



VIKING MEADOWS

A PLANNED UNIT DEVELOPMENT

**REQUEST FOR A PLANNED UNIT DEVELOPMENT AMENDMENT
JANUARY 23RD, 2012 COMMON COUNCIL MEETING**

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Pulte Homes of Indiana LLC ("Pulte") respectfully submits to the Plan Commission its proposed amendment for select lots within Valley View at Viking Meadows. Valley View is the large-lot single family area east of the Monon Trail (see attached aerial exhibit for effected lots).

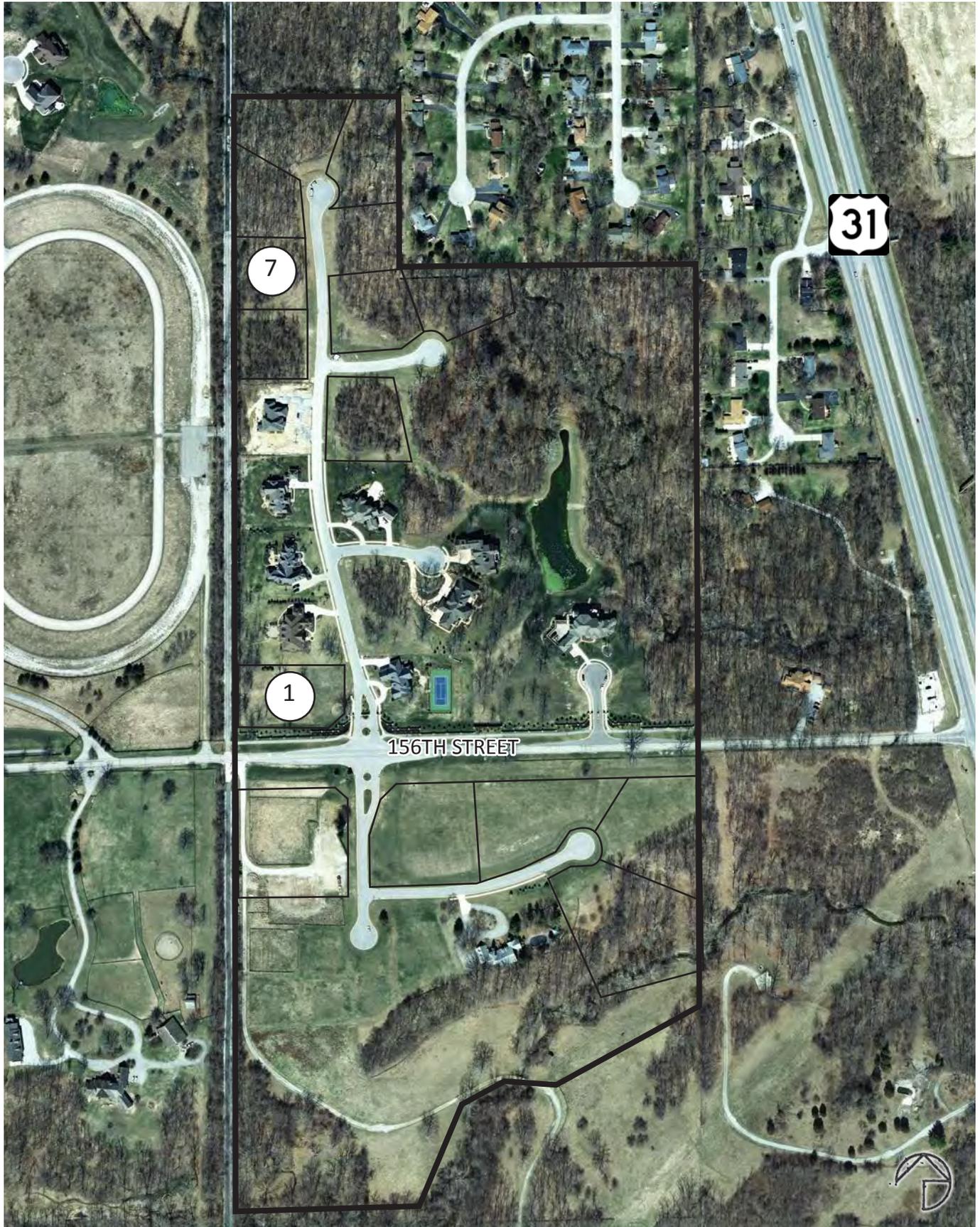
Proposed Amendment:

The PUD Ordinance sets forth architectural and design standards for homes in Valley View, including a requirement that homes have a minimum roof pitch of 8/12 (front to back roof pitch) and 10/12 (front gable roof pitch). Two [confirm] custom home builders have clients that wish to build homes with a historical architectural style that lends itself to a modified roof pitch (see attached example home elevations). As a result, this amendment is being requested by Pulte on behalf of prospective homeowners to allow for modified roof pitches for homes with an historical architectural style that lends itself to a lower roof pitch. Currently, the PUD Ordinance allows for modifications to other architectural standards (e.g., masonry, roof ridgelines) for homes with a historical architectural style. The PUD Ordinance also currently provides that the City's Community Development Department determines whether or not a specific home plan qualifies as a historical architectural style.

Attached please find the referenced exhibits. In addition, attached please find the proposed amendment, which includes the redline/blue line changes requested to the architectural standards. Thank you for your consideration.

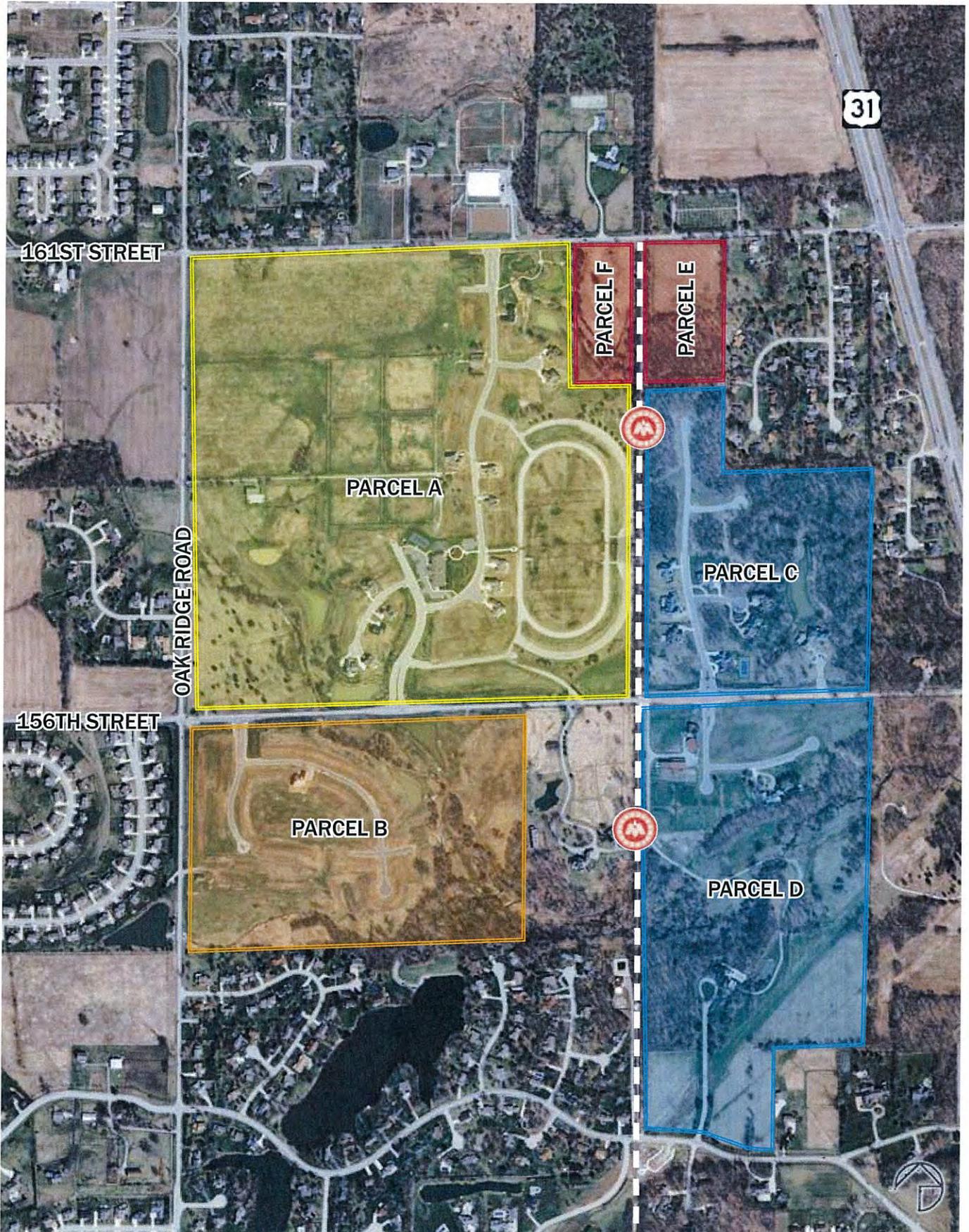
VALLEY VIEW LOTS

VIKING MEADOWS



AERIAL LOCATION EXHIBIT

VIKING MEADOWS





LEGEND

-  Parcel A = Blue Grass
-  Parcel A = Meadowlands
-  Parcel B = Two Gaits
-  Parcel C = Valley View
-  Parcel D = Valley View
-  Parcel E
-  Parcel F



PROPERTY OWNER CONSENT FORM

The undersigned, Joe and Melinda Garcia, being the owners of Lot No. 7 of Valley View at Viking Meadows Section One per the plat thereof recorded as Instrument #200600035318 in the Office of the Recorder of Hamilton County, Indiana, within the Viking Meadows Planned Unit Development District, hereby authorizes FAEGRE BAKER DANIELS, LLP and PULTE HOMES OF INDIANA, LLC to file all necessary petitions for an amendment to the Viking Meadows Planned Unit Development District and any other associated plan approval(s) pertaining to the aforementioned property with the City of Westfield, Hamilton County, Indiana and/or any other relevant government entity.

[Signature]
Property Owner Signature

Joe Garcia
Property Owner (printed)

Owner
Property Owner Title

11/11/12
Date

[Signature]
Property Owner Signature

Melinda Garcia
Property Owner (printed)

Owner
Property Owner Title

11/11/12
Date

SIGNATURE OF NOTARY PUBLIC

State of Indiana, County of _____, SS:

Subscribed and Sworn before me this ____ day of _____, 2012.

Printed Name of Notary Public _____

My Commission Expires _____, _____.

PROPERTY OWNER CONSENT FORM

The undersigned, Golitko Investment Group LLC, being the owner of Lot No. 1 of Valley View at Viking Meadows Section One per the plat thereof recorded as Instrument #200600035318 in the Office of the Recorder of Hamilton County, Indiana, within the Viking Meadows Planned Unit Development District, hereby authorizes FAEGRE BAKER DANIELS, LLP and PULTE HOMES OF INDIANA, LLC to file all necessary petitions for an amendment to the Viking Meadows Planned Unit Development District and any other associated plan approval(s) pertaining to the aforementioned property with the City of Westfield, Hamilton County, Indiana and/or any other relevant government entity.

[Signature]
Property Owner Signature

Property Owner Signature

MATTHEW M. GOLITKO
Property Owner (printed)

Property Owner (printed)

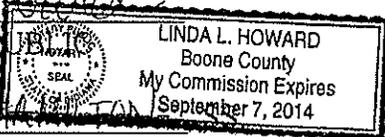
OWNER
Property Owner Title

Property Owner Title

1/12/12
Date

Date

[Signature]
SIGNATURE OF NOTARY PUBLIC



State of Indiana, County of HAMILTON

Subscribed and Sworn before me this 12th day of Jan, 2012.

Printed Name of Notary Public LINDA L. HOWARD

My Commission Expires SEPT 7, 2014.

ORDINANCE NUMBER 12-XX

Document Cross Reference No. 200500022608 and 2011010175

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
TITLE 16 – LAND USE CONTROLS**

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Zoning Ordinance”) and Ordinance No. 04-22, as amended by Ordinance No. 10-30, 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Docket 1202-PUD-02**), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded **Docket 1202-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation 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 _____, 2012;

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;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Ordinance and Zoning Map are hereby amended to read as follows:

Section 1. Applicability of Ordinance.

- 1.1 This ordinance shall hereafter be referred to as the Valley View at Viking Meadows PUD Amendment Ordinance for Lots 1 and 7 (this "Ordinance").

- 1.2 This Ordinance applies only to the subject real estate, generally described as Lots 1 and 7 within Parcel C of the Viking Meadows PUD Ordinance, and more particularly described in Exhibit A attached hereto (the “Real Estate”).
- 1.3 Any provisions of the Viking Meadows PUD Ordinance or Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance. All other provisions of the PUD Ordinance not affected by this Ordinance shall remain in effect with the adoption of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Viking Meadows PUD Ordinance or as otherwise ascribed to them in the Zoning Ordinance.

- 2.1 Original PUD Ordinance. Shall mean and refer to The Viking Meadows Planned Unit Development District Ordinance recorded as Instrument No. 200500022608 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield Town Council on June 14, 2004 as Ordinance No. 04-22.
- 2.2 Viking Meadows PUD Ordinance. Shall mean and collectively refer to the Original PUD Ordinance and the Viking Meadows Planned Unit Development Amendment Ordinance recorded as Instrument No. 2011010175 in the Office of the Recorder of Hamilton County, Indiana and adopted by the Westfield City Council on December 13, 2010 as Ordinance No. 10-30.

Section 3. **Architectural Standards.** Exhibit 19 ("Architectural Standards – Parcel C") of the Original PUD Ordinance is hereby amended and superseded with the attached Exhibit B ("Architectural Standards – Parcel C").

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2012.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

John Dippel

John Dippel

John Dippel

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Robert J. Smith

Robert J. Smith

Robert J. Smith

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

This Instrument prepared by: Steven D. Hardin, Esq. and Jesse M. Pohlman, Land Use Consultant, Faegre Baker Daniels, LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240. (317) 569-9600.

I hereby certify **ORDINANCE** 12-XX was delivered to the Mayor of Westfield on the _____ day of _____, 2012.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 12-XX
this _____ day of _____, 2012.

I hereby VETO ORDINANCE 12-XX
this _____ day of _____, 2012.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
REAL ESTATE

Lots #1 and #7 of Valley View at Viking Meadows Section One per the plat thereof recorded as Instrument #200600035318 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
ARCHITECTURAL STANDARDS – PARCEL C

1) **Lot Width:**
Minimum of 100 ft. at front building line

2) **Minimum Square Footage:**
One-story home: 2600
Two-story home: 3200

3) **Side Yard Setbacks:**
10 ft. minimum
20 ft. minimum between residences

4) **Roof Pitch:**
Front to back: 8/12
Front gables 10/12

This requirement may be modified by the ~~Department~~ ~~Developer's New Construction Committee (the "NCC")~~ for homes with a historical style¹ which lends itself to a lower roof pitch.

Note: ancillary roofs such as porches, bays or walkways may be less than the minimum requirement.

5) **Roof Overhangs:**
Minimum framed overhang: 12 inches

Note: Where masonry meets any overhang, the overhang shall measure a minimum of eight (8) inches.

6) **Roof Ridgeline:**
A. In Viking Meadows a one-story home shall have a minimum of three (3) ridgelines unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.
B. A two-story home shall have a minimum of three (3) ridgelines, unless fewer is consistent with a historical style¹ of the home in which case a minimum of two (2) ridgelines are required.
C. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches shall count as a ridgeline.

7) **Corner Breaks:**
Each home shall have a minimum of three (3) corner breaks on the front and rear facades. The exterior corners of a covered porch, the outermost corners of the home and a projection with a height of no less than six (6) feet shall count toward this requirement.

- 8) **Equipment Vents:**
All vents shall attach to the rear or side of the home to reduce visibility from the street.
- 9) **Foundations:**
No slab foundations permitted. All home foundations shall be on a basement or crawl space.
- 10) **Windows:**
A. Window type shall be vinyl clad, aluminum clad or wood.
B. Front and rear facades to include a minimum of six (6) windows and each side façade shall include at least one (1) window.
C. In counting windows, a double hung shall count as one (1) window and each casement window where the glass is enclosed by vinyl, vinyl clad or aluminum clad, or wood material frame shall count as one (1) window.
- 11) **Garages:**
All homes shall have a minimum three-car attached garage.
- 12) **Masonry Requirements:**
A. Acceptable masonry materials include the following: brick, limestone, natural stone, cultured stone, stucco and EIFS.
B. All homes shall have masonry on the first floor, front, sides and rear.
C. The masonry requirements may be modified by the ~~Department Developer's New Construction Committee (the "NCC")~~ for up to 35% of the homes with a historical style¹ which lends itself to the use of less masonry.
- 13) **Siding Requirements:**
No vinyl or aluminum siding shall be permitted. Acceptable siding materials shall be wood, LP siding, Hardiplank or similar composition siding materials.
- 14) **Landscaping:**
A. Front landscaping:
20 shrubs (18" planted)
2 yard trees (2" minimum caliper outside planting bed)
1 to 4 parkway trees (2" minimum caliper) to be planted between the curb and sidewalk, required 50' to 60' on center spacing (number depends on lot street frontage).
B. Lawns:
1) Sod with hydroseed with irrigation in all front yards to the front corners of the home. All side yards and rear yards must be seed with straw at a minimum and no irrigation is required.
2) Corner lot homes which have two elevations substantially parallel to a public street shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located between the public street on each side of the corner lot and a line drawn parallel to each front corner

elevation closest to the public street extending from each end of said elevations to each perpendicular lot line. All other side yards and rear yards must be seeded with straw at a minimum and no irrigation is required.

- 3) Corner lot homes which are set at an angle to the public streets, lacking an elevation substantially parallel to either abutting public street, shall have lawns comprised of sod or hydroseed with irrigation in that portion of the yard located (i) between the front elevation of the home and each public street and (ii) between the public street on each side of the corner lot and a line drawn parallel to each public street, extending to each perpendicular lot line from the two exterior corners of the home closest to each abutting public street. All other side yard and rear yards must be seeded with straw at minimum and no irrigation is required.

15) **Miscellaneous:**

- A. A not for profit Viking Meadows Homeowners Association shall be incorporated and related Covenants, Restrictions and By-Laws shall be created prior to platting any sections of Viking Meadows.
- B. All new home, landscaping and exterior color plans must be approved by the Department NCC prior to beginning construction.
- C. All driveways shall be concrete. ~~unless otherwise approved by the NCC; asphalt is not permitted.~~
- D. Public sidewalks are required on all lots.
- E. Uniform mailboxes (as determined by the Developer) shall be required.
- F. Dusk to dawn yardlights shall be required in a uniform location (as determined by Developer). The yardlight shall have a maximum total of 120-watt bulbs.
- G. All fireplaces located on the exterior elevation of a home must be constructed of masonry. Interior fireplaces protruding through the roof not on an exterior elevation of a home, are not required to be masonry but must be decorative in nature using masonry, stucco or EFIS materials.
- H. Dumpsters and or trash bins are required on all lots once framing begins.

¹ Historical architectural styles are styles such as Colonial, Cape Code, Craftsman, Farmhouse, French Country, Prairie or homes with various architectural elements taken from the foregoing to create more recent and modern versions of the foregoing. The Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in the manner specified in these guidelines, of the standards set forth in these guidelines. ~~All home plans submitted for approval shall first be approved by Precedent prior to submission to the Department.~~ The Department shall have the authority to approve a home plan as a Historical architectural style.

