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NORTHEAST CORNER 146TH & DITCH

CarDon Senior Living - PUD
by
CarDon Development, LLC

City of Westfield
Advisory Plan Commission
March 3, 2014

Matthew M. Price, Esq.
Attorney for the Petitioner

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CARDON SENIOR LIVING

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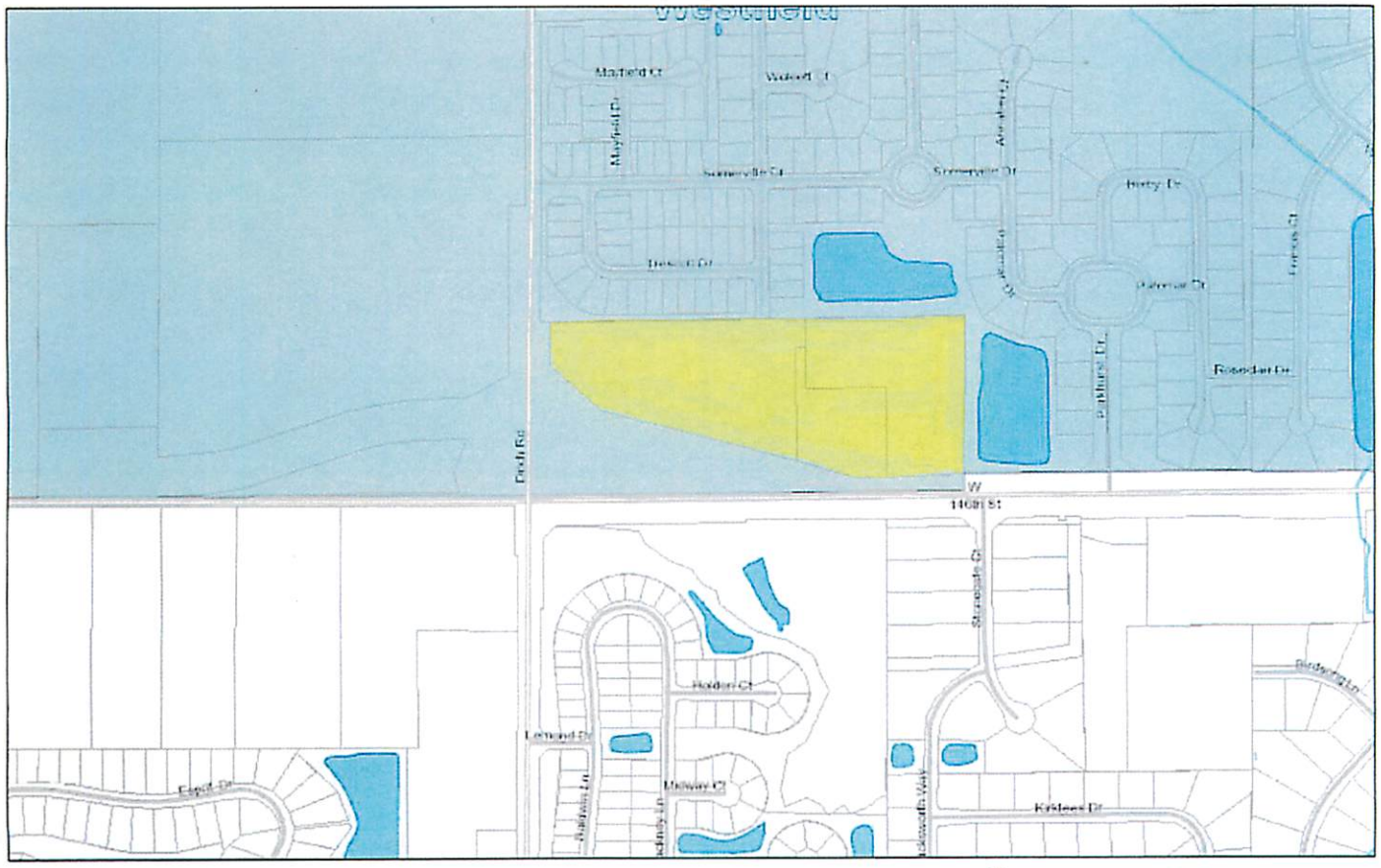
146th & Ditch



Mayfield Ct
Mayfield Dr
Somerville Ct
Somerville Dr
Rosedale Dr
Ditch Rd
W
146th St
Holden Ct
Midway Ct
Kirklees Dr
Parcels
N
1:6,000
0
0.05
0.1
0.2 mi
0
0.075
0.15
0.3 km

Project Summary

CarDon Senior Living

(Northeast Corner 146th Street and Ditch Road)

CarDon Development Company, LLC (CarDon) proposes a Planned Unit Development on approximately 16 acres to consist of a senior living community (CarDon Senior Living), which will include skilled nursing care (short term rehabilitation and long term), memory care, and assisted living facilities. Independent living apartments are planned for a future phase of development.

This Planned Unit Development will restrict the use and development of the majority of the property to a comprehensive senior living community and associated uses, with restrictions concerning the scope and scale of the development to ensure compatibility with both the adjacent development patterns and the adjacent roadway streetscapes.

The initial phase of construction contemplates a one and two story facility that totals approximately 117,500 gross square feet. The project would consist of approximately 104 skilled nursing beds and 36 assisted living apartments.

The skilled nursing portion of the facility will divide into four neighborhoods of 26 beds (short term rehabilitation, memory care, and long term care). The assisted living apartments will be licensed residential by the State of Indiana and services will include: meals, housekeeping, personal and medication assistance, entertainment, and transportation services. This CarDon facility will include: a theater, beauty shop, activity rooms, large kitchen and dining rooms, and a therapy gym providing physical, occupational and speech therapy.

While the property acreage and unusual configuration limits the size of future phases, the site master plan will include options to add 70-90 independent living apartments, 26 additional nursing beds and up to 30 assisted living apartments in future phases.

The portion of the overall site immediately adjacent to the Ditch Road right-of-way has been designated as the location for the independent living apartments (or lower impact General Business (GB) permissible uses if the site is inadequate for senior apartments).

The Planned Unit Development zoning ordinance and related Concept Plan provides for the appropriate perimeter treatment, most particularly with a 40-foot wide landscaping easement along the common border with the Centennial development to the north. This perimeter treatment, along with restrictive standards concerning building materials, will ensure a positive and compatible development scenario.

ORDINANCE NUMBER _____

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 "CarDon Senior Living 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") considered a petition (Docket _____-PUD-___), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket _____-PUD-___ to the Westfield City Council with a favorable recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____ ___, 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 (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 apply.

1.3 All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

SECTION 2. PERMITTED USES

2.1 Senior Living Facilities compromising a comprehensive senior living community and associated uses contained therein and related thereto, plus Independent and Assisted Living.

2.2 Limited GB permitted uses shall be allowed within four hundred (400) feet of the Ditch Road right-of-way. Permissible GB uses in this area include doctor offices, dentist offices, general offices, hospital/clinic, veterinary office, bank/credit union, drug store, coffee shop, restaurant, grocery, light retail (such as clothing, jewelry, shoes, instruments, furniture, office supplies) and other similar and comparable uses.

SECTION 3. DEVELOPMENT STANDARDS

3.1 Minimum front yard building setback – twenty (20) feet from Ditch Road right-of-way and thirty (30) feet from 146th Street right-of-way.

3.2 Minimum front yard landscape setback – ten (10) feet from Ditch Road right-of-way and ten (10) feet from 146th Street right-of-way

3.3 Minimum side yard landscape setback – forty (40) feet from north property line where abutting residential lots within Centennial development – thirty (30) feet where abutting non-residentially property such as ponds

3.4 Building Materials - At least 50% of the front façades (facing 146th Street and/or Ditch Road) and 35% of the side facades (facing north and/or east) (excluding windows, display windows, doors and roofs) shall be covered by brick, stone masonry, cultured stone or other masonry material (which for the purposes of this ordinance shall not include fiber cement siding). All remaining portions of the facades shall be covered by fiber cement siding.

Garage facades shall be covered with fiber cement siding (excluding windows, doors and roofs).

3.5 Landscaping - Additional landscaping, berms and/or fencing shall be installed within the minimum forty (40) foot landscape setback as noted in Section 3.3, subject to final approval by the Director of the Department of Community and Economic Development.

3.6 Loading - Loading shall be provided as shown on the approved Concept Plan.

SECTION 4. CONCEPT PLAN

4.1 The Development is depicted on the Concept Plan, which shall serve as the illustrative concept plan, provided herein as Exhibit B.

SECTION 5. APPROVAL. Upon motion duly made and seconded, this Ordinance was fully passed by the members of the Common Council this _____ day of _____, 2014.

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
_____	_____	_____
Jim Ake	Jim Ake	Jim Ake
_____	_____	_____
Chuck Lehman	Chuck Lehman	Chuck Lehman
_____	_____	_____
Steve Hoover	Steve Hoover	Steve Hoover
_____	_____	_____
Robert Horkay	Robert Horkay	Robert Horkay
_____	_____	_____
Robert Smith	Robert Smith	Robert Smith
_____	_____	_____
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric
_____	_____	_____
Robert Stokes	Robert Stokes	Robert Stokes

ATTEST:

_____
Cindy Gossard, Clerk-Treasurer
City of Westfield, Indiana

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew M. Price

Prepared by: Matthew M. Price, attorney, Bingham Greenebaum Doll LLP, 10 W. Market St., Suite 2700, Indianapolis, IN 46204 (317) 686-5225.

Exhibit A

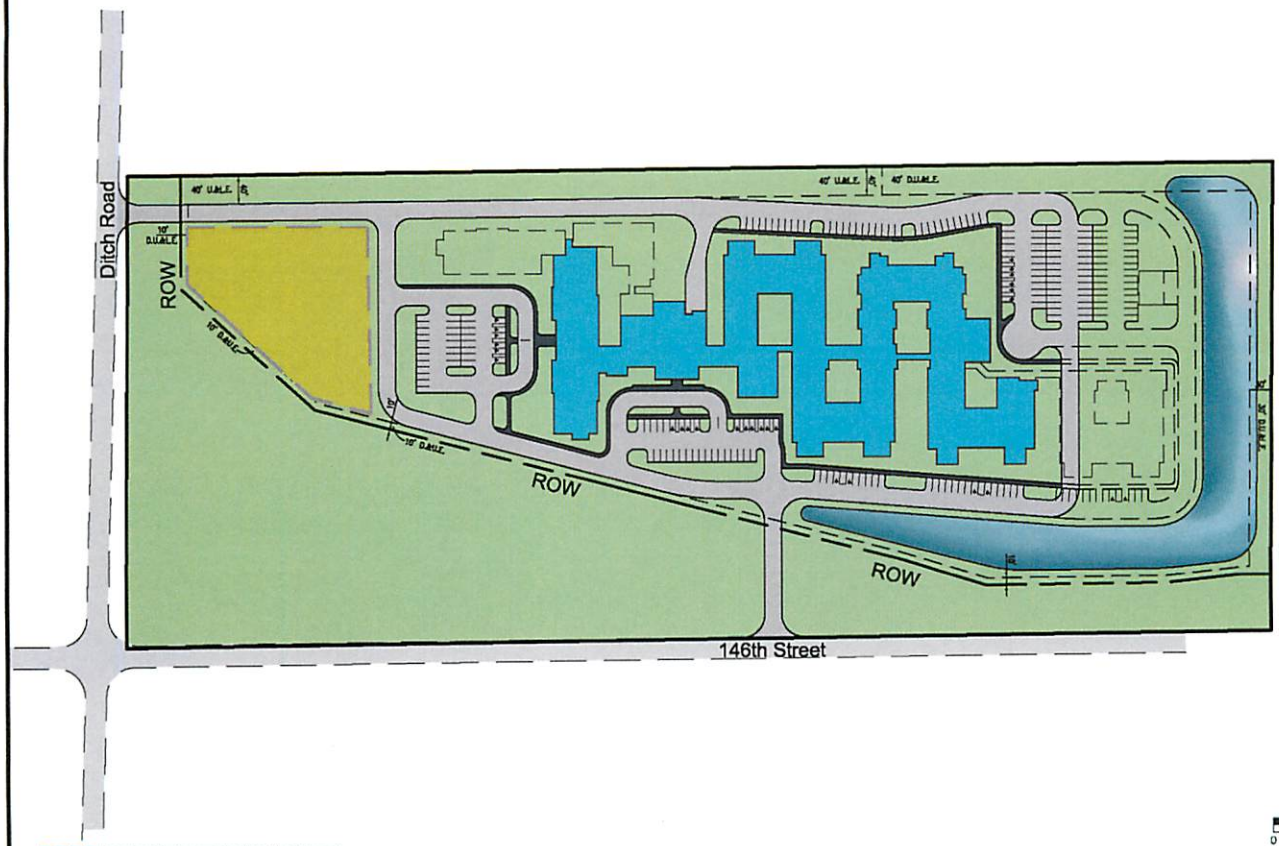
LAND DESCRIPTION

A part of the Southwest Quarter of Section 15, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Quarter of said Quarter Section, thence North 00 degrees 11 minutes 49 seconds West (assumed bearing based upon a survey by Schneider Corporation, Job Number 7498.001 dated April 23, 2009) along the West line thereof 657.00 feet; thence North 88 degrees 50 minutes 00 seconds East parallel with the South line of said Quarter 1,591.00 feet; thence South 00 degrees 11 minutes 49 seconds East parallel with the West line of said Quarter Section 657.00 feet to the South line of said Quarter Section; thence South 88 degrees 50 minutes 00 seconds West along said South line a distance of 1,591.00 feet to the Beginning Point containing 23.99 acres, more or less.

Excepting therefrom, that part taken by warranty deed for right-of-way purposes by the Board of Commissioners of Hamilton County, Indiana, recorded October 11, 2013 as Instrument No. 2013063417, containing 7.91 acres, more or less.

Acreage after exception, 16.08 acres, more or less.



SCALE: 1" = 200'
0 50 100 200

WEIHE ENGINEERS

Date: January 30, 2014

CarDon Senior Living

Projected New Employment and Wages at Full Occupancy (2016)

Job Title	Number of Employees	Average Salary	Hours per Week	Average Hourly Wage
Administrator	1	$95,000	40	$45.68
Business office	3	$39,894	40	$19.18
Receptionist	1	$17,680	30	$11.33
Marketing Manager	1	$75,000	40	$36.05
Marketing Assistant	2	$30,603	40	$14.71
Maintenance Supervisor	1	$40,000	40	$19.23
Housekeeping Manager	1	$31,937	40	$15.35
Housekeepers	8	$18,919	40.5	$8.98
Activities Director	1	$36,400	40	$17.50
Activities Assistant	1	$30,000	40	$14.42
Transportation	1	$23,234	40	$11.17
Social Service Director	1	$40,000	40	$19.23
Registered Nurses	5	$68,447	37.6	$35.01
LPN's	26	$30,892	40.2	$14.78
CNA's	38	$19,132	35.5	$10.36
Therapy Manager	1	$90,000	40	$43.27
Therapists	12	$70,975	40	$34.12
Therapy Administrator	3	$20,938	40	$10.07
Chef/Manager	3	$32,408	40	$15.58
Cooks	5	$18,708	37	$9.72
Assistants	9	$18,399	38.5	$9.20
TOTAL	124	$31,893	38.29	$16.02

Total Annual Payroll: $3,954,783

Total Annual Payroll with Benefits: $4,699,922

Benefits include health insurance, life insurance, vacations and 401(k) retirement.

Projected Capital Investment, Property Tax Revenues
(approximate values)

A. Capital Investment:

1. Site and Building:	$12,901,202
2. Equipment:	$1,500,000
3. Total:	$14,401,202

B. Property Taxes: $258,024/year[1]

[1] Represents estimated property tax revenue from building only @ 2% cap.