

**ORDINANCE NUMBER 16-05**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON  
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT  
TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE  
SPRING MILL STATION NORTHEAST QUADRANT PLANNED UNIT  
DEVELOPMENT DISTRICT ORDINANCE**

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development 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 Unified Development Ordinance;

**WHEREAS**, the Council enacted Ordinance No. 14-39, the Spring Mill Station Northeast Quadrant Planned Unit Development District (the "Spring Mill Station Northeast Quadrant PUD Ordinance"), on September 8, 2014, as amended by Ordinance No. 15-24;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1603-PUD-03**), requesting an amendment to the Spring Mill Station Northeast Quadrant PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 1603-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 \_\_\_\_\_, 2015;

**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; and

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Spring Mill Station Northeast Quadrant PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

**Section 1.**    **Applicability of Ordinance.**

- 1.1    This Ordinance shall amend the Spring Mill Station Northeast Quadrant PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Spring Mill Station Northeast Quadrant PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by the Spring Mill Station Northeast Quadrant PUD Ordinance, as amended.
- 1.2    All other provisions of the Spring Mill Station Northeast Quadrant PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3    All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the Spring Mill Station Northeast Quadrant PUD Ordinance, as amended.

**Section 2.**    **Sign Standards.** The standards of *Section 7: Sign Standards* of the Spring Mill Station Northeast Quadrant PUD Ordinance shall apply to the development of the District, except as otherwise modified below.

- 2.1    One Monument Sign with fuel pricing on the fuel center site shall be allowed. The maximum size of the monument sign shall be 125 square feet with a maximum of 65 square feet of sign area allowed on each side of the Monument Sign. The sign shall be constructed as shown in **Exhibit 4** at the location shown in **Exhibit 2.**
- 2.2    The price sign located on the rear of the fuel canopy, shown in **Exhibit 3**, shall be removed at the time the Monument Sign is installed.

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS \_\_ DAY OF \_\_\_\_\_, 2016.**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

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Steven Hoover

\_\_\_\_\_  
Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

\_\_\_\_\_  
Mark F. Keen

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Mark F. Keen

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Mark F. Keen

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Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

ATTEST:

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

I hereby certify that **ORDINANCE 16-05** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_m.

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

I hereby APPROVE **ORDINANCE 16-05**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

I hereby VETO **ORDINANCE 16-05**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

# EXHIBIT A.2

TOWN OF WESTFIELD, HAMILTON, INDIANA  
EXHIBIT "A.2"  
FOR  
KROGER J970  
FUEL CENTER EXPANSION AREA  
LAND DESCRIPTION

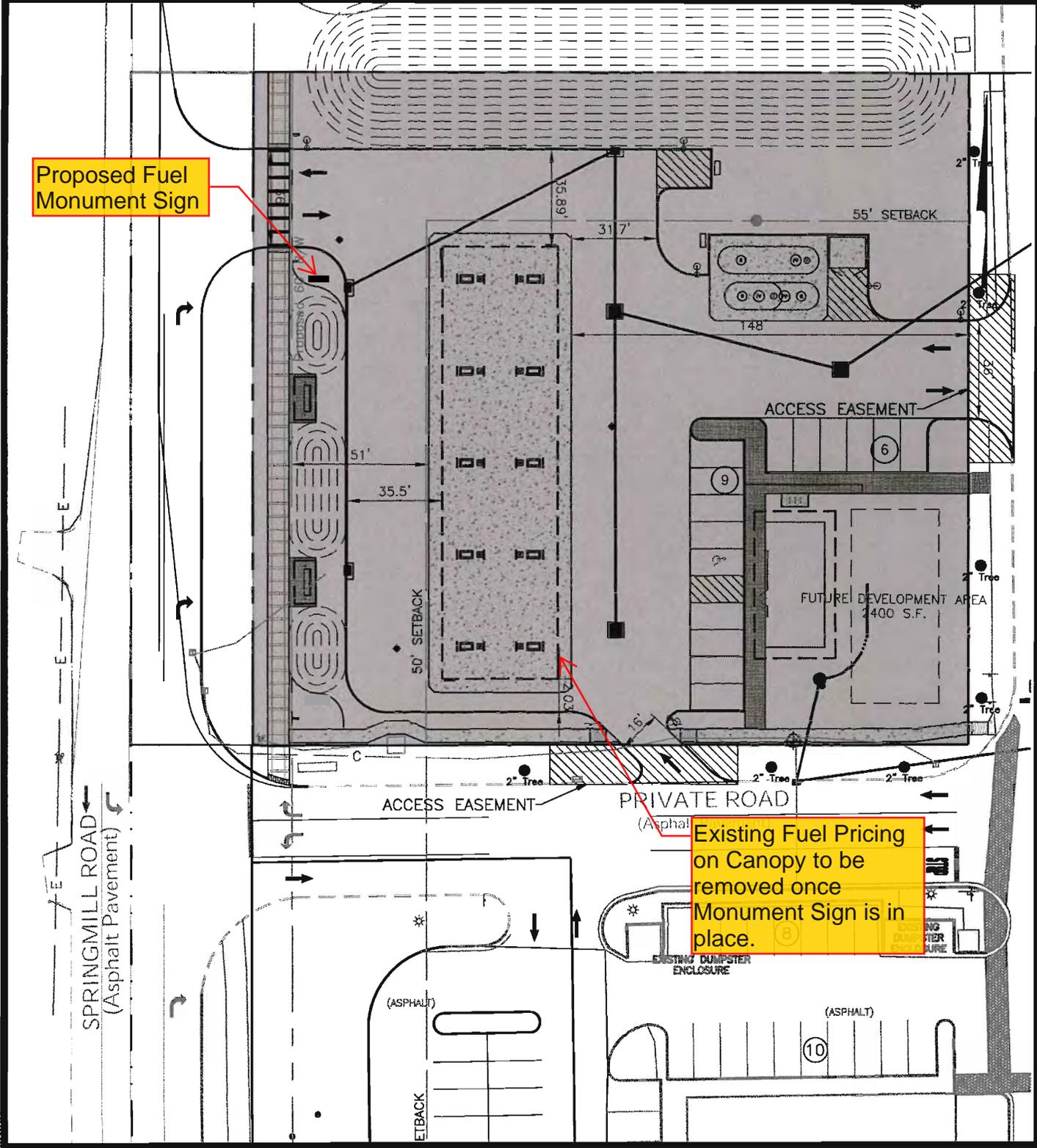


Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
7400 N. Shadeland Ave., Ste. 150, Indianapolis, IN 46250  
Phone: 317.913.6930 Toll Free: 888.775.3648  
emht.com

DATE: August 14, 2014

JOB NO. 20130351

SCALE: None



Proposed Fuel Monument Sign

Existing Fuel Pricing on Canopy to be removed once Monument Sign is in place.

Vertical text on the left margin: "All dimensions are in feet and inches. All measurements are to the center of the line unless otherwise noted. All measurements are to the center of the line unless otherwise noted. All measurements are to the center of the line unless otherwise noted."

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TOWN OF WESTFIELD, HAMILTON, INDIANA

EXHIBIT "A.2"

FOR

KROGER J970

FUEL CENTER EXPANSION AREA

LAND DESCRIPTION

DATE: August 14, 2014

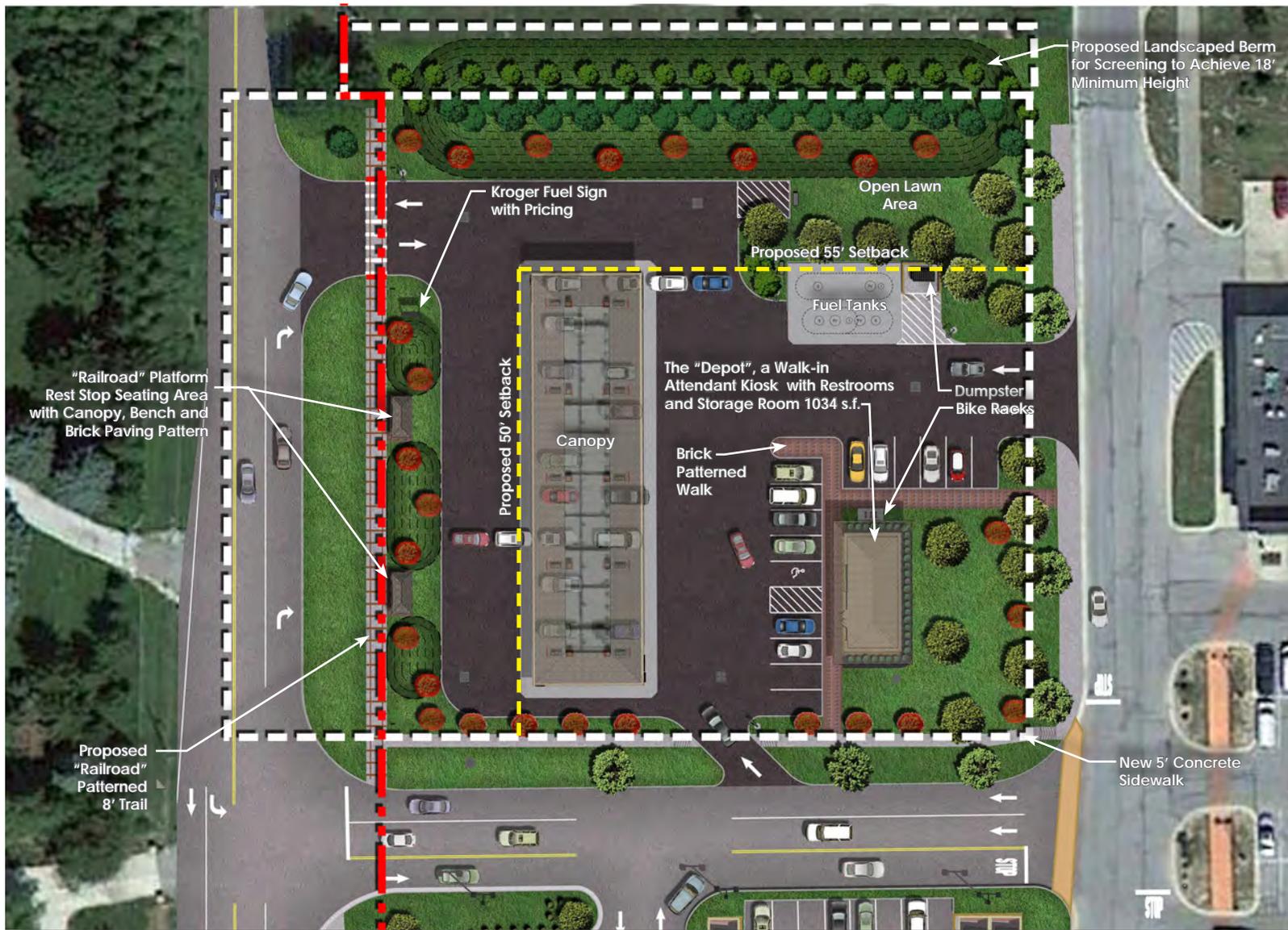
JOB NO. 20130351

SCALE: None

## DESCRIPTION FOR FUEL CENTER EXPANSION AREA:

PART OF THE NORTHWEST QUARTER SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE ABOVE MENTIONED QUARTER, NORTH 00 DEGREES 00 MINUTES (ASSUMED BEARING) ALONG THE WEST LINE OF SAID QUARTER SECTION 361.38 FEET TO THE PLACE OF BEGINNING TO THIS DESCRIPTION, THENCE CONTINUING ALONG SAID LINE 249.52 FEET TO A POINT; THENCE NORTH 90 DEGREES 00 MINUTES EAST 312.00 FEET TO A POINT; THENCE SOUTH 00 DEGREES 00 MINUTES EAST 249.52 FEET TO A POINT; THENCE SOUTH 90 DEGREES 00 MINUTES WEST 312.00 FEET TO A POINT WHICH IS THE BEGINNING POINT OF THIS DESCRIPTION; CONTAINING, EXCLUDING THE RIGHT-OF-WAY OF SPRING MILL ROAD, 1.527 ACRES, MORE OR LESS.



# Exhibit 1 : Proposed Depot and Fuel Center

Westfield, IN Kroger

February 4, 2016



**4** ENTRY VIEW (FROM NORTHWEST)  
SCALE: NTS



**5** PLAZA VIEW (FROM SOUTHWEST)  
SCALE: NTS

**Exhibit 2: Proposed Fuel Monument Sign**

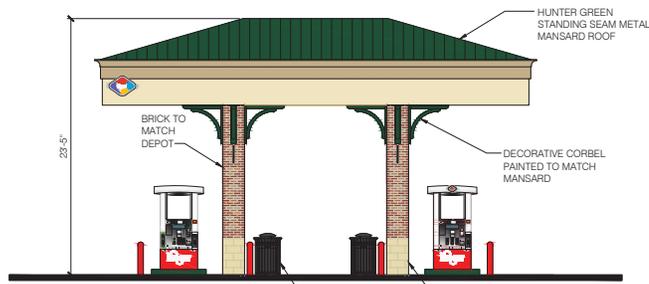
Seal

REVISIONS		DATE
No.	DESCRIPTION	DATE
1	MEETING	05-28-2014
2	RESUBMITTAL	07-02-2014
3	ZONING APPROVAL	08-01-2014
4	CITY RESUBMITTAL	02-03-2016

Project No.: 014-00678-00  
Project Manager: KLEIN  
Designed By: KLEIN  
Drawn By: KLEIN  
Checked By: KLEIN  
Store No.: J 970  
Address: 16201 SPRING MILL ROAD  
WESTFIELD, IN 46074

**SITE RENDERINGS**

Drawing No.: **C2.4**



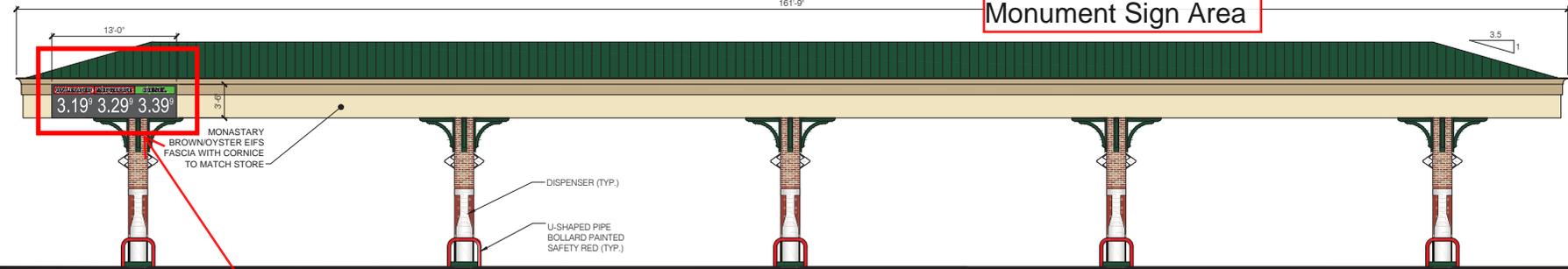
3 RIGHT SIDE ELEVATION  
SCALE: NTS



4 LEFT SIDE ELEVATION  
SCALE: NTS

SIGNAGE SCHEDULE			
SIGN	QUANTITY	SIGN AREA (SF)	TOTAL AREA (SF)
3.19° 3.29° 3.39°	1	45.88	45.88
CANOPY	3	2.80	8.40
KIOSK	2	2.80	5.60
Kroger	2	19.83	21.66
MONUMENT SIGN	2	42.13	84.26
TOTAL			205.91
SPECIAL SIGNAGE	4	73.65	73.65

Proposed Fuel Monument Sign Area



2 REAR ELEVATION  
SCALE: NTS

Existing Fuel Pricing Signage to be removed after monument sign is in place



1 FRONT ELEVATION  
SCALE: NTS

Scale

No.	DESCRIPTION	DATE
1	OWNER REVIEW	05/08/2014
2	OWNER REVIEW	05/15/2014
3	MEETING	05/28/2014
4	OWNER APPROVAL	05/28/2014
5	OWNER APPROVAL	08/01/2014

REVISIONS

No.	DESCRIPTION	DATE
1	OWNER REVIEW	05/08/2014
2	OWNER REVIEW	05/15/2014
3	MEETING	05/28/2014
4	OWNER APPROVAL	05/28/2014
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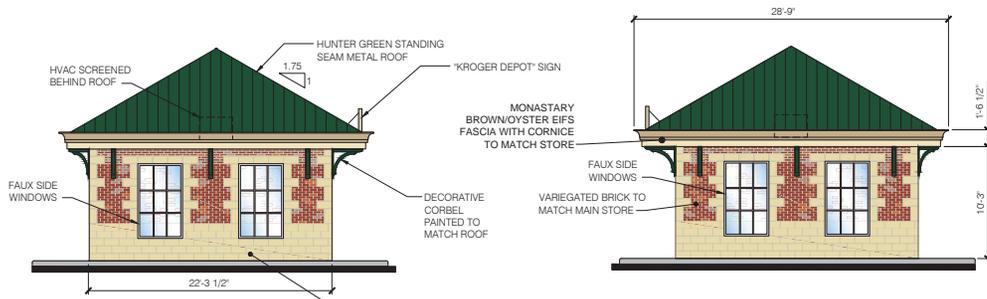
Project No.: 014-00678-00  
 Project Manager: KLEIN  
 Designed By: KLEIN  
 Drawn By: KLEIN  
 Checked By: KLEIN  
 Scale No.: J 970

Address: 16201 SPRING MILL ROAD  
WESTFIELD, IN 46074

CANOPY ELEVATIONS

Drawing No.: C2.1

Exhibit 3: Fuel Price Signage



3 RIGHT SIDE ELEVATION  
SCALE: NTS

4 LEFT SIDE ELEVATION  
SCALE: NTS

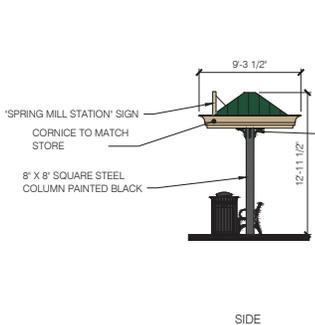


5 TRASH ENCLOSURE  
SCALE: NTS

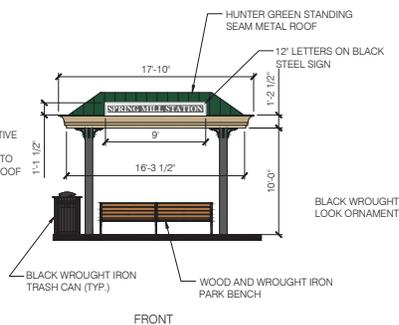
6 BIKE RACK  
SCALE: NTS



2 REAR ELEVATION  
SCALE: NTS

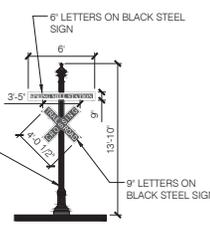


SIDE



FRONT

7 REST STOP SHELTER  
SCALE: NTS



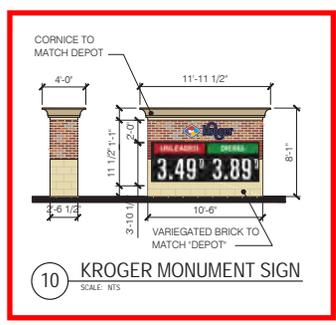
8 CROSSING SIGN  
SCALE: NTS



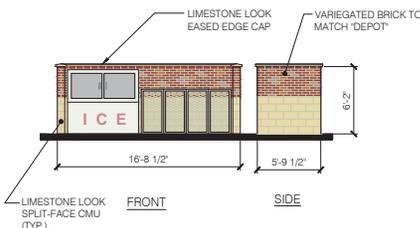
1 FRONT ELEVATION  
SCALE: NTS



9 LIGHT POLE  
SCALE: NTS



10 KROGER MONUMENT SIGN  
SCALE: NTS



11 MERCHANDISE ENCLOSURE  
SCALE: NTS

REVISIONS	
No.	DESCRIPTION
1	OWNER REVIEW
2	OWNER REVIEW
3	MEETING
4	OWNER REVIEW
5	MEETING
6	OWNER REVIEW
7	OWNER REVIEW

Project No.: 014-00678-00  
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Exhibit 4: Fuel Monument Sign Detail