

ORDINANCE _____

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49, ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-05, ORDINANCE 10-08, ORDINANCE 10-19, ORDINANCE 11-01, ORDINANCE 12-10, ORDINANCE 13-03, ORDINANCE 13-06, ORDINANCE 13-08, ORDINANCE 14-02, ORDINANCE 14-16, ORDINANCE 14-44 AND TITLE 16 - LAND USE CONTROLS

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;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1409-PUD-15), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Town Council on October 9, 2006 , and amended by (i) Ordinance 08-05, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08, enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014 Ordinance 14-02; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014 and (xiv) Ordinance 14-44, enacted by the City Council on September 22, 2014 (collectively, the "Bridgewater PUD Ordinance");

WHEREAS, the Commission took action to forward said petition (Docket 1604-DDP-13) to the Westfield City Council (the "Council") with a favorable recommendation (by a vote of ___ in favor and ___ opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on _____ 2016;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____ 2016; and

WHEREAS, the Westfield 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 THAT THE BRIDGEWATER PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Bridgewater PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit "A" are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit "B" (the "Real Estate"). In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Upon motion duly made and seconded, this Ordinance _____ was fully passed by members of the Council this __ day of _____, 2016. Further, this Ordinance _____ shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance _____ are hereby amended. To the extent that this Ordinance _____ conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance _____ shall prevail.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

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 No. _____ was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. _____

This _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. _____

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

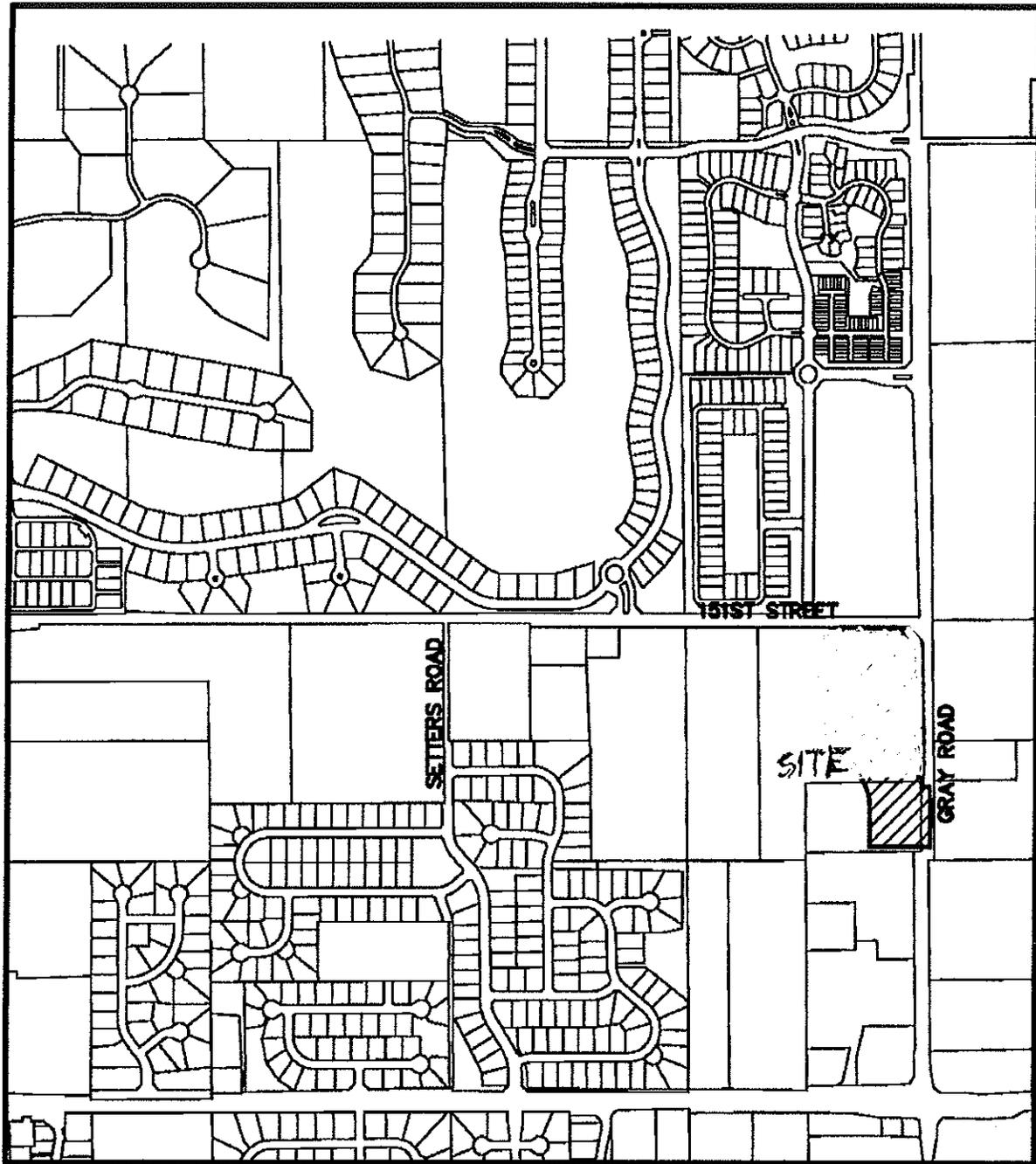
EXHIBIT "A"

DEVELOPMENT STANDARDS FOR PROFESSIONAL BUILDING USES. The below terms, conditions, and provisions shall apply only to the use and development of Professional buildings on Parcel M3 of the Bridgewater PUD Ordinance.

- A. Parking: Parking space sizes of the Bridgewater PUD Ordinance shall not apply to the Real Estate. Required parking spaced sizes shall comply with the Landscape plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit "C" showing 9'x20' and 10'x18' spaces and 9'x18' spaces adjacent to building front sidewalk.
- B. Landscaping Requirements: Section 11 – Landscaping of the Bridgewater PUD Ordinance shall not apply to the Real Estate. Required landscaping shall comply with the Landscape Plan illustrated in what is attached hereto and incorporated herein by reference as Exhibit "C".
- C. Signage: Section 14 – Signage of the Bridgewater PUD shall be applicable to all signs on the Real Estate. Site signage shall comply with the signage illustrated in what is attached hereto and incorporated herein by reference as Exhibit "C" showing a double sided illuminated ground sign on the east and a double sided ground sign with tenant directional and suite information at the west entry. Examples of similar signage are attached hereto and incorporated herein by reference as Exhibit "D".

EXHIBIT "B"

(Legal Description)



LOCATION MAP
N.T.S.

INTERIOR PARKING LOT PLANTING TABLE

MIN. 10 SHRUBS PER 1000 SQ. FT. OF PARKING SPACE. ALL PLANTS SHALL BE AT LEAST 18" TALL AND 1" CALIBER.

SWALL	THREE SHRUBS	THREE TREES					
75	23000	10000	10000	10000	10000	10000	10000

PERIMETER PARKING LOT PLANTING TABLE

MIN. 10 SHRUBS PER 1000 SQ. FT. OF PARKING SPACE.

SWALL	THREE TREES						
75	23000	10000	10000	10000	10000	10000	10000

ROAD FRONTAGE PLANTING TABLE

MIN. 10 SHRUBS PER 1000 SQ. FT. OF ROAD FRONTAGE.

SWALL	TOTAL LENGTH	THREE TREES					
75	23000	10000	10000	10000	10000	10000	10000

BUFFER YARD PLANTING TABLE

MIN. 10 SHRUBS PER 1000 SQ. FT. OF BUFFER YARD.

SWALL	TOTAL LENGTH	THREE TREES					
75	23000	10000	10000	10000	10000	10000	10000

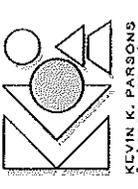
CONCRETE PLANTING TABLE

MIN. 10 SHRUBS PER 1000 SQ. FT. OF CONCRETE.

SWALL	TOTAL LENGTH	THREE TREES					
75	23000	10000	10000	10000	10000	10000	10000

OPEN SPACE: 39.4%
PARKING SPACE: 56

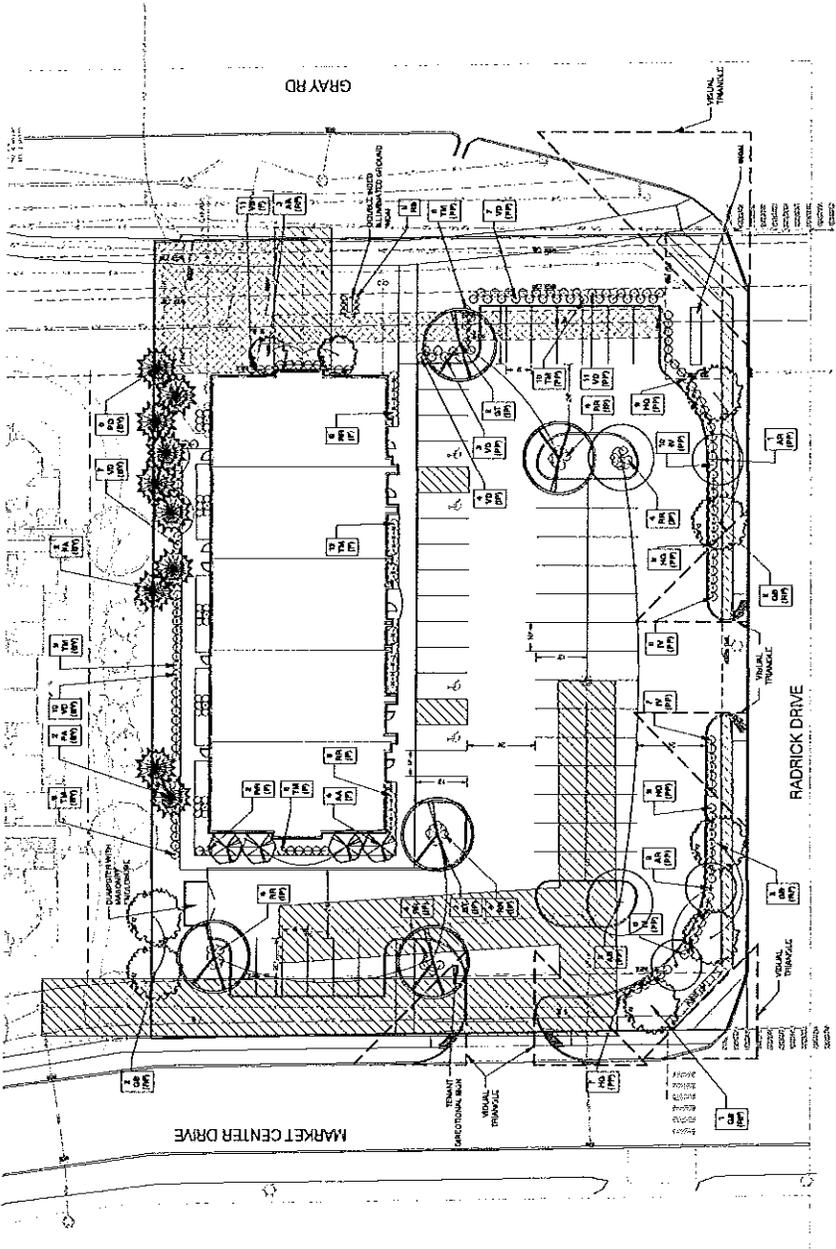
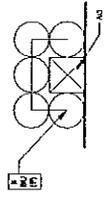
SYMBOL	DESCRIPTION	PLANT QUANTITY
(Symbol)	PLANTING	100
(Symbol)	PLANTING	200
(Symbol)	PLANTING	300
(Symbol)	PLANTING	400
(Symbol)	PLANTING	500
(Symbol)	PLANTING	600
(Symbol)	PLANTING	700
(Symbol)	PLANTING	800
(Symbol)	PLANTING	900
(Symbol)	PLANTING	1000



KEVIN K. PARSONS & ASSOCIATES, INC.
landscape architecture
1750 N. 10th Street - Suite 400B
Westfield, IN 46081
773-288-8888 • Fax: 773-288-8888

02 TYPICAL AC UNIT SCREENING

14/16/16/16/16



PLANT SCHEDULE

SYMBOL	PLANT NAME	USE	PLANTING	NOTE
AK	ACER FRAXINOSA	1.5' TALL	AC 50000	FULL UNPAVED
AR	ACER RUBRA	5' TALL	AC 50000	FULL UNPAVED
AL	ALBICEPES	5' TALL	AC 50000	FULL UNPAVED
AN	ANEMONE	5' TALL	AC 50000	FULL UNPAVED
AO	ANEMONE	5' TALL	AC 50000	FULL UNPAVED
AP	APRIL PEACH	5' TALL	AC 50000	FULL UNPAVED
AQ	ARISTIDA	5' TALL	AC 50000	FULL UNPAVED
AR	ARISTIDA	5' TALL	AC 50000	FULL UNPAVED
AS	ASPERULA	5' TALL	AC 50000	FULL UNPAVED
AT	ATLANTIC	5' TALL	AC 50000	FULL UNPAVED
AV	AVICENNIA	5' TALL	AC 50000	FULL UNPAVED
AW	AWYLLONIA	5' TALL	AC 50000	FULL UNPAVED
AX	AXONOPUS	5' TALL	AC 50000	FULL UNPAVED
AY	AYMONIA	5' TALL	AC 50000	FULL UNPAVED
AZ	AZALEA	5' TALL	AC 50000	FULL UNPAVED
BA	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BB	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BC	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BD	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BE	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BF	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BG	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BH	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BI	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BJ	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BK	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BL	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BM	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BN	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BO	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BP	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BQ	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BR	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BS	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BT	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BU	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BV	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BW	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BX	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BY	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED
BZ	BALTIMORE	5' TALL	AC 50000	FULL UNPAVED

01 SITE LANDSCAPE PLAN

14/16/16/16

EXHIBIT "C"

GILMORE
WESTFIELD, INDIANA
LANDSCAPE PLAN

PROJECT: 14/16/16/16
CLIENT: AC 50000
DATE: 02/21/2016
DRAWN BY: JKL

JKL LANDSCAPE ARCHITECTS



CERTIFICATION



Meridian Village

 **JAZZERCISE**

 **OLLIE'S OUTLET** *Bargain*
GOOD STUFF CHEAP

Party Nails

 **TAE KWON DO**

brunchies
your place for breakfast & lunch

Carter Vet

Leasing Info
888-457-2877

STARLA GOLDMAN, DDS

EXHIBIT "D"

EAST SIDE DOUBLE SIDED BACKLIT SIGNAGE (SIMILAR)

LAS CIMAS II

Texas Instruments

The Waiting List Practice

Jones Energy, Ltd.

Keller Williams Realty International

Sheshunoff Information Services

St. Jude Medical

WEST SIDE DOUBLE SIDED DIRECTIONAL TENANT SIGNAGE (SIMILAR)