

ORDINANCE NUMBER 16-█

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO
THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED
DEVELOPMENT ORDINANCE**

This is an 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 Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District (the "The Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. █-PUD-█**), requesting an amendment to The Harmony 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. █-PUD-█** 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 █, 2016;

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 Harmony PUD Ordinance and Unified Development Ordinance (the "UDO") are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend The Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Harmony PUD Ordinance; and (iii) the provisions of the UDO, 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 this Ordinance or The Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of (i) the UDO or (ii) The Harmony PUD 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 this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance or The Harmony PUD Ordinance shall have the meanings ascribed to them in the UDO.

- 2.1 Illustrative Character Exhibit - GetGo: The architectural building elevations, attached hereto as **Exhibit D.**
- 2.2 Illustrative Character Exhibit - CVS: The architectural building elevations, attached hereto as **Exhibit E.**
- 2.3 Concept Plan – Area C (GetGo): The plan for the development of Area C of the Mixed Use District of The Harmony PUD Ordinance, attached hereto as **Exhibit C.**
- 2.4 Restaurant Area: The real estate within Area B of the Mixed Use District of The Harmony PUD which is identified as the Restaurant Area, on the illustration attached hereto as **Exhibit B.**

Section 3. **Concept Plan.** The Concept Plan – Area C (GetGo) is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan – Area C. Area C of the Mixed Use District of The Harmony PUD shall be developed in substantial compliance with the Concept Plan – Area C (GetGo).

Section 4. **Development Standards.** The standards applicable to the Mixed Use District of The Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 4.1 Permitted Uses: Section 2.2 of The Harmony PUD Ordinance shall apply to the Real Estate, except as otherwise modified below.
 - A. In addition to the uses permitted within Area B, Fast Food Restaurants shall be a Permitted Use in the Restaurant Area.
 - B. In addition to the uses permitted within Area C, a Gasoline Service Station shall be a Permitted Use.
- 4.2 Minimum Building Setback Lines: Section 2.3.B(3) of The Harmony PUD

Ordinance shall apply to the Real Estate, except as otherwise modified below.

- A. The Front Yard Building Setback applicable to streets on the interior of the Mixed Use District shall be twenty (20) feet.
- B. Side and Rear building setbacks within the interior of the Mixed Use District shall be zero (0) feet.
- C. The Front Yard Building Setback applicable to the street frontage along the south perimeter of Area C shall be ten (10) feet.

Section 5. **Landscaping Standards.** Article 5 Landscaping Standards of The Harmony PUD, shall apply to the Real Estate, except as otherwise modified below.

- A. The buffer yard along the 146th Street and Ditch Road frontage shall be ten (10) feet in width.
- B. The buffer yard along the west perimeter of Area A shall be twenty (20) feet.
- C. The buffer yard along the south perimeter of Area C shall be ten (10) feet in width. Sidewalks and driveways may encroach into this buffer provided development of the site is in substantial compliance with the Concept Plan – Area C (GetGo).

Section 6. **Sign Standards.** The standards of The Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- A. In addition to signage permitted under the UDO, a Multi-family use on Area A shall be permitted a blade sign along its 146th Street frontage in substantial compliance with the Multi-Family Blade Sign illustrated on **Exhibit F.**
- B. A Gasoline Service Station in Area C shall be permitted signage per the UDO standards applicable to an Individual Non-Residential Use.

Section 7. **Architectural Design Standards.** The standards Article 7 of The Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 7.1 **Medium Intensity Retail Use - Pharmacy:** A pharmacy (drug store), if constructed on Area B, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – CVS.
- 7.2 **Gasoline Service Station:** A Gasoline Service Station, if constructed on Area C, shall be constructed in substantial compliance with the elevations and materials illustrated on the Illustrative Character Exhibit – GetGo.

Section 8. **Street and Right-of-way Standards.** The standards Article 8.9 of UDO shall apply

to the development of the Real Estate, except as otherwise modified below.

- 8.1 The required half right-of-way along the south perimeter of Area C shall be twenty-five (25) feet.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

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 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: Jon C. Dobosiewicz

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

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-█**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-█**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Harmony PUD - 2016 Mixed Use District Text Amendment 042916

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description)
- Exhibit B Restaurant Area
- Exhibit C Concept Plan – Area C (GetGo)
- Exhibit D Illustrative Character Exhibit – GetGo
- Exhibit E Illustrative Character Exhibit - CVS
- Exhibit F Multi-Family Blade Sign

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A part of the Southeast Quarter and Southeast Quarter of Section 16, Township 18 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

TRACT 1:

Commencing at the southeast Corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,352.44 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 179.67 feet to the POINT OF BEGINNING, said point also being the northwest corner of Parcel 1 as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana, (the following eight (8) courses being along the northerly and westerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 78.48 feet to a point on a tangent curve to the left having a radius of 925.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 300.26 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 1,075.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 340.96 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 134.39 feet; (6) North 60 degrees 22 minutes 18 seconds East 175.44 feet; (7) North 00 degrees 12 minutes 08 seconds West 615.00 feet; (8) North 89 degrees 47 minutes 52 seconds East 75.00 feet to the East line of said Southeast Quarter; thence North 00 degrees 12 minutes 08 seconds West a distance of 238.05 feet to the northeast corner of said Quarter Quarter Section; Quarter Section; thence South 89 degrees 21 minutes 22 seconds West along the North line of said Quarter Quarter a distance of 1,354.74 feet to the northwest corner of said Quarter Quarter; thence South 00 degrees 18 minutes 09 seconds East along the West line of said Quarter Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or Quarter a distance of 1,136.91 feet to the POINT OF BEGINNING, containing 30.21 acres of land, more or less.

TRACT 2:

Commencing at the southeast corner of said Southeast Quarter; thence South 89 degrees 25 minutes 04 seconds West (basis of bearing = ALTA/ACSM land title survey by The Schneider Corporation, Job No. 4934.001, dated March 10, 2004) along the South line of said Southeast Quarter a distance of 1,109.75 feet to the POINT OF BEGINNING, said point also being on the southwest corner of Parcel 1A as described in Instrument No. 2013064140 in the Office of the Recorder of Hamilton County, Indiana; thence continuing South 89 degrees 25 minutes 04 seconds West along said South line a distance of 242.69 feet to the southwest corner of said Quarter Quarter Section; thence North 00 degrees 18 minutes 09 seconds West Quarter Section; thence North 00 degrees 18 minutes 09 seconds West along the West line of said Quarter Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in Quarter a distance of 29.67 feet to the southwest corner of Parcel 1 as described in said Instrument No. 2013064140, (the following five (5) courses being along the southerly lines of said Parcel 1); (1) North 89 degrees 25 minutes 36 seconds East 79.18 feet to a point on a tangent curve to the left having a radius of 1,075.00 feet, the radius point of which bears North 00 degrees 34 minutes 24 seconds West; (2) easterly along said curve an arc distance of 348.95 feet to a point which bears South 19 degrees 10 minutes 18 seconds East from said radius point; (3) North 70 degrees 49 minutes 42 seconds East 299.12 feet to a point on a tangent curve to the right having a radius of 925.00 feet, the radius point of which bears South 19 degrees 10 minutes 18 seconds East; (4) easterly along said curve an arc distance of 293.38 feet to a point which bears North 00 degrees 59 minutes 58 seconds West from said radius point; (5) North 89 degrees 00 minutes 02 seconds East 132.11 feet to the westerly line of said Parcel 1A, (the following four (4) courses being along the westerly and northerly lines of said Parcel 1A); (1) South 21 degrees 01 minute 23 seconds West 128.61 feet; (2) South 12 degrees 10 minutes 30 seconds East 77.30 feet; (3) South 89 degrees 25 minutes 04 seconds West 729.61 feet; (4) South 73 degrees 23 minutes 28 seconds West 126.77 feet to the Point of Beginning, containing 2.61 acres of land, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



EXHIBIT B
REATAURANT AREA
(Page 1 of 1)

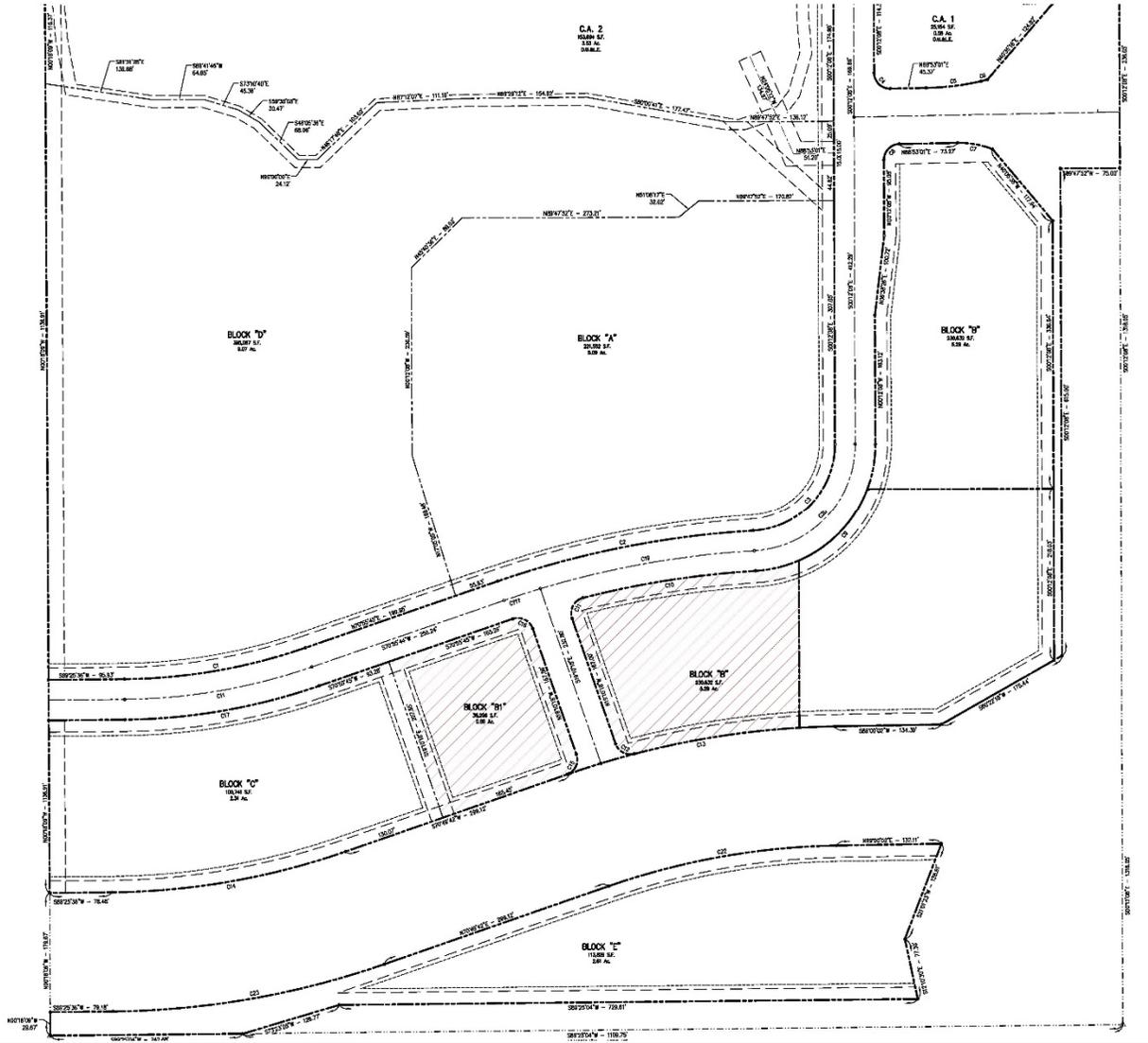
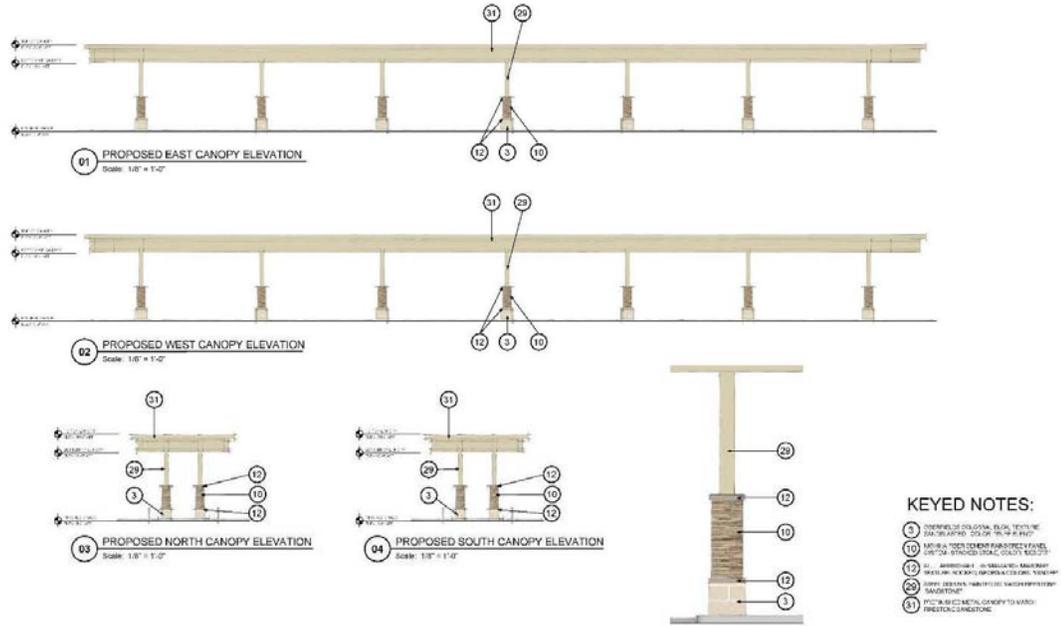


EXHIBIT C
CONCEPT PLAN – AREA C (GETGO)
(Page 1 of 1)

Add Concept Landscape Plan

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBIT - GETGO
 (Page 2 of 2)



Fuel Canopy Elevations
04-01-2016

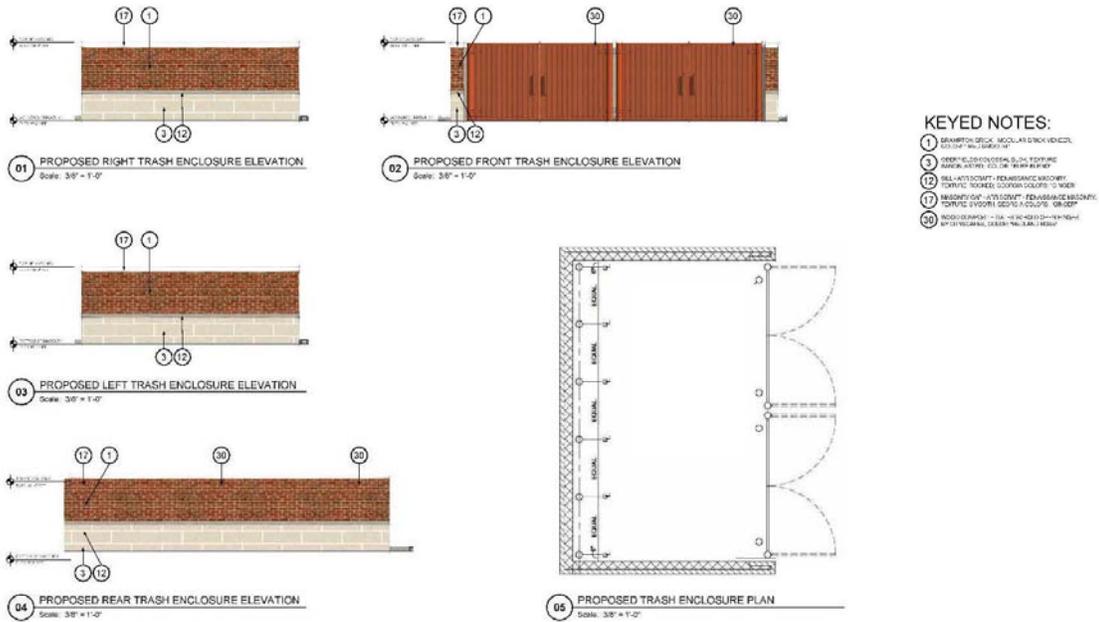


EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBIT - CVS
(Page 1 of 1)

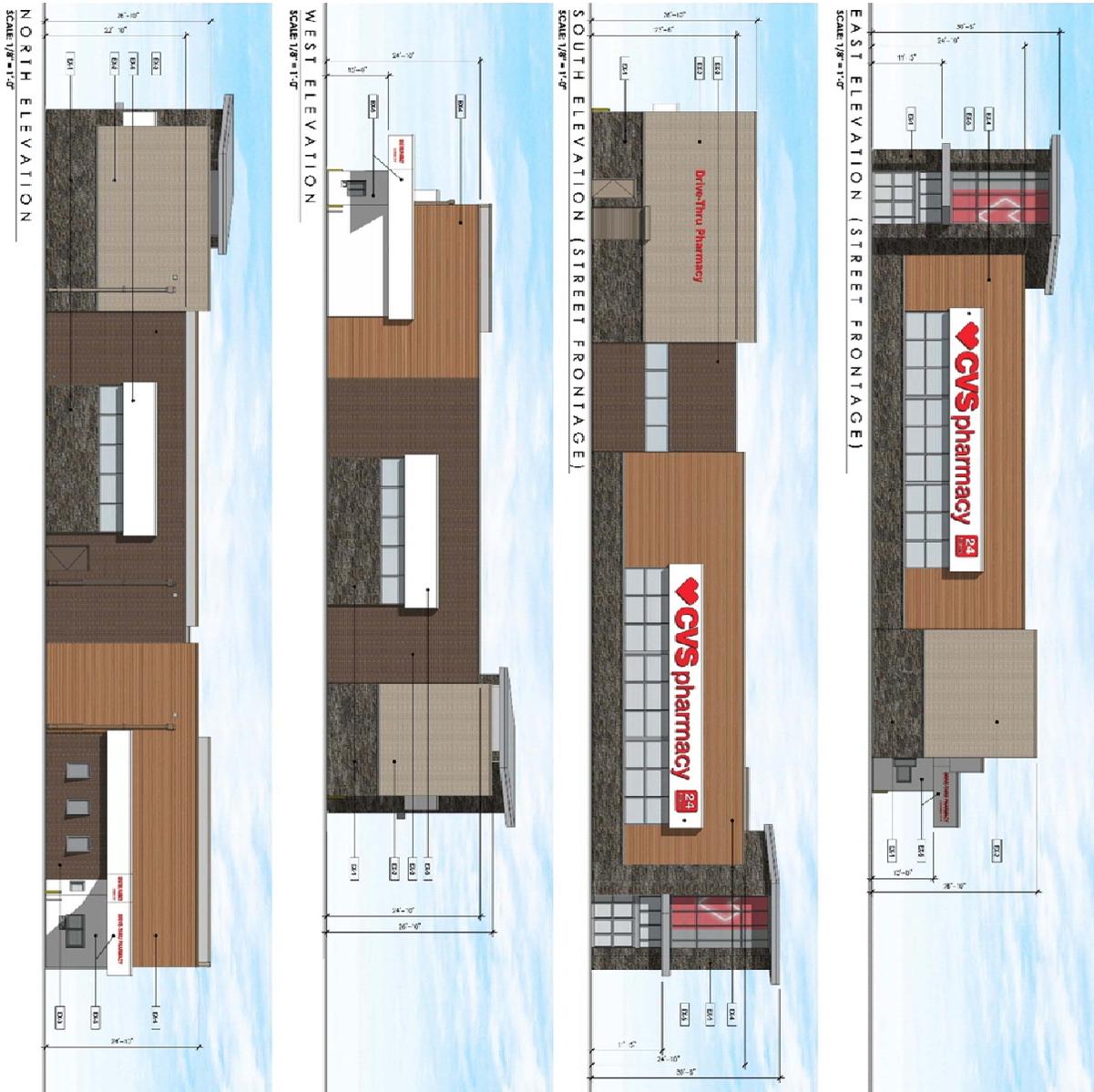


EXHIBIT F
Multi-Family Blade Sign
(Page 1 of 1)

