



Westfield City Council Report

Ordinance Number:	15-26
APC Petition Number:	1509-PUD-17
Petitioner:	City of Westfield
Requested Action:	An amendment to the Grand Park Indoor Sports and Recreation Facility PUD Ordinance to incorporate additional real estate into the PUD District to allow for the development of a hotel.
Current Zoning:	AG-SF1: Agricultural / Single-Family Rural District
Current Land Use:	Undeveloped / Parking Lot
Exhibits:	<ol style="list-style-type: none">1. Location Exhibit2. Concept Plan3. Character Exhibit4. Amendment Ordinance 15-265. Grand Park PUD Ordinance 14-356. APC Certification
Prepared by:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the August 10, 2015, City Council meeting. The petition received a public hearing at the September 8, 2015, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded this petition with a unanimous favorable recommendation at its September 8, 2015, meeting. This petition is eligible for adoption consideration at the September 14, 2015, Council meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to the Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District Ordinance No. 14-35 (the "PUD Ordinance") (see **Exhibit 5**) for the 5.26-acres located on the south side of 191st Street, west of Grand Park Boulevard (see **Exhibit 2**).

Property History: The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. In November 2014, the Plan Commission approved a primary plat that included this

property. The secondary plat was subsequently recorded on December 17, 2014, and identified this property as Lot 2 of the Grand Park Subdivision.

AMENDMENT REQUEST

The petitioner requests this amendment to expand the adjacent Grand Park Indoor Sports and Recreation Facility Planned Unit Development (PUD) District in order to allow a hotel or lodging use on the property, which is intended to complement the Grand Park sports campus and adjacent indoor facility.

Default Standards: The proposed ordinance (see **Exhibit 4**) defaults to the GB: General Business District as the Underlying Zoning District, similar to the existing PUD Ordinance.

Permitted Uses: The PUD Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District.

Development and Design Standards: As proposed, the ordinance generally defaults to the existing PUD Ordinance and Westfield – Washington Township Unified Development Ordinance, but then further incorporates character exhibits to further establish the benchmark for the quality and character of the development.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan identifies the Property as part of the “Family Sports Capital of America” area, as set forth in the Comprehensive Plan’s Family Sports Capital Addendum II” (collectively, the “Comprehensive Plan”). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, the proposed amendment is consistent with the goals and objectives of the Comprehensive Plan for this Property.

The Comprehensive Plan envisions the development of a regional/national championship quality sports facility with a multigenerational focus (the “Sports Campus”). In addition to the sports-related uses within the Sports Campus, the Comprehensive Plan anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus and that such land uses would likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses.

A specific goal of the Comprehensive Plan is to “[p]ursue economic development opportunities to capitalize on Westfield’s already-developing intergenerational sports niche. Examples include: (1) multiple championship quality sports facilities; (2) complementary health, recreation and technology related land uses; (3) supporting entertainment, dining, lodging land uses; and (4) other uses which would support and compliment the Westfield intergenerational sports initiative.”

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the September 8, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission'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.

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its September 8, 2015, meeting, the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 6**).

City Council

Introduction: August 10, 2015

Eligible for Adoption: September 14, 2015

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

Aerial Location Map

 Site

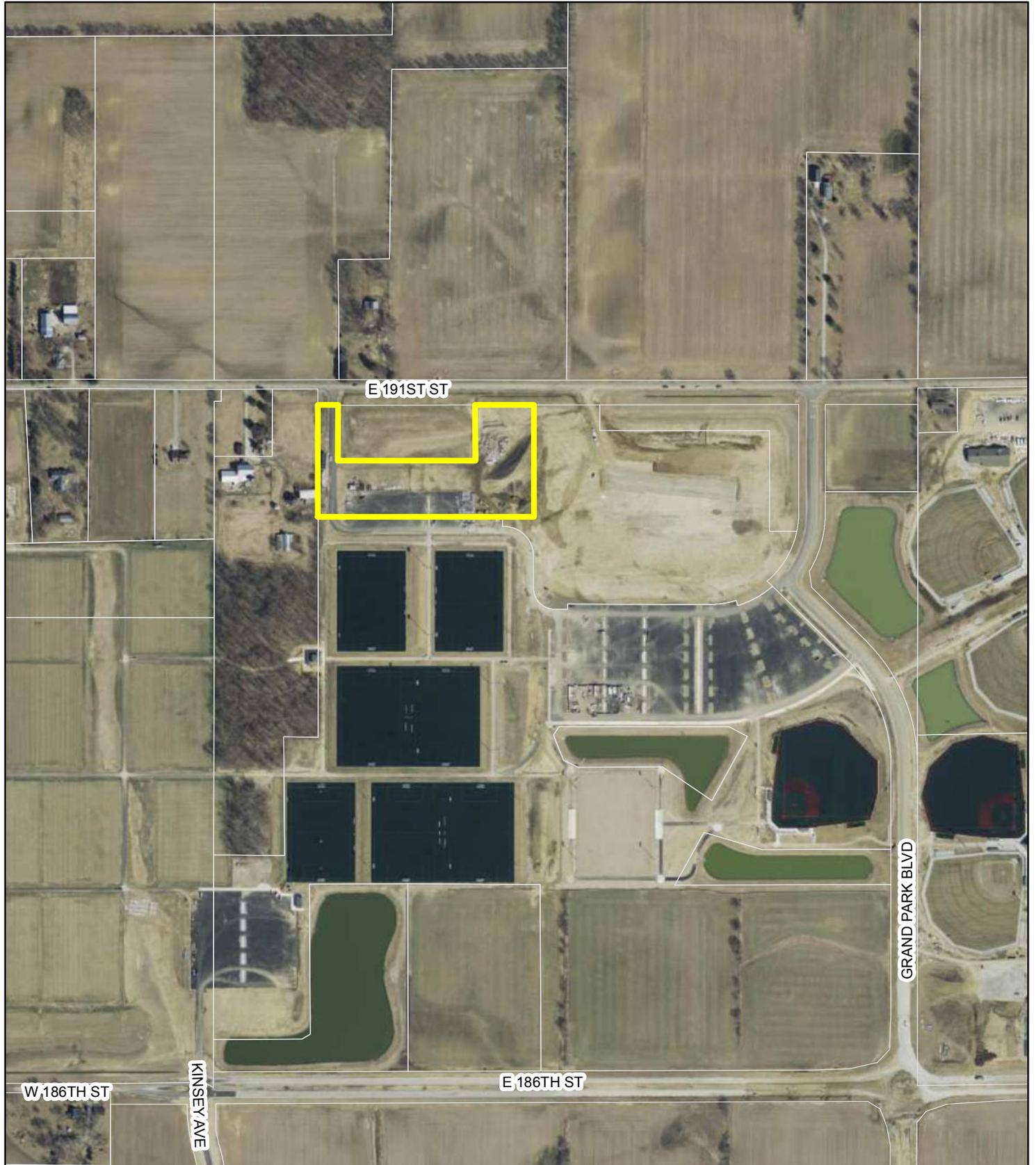


EXHIBIT B
CONCEPT PLANS

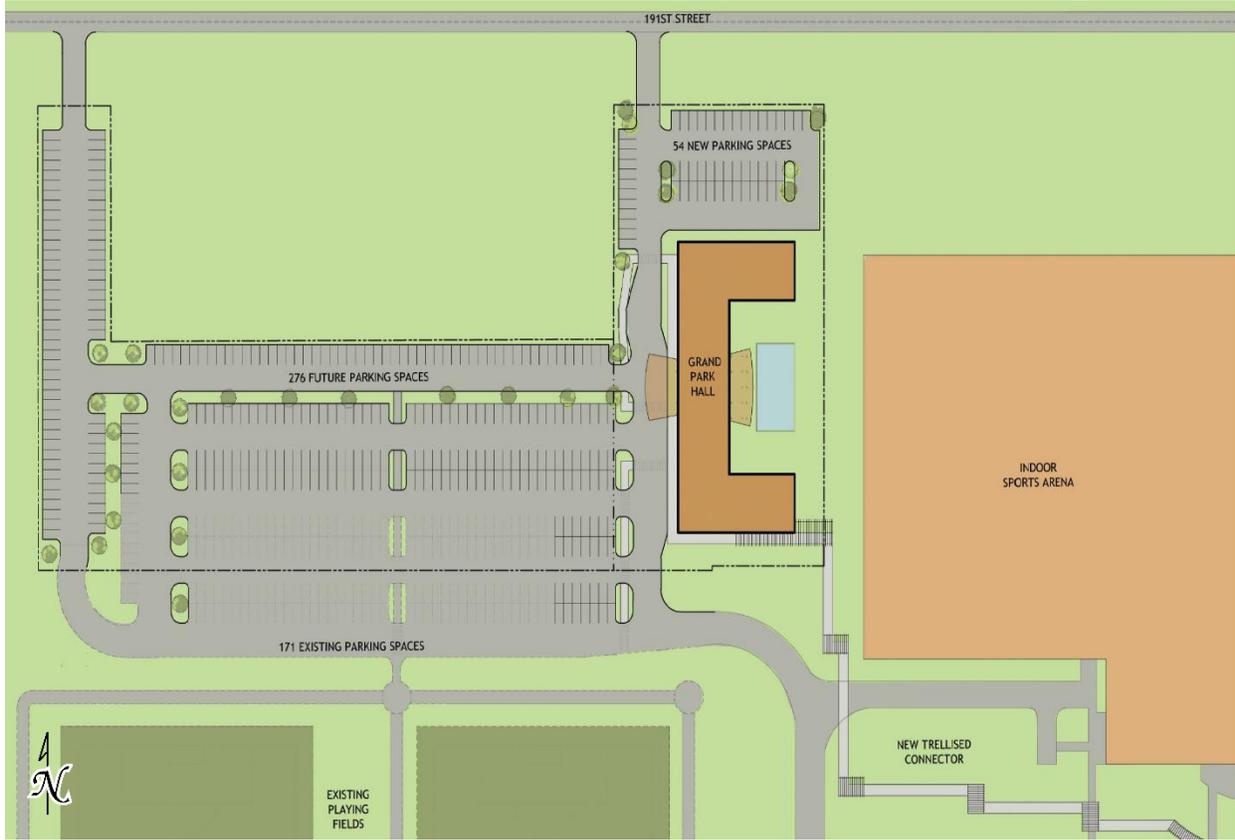


EXHIBIT C
CHARACTER EXHIBIT



ORDINANCE NUMBER 15-26

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE GRAND PARK INDOOR SPORTS AND RECREATION FACILITY 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. 14-35, the Grand Park Indoor Sports and Recreation Facility PUD District (the "Grand Park PUD Ordinance"), on September 22, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1509-PUD-17**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Grand Park 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. 1509-PUD-17** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) 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 September 9, 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 Unified Development Ordinance, Zoning Map and Grand Park Indoor Sports and Recreation Facility Planned Unit Development District Ordinance (the "Grand Park PUD Ordinance") are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Grand Park Indoor Sports and Recreation Facility Planned Unit Development District (the “District”). This area of the District shall be known as the “Haven at Grand Park”.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Grand Park PUD Ordinance; and (iii) 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 this Ordinance or the Grand Park PUD Ordinance.
- 1.3 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.
- 1.4 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 this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

Section 3. Concept Plan. The Concept Plans, collectively attached hereto as **Exhibit B**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plans depict two (2) alternative plans for the general development of the Real Estate.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the General Business (GB) District as set forth by the Grand Park PUD Ordinance.

Section 5. Permitted Uses. The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13, and the Grand Park PUD Ordinance, shall be permitted.

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified by the Grand Park PUD Ordinance.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below or by the Grand Park PUD Ordinance.

7.1 **Architectural Standards:** Article 6.3 Architectural Standards of the UDO shall apply. In addition, the Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

7.2 **Landscaping Standards:** Article 6.8 Landscaping Standards of the UDO shall apply with the following modifications:

A. **Article 6.8(N) Buffer Yard Requirements** shall not apply.

B. **Article 6.8(O) Parking Area Landscaping** shall apply with the following modifications: (i) A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces. The island shall be a minimum of one hundred and twenty (120) square feet in size and shall include a minimum of one (1) tree and four (4) shrubs; (ii) if Perimeter Parking Area Landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified by the Grand Park PUD Ordinance.

ALL OF WHICH IS ORDAINED/RESOLVED THIS 14th DAY OF SEPTEMBER, 2015.

WESTFIELD CITY COUNCIL

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 Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 15-26** was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-26**
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-26**
this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, 2728 E. 171st Street, Westfield, IN 46074

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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Concept Plans
- Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

Lot 2, Grand Park Subdivision - Secondary Plat as recorded per Instrument Number 2014-57320, in the Office of the Recorder of Hamilton County, Indiana also described as follows:

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 [Basis of bearings: Indiana State Plane Coordinate System, East Zone (NAD 1983)] 1447.73 feet along the north line of said Quarter Section; thence South 00 degrees 00 minutes 00 seconds East 75.00 feet to the point of beginning of this description: thence South 00 degrees 00 minutes 00 seconds East 416.06 feet; thence North 90 degrees 00 minutes 00 seconds West 115.00 feet; thence South 00 degrees 00 minutes 00 seconds East 4.04 feet; thence North 90 degrees 00 minutes 00 seconds West 694.45 feet to a western line of that 146.070 acre tract depicted and described on the ALTA/ACSM Land Title Survey prepared by DLZ Indiana, LLC and recorded as Instrument Number 2012018330 in in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 05 minutes 53 seconds West 418.71 feet along said western line to a point 75.00 feet south, by perpendicular measurement, of the north line of the Southeast Quarter of said section; thence North 89 degrees 54 minutes 07 seconds East 75.00 feet, parallel to said north line, to a western line of that 8.441 acre tract depicted and described on said ALTA/ACSM Land Title Survey; thence South 00 degrees 05 minutes 53 seconds East 212.50 feet along the west line of said 8.441 acre tract to a southwest corner thereof; thence North 89 degrees 46 minutes 10 seconds East 517.94 feet to the western line of that 5.027 acre tract depicted and described on the Survey prepared by DLZ Indiana, LLC and recorded as Instrument Number 2012020314 in in said Office of the Recorder; thence North 00 degrees 05 minutes 20 seconds East 211.30 feet along the western line of said 5.027 acre tract to a point 75.00 feet south, by perpendicular measurement, of the north line of the Southeast Quarter of said section; thence North 89 degrees 54 minutes 07 seconds East 216.54 feet parallel to said north line to the point of beginning and containing 5.265 acres, more or less.

EXHIBIT B
CONCEPT PLANS

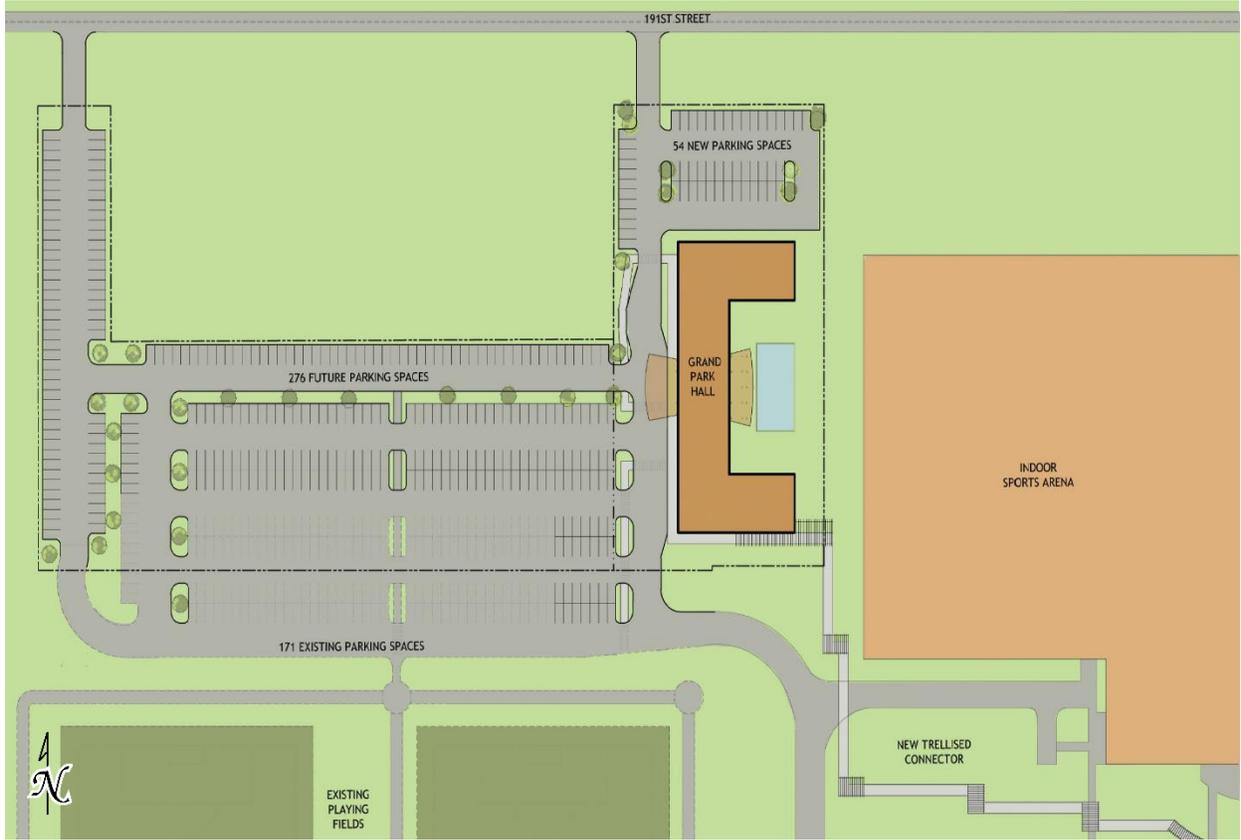


EXHIBIT C
CHARACTER EXHIBIT



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 and elevations shall be in substantial compliance with the building elevations attached hereto and incorporated herein by Exhibit B. Modifications to the building materials and elevations 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 22 day of September, 2014.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS 22 DAY OF September, 2014.

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain


Jim Ake

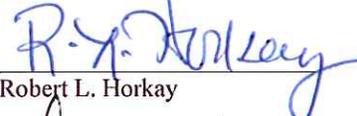
Jim Ake

Jim Ake


Steven Hoover

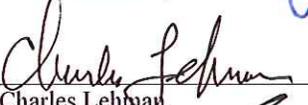
Steven Hoover

Steven Hoover


Robert L. Horkay

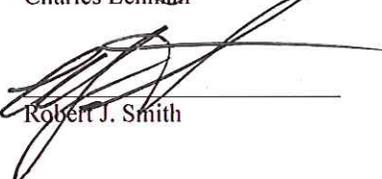
Robert L. Horkay

Robert L. Horkay


Charles Lehman

Chuck Lehman

Chuck Lehman


Robert J. Smith

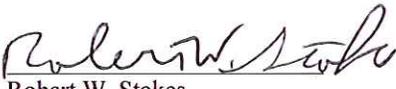
Robert J. Smith

Robert J. Smith

Cindy L. Spoljaric

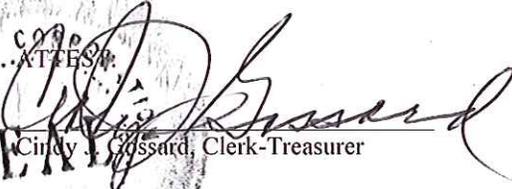

Cindy L. Spoljaric

Cindy L. Spoljaric


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes


Cindy L. Spoljaric, 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

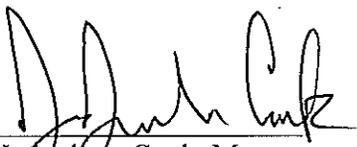
Prepared by: Jennifer M. Miller, AICP
Assistant Director of Economic and Community Development
City of Westfield, 2728 East 171st Street, Westfield, IN 46074
317-804-3170

I hereby certify ORDINANCE 14-35 was delivered to the Mayor of Westfield on the 23 day of Sept., 2014, at 8:30 : a.m.


Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-35
this 23 day of Sept., 2014.

I hereby VETO ORDINANCE 14-35
this _____ day of _____, 2014.


J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

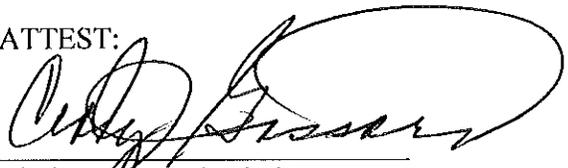
ATTEST:

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.

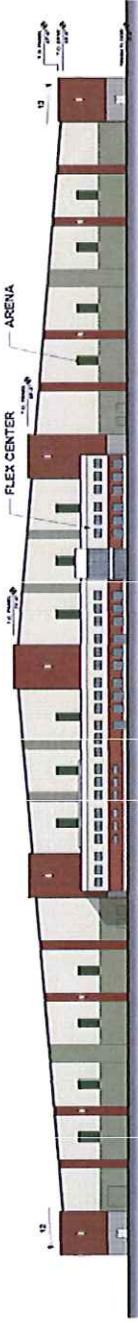
EXHIBIT B – BUILDING ELEVATIONS



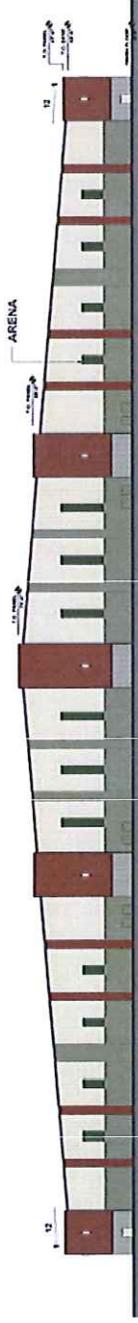
HELI PROPERTIES
 1111 Westfield Road
 Westfield, IN 46084
 Tel: 773.234.1111
 Fax: 773.234.1112

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

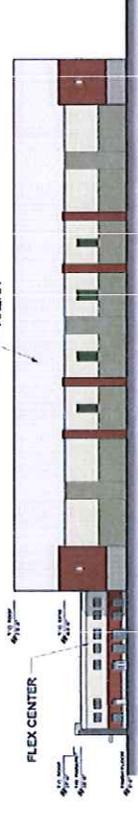
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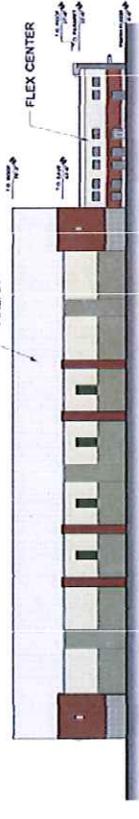
SOUTH ELEVATION
SCALE: 1"=30'-0"



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



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



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

ARENA 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.L.
WINDOWS	ALUMINUM STOREFRONT
ROOF	100% FLAT MEMBRANE ROOFING

ELEVATIONS	
SCALE	1"=30'-0"
DATE	08/23/2014
PROJECT NO.	14-000001

EXHIBIT C – LANDSCAPING

(page 2 of 2)



GRAND PARK INDOOR
SPORTS ARENA

WESTFIELD, IN

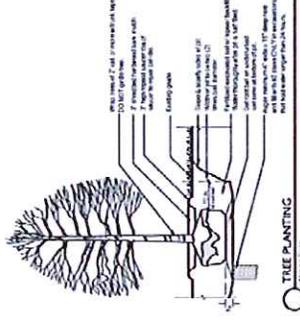
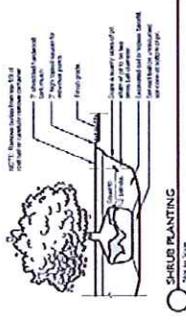
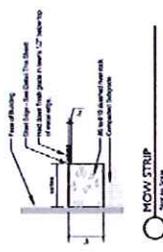


CREATED BY: _____
DATE: _____

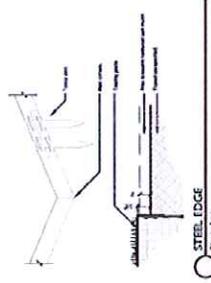
ISSUANCE INFO:
DATE: _____
PROJECT NO.: _____
SHEET NO.: _____

NO. OF SHEETS: _____

Project Number: 24141212
**LANDSCAPE
DETAILS**
L101



PLANT SCHEDULE	Botanical Name	Common Name	Size	Container	Notes
1	1/2" x 1/2"	1/2"	...
2	1/2" x 1/2"	1/2"	...
3	1/2" x 1/2"	1/2"	...
4	1/2" x 1/2"	1/2"	...
5	1/2" x 1/2"	1/2"	...
6	1/2" x 1/2"	1/2"	...
7	1/2" x 1/2"	1/2"	...
8	1/2" x 1/2"	1/2"	...
9	1/2" x 1/2"	1/2"	...
10	1/2" x 1/2"	1/2"	...
11	1/2" x 1/2"	1/2"	...
12	1/2" x 1/2"	1/2"	...
13	1/2" x 1/2"	1/2"	...
14	1/2" x 1/2"	1/2"	...
15	1/2" x 1/2"	1/2"	...
16	1/2" x 1/2"	1/2"	...
17	1/2" x 1/2"	1/2"	...
18	1/2" x 1/2"	1/2"	...
19	1/2" x 1/2"	1/2"	...
20	1/2" x 1/2"	1/2"	...
21	1/2" x 1/2"	1/2"	...
22	1/2" x 1/2"	1/2"	...
23	1/2" x 1/2"	1/2"	...
24	1/2" x 1/2"	1/2"	...
25	1/2" x 1/2"	1/2"	...
26	1/2" x 1/2"	1/2"	...
27	1/2" x 1/2"	1/2"	...
28	1/2" x 1/2"	1/2"	...
29	1/2" x 1/2"	1/2"	...
30	1/2" x 1/2"	1/2"	...
31	1/2" x 1/2"	1/2"	...
32	1/2" x 1/2"	1/2"	...
33	1/2" x 1/2"	1/2"	...
34	1/2" x 1/2"	1/2"	...
35	1/2" x 1/2"	1/2"	...
36	1/2" x 1/2"	1/2"	...
37	1/2" x 1/2"	1/2"	...
38	1/2" x 1/2"	1/2"	...
39	1/2" x 1/2"	1/2"	...
40	1/2" x 1/2"	1/2"	...
41	1/2" x 1/2"	1/2"	...
42	1/2" x 1/2"	1/2"	...
43	1/2" x 1/2"	1/2"	...
44	1/2" x 1/2"	1/2"	...
45	1/2" x 1/2"	1/2"	...
46	1/2" x 1/2"	1/2"	...
47	1/2" x 1/2"	1/2"	...
48	1/2" x 1/2"	1/2"	...
49	1/2" x 1/2"	1/2"	...
50	1/2" x 1/2"	1/2"	...



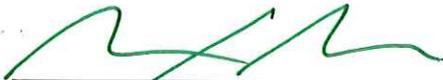
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, September 8, 2015, to consider an amendment to the Grand Park Indoor Sports and Recreation Facility Planned Unit Development District and Westfield-Washington Township Unified Development 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.	1509-PUD-17
Ordinance No.	15-26
Petitioner	City of Westfield
Description	An amendment to the Grand Park Indoor Sports and Recreation Facility PUD Ordinance to incorporate additional real estate into the PUD District to allow for the development of a hotel.

On September 8, 2015, a motion was made and passed to send a unanimous favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

September 9, 2015

Date