

**ORDINANCE NUMBER 21-08**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON  
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO  
THE UNIFIED DEVELOPMENT ORDINANCE**

This is an Ordinance adding 4.98 +/- acres to Ordinance Number 19-38, as amended (the "Union Square at Grand Junction Planned Unit Development District") 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. 19-38, the Union Square at Grand Junction Planned Unit Development District (the "Union Square at Grand Junction PUD Ordinance") on October 10, 2019. Ordinance No 19-38 was approved with a favorable recommendation (7-0) and recorded on October 18, 2019.

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2103-PUD-08** requesting an amendment to the Union Square at Grand Junction 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. 2103-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable recommendation (8-0)** 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 April 19, 2021;

**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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

**Section 1. Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Union Square at Grand Junction PUD Ordinance, as applicable to the Real Estate. The Unified Development Ordinance and Site/Zoning Map are hereby amended to designate the Real



Estate added to the existing Planned Unit Development District known as the "**Union Square at Grand Junction PUD District**" (the "District"). The Site Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate from LB-H and E1 to Planned Unit Development (PUD).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development 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 shall have the meanings ascribed to them in the Unified Development Ordinance.

**Section 3. Concept Plans.** The Concept Plans, attached hereto as **Exhibit B**, are the most up to date Concept plans of those proposed in the Concept Plan of Ordinance 19-38 and are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

**Section 6. General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District except as modified below:

6.2 Article 4.7(C) with the following standards added to the Real Estate:

<b>Minimum Building Setbacks</b>	
Fronting Midland Trace Trail, southern property boundary (UDO article 6.8(M), Buffer Yard A	25' setback from edge of trail/15' of which is a landscape buffer (following at minimum Buffer Yard A requirements)

6.2 Article 4.7(F)

<b>Maximum Building Height</b>	
Applies to Union Square, Phase 2, the proposed expanded real estate east of the original site, as noted in Real Estate Exhibit A, "expanded site"	4 story maximum height



**Section 7.** **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 **Article 6.3 Architectural Standards:** Shall not apply; rather:

- A. **Character Exhibit:** The “Character Exhibit” attached hereto as **Exhibit C,** is hereby incorporated as a compilation of images designed to capture the most recent intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town Companies in advance of Development Plan Approval.

7.2 **Article 6.14 Parking and Loading Standards:** Shall apply except as modified or enhanced below:

- A. **Article 6.14(G) Off-Street Parking:** Article 6.14(G) shall apply except as modified below:
- i. **Shared Parking:** The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
  - ii. **Required Spaces:** Off-street Parking Spaces shall be 1 space per studio Multi-Family Dwelling Unit and 1.5 spaces per Unit for all other Multi-Family Dwelling Units.
  - iii. **Parking Space Requirements:** Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in the City’s downtown. Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.
  - iv. **Off-Street Parking:** Off-Street Parking shall not be permitted in the Established Front Yard.



**Section 8. Severability Clause.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

**Section 9. Sunset Clause.** To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

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



ALL OF WHICH IS ORDAINED/RESOLVED THIS 26<sup>th</sup> DAY OF Apr, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

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James J. Edwards

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James J. Edwards

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James J. Edwards

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Jake Gilbert

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Jake Gilbert

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Jake Gilbert

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Scott Frei

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Scott Frei

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Scott Frei

Michael Johns  
Mike Johns

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Mike Johns

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Mike Johns

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Troy Patton

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Troy Patton

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Troy Patton

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

ATTEST:

Cindy Gossard  
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: Rebecca McGuckin, Old Town Companies, Community Collaborator



I hereby certify that **ORDINANCE 21-08** was delivered to the Mayor of Westfield

on the 28<sup>th</sup> day of April, 2021, at 2:00p m.

Cindy Gossard  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-08**

this 28<sup>th</sup> day of April, 2021.

J. Andrew Cook  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-08**

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

This document prepared by: Rebecca McGuckin, Old Town Companies, 31 1<sup>st</sup> St. SW, Carmel, IN  
46032, 317-496-7160



**SCHEDULE OF EXHIBITS**

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Ordinance 19-38



**EXHIBIT A**

**REAL ESTATE**

(Page 1 of 4)

**Legal Description**

**Union Square, original site:**

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West

324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

**Midland North, expanded site:**

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT A POINT IN THE CENTER OF COOL CREEK, SAID POINT BEING 399.0 FEET SOUTH AND 125.0 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN WESTFIELD, HAMILTON COUNTY, STATE OF INDIANA; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 360.17 FEET TO A POINT IN THE NORTH LINE OF AN OLD CEMETERY; THENCE SOUTHEASTERLY ON AND ALONG THE SAID NORTH LINE 158.3 FEET TO A CORNER POST, SAID POINT BEING 106.5 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA R.R. AND THE NORTH RIGHT-OF-WAY LINE IS 22.3 FEET NORTH OF THE CENTER OF THE R.R. TRACK; THENCE SOUTH 106.5 FEET TO THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY AND CORNER POST AND SAID POINT BEING 278.5 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE EASTERLY ON AND ALONG THE NORTH RIGHT-OF-WAY LINE 199.5 FEET TO A POINT, SAID POINT BEING 290.0 FEET WEST OF



(Page 2 of 4)

Legal Description

THE CENTER OF CHERRY STREET OR COUNTY ROAD RUNNING NORTH AND SOUTH IN THE SAID NORTHWEST QUARTER; THENCE NORTHERLY 150.0 FEET TO A POINT, SAID POINT BEING 172.3 FEET NORTH OF THE CENTER OF SAID R.R TRACT AND 290.0 FEET WEST OF THE CENTER OF CHERRY STREET OR COUNTY ROAD; THENCE EASTERLY 290.0 FEET TO A POINT, SAID POINT BEING 172.3 FEET NORTH OF THE CENTER OF SAID R.R. TRACT; THENCE NORTHERLY ON AND ALONG THE CENTER OF SAID ROAD 163.9 FEET TO THE INTERSECTION WITH THE CENTER OF COOL CREEK; THENCE RUN NORTHWESTERLY, WESTERLY AND NORTHWESTERLY ON AND ALONG THE CENTERLINE OF SAID COOL CREEK TO THE PLACE OF BEGINNING. CONTAINING 3.3 ACRES, MORE OR LESS.

ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE NORTH LINE OF THE RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD CROSSES THE COUNTY ROAD, RUN THENCE WEST 290 FEET, THENCE NORTH 150 FEET, THENCE EAST 290 FEET, THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

ALSO DESCRIBED:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, RUN SOUTH 365 FEET ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EAST 768 FEET TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PLAT OF THE TOWN OF WESTFIELD; THENCE SOUTH ON AND ALONG THE CENTERLINE OF A COUNTY ROAD (CHERRY STREET) 565.6 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND WHICH IS WHERE THE NORTH LINE OF THE RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD CROSSES THE SAID COUNTY ROAD; THENCE WEST 290 FEET; THENCE NORTH 150 FEET; THENCE EAST 290 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE, MORE OR LESS, IN THE TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF WESTFIELD, INDIANA BY WARRANTY DEEDS RECORDED JUNE 3, 2010 AS DOCUMENTS 2010024355 AND 2010024356.

PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 365 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUN THENCE EAST 125 FEET; THENCE SOUTH 400.5 FEET; THENCE NORTHWESTERLY 133.7 FEET TO A POINT WHICH IS 213 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 353 FEET TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA.

EXCEPT: PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #89-13713 IN THE PUBLIC RECORDS OF HAMILTON COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS EAST 618.48 FEET (ASSUMED BEARING) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 23 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 125.00 FEET TO THE EAST LINE OF SAID TRACT AS DESCRIBED IN INSTRUMENT #89-13712; THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 147.02 FEET ON AND ALONG SAID



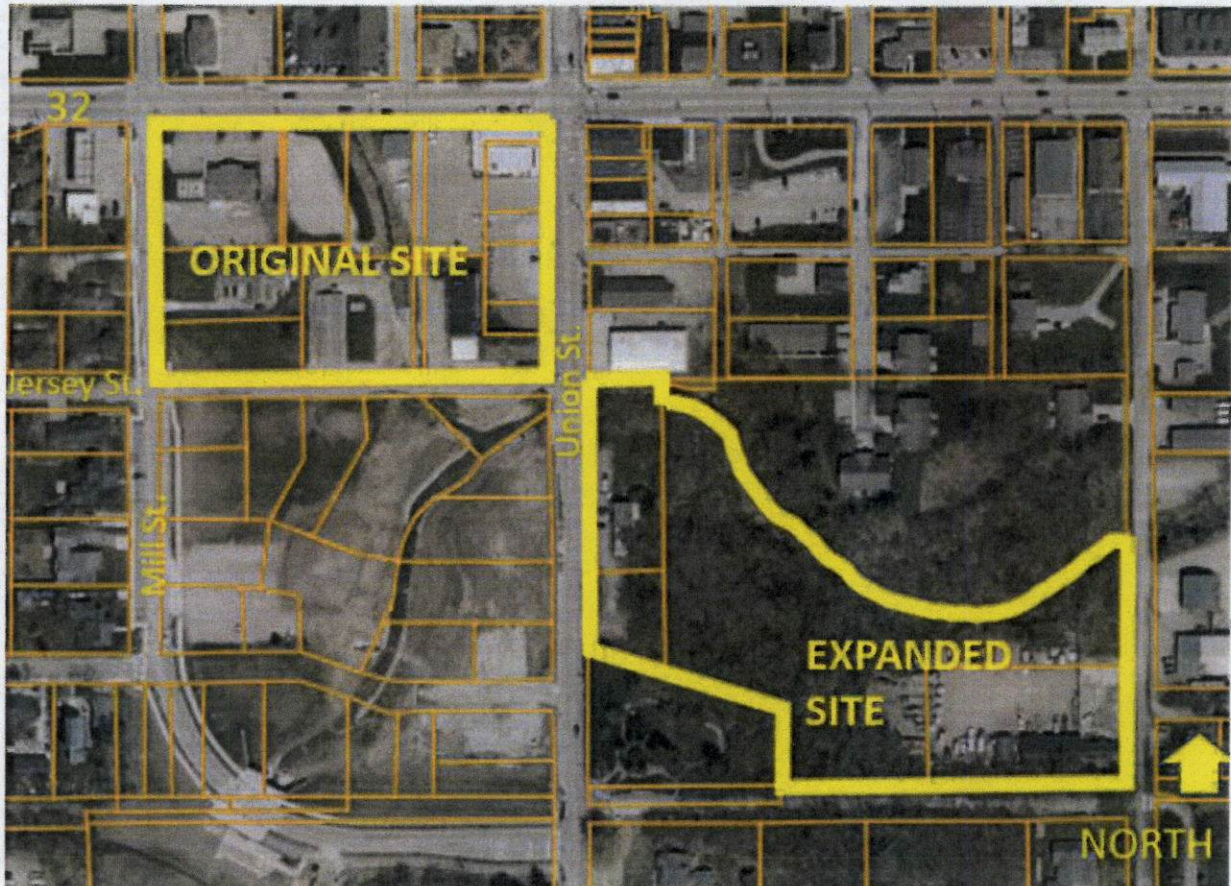
(Page 3 of 4)

Legal Description

EAST LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED S0083 ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 176, PAGE 219; THENCE NORTH 68 DEGREES 16 MINUTES 32 SECONDS WEST 135.28 FEET ON AND ALONG SAID NORTH LINE TO A P.K. NAIL IN THE WEST LINE OF SAID NORTHWEST QUARTER, SAID P.K. NAIL BEING 213.00 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD WHERE IT INTERSECTS THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST 95.36 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. PARCEL 3: PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #8913712 IN THE PUBLIC RECORDS OF HAMILTON COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS EAST 618.48 FEET (ASSUMED BEARING) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 23 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 125.00 FEET TO THE EAST LINE OF SAID TRACT AS DESCRIBED IN INSTRUMENT #8913712; THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 147.02 FEET ON AND ALONG SAID EAST LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083 ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 176, PAGE 219; THENCE NORTH 68 DEGREES 16 MINUTES 32 SECONDS WEST 135.28 FEET ON AND ALONG SAID NORTH LINE TO A P.K. NAIL IN THE WEST LINE OF SAID NORTHWEST QUARTER, SAID P.K. NAIL BEING 213.00 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD WHERE IT INTERSECTS THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST 95.36 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 15,148.59 SQUARE FEET OR 0.35 ACRE, MORE OR LESS.



**EXHIBIT A**  
**REAL ESTATE**  
(Page 4 of 4)





**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 1 of 2)

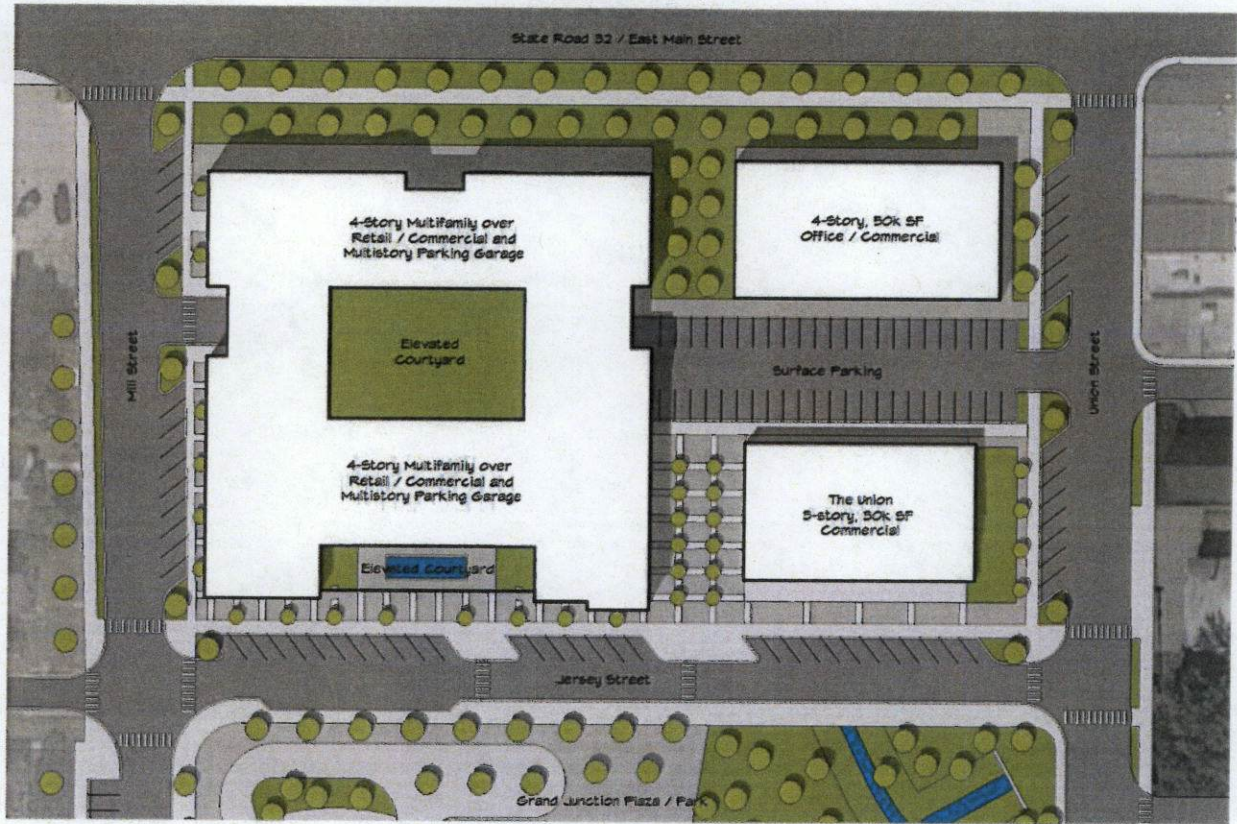


**Conceptual Site Plan - North Midland Site**

Scale: 1" = 60' 0"



**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 2 of 2)



Conceptual Site Plan - Union Square Site  
Scale: 1" = 50' 0"



**EXHIBIT C**  
**CHARACTER EXHIBIT**  
(Page 1 of 3)



Please note that the concept images shared here best represent scale of buildings and give one possibility for architectural look and feel.



**EXHIBIT C**  
**CHARACTER EXHIBIT**  
(Page 2 of 3)





**EXHIBIT C**  
**CHARACTER EXHIBIT**  
(Page 3 of 3)





**EXHIBIT D**  
Ordinance 19-38



2019051859 ORDINANCE \$25.00  
10/18/2019 10:33:05A 17 PGS  
Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

**ORDINANCE NUMBER 19-38**

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON  
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO  
THE UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance (to be known as the "UNION SQUARE AT GRAND JUNCTION PUD DISTRICT") 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 Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-28**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 1909-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **FAVORABLE** recommendation (9-0 vote) 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 October 8, 2019;

**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 Unified Development Ordinance and Zoning Map are hereby amended as follows:

**Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Union Square at Grand Junction PUD District" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

COPY



Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0'
Side Yard / Building Separation	0'
Rear Yard	0'
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

**Section 7. Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 **Article 6.3 Architectural Standards:** Shall not apply; rather:

- A. **Character Exhibit:** The "Character Exhibit" attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town Companies in advance of Development Plan Approval.
- B. **Mechanical / Utility Meter Screening:** All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged.
- C. **External Wall Protrusions:** Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

7.2 **Article 6.8 Landscaping Standards:** Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

- A. **Foundation Plantings:** Article 6.8(L) Foundation Plantings shall apply; however, planters with flowers located at the base of a building or attached to a façade shall be counted to meet the requirement.

7.3 **Article 6.14 Parking and Loading Standards:** Shall apply except as modified or



enhanced below:

- A. On-Street parking: On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
- B. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.
- C. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:
  - i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
  - ii. Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.
  - iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

**Section 8.** **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

- 8.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.
- 8.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

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



Union Square at Grand Junction PUD District

ALL OF WHICH IS ORDAINED/RESOLVED THIS 14<sup>th</sup> DAY OF Oct, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

  
Jim Ake

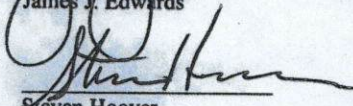
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Jim Ake

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James J. Edwards

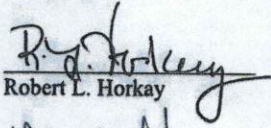
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James J. Edwards

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Steven Hoover

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Robert L. Horkay

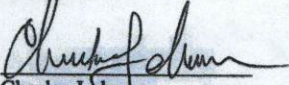
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Robert L. Horkay

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Mark F. Keen

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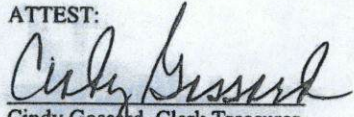
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Charles Lehman

  
Cindy L. Spoljaric

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Cindy L. Spoljaric

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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



Union Square at Grand Junction PUD District

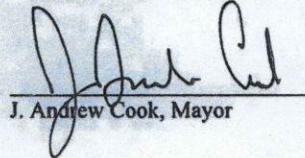
I hereby certify that **ORDINANCE 19-38** was delivered to the Mayor of Westfield

on the 15<sup>th</sup> day of Oct, 2019, at 10:30A m.

  
Cindy Gosard, Clerk-Treasurer

I hereby **APPROVE ORDINANCE 19-38**

this 16<sup>th</sup> day of Oct, 2019.

  
J. Andrew Cook, Mayor

I hereby **VETO ORDINANCE 19-38**

this \_\_\_\_ day of \_\_\_\_, 2019.

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

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**SCHEDULE OF EXHIBITS**

- |           |                                 |
|-----------|---------------------------------|
| Exhibit A | Real Estate (Legal Description) |
| Exhibit B | Concept Plan                    |
| Exhibit C | Character Exhibit               |



**EXHIBIT A**  
**REAL ESTATE**  
Page 1 of 2  
Legal Description

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

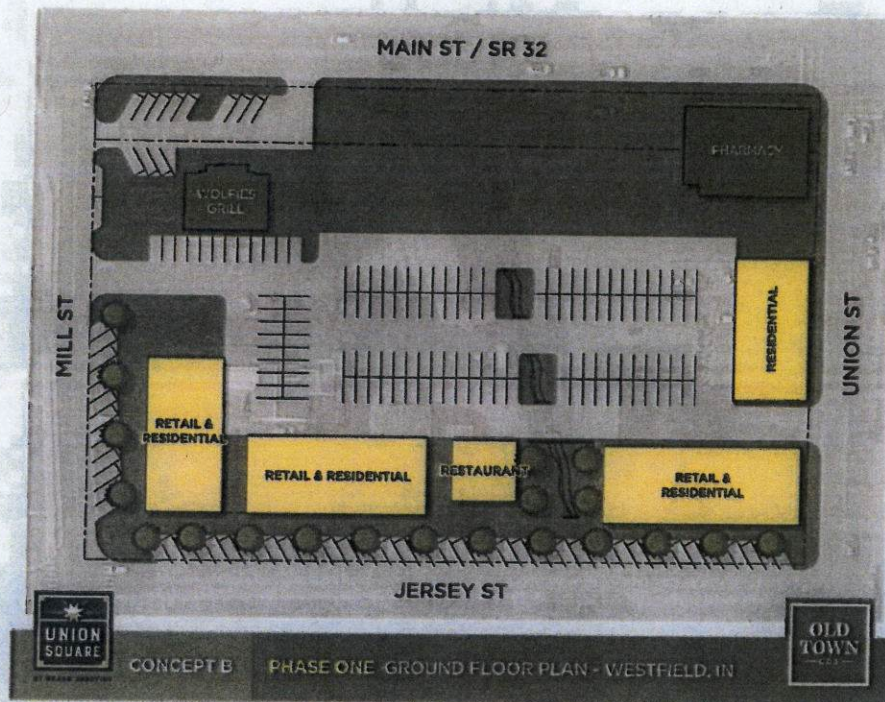


**EXHIBIT A**  
**REAL ESTATE**  
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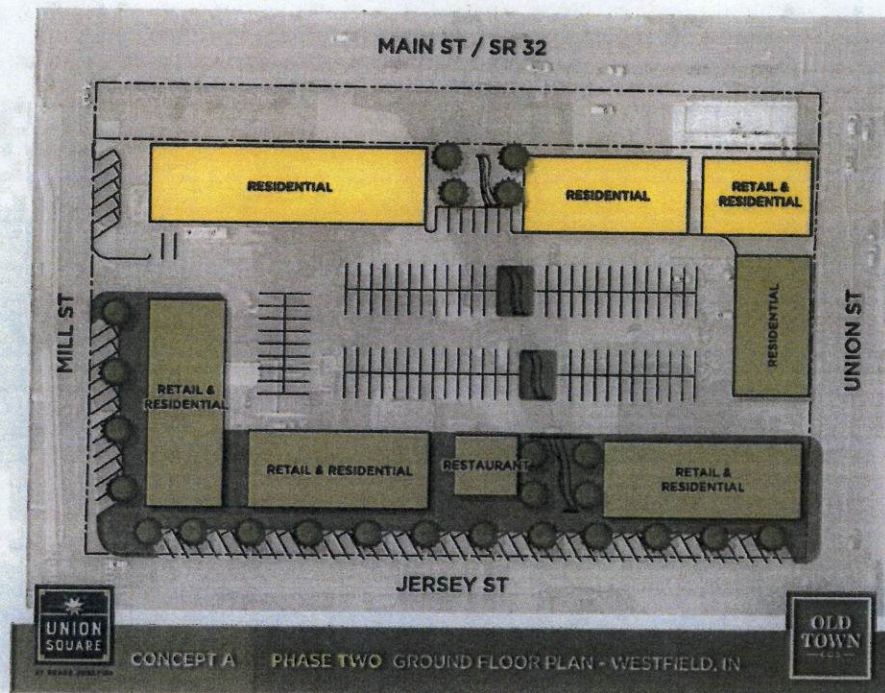
**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 1 of 3)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 1909-PUD-28.

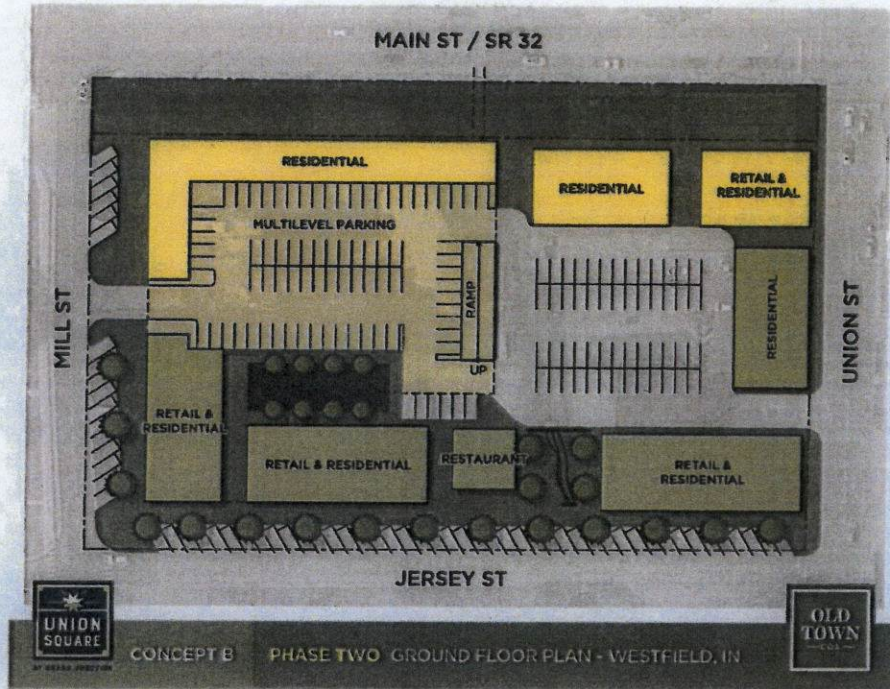


**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 2 of 3)





**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 3 of 3)





**EXHIBIT C**  
**CHARACTER EXHIBIT**  
(Page 1 of 5)



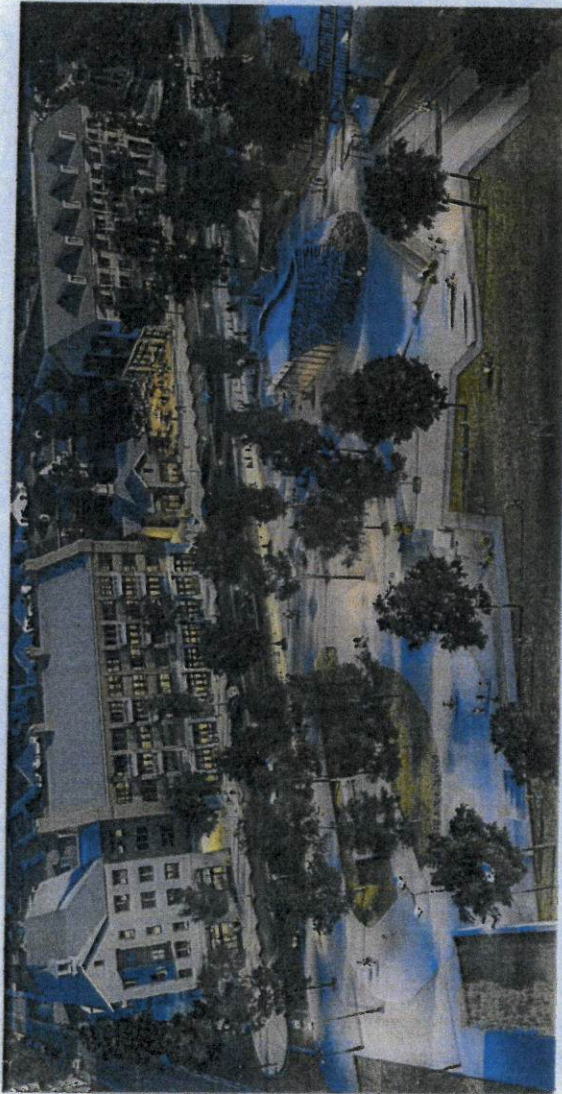


**EXHIBIT C**  
**CHARACTER EXHIBIT**  
(Page 2 of 5)



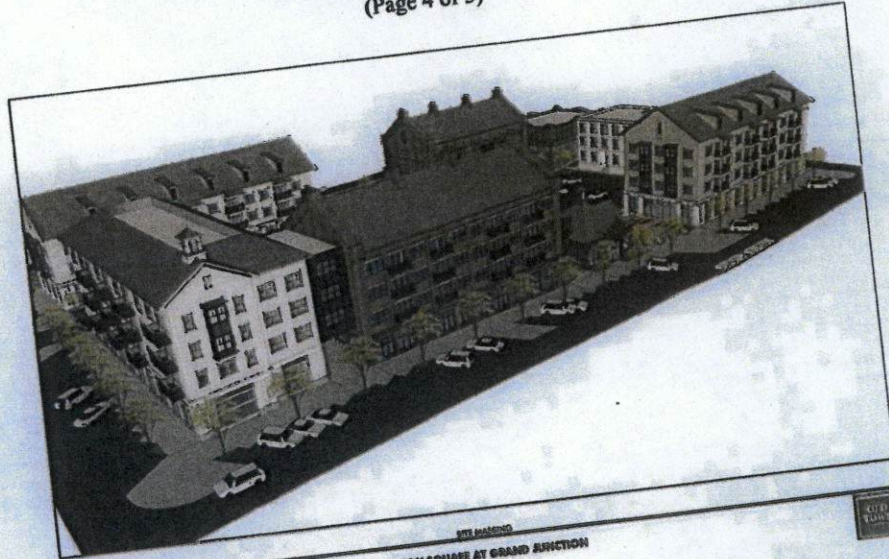


**EXHIBIT C**  
**CHARACTER EXHIBIT**  
(Page 3 of 5)

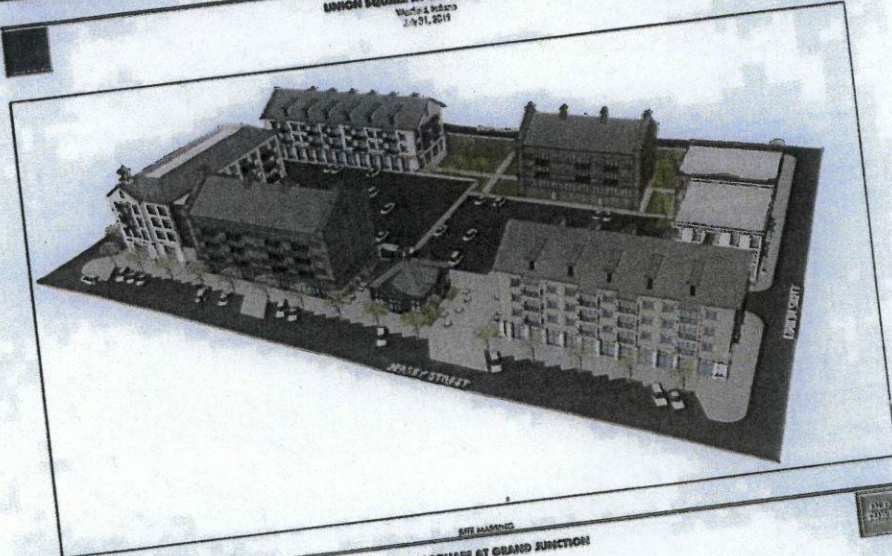




**EXHIBIT C**  
**CHARACTER EXHIBIT**  
(Page 4 of 5)



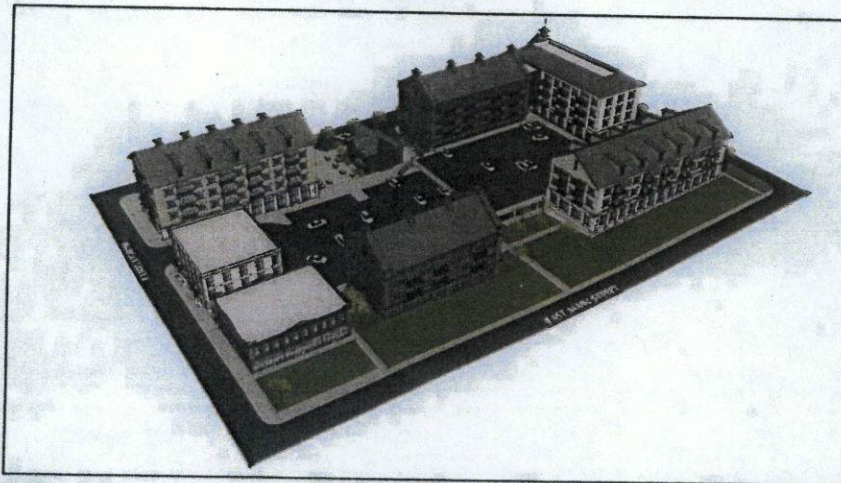
**SITE MARKING**  
**UNION SQUARE AT GRAND JUNCTION**  
Ward & Adams  
2/4/21, 2019



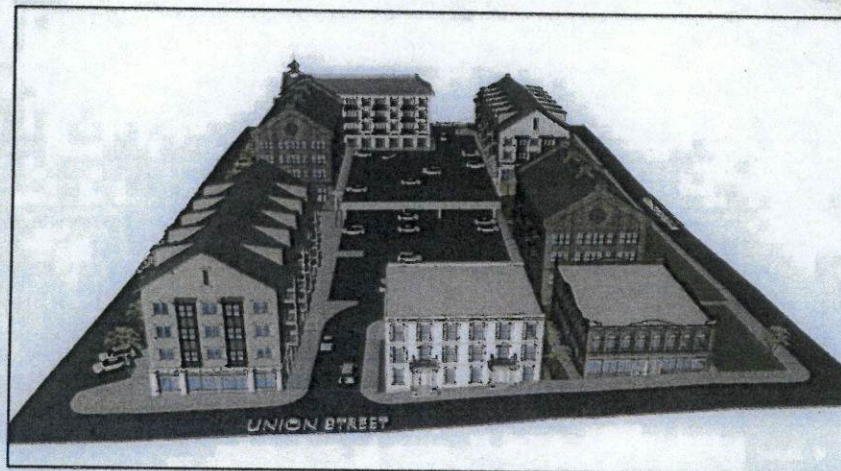
**SITE MARKING**  
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2/4/21, 2019



**EXHIBIT C**  
**CHARACTER EXHIBIT**  
(Page 5 of 5)



3D RENDERING  
UNION SQUARE AT GRAND JUNCTION  
Worked, added:  
July 21, 2019



3D RENDERING  
UNION SQUARE AT GRAND JUNCTION  
Worked, added:  
July 21, 2019

