



STAFF REPORT

CITY OF COLUMBUS PLAN COMMISSION (October 10, 2012 Meeting)

Docket No. / Project Title: PUD-12-04 (Westwood Preliminary PUD, 3rd Amendment)
Staff: Derek Naber
Applicant: Breeden Investment Group, Inc.
Property Size: 39.27 Acres (Entire Development)
Current Zoning: PUD (Planned Unit Development)
Proposed Zoning: PUD (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 multi-family residential as a permitted use on Lot 4 of the Westwood PUD.

Key Issue Summary:

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

1. Is multi-family residential appropriate at this location?
2. Should a maximum density or other development standards for a multi-family use be established by this Preliminary PUD?
3. Are additional sidewalks needed to support multi-family residential at this location?

Preliminary Staff Recommendation & Comments:

Favorable Recommendation to City Council.

The recommendation shall include the following conditions: The text and graphics of the Preliminary PUD document shall be amended as follows:

- a. "Preliminary" shall be inserted in the title of the document.
- b. Shading of Lot 4 shall match the rest of Area (B).
- c. The sign graphics and location map shown on the Westwood Preliminary PUD – 2nd Amendment shall be added.
- d. The "Amendment Notes" section shall also reference the previous two amendments.
- e. The "Amendment Notes" section shall remove the statement: "In accordance with the Zoning Ordinance of current adoption, effective April 3, 2008. Said Lot 4 is amended from Area (B) as previously designated on original PUD of "Westwood" and any requirements thereof."
- f. The "Proposed Uses" section shall remove the statement "Multi-family residential in accordance with the Zoning Ordinance of current adoption, effective April 3, 2008. Said Lot 4 is amended from Area (B) as previously designated on original PUD of "Westwood" and any requirements thereof."
- g. The "Permitted Uses" section shall replace the statement "All uses permitted in Area (B), in addition, multi-family residential in accordance with the Zoning Ordinance of current-adoption, effective April 3, 2008," with the following statement, "Also on Lot 4 only, multi-family residential shall be permitted." This statement shall be added underneath the Area (B) subsection.

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 this area should be commercial as are most properties along the commercial corridor of Jonathan Moore Pike. The Comprehensive Plan further encourages new development to be in scale with the surrounding area. The subject property is located on the edge of the city limits and is east of several low density single-family homes.

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

Preliminary Staff Comments: The subject property is currently undeveloped and is located in an area along a commercial corridor. The subject property is also along the edge of the Westwood development area and is located next to a low density residential area with a number of surrounding single-family homes.

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

Preliminary Staff Comments: Lot 4 is located along the commercial corridor of Jonathan Moore Pike and is currently permitted a variety of commercial uses. The subject property is located next to a low density residential area and multi-family residential would better serve as a transition from the subject property to the surrounding area.

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

Preliminary Staff Comments: The subject property, which is undeveloped, is located along the commercial corridor of Jonathan Moore Pike. The area is also east of a number of single-family homes, just outside of the city limits. A better transition from a commercial area to low density residential could be provided through multi-family residential.

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 is located along arterial and collector streets which would provide adequate vehicular ingress and egress to and from the property. The surrounding area also has a variety of commercial amenities including a grocery, retail establishments, and restaurants.

Current Property Information:	
Land Use:	Vacant (Undeveloped)
Site Features:	There are no relevant site features on the property.
Flood Hazards:	The eastern portion of the property is featured in 100-year floodway fringe.

Special Circumstances: (Airport Hazard Area, Wellfield Protection Area, etc.)	No special circumstances exist at this location.
Vehicle Access:	The property has potential access from Jonathan Moore Pike (Principle Arterial, Commercial, Suburban), 350 West (Collector, Residential, Suburban), or Pine Ridge Drive (Local, Commercial, Suburban).

Surrounding Zoning and Land Use:		
	Zoning:	Land Use:
North:	AP (Agriculture: Preferred) CN (Commercial: Neighborhood Center)	Single-Family Residential
South:	PUD (Planned Unit Development)	Medical Office
East:	PUD (Planned Unit Development)	Vacant (Undeveloped)
West:	AP (Agriculture: Preferred)	Single-Family Residential

Permitted Uses in the existing Westwood Preliminary PUD:		
Area (A)	Area (B) <i>(Including Lot 4)</i>	Area (C)
<p>RB (Restricted Buffer Uses):</p> <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 but not limited to a theater equipment sales, ticket sales, and museum gift shops. • Catering establishments, when conducted independently and not as 	<p>All Uses in Area (A) +</p> <p>B-2 (Community Business): <i>(with exceptions)</i></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, vocational 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 	<p>Permitted Uses:</p> <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

<p>accessory to a restaurant or dining establishment.</p> <p>B1 (Neighborhood Business):</p> <ul style="list-style-type: none"> • 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. • Personal service uses, including beauty and barber shops, camera and photographic 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. <p>Additional Uses:</p> <ul style="list-style-type: none"> • Corporate Offices • Motel with Lounge & Dining Facilities • Restaurants with Drive-Up Facilities 	<p>catering establishments; hotels; and storage, processing and/or conditioning when incidental to any of these uses.</p> <ul style="list-style-type: none"> • 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 one hundred (100) feet from any residential district. <p>Additional Uses:</p> <ul style="list-style-type: none"> • Convenience Center with self-service gasoline facilities. 	
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Interdepartmental Review:	
City Utilities:	No comments received.
Fire Department:	No comments received.

Police Department:	No comments received.
City Engineer:	The proposed PUD amendment for multi-family use on Lot 4 does not impact access or drainage on the site.
City Services:	No comments received.
CAMPO:	No comments received.
Parks Department:	No comments received.

History of this Location:

The relevant history of this property includes the following:

1. On November 1st, 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 for each new building when the site was ready to be developed.
2. On June 3rd, 1997, the preliminary PUD was approved to be 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 4th, 1999, Columbus City council approved of 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" which is a new property created for the purposes of drainage which would be maintained by the owners of lots on either side of the block.

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 A-4-4:** Encourage residential clustering and other development types that conserve open space and natural resources and reduce infrastructure costs.
3. **GOAL D-1:** Develop new housing where adequate public services can be provided economically.
4. **POLICY D-1-1:** Promote orderly housing expansion in locations where the city's infrastructure and services have the capacity to accommodate the growth.
5. **POLICY D-1-3:** Encourage development adjacent to already developed areas.
6. **GOAL D-2:** Encourage development of a sufficient supply of diverse housing types, sizes, and price ranges in the community.
7. **POLICY D-2-2:** Allow for various housing types.
8. **POLICY D-2-6:** Encourage development of a sufficient supply of housing in all price ranges so that all citizens of the community can enjoy decent, safe, and sanitary housing in desirable neighborhood settings.
9. **GOAL E-2:** Promote the use of designated highway corridors as areas for commercial development.

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. Any additional residential development should be a type similar to those already in the area: urban density, attached or multi-family units.
3. Any new residential development should be appropriately buffered from commercial areas, through setbacks, landscaping, and fencing.
4. 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 of and developed on the west side of Columbus along Jonathan Moore Pike (SR 46) in 1994. The intention of this 39.27 acre development, which included three internal streets including Pine Ridge Drive, Jaimee Lane, and Westwood Boulevard, was for the purpose of providing a mix of uses including offices, retail, and residential. The Westwood preliminary PUD broke up the site into three different areas (A, B, & C) in which permitted uses and development standards are indicated separately. Area (A), which is 6.89 acres, is located on the western most portion of the site and permits a predominate mix of office, retail, and personal service uses. 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. Area (C), which is 21.65 acres, is located on the southern edge of the site and permits all types of residential uses (single-family, multi-family, etc.) as well as office and recreational facilities.
2. The current preliminary PUD has the following applicable development standards for the entire area as well as specific development standards for each area as indicated below. The following standards apply to the entire development area:
 - i. Maximum building height in any area shall not exceed thirty-five (35) feet above grade as measured at the main entry to the building.
 - ii. Parking requirements based upon Article XXV of pre-2008 Zoning Ordinance.
 - iii. Landscaping, sidewalks, signs and other site details would be reviewed as part of the final PUD site plan.
 - b. The commercial uses with Area (A) have the following separate standards:
 - i. A maximum of four buildings may be constructed in this area.
 - ii. A minimum setback of 70 feet to an adjoining exterior residential property line. 20 feet of the setback shall include landscape screening.
 - iii. At least 50% of the lot area shall be devoted to open space which shall include parking and landscaping.
 - c. The commercial uses within Area (B), including Lot 4, have the following separate standards:
 - i. A maximum of eight buildings may be constructed in this area.
 - ii. Buildings adjoining State Road 46 will be designed as double front buildings in order not to present a back yard to the highway.
 - iii. At least 40% of lot area shall be devoted to open space which shall include parking and landscaping.
 - d. The residential and commercial uses within Area (C) have the following separate standards:
 - i. A maximum density of 15 dwelling units per gross acre.
 - ii. For Residential: A minimum setback of 40 feet from east, south, and west property lines.
 - iii. For Non-Residential: A minimum setback of 70 feet to an adjoining exterior residential property lines. 20 feet of the setback shall include landscape screening.
 - iv. 50% of the lot area of commercial development shall be devoted to open space.
 - v. Office space shall not be intermixed with residential uses.
3. Breeden Investment is proposing to revise the preliminary PUD for the purpose of allowing multi-family residential on Lot 4 of the Westwood major subdivision within Area (B) as defined by the preliminary PUD. The applicant is further requesting to remove Lot 4 from the requirements of Area

(B) and applying the lot standards (for details see item #9) that are within the RM (Residential: Multi-family). These lot standards would include a maximum gross density of 25 dwelling units per acre, minimum setbacks of 10 feet from all property lines, and a minimum living area of 500 square feet. At this time, there is no provided site plan for a new multi-family development, which would be submitted as a final PUD and evaluated for its site improvements by the Plan Commission.

4. Area (B) including Lot 4 is located along the public street frontage of Jonathan Moore Pike as well as along Pine Ridge Drive, CR 350 West, Jaimee Lane, and Westwood Boulevard. While potential vehicular access would be limited to the internal local drives, the area is highly visible along this principle arterial which would be suitable for most commercial development. Area (C), which is the only area which allows for residential (including multi-family), is located in on the south side of the development area and is not highly visible from any major thoroughfares. This area currently features Westwood Pines, a multi-family apartment complex which has 13 buildings and 202 residential units.
5. Multi-Family Residential is the highest intensity residential use and can feature a variety of different types of development including apartment complexes, condominiums, attached townhomes or any residential property which features 3 or more dwelling units. Multi-family residential is a type of use where because of the result of the large number of dwelling units in a smaller area, there should be access to a higher amount of developed infrastructure and services. Typical locations for multi-family development have connections to the following items: vehicular access, pedestrian network, schools, commercial services, and emergency services.
6. Lot 4 is located on the northwestern corner of the Westwood development area. The property is located along Jonathan Moore Pike which is a commercial heavy corridor. The commercial development along this corridor primarily serves the surrounding residential neighborhoods in western Columbus. The property is also along the edge of the city limits of the City of Columbus. West of the subject property, outside of the city limits, are a variety of low-density single-family home properties. Potential development of Lot 4 could provide a potential transition from commercial development within the city limits to the neighboring low-density residential to the west.
7. The Westwood development area does provide some sidewalks where development has occurred on the internal public streets, however, there are missing gaps in the internal sidewalk network of Westwood development. Residents of a potential multi-family residential development on Lot 4 would not be able to walk on a sidewalk from the subject property to any commercial services in the area including the Marriott Hotel or CVS Pharmacy.
8. The Westwood development is also not well connected to the surrounding area, as a result of the state highway to the north and the rural residential properties to the south. The Columbus Bicycle and Pedestrian Plan does indicate a future trail along Jonathan Moore Pike which would link Columbus to Nashville. While there are no immediate plans to construct this portion of the trail and no decision has been made on which side the trail would be located, this potential pedestrian connection could link the Westwood development area to the surrounding area as well as to the entire City of Columbus.
9. According to Zoning Ordinance Section 3.14 (C), the following items are the applicable lot standards for a multi-family residential development for Lot 4:

Lot and/or Density Requirements:	<p>Maximum Gross Density: 25 Dwelling Units per Acre</p> <p>Minimum Lot Area: Residential Use: 1,500 sq. ft. per dwelling unit (with a minimum of 6,000 square feet if fewer than 4 units)</p> <p>Minimum Lot Width: 50 feet</p> <p>Minimum Lot Frontage: 50 feet</p> <p>Minimum Lot Coverage: 65%</p>
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<p>Setbacks Required:</p> <p>Front setbacks are determined by the Thoroughfare Plan Classification of the adjacent street and are the same regardless of zoning.</p>	<p>Side Yard Setback: Two-Family Structure: 5 feet Multi-Family Structure: 10 feet Accessory Structure: 5 feet</p> <p>Rear Yard Setback: Primary Structure: 10 feet Accessory Structure: 5 feet</p> <p>Front Yard Setback: Arterial Street: 10 feet* Collector Street: 10 feet* Local Street: 10 feet*</p> <p><i>*25 feet for any auto service bay, auto fuel pump canopy, or other similar vehicle access points to structures.</i></p>
<p>Floor Area Requirements:</p>	<p>Minimum Living Area per Dwelling: Two-Family: 1,000 sq. ft. Multi-Family: 500 sq. ft.</p> <p>Minimum Ground Floor Living Area: N/A</p>
<p>Height Requirements:</p>	<p>Primary Structure: 50 feet</p> <p>Accessory Structure: 25 feet</p>

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

Planning Department Use Only:

Jurisdiction: Columbus Bartholomew County Joint District

Docket No.: _____

Planned Unit Development (PUD) Application:

Application Type Preliminary PUD Plan Final PUD Plan & Rezoning Minor Modification

PUD Title: WESTWOOD - REVISED/3rd AMENDED

Applicant Information:

Name Breeden Investment Group, Inc., Mark A. Pratt, President

Address 700 Washington St., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-378-1721 Fax No.: _____ E-mail Address: _____

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

Name: Breeden Investment Group, Inc., Mark A. Pratt, President

Address 700 Washington St., Columbus, IN 47201
(number) (street) (city) (state) (zip)

Phone No.: 812-378-1721 Fax No.: _____ E-mail Address: _____

Property Information:

Property Size: +/-2.03 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):

Southeast corner of the intersection of St. Rd. #46 and County Road 350 West.

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. Grav & Associates, P.C., Eric L. Meeks, Project Manager

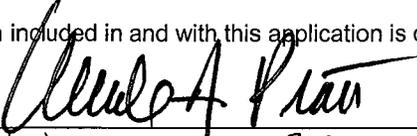
Address P.O. Box 1357, Columbus, IN 47202
(number) (street) (city) (state) (zip)

Phone No.: 812-372-7398 Fax No.: 812-372-2175 E-mail Address: e.meeks@ergrav.com

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

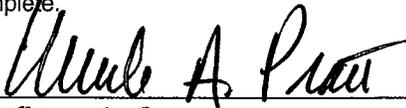
Applicant's Signature:

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

 9/5/12
(Applicant's Signature) MARK A. PRATT, PRES. (Date)
BREEDEN INVESTMENT GROUP, INC.

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.

 9/5/12
(Owner's Signature) MARK A. PRATT, PRES. (Date)
BREEDEN INVESTMENT GROUP, INC.

(Owner's Signature) (Date)

WESTWOOD THIRD AMENDED 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 APPROXIMATELY SCREENED WITH LIVING PLANT MATERIAL. AT LEAST FIFTY (50%) PERCENT OF 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.

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.

LOT 4: MULTI-FAMILY RESIDENTIAL IN ACCORDANCE WITH THE ZONING ORDINANCE OF CURRENT ADOPTION, EFFECTIVE APRIL 3, 2008. SAID LOT 4 IS AMENDED FROM AREA "B" AS PREVIOUSLY DESIGNATED ON ORIGINAL PUD OF "WESTWOOD" AND ANY REQUIREMENTS THEREOF.

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.

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.

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.

LOT 4: ALL USES PERMITTED IN AREA "B". IN ADDITION, MULTI-FAMILY RESIDENTIAL IN ACCORDANCE WITH THE ZONING ORDINANCE OF CURRENT ADOPTION, EFFECTIVE APRIL 3, 2008.

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.

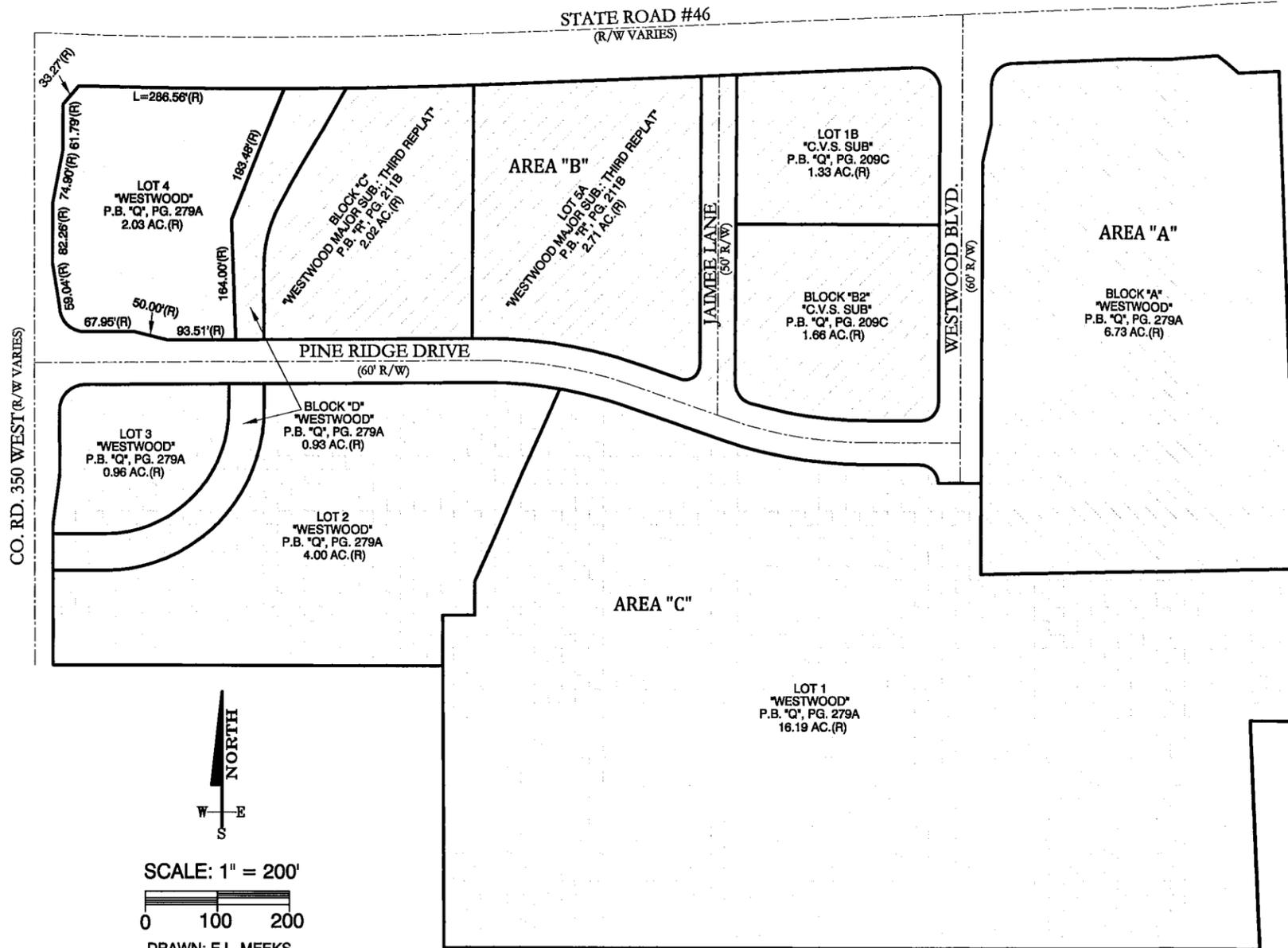
NATURAL GAS - CONNECTION TO INDIANA GAS

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.



PROPERTY DESCRIPTION

LOT 4 IN "WESTWOOD" AS RECORDED IN PLAT BOOK "Q", PAGE 279A, IN THE OFFICE OF THE RECORDER OF BARTHOLOMEW COUNTY, INDIANA.

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.

THE PURPOSE OF THIS AMENDMENT IS TO ALLOW FOR LOT 4 IN "WESTWOOD" AS RECORDED IN PLAT BOOK "Q", PAGE 279A IN THE OFFICE OF THE BARTHOLOMEW COUNTY RECORDERS OFFICE, TO BE DEVELOPED AS A USE OF MULTI-FAMILY RESIDENTIAL IN ACCORDANCE WITH THE ZONING ORDINANCE OF CURRENT ADOPTION, EFFECTIVE APRIL 3, 2008. SAID LOT 4 IS AMENDED FROM AREA "B" AS PREVIOUSLY DESIGNATED ON ORIGINAL PUD OF "WESTWOOD" AND ANY REQUIREMENTS THEREOF.

CURRENT OWNER OF RECORD:

LOT 4 - "WESTWOOD"
BREEN INVESTMENT GROUP, INC.
(AUD. MAP#03-95-28-120-000.104-005)

APPROVAL CERTIFICATE

APPROVED BY THE CITY PLAN COMMISSION AT A MEETING HELD _____, 2012.

PRESIDENT _____

SECRETARY _____

APPROVED BY THE COMMON COUNCIL OF THE CITY OF COLUMBUS AT A MEETING HELD _____, 2012.

ORDINANCE NUMBER _____

RECORDING CERTIFICATE

RECORDED IN:

CONDO BOOK "____", PAGE _____, THIS _____ DAY OF _____, 2012 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 19B.

A NOTATION HAS BEEN MADE ON "WESTWOOD SECOND AMENDED PUD" AS RECORDED IN CONDO BOOK "C", PAGE 36A.

ANITA L. HOLE, BARTHOLOMEW COUNTY RECORDER

JOB #12252



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

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

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