

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 2** at the location shown in **Exhibit 3**.
- 2.2 The price sign located on the rear of the fuel canopy, shown in **Exhibit 4**, 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 1



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 "1"

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 2: Fuel Monument Sign

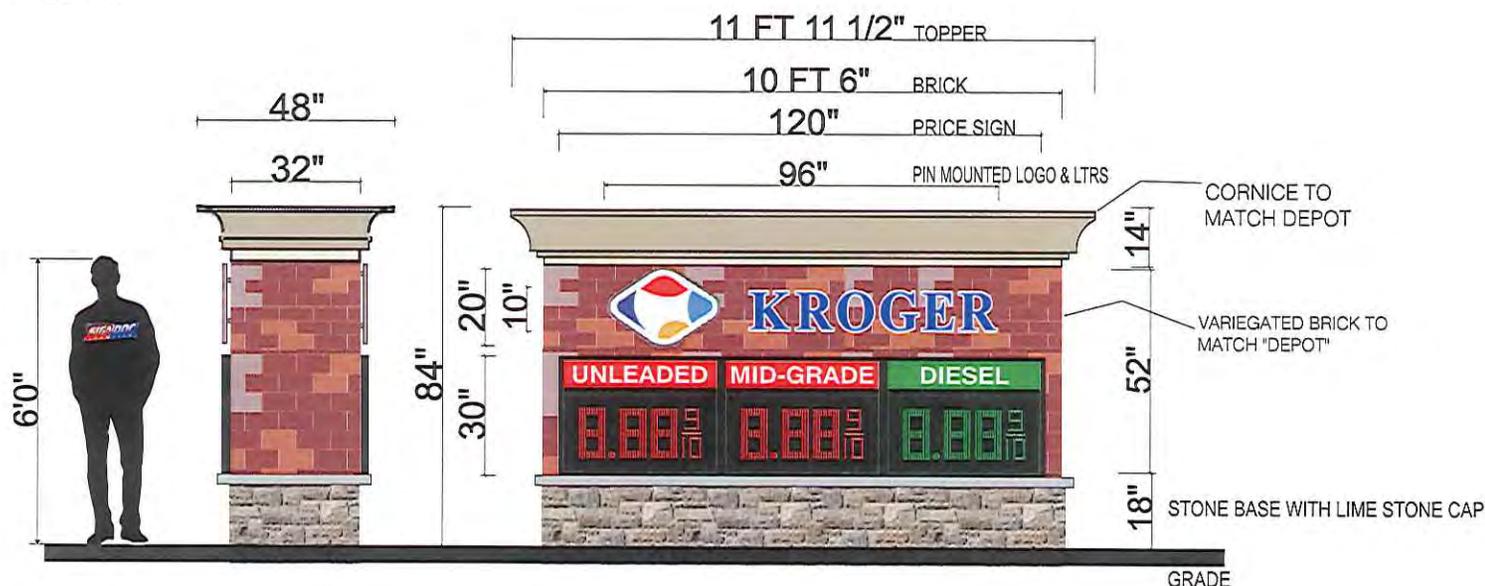
SIGN SPECIFICATIONS

MONUMENT SIGN
 STONE BASE
 BRICK FACE
 1/4" X 10" PIN MOUNTED LTRS
 READING KROGER
 LTRS BLUE W/ WHITE BOARDER
 20" FUEL LOGO PIN MOUNTED
 THREE PRODUCT FUEL SIGN
 LED ILLUMINATED
 Connect to provided 120v electrical feed

SIGN AREA

FUEL LOGO 2.8 sf
 KROGER 4 sf
 PRICER 25 sf

TOTAL EACH SIDE 31.8 sf



Approved x: _____

Date x: _____

NOTE: THERE WILL BE COLOR VARIATIONS FROM THIS PRINTED DRAWING TO THE FINAL PRODUCT, COLORS SPECIFIED WILL ALWAYS BE MATCHED AS CLOSE AS POSSIBLE.

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Customer
KROGER J-970

Sales Rep
DANNY GAYDE

Date
03/10/16

Job Number
0301016

Color Spec
 A.
 B.
 C.

Office: 317-247-9670
 Fax: 317-247-9673

Location
Indianapolis, IN

Designer
DG

Scale
 Photo Elev. Not To Scale
1/4" = 1'-0"

3150 Rand Rd Ste. B
 Indianapolis, IN 46241





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
5	CITY RESUBMITTAL	03-17-2016

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**



Proposed Landscaped Berm for Screening to Achieve 18' Minimum Height

Kroger Fuel Sign with Pricing

Open Lawn Area

Proposed 55' Setback

Fuel Tanks

The "Depot", a Walk-in Attendant Kiosk with Restrooms and Storage Room 1034 s.f.

Dumpster

Bike Racks

Canopy

Brick Patterned Walk

"Railroad" Platform Rest Stop

Proposed 50' Setback

Proposed 8' Trail

New 5' Concrete Sidewalk



North

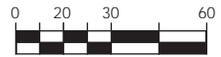


Exhibit 3: Proposed Depot and Fuel Center

Westfield, IN Kroger

March 11, 2016



EXHIBIT 4



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 "4"

FOR

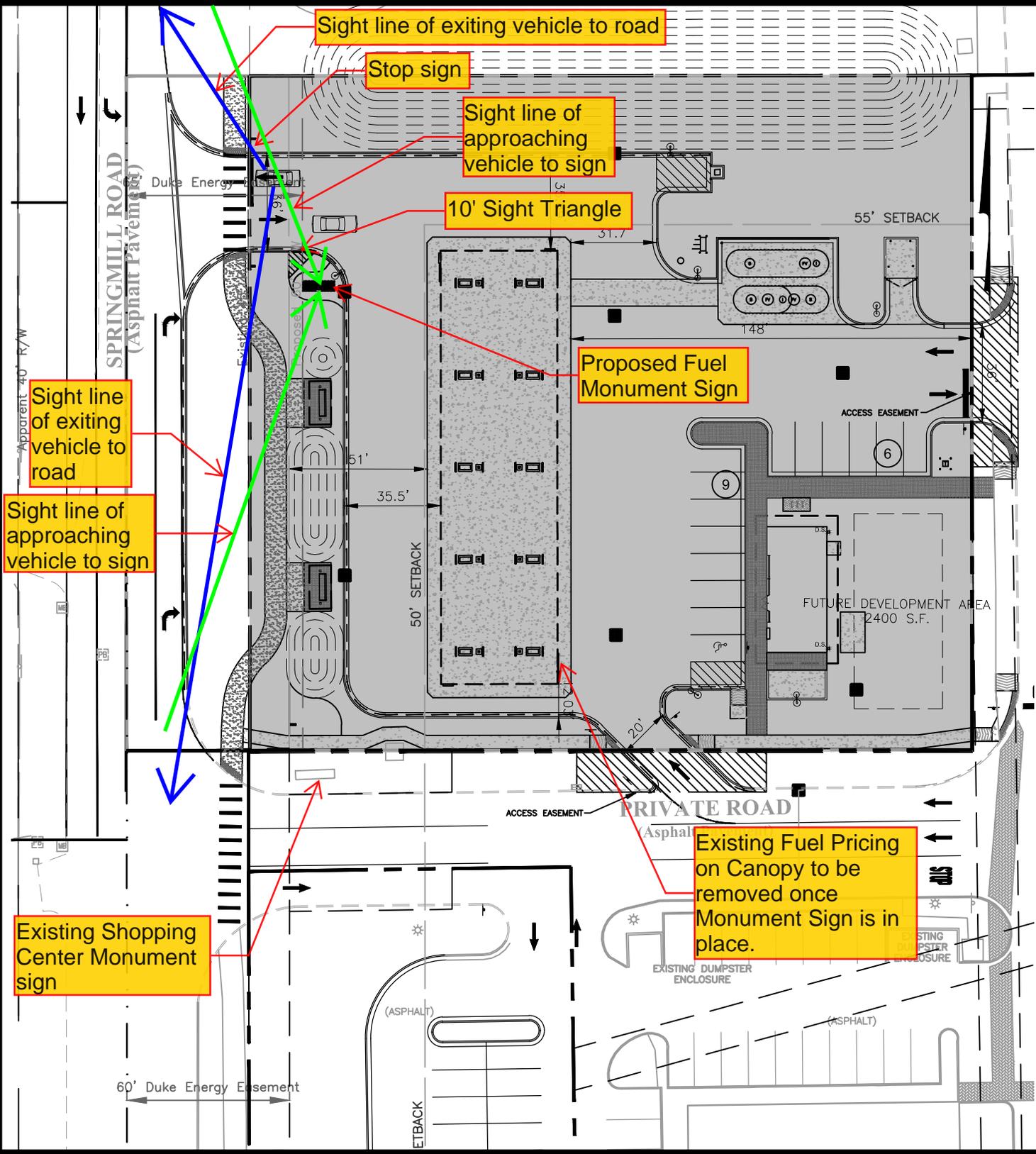
KROGER J970 FUEL CENTER

SITE SIGNAGE AND VISIBILITY

DATE: March 09, 2016

JOB NO. 20130506

SCALE: None



Sight line of exiting vehicle to road

Stop sign

Sight line of approaching vehicle to sign

10' Sight Triangle

Proposed Fuel Monument Sign

Sight line of exiting vehicle to road

Sight line of approaching vehicle to sign

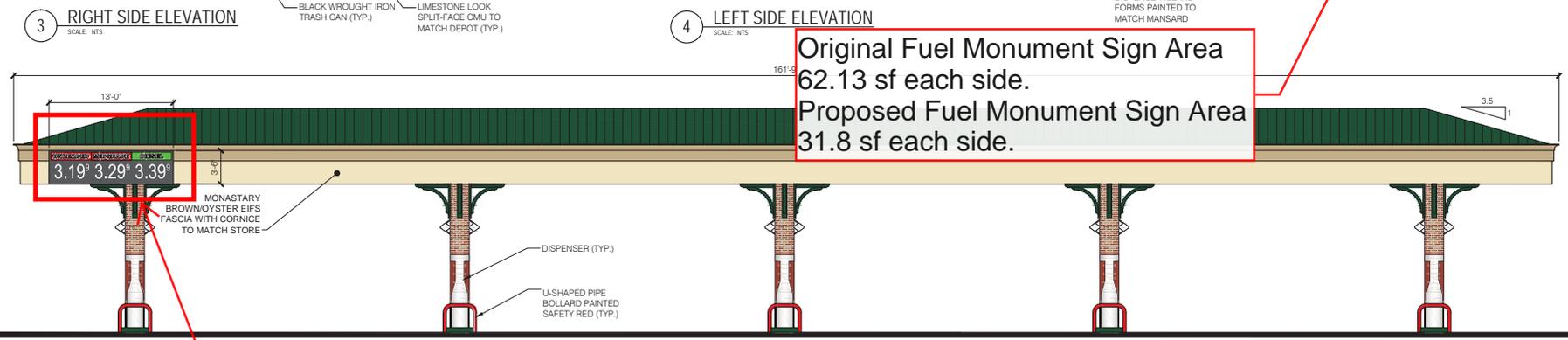
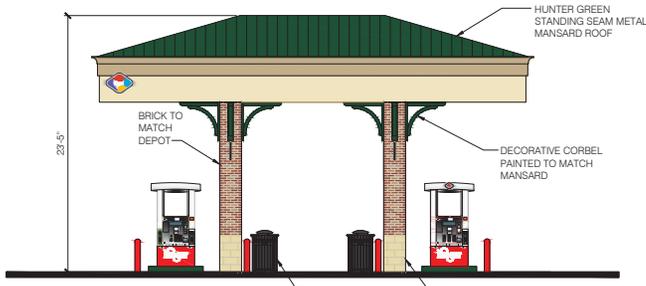
Existing Shopping Center Monument sign

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

Vertical text on the left margin: (No. Xrefa)

Existing Fuel Pricing Signage Area
45.50 sf, to be removed from canopy.

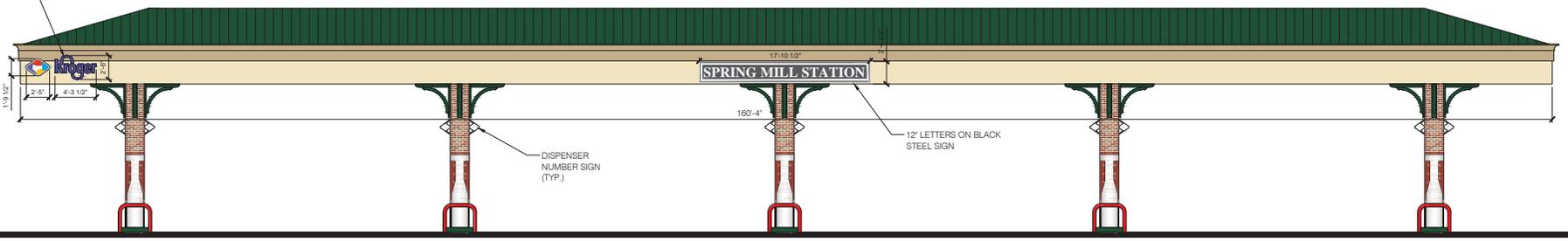
SIGNAGE SCHEDULE			
SIGN	QUANTITY	SIGN AREA (SF)	TOTAL AREA (SF)
3.19 ^o 3.29 ^o 3.39 ^o	1	45.50	45.50
CANOPY	3	2.80	8.40
KIOSK	2	2.80	5.60
Kroger	2	10.63	21.26
MONUMENT SIGN	2	62.13	124.26
TOTAL			205.91
SPECIAL SIGNAGE	4	73.65	73.65



Original Fuel Monument Sign Area
62.13 sf each side.
Proposed Fuel Monument Sign Area
31.8 sf each side.

Existing Fuel Pricing Signage, 45.50 sf, to
be removed after monument sign is in place.

Note:
All other signage on site to remain.



SSOE
SSOE INC
ARCHITECT ENGINEERS
PLANNERS
200 N. ALLEN ST.
INDIANAPOLIS, IN 46204
PHONE 317.634.6222



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	06/10/2014

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
5	OWNER APPROVAL	06/10/2014

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 4: Fuel Price Signage