



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (May 11, 2016 Meeting)

Docket No. / Project Title: PUD-16-05 (Westwood Preliminary PUD, 4th Amendment)
Staff: Allie Keen

Applicant: Breeden Investment Group, Inc.
Property Size: 39.27 Acres (Entire Development)
6.73 Acres (Area "A")
Current Zoning: PUD (Westwood Planned Unit Development)
Location: Southeast corner of the intersection of Jonathan Moore Pike (SR 46) and County Road 350 West, in the City of Columbus

Background Summary:

The applicant has indicated that the proposed revised preliminary Planned Unit Development is for the purpose of allowing gas stations with convenience stores as a permitted use within Area "A" of the Westwood PUD. Area "A" is specifically located at the southeast corner of the intersection of Westwood Boulevard and Jonathan Moore Pike (SR 46). Gas stations are permitted in other areas of this PUD, but are excluded from this location. The applicants have indicated that Rickers proposes to build a new gas station and convenience store at this location.

Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is a gas station with convenience store an appropriate use at this location?
2. Are the current Area "A" buffer requirements adequate if a gas station with convenience store is added as a permitted use?

Preliminary Staff Recommendation & Comments:

Favorable Recommendation to City Council, with the following commitments:

1. The Preliminary PUD Plan shall specifically exclude fueling locations for semi-tractor trailers.
2. The stormwater area present in Area "A" shall be added to the Preliminary PUD Plan and indicated as such. It shall be further indicated that no development, including parking areas and drives, but excluding landscaping shall occur in this stormwater area.
3. The permitted area for a gas station with convenience store shall be limited to the portion of Area "A" to the north and west of the stormwater detention area.

Plan Commission Options:

In reviewing a request for a Preliminary PUD the Plan Commission may (1) forward a favorable recommendation to the City Council, (2) forward an unfavorable recommendation to the City Council, (3) forward the application to City Council with no recommendation, or (4) continue the review to a future Plan Commission meeting. The Plan Commission may attach conditions to any recommendation which are to become written commitments of the applicant. The City Council makes all final decisions regarding Preliminary PUD applications.

Decision Criteria:

Indiana law and the Columbus Zoning Ordinance require that the Plan Commission and City Council pay reasonable regard to the following when considering any rezoning (including Preliminary PUD applications):

The Comprehensive Plan.

Preliminary Staff Comments: The Comprehensive Plan indicates that Area “A” should be commercial as are most properties along the commercial corridor of Jonathan Moore Pike. The subject property is located within the Western Gateway character area, where the Comprehensive Plan further encourages commercial to be the dominant land use.

The current conditions and the character of current structures and uses in each district.

Preliminary Staff Comments: Permitting a gas station with a convenience store within Area “A” would not be inconsistent or more intense with some of the current permitted uses, such as a restaurant with drive-through facility. Development in the Westwood PUD currently is a mix of multi-family residential, office, and retail uses. There are adjacent residential properties outside the PUD boundary, but the required landscape buffer, setback, and existing detention easement will provide some protection of these properties to future development of Area “A”.

The most desirable use for which the land in each district is adapted.

Preliminary Staff Comments: The intention of the Westwood PUD was for the purpose of providing a mix of uses including offices, retail, and multi-family residential. Gas stations permitted at this location would also not be inconsistent with some of the other permitted uses within Area “A”, such as a drive-through restaurant. Jonathon Moore Pike is an arterial street that currently has a mix of several different commercial uses, ranging in intensity. Area “A” has frontage along this commercial corridor, therefore limiting gas stations to only be allowed north of the existing detention easement along State Road 46 would be more consistent with the development along this corridor. Additionally, the landscape buffering and larger setback will also be more compatible with the adjacent residential properties to the east of Area “A”.

The conservation of property values throughout the jurisdiction of the City of Columbus.

Preliminary Staff Comments: Area “A” is undeveloped and located along the commercial corridor of Jonathan Moore Pike. It is typical for fueling centers with convenience stores to be located along this type of corridor. Additionally, the natural topography, stormwater area, and required buffering will provide separation between Area “A” and the residences.

Responsible growth and development.

Preliminary Staff Comments: The subject property is located within the city limits of Columbus which has adequate access to existing streets and infrastructure and commercial and emergency services. The subject property has easy access to an arterial street which would provide adequate vehicular ingress and egress to and from the property. The required landscape buffering, 70 foot building setback, and existing detention easement also attribute to responsible growth and development by providing separation and protection of the adjacent residential properties to the east of Area “A”.

Current Property Information:	
Land Use:	Vacant/Undeveloped
Site Features:	There is a platted stormwater detention area located within Area "A".
Flood Hazards:	There are no flood hazards at this location.
Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at this location.
Vehicle Access:	The property gains access from Westwood Boulevard (Local, Commercial, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	CR (Commercial: Regional)	Westhill Shopping Center
South:	PUD (Westwood PUD) AP (Agriculture: Preferred)	Westwood Pines Apartments Single-Family Residential
East:	PUD (Westwood PUD)	CVS Office Uses
West:	PUD (Woodcrest PUD) AP (Agriculture: Preferred)	Single-Family Attached Residential (Woodcrest Villas) Single-Family Residential

Permitted Uses in the Existing Westwood Preliminary PUD:

Area "A"	Area "B"	Area "C"
<ul style="list-style-type: none"> • Day care centers and kindergartens • Educational institutions, special schools, vocational school and music and art studios. • General business office uses, including medical and dental clinics; provided that no retail activity is carried on with the general public and no stock of goods is maintained for sale. • Public and semi-public uses including, but not limited to museums, libraries, parks, churches, community centers, exhibition and assembly halls, convention centers, galleries, and facilities for the production of live theater and accessory retail sales incidental to the primary use of the facility, including by not limited to a theater equipment sales, ticket sales, and museum gift shops. • Catering establishments when conducted independently and not as accessory to a restaurant or dining establishment. • Business service uses, including banks and financial institutions. • Clothing service uses, including dry cleaning and laundry receiving stations, laundromats, dressmaking, millinery, tailoring and shoe repair shops. • Equipment service uses, including electrical and household appliance store, radio, television and record sales and repairs, sporting goods and hardware stores. • Food service uses, including grocery, meat and fish markets, delicatessen, eating places, and bakery. 	<p>All Uses in Area "A", plus:</p> <ul style="list-style-type: none"> • Public service uses, including utility substations and distribution centers, bus, police and fire stations, post offices, libraries, telephone exchanges, waterworks, pumping station, assembly halls, vocations and special schools. • General business offices, including agency, insurance and association offices and communication, travel and health studios. • Retail service uses including department stores, furniture, carpet, interior decorating, upholstering, furrier, and office supply stores, restaurants and catering establishments; hotels; and storage, processing and/or conditioning when incidental to any of these uses. • Indoor commercial recreational uses, including auditorium, theater, bowling alley, dance studios, and amusement facilities. • Special service uses, including mortuaries and funeral parlors, garden supply centers (fully contained within building) and automobile accessory stores. • Fraternal, philanthropic and charitable uses, private clubs, lodges, social centers and athletic clubs, health and religious establishments. • Outdoor commercial recreation including baseball fields, swimming pools, skating rinks, miniature golf ranges and similar open-air facilities; provided that any structure or area used for such outdoor recreation purpose shall be located not less than 100 feet from any residential district. • Convenience Center with self-service gasoline facilities. 	<ul style="list-style-type: none"> • Single-Family Residential • Two-Family Residential • Multi-Family Residential • Commercial, professional, and corporate office buildings. • Child and Adult Day-Care Facilities • Group Homes • Home Occupations • Recreational Facilities

<ul style="list-style-type: none"> • Personal service uses, including beauty and barber shops and optician shops. • Professional office uses, including medical and dental clinics. • Retail service uses including drugstores, variety stores, book and stationary stores, newsstands, candy and ice cream stores, florist, gift, antique, art, music, toy and hobby shops, package liquor stores, paint and wallpaper stores, jewelry and leather stores. • Special service uses, including children’s homes, day care centers, kindergartens, nursing homes, and neighborhood social centers. • Corporate Offices • Motel with Lounge & Dining Facilities • Restaurants with Drive-Up Facilities 	<ul style="list-style-type: none"> • Multi-Family Residential (limited to Lot 4) 	
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Interdepartmental Review:	
Fire Department:	No comments.
Code Enforcement:	Code Enforcement does not have any issues with this proposal.
City Engineer:	Engineering requests that the applicant start or complete the required basin in Area “A”. This basin was required with the development on Block B2 and will serve as the regional detention basin for all future development in Area “A”.
INDOT:	No comments.

History of this Location:

The relevant history of this property includes the following:

1. On November 1, 1994, the subject area was approved by City Council to be rezoned from AG (Agricultural District) to a PUD (RZ-94-12). The original Preliminary PUD (PUD-94-8) and preliminary plat (PP-94-19) for the Westwood development area were also subsequently approved. The preliminary PUD established regulations such as permitted uses and height requirements. Details for individual developments such as parking, signage, landscaping, or architectural details would be submitted and reviewed by the Plan Commission as each site was ready to be developed.
2. On June 3, 1997, the Preliminary PUD was amended by City Council, which reduced the required setback for Area “C” from 50 to 40 feet along the south and east property lines (PUD-97-5).

3. On January 4, 1999, the Columbus City Council approved an amendment to the Preliminary PUD which allowed for a sign easement at the southwest corner of Westwood Boulevard and Jonathan Moore Pike (SR 46) (PUD-98-2). The sign easement would be the location of an off-site sign which would identify Westwood, feature 3 panels, and 200 "points" of landscaping at the base of the sign. This amendment also created "Block D" to accommodate a creek across the PUD.
4. On December 18, 2012, the Columbus City Council approved an amendment to the Preliminary PUD which allowed multi-family residential as a permitted use on Lot 4 in Area B of the Westwood PUD.
5. On March 9, 2016, the Columbus Plan Commission approved a minor subdivision to create one new 2 acre lot on the northern portion of Area "A". The Plan Commission also approved a modification to delay the sidewalk installation along Westwood Boulevard until the lot is developed and the Commission determined that a sidewalk along State Road 46 would not be required to be installed. The Plan Commission also approved the removal of a portion of the existing platted "no access" notation along Westwood Boulevard to allow 2 potential driveways to the new lot.

Comprehensive Plan Consideration(s):

The Future Land Use Map indicates the future use of this property as Commercial.

The following Comprehensive Plan goal(s) and/or policy(ies) apply to this application:

1. **POLICY A-2-11:** Encourage all new development to be in scale (height, area, mass, setback, etc.) with its surroundings, determined on a neighborhood-by-neighborhood basis.
2. **POLICY B-1-9:** Encourage new development to be designed in a manner which preserves natural topography and other natural features, including but not limited to trees, woodlands, wetlands, streams, ponds, and drainage ways.
3. **POLICY E-1-14:** Encourage new businesses in the West Hill/Tipton Lakes/Westwood area to be of similar character to those already developed utilizing planned commercial centers.
4. **GOAL E-2:** Promote the use of designated highway corridors as areas for commercial development.
5. **POLICY E-2-10:** Encourage businesses along commercial corridors to add landscaping.
6. **POLICY E-2-13:** Discourage encroachment of business into residential areas on a lot-by-lot basis along the highway, but logical expansions of existing businesses and redevelopment of multiple residential lots for commercial purposes should be considered.
7. **POLICY E-2-22:** Limit commercial development to the area between County Road 350 West and Carr Hill Road.

This property is located in the Western Gateway character area. The following Planning Principle(s) apply to this application:

1. Commercial development and agriculture should continue to be the dominant land uses in this area.
2. All commercial development should be in centers containing several businesses, planned as a unit and managed by a single entity, as opposed to lot-by-lot, uncoordinated development with curb cuts for each individual business.
3. In order to reflect the importance of this area as the city's primary entry, design standards should be adopted for layout, buildings, landscaping, signs, and lighting.
4. Where commercial development is adjacent to residential, the commercial development should be required to provide appropriate buffers, including increased setbacks, landscaping, and fencing. Service areas should be screened from view, and noise and light levels should be designed to have minimal impact on residential areas.
5. Pedestrian and bicycle connections should be provided among commercial areas as well as between residential and commercial areas.

Planning Consideration(s):

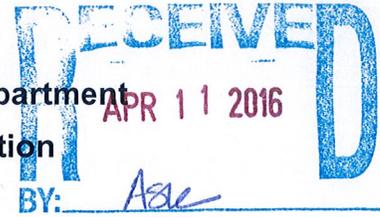
The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The Westwood PUD was originally approved 1994. The intention of this 39.27 acre development was for the purpose of providing a mix of uses including offices, retail, and residential. The Westwood preliminary PUD broke up the site into 3 different areas (A, B, and C) in which permitted uses and development standards are indicated separately. The following is an overview of the permitted uses within each area:

- Area “A”, which is 6.73 acres, is located on the western most portion of the site and currently permits a mix of office, retail, and personal service uses, with the most intense use being a restaurant with drive-up facilities.
 - Area “B”, which is 10.73 acres, is located along the public street frontage of Jonathan Moore Pike and permits all of the uses in Area “A” in addition to higher intensity office, retail, personal service, and public facilities uses. Gas stations with convenience stores are also permitted within this area of the PUD.
 - Acres “C”, which is 21.65 acres, is located on the southern edge of the PUD and permits all types of residential uses (single-family, multi-family, etc.) as well as office and recreational facilities.
2. The applicants are requesting to revise the Preliminary PUD in order to add gas stations with convenience stores as a permitted use in Area “A”. The applicant has indicated that this use would not include truck fueling.
 3. The following development standards apply to the entire PUD development area:
 - Maximum building height in any area shall not exceed 35 feet above grade as measured at the main entry to the building.
 - Parking requirements based on the pre-2008 Zoning Ordinance.
 - Landscaping, sidewalks, signs, and other site details would be reviewed by the Plan Commission as a part of the final PUD site plan.
 4. Area “A” has the following additional development standards:
 - A maximum of 4 buildings may be constructed in this area.
 - A minimum setback of 70 feet to an adjoining exterior residential property line and 20 feet of the setback shall include landscape screening.
 - At least 50% of the lot area shall be devoted to open space which may include parking and landscaping.
 5. Any proposed develop of a lot within the Westwood PUD requires the Columbus Plan Commission to review the site plan for compliance with the above standards as well as provide additional discretion on the overall design, sidewalks, signs, and other site details in addition to those specifically included by the Preliminary PUD.
 6. Area “A” has frontage along both Jonathan Moore Pike (SR 46) and Westwood Boulevard. Jonathan Moore Pike is a commercial heavy corridor. The commercial development along this corridor primarily serves the surrounding residential neighborhoods in western Columbus. The commercial uses closer to the I-65 interchange are more intense uses such as drive-through restaurants, gas stations, and hotels, whereas further from the interchange at the bottom of the hill are less intensive commercial uses, such as offices, banks, and smaller scale retail. There are some more intensive commercial uses, such as the Jay C grocery store and restaurants that are at the bottom of the hill as well.
 7. The Woodcrest Villas, a single-family residential neighborhood, is immediately east of Area “A”. The closest residential structure is located approximately 6 feet from the PUD boundary. According to the development standards specified for Area “A” a minimum setback of 70 feet would be required from this property line, with 20 feet of that setback utilized for landscape screening. The PUD does not specify the amount or type of landscape screening; therefore the details would be at the discretion of the Plan Commission. Typically, between commercial and single-family residential zoning district the current Zoning Ordinance would require a Type A Landscape Buffer. Per Zoning Ordinance Section 8.2(D), a Type A Landscape Buffer shall include a minimum width of 25 feet in addition to the minimum setback required by the Ordinance and shall consist of a dense buffer consisting of a fence or wall with landscaping, an opaque tree screen, or a combination of both. There is a natural tree buffer between Area “A” and the adjacent single-family residences that provides some screening; however additional landscape screening would further protect these adjacent properties.
 8. Additionally, there is a platted stormwater detention easement on Area “A” that would potentially limit the location of any building proposed on Area “A”. This detention easement divides Area “A” into two pieces and takes up approximately 1.23 acres of the 6.73 acre area. This easement will serve the future development in Area “A” as well as the office development across Westwood Boulevard, south of CVS. The location and size of this easement will provide additional separation from the adjacent residences from a gas station.

9. Gas Stations with convenience stores are permitted within Area “B” of the Westwood PUD, which is located across Westwood Boulevard and along Jonathan Moore Pike (SR 46). However, this area of the PUD is not adjacent to residential properties outside of the PUD boundary.
10. Based on the permitted uses throughout the entire PUD, it appears that the more intense commercial uses were allowed along SR 46, as opposed to the areas that were adjacent to residential uses. Gas Stations may have been excluded originally from Area “A” to provide separation from the adjacent residential from a use of this intensity and concerns about noise, trash, excessive lighting, etc.

Columbus – Bartholomew County Planning Department
Planning Unit Development (PUD) Application



Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: PUD-16-05

Planned Unit Development (PUD) Application:

Application Type Preliminary PUD Plan Final PUD Plan & Rezoning
 Minor Modification Major Modification (a Preliminary or Final PUD Revision)

PUD Title: WESTWOOD THIRD AMENDED PRELIMINARY PUD

Applicant Information (the person or entity that will own and/or execute what is proposed):

Name Breeden Investment Group, Inc.

Address P. O. Box 663 Columbus IN 47202
(number) (street) (city) (state) (zip)

Phone No.: 812-378-1721 Fax No.: _____ E-mail Address: mpratt@breedencommercial.com

Property Owner Information (the "owner" does not include tenants or contract buyers):

Name: Same

Address _____
(number) (street) (city) (state) (zip)

Phone No.: _____ Fax No.: _____ E-mail Address: _____

Property Information:

Property Size: _____ acres or _____ square feet

Address _____
(number) (street) (city) (state) (zip)

or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):

South East Quadrant of C.R. 350 West & S.R. 46

A legal description is attached.
(a legal description is required for the processing of all *Final PUD Plan* requests).

The PUD document is attached.
(refer to Columbus & Bartholomew County Zoning Ordinance Section 5.3(B) for Preliminary PUD Plan requirements and Section 5.4(B) for Final PUD Plan & Rezoning Requirements)

Notification Information (list the person to whom all correspondence regarding this application should be directed):

Name: E.R. GRAY & ASSOCIATES, PC

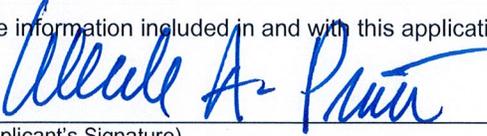
Address P.O. BOX 1357 COLUMBUS IN 47202
(number) (street) (city) (state) (zip)

Phone No.: 812-372-7398 Fax No.: 812-372-2175 E-mail Address: er.gray@ergray.com

How would you prefer to receive information (please check one): Email Phone Fax Mail

Applicant's Signature:

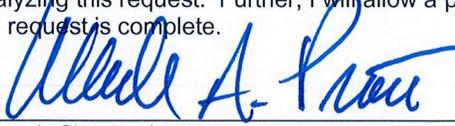
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

X 
(Applicant's Signature)

4-11-16
(Date)

Owner's Signature (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete.

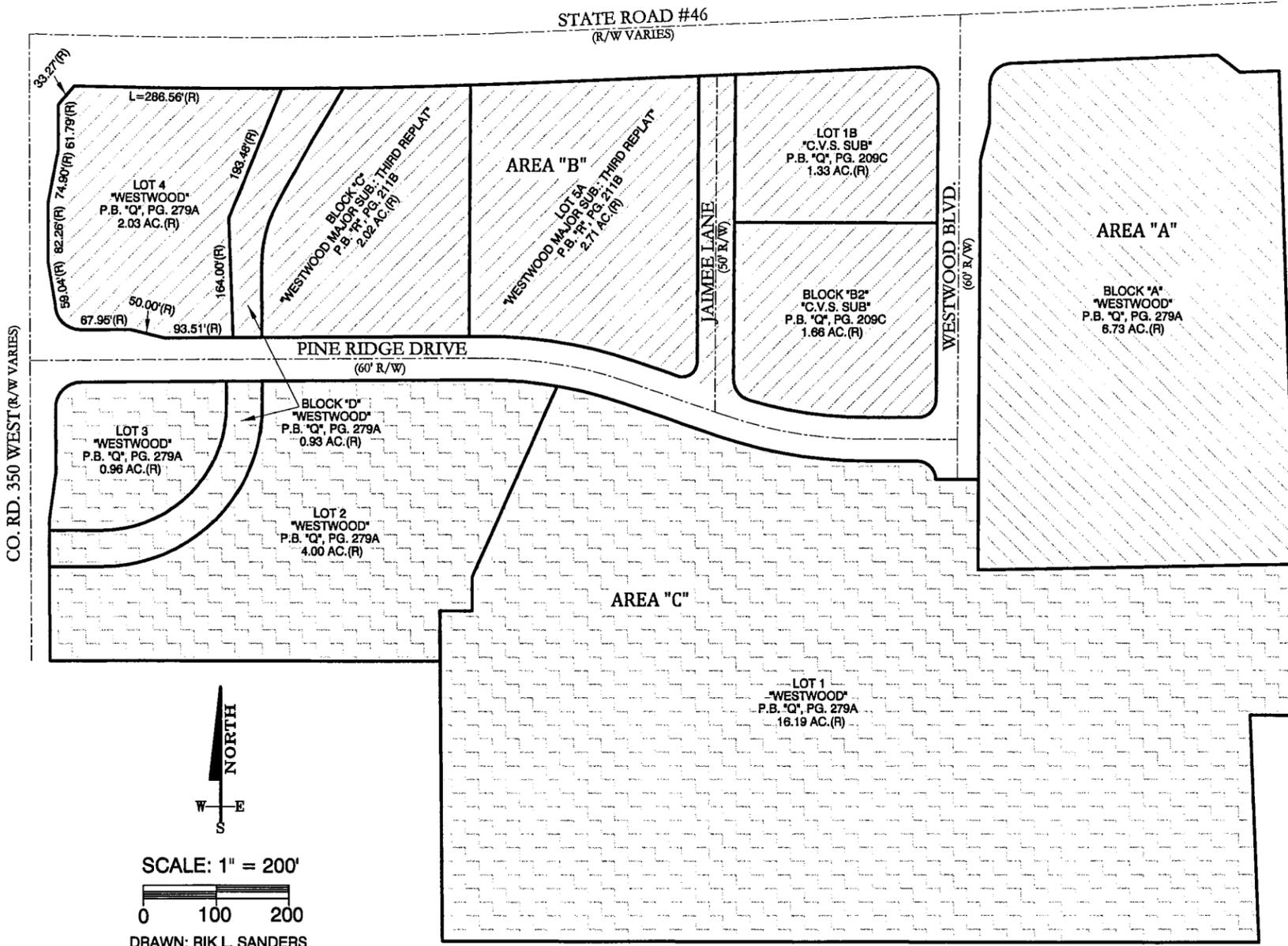
X 
(Owner's Signature)

4-11-16
(Date)

(Owner's Signature)

(Date)

WESTWOOD FOURTH AMENDED PRELIMINARY PUD



LAND USE SUMMARY

PROPOSED USES:

AREA "A": A MAXIMUM OF FOUR BUILDINGS MAY BE CONSTRUCTED IN THIS AREA ON APPROPRIATELY PLATTED LOTS. NO BUILDING SHALL BE ERECTED CLOSER THAN SEVENTY (70) FEET TO AN ADJOINING EXTERIOR RESIDENTIAL PROPERTY LINE. TWENTY (20) FEET OF THAT 70 FEET SHALL BE APPROPRIATELY SCREENED WITH LIVING PLANT MATERIAL. AT LEAST FIFTY (50%) PERCENT OF THE LOT AREA SHALL BE DEVOTED TO OPEN SPACE WHICH SHALL INCLUDE PARKING AND LANDSCAPING.

AREA "B": A MAXIMUM OF EIGHT BUILDINGS MAY BE CONSTRUCTED IN THIS AREA ON APPROPRIATELY PLATTED LOTS. THOSE BUILDINGS ADJOINING STATE ROAD 46 WILL BE DESIGNED AS DOUBLE FRONT BUILDINGS IN ORDER NOT TO PRESENT A "BACK YARD" TO THE HIGHWAY. AT LEAST FORTY (40%) PERCENT OF LOT AREA SHALL BE DEVOTED TO OPEN SPACE WHICH SHALL INCLUDE PARKING AND LANDSCAPING. LOT 4, IF USED FOR MULTI-FAMILY RESIDENTIAL, SHALL BE EXEMPT FROM THE EIGHT BUILDING MAXIMUM OF AREA "B".

AREA "C": RESIDENTIAL BUILDINGS IN A VARIETY OF SINGLE FAMILY, DUPLEX, AND MULTI-FAMILY DWELLINGS NOT TO EXCEED A DENSITY OF FIFTEEN (15) DWELLING UNITS PER GROSS ACRE, BEING LOCATED A MINIMUM OF FORTY FEET FROM THE ADJOINING EXTERIOR PROPERTY LINE ON THE WEST SIDE AND FORTY FEET ON THE SOUTH AND EAST SIDES, MAY BE CONSTRUCTED IN THIS AREA. IN ADDITION, COMMERCIAL, PROFESSIONAL, AND CORPORATE OFFICES ARE PERMITTED SO LONG AS FIFTY (50%) PERCENT OF EACH OFFICE LOT IS DEVOTED TO OPEN SPACE AND SO LONG AS SUCH OFFICE SPACE IS NOT INTERMINGLED RANDOMLY WITH THE RESIDENTIAL USES. NO OFFICE BUILDING SHALL BE ERECTED CLOSER THAN SEVENTY (70) FEET TO AN ADJOINING EXTERIOR RESIDENTIAL PROPERTY LINE. TWENTY (20) FEET OF THAT 70 FEET SHALL BE APPROPRIATELY SCREENED WITH LIVING PLANT MATERIAL.

PERMITTED USES:

AREA "A": ALL USES PERMITTED IN THE RB AND B-1 ZONING DISTRICTS IN ADDITION TO CORPORATE OFFICES, MOTEL WITH LOUNGE AND DINING FACILITIES, AND RESTAURANTS WITH DRIVE-UP FACILITIES AND INCLUDING FUELING CENTERS WITH CONVENIENCE STORES.

AREA "B": ALL USES PERMITTED IN AREA A AND IN THE B-2 ZONING DISTRICT EXCEPT TAVERNS, NIGHTCLUBS, BILLIARD ROOMS, AND GARDEN SUPPLY CENTERS UNLESS FULLY CONTAINED WITHIN A BUILDING. IN ADDITION, A CONVENIENCE CENTER WITH SELF-SERVICE GASOLINE FACILITIES MAY BE CONSTRUCTED IN THIS AREA. ALSO ON LOT 4 ONLY, MULTI-FAMILY RESIDENTIAL SHALL BE PERMITTED. AT THE TIME OF ANY RESIDENTIAL DEVELOPMENT OF LOT 4, OR ANY PORTION THEREOF, A SIDEWALK SHALL ALSO BE INSTALLED ALONG THE NORTH SIDE OF PINE RIDGE DRIVE ALONG THE FRONTAGE OF BLOCKS "C" AND "D" (IF SUCH SIDEWALK HAS NOT PREVIOUSLY BEEN INSTALLED). THE REQUIRED SIDEWALK SHALL BE COMPLETED PRIOR TO OCCUPANCY OF THE LOT 4 RESIDENTIAL DEVELOPMENT.

AREA "C": PERMITTED USES SHALL CONSIST OF SINGLE-FAMILY, TWO-FAMILY, AND MULTI-FAMILY BUILDINGS; AND COMMERCIAL, PROFESSIONAL, AND CORPORATE OFFICE BUILDINGS SITUATED TO TAKE MAXIMUM ADVANTAGE OF THE EXISTING TERRAIN AND TOPOGRAPHIC FEATURES. CHILD AND ADULT DAY-CARE FACILITIES, GROUP HOMES, HOME OCCUPATIONS, AND RECREATIONAL FACILITIES ARE ALSO PERMITTED.

GENERAL CONDITIONS

HEIGHT: MAXIMUM BUILDING HEIGHT IN ANY AREA SHALL NOT EXCEED THIRTY-FIVE (35) FEET ABOVE GRADE AS MEASURED AT THE MAIN ENTRY TO THE BUILDING.

PARKING: AS SET FORTH IN ARTICLE XXV OF THE ZONING ORDINANCE AND AS FURTHER APPROVED BY THE PLAN COMMISSION AS PART OF THE FINAL DETAILED SITE PLAN FOR EACH LOT.

SIDEWALKS: SIDEWALKS AND PATHS TO PROVIDE PEDESTRIAN ACCESS WILL BE PROVIDED AS NECESSARY AND WILL BE SHOWN ON THE FINAL DETAILED SITE PLAN OF EACH LOT.

SIGNAGE: SUBJECT TO PLAN COMMISSION APPROVAL AS PART OF THE FINAL DETAILED SITE PLAN OF EACH LOT. AREA "B" CONTAINS ONE PERMANENT DESIGNATION SIGN WITH A MINIMUM OF 200 LANDSCAPE POINTS. ALL NEW SIGNS MUST BE OF MONUMENT TYPE AND NO MORE THAN SIX FEET IN HEIGHT, AND SHALL MEET THE SIGN REGULATIONS OF THE COLUMBUS ZONING ORDINANCE.

ACCESSORIES: SITE ACCESSORIES SUCH AS DUMPSTERS, LOADING DOCKS, —, ECT. SHALL BE SCREENED FROM VIEW OF OFF-SITE TRAFFIC.

DEVELOPMENT SUMMARY

TOPOGRAPHY: THE SITE SLOPES IN A GENERAL SOUTH TO NORTH DIRECTION WITH SLOPES RANGING FROM 0 TO 20 PERCENT. SITE GRADING WILL BE PERFORMED IN AN EFFORT TO BALANCE THE NATURAL FEATURES OF THE SITE WITH THE NEEDS OF THE INDIVIDUAL BUILDINGS AND PARKING AREAS. THE EXISTING POND IN BLOCK "C" WILL BE PRESERVED AS ONE OF THE SITE AMENITIES.

STORM DRAINAGE: THE GENERAL DRAINAGE PATTERN IS FROM SOUTH TO NORTH. AN UNNAMED TRIBUTARY OF WOLF CREEK ENTERS NEAR THE SOUTHWEST CORNER UNDER COUNTY ROAD 350 WEST AND EXITS UNDER STATE ROAD 46. TWO OTHER CULVERTS UNDER STATE ROAD 46 PROVIDE DRAINAGE FOR THE EASTERN PORTION OF THE SITE.

IT SHOULD BE NOTED THAT A STRIP OF LAND LYING ON EACH SIDE OF THE UNNAMED TRIBUTARY IS CLASSIFIED AS ZONE "A" FLOODPLAIN AND WOULD BE SUBJECT TO FLOODING DURING A MAJOR FLOOD. SUCH A FLOOD MAY CAUSE FLOODING UPSTREAM OF THE COUNTY ROAD 350 WEST CULVERT REGARDLESS OF SITE DEVELOPMENT. CONSTRUCTION OF NORTH LAKE AT TIPTON LAKES HAS REMOVED APPROXIMATELY 220 ACRES FROM THE DRAINAGE AREA OF THIS TRIBUTARY. WHILE THIS WILL HELP PREVENT LOCAL FLOODING, IT WILL DO NOTHING TO PREVENT BACK-WATER FLOODING FROM WOLF CREEK DURING PERIODS OF MAJOR FLOODS.

THE GENERAL DRAINAGE PATTERN WILL BE MAINTAINED WITH DETENTION FACILITIES BEING CONSTRUCTED AS APPROPRIATE AND AS SHOWN ON THE DETAILED SITE PLANS WHICH ALSO SHOW SPECIFIC DRAINAGE DETAILS.

UTILITIES: WATER AND SEWER - BY CONNECTION TO CITY OF COLUMBUS UTILITIES AFTER ANNEXATION.

ELECTRICAL POWER - BY CONNECTION TO POWER COMPANY HAVING JURISDICTION.

NATURAL GAS - CONNECTION TO INDIANA GAS

TELEPHONE - BY CONNECTION TO AMERITECH

LANDSCAPING: EXISTING TREES WILL BE PRESERVED WHEREVER POSSIBLE. LANDSCAPING AROUND PARKING AND BUILDINGS AS WELL AS ANY BUFFER OR SCREEN PLANTINGS WILL BE SHOWN ON THE DETAILED SITE PLAN FOR EACH LOT AS PART OF FINAL APPROVAL.

TIMETABLE: IT IS ESTIMATED THAT INITIAL SITE CONSTRUCTION OF THE BASIC INFRASTRUCTURE WILL BEGIN IN THE FALL OF 1994. BUILDING CONSTRUCTION ON INDIVIDUAL LOTS WILL BEGIN AS SOON AS BUYERS ARE FOUND AND PLANS APPROVED.

ARCHITECTURAL REVIEW: BUILDING DESIGN, COLOR, MATERIALS, ECT. ARE SUBJECT TO REVIEW BY THE ARCHITECTURAL CONTROL COMMITTEE WHICH WILL CONSIST OF MEMBERS OF "WESTWOOD LLC" OR THOSE DESIGNATED TO ACT FOR THEM, BEFORE SUBMISSION OF THE DETAILED SITE PLAN OF EACH LOT FOR PLAN COMMISSION APPROVAL.

AMENDMENT NOTES

THIS AMENDED PRELIMINARY P.U.D. IS A REVISION TO THE "WESTWOOD" PRELIMINARY PUD, ORDINANCE NUMBER 47-1994, AS RECORDED IN CONDOMINIUM BOOK "C", PAGE 85A IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDER. SAID P.U.D. WAS APPROVED BY THE COLUMBUS CITY PLAN COMMISSION AT A MEETING HELD OCTOBER 5, 1994 AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS AT A MEETING HELD NOVEMBER 1, 1994.

SUBSEQUENT AMENDMENTS:

JUNE 3, 1997 - "WESTWOOD AMENDED PUD" (PUD-97-5) AS RECORDED IN CONDO BOOK "C", PAGE 19B.

JANUARY 4, 1999 - "WESTWOOD SECOND AMENDED PUD" (PUD-98-2) AS RECORDED IN CONDO BOOK "C", PAGE 36A.

DECEMBER 21, 2012 - "WESTWOOD THIRD AMENDED PUD" (PUD-12-04) RECORDED IN CONDO BOOK "C", PAGE 83B AS INSTRUMENT NUMBER 2012-14913.

THE PURPOSE OF THIS AMENDMENT IS TO ALLOW FOR THE INCLUSION OF FUELING CENTERS WITH CONVENIENCE STORES IN AREA "A".

CURRENT OWNER OF RECORD:

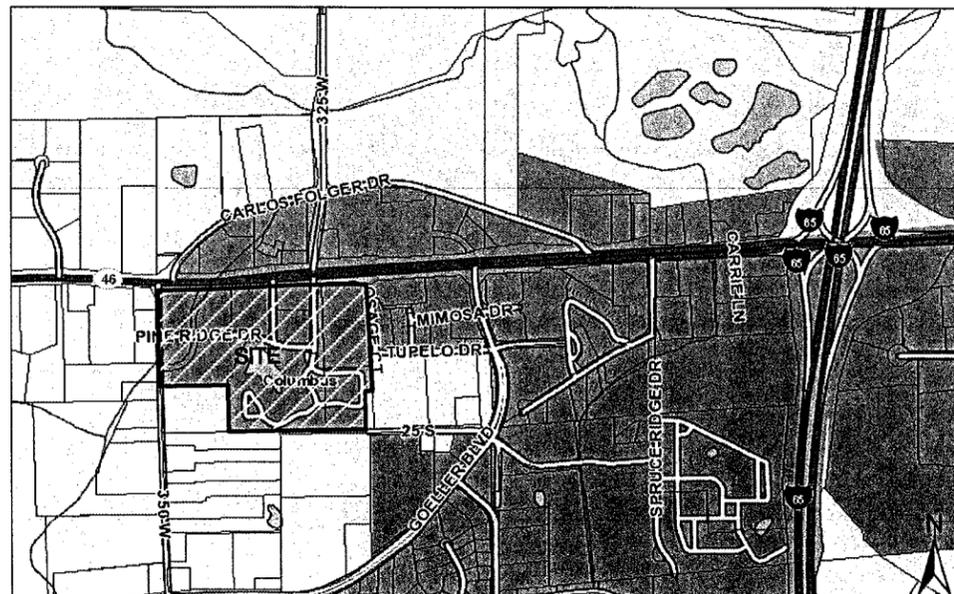
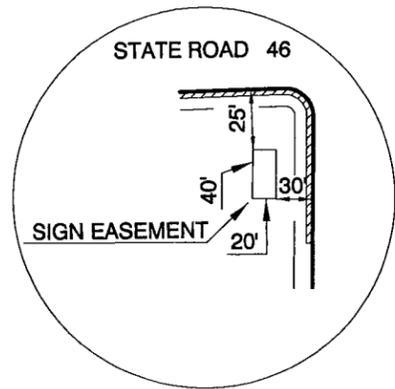
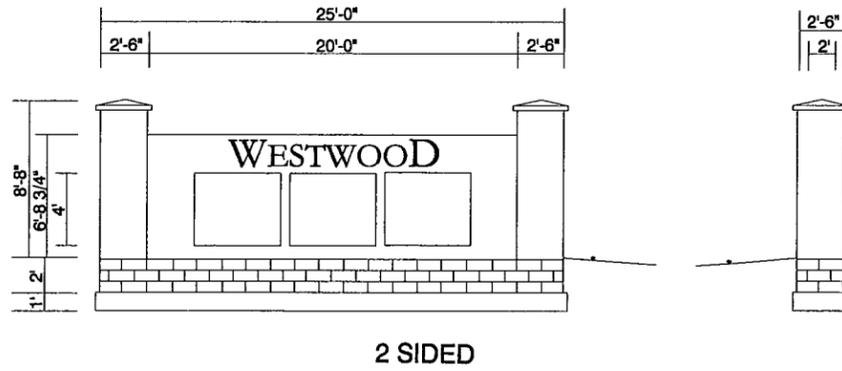
BREEDEN INVESTMENT GROUP, INC.

JOB #16172

E.R. GRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYING AND CONSULTING

E.R. GRAY III, L.S.
PRESIDENT

P.O. BOX 1357
COLUMBUS, INDIANA 47202
BUS. 812-372-7398 FAX 812-372-2175



SITE LOCATION MAP
NO SCALE

APPROVAL CERTIFICATE

APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD _____, 2016.

PRESIDENT _____ SECRETARY _____

APPROVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS AT A MEETING HELD _____, 2016.

ORDINANCE NUMBER _____

RECORDING CERTIFICATE

RECORDED IN:
CONDO BOOK" _____, PAGE _____

THIS _____ DAY OF _____, 2016 AT _____ O'CLOCK ____M.

INSTRUMENT NO. _____, FEE PAID _____

A NOTATION HAS BEEN MADE ON THE ORIGINAL PRELIMINARY PUD OF "WESTWOOD" AS RECORDED IN CONDO BOOK "C", PAGE 5A.
A NOTATION HAS BEEN MADE ON "WESTWOOD AMENDED PUD" AS RECORDED IN CONDO BOOK "C", PAGE 198.
A NOTATION HAS BEEN MADE ON "WESTWOOD SECOND AMENDED PUD" AS RECORDED IN CONDO BOOK "C", PAGE 36A.
A NOTATION HAS BEEN MADE ON "WESTWOOD THIRD AMENDED PUD" AS RECORDED IN CONDO BOOK "C", PAGE 83B.

ANITA L. HOLE, BARTHOLOMEW COUNTY RECORDER

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