ORDINANCE 12-14

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 ordinance (the "Ordinance") to amend the Westfield-Washington Township Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code §36-7-4., as amended.

WHEREAS, the City of Westfield, Indiana ("City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Zoning Ordinance; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket _____-PUD-___), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket _____-PUD-___ to the Westfield City Council with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on _____;

WHEREAS, the Westfield City 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 WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

Section 1. Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. This ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby inapplicable to the Real Estate. To the extent that this ordinance conflicts with the terms of any previously adopted ordinance, or part thereof, the terms of the ordinance shall prevail.

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

WESTFIELD CITY 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 L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Robert W. Stokes	Robert W. Stokes	Robert W. Stokes

ATTEST:

_____
Cindy J. 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. Bryan D. Stumpf

Prepared by: Bryan D. Stumpf, ASLA, AICP, American Structurepoint
7260 Shadeland Station, Indianapolis, IN 46256, (317) 547-5580.

I hereby certify that ORDINANCE 12-14 was delivered to the Mayor of Westfield on the

_____ day of _____, 2012, at _____m.

_____
Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 12-14

This _____ day of _____, 2012.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-14

This _____ day of _____, 2012.

_____
J. Andrew Cook, Mayor

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ARTICLE 1. APPLICABILITY OF ORDINANCE

Section 1.1. Applicability. This Harmony PUD Ordinance (the "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate").

Section 1.2. Districts. There are two districts within the Ordinance as illustrated in Exhibit B attached hereto (the "District Map").

A. The underlying zoning district for the Mixed Use District shall be the LB – Local Business District (the "LB District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the LB District shall apply to the Mixed Use District of this Ordinance.

B. The underlying zoning district for the Residential District shall be the SF-4 – Residential District (the "SF-4 District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the SF-4 District shall apply to the Residential District of this Ordinance.

ARTICLE 2. MIXED USE DISTRICT. The underlying zoning of the commercial and multifamily uses within the Mixed Use District shall be the LB District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district. The purpose of this district is to allow multifamily residential uses and commercial development.

Section 2.1. General Requirements. The following general requirements apply to the Mixed Use District.

A. Parking may be permitted in all required Building Setback Areas.

B. A suitable planting buffer shall be provided on any yard that abuts a residential area external to the Real Estate in accordance with the Landscaping Standards of this Ordinance.

C. Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.

D. Sidewalk connections of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closest to the buildings.

E. Chain link fencing with vinyl slats is prohibited.

Section 2.2. Permitted Uses.

A. In addition to the uses permitted in the LB District in the Zoning Ordinance the following uses shall be permitted in the Mixed Use District:

    1. Health, fitness, and exercise center

    2. Multifamily residential

B. In addition to the uses permitted in the LB District in the Zoning Ordinance, in the portion of the Mixed Use District located between existing 146th Street and the new alignment of 146th Street, the following uses shall be permitted:

    1. Restaurants with drive-through facilities

    2. Convenience store with fueling center

Section 2.3. Development Standards for Commercial Uses within the Mixed Use District.

A. Special Requirements.

1. Buildings within the commercial portion of the Mixed Use District shall comply with the Architectural Design Requirements of the State Highway 32 Overlay Zone (WC 16.04.065 [8]).

2. No outside storage is permitted.

3. The maximum gross floor area of an individual business shall be 70,000 square feet.

4. The aggregate maximum gross floor area of all commercial buildings shall be 170,000 square feet.

B. Development Standards.

1. Minimum Lot Area – None.

2. Minimum Tract Frontage on Road – Direct or indirect access to a public right-of-way is required.

3. Minimum Setback Lines (applied to perimeter of the Mixed Use District):

   a. Front Yard – Twenty (20) feet

   b. Side Yard – Twenty (20) feet

   c. Rear Yard – Twenty (20) feet

4. Maximum Building Height – Fifty (50) feet.

5. Loading and Parking - See Article 4 Off Street Loading and Parking.

6. Landscaping - See Article 5 Landscaping Standards.

Section 2.4. Development Standards for Multifamily Uses within the Mixed Use District.

A. Maximum Dwelling Density – Twenty-two (22) dwelling units per acre (based upon multifamily development area and green space area).

B. Maximum Number of Dwelling Units Per Structure – Thirty (30) dwelling units.

C. Maximum Number of Dwelling Units – Two hundred seventy (270) dwelling units on the Real Estate.

D. Minimum Square Footage Per Dwelling Unit (excluding porches, terraces, carports, and garages) – Six hundred fifty (650) square feet.

E. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.

F. Maximum Building Height – Fifty (50) feet.

G. Proximity Slope - The proximity slope shall not apply to the development of the Real Estate.

H. Minimum Distance Between Structures – Twenty (20) feet.

I. Parking Lot Screening - In addition to the requirements in Article 5, the following provisions shall apply:

1. Off-street parking lots and spaces viewable from a public street or adjacent to single or multifamily development shall be screened by either a three (3) foot high opaque wall or fence or by a solid hedge row, in addition to landscaping required in this Ordinance.

2. Off-street parking lot screening shall be installed when parking spaces are located within ten (10) feet of dwellings.

J. Building Material

1. Masonry or natural materials shall be the exterior building material on thirty percent (30%) of the elevation of all buildings, excluding openings such as doors and windows, roofs, and the area within any dormer projecting from a roof.

2. Permitted exterior surfaces shall include: cultured stone, masonry or equivalent, wood, EIFS, stucco, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl siding is prohibited.

K. Development Plans. Multifamily development shall meet the following requirements, in addition to the other requirements set forth in this Ordinance.

1. In the event that more than one building is proposed, they shall be designed to be located so that no more than two (2) buildings are in a straight, unbroken line.

2. Straight, unbroken front elevations shall be limited to 100 feet in length.

L. Off-Street Loading and Parking - See Article 4.

M. Landscaping - See Article 5.

ARTICLE 3. SINGLE FAMILY RESIDENTIAL DISTRICT

The underlying zoning of the single family uses within the Single Family Residential District shall be the SF-4 Single Family Residential District in the Zoning Ordinance. Said underlying zoning classification, as modified below by the addition, or modification of the provisions and text thereof, shall govern the use and development of the district. The purpose of this district is to allow a variety of detached single family residential living options.

Section 3.1. Building Height. All residential dwellings are permitted to be a maximum of thirty-five (35) feet in height.

Section 3.2. Permitted Uses. In addition to the uses permitted in the SF-4 District in the Zoning Ordinance, accessory dwelling units shall be permitted in the Single Family Residential District.

1. Accessory dwelling units

Section 3.3. Development Requirements.

A. Lots and Buildings within the District shall comply with the following development standards based upon lot classification:

	Lot Classification						
Development Standard	**Mew alley load lots**	**42' alley load lots**	**50' alley load lots**	**60' front load lots**	**70' front load lots**	**80' front load lots**	**Note**
Minimum Lot Width at Building Line	42'	42'	50'	60'	70'	80'	
Minimum Lot Area	3,780 s.f.	3,780 s.f.	5,500 s.f.	7,200 s.f.	8,400 s.f.	9,600 s.f.	1, 2
Minimum Lot Frontage on Road	0'	30'	40'	40'	40'	40'	
Minimum House Size	1,400 s.f.	1,400 s.f.	1,700 s.f.	2,000 s.f.	2,200 s.f.	2,600 s.f.	3
Minimum Front Yard Setback	10'	10'	10'	20'	20'	20'	4
Minimum Side Yard Setback	5'	5'	5'	5'	5'	5'	
Minimum Rear Yard Setback	20'	20'	20'	20'	20'	20'	

Notes:

1. No more than 225 lots shall be less than five thousand five hundred (5,500) square feet in lot area.
2. No more than 405 lots shall be less than seven thousand two hundred (7,200) square feet in lot area.
3. The Minimum Ground Level Square Footage requirements of the SF-4 district shall not apply to this Ordinance.
4. The front yard setback for the Mew alley loaded lots shall be measured from the front property line.

B. The Recreation Area located immediately north of 151st Street west of Ditch Road shall comply with the 50' alley loaded lot standards noted above except that the community building shall be a minimum of 1,000 s.f.

Section 3.3. Architectural Standards.

A. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.

B. On homes with front load garages, the garage door shall be recessed behind the primary plane of the front elevation of the home a minimum of two (2) feet.

C. Exterior Surfaces.

1. Permitted exterior surfaces shall include: cultured stone, masonry or equivalent, wood, EIFS, stucco, and concrete fiber board, or equivalent materials. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl siding is prohibited.

2. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the front façade:

   i. Side load or angled garage;
   ii. Covered front porch at least six (6) feet in width and four (4) feet in depth;
   iii. Roofline direction change or roofline height change greater than sixteen (16) inches;
   iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
   v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
   vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
   vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
   viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or twenty-five percent (25%) of the total façade, exclusive of windows and doors;
   ix. Separate architectural overhead door per car for each garage;
   x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;

xi. Architecturally-treated entranceways (for homes without a front porch) consistent with the approved architectural style of the home;
xii. Bay window(s);
xiii. Transom window(s);
xiv. Veranda/balcony;
xv. Architectural garage doors containing windows;
xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
xvii. Exterior chase fireplace.

3. Each dwelling shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:

i. Side load or angled garage;
ii. Hip roof;
iii. Roofline direction change or roofline height change greater than sixteen (16) inches or two or more roof planes;
iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
vi. Three (3) or more windows on the façade;
vii. Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at the time of planting;
viii. Bay window(s);
ix. Transom window(s);
x. Veranda/balcony;
xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
xii. Exterior chase fireplace;
xiii. Architectural treatment on gable ends; or
xiv. Sunroom or screened porch.

4. Each dwelling shall utilize a minimum of two (2) of the following architectural elements on the rear façade:

i. Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);

ii. Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear façade elevation, excluding relief for doors and windows and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
v. Hip roof or two (2) or more roof planes;
vi. Elevated deck with decorative rail a minimum of twelve (12) feet in width;
vii. Roofline direction change or roofline height change greater than sixteen (16) inches;
viii. Bay window(s);
ix. Transom window(s);
x. Veranda/balcony;
xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
xii. Exterior chase fireplace; or
xiii. Architectural treatment on gable ends.

D. Windows.

1. A dwelling shall have a minimum of three (3) windows on the front elevation of the structure.

2. A dwelling shall have a minimum of two (2) windows on each side elevation. A door on the side elevation shall meet the requirements of one window. Required windows may be placed on one side of the building for lots utilizing use easements. In such situations, one side elevation may have no windows to provide for privacy. Lots utilizing use easements shall be identified on the WC 16.04.165 Development Plan Review drawings and final plat.

3. A dwelling shall have a minimum of three (3) windows on the rear elevation.

4. A double window (a single window unit a minimum of four (4) feet in width with two windows side by side) shall count as two windows.

5. All windows shall have shutters and/or treatment. For windows in a masonry elevation, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry elevation, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material.

E. A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

F. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

G. Roof overhangs shall be required and shall be a minimum of 8 inches. Elements such as porches, bays, walkways, etc. may be covered with fewer inches of overhang.

H. Roof vents shall be located to the rear of the dwelling when possible. All vents shall be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

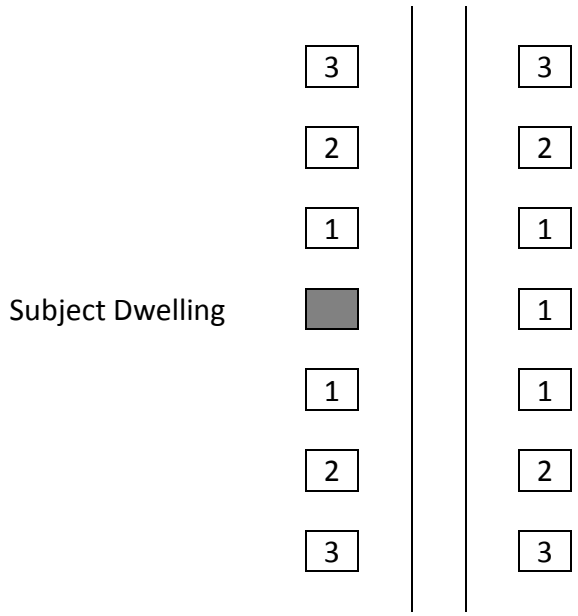
Section 3.4. Additional Standards.

A. The maximum density within the Single Family Residential District shall be 2.9 dwelling units per acre.

B. The maximum number of single family detached dwellings shall be 710.

C. The minimum percent open space shall be 20% of the development area of the Single Family Residential District.

D. Single family detached dwellings shall comply with the variety requirements illustrated below:



1	Dwelling cannot be the same elevation or the same plan as the Subject Dwelling and must be a different color package.
2	Dwelling may be the same elevation and the same plan as the Subject Dwelling, but must be a different color package.
3	Dwelling may be identical to the Subject Dwelling.

ARTICLE 4. OFF-STREET LOADING AND PARKING

WC 16.04.120 of the Zoning Ordinance, entitled "Off-Street Loading and Parking", shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 4.1. Loading Berths. Other local business guideline shall be modified as follows: two (2) loading berths for businesses with 10,001 or more square feet.

Section 4.2. Off-Street Parking. In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:

A. Collective Provisions for Non-Residential Uses. Off-street parking facilities for separate uses may be provided collectively. A reduction down to not less than 80% of the total number of spaces required for all uses is permitted.

B. Curbs. All parking lots, including access drives and parking spaces, shall require concrete curbing. This requirement is not applicable to single-family detached dwellings.

C. Required Spaces. Parking spaces accessory to designated uses shall be provided to meet the following minimum requirements:

    1. General Offices: One (1) parking space per each two hundred fifty (250) square feet of assignable office area.

    2. Retail Uses: One (1) parking space per each three (300) square feet of gross leasable area.

D. Size. A required off-street parking space shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of drives, aisles, ramps, and columns.

ARTICLE 5. LANDSCAPING STANDARDS

WC 16.06.010 thru WC 16.06.080 of the Zoning Ordinance, entitlted “Landscaping Standards”, shall be applicable to the use and development of the Real Estate, subject to the following exceptions:

Section 5.1. Low Impact Design (LID) Considerations. Perennial ornamental grasses with a mature height of no more than six (6) feet, may be substituted for shrubs where necessary to address LID applications. The minimum container size for planting shall be one gallon.

Section 5.2. Buffer Yard Requirements.

A. Buffer yards shall not be required internal to the Real Estate.

B. Perimeter buffer yards shall not be required where the subject or abutting property contains existing wooded areas at least 20 feet deep from the property line, gas pipeline easements, or ponds.

C. Buffer yards shall not be required where the front of lots or dwellings face a perimeter street.

ARTICLE 6. DEFINITIONS

"Alley" shall mean and refer to any private drive, with the exception of private streets, open for the purpose of affording a secondary means of vehicular access to abutting property which otherwise abuts upon a street and which is not intended for traffic other than public services and circulation to and from said property.

"Construction Phasing Schedule" shall mean and refer to the Construction Phasing Schedule attached hereto and incorporated herein by reference as Exhibit D.

"Corner Break" shall mean and refer to the exterior corner along the elevation of a home. The exterior corners of a covered porch, the outermost corners of the residence, and a projection with a height of no less than six (6) feet and projection of no less than two (2) feet shall count as a corner break.

"District" shall mean and refer to either of the two (2) Districts within this Ordinance.

"Illustrative Site Development Plan" shall mean and refer to the Illustrative Site Development Plan attached hereto and incorporated herein by reference as Exhibit C.

"Mixed Use District" shall mean and refer to what is identified on the Zoning District Map as Mixed Use.

"Owner" shall mean and refer to any owner of any part of the Real Estate.

"Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit A.

"Single Family Residential District" shall mean and refer to what is identified on the Zoning District Map as the Single Family Residential District.

"Zoning District Map" shall mean and refer to the Zoning District Map attached hereto and incorporated herein by reference as Exhibit B.

"Zoning Ordinance" shall mean and refer to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977, as amended.

EXHIBIT A - LEGAL DESCRIPTION

Harmony
Southwest corner of 156th Street & Ditch Road

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.44 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 40 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 04 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 26 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.64 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 26 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1)thence South 00 degrees 09 minutes 54 seconds East 108.70 feet; 2)thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3)thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4)thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5)thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6)thence North 00 degrees 00 minutes 00 seconds East parallel with the east line of said Northeast Quarter 655.30 feet to a point on the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

Exhibit B – Zoning District Map

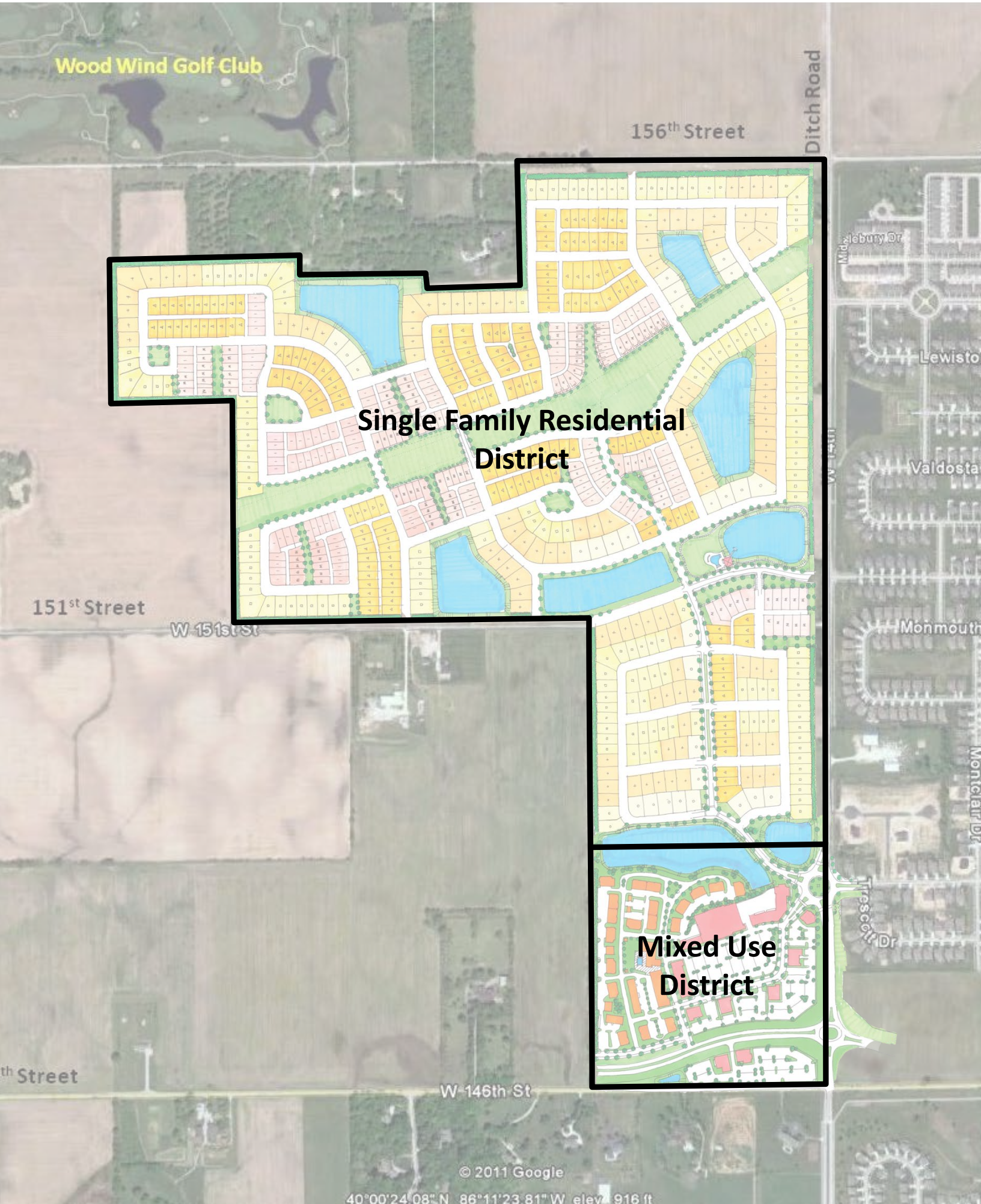


Exhibit C – Illustrative Plan

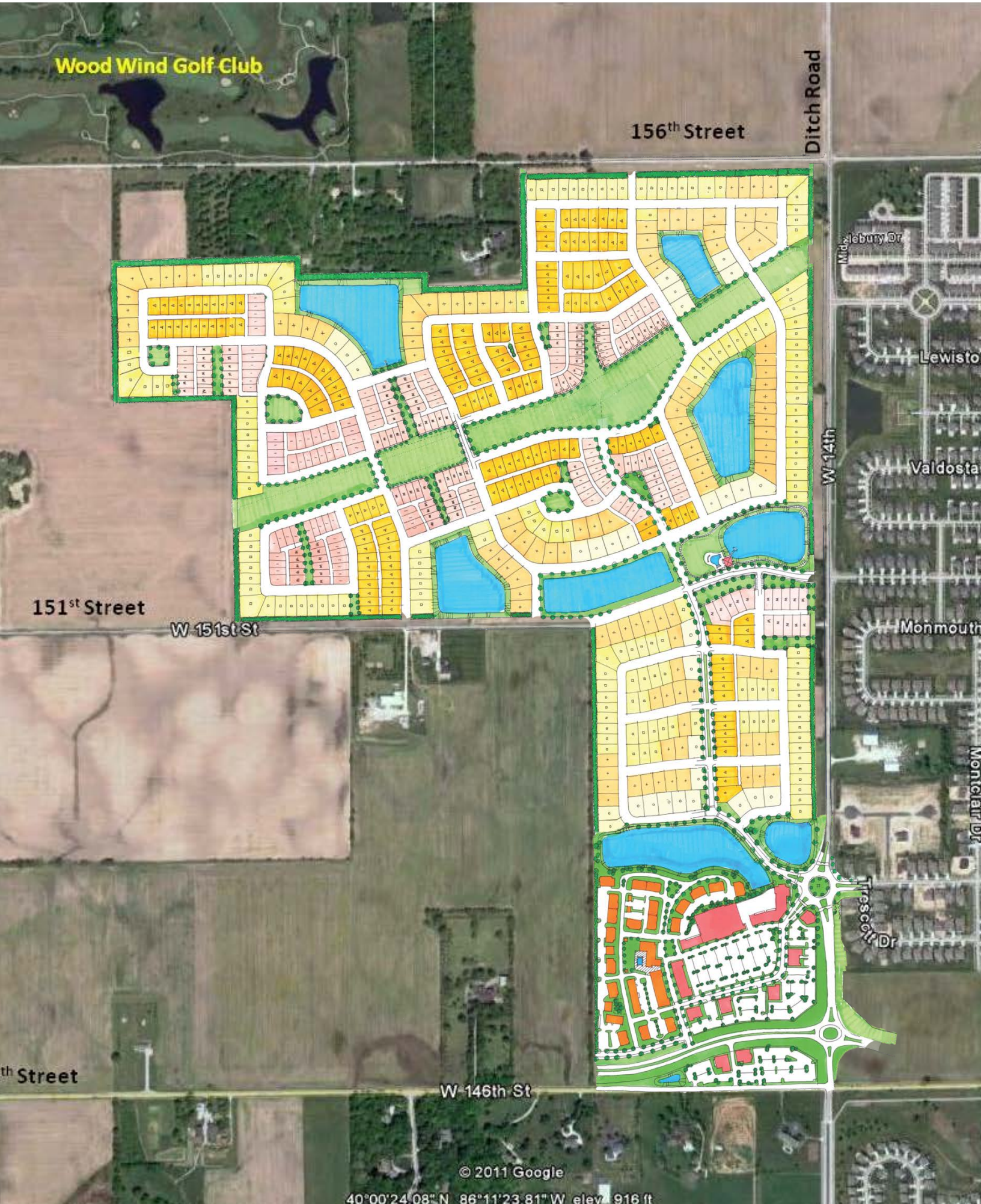
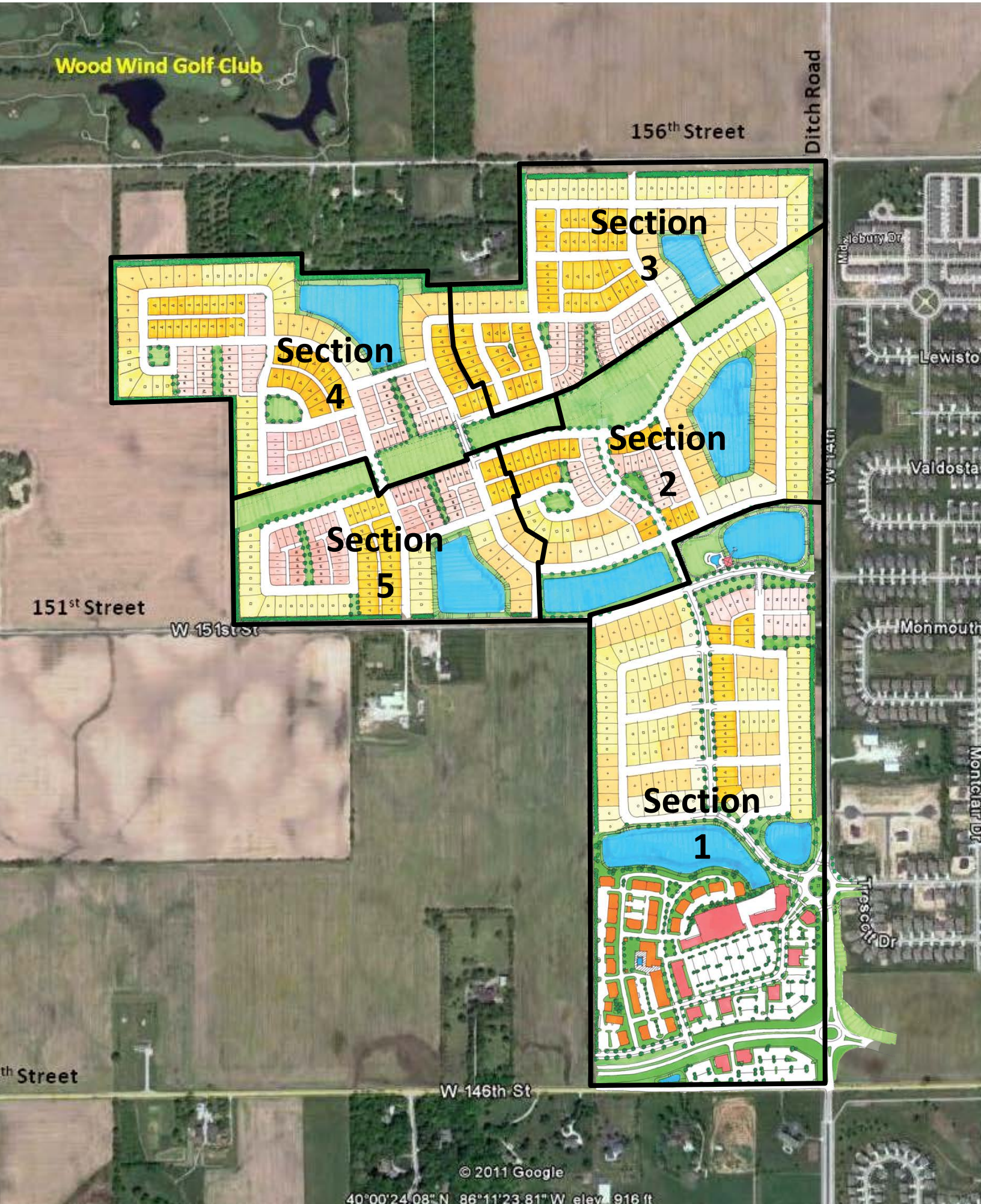



Exhibit D – Construction Phasing Plan