer facilities;
- (35) Manufacturing and sale of art and handmade goods;
- (36) Manufacturing and sale of unique or personal stationary or personalized products;
- (37) Single family attached residential;

ARTICLE 5. TEMPORARY USES AND EVENTS

The Temporary Uses and Events Ordinance in the Zoning Ordinance shall apply with the following exceptions:

- A. Temporary uses and events shall not be required to be incidental to the permitted use or structure on the property or abutting property, so long as the temporary use or event is for the entertainment, interest or benefit of the public, including but not limited to, farmers' markets, concerts, amusement entertainment and outdoor movies or theater in the park;
- B. If the temporary use or event is a reoccurring seasonal event (i.e. weekly farmers' market) and utilizes equipment including but not limited to tents or stages, the equipment associated with the main shelter or structure may remain on the property for the seasonal duration (i.e. farmer's market during summer months) of the temporary use or event's business activity so long as it is stored in an aesthetically pleasing manner, the location does not interfere with daily businesses, traffic, trails, recreation or other Development amenities as determined by the ECD Director;
- C. Temporary signage internally located at the temporary use or event shall be allowed without additional permits.
 - (1) Signs shall not exceed thirty-two (32) square feet in size.
 - (2) Signs shall be removed within twenty-four (24) hours of the close of the event.

ARTICLE 6. DEVELOPMENT AND ARCHITECTURAL STANDARDS

- A. Design theme. The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples

shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

- B. Roof. Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.
- C. Windows. Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.
- D. Building materials and exterior. Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (*please see Exhibit 4, Figures 9-13 for examples of Hardie Plank*), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted:
 - (1) Vinyl, as a building material, shall only be used to clad windows and for soffits;
 - (2) Metal siding may be permitted as an accent, trim or in signage.
- E. Commercial or mixed use buildings which include residential (single family or multi-family):
 - (1) Minimum lot frontage on road: none
 - (2) Minimum lot depth: none
 - (3) Minimum building area: none
 - (4) Set back from Internal Streets: no minimum
 - (5) Set back from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area.
 - (6) Side yard: no minimum (may be adjoining buildings)
 - (7) Rear yard: minimum of ten (10) feet when abutting another building or business, If abutting a pedestrian trail, the Boardwalk, Lake, park, beach or other public amenity in Grand Park Village, then no setback shall be required.
- F. Building height. No maximum building height.
- G. Parking requirements. Parking in Grand Park Village shall adhere to the Zoning Ordinance.
 - (1) Parking needed for recreational uses, the Lake, Monon or other pedestrian trails shall be permitted to be included in common parking areas if within twelve hundred (1200) feet of Grand Park Village.
 - (2) Parking for transportation vehicles (i.e. shuttles) may be permitted in off-street parking areas.
 - (3) Parking attendant or management structures may be located in the parking lot. No building setbacks shall apply.
- H. Accessory structures. Building accessory structures shall adhere to the Zoning Ordinance.
- I. Lighting. Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance.
- J. Loading and unloading berths. Loading and unloading berths shall adhere to the Zoning Ordinance with the following exceptions:
 - (1) Loading berths oriented toward any street shall be permitted;
 - (2) Maneuvering aisles and driveways may serve both required parking and loading berth.
- K. Multi-Family Residential. The Development and Architectural Standards established in this Grand Park Village PUD as well as the standards set forth in the Zoning Ordinance for MF2 Multi-Family 2 shall apply.

In the event that there is a conflict with the Zoning Ordinance, the PUD standards set forth herein shall apply.

- (1) MF2 uses may be located within three-quarters (.75) of a mile of another MF1 or MF2 uses;
- (2) Maximum number of dwelling units for Development shall be 960 units; a maximum of 640 such dwelling units shall be permitted in the Single Family (Attached) and Multi-Family area identified in Exhibit 3;
- (3) The Lake and the Monon Trail shall be considered two (2) separate amenities for MF2 developments that are connected to or included in the Lake Village area;
- (4) MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6;
- (5) MF2 areas not connected to or included in a mixed use area shall adhere to the standards set forth in the Zoning Ordinance for MF2 regarding setbacks, building and other related items.

L. Single Family Attached Residential.

- (1) All Single Family Attached Residential shall be developed in compliance with the Single Family Attached (SF-A) district standards of the Zoning Ordinance, unless modified by this Grand Park Village PUD.
- (2) The maximum number of Single Family Attached residential units permitted within the Development shall be seventy-five (75) units.

ARTICLE 7. THOROUGHFARE PLAN

A. Attached hereto and incorporated herein by reference as Exhibit 5 are the conceptual thoroughfare and pedestrian plans for Grand Park Village.

- (1) External Streets: 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road, a future road extending south from the Grand Park Sports Campus and intersecting with Wheeler Road, and Oak Ridge Road to the extent it is constructed within the Development.
- (2) Internal Streets: To be named roadways connecting areas within the Development

B. Trails. Trails shall be included throughout the Development. Access to the Monon Trail shall comply with applicable City of Westfield policies and ordinances.

- (1) External Streets shall have a minimum of an eight (8) foot asphalt trail constructed in compliance with the City's Development and Construction Standards.
- (2) A twenty (20) foot wide alternative transportation easement (unless otherwise agreed by the City) shall be granted to the City at no cost to the City, which extends from 181st Street (near the eastern property line of the Development), continuing northwesterly to intersect with the Wheeler Road extension. The City intends to utilize this easement to construct an alternative transportation connection from the Monon Trail (which is being constructed along the Wheeler Road extension and will extend to Grand Park) to Union Street (which will provide connection to the alternative transportation trails in Asa Bales Park and Grand Junction Plaza). This easement shall be granted to the City at the time of platting the affected property unless otherwise agreed by the City. It is contemplated that the easement will meander between buildings and/or other improvements that will be constructed on the affected property.
- (3) The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

ARTICLE 8. SIGNAGE

- A. All permanent signs shall be in substantial compliance with the New England Style (*Please see Exhibit 4, Figure 14; additional examples can be seen in Figures 1, 2, 5, 8-11*).
- B. Sign Standards as established in the Zoning Ordinance shall apply with the following exceptions:
 - (1) General Sign Regulations.
 - (a) No illuminated sign setbacks from residential attached to or part of the Lake Village area shall be required.
 - (b) No front yard or right-of-way setback shall be required for signage.
 - (2) Seasonal Decorations. In addition to the seasonal decorations contemplated in the Zoning Ordinance, seasonal decorations associated with Grand Park Sports Campus events and activities, including the use of banners, pennants, flags, ribbons and other similar decorations shall be permitted as determined by the ECD Director. No sign permits shall be required.
 - (3) Ornamental Banners. Ornamental Banners shall be permitted within fifty (50) feet of External Streets and within the common area of the Development.

ARTICLE 9. LANDSCAPING

- A. The Landscaping Standards as found in the Zoning Ordinance shall apply with the following exceptions:
 - (1) Required onsite trees and plantings within Lake Village, Monon Bike Hub, General Commercial, Office and Medical, and Entertainment Venue areas may be planted in Development common areas in place of onsite;
 - (2) Twenty-two (22) acres of the Development will be set aside for open space.
 - (3) The Lake Village, comprising an approximately twenty (20) acre lake, the Boardwalk, surrounding green space and trails, shall be included in the minimum required open space for the overall development;
 - (4) Minimum required buffer yard between non-residential and residential shall not apply to mixed use areas;

EXHIBIT 1
DEFINITIONS

- B. "Boardwalk" shall mean and refer to an area partially or completely surrounding the lake that will be used for pedestrian and cycling traffic and as a trail adjoining lake activities, trails, restaurants and other commercial, residential or public areas.
- C. "Cape Cod" shall refer to architectural style that is commonly identified by the use of shingles or clapboarding, use of white trim or white interior crown molding, slanted roofs, symmetrical or similar window sizes, roof dormers, cupolas, rectangular and circular windows with muttons and often highlighted by the use of a decorated front door, often painted in distinct colors.
- D. "Community Garden Centers" shall mean and refer to a designated area within a subdivision common area set aside for use by residents for growing fruits, vegetables and flowers.
- E. "Development" shall refer to the Grand Park Village development of approximately 220 acres.
- F. "Electronic Message Board" shall refer to a permanent sign, free standing or mounted on a wall, consisting of text symbolic imagery or both that uses an electronic display created through a use of pattern of lights in a dot matrix configuration allowing the sign face to intermittently change the image without having to physically or mechanically replace the sign face, including an LED (light emitting diode) sign as distinguished from a static image sign.
- G. "Elevation" shall mean and refer to the front, side or rear of a dwelling.
- H. "External Streets" shall refer to 186th Street, 181st Street, Kinsey Avenue, Tomlinson Road, Wheeler Road Extension.
- I. "Federal" shall refer to architectural style that commonly identified by the use of arched fanlight above the door, large flattened chimneys on end walls or back, shingles or slat board siding, often with hipped roof or brick end walls and shutters.
- J. "Food Specialty Store" shall refer to a commercial use involving the preparation and/or retail sales of food or beverage products not exceeding 15,000 square feet.
- K. "Georgian Colonial" shall refer to architectural style that is commonly identified by the use of slanted roofs, gambrel or hipped roofs, even spacing between doors and windows, small and large windows with panes, wooden shingle or slat board siding, central chimney or multiple symmetrical chimneys, doorways, as well as corners emphasized by pediments, pilasters, coining or other accents.
- L. "Grand Park Sports Campus" shall refer to the approximately 400+ acre sports complex development by the City of Westfield located just north of Grand Park Village.
- M. "Greek Revival" shall refer to architectural style that is commonly identified by the use of doors flanked by sidelights, use of slat board, brick, shingles, corner blocks above the doors and windows, Greek columns and motifs, pilasters used on corners, gable ends to main street, large, flattish chimneys, second story windows set below eaves, floor length windows, shutters and muttons.
- N. "Internal Streets" shall refer to roadways that will provide interior access to areas within Grand Park Village and connecting to External Streets.
- O. "Lake" shall refer to the approximately twenty (20) acre lake that will anchor the Grand Park Village as an amenity, common area landscaping or green space and as retention for all future buildings.
- P. "Monon Trail" shall refer to the public pedestrian and bike trail way extension of the existing Monon Trail that runs from downtown Indianapolis and extends to Westfield, Indiana.

- Q. "Monon Bike Hub" shall mean and refer to the potential development of a hub or headquarter location for cyclist using the Monon Trail and surrounding roads, trails or other pathways for cycling; it may include food and beverage sales.
- R. "Natural Materials" Brick, wood, limestone, fiber cement siding, or natural stone.
- S. "New England" shall refer to Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island and Vermont.
- T. "New England Style" shall refer to architectural style that is commonly identified by the use of Federal, Greek Revival, Georgian Colonial, Shake Shingle or Cape Cod architectural styles and their respective elements.
- U. "Owner-Developer" shall refer to joint venture partnership between the property owners and the development team for the subject property.
- V. "Parcel" shall mean and refer to a land area with properly recorded legal description.
- W. "Shake Shingle" shall refer to architectural style commonly used in Cape Cod and the Maine coast and is marked by a profusion of gables, roofs, and porches, and are typically covered with shingles from roof line to foundation, white trim and natural colors.
- X. "Vending Machine Hub" shall refer to a bank of vending machines that dispense snacks or beverages.

EXHIBIT 2
Real Estate – Legal Description

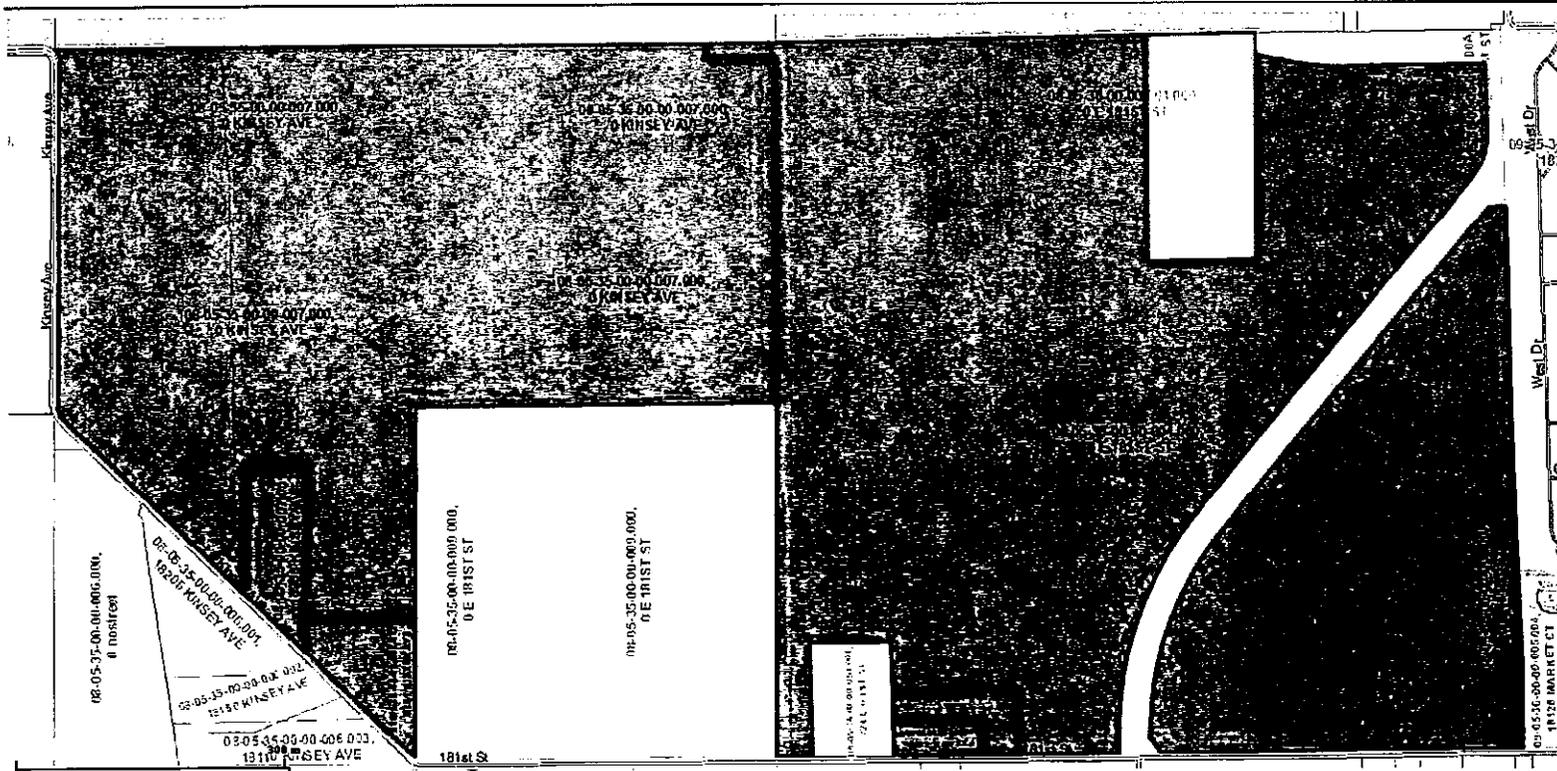
A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 0-41-4 E Distance: 643.696

To the point of beginning: Direction: S 1-13-47 E Distance: 207.828 thence, Direction: S 1-34-45 E Distance: 84.922 thence, Direction: S 0-57-50 E Distance: 479.128 thence, Direction: S 1-47-0 E Distance: 413.91 thence, Direction: S 2-24-53 E Distance: 159.492 thence, Direction: S 2-24-59 E Distance: 113.611 thence, Direction: S 2-24-57 E Distance: 111.029 thence, Direction: S 2-24-56 E Distance: 105.574 thence, Direction: S 0-33-30 E Distance: 51.302 thence, Direction: S 0-33-51 E Distance: 261.033 thence, Direction: S 89-15-35 W Distance: 32.503 thence, Direction: S 89-16-7 W Distance: 696.527 thence, Direction: S 89-22-42 W Distance: 598.075 thence, Direction: N 37-20-7 W Distance: 69.4 thence, Direction: N 0-11-16 E Distance: 12.22 thence, Direction: N 3-4-30 E Distance: 107.745 thence, Direction: N 6-59-49 E Distance: 73.225 thence, Direction: N 10-37-31 E Distance: 83.034 thence, Direction: N 14-28-1 E Distance: 81.659 thence, Direction: N 19-46-5 E Distance: 86.721 thence, Direction: N 22-37-13 E Distance: 82.886 thence, Direction: N 26-33-43 E Distance: 79.837 thence, Direction: N 30-27-22 E Distance: 70.451 thence, Direction: N 33-55-10 E Distance: 86.537 thence, Direction: N 38-13-2 E Distance: 70.768 thence, Direction: N 39-39-58 E Distance: 1533.51 thence, Direction: N 88-23-1 E Distance: 63.455 to the point of beginning.

In addition to the above area, starting at the same point: A part of the NW ¼ Section 36, Township 19 N, Range 3 East, located in Washington Township, Hamilton County Indiana, starting at the NE corner of said description Direction: S 84-24-12 W Distance: 909.717

To the point of beginning: Direction: S 77-48-59 E Distance: 131.963 thence, Direction: S 78-1-16 E Distance: 28.041 thence, Direction: S 81-51-43 E Distance: 42.599 thence, Direction: S 84-52-9 E Distance: 35.894 thence, Direction: S 85-42-37 E Distance: 32.22 thence, Direction: N 89-16-11 E Distance: 33.753 thence, Direction: N 89-10-58 E Distance: 540.555 thence, Direction: S 1-36-48 E Distance: 246.508 thence, Direction: S 0-24-26 E Distance: 15.511 thence, Direction: S 3-38-47 W Distance: 19.499 thence, Direction: S 8-30-20 W Distance: 17.715 thence, Direction: S 12-9-31 W Distance: 25.543 thence, Direction: S 18-32-17 W Distance: 26.294 thence, Direction: S 24-9-1 W Distance: 33.217 thence, Direction: S 33-3-37 W Distance: 34.077 thence, Direction: S 36-10-17 W Distance: 19.027 thence, Direction: S 39-39-57 W Distance: 1567.656 thence, Direction: S 38-35-8 W Distance: 62.98 thence, Direction: S 35-42-17 W Distance: 50.256 thence, Direction: S 32-20-58 W Distance: 90.566 thence, Direction: S 28-48-38 W Distance: 87.318 thence, Direction: S 25-11-55 W Distance: 95.829 thence, Direction: S 20-17-50 W Distance: 99.253 thence, Direction: S 16-2-28 W Distance: 106.143 thence, Direction: S 11-18-49 W Distance: 91.039 thence, Direction: S 8-36-53 W Distance: 85.12 thence, Direction: S 2-41-16 W Distance: 130.293 thence, Direction: S 0-11-54 W Distance: 69.37 thence, Direction: S 89-36-8 W Distance: 826.95 thence, Direction: N 1-10-18 W Distance: 415.207 thence, Direction: S 89-32-24 W Distance: 294.019 thence, Direction: S 1-10-40 E

Distance: 413.577 thence, Direction: S 89-52-48 W Distance: 133.57 thence, Direction: N 0-15-10 E
Distance: 1299.192 thence, Direction: S 89-35-29 W Distance: 1319.804 thence, Direction: S 0-27-32
W Distance: 1288.831 thence, Direction: N 45-47-45 W Distance: 1776.522 thence, Direction: N 38-
22-54 W Distance: 20.245 thence, Direction: N 27-10-15 W Distance: 20.3 thence, Direction: N 15-
57-52 W Distance: 20.324 thence, Direction: N 4-49-11 W Distance: 20.352 thence, Direction: N 0-
31-38 E Distance: 761.992 thence, Direction: N 0-10-6 E Distance: 312.911 thence, Direction: N 2-4-
11 E Distance: 168.34 thence, Direction: N 6-35-22 W Distance: 30.934 thence, Direction: N 40-42-7
W Distance: 17.267 thence, Direction: N 89-51-30 E Distance: 2394.307 thence, Direction: N 89-7-40
E Distance: 1611.377 thence, Direction: S 0-0-0 W Distance: 832.62 thence, Direction: N 89-0-0 E
Distance: 398.771 thence, Direction: N 0-0-0 E Distance: 751.66, To the point of beginning
containing 242.75 acres more or less.



Grand Park Village PUD

Legal Boundary of Real Estate (Red Overlay)

Printed: Aug 03, 2012



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County of
Hamilton
Indiana
www.hamiltoncounty.in.gov

Grand Park Village Preliminary Concept Plan



GRAND PARK VILLAGE - ALT. A
WESTFIELD, INDIANA

GRAND PARK VILLAGE

EXHIBIT 4

Figure 1

Georgian Colonial architectural style

GABLED, GAMBREL, OR HIPPED ROOF



Figure 2

Shake Shingle architectural style



Characterized by the consistent and horizontal use of shingles on sides of buildings

Figure 4

Greek Revival architectural style

GABLE END TO THE STREET

PANELED PILASTERS OR WIDE CORNER BOARDS

CLAPBOARDS OR FLATBOARDS

BLINDS

6/6 SASH

OFF-CENTER ENTRY
FLAT PILASTERS, ENJAMBATURE,
SIDE & TRANSOM LIGHTS,
4-PANEL DOOR

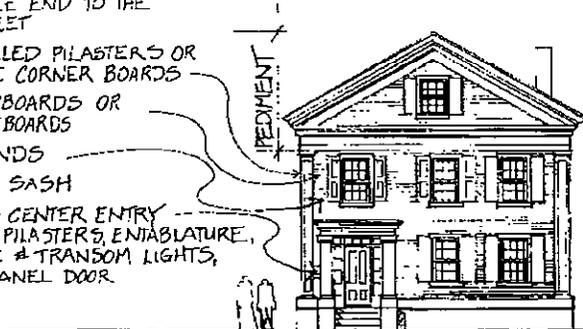


Figure 5
General New England style architecture



Figure 6
General New England architectural style



Figure 7
General New England architectural style



Figure 8
General New England architectural style



Figure 9
Hardie Plank siding used in mixed use building



Figure 10
Starbucks Coffee building in New England theme using Hardie Plank siding



Figure 11
Hardie Plank siding used in restaurant siding

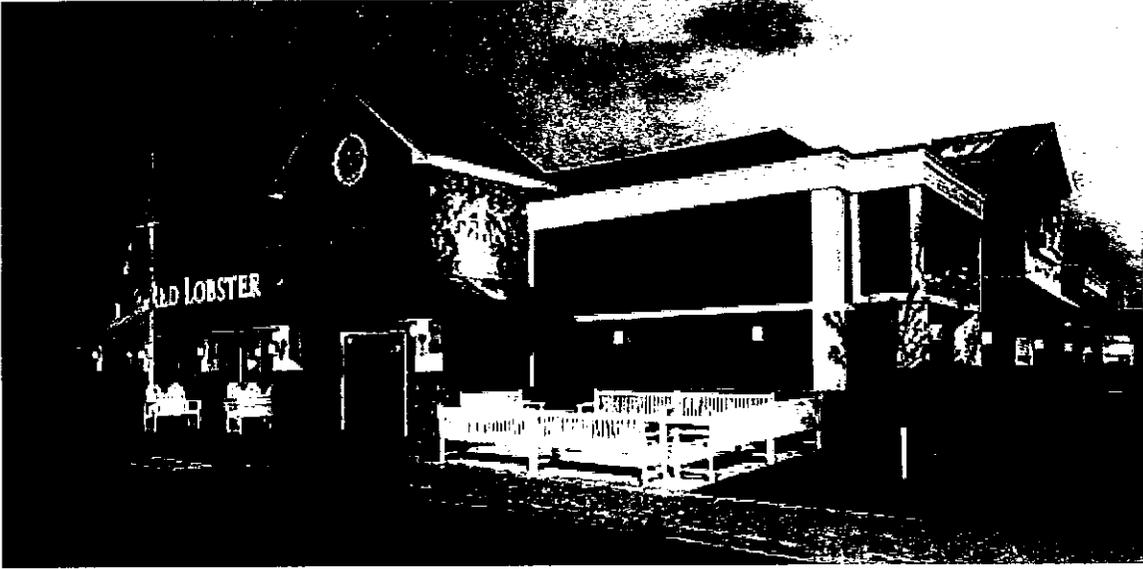


Figure 12
Hardie Plank siding variation with New England style architecture

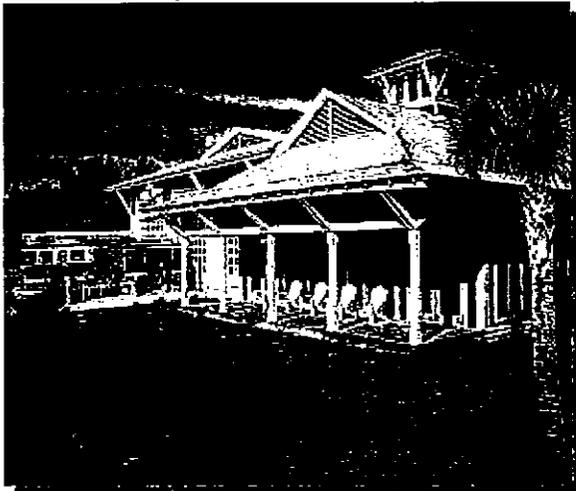


Figure 13
Hardie Plank siding variations

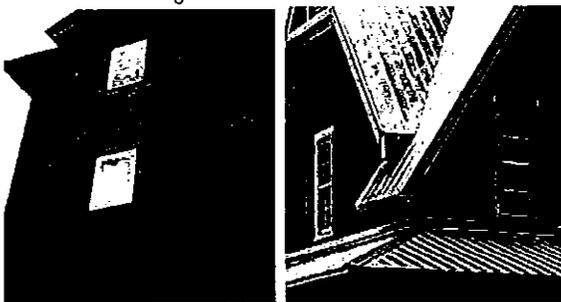


Figure 14
General New England architectural style signage examples

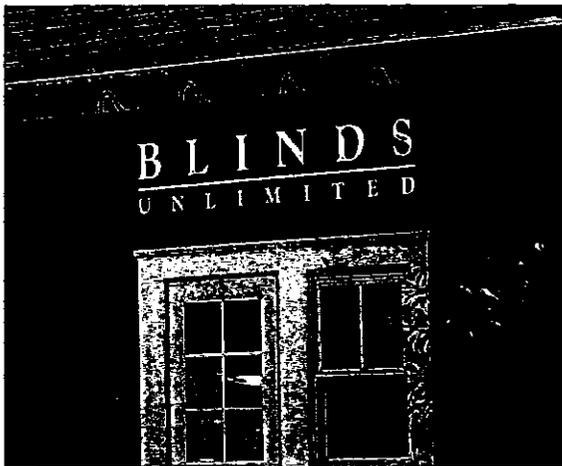


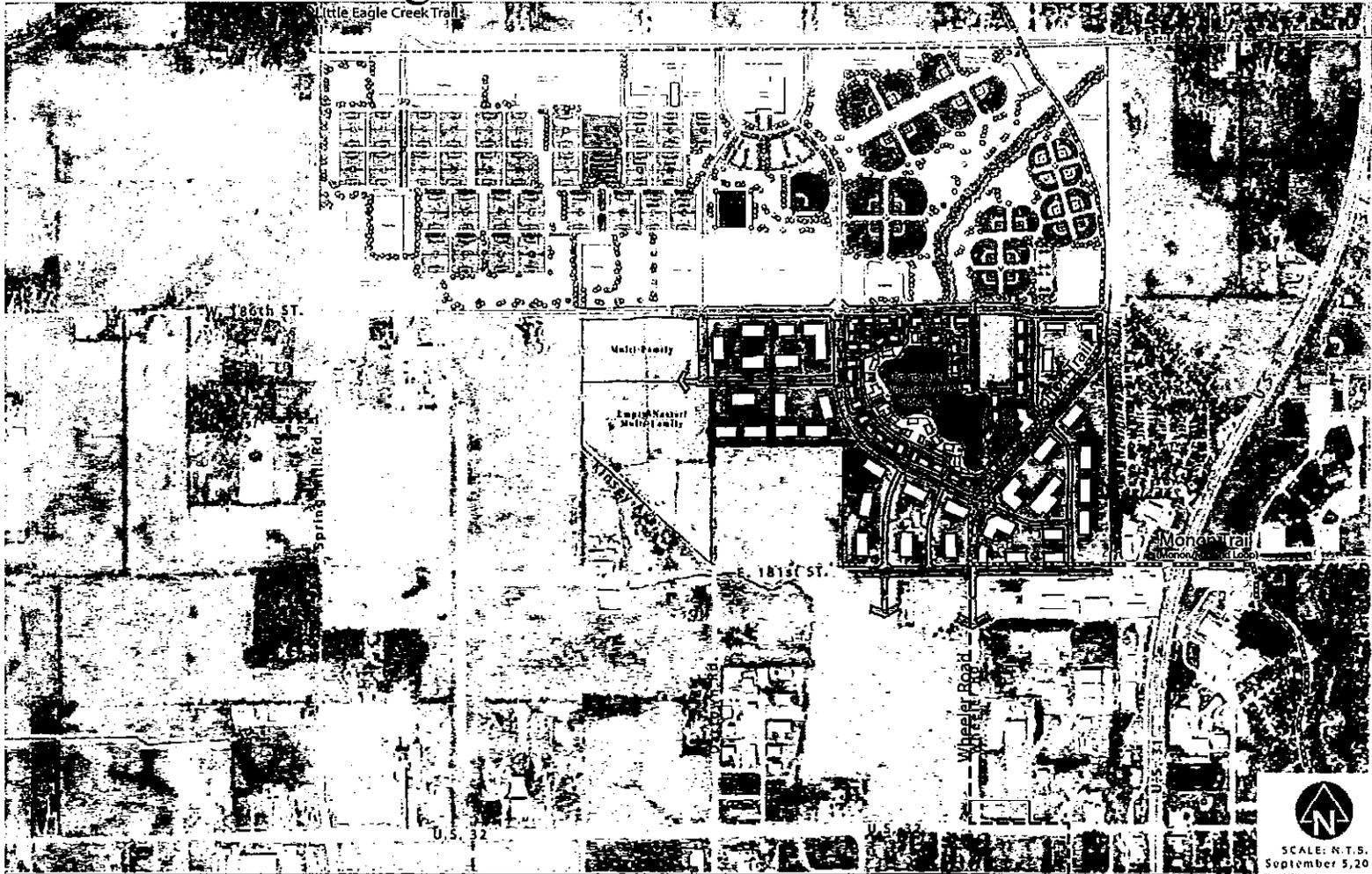
Exhibit 5
Grand Park Village Thoroughfare and Pedestrian Plan

Grand Park Village Thoroughfare Plan



GRAND PARK VILLAGE - ALT. A WESTFIELD, INDIANA

Grand Park Village Pedestrian Plan



SCALE: N.T.S.
September 5, 20

GRAND PARK VILLAGE - ALT. A
WESTFIELD INDIANA

STRUCTUREPC

ORDINANCE NUMBER 15-10

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is an Ordinance (this "Ordinance") 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 Council enacted Ordinance No. 12-46, the Grand Park Village Planned Unit Development District (the "Grand Park Village PUD Ordinance"), on December 10, 2012, recorded as Instrument No. 2012080062 in the Office of the Recorder of Hamilton County, Indiana;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1505-PUD-08**), requesting an amendment to the Grand Park Village PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1505-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7:0) 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 May 19, 2015;

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 Grand Park Village PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by: (i) the Grand Park Village PUD Ordinance, as amended by 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 the Grand Park Village PUD Ordinance, as amended.
- 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 other provisions of the Grand Park Village PUD Ordinance shall remain in effect with the adoption of this 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 the Grand Park Village PUD Ordinance, as amended.

Section 2. Development and Architectural Standards. The standards of *Article 6: Development and Architectural Standards* of the Grand Park Village PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below:

- 2.1 Article 6(A) Design Theme, (B) Roof, and (C) Windows: Shall be modified as follows: “Buildings constructed on the Real Estate shall be developed either: (i) in accordance with the Design Theme, Roof and Windows standards of Article 6(A), 6(B) and 6(C), respectively, of the Grand Park Village PUD Ordinance; or (ii) substantially similar in quality, character and appearance as the Illustrative Exhibit, attached hereto as **Exhibit B.**”

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 26TH DAY OF MAY, 2015.**

Voting For

Voting Against

Abstain

Charles Lehman

Charles Lehman

Charles Lehman

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

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 Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-10** was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-10**
this _____ day of _____, 2015.

Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-10**
this _____ day of _____, 2015.

J. Andrew Cook, 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.

Prepared by: Stuart Friedman, Sterling Development Consultants
34375 Lakeview Drive, Solon, Ohio 44139. (216) 298-3529

EXHIBIT A
REAL ESTATE

PART OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE WEST LINE THEREOF SOUTH 00 DEGREES 18 MINUTES 50 SECONDS WEST (BASIS OF BEARINGS IS GRID BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD83(2011)) - INDIANA EAST ZONE 1301) 59.99 FEET TO THE SOUTH LINE OF THE LAND DESCRIBED IN INSTRUMENT NUMBER 2012029138 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 703.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ON SAID SOUTH LINE NORTH 89 DEGREES 10 MINUTES 56 SECONDS EAST 357.09 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 52.55 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00 DEGREES 24 MINUTES 51 SECONDS WEST 365.39 FEET; THENCE SOUTH 69 DEGREES 11 MINUTES 58 SECONDS WEST 175.19 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 46.67 FEET; THENCE ON SAID CURVE 63.03 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 60 DEGREES 33 MINUTES 29 SECONDS WEST 58.34 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 317.80 FEET; THENCE ON SAID CURVE 81.05 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 85 DEGREES 27 MINUTES 19 SECONDS WEST 80.83 FEET TO A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 86.80 FEET; THENCE ON SAID CURVE 35.75 FEET BEING SUBTENDED BY A CHORD BEARING SOUTH 80 DEGREES 11 MINUTES 17 SECONDS WEST 35.50 FEET; THENCE SOUTH 68 DEGREES 15 MINUTES 15 SECONDS WEST 40.22 FEET; THENCE NORTH 01 DEGREE 02 MINUTES 05 SECONDS EAST 202.54 FEET PASSING THROUGH A REBAR AT 22.54 FEET TO A REBAR; THENCE SOUTH 89 DEGREES 10 MINUTES 54 SECONDS WEST 25.45 FEET TO A REBAR; THENCE NORTH 00 DEGREES 49 MINUTES 06 SECONDS WEST 50.00 FEET TO A REBAR AT THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 28.00 FEET; THENCE ON SAID CURVE 43.98 FEET BEING SUBTENDED BY A CHORD BEARING NORTH 45 DEGREES 49 MINUTES 06 SECONDS WEST 39.60 FEET TO A REBAR; THENCE NORTH 00 DEGREES 49 MINUTES 06 SECONDS WEST 141.22 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 33.00 FEET; THENCE ON SAID CURVE 51.84 FEET TO THE POINT OF BEGINNING CONTAINING 3.91 ACRES, MORE OR LESS.

EXHIBIT B

ILLUSTRATIVE EXHIBIT

**[REMAINDER OF PAGE INTENTIONALY LEFT BLANK;
SEE FOLLOWING PAGES.]**



Donald Y. Cameron Jr.
LICENSE #8106760
EXPIRATION DATE 12/31/15



CAMERON
DESIGN
GROUP, INC.

Donald Y. Cameron Jr.
Architect, AIA
Ohio Registration 6780
NCARB Certificate 25 338

One Park Centre
Park Centre Drive
Wadsworth, Ohio 44281
(330) 336-7686

Architecture
Planning
Construction Management
Graphic Design
Interior Design

GRAND PARK
WESTFIELD, INDIANA 46074

CAMBRIA
hotels & suites

NORTH &
SOUTH
EXTERIOR
ELEVATIONS

PA-3

04-01-15



NORTH ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



Donald Y. Cameron Jr.
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CAMERON
 DESIGN
 GROUP, INC.

Donald Y. Cameron Jr.
 Architect, AIA
 Ohio Registration 6760
 NCARB Certificate 25-338
 One Park Centre
 Park Centre Drive
 Wadsworth, Ohio 44281
 (330) 336-7685

Architecture
 Planning
 Construction Management
 Graphic Design
 Interior Design



WEST ELEVATION

SCALE: 3/32" = 1'-0"

EXTERIOR FINISH MATER

TAG #	MATERIAL	COLOR	POCHE KEY
EC-1	EIFS	DRYVIT COLOR: #101 SUPER WHITE FINISH: SANDPEBBLE FINE	
EC-2	EIFS	DRYVIT COLOR: #400 FRENCH TOAST FINISH: SANDPEBBLE FINE	
EC-3	EIFS	DRYVIT COLOR: #627a TWILIGHT GRAY FINISH: SANDPEBBLE FINE	
EC-4	EIFS	DRYVIT COLOR: #133 DRIFTWOOD FINISH: SANDPEBBLE FINE	
EC-5	METAL PANEL SYSTEM	KYNAR COLOR: TERRA COTTA	
EC-6	METAL PANEL SYSTEM	KYNAR COLOR: BONE WHITE	
EC-7	ADHERED STONE VENEER	CORONADO VENEER COLOR: PRO LEDGE BROOKESIDE	
REGIONAL ALTERNATE EC-7			
EC-7a	ADHERED STONE VENEER	CORONADO VENEER COLOR: TUMBLED LEDGE DAKOTA BROWN	
EC-7b	ADHERED BRICK VENEER	CORONADO VENEER COLOR: SPECIAL USED BRICK - RUSTIC BLEND	
EC-7c	ADHERED STONE VENEER	CORONADO VENEER COLOR: SAND CANYON FLAGSTONE - DESERT BEIGE	



EAST ELEVATION

SCALE: 3/32" = 1'-0"

GRAND PARK
 WESTFIELD, INDIANA 46074

CAMBRIA
 hotels & suites

WEST &
 EAST
 EXTERIOR
 ELEVATIONS

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, May 4, 2015, to consider an amendment to the Westfield-Washington Township Unified Development Ordinance and the Grand Park Village Planned Unit Development District 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.	1505-PUD-08
Ordinance No.	15-10
Petitioner	D&W Farms, Inc. by Sterling Development Consultants and Weihe Engineers
Description	A text amendment to modify the architectural standards of the Grand Park Village Planned Unit Development (PUD) District for a Cambria Hotels & Suites.

On May 18, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

May 19, 2015

Date