

SPRING MILL STATION SEC PUD

SOUTHEAST CORNER OF 161ST STREET AND SPRING MILL ROAD



COOPERSTOWN
PARTNERS, LLC

PRESENTED BY
J. MURRAY CLARK, ESQ.
**FAEGRE BAKER
DANIELS**

REQUEST FOR A CHANGE OF ZONING
OCTOBER 6, 2014 PLAN COMMISSION

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SPRING MILL STATION SEC PUD



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TAB 1



Cooperstown Partners, LLC (“Cooperstown”) respectfully submits its request for a change of zoning for its proposed \$11 million neighborhood center to be known as “Spring Mill Station”. The 7.654 acre site is located on the southeast corner of 161st Street and Spring Mill Road (see aerial location map at Tab 2). Cooperstown believes that the proposed redevelopment of the site provides appropriate uses at the intersection and that the high quality architecture and design proposed compliments and is compatible with the surrounding commercial and residential areas (see concept plan at Tab 3 and illustrative character exhibits at Tab 4) and is consistent with the 2014 addendum to the Westfield Washington Township Comprehensive Plan entitled: Spring Mill Station Plan, described below.

Below are highlights of the community’s planning principles that support this development, a summary of neighbor involvement in finalizing the plans for Spring Mill Station, and a highlight of the development’s economic benefit to the community.

Westfield Washington Township Comprehensive Plan

The Westfield Washington Township Comprehensive Plan includes over one hundred pages of policies and objectives that are both community wide and use specific. In general, the Westfield Washington Township Comprehensive Plan states “[i]t is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well-connected pattern with good land use transitions. The land use patterns should be fiscally sustainable, high quality, and should be accompanied by substantial and permanent open space of one form or another.” (Comprehensive Plan, p. 9)

The Spring Mill Station Plan (the “Plan”) was adopted by the Westfield City Council on April 14, 2014 as an addendum to the Westfield-Washington Township Comprehensive Plan. The Plan was the result and product of numerous meetings and discussions of community stakeholders and ultimately a group formed for the purpose of studying potential future land use development in the general area of 161st Street and Spring Mill Road (the “Spring Mill Station Study Group”). Among other items, the Plan sets forth numerous thoughtful recommendations pertaining to the nature and design of future developments in the immediate vicinity of 161st Street and Spring Mill Road comprised of approximately ninety (90) acres (the “Planning Area”). The Plan recommends the development of a mix of complementary land uses within the Planning Area that can function as, a vibrant neighborhood “hub” with quality building design and site design features that include a pedestrian orientation and people spaces.

The Spring Mill Station SEC PUD proposes the development of this 7.654 acre site into a high quality development that has a timeless feel in conformity with many of the recommendations of the Plan, including: neighborhood oriented permitted uses; site design featuring pedestrian and bicycle accommodations; building massing; railroad theme architecture; landscaping and buffering; and, public space.



Neighborhood Involvement

Over the past three (3) years since filing the initial petition in 2011, Cooperstown has met on a continuing basis with adjacent neighborhood HOA representatives, community stakeholders, local elected officials, and after its formation with the Spring Mill Station Study Group to determine the appropriate and desirable level of Local Business development at this location. The HOA representatives who participated were from Mulberry Farms, Countryside, and Maple Knoll. The PUD language, overall site plan, and elevations have been re-written and refined over the years of discussions and feedback. The meetings were in both large and small groups, and reviewed every element of the project including: allowable uses; traffic and safety; building sizes and restrictions; lighting and signage; buffering; hours of service; types of services desired; pedestrian accessibility; and the architectural look and quality of each building.

Since the adoption of the Plan earlier this year by the Westfield City Council, Cooperstown has met on several occasions with the Spring Mill Station Task Group, a group of community members created and formed conceptually in the Plan to among other things (a) review zoning petitions for potential development within the Planning Area; (b) collaborate with potential developers of projects in the Planning Area; and (c) provide recommendations to the Westfield Advisory Plan Commission and the Westfield City Council regarding zoning petitions in the Planning Area.

Highlight of Key Economic Benefits to the Community¹

- \$11 million investment (estimated benefit of \$442,000 annually in property taxes);
- \$724,000 generated annually in direct and indirect sales and income tax revenues (estimated \$44,000 generated annually in local income tax revenues);
- Generation of new fees (e.g., water, sewer, and road);
- Creation of immediate construction jobs (\$5.3 million is the total estimated construction impact of the development, including the creation of 50 jobs); and
- Creation of permanent jobs (estimated to directly create 90 jobs with a payroll of \$4.5 million - which would result in a total direct or indirect personal income generated by the development of \$6.2 million, creating the potential for local expenditures by employees and their families).

If approved, Cooperstown intends to begin construction in the next year.

Thank you for your consideration.

¹ As estimated by an Economic and Revenue Impacts analysis prepared by Applied Economics.

TAB 2

AERIAL LOCATION EXHIBIT

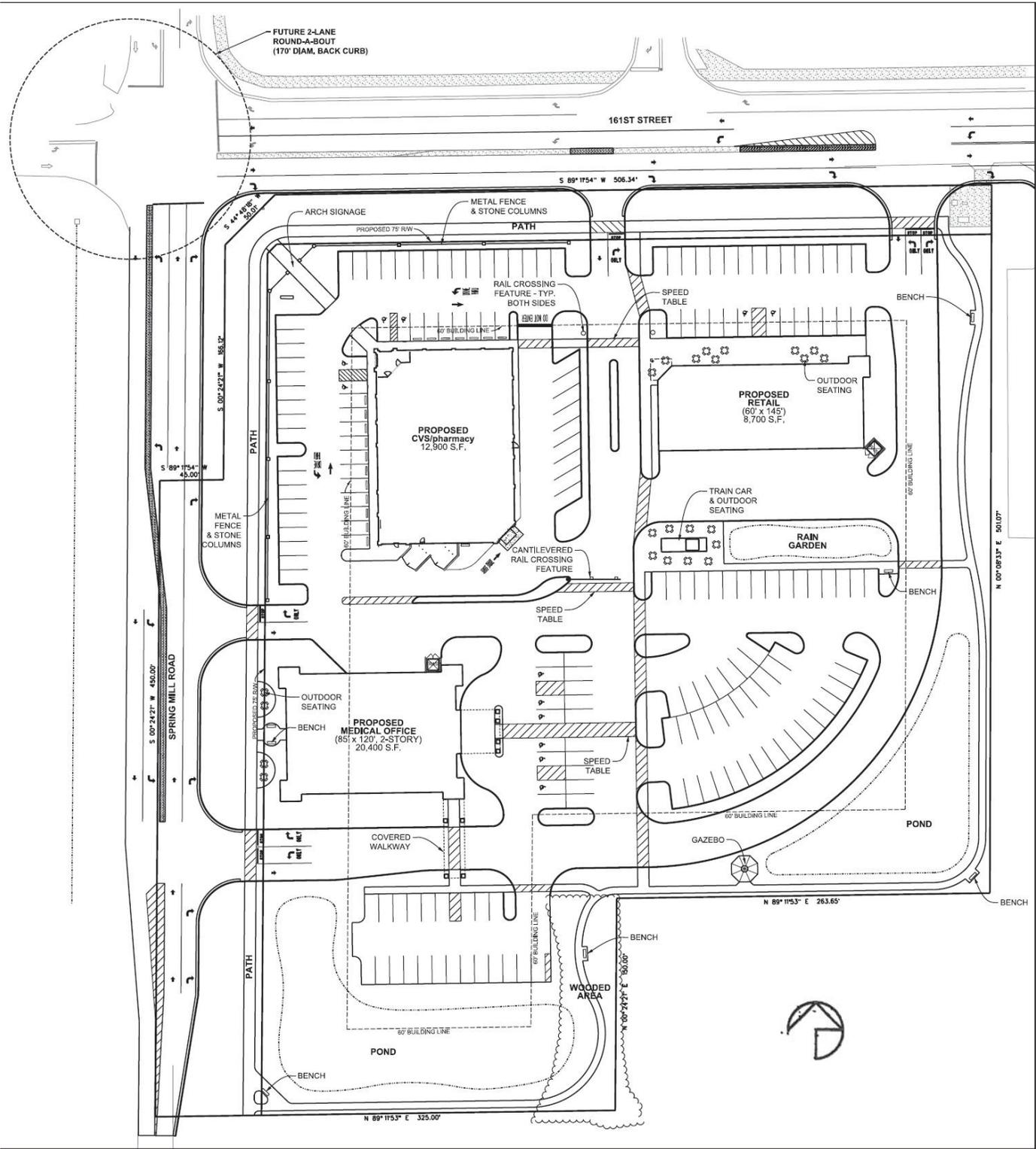
SPRING MILL STATION SEC PUD



TAB 3

CONCEPTUAL SITE PLAN

SPRING MILL STATION SEC PUD



TAB 4

ILLUSTRATIVE ELEVATIONS

SPRING MILL STATION SEC PUD



SPRING MILL STREET - WEST ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



161ST STREET - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

CHARACTER EXHIBITS

SPRING MILL STATION SEC PUD



GAZEBO EXAMPLES



CHARACTER EXHIBITS

SPRING MILL STATION SEC PUD



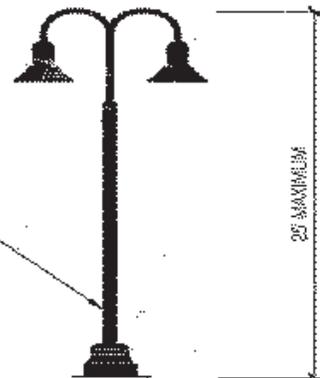
RAIL CAR FEATURE EXAMPLES



BIKE RACK & LIGHT POLE EXAMPLE



BLACK WROUGHT IRON
LOOK ORNAMENTAL POLE
TO MATCH MAIN STORE



8 LIGHT POLE
SCALE: NTS

CHARACTER EXHIBITS

SPRING MILL STATION SEC PUD



RAIL CROSSING & CANTILEVER EXAMPLE



CENTER DRIVE 161st ENTRANCE EXAMPLE (PILLARS)



CHARACTER EXHIBITS

SPRING MILL STATION SEC PUD



CENTER DRIVE LANDSCAPE MEDIAN EXAMPLES



INTERIOR CROSS WALK EXAMPLES



TAB 5

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 District 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 (the “City”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1209-PUD-11), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1209-PUD-11 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation 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 October _____, 2014; and,

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.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the "Spring Mill Station SEC PUD".
- 1.2 Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. 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.

- 1.3 The underlying zoning district shall be the **LB – Local and Neighborhood Business District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
- 1.4 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

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

- 2.1 **Concept Plan:** The plan attached hereto and incorporated herein by reference as **Exhibit B.** Exhibit B is a general plan for the development of the Real Estate.
- 2.2 **Illustrative Character Exhibit.** A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as **Exhibit C.**

Section 3. Permitted Uses.

- 3.1 All uses permitted in the Underlying Zoning District shall be permitted; in addition, a Health, Fitness, and Exercise Center shall also be permitted.
- 3.2 **Prohibited Uses.** The following uses shall specifically be prohibited (these uses would otherwise be permitted by the Underlying Zoning District): amphitheater, car wash, public commercial parking lots and structures, gasoline service station, post offices, radio and TV service, semi-automatic car wash, boarding and lodging houses, fraternities, lodges, private clubs, Trade Schools (Family Schools shall be permitted), retail sales of firearms or ammunition related to firearms use, payday loan or cash loan establishments, used precious metal stores, charitable or thrift retail establishments, pick-up centers for non-profit entities (i.e. Goodwill or Salvation Army), laundromats, self dry-cleaning, grocery stores in excess of 25,000 square feet, or pawn shops.
- 3.3 **Service Hours.** Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 11:00 p.m. and 5:00 a.m.
- 3.4 **Hours of Operation.** Any permitted restaurant, tavern/bar, or retail use (excluding drug store) on the Real Estate are prohibited from operating from the hours of 1:00 – 5:00am.

Section 4. Development Standards.

- 4.1 **General Regulations.** While the regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein below, the Real Estate shall be developed in substantial compliance with the Site

Design & Architecture recommendations of the Spring Mill Station Plan. The owner of the Real Estate commits to construct or install the amenities generally depicted on the Concept Plan attached hereto as **Exhibit B**. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of a Certificate of Occupancy for the building proposed for the northwest corner of the property. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill and 161st Street as identified on the Conceptual Site Plan associated herewith shall be completed on or before issuance of the aforementioned Certificate of Occupancy. Additionally, the said owner of the subject site asserts the general support for the connectivity recommended and espoused in the Spring Mill Station Plan with respect to future commercial development to the east and south. These amenities shall substantially comply with the amenities depicted on Character **Exhibit D** attached hereto.

The owner of the Real Estate agrees to collaborate with those associated with future commercial development to the east and/or south of the Real Estate to effectuate connectivity as recommended in the Spring Mill Station Plan referenced in the Westfield-Washington Township Comprehensive.

At such time as said future commercial development occurs, such development shall be able to access the internal drive system developed within this Real Estate and the Spring Mill Station SEC PUD. At the time of detailed plan approval / primary platting of the Spring Mill Station SEC PUD real estate, an access easement shall be provided over: (i) the main internal drive system of the Spring Mill Station SEC PUD; and (ii) at two (2) locations from the main internal drive system to the property line of the Real Estate to provide access to said future commercial development to the east and/or south , with one access easement oriented to the east and one access easement oriented to the south. At the time of construction of said future commercial developments, the owner / developer of such future commercial development shall be responsible for all costs associated with the design, approval and construction of such drives from the main internal drive system to the property line. Further, the owner / developer of the adjoining parcels shall be required to enter into a cross-easement agreement with the owner of the Real Estate said agreement including, in addition to cross-easement rights, a provision related to maintenance and the pro rata sharing of the maintenance expenses of the Spring Mill Station SEC PUD internal drive system. The owner of the Real Estate agrees to negotiate all terms associated with said cross-easement agreement in a good faith and that the terms and provisions thereof shall be commercially reasonable manner. However, notwithstanding the foregoing, no access fee, or other fee or assessment of a similar nature, shall be charged or assessed by the owner of the Real Estate solely for the right of the owner / developer of an adjoining parcel to connect to the Real Estate.

The Owner of the Real Estate shall dedicate to the City of Westfield at no cost the portions of the Real Estate for additional right of way along 161st Street and

Spring Mill as illustrated on the site plan, provided that any impact fees assessed with respect to and because of development of the Real Estate shall be offset by the reasonable value of the portions of the Real Estate dedicated as additional right of way. Notwithstanding the foregoing, the impact fee schedule applicable to original or initial commercial development upon the Real Estate shall be the schedule for calendar year 2014, and the maximum amount of the aforescribed offset or credit shall be One Hundred Fifty Thousand Dollars (\$150,000.00).

- A. Use of Required Yards. Required front, side and rear yards may include driveways and parking areas, as depicted on the Concept Plan, provided that (i) no portion of the parking area may be located closer than four (4) feet to any right-of-way line or the Real Estate's perimeter property line; and (ii) the remainder of said required yard shall be maintained as green space free from buildings or structures.
- B. Maximum Building Height. The maximum height of any building or structure shall be forty-five (45) feet above grade.
- C. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate:
 - (i) In accordance with *WC § 16.04.050(D)(15(a))*, *WC § 16.04.240(G)*, and the City's Thoroughfare Plan, an eight (8) foot wide path shall be provided along the Real Estate's 161st Street and Spring Mill Road frontages.
 - (ii) Continuous pedestrian walkways, a minimum of five (5) feet wide, shall be provided from the 161st Street and Spring Mill Road paths to the primary customer entrances of all structures on the Real Estate. These pedestrian paths along 161st Street and Spring Mill Road shall have a railroad track print pressed onto the hard surface thereof on a regular intervals basis.
 - (iii) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick. Notwithstanding the foregoing, there shall be at least four (4) raised speed table crosswalks, as depicted on the Concept Plan attached hereto as Exhibit B, designed to calm traffic and highlight pedestrian crossing areas. Unless otherwise approved by the Commission, said speed tables shall be situated as depicted on the attached Concept Plan, and also generally adjacent to the commercial building located along Spring Mill and south of the corner building.

- (iv) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- (v) A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the caboose / gathering space. Such walkway shall be at least eight feet (8') in width and may encroach into the south and/or east property line buffer yards described in Sections 4.3, B., and C., below.
- (vi) Bike parking shall be provided for each building. The bike parking shall be functional and architecturally consistent with the bike parking facilities located at the time of enactment of this ordinance on the Kroger development on the northeast corner of 161st Street and Spring Mill. The details of said bike parking shall be subject to approval of the Commission at the time of Final Plan Approval of each building on the Real Estate. Additionally, bike parking, common area benches, and similar amenities shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. These amenities shall substantially comply with the amenities depicted on Character **Exhibit E** attached hereto. The common area benches within the interior of the Real Estate shall be consistent with the common area benches located at the time of enactment of this ordinance on the Kroger development on the northeast corner of 161st Street and Spring Mill.

D. Trash Enclosures. Trash containers shall: (i) be screened on all sides with enclosures constructed of masonry material that substantially matches and/or complements the building located on the northeast corner of the Real Estate (as depicted on the illustrative character exhibits attached hereto as Exhibit C), not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line; and, (iii) not be located in any required yard. Additionally, dumpster enclosures shall not be oriented towards residential properties or rights-of-way where reasonably possible.

4.2 Off-Street Loading and Parking. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*).

4.3 Landscaping and Screening. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) and the design shall substantially adhere and be guided by the Transitions and Buffering recommendations of the Spring Mill Station Plan. A final landscaping plan containing details concerning buffer area materials and treatment, tree retention and removal, landscaping elements proposed, specific location of perimeter walkways and ponds, etc., shall accompany Final Plan Approval related to the first building proposed for the Real Estate (likely the building at the northeast corner of the Real Estate) and the overall Site Development Plan. Notwithstanding the foregoing however, the Real Estate's minimum buffer yards shall be as follows:

- A. 161st Street and Spring Mill Road. The Real Estate's north and west property line buffer shall comply with the street frontage landscaping requirements of the Zoning Ordinance (*WC § 16.06.050*) and require no buffer yard. Notwithstanding the foregoing, a variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road, in substantial compliance with the landscaping depicted on Character **Exhibit F** attached hereto
- B. East Property Line. The Real Estate's east property line shall consist of a minimum ten (10) foot wide buffer yard. The buffer yard plantings shall consist of those required pursuant to the Zoning Ordinance (*WC § 16.06.060*).
- C. South Property Line. The Real Estate's south property line shall consist of a minimum ten (10) foot wide buffer yard. The buffer yard plantings shall consist of those required pursuant to the Zoning Ordinance (*WC § 16.06.060*). Existing vegetation within the buffer yard shall be preserved where possible and credited towards required buffer yard plantings pursuant to the Zoning Ordinance (*WC § 16.06.020*). Notwithstanding the foregoing, these amenities shall substantially comply with the amenities depicted on Character **Exhibit F** attached hereto.
- D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided.

4.4 Sign Standards. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08*). Additionally, signage shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. The following additional restrictions shall apply:

- A. All wall and ground identification signs shall be either (i) reverse channel letter, in accordance with *WC § 16.08.010(E)(14)*; or (ii) externally lit with gooseneck light fixtures. Notwithstanding the foregoing, the building on

the Real Estate at the intersection of 161st Street and Spring Mill Road labeled on the Concept Plan attached as **Exhibit B** as a “Proposed CVS Pharmacy” may have signs with internally illuminated letters facing north toward 161st Street and/or facing west toward Spring Mill Road.

- B. Ground identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- C. No internally illuminated identification wall signs shall be permitted to face or be oriented towards the Real Estate’s south property line. Backlighting, goose-neck lighting, and the like, shall be permitted.
- D. Canopy or building mounted drive-thru, open/closed, or other directional signs may be internally illuminated.

4.5 Lighting. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*) and substantially adhere to and be guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. The following additional restrictions shall apply:

- A. Uniformity. All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- B. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- C. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and internally-illuminated signage, all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
- D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights at the Real Estate that directly face and impact residential areas south shall be dimmed after 11:00pm to a level no greater than 65% of the maximum lighting levels.
- E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base.
- F. Neon Lights. Neon lighting shall not be permitted

Section 5. Architectural and Design Standards. The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall

apply except for those sections modified and/or enhanced below by this Ordinance.

5.1 Drive-Thru Regulations. Drive-thru facilities shall only be permitted as follows and for the following uses:

A. a Drug Store associated with the structure labeled on the Concept Plan attached as **Exhibit B** as a “Proposed CVS Pharmacy” and as generally depicted on said the Concept Plan; or

B. a Bank associated with future structures on the Real Estate other than the structure labeled on said Concept Plan as a “Proposed CVS Pharmacy” provided that if Bank drive-thru facilities are proposed, there shall be no more than one (1) drive through banking facility and one (1) drive-thru or walk-up ATM facility. Additionally, any drive-thru facility associated with a Bank use proposed for the Real Estate shall necessitate the filing of an amendment to this Ordinance including an amended site or concept plan and the specific location and specifications of the proposed Bank and its drive-thru.

Notwithstanding the foregoing, a building at the Real Estate may have a patient or customer pickup area as depicted generally on the Concept Plan attached hereto as **Exhibit B**.

5.2 Illustrative Conceptual Rendering Exhibit. The Illustrative Conceptual Rendering Exhibit under Tab 4 is hereby incorporated to demonstrate the character of the corner building, and the final design of the corner building shall substantially comply with the building and façade treatment depicted on the Illustrative Conceptual Rendering Exhibit as reasonably determined by the Director or Staff. Development of additional buildings on the Real Estate shall be guided by the Railroad Theme Architecture recommendations of the Spring Mill Station Plan. Additional building embellishments may be proposed by the developer which may include windows, faux windows, murals or other decorative design features as presented to and approved by the Plan Commission during the detailed plan approval process, provided they are thematically consistent with the Character Exhibit included as **Exhibit C** and as reasonably determined by the Director.

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

WESTFIELD COMMON 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

Chuck 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

ATTEST:

Cindy J. 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: Eugene Valanzano.

This Instrument prepared by: J. Murray Clark, Esq., Attorney at Law, and Eugene Valanzano, Sr. Land Use Consultant, Faegre Baker Daniels, LLP. 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240.

I hereby certify **ORDINANCE** ____-____ was delivered to the Mayor of Westfield on the ____ day of _____, 2014.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE ____ - _____
this ____ day of _____, 2014.

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
REAL ESTATE

That portion of the Southwest Quarter of Section 11, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Considering the east line of said Southwest Quarter as South 00 degrees 24 minutes 21 seconds West (assumed bearing) and all bearing contained within being relative thereto.

Commencing at a mag nail with "BANNING ENG FIRM #0060" tag set (herein referred to as "mag nail") marking the northwest corner of said Quarter Section; thence South 00 degrees 24 minutes 21 seconds West along the west line thereof 241.12 feet to the POINT OF BEGINNING, said point being the southwest corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9418999 in the Office of the Recorder of said county; thence continue South 00 degrees 24 minutes 21 seconds West along said west line 450.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with the north line of said Southwest Quarter 325.00 feet; thence North 00 degrees 24 minutes 21 seconds East parallel with said west line 150.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with said north line 263.65 feet; thence North 00 degrees 08 minutes 33 seconds East 501.07 feet to the southeast corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9419001 in said county records; thence along the south line thereof and the south line of said Board per Instrument Numbers 9419000 and 9418999 in said county records, being parallel with said north line of the Quarter Section South 89 degrees 11 minutes 54 seconds West 506.34 feet (the remaining courses are along the south and east lines of said land of the Board per Instrument Number 9418999); thence South 44 degrees 48 minutes 18 seconds West 50.01 feet; thence South 00 degrees 24 minutes 21 seconds West parallel with said west line 166.12 feet; thence South 89 degrees 11 minutes 54 seconds West parallel with said north line 45.00 feet to the POINT OF BEGINNING, containing 7.654 acres, more or less.

EXHIBIT B CONCEPT PLAN

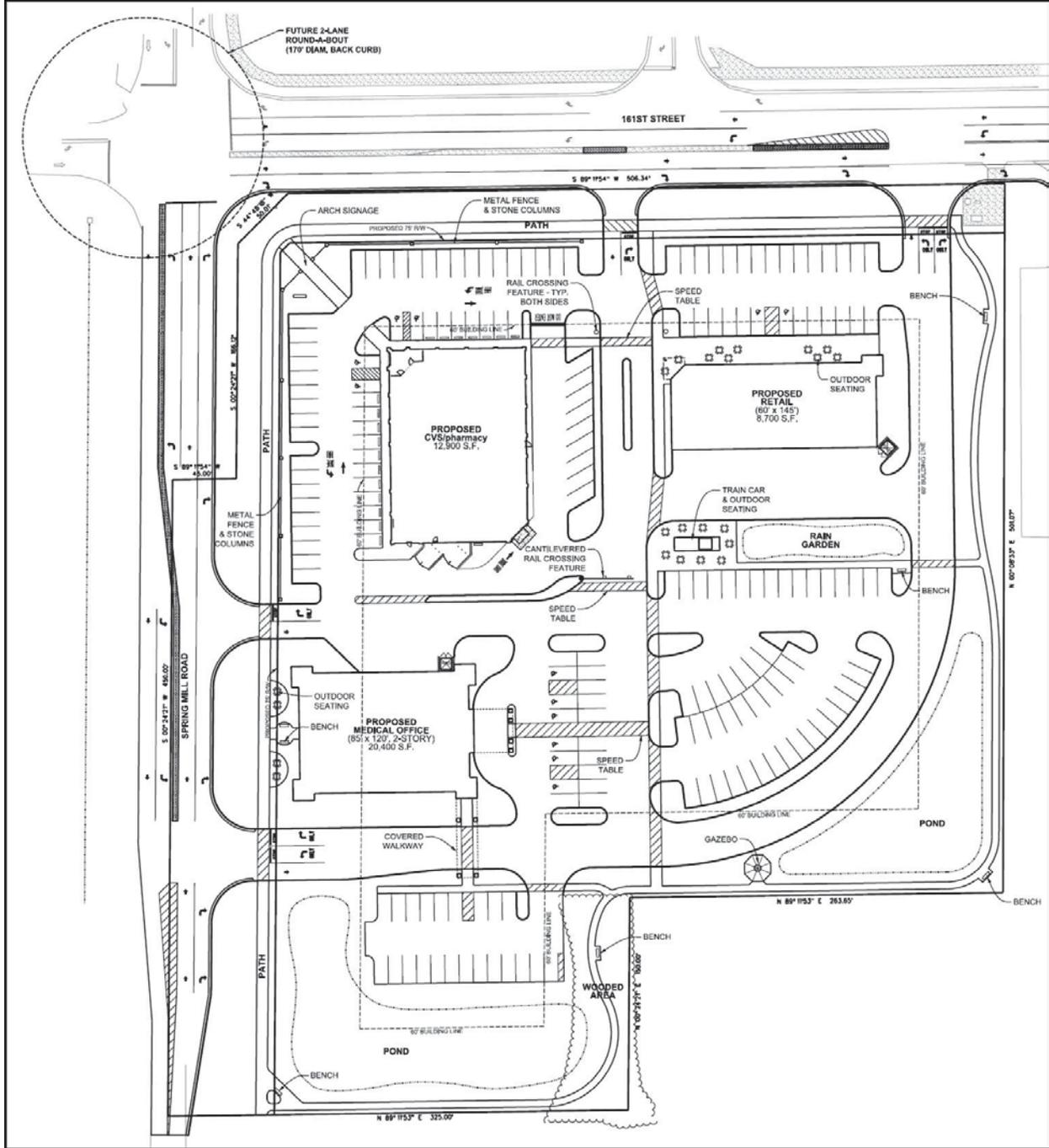


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS



SPRING MILL STREET - WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"



161TH STREET - NORTH ELEVATION

SCALE: 1/8" = 1'-0"

FUSION WINDOW GRAPHICS



SOUTH ELEVATION

EXHIBIT D

SPRING MILL STATION SEC PUD: Site Development Amenities

1. Gazebo on perimeter path
2. Rail car feature (adjacent to rain garden)
3. Rail crossing/cantilever signal element
4. Main corner entrance arch element (CVS)
5. Center drive entrance elements (off 161st)
6. Center drive landscaped median
7. Perimeter path with benches
8. Interior walkways and cross walks (4 as speed tables)
9. Multi use paths along 161st & Spring Mill
10. Variable (mixed) wall & landscape screening to shield the parking lots along 161st & Spring Mill (not including the medical building or areas south)
11. Bike parking adjacent to buildings (locations TBD)

GAZEBO EXAMPLES



RAIL CAR FEATURE EXAMPLES



RAIL CROSSING & CANTILEVER EXAMPLE



CENTER DRIVE 161ST ENTRANCE EXAMPLE (PILLARS)



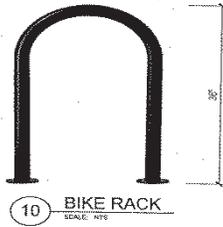
CENTER DRIVE LANDSCAPE MEDIAN EXAMPLES



INTERIOR CROSS WALK EXAMPLES



BIKE RACK & LIGHT POLE EXAMPLE



BLACK WROUGHT IRON
LOOK ORNAMENTAL POLE
TO MATCH MAIN STORE

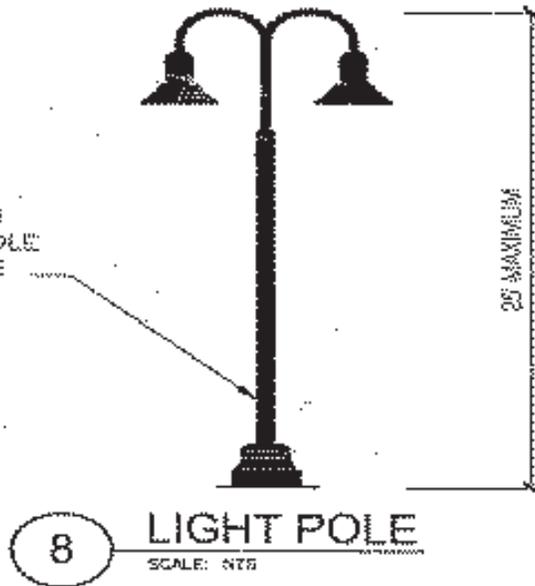


EXHIBIT E
BIKE PARKING AMENITY

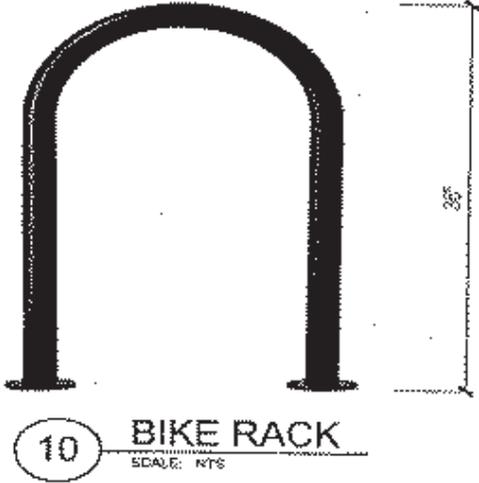
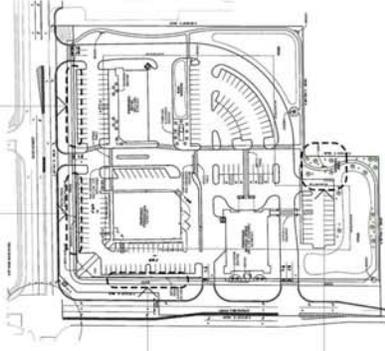


EXHIBIT F

SEE BUFFER WALL
PARTIAL ELEVATION



SEE BUFFER WALL
PARTIAL ELEVATION

SEE POND AREA
PARTIAL ELEVATION

ARCHITECTURAL SITE KEY PLAN

NO SCALE



PROPOSED DEVELOPMENT
SPRINGMILL CORNER
161st & SPRINGMILL ROAD
WESTFIELD, INDIANA

SEPTEMBER 22, 2014



COMMERCIAL REAL ESTATE SERVICES
8541 64th Street
Indianapolis, Indiana 46230
Ph: (317) 233-3447 Fx: (317) 203-9397

Lamson & Condon
ARCHITECTS
INTERIOR DESIGN



BUFFER WALL PARTIAL ELEVATION

LANDSCAPING AS SHOWN IS CONCEPTUAL.
ALL PLANTS TO BE VERIFIED AND DESIGNED.



POND AREA PARTIAL ELEVATION

LANDSCAPING AS SHOWN IS CONCEPTUAL AS
A BLEND OF EXISTING AND NEW. ALL PLANTS
TO BE VERIFIED AND DESIGNED.

TAB 6

WILLIAM J. FEHRIBACH, P.E.
OF COUNCIL

STEVEN J. FEHRIBACH, P.E.
PRESIDENT

JOSEPH T. RENGEL, P.E.
VICE PRESIDENT

R. MATTHEW BROWN, P.E.
VICE PRESIDENT

RICHARD J. KELLY, P.E.
VICE PRESIDENT

REGISTRATION
INDIANA
ILLINOIS
IOWA
KENTUCKY
MICHIGAN
OHIO
MISSOURI
FLORIDA

Traffic Impact Analysis Summary

Southeast corner of 161st Street & Springmill Road

A&F Engineering conducted a Traffic Impact Analysis, on behalf of Peacock Companies, for a proposed commercial development, Springmill Corner, to be located on the southeast corner of the intersection of 161st Street and Springmill Road in Westfield, Indiana. The study investigated the existing conditions of the study area and how the existing roadway system in the study area will be impacted by the traffic generated from the proposed development.

Analysis results show that the proposed development will have very little impact on the intersection of 161st Street and Springmill Road. This intersection currently operates at level of service (LOS) B during both the AM and PM Peak Hour and will remain at LOS B during both the AM and PM Peak Hour when traffic from the proposed development is added to the intersection. When compared to the existing conditions, the traffic added to this intersection from the proposed development increases the delay by less than one (1) second per vehicle. The development traffic added to this intersection increases the total volume of traffic entering the intersection by approximately 3% during both the AM and PM Peak Hour. Based on the results from the analysis, no major geometric improvements at the intersection of 161st Street and Springmill Road are necessary to mitigate the incremental increase in traffic due to the proposed development.

In order to serve the site, a proposed right-in/right-out access drive and a proposed full access drive will be located on 161st Street, approximately 285 feet and 515 feet, respectively, east of Springmill Road. These access drives will be stop controlled intersections, with the access drives stopping for 161st Street. It is recommended that an eastbound right-turn lane be constructed along 161st Street, extending west from the proposed full access drive to the intersection of 161st Street and Springmill Road. It is recommended that the non-mountable median barrier along the westbound approach to the intersection of 161st Street and Springmill Road be extended approximately 95 feet to prevent drivers from making illegal left-turns into and out of the proposed right-in/right-out access drive on 161st Street. In addition, a back-to-back left-turn lane should be constructed along 161st Street by splitting the existing eastbound left-turn lane serving the commercial center to the north to provide at least 50 feet of storage for

the eastbound left-turn lane and at least 40 feet of storage for the westbound left-turn lane to the proposed development.

Additionally, a proposed right-in/right-out access drive and a proposed full access drive will be located on Springmill Road, approximately 260 feet and 450 feet, respectively, south of 161st Street. These access drives will be stop controlled intersections, with the access drives stopping for Springmill Road. It is recommended that the existing northbound right-turn lane to the intersection of 161st Street and Springmill Road be extended to the south along Springmill Road to just south of the proposed full access drive. It is also recommended that a back-to-back left-turn lane be constructed along Springmill Road that maintains at least 170 feet of storage for the existing northbound left-turn lane at 161st Street and provides at least 50 feet of storage for the southbound left-turn lane to the proposed full access drive.

In summary, there are no improvements required at the intersection of 161st Street and Springmill Road. The recommended improvements along 161st Street and Springmill Road to serve the access drives will allow vehicles to enter the proposed development site safely and efficiently without impeding through traffic.

TAB 7



**ECONOMIC AND REVENUE IMPACTS
OF 161ST AND SPRING MILL SEC DEVELOPMENT
ON THE CITY OF WESTFIELD**

PREPARED FOR:

**PEACOCK PROPERTIES
836 E. 64TH STREET
INDIANAPOLIS, IN 46220**

APRIL 2012

1.0 INTRODUCTION

Applied Economics was retained by the Peacock Companies to perform an economic impact analysis of the 161st and Spring Mill SEC development, a proposed commercial project in Westfield, Indiana. This analysis is intended to provide a framework for understanding the economic and revenue impacts the project would generate during construction and on an on-going basis.

1.1 Project Description

The development, located on a 7 acre site at the southeast corner of 161st Street and Spring Mill Road, would include a 14,175 square foot drug store, two banks totaling 9,000 square feet and 7,200 square feet of medical office space (Figure 1). The businesses in the development would employ an estimated 90 people with a payroll of \$4.4 million, assuming a long term occupancy rate of 95 percent for medical office tenants and 100 percent for the drug store and banks. Construction costs, including site work, are estimated at \$3.9 million, plus land costs of approximately \$2.5 million. This development is an excellent use for this key commercial corner and provides retail and services to an area that is currently underserved.

FIGURE 1
DEVELOPMENT ASSUMPTIONS

<u>Assumptions</u>	<u>Square Feet</u>	<u>Estimated Employment</u>	<u>Occupancy</u>	<u>Taxable Sales PSF</u>
Medical Office	7,200	29	95%	\$0
Banks	9,000	26	100%	\$0
Drug Store	14,175	38	100%	\$400

Sources: Peacock Companies; Institute of Transportation Engineers Trip Generation Standards (employment density).

2.0 IMPACT SUMMARY

The construction of this commercial center in Westfield would provide sizeable economic and revenue benefits to the City, as described below. These benefits are supported by the mix of uses that have been proposed, including not only retail but also office and services, allowing this site to develop to its full potential.

- About 35 direct construction jobs and 15 additional indirect jobs would be supported in the City of Westfield during the construction phase, based on construction expenditures of \$3.9 million. The total construction impact is estimated at \$5.3 million.
- Once completed, the project would generate an annual economic impact of \$18.9 million locally.
- The drug store, banks and office space in the development would directly employ about 90 people. The development could also support an additional 44 indirect jobs at *other local businesses* in Westfield. These indirect jobs are the result of business to business purchases made by the tenants, as well as local spending by employees.
- About \$4.5 million in direct personal income, or payroll, and \$6.2 million in total direct and indirect personal income would be generated by the development, creating the potential for local expenditures by employees and their families.
- In terms of local tax revenues, 161st and Spring Mill SEC development would directly and indirect generate approximately \$422,000 in annual property tax revenues and \$44,000 in local income tax revenues. Indirect revenues to the city include taxes paid by employees and other supported local businesses. In addition to local revenues, the project would also generate \$724,000 per year in direct and indirect sales and income tax revenues to the state.

The 161st and Spring Mill SEC development would create new revenues for the City, as well as approximately 140 new jobs, and provide additional services for local residents. Other local businesses could benefit as well from the economic multiplier effects. This development is an effective use of this site for commercial development that will not only serve the community but also support the local economy.

3.0 ECONOMIC IMPACT ANALYSIS

The economic benefits resulting from 161st and Spring Mill SEC Development in the City of Westfield include both the one-time construction impacts and on-going operations impacts. These impacts are quantified in terms of direct and indirect jobs, personal income and business activity, or output that would be generated by the project. Indirect impacts are the result of the multiplier effect and capture supported supplier and consumer businesses and employees in the City of Westfield that would benefit from the new development. There are additional positive impacts that would occur in other parts of the county and metro area that are not captured here.

3.1 Construction Impacts

Total personal income, or earnings, from construction and the total increase in economic activity from new construction expenditures are shown in Figure 2. These impacts are projected to occur during the construction phase of the project. The project itself would result in direct construction expenditures, excluding land costs, of about \$3.9 million. The multiplier effects of this construction spending on the City would result in a total increase in economic activity of about \$5.3 million. The approximately 50 direct and indirect jobs created by this construction project would result in more than \$2.1 million in personal income in the City of Westfield during the next year.

**FIGURE 2
CONSTRUCTION IMPACTS**

	Direct Impacts			Total Impacts		
	Expenditures	Jobs	Personal Income	Output	Jobs	Personal Income
Site Work	\$1,606,500	12	\$631,607	\$2,120,848	17	\$810,545
Building Costs	\$1,282,500	10	\$504,224	\$1,693,114	13	\$647,074
Soft Costs	\$1,060,350	13	\$510,141	\$1,491,018	17	\$662,217
Total	\$3,949,350	35	\$1,645,972	\$5,304,980	47	\$2,119,836

3.2 Operations Impacts

The total increase in economic activity from on-going operations of the businesses in the 161st and Spring Mill SEC Development are shown in Figure 3. These impacts are projected to occur on an annual basis once the development is complete. The development will directly support about 90 jobs. This translates into about \$4.5 million in direct personal income, or payroll, and \$13.6 million in increased direct output or business activity from the development each year. On average, the income from these jobs is estimated at about \$49,200 per employee. Wages from retail jobs tend to be lower, but banking and medical office uses tend to generate higher wage jobs.

FIGURE 3
ANNUAL ECONOMIC IMPACTS BY COMPONENT

Year	Direct			Total		
	Output	Jobs	Pers Income	Output	Jobs	Pers Income
Medical Office	\$3,253,555	29	\$1,958,278	\$4,506,924	40	\$2,378,582
Banks	\$7,655,467	26	\$1,177,511	\$10,708,983	50	\$2,105,808
Drug Store	\$2,693,205	38	\$1,401,481	\$3,654,293	46	\$1,711,304
Total	\$13,602,227	92	\$4,537,271	\$18,870,200	137	\$6,195,693

The multiplier effect of this increase in business activity in the City will result in a total annual output impact of \$18.9 million at build out. The approximately 140 direct and indirect jobs supported by the development will result in about \$6.2 million in personal income in Westfield each year.

The new jobs generated by this project would also support a total local population of about 230 people in Hamilton County, and 70 people in Westfield specifically, based on local commuting patterns. Some of these workers and their families will be new to the area. Supported population includes families of direct employees, as well as families of employees at related supplier and consumer businesses. This estimate assumes that about 66 percent of the employees will live and work in Hamilton County and 21 percent will live and work in Westfield, based on local commuting data.

The differences between direct and total impacts are called multiplier effects. Multiplier effects are a way of representing the larger economic effects on the local economy. The multiplier effects translate an increase in output or business sales/production into a corresponding increase in jobs and personal income. The total increase in output includes the impacts on other local supplier and consumer businesses. In essence, the multiplier effect represents the recycling of local spending. This process creates new business opportunities.

The multipliers used in this analysis are from IMPLAN, a national vendor of economic impact software, and are specific to the City of Westfield. Industry specific multipliers were used for the three types of businesses in the development and for commercial construction. The average output multiplier for this commercial development is 1.39. This means that for every \$1 million of annual output created by the drug store, bank and office tenants, an additional \$390,000 in economic activity and 4 local jobs are supported at other local businesses. On average, the income from these indirect jobs is estimated at about \$37,500 per employee. Additional indirect jobs and payroll would be supported outside the City.

3.3 Revenue Impacts

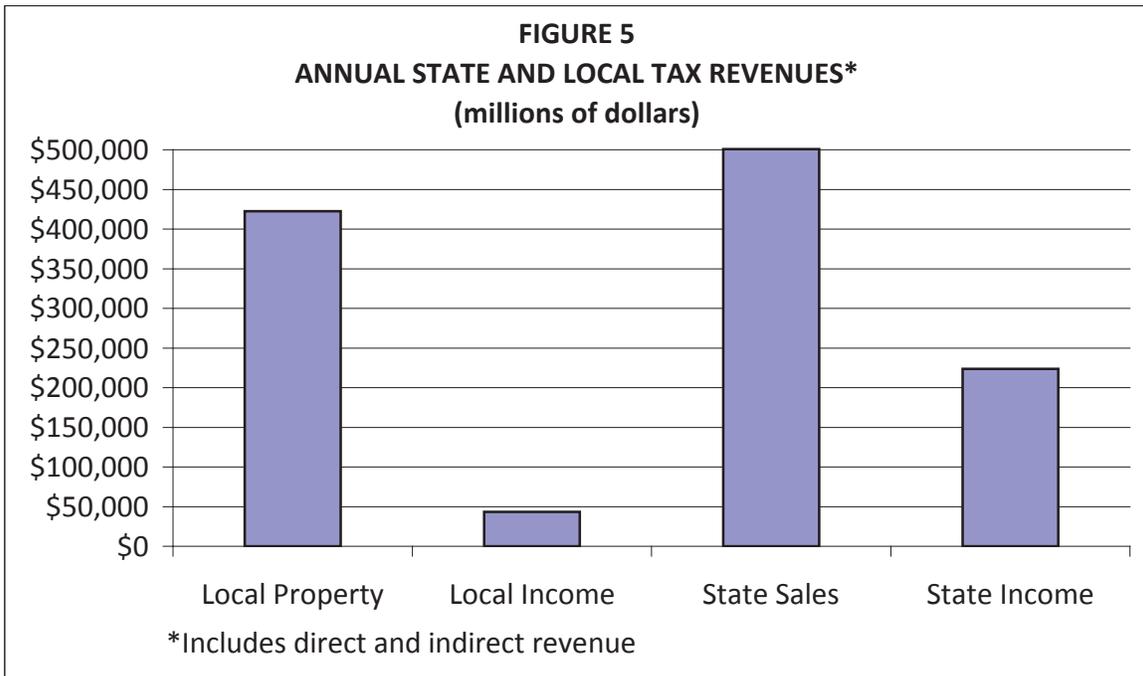
In addition to supporting jobs, income and output at related businesses in the area through multiplier effects, the project would also generate local tax revenues (Figure 4 and 5). All total, the project could generate about \$466,000 in new direct and indirect local tax revenues to the City of Westfield, Washington Township and Hamilton County.

Increases in direct property tax revenues generated by the development are estimated at \$193,000 per year. This includes local property tax revenues to the city, township and school district. Direct property tax revenues are based on the value of new construction as well as the land value. There would also be state sales taxes generated by retail sales from the drug store that are estimated at \$397,000 per year.

**FIGURE 4
ANNUAL STATE AND LOCAL REVENUE IMPACTS**

	Local Taxes		State Taxes	
	Property	COIT	Sales	Personal Income
Direct Revenues	\$192,884	na	\$396,900	na
Indirect Revenues	\$229,614	\$43,523	\$104,010	\$223,497
Total	\$422,498	\$43,523	\$500,910	\$223,497

**FIGURE 5
ANNUAL STATE AND LOCAL TAX REVENUES*
(millions of dollars)**



Along with the direct taxes generated by the development, there would also be indirect taxes generated by supported employees and their families living in the county. Using the results from the economic impact analysis, it is possible to estimate indirect tax impacts. Indirect local income tax revenues of \$44,000 per year include local income taxes from direct employees and indirect employees at supported local businesses. Indirect income taxes are calculated by multiplying total personal income times a 66 percent local residency rate times the one percent local income tax rate. There would be additional personal income taxes to the state that are estimated at \$223,000 per year.

Indirect property tax revenues were based on assessed value per capita of residential property in Hamilton County times the supported population living in the county, times the local property tax rate. Altogether, indirect property taxes are estimated at about \$230,000 per year.

There would also be indirect state sales tax revenues based on household spending by supported employees. Indirect state sales taxes are estimated at \$104,000 per year and are based on total personal income from the economic impact times 31 percent (the share of household expenditures on items subject to sales tax based on the Census Consumer Expenditure Survey) times the state sales tax rate.

3.4 Summary

The proposed mix of uses for the 161st and Spring Mill SEC Development as described in this analysis could create both revenue and economic benefits for the City of Westfield. Although this is not a large project, the economic benefits are significant in proportion to the size of the development. The economic benefits include the impacts of the construction phase and the on-going impacts of operations. The development would create local jobs and payroll in Westfield and it would create additional demand at other local businesses based on supplier purchases and employee spending. It would also provide new services to local residents in an underserved area of the city.

TAB 8

Commercial Businesses

Type of Business	Local Business	General Business
Advertising and Business Signs, Fabrication		X
Amphitheaters	X	X
Antiques	X	X
Apartment-Hotels, Motels, Hotels		X
Art School	X	X
Artisan School	X	X
Assembly Halls	X	X
Auction Rooms		X
Auditoriums		X
Auto Parts Sales		X
Auto Rental		X
Auto Repair Garages		
Auto Rustproofing		
Auto Storage		
Auto Sales, New or Used, Service and Repair		X
Bakeries	X	X
Banks and Savings & Loan Assn.	X	X
Barber and Beauty Schools	X	X
Barber and Beauty Shops	X	X
Bicycle Sales, Rental & Service	X	X
Billiard Parlor		X
Blueprinting, Photocopying Job Printing		X
Boat and Trailer Sales & Service		SP. EX.
Book Stores	X	X
Bowling Alley		X
Business and Clerical Schools		X
Bus Stations		X
Camera Stores	X	X
Car Wash (Indoor)	SP. EX	X
Caskets and Casket Supplies (Mortuary)		X
Cemetery Monument Sales		X
Cemetery Monuments & Tombstones Manufacture (Including Engraving)		
Charitable Donation Pick-Up Station	X	X
Charitable Institutions		X
China and Glassware Shops	X	X
Churches	X	X
Civic Centers	X	X
Civic Clubs	X	X
Coin Shops	X	X
Commercial Parking Lots and Structures, Public	X	X

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business
Commissary, Food Catering Serv.		X
Concrete Contractors - Heavy Commercial		
Consumer Service Offices	X	X
Crating and Packaging Service		
Credit Union Offices	X	X
Custard Stands	X	X
Dancing Schools	X	X
Delicatessen	X	X
Dentists	X	X
Department Stores - Under 10,000 Sq. Ft.	X	X
Department Stores - Over 10,000 Sq. Ft.		X
Discount Stores - Under 10,000 Sq. Ft.	X	X
Discount Stores - Over 10,000 Sq. Ft.		X
Distributors - Inside Storage		
Distributors - Outside Storage		
Drive-In Food and Beverage		X
Drug Stores	X	X
Dry Cleaning & Laundry Pickup	X	X
Educational Institutions Public and Private	X	X
Electrical Contractors, Heavy Commercial		
Electrical Supply Store		X
Embalming School		X
Employment Agencies	X	X
Exhibition Halls	X	X
Exterminators		X
Fabric Shops	X	X
Farm Implement Sales & Service		X
Feed Stores		X
Fire Stations	X	X
Floor Coverings	X	X
Florists	X	X
Frozen Food Stores & Lockers		X
Fruit Stands, Permanent	X	X
Fruit Stands, Temporary	SP.EX.	X
Furniture Stores	X	X
Furrier Shops	X	X
Galleries	X	X
Garden and Lawn Materials and Supply Stores	X	X
Gasoline Service Station	SP.EX.	SP.EX.
General Construction Company		SP.EX.
Gift Shops	X	X
Glass Fabrication & Installation		
Government Offices-Universities	X	X
Greenhouses, Retail		X

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business
Grocery Stores	X	X
Health, Fitness, and Exercise Center		X
Hardware Stores	X	X
Hobby Shops	X	X
Home Remodeling Company		X
Home Remodeling Supplies and Materials		X
Hospitals (Minor), Medical and Dental Clinics and Labs	X	X
Industrial Laundry and Dry Cleaning Plants		
Insurance Companies	X	X
Interior Decorating	X	X
Jewelry Stores	X	X
Language Schools	X	X
Laundromats and Self-Service Dry Cleaning	X	X
Lawyers	X	X
Libraries	X	X
Liquor Stores	SP.EX.	X
Loan Offices	X	X
Locksmith Shops	X	X
Luggage Stores	X	X
Lumber Yards - Including Millwork		
Mail Order Store	X	X
Major Appliance Store		X
Millinery	X	X
Miniature Golf, Archery, Driving Range, Trampoline Centers		X
Mobile Home Sales		
Model Display Homes & Garages		
Mortuaries		X
Motorcycle Sales, Service, Repair and Outdoor Display		X
Museums	X	X
Music, Records, Instruments	X	X
Music Schools	X	X
Newspaper Distribution Station		X
Newspaper Publishing		X
Nursery - Plants, Retail	X	X
Optometrists	X	X
Paint and Wallpaper Stores	X	X
Painting and Decorating Contractors-Heavy Commercial		
Pet Grooming	X	X
Pet Obedience Schools		X
Pet Shops	X	X

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business
Philanthropic Institutions	X	X
Photography School	X	X
Photography Studio	X	X
Photography Supplies	X	X
Physicians	X	X
Picture Framing	X	X
Plumbing Contractors - Heavy Commercial		
Plumbing Showrooms and Shop		X
Police Stations	X	X
Post Offices	X	X
Printing and Photocopying, Small Jobs	X	X
Professional & Technical Schools		X
Radio and TV Service	X	X
Real Estate Offices	X	X
Recycling Collection Systems		
Restaurants and Cafeterias Having More Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins	X	X
Restaurants and Cafeterias Having Less Than 50% of Gross Sales Derived From Food Sales Excluding Drive-Ins	SP. EX.	X
Restaurants With Live Entertainment		X
Roller & Ice Skating Rinks		X
Roofing Contractors - Heavy Commercial		
Root Beer Stands		X
Self-Service Car Wash		X
Semi Automatic Car Wash	SP.EX.	X
Septic System Contractors		
Sewing Machine Sales & Service	X	X
Sheet Metal Contractors - Heavy Commercial		
Shoe Repair	X	X
Shoe Stores	X	X
Sporting Goods	X	X
Stationery Stores	X	X
Storage and Transfer (Household Goods)		
Storm Doors, Windows, Awnings, Siding Contractors - Manufacture		
Taylor or Seamstress	X	X
Taxidermist		
Tennis Facilities		X
Testing Laboratories		
Theaters - Indoor		X
Tire and Auto Service Center		X
Tire Recapping		

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business
Tobacco Shops	X	X
Tool and Light Equipment Rental		X
Toy Stores	X	X
Trailer Rentals		SP.EX.
Travel Bureaus	X	X
Travel Trailer Sales & Rentals		SP.EX.
Truck Cleaning, Service, Rental and Repair		
Trucking Companies		
Typewriter Sales, Rental and Service	X	X
Upholsters	X	X
Veterinarians - Small Animals, No Outdoor Runs	X	X
Warehouses - Inside Storage		
Wearing Apparel & Accessory Shops	X	
Wholesalers - Inside Storage		

Industrial Businesses

Type of Business	Local Business	General Business
Assembly Operations of Pre-Manufactured Parts, Components		
Assembly, Repair & Manufacture of Light Component Parts		
Bottling of Alcoholic and Non-Alcoholic Beverages		
Bulk Storage, Petroleum Prod.		
Canning, Bottling, Processing & Packaging of Food		
Coffee Roasting		
Concrete Mixing - Permanent		
Data Processing		X
Engineering and Research Labs		
Granaries, Grain Processing, Starch Manufacturing		
Industrial Schools & Training Facilities		X
Leather Products Manufacturing From Finished Leather		
Machine, Welding, Tool and Die Shops		
Mfg. & Assembly of Communication Equipment		
Mfg. & Assembly of Major Household Appliances		
Mfg. & Assembly of Marine Equipment		
Mfg. & Assembly of Office Equipment		
Mfg. of Boiler Tanks		
Mfg. of Cabinets		
Mfg. of Cans and Containers		
Mfg. of Cement		
Mfg. of Cloth Products from Finished Cloth		
Mfg. of Detergents & Soaps		
Mfg. of Furniture		
Mfg. of Glass & Glass Products		
Mfg. of Jewelry, with Retail	X	X
Mfg. of Jewelry, without Retail		
Mfg. of Musical Instruments		
Mfg. of Non-Alcoholic Beverages		

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business
Mfg. of Office Machinery		
Mfg. of Optical Goods		
Mfg. of Paper Boxes and Paper Products From Finished Paper		
Mfg. of Portable Household Appliances, Electric Hand Tools, etc.		
Mfg. of Railroad Equipment, Repair and Service		
Mfg. of Recording Instruments, Phonograph Records, etc.		
Mfg. Tools, Implements, Machinery		
Mattress Mfg. & Upholstering		
Milk Processing, Bottling & Mfg. of Milk Products		
Motor Truck Terminals		
Outdoor Advertising Signs, Mfg. and Construction		
Pharmaceutical, Medicine, & Cosmetic Mfg.		
Production of Concrete Blocks, Shapes, Cinder Blocks, etc.		
Secondary Food Processing and Packaging & (Initially Processed off the Premises)		
Stamping & Fabricating Metal Shops		
Structural Steel Fabricating		
Warehousing & Distribution Operations (Outside Storage)		
Well Drilling		

Miscellaneous Businesses

Type of Business	Local Business	General Business
Airports & Landing Fields		
Amusement Parks		SP.EX.
Boarding & Lodging Houses	X	X
Book Stores, Adult		
Cemeteries		
Cemeteries - Pet		
Christmas Tree Sales	X	X
Convents, Monasteries, Theological Schools, Rectories, Parishes	SP.EX.	SP.EX.
Fraternities, Lodges	X	X
Day Care Centers	X	X
Golf Courses - Country Clubs		
Heliports		X
Hospitals, Major		X
Kennels - Including Outdoor Runs		
Livestock Auction Sale Barns		
Large Animal Hospital		
Mobile Home Parks		
Multi-Family Housing		
Nursing Homes		SP EX
Office Buildings - General Purpose	X	X
Private and Public Schools with Dorms		
Private Clubs, Lodges	X	X
Public & Private Camps		
Raising Small		

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Type of Business	Local Business	General Business
Animals for Biological Purposes		
Raising Animals for Furs or Pets		
Riding Academies		
Riding Stables		
Sanitariums		X
Schools and Kindergartens	X	X
Stockyards - Shipping, Holding & Sale of Animals		
Tennis & Swim Clubs		X
Utilities-Regulated by Indiana Utility Regulatory Commission	SP.EX. - All Areas	
Utilities - Not Regulated by Indiana Utility Regulatory Commission	Permitted All Areas	
Wireless Communication Service Facilities (including Cell Towers)		

P = Eligible in Planned Business Development

NOTE: General Purpose Office Buildings are also Eligible to be Located in LB-H, SB-PD

NOTE: Where this table conflicts with other sections of the zoning ordinance that address “permitted uses” or “special exception uses” in the various zoning districts, then this table shall supercede those other sections.

NOTE: Land uses not listed on Figure 2 or in other sections of the zoning ordinance that address “permitted uses” or “special exception uses” in the various zoning districts shall be prohibited.

(As amended by Ordinance 01-05 on July 9, 2001)