



**BRIDGEWATER MARKETPLACE  
PUD ORDINANCE AMENDMENT  
WESTFIELD, INDIANA**

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## **BRIDGEWATER MARKETPLACE PUD ORDINANCE AMENDMENT SUMMARY OF REVISIONS**

### Multi-Tenant Panel Signs

- Number of Proposed Signs
  - Original Proposal: Two existing signs to be modified and two proposed signs
  - Revised Proposal: Two existing signs to be modified
- Total sign area
  - Original Proposal: 60 SF per side on each sign inclusive of tenant, shopping center and City of Westfield signage
  - Revised Proposal: 30 SF per side on each sign not inclusive of shopping center and City of Westfield signage.
- Vacant Panel
  - Original Proposal: Item was not addressed
  - Revised Proposal: Includes language in the amendment to prevent blank panels and removes pin-mounted letter requirement for clean replacement of tenant signage.

### Clock Tower Multi-Tenant Signs

- Total sign area
  - Original Proposal: 85 SF total sign area inclusive of shopping center and City of Westfield signage
  - Revised Proposal: 30 SF total tenant sign area not inclusive of shopping center and City of Westfield signage.
- Vacant Panel
  - Original Proposal: Item was not addressed
  - Revised Proposal: Includes language in the amendment to prevent blank panels and removed pin-mounted letter requirement for ease in replacing tenant signage.
- Location of tenant signage
  - Original Proposal: Tenant signage located next to the “Bridgewater Marketplace” signage
  - Revised Proposal: Tenant signage has been moved away from the center part of the Clock Tower feature.

# ORDINANCE \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF PLANNED UNIT DEVELOPMENT, BRIDGEWATER CLUB BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05 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; and,

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1004-PUD-05), 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; and (iv) Ordinance 10-05, enacted by the City Council on \_\_\_\_\_; and,

**WHEREAS**, the Commission did take action to forward Docket 1004-PUD-05 to the Westfield City Council with a \_\_\_\_\_ recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the City Council on \_\_\_\_\_; 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 ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05 AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:**

**SECTION 1.** The document as referenced by Ordinance 06-49 described as “The Bridgewater Club Restated and Consolidated Planned Unit Development District”, as amended by Ordinance 08-05, Ordinance 09-17, Ordinance 10-01 and Ordinance 10-05 (collectively, the “Bridgewater PUD Ordinance”) is hereby amended, (i) but only with respect to the development standards applicable to sing standards on the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “A”, and (ii) only to the extent set forth in what is attached hereto and incorporated herein by reference as Exhibit “B”.

In all other respects, the Bridgewater PUD Ordinance shall remain unchanged.

**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 ordinances or parts thereof that are in conflict herewith are hereby ordered. 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]

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2010.**

**WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA**

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ John Dippel	_____ John Dippel	_____ John Dippel
_____ Steve Hoover	_____ Steve Hoover	_____ Steve Hoover
_____ Robert Horkay	_____ Robert Horkay	_____ Robert Horkay
_____ Kenneth Kingshill	_____ Kenneth Kingshill	_____ Kenneth Kingshill
_____ Bob Smith	_____ Bob Smith	_____ Bob Smith
_____ Tom Smith	_____ Tom Smith	_____ Tom Smith
_____ Rob Stokes	_____ Rob Stokes	_____ Rob Stokes

ATTEST:

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

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Kevin M. Todd

Prepared by: Kevin M. Todd, AICP, Senior Planner, City of Westfield  
2728 East 171<sup>st</sup> Street, Westfield, IN 46074, (317) 804-3170.

I hereby certify that ORDINANCE \_\_\_\_ was delivered to the Mayor of Westfield  
on the \_\_\_\_ day of \_\_\_\_\_, 2010, at \_\_\_\_\_ m.

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

I hereby APPROVE ORDINANCE \_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_, 2010.

I hereby VETO ORDINANCE \_\_\_\_  
this \_\_\_\_ day of \_\_\_\_\_, 2010.

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

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

Ordinance \_\_\_\_

**EXHIBIT A**

Revised Legal Description to be inserted

**EXHIBIT B  
BRIDGEWATER PUD AMENDMENT**

**SECTION 14-C**

Permitted business signs: Permitted business signs shall include the following: (1) wall-mounted or painted signs; (2) building directory signs identifying the occupants of a commercial building, including upper story business uses; (3) projecting signs, including icon/logo signs, mounted perpendicular to the building wall; (4) window or door signs applied directly to the glass; (5) awning signs, for ground floor uses only; and (6) free-standing sign. This is provided, with the exception of Multi-Tenant Panel Signs located within a portion of Tract M3 as described in Exhibit 20, that no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified as number 1, 3, 5 and 6 above, in any combination, in addition to other signs permitted in Section 14-C.

**SECTION 14**

**I. MULTI-TENANT PANEL SIGNS LOCATED WITHIN A PORTION OF TRACT M3.**

Permitted Multi-tenant panel signs located within the “Bridgewater Marketplace Shops at 146<sup>th</sup> Street” described in Exhibit 20 and located as shown on Exhibit 21 shall comply with the following requirements:

- A. The term “Entrance Multi-Tenant Panel Signs” is hereby defined as one monument sign located along 146th Street and one monument sign located along Gray Road containing tenant signage including names, logos, trademarks, etc. associated with a permitted business and occupants in the retail center, the name of the shopping center, and the “City of Westfield” as depicted on Exhibit 22.
  1. Entrance Multi-Tenant Panel Sign design standards for sign panels
    - i. All tenant panels shall have a limestone color backer board matching the existing Bridgewater identification signs and shall be affixed to the brick background. Panels shall be architecturally compatible with the style, composition, materials, colors and details of the primary building on the subject property.
    - ii. Letters and/or logos shall be of bronze color and shall not exceed sixteen (16) inches in height in a manner substantially consistent with the illustration in Exhibit 22.
    - iii. At no time shall any panel be without text.

2. Entrance Multi-Tenant Panel Sign area requirements
    - i. The total tenant sign area of each Multi-Tenant Panel Sign shall not exceed thirty (30) square feet per side exclusive of the name of the shopping center and “City of Westfield” sign area.
  3. Entrance Multi-Tenant Panel Sign tenant signage area height shall not exceed seven (7) feet and the top of the tallest architectural feature shall not exceed ten (10) feet in height.
  4. All Entrance Multi-Tenant Panel Signs shall be located in the areas shown on Exhibit 21 and shall comply with WC 16.04.230, (2)(v).
  5. The design of the sign shall be consistent with the Design Vocabulary.
  6. Entrance Multi-Tenant Panel Signs shall not be internally lit.
- B. The term “Clock Tower Multi-Tenant Sign” is hereby defined as an identification sign located at the Northwest Corner of 146th Street and Gray Road as shown on Exhibit 21 containing tenant signage including names, logos, trademarks, etc. associated with a permitted business and occupant in the retail center, the name of the shopping center, and “City of Westfield” as depicted on Exhibit 23.
1. Clock Tower Multi-Tenant Panel Sign design standards for tenant sign panels
    - i. All tenant panels shall have a limestone color backer board matching the existing Bridgewater identification signs and shall be affixed to the brick background. Panels shall be architecturally compatible with the style, composition, materials, colors and details of the primary building on the subject property.
    - ii. Letters and/or logos shall be of bronze color and shall not exceed fourteen (14) inches in height.
    - iii. At no time shall any panel be without text.
  2. Clock Tower Multi-Tenant Panel Sign area requirements
    - i. The total tenant sign area of the Clock Tower Multi-Tenant Panel Sign shall not exceed thirty (30) square feet exclusive of the name of the shopping center and “City of Westfield” sign area.
  3. Clock Tower Multi-Tenant Panel Sign tenant signage area height shall not exceed seven (7) feet and the top of the tallest architectural feature shall not exceed sixteen feet six inches (16’-6”) in height.
  4. The design of the sign shall be consistent with the Design Vocabulary.
  5. Clock Tower Multi-Tenant Panel Signs shall not be internally lit.

**EXHIBIT 20**  
**Bridgewater Marketplace Shops at 146<sup>th</sup> Street**

Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 1834.32 feet to the Northeast corner of land described in Instrument No. 200600005931, recorded in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 11 minutes 04 seconds West along the North line of said described land 45.00 feet to the West line of land dedicated to the Town of Westfield as described in Instrument No. 2007038726, recorded in said Recorder's Office and the POINT OF BEGINNING; thence South 00 degrees 46 minutes 18 seconds East along said West line and parallel with the East line of said Southeast Quarter 417.96 feet to the North line of land described in Instrument No. 200600059203, recorded in said Recorder's Office; thence South 89 degrees 11 minutes 07 seconds West along said North line 294.73 feet to the Northwest corner thereof (the following two courses are along the Western boundary of said described land); 1) thence South 14 degrees 34 minutes 58 seconds West 172.26 feet; 2) thence South 00 degrees 48 minutes 53 seconds East 163.72 feet to the North line of land dedicated to the Town of Westfield as described in said Instrument No. 2007038726; thence South 89 degrees 40 minutes 57 seconds West along said North line 113.86 feet to the Southeast corner of land described in Instrument No. 2008043004, recorded in said Recorder's Office and a non-tangent curve to the left having a radius 91.50 feet, the radius point of which bears North 39 degrees 19 minutes 18 seconds West (the following three courses are along the Eastern boundary of said described land); 1) thence Northerly along said curve 57.64 feet to a point which bears South 75 degrees 24 minutes 52 seconds East from said radius point; 2) thence North 13 degrees 23 minutes 30 seconds East 96.21 feet; 3) thence North 14 degrees 34 minutes 58 seconds East 92.72 feet to the Northeast corner of said described land; thence South 89 degrees 11 minutes 07 seconds West along the North line of said described land 242.35 feet to the West line of the East Half of the Southeast Quarter of the Southeast Quarter of said Section 17; thence North 00 degrees 48 minutes 53 seconds West 619.96 feet to the Northwest corner of land described in said Instrument No. 200600005931 (the following three courses are along the Northern boundary of said described land); 1) thence North 89 degrees 11 minutes 07 seconds East 403.51 feet; 2) thence South 00 degrees 48 minutes 53 seconds East 103.16 feet; 3) thence North 89 degrees 11 minutes 04 seconds East 214.00 feet to the POINT OF BEGINNING, containing 7.946 acres, more or less.

AND

Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (assumed bearing) along the East line of said Southeast Quarter 1249.14 feet to the POINT OF BEGINNING; thence continuing South 00 degrees 46 minutes 18 seconds East along said East line 585.18 feet; thence South 89 degrees 11 minutes 04 seconds West 259.00 feet; thence North

00 degrees 48 minutes 53 seconds West 103.16 feet; thence South 89 degrees 11 minutes 07 seconds West 403.51 feet to the West line of the East Half of the Southeast Quarter of said Southeast Quarter; thence North 00 degrees 48 minutes 53 seconds West along said West line and the Northerly extension thereof 488.92 feet; thence North 89 degrees 46 minutes 53 seconds East parallel with the North line of said East Half 662.99 feet to the POINT OF BEGINNING, containing 8.000 acres, more or less.

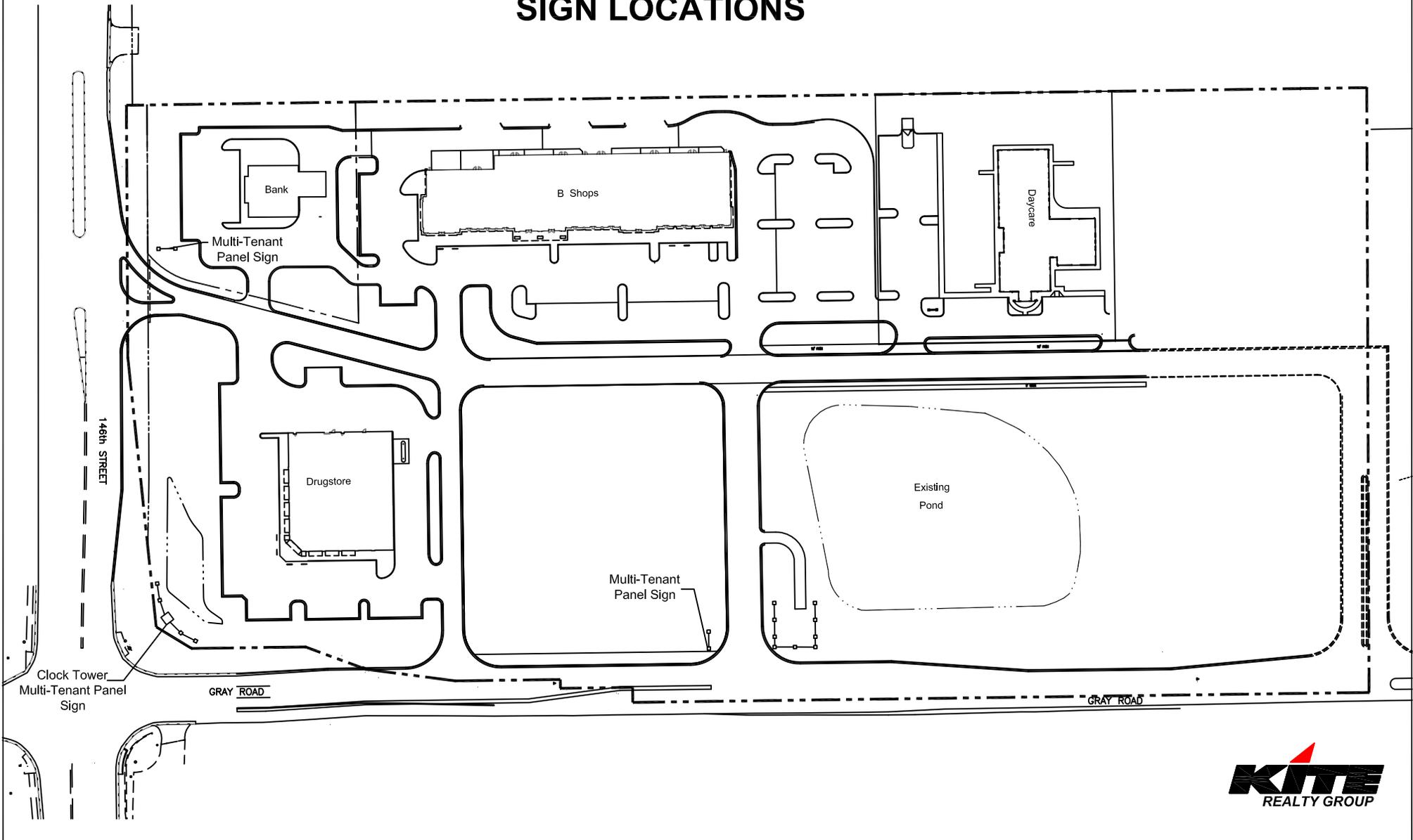
Subject to all legal easements and rights of way.

#### LESS AND EXCEPT

A part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 17; thence South 00 degrees 46 minutes 18 seconds East (basis of bearing = record deed of the parent for the East line of said Southeast Quarter being South 00 degrees 46 minutes 18 seconds East) along the East line of said Quarter a distance of 1249.14 feet; thence South 89 degrees 46 minutes 53 seconds West a distance of 662.99 feet to a point on the northerly prolongation of the West line of the East Half of the Southeast Quarter of said Southeast Quarter Section; thence South 00 degrees 48 minutes 49 seconds East along said prolongation and the West line of said Half Quarter Quarter a distance of 279.26 feet to the POINT OF BEGINNING and to a 5/8 inch yellow capped rebar stamped "Schneider-Firm #0001" (hereafter referred to as "rebar"; thence continuing South 00 degrees 48 minutes 49 seconds East along said West line a distance of 259.39 feet to a "rebar"; thence North 89 degrees 11 minutes 11 seconds East a distance of 273.77 feet to a "rebar"; thence North 00 degrees 48 minutes 49 seconds West parallel with said West line a distance of 259.39 feet to a "rebar"; thence South 89 degrees 11 minutes 11 seconds West a distance of 273.77 feet to the Point of Beginning, containing 1.63 acres, more or less.

# EXHIBIT 21 BRIDGEWATER MARKETPLACE SHOPS AT 146TH STREET SIGN LOCATIONS





City of  
Westfield  
  
Settled  
1834

*Fresh Market*

Real Estate

*Bridgewater  
Marketplace*

All Star Shoes

Bagel Factory

