

## **ORDINANCE 16-13**

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44 AND TITLE 16 - LAND USE CONTROLS**

**WHEREAS**, The City of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1409-PUD-15), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014 Ordinance 14-02; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014 and (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014 (collectively, the “Bridgewater PUD Ordinance”);

**WHEREAS**, the Commission took action to forward said petition (Docket 1604-DDP-13) to the Westfield City Council (the “Council”) with a favorable recommendation (by a vote of \_ in favor and \_ opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on \_\_\_\_\_2016;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the City Council on \_\_\_\_\_2016; and

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

**NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**SECTION 1.** The Bridgewater PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” (the “Real Estate”). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

**SECTION 2.** Upon motion duly made and seconded, this Ordinance \_\_\_\_\_ was fully passed by members of the Council this \_\_ day of \_\_\_\_\_, 2016. Further, 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 ordinances or parts thereof that are in conflict with this Ordinance\_\_\_\_\_ are hereby amended. To the extent that this Ordinance \_\_\_\_\_ conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance \_\_\_\_\_ shall prevail.

*[Remainder of page intentionally left blank, signature page follows.]*

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

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James J. Edwards

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Steven Hoover

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Steven Hoover

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Steven Hoover

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Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Mark F. Keen

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Mark F. Keen

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Mark F. Keen

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Charles Lehman

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Charles Lehman

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Charles Lehman

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Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE No. \_\_\_\_\_ was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. \_\_\_\_\_

This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. \_\_\_\_\_

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

ATTEST:

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

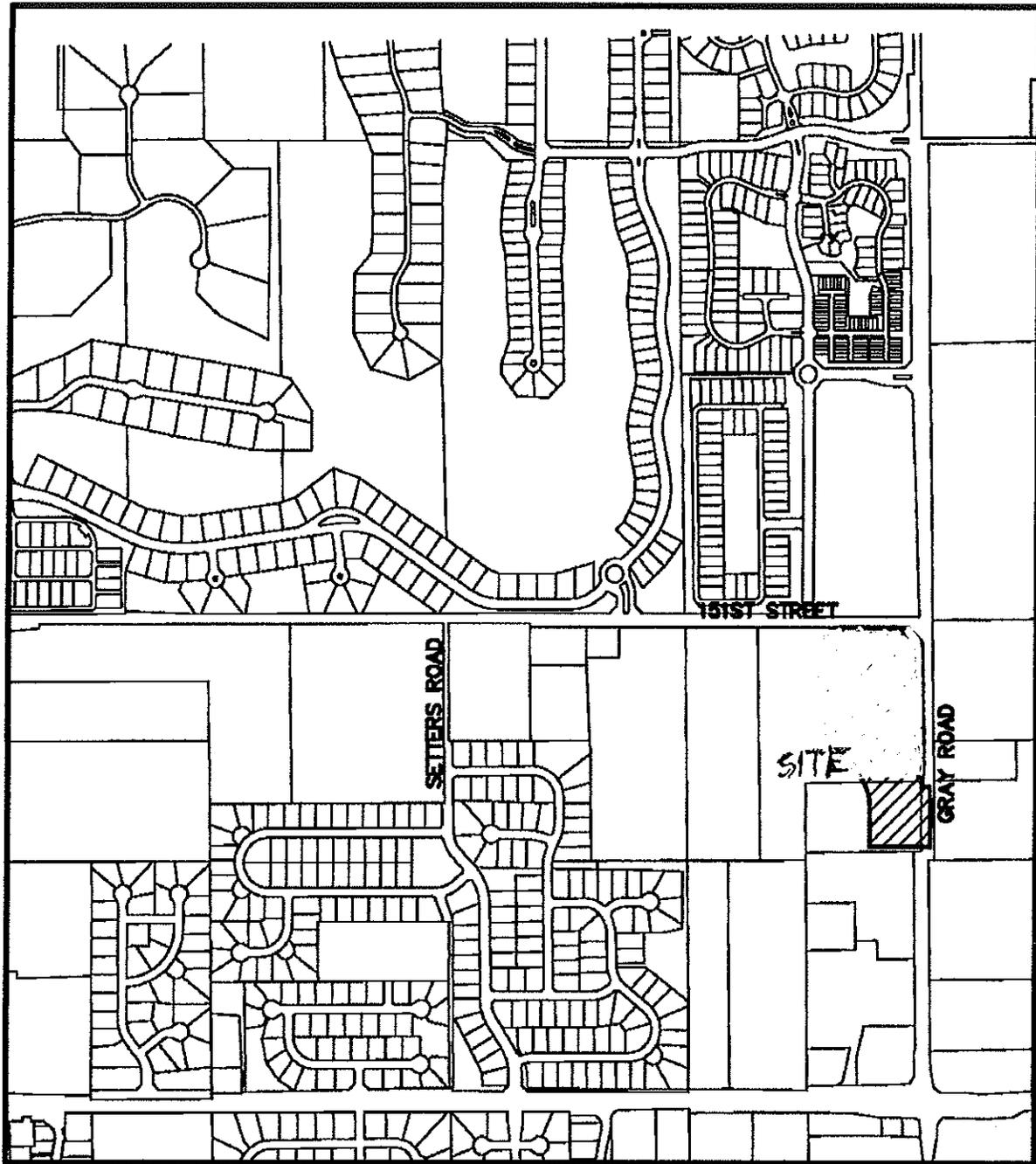
## EXHIBIT "A"

DEVELOPMENT STANDARDS FOR PROFESSIONAL BUILDING USES. The below terms, conditions, and provisions shall apply only to the use and development of Professional buildings on Parcel M3 of the Bridgewater PUD Ordinance.

- A. Parking: Parking space sizes of the Bridgewater PUD Ordinance shall not apply to the Real Estate. Required parking spaced sizes shall comply with the Landscape plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit "C" showing 9'x20' and 10'x18' spaces and 10'x18' spaces adjacent to building front sidewalk. Parking is located in the required front yard areas of the east and west sides of the lot.
  
- B. Landscaping Requirements: Section 11 – Landscaping of the Bridgewater PUD Ordinance shall not apply to the Real Estate. Required landscaping shall comply with the Landscape Plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit "C".
  
- C. Signage: Section 14 – Signage of the Bridgewater PUD shall be applicable to all signs on the Real Estate. Site signage shall comply with the signage illustrated in what is attached hereto and incorporated herein by reference as Exhibit "D" showing an existing brick faced monument sign on the southeast corner of the property reconstructed as a double sided internally illuminated ground sign with spaces for tenant and building signage. Additionally, at the west entry, a brick pier with tenant directional and suite information will be constructed. Building signage will be internally lit channel letters consistent with Westfield signage ordinances and as shown on the building elevations, Exhibit "E".

**EXHIBIT "B"**

**(Legal Description)**



**LOCATION MAP**  
**N.T.S.**



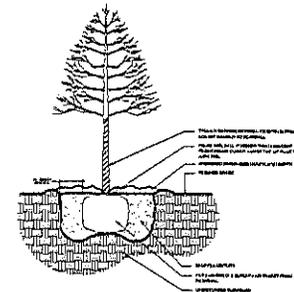
**NOTES**

- CONCRETE NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE WORK. ALL CONCRETE SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL CONCRETE WORK. ALL CONCRETE SHALL BE CAST AND FINISHED TO THE SPECIFICATIONS OF THE ARCHITECT.
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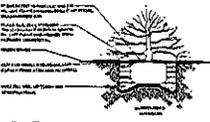
- PLANTING NOTES**
1. CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PLANTING WORK. ALL PLANTS SHALL BE SPECIALLY GROWN AND DELIVERED TO THE SITE IN CONTAINERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ALL PLANTING WORK. ALL PLANTS SHALL BE SPECIALLY GROWN AND DELIVERED TO THE SITE IN CONTAINERS.
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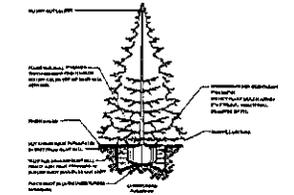
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**01 DECIDUOUS TREE**  
PLANTING DETAIL - NOT TO SCALE



**02 SHRUB**  
PLANTING DETAIL - NOT TO SCALE



**03 EVERGREEN TREE**  
PLANTING DETAIL - NOT TO SCALE

**KEVIN K. PARSONS & ASSOCIATES, INC.**  
Landscape Architecture  
Land Planning  
Urban Design  
752 West 18th Street, Suite A-200  
Indianapolis, Indiana 46202  
317-966-9105 • Fax 317-966-6452

**811**  
Know what's below.  
Call before you dig.

CERTIFICATION	
GILMORE	
WESTFIELD, INDIANA	
LANDSCAPE PLAN	
PROJECT	074-1002
DRAWN	VL
CHECKED	KKP/JML
SCALE	AS SHOWN
DATE	07/20/2010
REVISION	07/21/2010
	04/18/2010
SITE LANDSCAPE PLAN	
<b>L1.02</b>	



# Meridian Village

 **JAZZERCISE**

 **OLLIE'S OUTLET** *Bargain*  
GOOD STUFF CHEAP

**Party Nails**

 **TAE KWON DO**

*brunchies*  
your place for breakfast & lunch

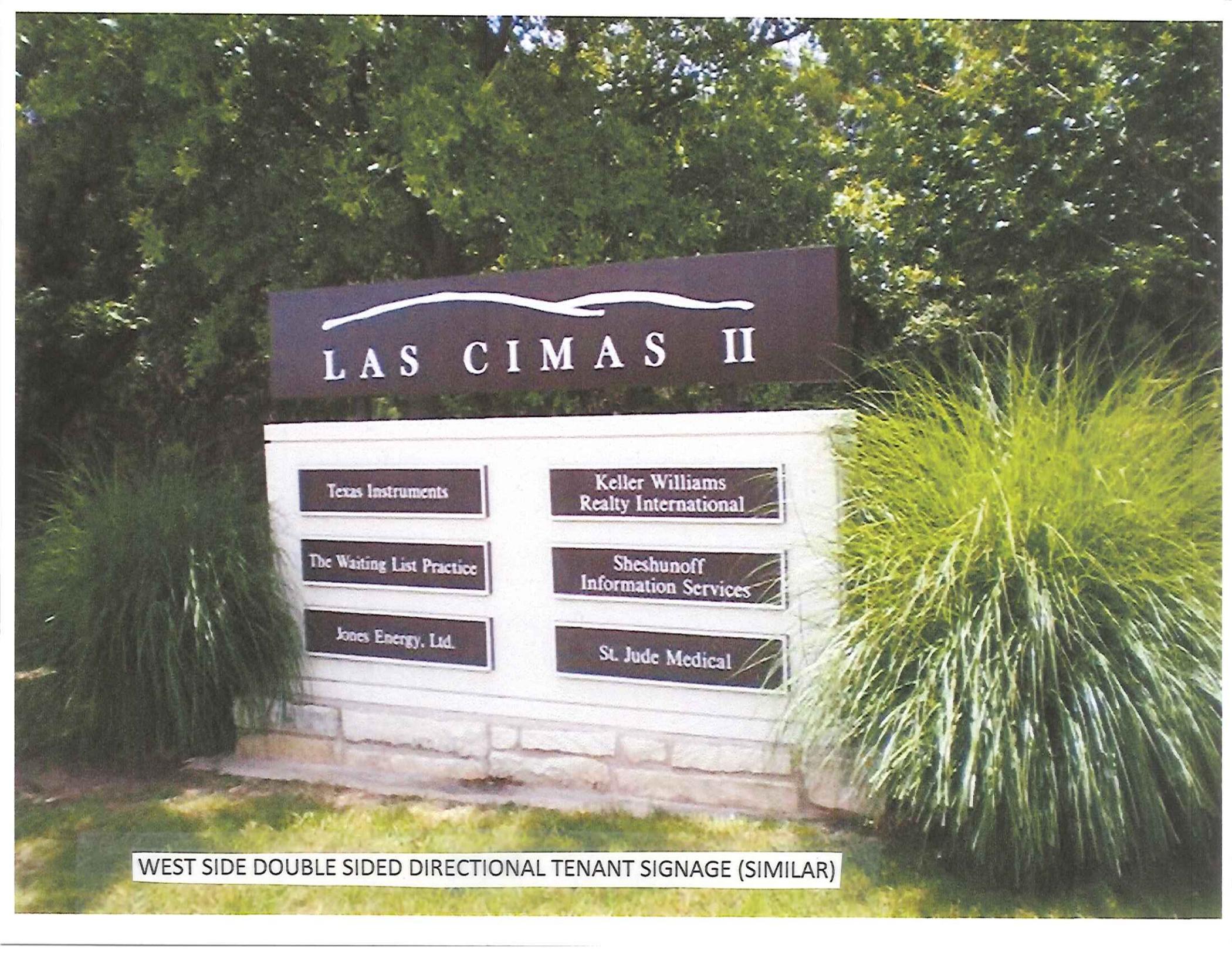
**Carter Vet**

**Leasing Info**  
**888-457-2877**

**STARLA GOLDMAN, DDS**

**EXHIBIT "D"**

**EAST SIDE DOUBLE SIDED BACKLIT SIGNAGE (SIMILAR)**

A large, double-sided directional sign for 'LAS CIMAS II'. The sign is white with a dark brown top section containing the name 'LAS CIMAS II' in white serif font, with a white wavy line above it. Below the name, the sign is divided into two columns of dark brown rectangular panels, each containing a tenant name in white serif font. The sign is set against a background of green trees and grass.

LAS CIMAS II

Texas Instruments

Keller Williams  
Realty International

The Waiting List Practice

Sheshunoff  
Information Services

Jones Energy, Ltd.

St. Jude Medical

WEST SIDE DOUBLE SIDED DIRECTIONAL TENANT SIGNAGE (SIMILAR)