

29.00  
10



**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 favorable recommendation (by a vote of 8 in favor and 0 opposed) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on August 1, 2016;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the City Council on August 2, 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 16-13 was fully passed by members of the Council this \_\_\_\_ day of \_\_\_\_\_, 2016. Further, this Ordinance 16-13 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 16-13 are hereby amended. To the extent that this Ordinance 16-13 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 16-13 shall prevail.

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

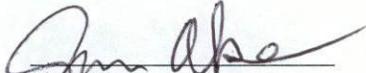
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,  
HAMILTON COUNTY, INDIANA THIS 8 DAY OF Aug, 2016.

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

  
Jim Ake

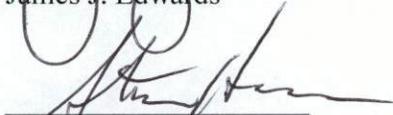
Jim Ake

Jim Ake

  
James J. Edwards

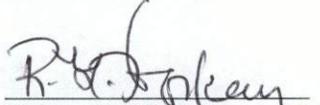
James J. Edwards

James J. Edwards

  
Steven Hoover

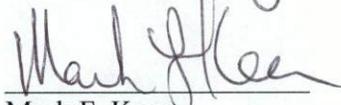
Steven Hoover

Steven Hoover

  
Robert L. Horkay

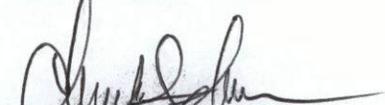
Robert L. Horkay

Robert L. Horkay

  
Mark F. Keen

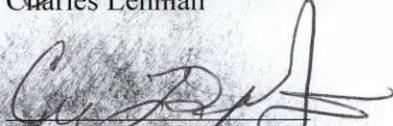
Mark F. Keen

Mark F. Keen

  
Charles Lehman

Charles Lehman

Charles Lehman

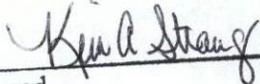
  
Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

  
Cindy Gossard, Clerk-Treasurer

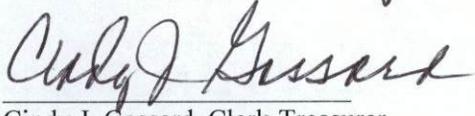
"I affirm, under the penalties of perjury,  
that I have taken reasonable care to redact  
each Social Security Number in this  
document, unless required by law"

  
Signed

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: Richard Thomason

I hereby certify that ORDINANCE No. 16-13 was delivered to the Mayor of Westfield

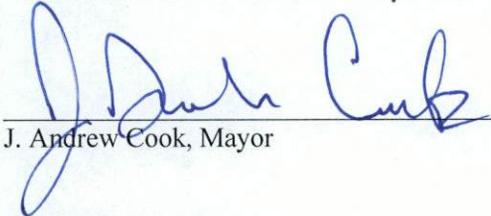
on the 9<sup>th</sup> day of Aug, 2016, at 9:30 Am.



Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 16-13

This 10 day of Aug, 2016.



J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 16-13

this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
J. Andrew Cook, Mayor

ATTEST:



Cindy J. Gossard, Clerk-Treasurer

This document prepared by: Richard Thomason, R.E. Thomason & Associates, 7202 East 87<sup>th</sup> Street,  
Indianapolis, IN 46256 (317.913.2160)

## 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. OLMSLEAD, PLS  
STOEPPELWORTH & ASSOCIATES, INC.  
7965 EAST 106TH STREET  
FISHERS, INDIANA 46033  
PHONE: (317) 649-5935

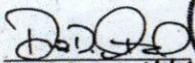
OWNER/SUBDIVIDER:  
THROGMARTIN-HENKE DEVELOPMENT, LLP  
3535 EAST 181ST STREET  
CARMEL, INDIANA 46033  
PHONE: (317) 399-2490  
CONTACT: DAVID R. MENHOL

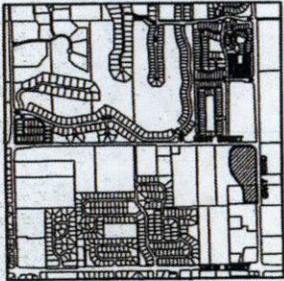
SOURCE OF TITLE: WARRANTY DEED  
WARRANTY DEED: INSTR. #2007-008497  
INSTR. #2005-00018843  
INSTR. #2008-00006907

ZONING P.U.D.

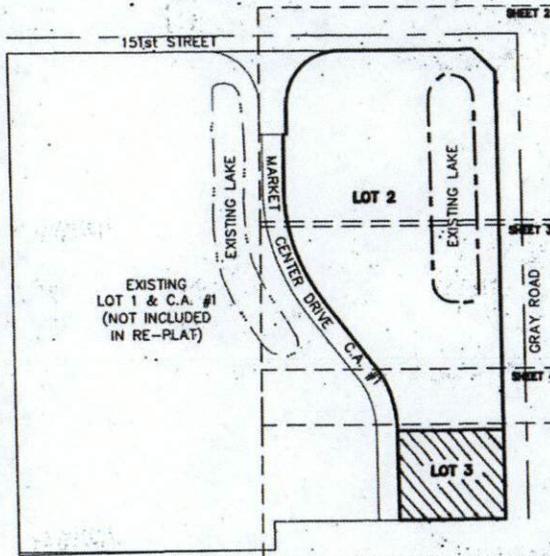
# RE-PLAT OF LOTS 2 & 3 BRIDGEWATER MARKETPLACE SECTION 3

(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)

  
Dennis D. Olmslead  
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

**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 (FINISH).

JOB No. 5603002  
SHEET 1 OF 6

**CURVE TABLE**

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	316.88'	473.00'	184.64'	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	184.15'	250.00'	85.18'	S19°37'23"E	181.22'	37°37'13"
C6	156.57'	119.84'	91.72'	S37°15'07"W	145.87'	74°51'15"
C7	158.98'	103.79'	100.79'	S45°16'22"E	144.81'	88°19'00"
C8	145.79'	222.03'	75.63'	S19°36'12"E	143.18'	37°37'13"
C10	194.85'	296.45'	100.98'	N19°37'23"W	191.17'	37°37'13"
C11	220.49'	140.00'	140.58'	S44°59'58"W	188.40'	90°14'13"

**INTERIOR PARKING LOT PLANTING TABLE**

10% OF CIRCULAR OR AREA SHALL BE ASSIGNED AREA PLANNED BY OWNER SHALL INCLUDE AT LEAST 1 TREE AND 4 SHRUBS

TYPE	PARKING SPACES	LANDSCAPED AREA PROVIDED	TREES NEEDED	SHRUBS PROVIDED	SHRUBS NEEDED
1	36	2,375 SF	3	5	24

**PERIMETER PARKING LOT PLANTING TABLE**

MIN. TREE SIZE 1" DBH @ 4'1" TRUNK HEIGHT

TYPE	TOTAL LENGTH	TREES NEEDED	SHRUBS PROVIDED	SHRUBS NEEDED
1	10.8	8	10	10

**ROAD FRONTAGE PLANTING TABLE**

MIN. 1 TREE PER 100 LF

TYPE	TOTAL LENGTH	SHRUBS PROVIDED	SHRUBS NEEDED
1	100	17	17

**BUFFER YARD PLANTING TABLE**

MIN. 1 DIVERSE TREE / 10 FT 5' MINIMUM SPACING

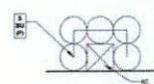
TYPE	TOTAL LENGTH	DIVERSE TREES PROVIDED	DIVERSE TREES NEEDED	DIVERSE TREES PROVIDED	DIVERSE TREES NEEDED
1	100	10	10	10	10

**ON-SITE PLANTING TABLE**

MIN. 10 SHRUB TREES PER 10,000 SQ. FT. COMMERCIAL TRAFFIC 20 SHRUBS PER ACRE

TOTAL AREA	SHRUBS PROVIDED	SHRUBS PROVIDED BY LANDSCAPE ARCHITECT	SHRUBS PROVIDED BY ARCHITECT			
10,000	10	10	10	10	10	10

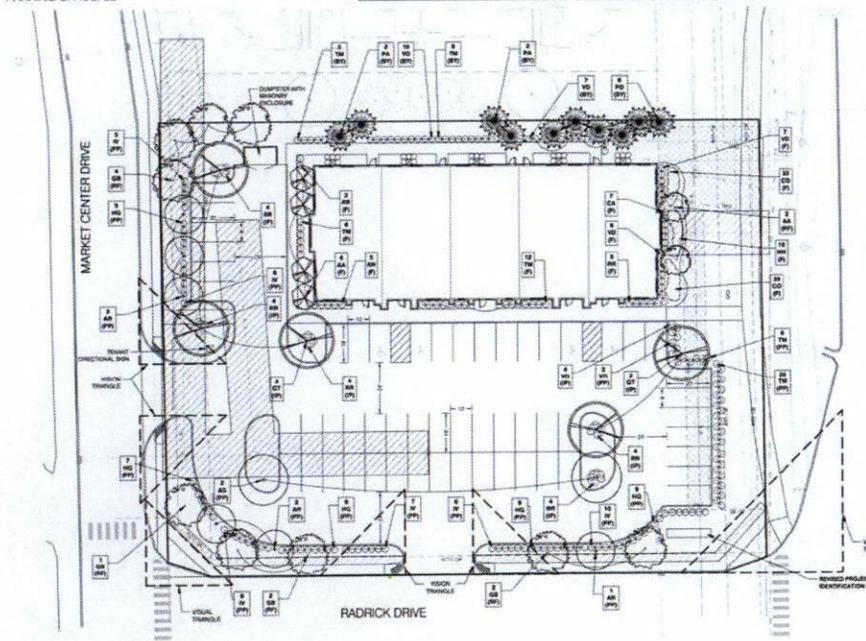
SYMBOL	DESCRIPTION	PLANT QUANTITY	PLANT TYPE
1	1" DBH TREE	1	1" DBH TREE
2	2" DBH TREE	1	2" DBH TREE
3	3" DBH TREE	1	3" DBH TREE
4	4" DBH TREE	1	4" DBH TREE
5	5" DBH TREE	1	5" DBH TREE
6	6" DBH TREE	1	6" DBH TREE
7	7" DBH TREE	1	7" DBH TREE
8	8" DBH TREE	1	8" DBH TREE
9	9" DBH TREE	1	9" DBH TREE
10	10" DBH TREE	1	10" DBH TREE
11	11" DBH TREE	1	11" DBH TREE
12	12" DBH TREE	1	12" DBH TREE
13	13" DBH TREE	1	13" DBH TREE
14	14" DBH TREE	1	14" DBH TREE
15	15" DBH TREE	1	15" DBH TREE
16	16" DBH TREE	1	16" DBH TREE
17	17" DBH TREE	1	17" DBH TREE
18	18" DBH TREE	1	18" DBH TREE
19	19" DBH TREE	1	19" DBH TREE
20	20" DBH TREE	1	20" DBH TREE
21	21" DBH TREE	1	21" DBH TREE
22	22" DBH TREE	1	22" DBH TREE
23	23" DBH TREE	1	23" DBH TREE
24	24" DBH TREE	1	24" DBH TREE
25	25" DBH TREE	1	25" DBH TREE
26	26" DBH TREE	1	26" DBH TREE
27	27" DBH TREE	1	27" DBH TREE
28	28" DBH TREE	1	28" DBH TREE
29	29" DBH TREE	1	29" DBH TREE
30	30" DBH TREE	1	30" DBH TREE



**02 TYPICAL AC UNIT SCREENING**

1:10 1/4" = 1'-0"

OPEN SPACE: 39.4%  
PARKING SPACE: 65



**PLANT SCHEDULE**

SYMBOL	PLANT NAME	SIZE	SPACING	NOTES
1	1" DBH TREE	1" DBH	30' x 30'	FULL UNBARRICAD
2	2" DBH TREE	2" DBH	30' x 30'	FULL UNBARRICAD
3	3" DBH TREE	3" DBH	30' x 30'	FULL UNBARRICAD
4	4" DBH TREE	4" DBH	30' x 30'	FULL UNBARRICAD
5	5" DBH TREE	5" DBH	30' x 30'	FULL UNBARRICAD
6	6" DBH TREE	6" DBH	30' x 30'	FULL UNBARRICAD
7	7" DBH TREE	7" DBH	30' x 30'	FULL UNBARRICAD
8	8" DBH TREE	8" DBH	30' x 30'	FULL UNBARRICAD
9	9" DBH TREE	9" DBH	30' x 30'	FULL UNBARRICAD
10	10" DBH TREE	10" DBH	30' x 30'	FULL UNBARRICAD
11	11" DBH TREE	11" DBH	30' x 30'	FULL UNBARRICAD
12	12" DBH TREE	12" DBH	30' x 30'	FULL UNBARRICAD
13	13" DBH TREE	13" DBH	30' x 30'	FULL UNBARRICAD
14	14" DBH TREE	14" DBH	30' x 30'	FULL UNBARRICAD
15	15" DBH TREE	15" DBH	30' x 30'	FULL UNBARRICAD
16	16" DBH TREE	16" DBH	30' x 30'	FULL UNBARRICAD
17	17" DBH TREE	17" DBH	30' x 30'	FULL UNBARRICAD
18	18" DBH TREE	18" DBH	30' x 30'	FULL UNBARRICAD
19	19" DBH TREE	19" DBH	30' x 30'	FULL UNBARRICAD
20	20" DBH TREE	20" DBH	30' x 30'	FULL UNBARRICAD
21	21" DBH TREE	21" DBH	30' x 30'	FULL UNBARRICAD
22	22" DBH TREE	22" DBH	30' x 30'	FULL UNBARRICAD
23	23" DBH TREE	23" DBH	30' x 30'	FULL UNBARRICAD
24	24" DBH TREE	24" DBH	30' x 30'	FULL UNBARRICAD
25	25" DBH TREE	25" DBH	30' x 30'	FULL UNBARRICAD
26	26" DBH TREE	26" DBH	30' x 30'	FULL UNBARRICAD
27	27" DBH TREE	27" DBH	30' x 30'	FULL UNBARRICAD
28	28" DBH TREE	28" DBH	30' x 30'	FULL UNBARRICAD
29	29" DBH TREE	29" DBH	30' x 30'	FULL UNBARRICAD
30	30" DBH TREE	30" DBH	30' x 30'	FULL UNBARRICAD



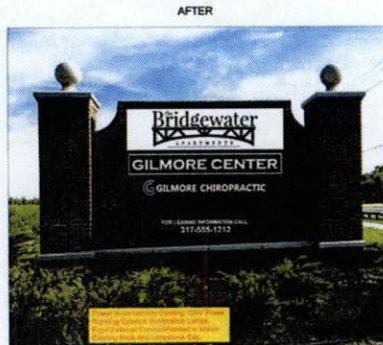
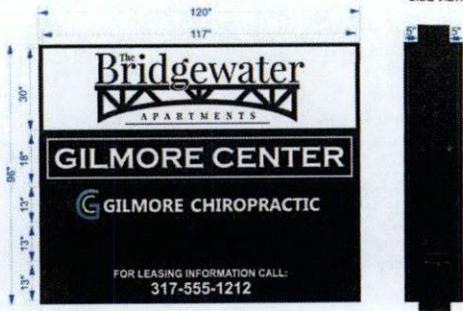
**KEVIN K. PARSONS & ASSOCIATES, INC.**  
LANDSCAPE ARCHITECTURE  
P.L.L.C.  
312 West Main Street, Suite 200  
Indianapolis, Indiana 46202  
317-635-9150 Fax 317-635-9600

**01 SITE LANDSCAPE PLAN**

EXHIBIT 'C'

GILMORE  
WESTFIELD, INDIANA  
LANDSCAPE PLAN  
PROJECT: 474-14032  
DATE: 11/18/18  
SCALE: AS SHOWN  
DRAWN BY: JEE BROWN  
CHECKED BY: JEE BROWN  
DATE: 03-17-2018  
DATE: 04-18-2018  
DATE: 06-01-2018  
SITE LANDSCAPE PLAN  
**L1.01**

S1a  
Scale: 1/2"=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 A/VL 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

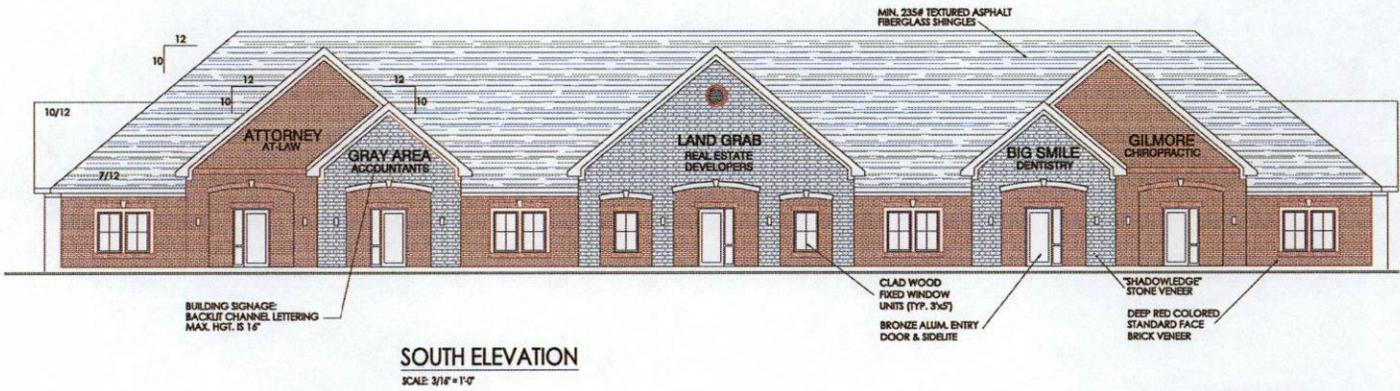
This drawing was created to assist in the fabrication and installation of the sign. It is not intended to be used as a contract. All dimensions are in inches unless otherwise specified. All materials are to be supplied by the client. All materials are to be supplied by the client. All materials are to be supplied by the client.

DESIGN • FABRICATION • INSTALLATION • SERVICE

PAGE 1 OF 1

DESIGNED BY: [Signature]  
 APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_

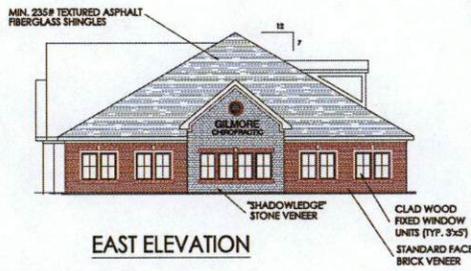
**ISFSIGNS**  
 isfsigns.com  
 PH: 317.251.1219  
 6468 Rucker Road, Indianapolis, IN 46220



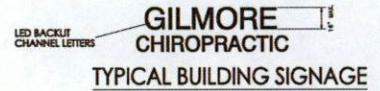
**SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



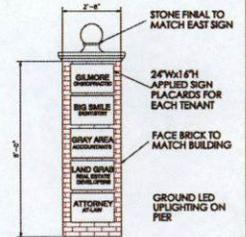
**WEST ELEVATION**



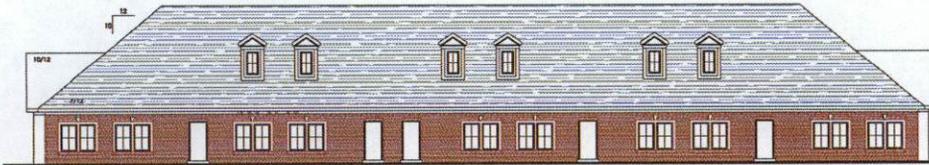
**EAST ELEVATION**



**TYPICAL BUILDING SIGNAGE**



**WEST ENTRY SIGN PIER**



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"

FOR DR. JUDITH GILMORE  
**RADRICK PROFESSIONAL BUILDING**  
 WESTFIELD, INDIANA  
 N. Gray Road & Radrick Dr.  
 PROJECT: 1001  
 DATE: 5/21/11  
 SHEET: 1001  
 E.S. Thompson & Associates, P.C.  
 ARCHITECTS & INTERIORS  
 1001 N. Gray Road, Suite 100  
 Westfield, IN 46084  
 TEL: 765.834.1111  
 FAX: 765.834.1112  
 PRELIMINARY DESIGN