ORDINANCE 16-13

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, ORDINANCE 15-29, ORDINANCE 15-34, ORDINANCE 15-35, ORDINANCE 15-36 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; (xv) Ordinance 15-29, enacted by the City Council on October 12, 2015; (xvi) Ordinance 15-34, enacted by the City Council on November 23, 2015; (xvii) Ordinance 15-35, enacted by the City Council on November 23, 2015; (xviii) Ordinance 15-36, enacted by the City Council on January 11, 2016 (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 _____ 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" and Exhibit "B-2" (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 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 the Real Estate.

A. Parking:

1. Minimum Parking Space Size: 9'x18'

2. Parking Lot shall be allowed within required yards

B. Landscaping Requirements: *Section 11 – Landscaping* of the Bridgewater PUD Ordinance (Ord. 06-49) shall not apply to the Real Estate. Required landscaping shall be in substantial compliance 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 Ordinance (Ord. 06-49), and any subsequent Bridgewater PUD amendments shall apply to the Real Estate, except as modified herein:

1. The signage permitted under *Ordinance 14-02, Exhibit A, Article N* shall be modified to substantially comply with what is attached hereto and incorporated herein by reference as Exhibit "D" of this Ordinance.

2. A tenant sign shall be allowed at the western entrance to the Real Estate from Market Center Drive. The sign shall include spaces for up to five (5) individual tenant panels and shall substantially comply with what is depicted as the "West Entry Sign Pier" on what is attached hereto and incorporated herein by reference as Exhibit "E" of this Ordinance.

3. All Wall Sign standards under *Westfield Unified Development Ordinance, Article 6.17* shall apply to the Real Estate, except as modified herein:

   a. Maximum letter/logo height: Sixteen (16) inches

   b. All Wall Signs shall be backlit reverse channel letters.

EXHIBIT "B"

Legal Description: Lot 3 of the Replat of Lots 2 & 3 Bridgewater Marketplace Section 3

A part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, and more particularly described as follows:

Lot 3 of the Replat of Lots 2 & 3 Bridgewater Marketplace Section 3 recorded as Instrument Number 2015054146 in the Office of the Recorder in Hamilton County, Indiana.

THIS INSTRUMENT PREPARED BY:

DENNIS D. OLMSTEAD, PLS
STOEPPELWERTH & ASSOCIATES, INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

RE-PLAT OF LOTS 2 & 3
BRIDGEWATER MARKETPLACE SECTION 3

(BRIDGEWATER MARKETPLACE SECTION 3 PREVIOUSLY RECORDED AS
INSTRUMENT #2013048576, PLAT CABINET #5, SLIDE #108
IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA)

WASHINGTON TOWNSHIP, HAMILTON COUNTY
(SECTION 17, TOWNSHIP 18 NORTH, RANGE 4 EAST)

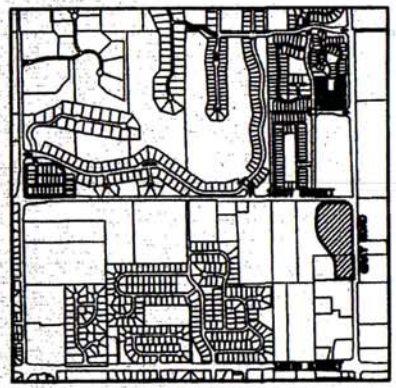
OWNER/SUBDIVIDER:
THROGMARTIN-HENKE DEVELOPMENT, LLP
3535 EAST 161ST STREET
CARMEL, INDIANA 46033
PHONE: (317) 399-2490
CONTACT: DAVID R. MENNEL

SOURCE OF TITLE: WARRANTY DEED
WARRANTY DEED: INSTR. #2007-008497
INSTR. #2005-00019843
INSTR. #2006-00006907

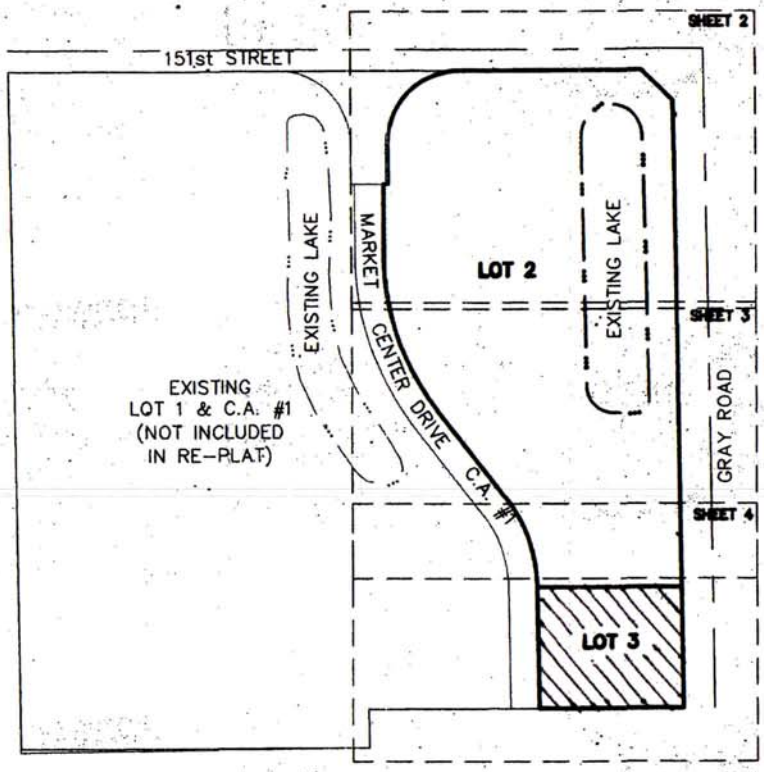
ZONING: P.U.D.

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

Dennis D. Olmstead 10/9/2015
Registered Land Surveyor
No. 900012



VICINITY MAP
NOT TO SCALE



KEY MAP
SCALE: 1" = 200'

8/28/2015

LEGEND

D.U.&S.E.	DRAINAGE, UTILITY & SEWER EASEMENT
U.E.	UTILITY EASEMENT
B.L.	BUILDING LINE
C.A.	COMMON AREA
I.E.E.	INGRESS-EGRESS EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	316.88'	473.00'	164.64'	N19°14'27"W	310.99'	38°23'04"
C2	334.97'	500.00'	174.04'	S19°14'27"E	328.74'	38°23'04"
C3	353.73'	528.00'	183.79'	S19°14'27"E	347.15'	38°23'04"
C4	164.15'	250.00'	85.16'	S19°37'22"E	161.22'	37°37'13"
C6	156.57'	119.84'	91.72'	S37°15'07"W	145.67'	74°51'15"
C7	159.98'	103.79'	100.78'	S45°16'22"E	144.61'	88°19'00"
C9	145.79'	222.03'	75.63'	S19°36'12"E	143.18'	37°37'13"
C10	194.65'	296.45'	100.98'	N19°37'23"W	191.17'	37°37'13"
C11	220.49'	140.00'	140.58'	S44°59'58"W	198.40'	90°14'13"

SUBDIVISION MONUMENTATION

MONUMENTS THAT ARE SHOWN ON THIS PLAT HAVE BEEN SET IN PLACE PRIOR TO THE RECORDATION OF THIS PLAT. MONUMENTS THAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT HAVE NOT BEEN SHOWN. AN AFFIDAVIT, CROSS-REFERENCED TO THIS RECORDED PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".

◉ DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".

● DENOTES A STREET CENTERLINE MONUMENT. EITHER A "COPPERWELD", A 5/8" DIA. STEEL ROD 12" LONG WITH 1-1/2" DIA. TAPERED BRASS CAP HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

INTERIOR PARKING LOT PLANTING TABLE

10% OF VEHICULAR USE AREAS SHALL BE LANDSCAPED AREA. PARKING LOT ISLANDS SHALL INCLUDE AT LEAST 1 TREE AND 4 SHRUBS.

SYMBOL	PARKING SPACES	LANDSCAPED AREA NEEDED	LANDSCAPED AREA PROVIDED	TREES NEEDED	TREES PROVIDED	SHRUBS NEEDED	SHRUBS PROVIDED
	56	2.527SF	2.8115F	6	5	24	24

PERIMETER PARKING LOT PLANTING TABLE

MIN. 5' WIDE; MIN. 1 TREE/ 30 LFT, 1 SHRUB/ 3 LFT

SYMBOL	TOTAL LENGTH	TREES NEEDED	TREES PROVIDED	SHRUBS NEEDED	SHRUBS PROVIDED
	474'	15.8	8	2' O.C.	100

ROAD FRONTAGE PLANTING TABLE

MIN. 1 SHADE TREE/ 40'

SYMBOL	TOTAL LENGTH	SHADE TREES NEEDED	SHADE TREES/ ORNAMENTAL PROVIDED
	709'	17.7	11

BUFFER YARD PLANTING TABLE

MIN. 1 EVERGREEN TREE / 30 LFT; 5 EVERGREEN SHRUBS/ 30 LFT

SYMBOL	TOTAL LENGTH	EVERGREEN TREES NEEDED	EVERGREEN TREES PROVIDED	EVERGREEN SHRUBS NEEDED	EVERGREEN SHRUBS PROVIDED
	278	9.2	10	46.3	31

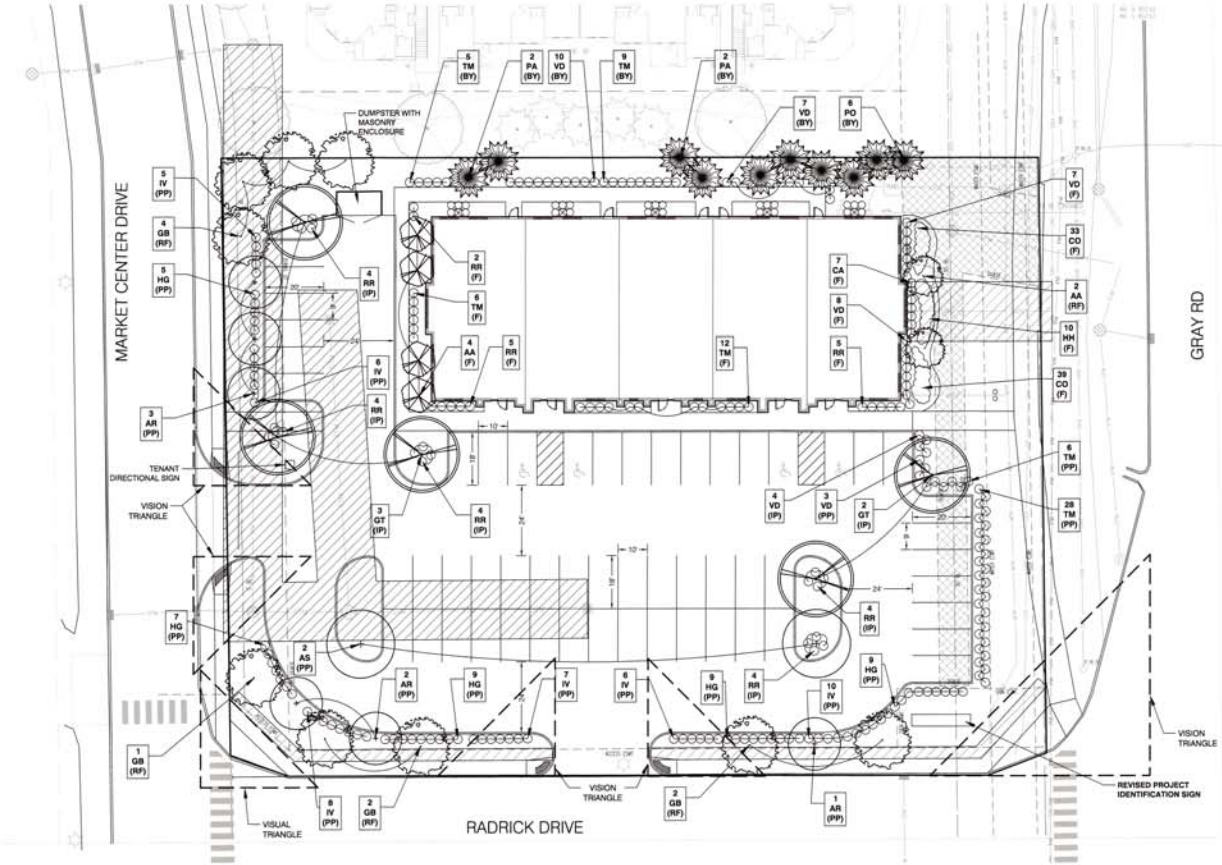
ON-SITE PLANTING TABLE

MIN. 10 SHADE TREES/ ACRE, 10 ORNAMENTAL TREE/ ACRE, 25 SHRUBS/ ACRE

TOTAL AREA	SHADE/ EVERGREEN TREES NEEDED	SHADE TREES PROVIDED BY ROAD FRONTAGE PLANTING	ORNAMENTAL/ EVERGREEN TREES NEEDED	EVERGREEN TREES PROVIDED BY BUFFER YARD PLANTING	SHRUBS NEEDED	SHRUBS PROVIDED
1.53ACRE	15.3	16	15.3	16	38.25	39

SYMBOL	DESCRIPTION	4 AG (SY)	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(IP)	INTERIOR PARKING LOT REQUIREMENTS		
(PP)	PERIMETER PARKING LOT REQUIREMENTS		
(RF)	ROAD FRONTAGE REQUIREMENTS		
(BY)	BUFFER YARD REQUIREMENTS		
(F)	FOUNDATION PLANTS		

OPEN SPACE: 39.4%
PAKRING SPACE: 55

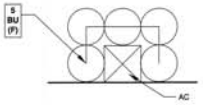


01 SITE LANDSCAPE PLAN

L1.01 1"=20'-0"

EXHIBIT "C"

0 20 40



02 TYPICAL AC UNIT SCREENING

L1.01 1/4"=1'-0"

PLANT SCHEDULE

TREES					
KEY	QTY.	PLANT NAME	SIZE	SPACING	NOTES
AA	6	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE' EASTERN REDBUD	1 1/2" CAL.	AS SHOWN	FULL, UNSHEARED
AR	6	ACER RUBRUM 'ARMSTRONG' ARMSTRONG RED MAPLE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
AS	2	ACER SACCHARUM 'GREEN MOUNTAIN' GREEN MOUNTAIN MAPLE	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
BU	25	BUXUS x 'GREEN VELVET' GREEN VELVET BOXWOOD	NO. 3 CONT.	AS SHOWN	FULL, MATCH, UNSHEARED
CA	7	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER' KARL FOERSTER FEATHER REED GRASS	24" TALL	36" O.C.	
CO	72	COREOPSIS G 'EARLY SUNRISE' EARLY SUNRISE COREOPSIS	1 GAL.	18" O.C.	
GB	9	GINKGO BILOBA 'PRINCETON SENTRY' PRINCETON SENTRY GINKGO	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
GT	5	GLEDITSIA TRACANTHOS I. 'SKYCOLE' SKYLINE HONEYLOCUST	2 1/2" CAL.	AS SHOWN	FULL, STRONG STRAIGHT TRUNK
HG	39	HYDRANGEA M 'ENDLESS SUMMER TWIST-N-SHOUT' TWIST-N-SHOUT HYDRANGEA	24" TALL	36" O.C.	
HH	41	HEMEROCALLIS 'HAPPY RETURNS' HAPPY RETURNS YELLOW DAYLILY	1 GAL.	18" O.C.	
IV	42	ITEA VIRGINICA VIRGINIA SWEETSPIRE	24" TALL	36" O.C.	
PA	4	PICEA ABIES NORWAY SPRUCE	6'-7' HT.	AS SHOWN	FULL TO GROUND, MATCHED UNSHEARED, STRAIGHT TRUNK
PO	8	PICEA OMORIKA SERBIAN SPRUCE	6'-7' HT.	AS SHOWN	FULL TO GROUND, MATCHED UNSHEARED, STRAIGHT TRUNK
RR	28	ROSA 'RADTKOPINK' PINK DOUBLE KNOCK OUT ROSE	18-24" HT.	36" O.C.	
TM	66	TAXUS x MEDIA 'DENSIFORMIS' DENSE SPREADING YEW	18-24" HT.	36" O.C.	FULL TO GROUND, UNSHEARED
VD	39	VIBURNUM DENTATUM 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	18-24" HT.	36" O.C.	

KEVIN K. PARSONS & ASSOCIATES, INC.
landscape architecture land planning urban design
212 West 10th Street · Suite A-290
Indianapolis, Indiana 46202
317-955-9155 · Fax 317-955-9455

CERTIFICATION

GILMORE

WESTFIELD, INDIANA

LANDSCAPE PLAN

PROJECT: KPA-16502
DRAWN: YL
CHECKED: KKP/JML
SCALE: AS SHOWN
ISSUE DATE: 03/03/2016
REVISION: 03/31/2016
04/18/2016
06/01/2016

SITE LANDSCAPE PLAN

L1.01

S1a

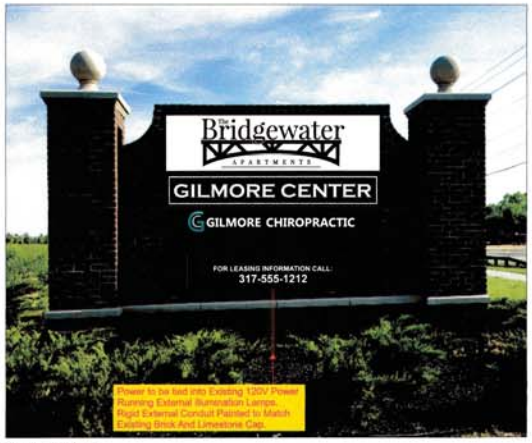
Scale: 1/2"=1'

SIDE VIEW

BEFORE

Scale: 1/8"=1'

AFTER



Scale: 1/4"=1'

Fabricate/Install (2) Internally Illuminated Multi-Tenant Cabinets
5" Deep Aluminum Tube/ Angle Frame With .080" Aluminum cladding - Painted Black
Inside Of Cabinet Painted White
1 1/2" Aluminum Retainers and Divider Bars - Painted Black
3/16" White Polycarbonate Faces with Custom Cut Vinyl Graphics - Clean Vector Art And specs supplied by Tenants
Illuminated with AVL 6500K White LED's
Attached to Existing Monument with Lag/Shield or Stud Fasteners

*Detailed Field Survey Required Prior to Fabrication
*Phone Number on Leasing Panel is Place Holder Text. Client to Provide Correct Number.

EXHIBIT "D"

JOB NUMBER	20549
JOB NAME	Bridgewater
SALES REP	Charley Hunt
LOCATION	Carmel, IN
DATE	7-1-16
FILE NAME	brid_20549_v5

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Due to screen calibration and printing capabilities, the colors shown are only to be used as a close representation or final product.

DESIGN • FABRICATION • INSTALLATION • SERVICE

PAGE 1 OF 1

DESIGNED BY: JH
REVISED LAST BY: JH

APPROVED BY _____ DATE _____

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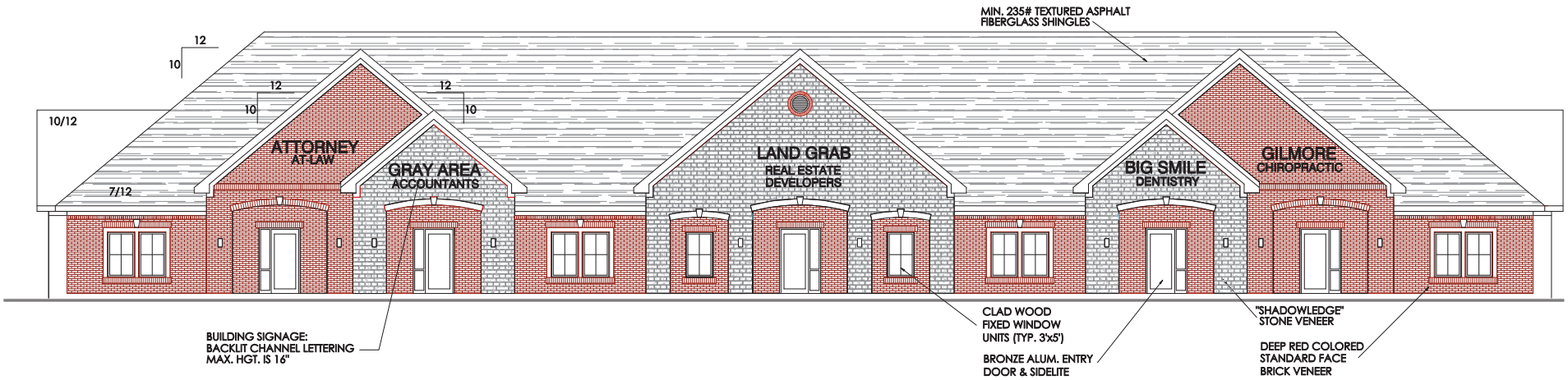
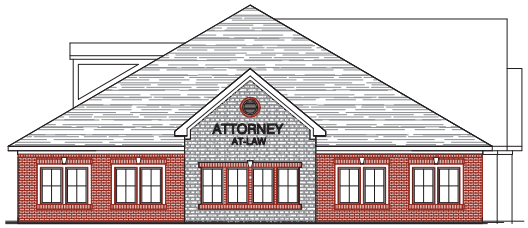
PH: 317.251.1219
6468 Rucker Road, Indianapolis, IN 46220



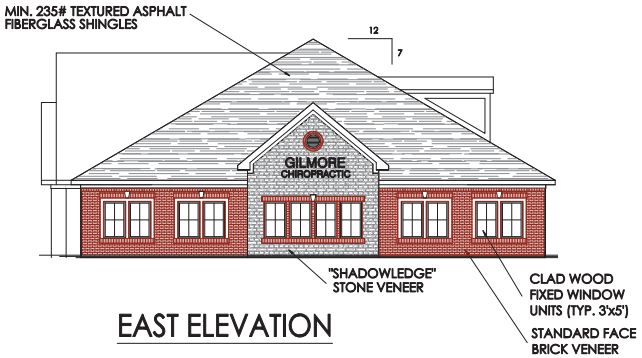
SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

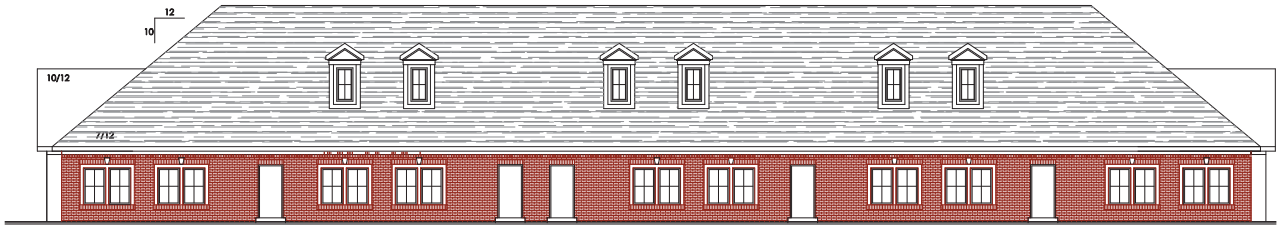
TYPICAL BUILDING SIGNAGE



WEST ELEVATION

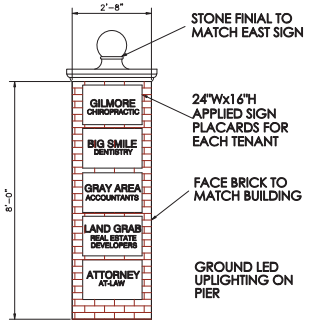


EAST ELEVATION



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ENTRY SIGN PIER

EXHIBIT "E"

FOR DR. JUSTIN GILMORE

RADRICK PROFESSIONAL BUILDING

N. Gray Road & Radrick Dr.

WESTFIELD, INDIANA

PROJECT: 16001

DATE: 5 JULY 16

REVISIONS:

r.a. Thomason & assocs., p.c.
architecture & planning
7250 East 87th Street
Suite 113
Indianapolis, IN. 46256
317.913.2160
fax 317.913.2165

PRELIMINARY DESIGN

A-1