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 10: 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	Steven Hoover
_____	_____	_____
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
_____	_____	_____
Mark F. Keen	Mark F. Keen	Mark F. Keen
_____	_____	_____
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

EMH&T
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

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

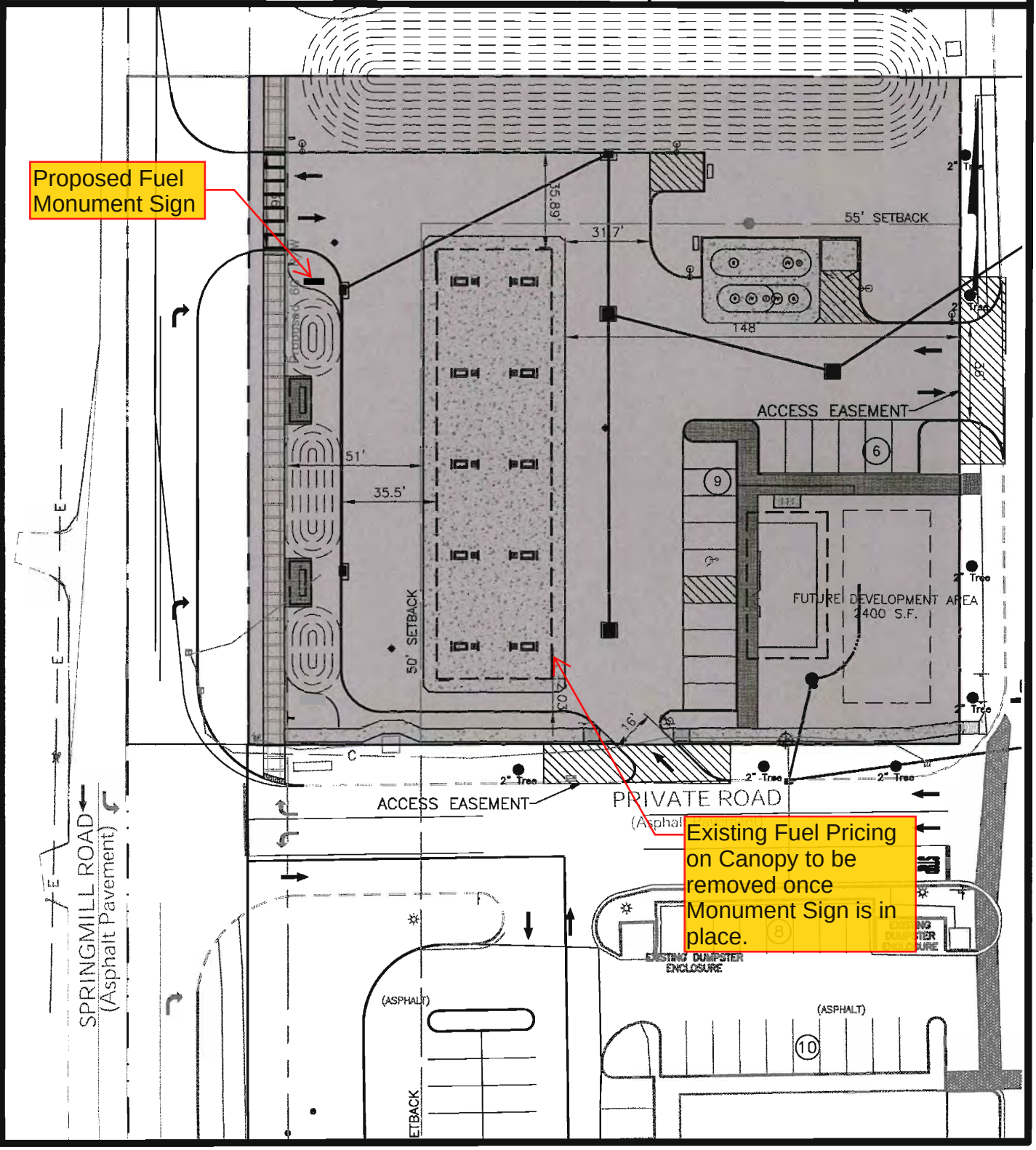

EXHIBIT A.2

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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 BEGINING 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.

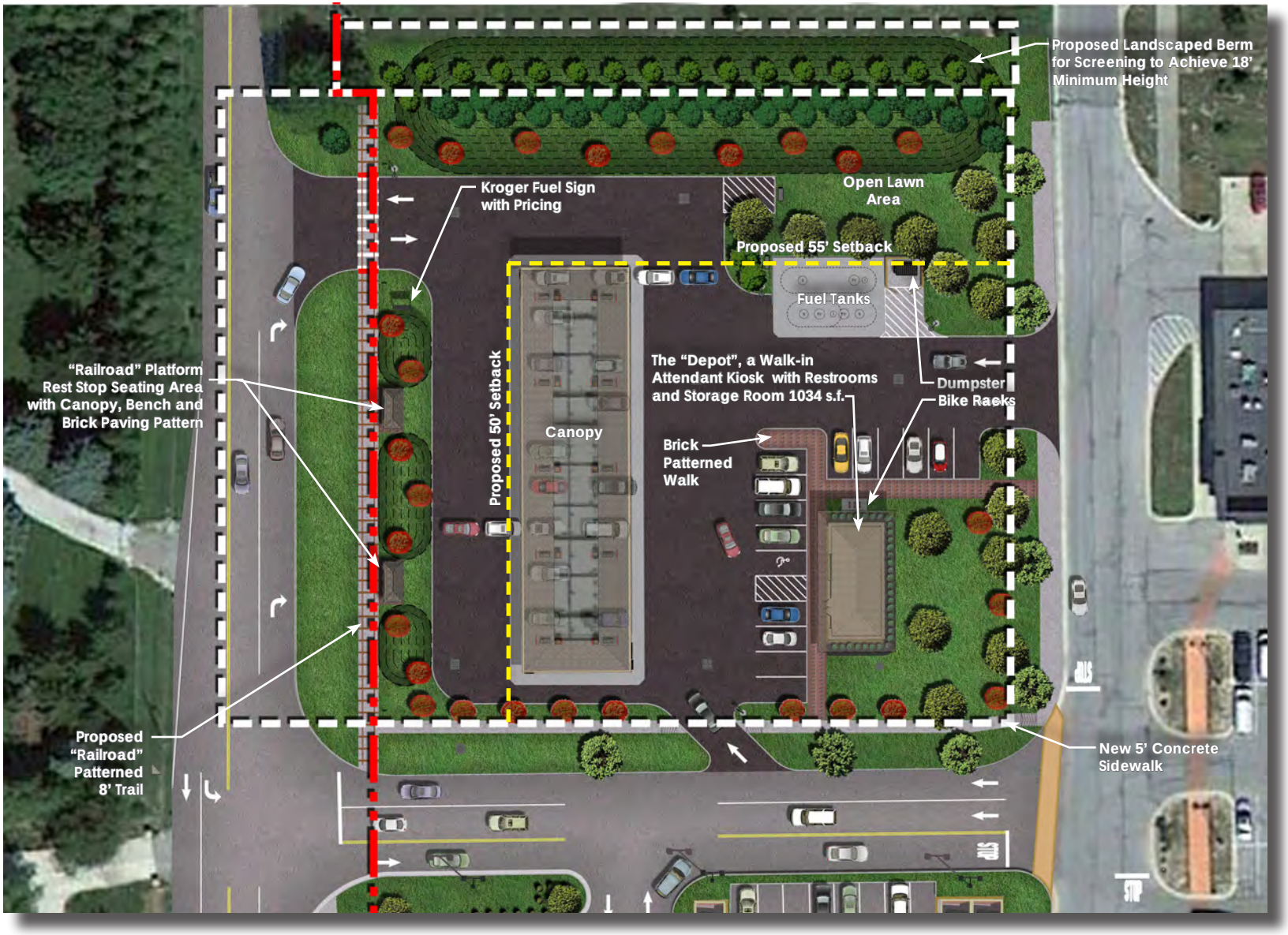


Exhibit 1 : Proposed Depot and Fuel Center

Westfield, IN Kroger

February 4, 2016

EMH&T
Engineers, Surveyors, Planners, Scientists
emht.com

Kroger

4 ENTRY VIEW (FROM NORTHWEST)
SCALE: NTS

5 PLAZA VIEW (FROM SOUTHWEST)
SCALE: NTS

Exhibit 2:Proposed Fuel Monument Sign

SSOE, INC.
ARCHITECTS • ENGINEERS
TROY, MICHIGAN 48084
248.643.6222

The Kroger Co.
CENTRAL MARKETING AREA
6640 Corporate Park Drive
Indianapolis, IN 46250
Phone (317) 579-8100

Seal

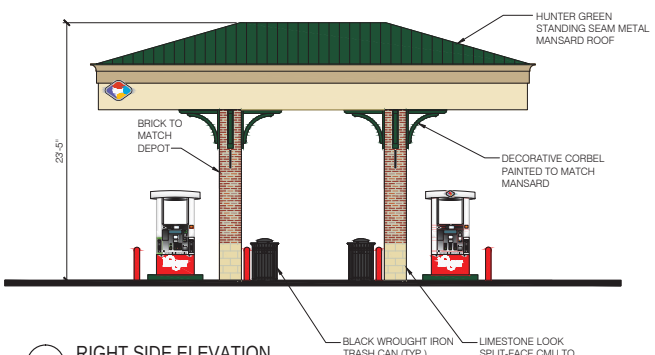
REVISIONS

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

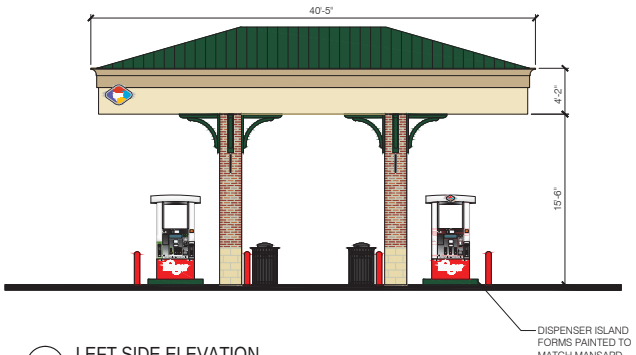
Project No.:	014-00678-00
Project Manager:	KLEIN
Designed By:	KLEIN
Drawn By:	KLEIN
Checked By:	KLEIN
Store No.:	J 970
Address:	16201 SPRING MILL ROAD WESTFIELD, IN 46074

SITE RENDERINGS

Drawing No.:
C2.4



3 RIGHT SIDE ELEVATION
SCALE: NTS

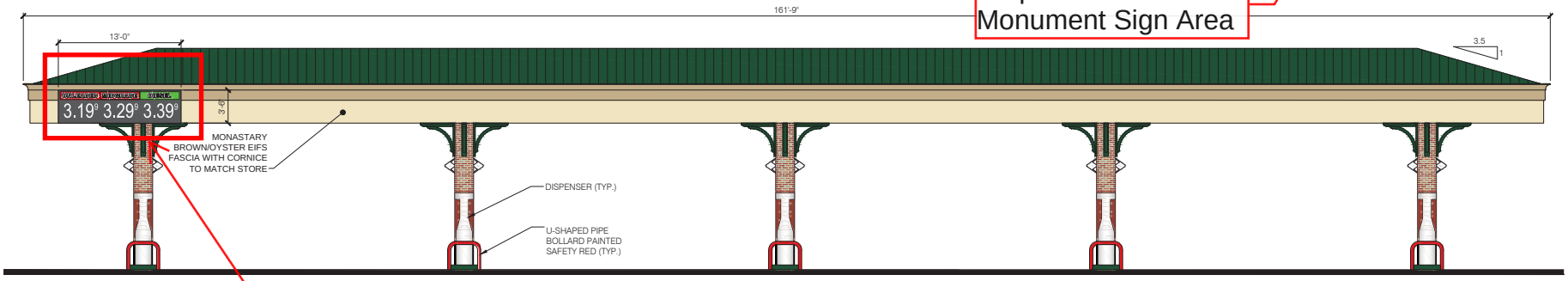


4 LEFT SIDE ELEVATION
SCALE: NTS

SIGNAGE SCHEDULE

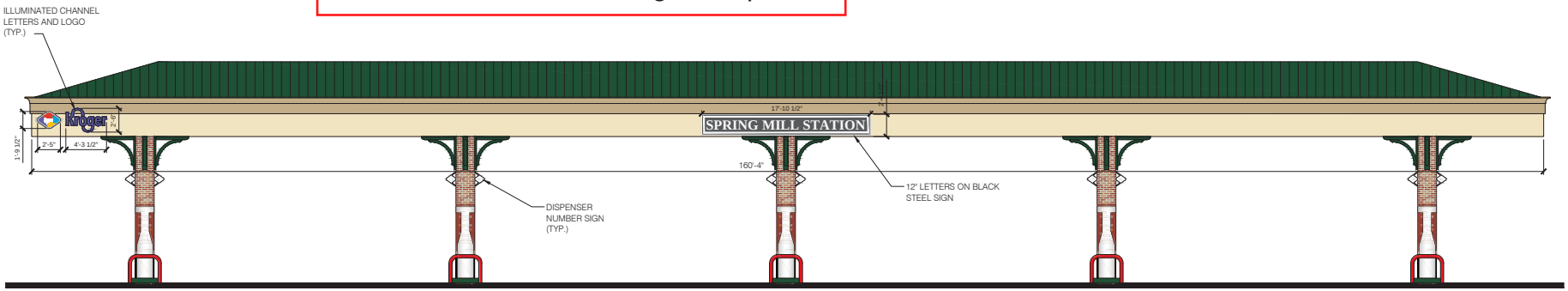
SIGN		QUANTITY	SIGN AREA (SF)	TOTAL AREA (SF)
3.19⁹ 3.29⁹ 3.39⁹		1	45.00	45.00
	CANOPY	3	2.80	8.40
	KIOSK	2	2.80	5.60
Kroger		2	10.83	21.66
MONUMENT SIGN		2	62.13	124.25
			TOTAL:	205.91
SPECIAL SIGNAGE		4	73.66	73.66

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

SSOE, INC.
ARCHITECTS • ENGINEERS
TROY, MICHIGAN 48084
T 248.543.3222

The Kroger Co.
CENTRAL MARKETING AREA
1550 Old Henderson Road
Indianapolis, IN 46250
Phone (317) 579-8100

Seal

REVISIONS

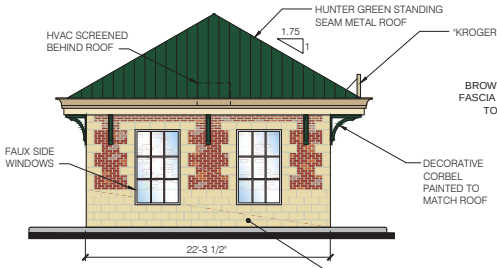
No.	DESCRIPTION	DATE
3	OWNER REVIEW	05-08-2014
4	OWNER REVIEW	05-15-2014
5	MEETING	05-28-2014
6	ZONING APPROVAL	05-30-2014
7	ZONING APPROVAL	06-01-2014

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

CANOPY ELEVATIONS

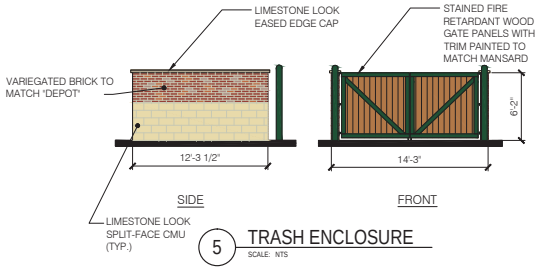
Drawing No.:
C2.1

Exhibit 3: Fuel Price Signage



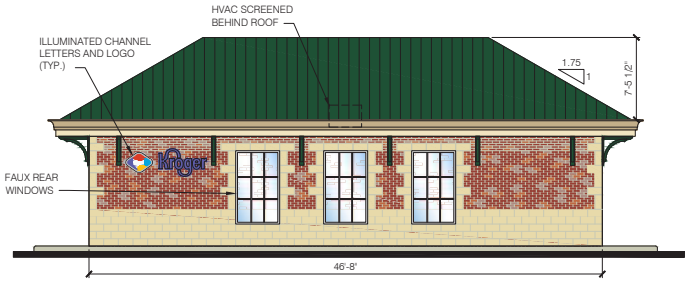
3 RIGHT SIDE ELEVATION
SCALE: NTS

4 LEFT SIDE ELEVATION
SCALE: NTS

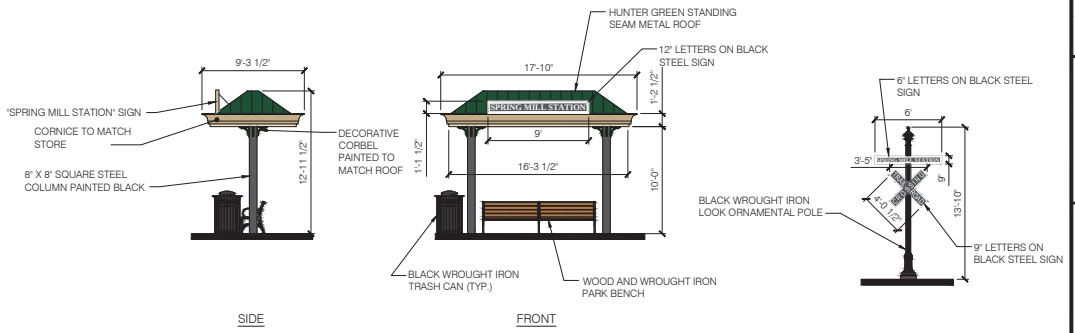


5 TRASH ENCLOSURE
SCALE: NTS

6 BIKE RACK
SCALE: NTS

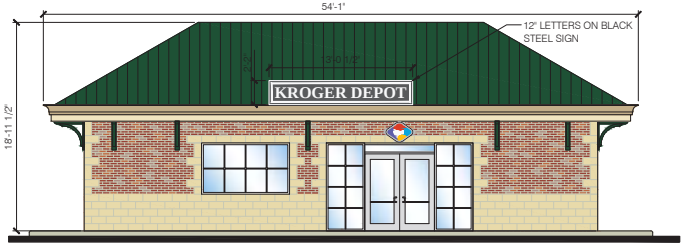


2 REAR ELEVATION
SCALE: NTS



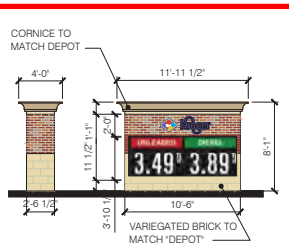
7 REST STOP SHELTER
SCALE: NTS

8 CROSSING SIGN
SCALE: NTS

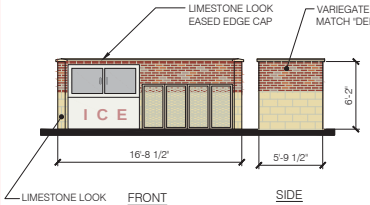


1 FRONT ELEVATION
SCALE: NTS

9 LIGHT POLE
SCALE: NTS



10 KROGER MONUMENT SIGN
SCALE: NTS



11 MERCHANDISE ENCLOSURE
SCALE: NTS

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"DEPOT" AND SITE DETAILS

Drawing No.: C2.2

Exhibit 4: Fuel Monument Sign Detail