

ORDINANCE 10-08

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 April 12, 2010;

WHEREAS, on May 17, 2010, the Commission took action to forward Docket 1004-PUD-05 to the Westfield City Council with a unanimous positive recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on May 18, 2010, the Secretary of the Commission certified the action of the Commission to the City Council; 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.

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**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 171st Street, Westfield, IN 46074, (317) 804-3170.

I hereby certify that ORDINANCE 10-08 was delivered to the Mayor of Westfield
on the _____ day of _____, 2010, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 10-08
this _____ day of _____, 2010.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 10-08
this _____ day of _____, 2010.

J. Andrew Cook, Mayor

EXHIBIT A
Bridgewater Marketplace Shops at 146th 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 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 146th 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 146th 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.

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Subject to all legal easements and rights of way.

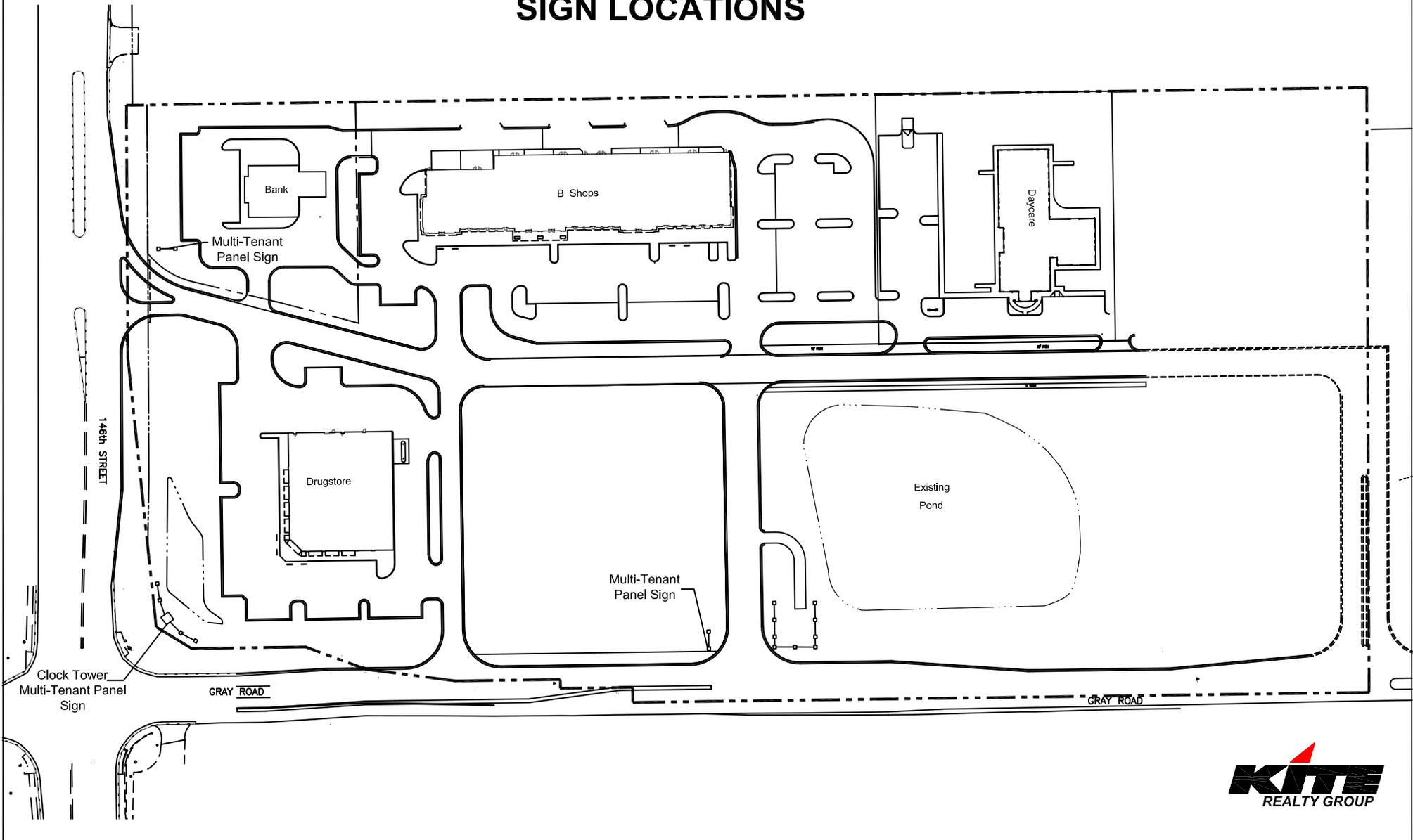
LESS AND EXCEPT

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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





Westfield City Council Report

Petition Number: 1004-PUD-05
Approximate Address: 14600 North Gray Road
Petitioner: KRG Bridgewater LLC
Representative: Joy Skidmore, KRG Bridgewater LLC
Requested Action: Amendment to Section 14 of The Bridgewater PUD; modifying standards regarding signage for the Bridgewater Marketplace.
Current Zoning Dist: Bridgewater PUD
Requested Zoning Dist: Bridgewater PUD
Filing Date: March 2, 2010
Referral Date to APC: April 12, 2010
APC Public Hearing: April 19, 2010
APC Recommendation: May 17, 2010
Eligible for Adoption: May 24, 2010
Associated Ordinances: Ord. 06-49, Ord. 08-05, 09-17, Ord. 10-01 & Ord. 10-05
Exhibits:

1. Staff Report
2. Aerial Location Map

Prepared By: Kevin M. Todd, AICP, *Senior Planner*

PETITION HISTORY

This petition for an amendment to The Bridgewater Club Restated and Consolidated Planned Unit Development District (Ord. 06-49), as amended by Ord. 08-05, Ord. 09-17, Ord. 10-01, and Ord. 10-05 (the “Bridgewater PUD”) was filed on March 2, 2010. The petition received a public hearing at the April 19, 2010 Advisory Plan Commission Meeting and received a positive recommendation for approval at the May 17, 2010 Advisory Plan Commission Meeting.

PROCEDURAL

- Requests for amendments to an existing PUD District are required to be considered at a public hearing, in accordance with Ind. Code 36-7-4-1505.
- The Advisory Plan Commission (the “APC”) held a public hearing on April 19, 2010 and issued a positive recommendation (8-0) to the City Council in support of the proposed PUD amendments on May 17, 2010.
- Notification of the April 19, 2010 public hearing was provided in accordance with the APC Rules of Procedure.
- The City Council may take action on this item at the May 24, 2010 meeting.

PROJECT DESCRIPTION

The subject property is approximately eight (8) acres in size and is generally located at 14600 North Gray Road (the "Property"). The amendment proposal includes a new subsection (Subsection I within Section 14) and modifications to Section 14-C which include the addition of Multi-Tenant Panel Signs on monument structures (Entrance Multi-Tenant Panel Signs) and the Property's clock tower feature (Clock Tower Multi-Tenant Panel Signs) at the northwest intersection of Gray Road and 146th Street. Multi-Tenant Panel Signs will not be internally illuminated, per Bridgewater PUD (the "PUD") standards. The Multi-Tenant Panel Signs will be placed on a limestone-colored backer board. The amendment proposal defines both "Entrance Multi-Tenant Panel Signs" and "Clock Tower Multi-Tenant Panel Signs".

The proposal calls for each Multi-Tenant Panel Sign to have a maximum tenant sign area of 30 square feet per side, not including the "City of Westfield" and "Bridgewater Marketplace" signage. It calls for the Clock Tower Multi-Tenant Panel Signs to be located away from the central clock tower feature, totaling 30 square feet of tenant signage, not including the "City of Westfield" and "Bridgewater Marketplace" signage. The total maximum allowable tenant signage proposed is 150 square feet (counting both sides of the Entrance Multi-Tenant Panel Signs). The City's Zoning Ordinance would allow a commercial center of this size a total of 240 square feet of tenant signage on a monument sign (counting both sides of the sign). Note that the name of the commercial center does not count against the total allotment in this proposal, but it would count using the City's sign standards.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007, as amended

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as Local Commercial. The existing use of the Property is consistent with the Comprehensive Plan.

Thoroughfare Plan-Feb 2007, as amended

The Thoroughfare Plan roadway classification map identifies Gray Road as a "Secondary Arterial" and 146th Street as "Primary Arterial 2".

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. The Property is not within or adjacent to an existing park or trail. The proposed amendment will not affect any current trails, paths or parks.

Water & Sewer System-Aug 2005

The Property is currently served by water and sewer lines.

Annexation

The Property is within the corporate boundaries of the City of Westfield.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

INDIANA CODE

IC 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan identifies the Property as Local Commercial. The existing use of the Property is consistent with the Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

The Property is being used for commercial purposes; a few of the commercial out-lots nearest Gray Road are undeveloped. The Property is located in the Bridgewater PUD and is zoned for commercial use.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that Local Commercial development is appropriate for this area. The Bridgewater PUD allows for the existing commercial development.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed amendment will have no impact on surrounding property values.

5. Responsible growth and development.

It is likely that proposed amendment will have a positive impact on the development of this commercial site. It is anticipated that tenant signs will attract customers in the near-term and grow the development site in the long-term.

RECOMMENDATIONS / ACTIONS

- Community Development Department [May 17, 2010]
The Westfield Community Development Staff, under their final report to the APC, made a positive recommendation for this petition.
- Advisory Plan Commission [May 17, 2010]
The Westfield-Washington Advisory Plan Commission has forwarded a positive recommendation for this petition (Vote of: 8-0).
- City Council
 - Introduction: [April 12, 2010]
 - Eligible for Adoption: [May 24, 2010]

Hereby submitted this 18th day of May, 2010.

Robert Smith, APC President

Cindy Spoljaric, APC Vice-President

Kevin M. Todd, AICP, Senior Planner



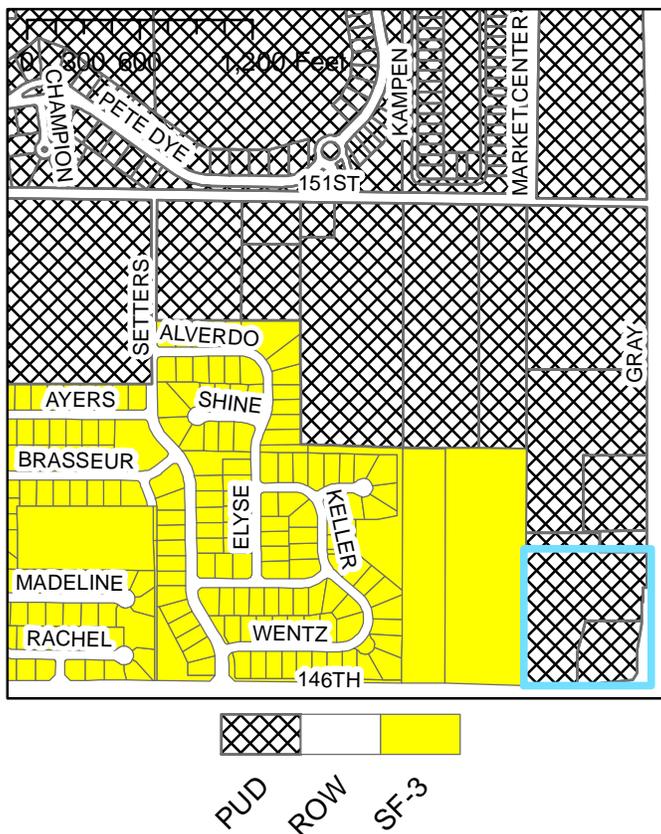
1004-PUD-05
08-10-17-00-00-006.203
14600 North Gray Road
Exhibit 2



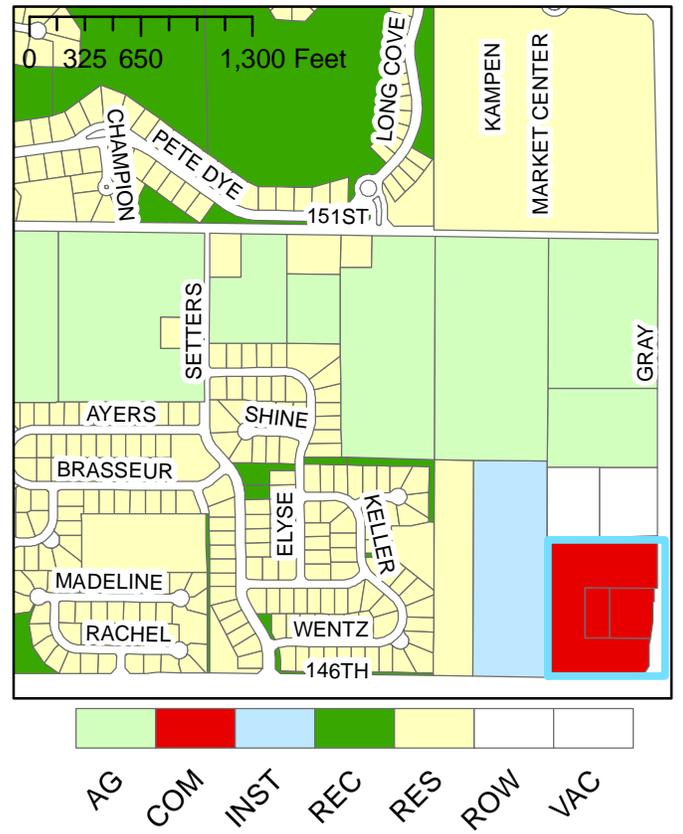
Aerial Location Map



Zoning Map (Mar 2008)



Existing Land Use Map (2008)



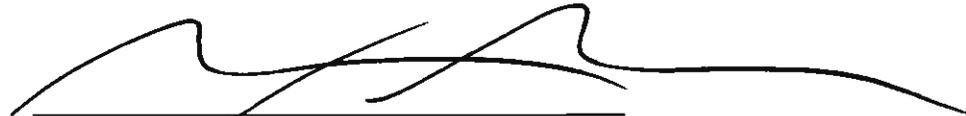
**WESTFIELD-WASHINGTON ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Advisory Plan Commission held a public hearing on Monday, April 19, 2010, to consider amendments to the Westfield-Washington Township Zoning Ordinance. Notice of the public hearing was advertised and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed amendment is described as follows:

Case No.	1004-PUD-05
Petitioner	KRG Bridgewater LLC
Description	Northwest corner of 146 th Street and Gray Road; Petitioner requests an amendment to Section 14 of The Bridgewater PUD; modifying standards regarding signage for the Bridgewater Marketplace.

On May 17, 2010, a motion was made and passed to send a positive recommendation (8-0-0) to the City Council to approve the request for 1004-PUD-05.

I, Matthew S. Skelton, AICP, being the Secretary of the Westfield-Washington Advisory Plan Commission, do hereby certify that the attached minutes are a true and accurate record of the meetings of the Westfield-Washington Advisory Plan Commission held on April 19, 2010 and May 17, 2010.



Matthew S. Skelton, AICP, Secretary

May 18, 2010

Date

The Westfield-Washington Advisory Plan Commission held a meeting on Monday, April 19, 2010 scheduled for 7:00 PM at the Westfield City Hall.

Excerpt from April 19, 2010 APC Minutes...

Commission Members Present: Robert Smith, Cindy Spoljaric, Dan Degnan, Robert Spraez, Robert Horkay, William Sanders, Danielle Tolan, and Steve Hoover.

City Staff Present: Kevin Todd, Senior Planner; Ryan Schafer, Planner I; and Brian Zaiger, City Attorney

NEW BUSINESS

Case No.	1004-PUD-05
Petitioner	KRG Bridgewater LLC requests
Description	Northwest corner of 146 th Street and Gray Road; Petitioner requests an amendment to Section 14 of The Bridgewater PUD; modifying standards regarding signage for the Bridgewater Marketplace.

Schafer reviewed the petition which is an amendment to the Bridgewater PUD, affecting the Bridgewater Marketplace tenant signage. He stated that the amendment would allow tenant information on monument structures and near the clock tower structure. He further stated the amendment will also exempt these signs from being counted against the overall sign square footage permitted for additional signage for these tenants. Schafer further stated that signage on each side of the monument will not exceed sixty (60) square feet (120 square feet collectively).

A Public Hearing opened at 7:36 p.m.

Ms. Ann Vandever asked for clarification on the location of the signs.

The Public Hearing closed at 7:38 p.m.

Ms. Joy Skidmore, Kite Realty Group, discussed details of the signage proposal which is for additional signage for small tenants along 146th Street and Gray Road. She reiterated that the proposal only applies to Bridgewater Marketplace, which Kite owns. She further clarified that the text and panel size will not exceed sixteen inches and a total of 85 square feet altogether on the monument signs.

Smith asked if enlarging the clock tower proportionately had been considered.

Spoljaric asked if the signs would be lit.

Skidmore responded the signs will have external lighting.

Hoover expressed concern that precedent is being set to allow considerably more signage than the City's Zoning Ordinance allows.

Smith asked if the Zoning Ordinance allows enough signage.

Sanders does not believe adjusting the ordinance to fit this development is productive.

Hoover would like to see a proposal that comes very close to what the City's sign standards would allow.

1 Approved (date)
2
3
4 _____
5 President, Robert Smith, Esq.
6
7
8 _____
9 Vice President, Cindy Spoljaric
10
11
12 _____
13 Secretary, Matthew S. Skelton, Esq., AICP
14

DRAFT

1 The Westfield-Washington Advisory Plan Commission held a meeting on
2 Monday, May 17, 2010 scheduled for 7:00 PM at the Westfield City Hall.

3
4 *Excerpt from May 17, 2010 APC Minutes...*

5
6 **Commission Members Present:** Dan Degnan, Pete Emigh, William Sanders, Cindy Spoljaric,
7 Robert Smith, Robert Spraetz, Danielle Tolan and Steve Hoover.

8
9 **City Staff Present:** Kevin Todd, Senior Planner; Ryan Schafer, Planner I; and Brian Zaiger, City
10 Attorney

11
12
13 **OLD BUSINESS**

14
15 Case No. 1004-PUD-05
16 Petitioner KRG Bridgewater LLC
17 Description Northwest corner of 146th Street and Gray Road; Petitioner requests an
18 amendment to Section 14 of The Bridgewater PUD; modifying standards
19 regarding signage for the Bridgewater Marketplace.
20

21 Schafer stated that since the last appearance, the petitioner made the recommended changes
22 voiced by the Commission, including: revised renderings of the proposed sign structures, which
23 reflect the location the property, the proper size of the tenant signs, and the new placement of
24 tenant signs at the clock tower. He further stated that staff reviewed the amendment language
25 and determined that all exhibits are properly cited throughout the amendment.
26

27 Todd shared renderings of the tenant sign exhibit and the clock tower signage exhibit.
28

29 Hoover stated that after reviewing the documents, he is satisfied with the proposal and found
30 that the petitioner addressed the Commission's concerns.
31

32 Motion: To send 1004-PUD-05 to the City Council with a positive recommendation.
33

34 Motion by: Hoover; Seconded by: Sanders; Vote: 8-0
35
36