

## **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 \_\_\_\_\_ 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: Richard Thomason

I hereby certify that ORDINANCE No. 16-13 was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 16-13  
This \_\_\_\_\_ day of \_\_\_\_\_, 2016.

I hereby VETO ORDINANCE No. 16-13  
this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

\_\_\_\_\_  
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. 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

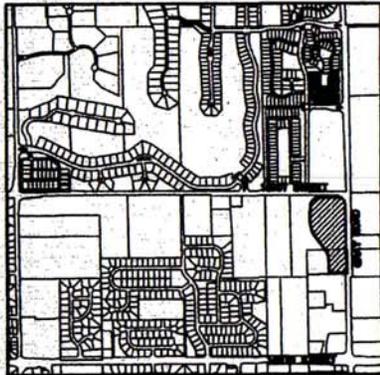
(BRIDGEWATER MARKETPLACE SECTION 3 PREVIOUSLY RECORDED AS  
 INSTRUMENT #2013048576, PLAT CABINET #5, SLIDE #108  
 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA)  
 WASHINGTON TOWNSHIP, HAMILTON COUNTY  
 (SECTION 17, TOWNSHIP 18 NORTH, RANGE 4 EAST)

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

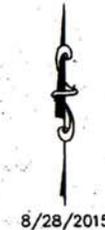
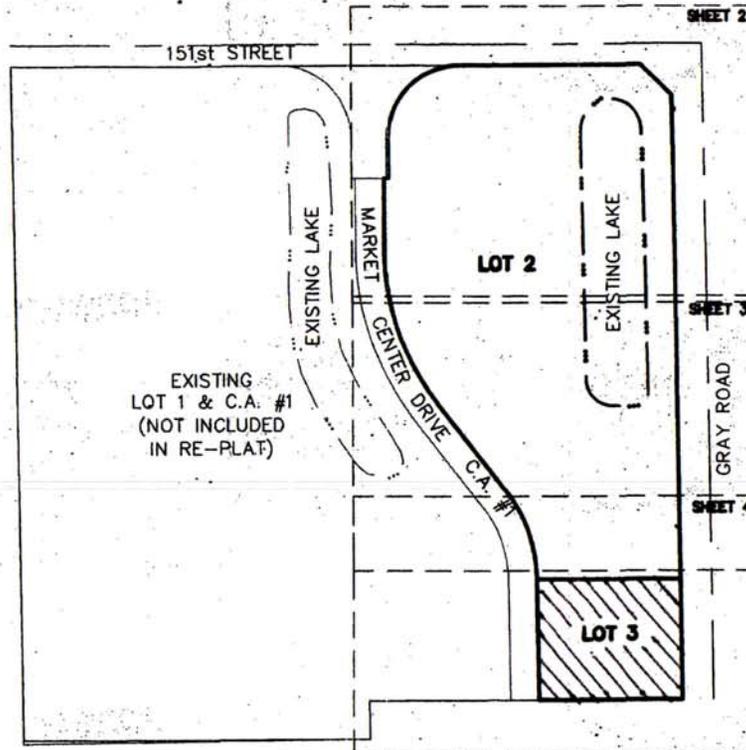
SOURCE OF TITLE: WARRANTY DEED  
 WARRANTY DEED: INSTR. #2007-008497  
 INSTR. #2005-00019843  
 INSTR. #2006-00006907

ZONING: P.U.D.

*D.D.O.*  
 Dennis D. Olmstead  
 Registered Land Surveyor  
 No. 900012



VICINITY MAP  
 NOT TO SCALE



**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

**KEY MAP**

SCALE: 1" = 200'

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	184.15'	250.00'	85.16'	S19°37'22"E	161.22'	37°37'13"
C6	156.57'	118.84'	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).



S1a

Scale: 1/2"=1'



SIDE VIEW

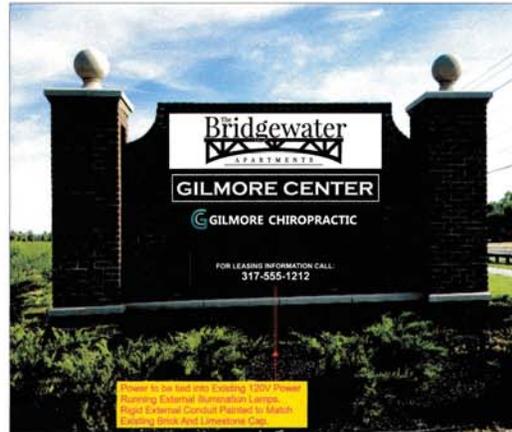


BEFORE



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

This drawing was created to assist you in visualizing our proposal. The original idea herein is the property of ISF INC.

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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

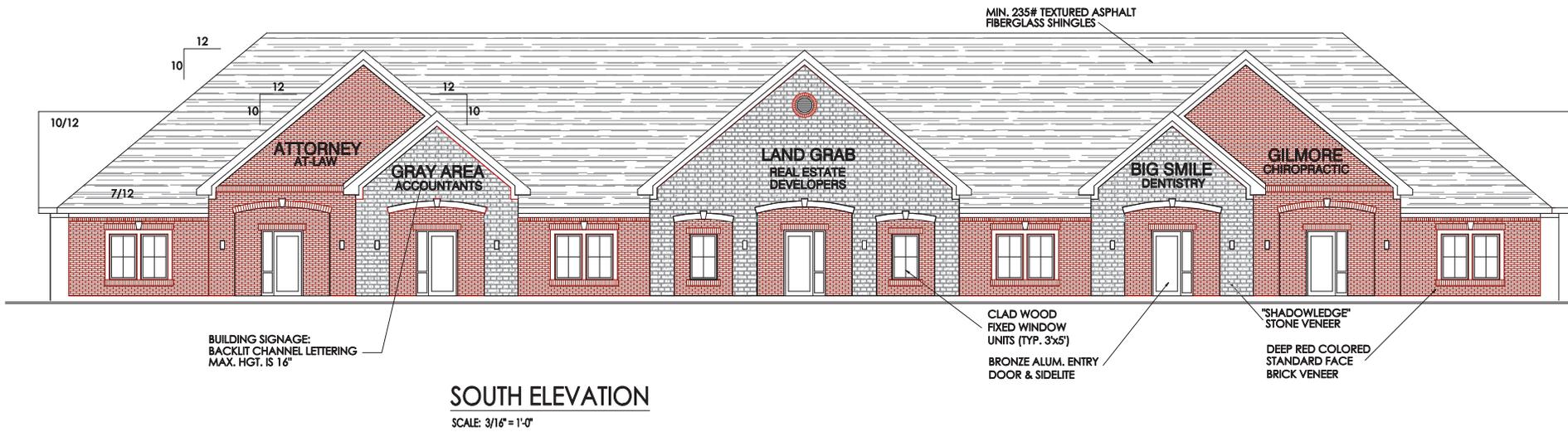
DESIGNED BY: JH  
 REVISED LAST BY: JH

APPROVED BY \_\_\_\_\_ DATE \_\_\_\_\_

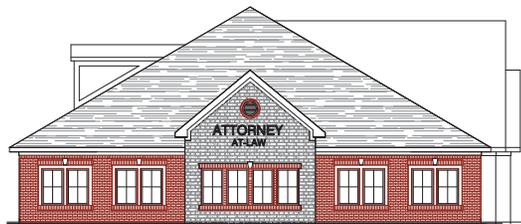
**ISFSIGNS**  
 isfsigns.com

PH: 317.251.1219

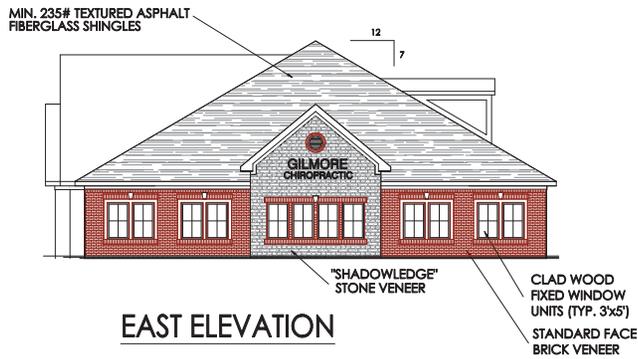
6468 Rucker Road, Indianapolis, IN 46220



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



**WEST ELEVATION**



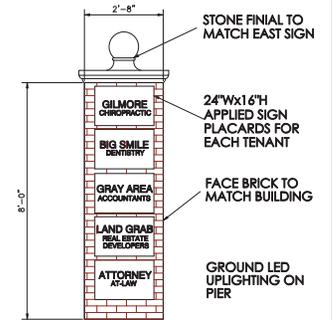
**EAST ELEVATION**



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



**TYPICAL BUILDING SIGNAGE**



**WEST ENTRY SIGN PIER**

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FOR DR. JUSTIN GILMORE

**RADRICK PROFESSIONAL BUILDING**

WESTFIELD, INDIANA

N. Gray Road & Radrick Dr.

PROJECT: 1001  
DATE: 5 JULY 16  
REVISIONS:

R.A. Thomason & Assoc., P.A.  
Architects & Engineers  
7502 East 67th Street  
Indianapolis, IN 46226  
317.913.2180  
317.913.2155

PRELIMINARY DESIGN

**A-1**