



# Maples at Springmill

## PLANNED UNIT DEVELOPMENT

### AMENDMENT ORDINANCE

Ordinance No.: 12-11

Adoption Date: April 9, 2012

Instrument No.: 2012023478

AMENDMENT APPLIES TO: The Real Estate identified in the PUD Ordinance

DESCRIPTION OF AMENDMENT: This amendment expanded the size of the PUD District and modified development standards.

RELATED ORDINANCES<sup>1</sup>: [10-14](#)

<sup>1</sup> Includes only adopted ordinances prior to the above mentioned ordinance. Please confirm with the Economic and Community Development Department for any succeeding ordinances.

**ORDINANCE 12-11**

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING THE MAPLES AT  
SPRINGMILL PLANNED UNIT DEVELOPMENT ORDINANCE**

**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 (the "Zoning Ordinance"); and

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1204-PUD-04), the Maples at Springmill Planned Unit Development (the "Maples at Springmill PUD"), filed with the Commission, requesting a change in zoning,

**WHEREAS**, the Commission did take action to forward the said Docket 1204-PUD-04 to the City Council with a unanimous favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the City Council on April 3, 2012; and,

**WHEREAS**, the 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, meeting in regular session, that the Zoning Ordinance and Zone Map are hereby amended as follows:

**SECTION 1. LEGISLATIVE INTENT.** Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the property identified in Exhibit A-1, A-2, A-3, and A-4 (The "Real Estate"), (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the City of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the City Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;

**COPY**

- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- G. Mitigate the problems which may be presented by specific site conditions.

**SECTION 2. SIZE OF DISTRICT.** The legal description and location, which is attached hereto and labeled as Exhibit A-1, A-2, A-3, and A-4 respectively, identifies the Real Estate included in the Maples at Springmill PUD.

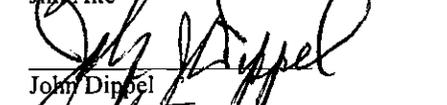
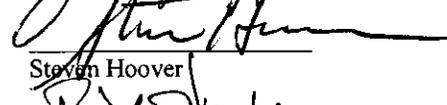
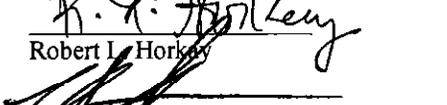
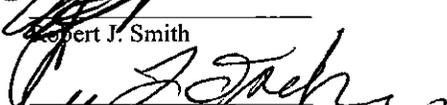
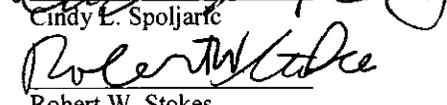
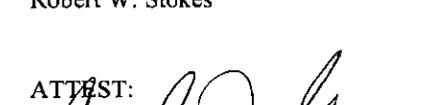
**SECTION 3. DEVELOPMENT STANDARDS.** It is the intention of this Ordinance 12-11 that the SF-A (Single Family Attached) District standards of the Zoning Ordinance, as modified by the revisions specified in the Exhibit B which follows, shall govern the use and development of the Real Estate.

**SECTION 4. EFFECT.** This Ordinance 12-11 shall be in full force and effect in accordance with the laws of the State of Indiana. Unless specifically stated in the terms of this Ordinance 12-11, all terms of the Zoning Ordinance shall apply. Nothing in this Ordinance 12-11 shall be interpreted to alter, change, exclude, delete or modify any rules or regulations beyond those contained in the Zoning Ordinance. To the extent that this Ordinance 12-11 conflicts with the terms of the Zoning Ordinance, the terms of this Ordinance 12-11 shall prevail.

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ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS 9 DAY OF April, 2012.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
 Jim Ake	_____ Jim Ake	_____ Jim Ake
 John Dippel	_____ John Dippel	_____ John Dippel
 Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
 Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
 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

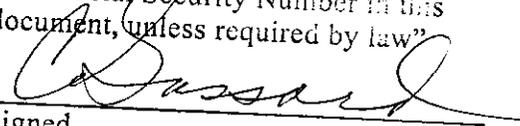
ATTEST:

  
Cindy J. Gossard, Clerk-Treasurer

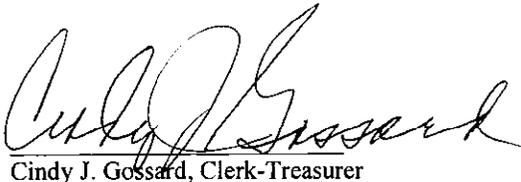
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Wayne Beverage

Prepared by: Wayne Beverage, WLB Associates, INC.  
16656 Brownstone Ct., Westfield, IN 46074, (317-431-1659).

"I affirm, under the penalties of perjury,  
that I have taken reasonable care to redact  
each Social Security Number in this  
document, unless required by law"

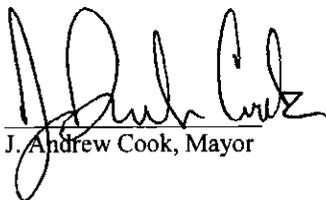
  
Signed

I hereby certify ORDINANCE 12-11 was delivered to the Mayor of Westfield on the  
10 day of Apr, 2012, at 11:00A m.



Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-11  
this 10 day of April, 2012.



J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-11  
this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

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

**Exhibit A-1**  
**(Legal Description)**

Being Blocks 20, 21, 22, 23, 24, 25, 26, and 27, all being in the Final Plat of Maples of Springmill, Section Two, as recorded in Plat Cabinet 4, Slide 460, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northeast corner of Block 26, also being the Northeast corner of Maples of Springmill, Section Two; thence along the North line of Block 26, South 89 degrees 13 minutes 01 seconds West, for a distance of 66.00 feet; thence continuing along said North line, North 00 degrees 17 minutes 06 seconds East, for a distance of 3.62 feet; thence along the North line of Blocks 26, 25, 24, 23, 22, 21, and 20, South 89 degrees 13 minutes 01 seconds West, for a distance of 1052.95 feet to the Northwest corner of Block 20; thence along the west line of Block 20, South 00 degrees 12 minutes 08 seconds West, for a distance of 215.00 feet; thence continuing along said West line, South 35 degrees 35 minutes 32 seconds East, for a distance of 35.53 feet to the Southwest corner of Block 20; thence along the South line of Block 20, also being a curve to the right having a radius of 50.00 feet, and an arc length of 31.29 feet, and being subtended by a chord bearing North 72 degrees 20 minutes 09 seconds East, for a distance of 30.78 feet; thence along the South lines of Blocks 20, 21, 22, 23, and 24, South 89 degrees 44 minutes 09 seconds East, for a distance of 623.32 feet to the Southeast corner of Block 24, also being a common corner with Blocks 25, 27, and 28; thence along the West line of Block 27, South 00 degrees 15 minutes 51 seconds West, for a distance of 200.93 feet to the Southwest corner of Block 27; thence along the South line of Block 27, also being a curve to the left having a radius of 175.00 feet, an arc length of 97.49 feet, and being subtended by a chord bearing North 70 degrees 06 minutes 32 seconds East, for a distance of 96.23 feet; thence continuing along said South line, North 54 degrees 08 minutes 58 seconds East, for a distance of 123.81 feet; thence along the South line of Blocks 27 and 26, also being a curve to the right having a radius of 225.00 feet, an arc length of 141.82 feet, and being subtended by a chord bearing North 72 degrees 12 minutes 24 seconds East, for a distance of 139.49 feet; thence along the South line of Block 26, South 89 degrees 44 minutes 09 seconds East, for a distance of 56.28 feet; thence along the East line of Block 26 and said Section two the following three calls, 1) North 00 degrees 10 minutes 57 seconds East, for a distance of 144.72 feet; 2) North 89 degrees 13 minutes 01 seconds East, for a distance of 66.00 feet; 3) North 00 degrees 17 minutes 06 seconds East, for a distance of 156.75 feet to the Point of Beginning. Containing 7.09 acres, more or less.



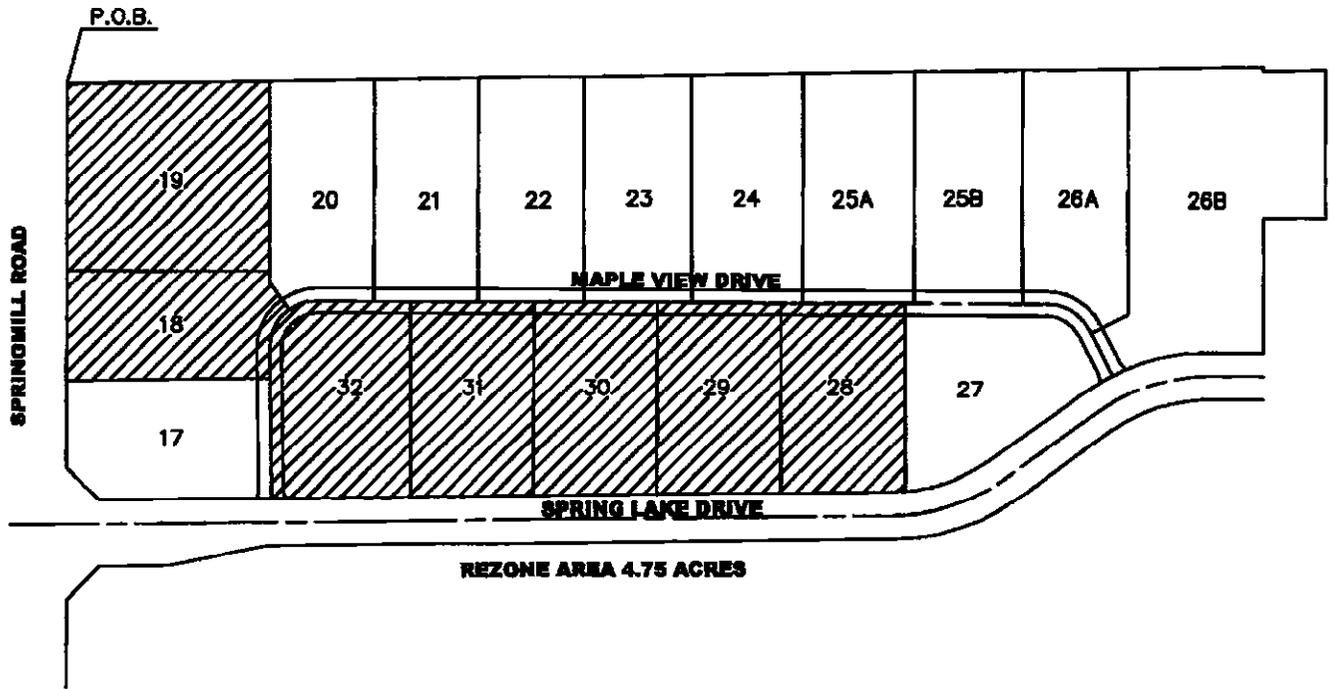
**Exhibit A-3**  
**(Legal Description)**

Being Blocks 18, 19, 28, 29, 30, 31, and 32 all being in the final Plat of Maples at Springmill, Section Two, as recorded in Plat Cabinet 4, slide 460, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of Block 19, also being the Northwest corner of Maples at Springmill, Section Two; thence along the North line of Block 19 North 89 degrees 13 minutes 01 seconds East, for a distance of 214.91 feet; thence along the East line of Blocks 19 and 18 South 0 degrees 12' 08" West, for a distance of 215.00 feet; thence along an Northerly line of Block 32 also being a curve to the left having a radius of 50.00 feet, and an arc length of 31.29 feet to the North line of Blocks 32, 31, 30, 29, and 28; thence along the North line of Blocks 32, 31, 30, 29, and 28 South 89 degrees 44' 09" East, for a distance of 632.32 feet to the Northeast corner of Block 28; thence along the East line of Block 28 South 0 degrees 15' 51" West, for a distance of 200.93 feet to the Southeast corner of Block 28 and the North right-of-way of Spring Lake Drive; thence along the North right-of-way of Spring Lake Drive also being the South line of Block 28 along a curve to the right having a radius of 175.00 feet and an arc length of 10.12 feet; thence along the North right-of-way of Spring Lake Drive also being the South line of Blocks 28, 29, 30, 31, and 32 South 89 degrees 22' 57" West, for a distance of 660.80 feet to the Southwest corner of Block 32; thence along the West line of Block 32 North 0 degrees 37' 03" West, for a distance of 128.34 feet to the Southeast corner of Block 18; thence along the South line of Block 18 South 89 degrees 22' 57" West, for a distance of 215.36 feet to the Southwest corner of Block 18; thence along the West line of Blocks 18 and 19 North 0 degrees 08' 48" West, for a distance of 316.92 feet to the Point of Beginning. Containing 4.75 acres, more or less.

**Exhibit A-4**

(The real estate described in Exhibit A-3 may be graphically illustrated as follows)



## EXHIBIT B

With respect to dwellings constructed on the Real Estate depicted on Exhibits "A-1" and "A-2", which are attached hereto, all of the development standards of the SF-A (Single Family Attached) district of the Westfield-Washington Township Zoning Ordinance shall apply, subject *only* to the following changes:

- 1 – Single family detached dwellings shall be a permitted use;
- 2 – The minimum distance between detached dwellings shall be eight feet (8'); and,
- 3 – A minimum thirty (30) degree offset from the road shall not be required for the garage door openings of thirty-five percent (35%) of the total number of dwellings on the Real Estate.
- 4 – The homes to be constructed on the Real Estate will be compatible and complimentary in building materials and exterior finishes as the building materials and exterior finishes used on the homes that have been constructed in Phase 1 of the Maples at Springmill as outlined below:
  - A. The homes to be constructed on the Real Estate shall have the same type of stone facing on the exterior as used in the homes in Phase 1.
  - B. The roofing material to be used on the homes constructed on the Real Estate shall be identical or of a higher quality than the roofing material used for the homes in Phase 1.
  - C. The homes to be constructed on the Real Estate shall consist of hardiplank, or similar cementitious siding material, or wood for the exterior walls as used on the homes in Phase 1.
  - D. Smart Trim will be used for all exterior trimming needs of the homes to be constructed on the Real Estate as was used for the homes in Phase 1.
  - E. Paint color combinations will be the same for the homes to be constructed on the Real Estate as were used on the homes in Phase 1
  - F. An outdoor up lighting package will be provide for each home to be constructed on the Real Estate, similar to the outdoor up lighting package used for the homes in Phase 1
  - G. A landscaping package similar in quality and quantity will be used for each home to be constructed on the Real Estate as was used on the homes in Phase 1.