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NELSON & FRANKENBERGER

A PROFESSIONAL CORPORATION
ATTORNEYS AT LAW

JAMES J. NELSON
CHARLES D. FRANKENBERGER
JAMES E. SHINAVER
LAWRENCE J. KEMPER
JOHN B. FLATT
FREDRIC LAWRENCE
JAMES A. NICKLOY

3105 EAST 98TH STREET, SUITE 170
INDIANAPOLIS, INDIANA 46280
PHONE: 317-844-0106
FACSIMILE: 317-846-8782

JANE B. MERRILL,
Of Counsel
JON C. DOBOSIEWICZ,
Land Use Professional

COPY

Date: **August 3, 2012**
To: **Westfield City Council Members**
From: **Jon Dobosiewicz, Nelson & Frankenberger**
RE: **Keeneland Park PUD**

City Council Members,

Please find the following information included with this transmittal:

1. Cover letter to Kevin Todd dated August 3, 2012,
2. An application for Rezone (Keeneland Park PUD),
3. A copy of the proposed zoning ordinance.
4. A Site Location Map.

The applicant, Beazer Homes Indiana, LLP, is proposing to rezone the subject real estate to permit the development of a detached single family residential neighborhood to be known as Keeneland Park. The subject property is located at the southwest corner of Springmill Road and 169th Street and is outlined on the attached Site Location Map. Adjacent properties include Maple Knoll to the south and West and St. Maria Goretti Catholic Church to the north. Enclosed you will find the proposed zoning Ordinance which includes illustrations conveying the intended architectural style of the homes Beazer Homes intends to build.

We are filing at this time in order to be heard for introduction by the City Council on August 13th, TAC on August 21st, and Plan Commission after that. We anticipate then returning to the City Council following that for adoption consideration.

If you have any questions or need any additional information please contact me at 317-428-8393.

Very truly yours,

NELSON & FRANKENBERGER, P.C.

Jon C. Dobosiewicz

NELSON & FRANKENBERGER

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JANE B. MERRILL,
Of Counsel

JON C. DOBOSIEWICZ,
Land Use Professional

COPY

August 3, 2012

Kevin M. Todd, AICP
City of Westfield
2706 East 171st Street
Westfield, IN 46074

RE: Keeneland Park PUD Ordinance

Dear Kevin,

Please find enclosed the necessary application for a Rezone for the Keeneland Park PUD. We are filing at this time in order to be heard for introduction by the City Council on August 13, TAC on August 21, and the Plan Commission on September 4 and 17 with an anticipated return to the City Council after that based on the typical review process.

Please find the following information enclosed:

1. Completed and singed Application with legal description, and
2. Copy of the proposed Keeneland Park PUD Ordinance.

I will provide a check in the amount of the filing fee and draft public notice next week after we determine specifics of the above items.

If you have any questions or need any additional information please contact me at 317-844-0106.

Very truly yours,

NELSON & FRANKENBERGER, P.C.

Jon C. Dobosiewicz

Keeneland - Submittal Ltr 080312

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AUG 03 2012

August 3, 2012

PETITION TO AMEND ZONING ORDINANCE

Plan Commission Docket No.: _____

Name of Applicant: Beazer Homes Indiana, LLP
Address: Attn: Sean Mulroony, Vice President-Land Acquisition
9202 North Meridian Street, Suite 300
Indianapolis, In 46260
Phone No.: (317) 817-8005

Name of Representative: Charles D. Frankenberger, Attorney
Jon C. Dobosiewicz, Land Use Professional
Nelson & Frankenberger
Address: 3105 East 96th Street, Suite 170
Indianapolis, IN 46280
Phone No.: (317) 844-0106 office
(317) 428-8393 mobile for Jon C. Dobosiewicz

Name of Property Owner: (1) Holton Investment Group, LP
(2) Milton Family Trust

Premises Affected:

A rezone request to the Keeneland Park PUD is requested for real estate described in what is attached hereto and incorporated herein by reference as Exhibit A-1, an aerial illustration of which is attached as Exhibit A-2, comprising approximately 72 acres and generally located generally at the southwest corner of Springmill Road and 169th Street with a common address of 16800 Springmill Road.

Metes and Bounds Description: See Exhibit A-1 attached

Plot Size: See "Premises Affected" above.

Fronting On: Springmill Road and 169th Street

Nature and Size of Improvement Now Existing on Plot: Two homes and various agricultural outbuildings (horse stables, etc.)

Present Zoning: SF2

Requested Zoning: Keeneland Park Planned Unit Development Ordinance

Beazer Homes Indiana, LLP

By: _____
Sean Mulroony,
Vice President – Land Acquisition

STATE OF INDIANA)
) SS:
COUNTY OF Hamilton)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Sean Mulroony, authorized representative of Beazer Homes Indiana, LLP, who acknowledged execution of the foregoing petition.

Witness my hand and Notarial Seal this 3rd day of August, 2012.

My Commission Expires:

_____

_____ ,Notary Public

KELLY A. TRITTIPO
County of Hamilton Marion
My Commission Expires
June 24, 2017

Exhibit A-1
(Legal Description)

PARCEL I:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East 620.00 feet North 00 degrees 12 minutes 02 seconds East (assumed bearing) of the Southeast corner of said Southeast Quarter, thence South 89 degrees 18 minutes 12 seconds West, 363.85 feet; thence North 85 degrees 31 minutes 57 seconds West 58.50 feet to the point of curvature of a curve to the right having a radius of 288.00 feet; thence Northwesterly, curving to the right on said curve, and arc distance of 78.52 feet to a point on a curve having a radius of 32.40 feet, the radius point of which lies 320.40 feet South 20 degrees 05 minutes 21 seconds West from the radius point of the last described curve; thence Northwesterly and Southwesterly, curving to the left on said curve, an arc distance of 27.83 feet to the point of tangency of said curve; thence South 60 degrees 52 minutes 39 seconds West tangent with said curve 51.60 feet; thence South 53 degrees 13 minutes 53 seconds West 52.25 feet to the point of curvature of a curve to the left having a radius of 194.45 feet; thence Southwesterly, curving to the left on said curve, an arc distance of 97.41 feet to the point of tangency of said curve; thence South 24 degrees 31 minutes 48 seconds West 44.70 feet to the point of curvature of a curve to the right having radius of 39.15 feet; thence Southwesterly, curving to the right on said curve, an arc distance of 44.75 feet to the point of tangency of said curve; thence North 89 degrees 58 minutes 32 seconds West tangent with said curve 287.55 feet; thence North 01 degree 39 minutes 33 seconds West 425.40 feet; thence South 89 degrees 03 minutes 09 seconds East 322.28 feet; thence South 55 degrees 16 minutes 39 seconds East 152.44 feet to the point of curvature of a curve to the left having a radius of 616.70 feet; thence Southeasterly curving to the left on said curve, an arc distance of 147.29 feet to the point on a curve to the left having a radius of 155.90 feet, the radius point of which lies 460.80 feet South 21 degrees 02 minutes 16 seconds West from the radius point of the last described curve; thence Southeasterly, curving to the left on said curve, an arc distance of 59.82 feet to the point of tangency of said curve; thence North 89 degrees 03 minutes 05 seconds East tangent with said curve 391.39 feet to the East line of said Southeast Quarter; thence South 00 degrees 12 minutes 02 seconds West on said East line 80.25 feet to the place of beginning, containing 5.00 acres, more or less.

PARCEL II:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East at a point that is 700.25 feet North 01 degree 12 minutes 02 seconds East (assumed bearing) measured on said East line from the Southeast corner of said Southeast Quarter, said point being also the Northeasterly corner of real estate described in a Warranty Deed recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 9409781; (The following five courses are on the Northerly line of said real estate: 1.) Thence South 89 degrees 03 minutes 05 seconds West 391.40 feet to the point of curvature of a curve to the right, the radius point of which lies 155.90 feet North 00 degrees 56 minutes 55 seconds West from said point of

curvature; 2.) Thence Northwesterly, curving to the right on said curve, an arc distance of 59.82 feet to a point on a curve having a radius of 616.70 feet, the radius point of which lies 460.80 feet North 21 degrees 02 minutes 16 seconds East from the radius point of the last described curve; 3.) Thence Northwesterly, curving to the right on said curve, an arc distance of 147.29 feet to the point of tangency of said curve at a point that is 616.70 feet South 34 degrees 43 minutes 21 seconds West of the radius point of said curve; 4.) Thence North 55 degrees 16 minutes 39 seconds West tangent with said curve 152.44 feet; 5.) Thence North 89 degrees 03 minutes 09 seconds West 322.28 feet to the Northwesterly corner of said real estate, thence North 01 degrees 39 minutes 33 seconds West on the Northerly prolongation of the Westerly line of said real estate 443.88 feet to the North line of the South Half of said Southeast Quarter; thence North 89 degrees 39 minutes 14 seconds East on the North line of said South Half 1042.33 feet to the Northeast corner of said South Half; thence South 01 degree 12 minutes 02 seconds West on the East line of said Southeast Quarter 614.77 feet to the place of beginning, containing 12.902 acres, more or less.

PARCEL III:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East at a point that is 165.50 feet North 01 degree 12 minutes 02 seconds East (assumed bearing) measured on said East line from the Southeast corner of said Southeast Quarter, said point being also the Northeasterly corner of real estate described in a Warranty Deed recorded on Page 555 of Deed Record 273 in the Office of the Recorder of Hamilton County, Indiana as Instrument Number 3643; thence North 01 degrees 12 minutes 02 seconds East on said East line 454.50 feet to the Southeasterly corner of real estate described in Warranty Deed recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 9409781; (The following ten courses are on the Southerly line of said real estate) 1. Thence South 89 degrees 18 minutes 12 seconds West 363.85 feet, 2.) Thence North 85 degrees 31 minutes 57 seconds West 58.50 feet to the point of curvature of a curve to the right, the radius point of which lies 288.00 feet North 04 degrees 28 minutes 03 seconds East from said point of curvature; 3.) Thence Northwesterly, curving to the right on said curve, an arc distance of 78.52 feet to a point on a curve to the left having a radius of 32.40 feet, the radius point of which lies 320.40 feet South 20 degrees 05 minutes 21 seconds West of the radius point of the last described curve; 4.) Thence Northwesterly and Southwesterly, curving to the left on said curve, an arc distance of 27.83 feet to the point of tangency of said curve at a point that is 32.40 feet North 29 degrees 07 minutes 21 seconds West of the radius point of said curve; 5.) Thence South 60 degrees 52 minutes 39 seconds West tangent with said curve 51.60 feet; 6.) Thence South 53 degrees 13 minutes 53 seconds West 52.25 feet to the point of curvature of a curve to the left, the radius point of which lies 194.45 feet South 36 degrees 46 minutes 07 seconds East from said point of curvature 7.) Thence Southwesterly, curving to the left on said curve, an arc distance of 97.41 feet to the point of tangency of said curve at a point that is 194.45 feet North 65 degrees 28 minutes 12 seconds West of the radius point of said curve; 8.) Thence South 24 degrees 31 minutes 48 seconds West 44.70 feet to the point of curvature of a curve to the right, the radius point of which lies 39.15 feet North 65 degrees 28 minutes 12 seconds West from said point of curvature: 9.) Thence Southeasterly, curving to the right on said curve, an arc distance of 44.75 feet to the point of tangency of said curve at a point that is 39.15 feet South 00 degrees 01 minuets 28 seconds West of the radius point of said curve: 10) Thence North 89 degrees 58 minute 32 seconds West tangent

with said curve 287.55 feet to the Southwesterly corner of said real estate, thence North 01 degrees 39 minutes 33 seconds West on the Westerly line of said real estate and the Northerly prolongation thereof, a total distance of 869.28 feet to the North line of the South Half of said Southeast Quarter; thence South 89 degrees 39 minutes 14 seconds West on the North line of said South Half 434.39 feet to a point that is 1476.72 feet South 89 degrees 39 minutes 14 seconds West, measured on said North line from this Northeast corner of the South Half of said Southeast Quarter; thence South 00 degrees 50 minutes 46 seconds East 563.88 feet; thence South 89 degrees 39 minutes 14 seconds West parallel with the North line of said South Half 154.50 feet; thence North 00 degrees 50 minutes 46 seconds West 563.88 feet to the North line of said South Half; thence South 89 degrees 39 minutes 14 seconds West on said North line 972.33 feet to the Northwest corner of the South Half of said Southeast Quarter, thence South 00 degrees 10 minutes 16 seconds West on the West line of said Southeast Quarter 1309.80 feet to the Southwest corner of said Southeast Quarter, thence North 89 degrees 46 minutes 07 seconds East on the South line of said Southeast Quarter 1264.10 feet to a point on the Westerly line of the real estate described in the aforesaid warranty deed recorded on page 555 of deed record 273 in said recorder's office, said point being 1338.73 feet South 89 degrees 46 minutes 07 seconds West measured on the South line of said Southeast Quarter from the Southeast corner of said Southeast Quarter; thence North 00 degrees 09 minutes 49 seconds East on the Westerly line of said real estate 177.92 feet to a Northwesterly corner of said real estate; thence South 89 degrees 42 minutes 00 second East on the Northerly line of said real estate 1338.81 feet to the place of beginning, containing 53.249 acres, more or less.

PARCEL IV:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

[To be added]

Exhibit A-2
(Aerial Illustration)

ORDINANCE No. 12-

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 "Keeneland Park PUD Ordinance") to amend the Westfield-Washington 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 Section 36-7-4 *et seq.*, as amended.

WHEREAS, the City of Westfield, Indiana 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 No. 12__-PUD-__), filed with the Commission, requesting an amendment to the Zoning Ordinance; and,

WHEREAS, the Commission did take action to forward the said Docket No. 12__-PUD-__ to the Westfield City Council (the "Council") with a _____ recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____ __, 2012; and,

WHEREAS, the Council is subject to the provisions of the Indiana Code IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. APPLICABILITY OF ORDINANCE.

1.1 This Keeneland Park PUD Ordinance (the "Ordinance") applies to the subject real estate more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Real Estate").

1.2 The underlying zoning district shall be the SF4 – Residential District (the "SF4 District"). Except as modified, revised, supplemented or expressly

made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the SF4 District shall apply.

1.3 The Real Estate shall be divided into two areas as depicted on Exhibit B (Area Map). The size and configuration of Area A and Area B may increase or decrease by up to 15%.

1.4 The Real Estate shall be developed as generally depicted on Exhibit "C" (Concept Plan). Final site development shall be governed by the terms of this Ordinance and the Development Plan Review, Subdivision Primary Plat and Secondary Plat requirements of the Zoning Ordinance.

1.5 The development of the Real Estate shall be constructed in phases as generally depicted on Exhibit "D" (Phasing Schedule). Final site phasing shall be governed by the terms of this Ordinance and the Development Plan Review, Subdivision Primary Plat and Secondary Plat requirements and review procedure of the Zoning Ordinance.

1.6 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. PERMITTED USES.

2.1 The uses for the Real Estate shall be limited to the following: Single Family Dwellings.

SECTION 3. DEVELOPMENT STANDARDS.

3.1 Lot Standards: See Exhibit "E"

3.2 Architectural Standards: See Exhibit "F".

3.3 Individual Lot Landscaping:

A. Area A: A minimum of three (3) trees, and four (4) shrubs shall be planted on each lot.

B. Area B: A minimum of three (3) trees, and six (6) shrubs shall be planted on each lot.

C. Lots abutting Maple Knoll PUD: A minimum of two (2) evergreen trees, and ten (10) evergreen shrubs shall be planted in the rear yard of each lot abutting the real estate zoned per the Maple Knoll PUD.

3.4 Accessory Buildings, Pools and Fences:

A. Accessory Buildings shall not be permitted.

B. Only in-ground pools shall be permitted.

C. Chain link fence material shall not be permitted.

3.5 On Site Landscaping and Open Space:

A. Buffer Yard plantings abutting real estate zoned per the Maple Knoll PUD shall be replaced by landscaping in the rear yards of lots abutting Maple Knoll per Section 3.3 of this Ordinance.

B. Street Trees shall be planted along all streets at a rate of one (1) tree every thirty (30) feet on average.

C. Common area, individual lot landscaping, and street trees shall be credited toward the On Site planting requirements of the Zoning Ordinance.

3.6 Development Amenities:

A. Development Amenities shall be constructed on the Real Estate as generally illustrated on Exhibit "C".

B. The following Development Amenities shall be constructed:

i. A small park (minimum of 10,000 square feet in area)

ii. A playground

iii. A gazebo

iv. Integrated trail system (including connection to the trail in Maple Knoll common area)

C. All Development Amenities will be completed no later than the completion of forty (40) percent of the dwellings on the Real Estate.

SECTION 4. APPROVAL.

4.1 Upon motion duly made and seconded, this Ordinance was fully passed by members of the Council this __ day of _____, 2012. Further, this Ordinance shall be in full force and effect, in accordance with Indiana law, upon passage of any applicable waiting periods, all as provided by the laws of the State of Indiana.

[Rest of page is intentionally left blank]

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 Gossard, Clerk-Treasurer

I hereby certify that ORDINANCE No. 12-03 was delivered to the Mayor of Westfield

on the _____ day of _____, 2012, at _____ _m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 12-__

This _____ day of _____, 2012.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 12-__

this _____ day of _____, 2012.

_____
J. Andrew Cook, Mayor

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: Jon C. Dobosiewicz

_____
Signed

Prepared by: Jon Dobosiewicz and James Shinaver, Nelson & Frankenberger
3105 East 98th Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106.

Exhibit A
(Legal Description)

PARCEL I:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East 620.00 feet North 00 degrees 12 minutes 02 seconds East (assumed bearing) of the Southeast corner of said Southeast Quarter, thence South 89 degrees 18 minutes 12 seconds West, 363.85 feet; thence North 85 degrees 31 minutes 57 seconds West 58.50 feet to the point of curvature of a curve to the right having a radius of 288.00 feet; thence Northwesterly, curving to the right on said curve, and arc distance of 78.52 feet to a point on a curve having a radius of 32.40 feet, the radius point of which lies 320.40 feet South 20 degrees 05 minutes 21 seconds West from the radius point of the last described curve; thence Northwesterly and Southwesterly, curving to the left on said curve, an arc distance of 27.83 feet to the point of tangency of said curve; thence South 60 degrees 52 minutes 39 seconds West tangent with said curve 51.60 feet; thence South 53 degrees 13 minutes 53 seconds West 52.25 feet to the point of curvature of a curve to the left having a radius of 194.45 feet; thence Southwesterly, curving to the left on said curve, an arc distance of 97.41 feet to the point of tangency of said curve; thence South 24 degrees 31 minutes 48 seconds West 44.70 feet to the point of curvature of a curve to the right having radius of 39.15 feet; thence Southwesterly, curving to the right on said curve, an arc distance of 44.75 feet to the point of tangency of said curve; thence North 89 degrees 58 minutes 32 seconds West tangent with said curve 287.55 feet; thence North 01 degree 39 minutes 33 seconds West 425.40 feet; thence South 89 degrees 03 minutes 09 seconds East 322.28 feet; thence South 55 degrees 16 minutes 39 seconds East 152.44 feet to the point of curvature of a curve to the left having a radius of 616.70 feet; thence Southeasterly curving to the left on said curve, an arc distance of 147.29 feet to the point on a curve to the left having a radius of 155.90 feet, the radius point of which lies 460.80 feet South 21 degrees 02 minutes 16 seconds West from the radius point of the last described curve; thence Southeasterly, curving to the left on said curve, an arc distance of 59.82 feet to the point of tangency of said curve; thence North 89 degrees 03 minutes 05 seconds East tangent with said curve 391.39 feet to the East line of said Southeast Quarter; thence South 00 degrees 12 minutes 02 seconds West on said East line 80.25 feet to the place of beginning, containing 5.00 acres, more or less.

PARCEL II:

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following five courses are on the Northerly line of said real estate: 1.) Thence South 89 degrees 03 minutes 05 seconds West 391.40 feet to the point of curvature of a curve to the right, the radius point of which lies 155.90 feet North 00 degrees 56 minutes 55 seconds West from said point of curvature; 2.) Thence Northwesterly, curving to the right on said curve, an arc distance of 59.82 feet to a point on a curve having a radius of 616.70 feet, the radius point of which lies 460.80 feet North 21 degrees 02 minutes 16 seconds East from the radius point of the last described curve; 3.) Thence Northwesterly, curving to the right on said curve, an arc distance of 147.29 feet to the point of tangency of said curve at a point that is 616.70 feet South 34 degrees 43 minutes 21 seconds West of the radius point of said curve; 4.) Thence North 55 degrees 16 minutes 39 seconds West tangent with said curve 152.44 feet; 5.) Thence North 89 degrees 03 minutes 09 seconds West 322.28 feet to the Northwesterly corner of said real estate, thence North 01 degrees 39 minutes 33 seconds West on the Northerly prolongation of the Westerly line of said real estate 443.88 feet to the North line of the South Half of said Southeast Quarter; thence North 89 degrees 39 minutes 14 seconds East on the North line of said South Half 1042.33 feet to the Northeast corner of said South Half; thence South 01 degree 12 minutes 02 seconds West on the East line of said Southeast Quarter 614.77 feet to the place of beginning, containing 12.902 acres, more or less.

PARCEL III:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East at a point that is 165.50 feet North 01 degree 12 minutes 02 seconds East (assumed bearing) measured on said East line from the Southeast corner of said Southeast Quarter, said point being also the Northeasterly corner of real estate described in a Warranty Deed recorded on Page 555 of Deed Record 273 in the Office of the Recorder of Hamilton County, Indiana as Instrument Number 3643; thence North 01 degrees 12 minutes 02 seconds East on said East line 454.50 feet to the Southeasterly corner of real estate described in Warranty Deed recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 9409781; (The following ten courses are on the Southerly line of said real estate) 1. Thence South 89 degrees 18 minutes 12 seconds West 363.85 feet, 2.) Thence North 85 degrees 31 minutes 57 seconds West 58.50 feet to the point of curvature of a curve to the right, the radius point of which lies 288.00 feet North 04 degrees 28 minutes 03 seconds East from said point of curvature; 3.) Thence Northwesterly, curving to the right on said curve, an arc distance of 78.52 feet to a point on a curve to the left having a radius of 32.40 feet, the radius point of which lies 320.40 feet South 20 degrees 05 minutes 21 seconds West of the radius point of the last described curve; 4.) Thence Northwesterly and Southwesterly, curving to the left on said curve, an arc distance of 27.83 feet to the point of tangency of said curve at a point that is 32.40 feet North 29 degrees 07 minutes 21 seconds West of the radius point of said curve; 5.) Thence South 60 degrees 52 minutes 39 seconds West tangent with said curve 51.60 feet; 6.) Thence South 53 degrees 13 minutes 53 seconds West 52.25 feet to the point of curvature of a curve to the left, the radius point of which lies 194.45 feet South 36 degrees 46 minutes 07 seconds East from said point of curvature 7.) Thence Southwesterly, curving to the left on said curve, an arc distance of 97.41 feet to the point of tangency of said curve at a point that is 194.45 feet North 65 degrees 28 minutes 12 seconds

West of the radius point of said curve; 8.) Thence South 24 degrees 31 minutes 48 seconds West 44.70 feet to the point of curvature of a curve to the right, the radius point of which lies 39.15 feet North 65 degrees 28 minutes 12 seconds West from said point of curvature: 9.) Thence Southeasterly, curving to the right on said curve, an arc distance of 44.75 feet to the point of tangency of said curve at a point that is 39.15 feet South 00 degrees 01 minuets 28 seconds West of the radius point of said curve: 10) Thence North 89 degrees 58 minute 32 seconds West tangent with said curve 287.55 feet to the Southwesterly corner of said real estate, thence North 01 degrees 39 minutes 33 seconds West on the Westerly line of said real estate and the Northerly prolongation thereof, a total distance of 869.28 feet to the North line of the South Half of said Southeast Quarter; thence South 89 degrees 39 minutes 14 seconds West on the North line of said South Half 434.39 feet to a point that is 1476.72 feet South 89 degrees 39 minutes 14 seconds West, measured on said North line from this Northeast corner of the South Half of said Southeast Quarter; thence South 00 degrees 50 minutes 46 seconds East 563.88 feet; thence South 89 degrees 39 minutes 14 seconds West parallel with the North line of said South Half 154.50 feet; thence North 00 degrees 50 minutes 46 seconds West 563.88 feet to the North line of said South Half; thence South 89 degrees 39 minutes 14 seconds West on said North line 972.33 feet to the Northwest corner of the South Half of said Southeast Quarter, thence South 00 degrees 10 minutes 16 seconds West on the West line of said Southeast Quarter 1309.80 feet to the Southwest corner of said Southeast Quarter, thence North 89 degrees 46 minutes 07 seconds East on the South line of said Southeast Quarter 1264.10 feet to a point on the Westerly line of the real estate described in the aforesaid warranty deed recorded on page 555 of deed record 273 in said recorder's office, said point being 1338.73 feet South 89 degrees 46 minutes 07 seconds West measured on the South line of said Southeast Quarter from the Southeast corner of said Southeast Quarter; thence North 00 degrees 09 minutes 49 seconds East on the Westerly line of said real estate 177.92 feet to a Northwesterly corner of said real estate; thence South 89 degrees 42 minutes 00 second East on the Northerly line of said real estate 1338.81 feet to the place of beginning, containing 53.249 acres, more or less.

PARCEL IV:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

[To be added]

Exhibit B
(Area Map)

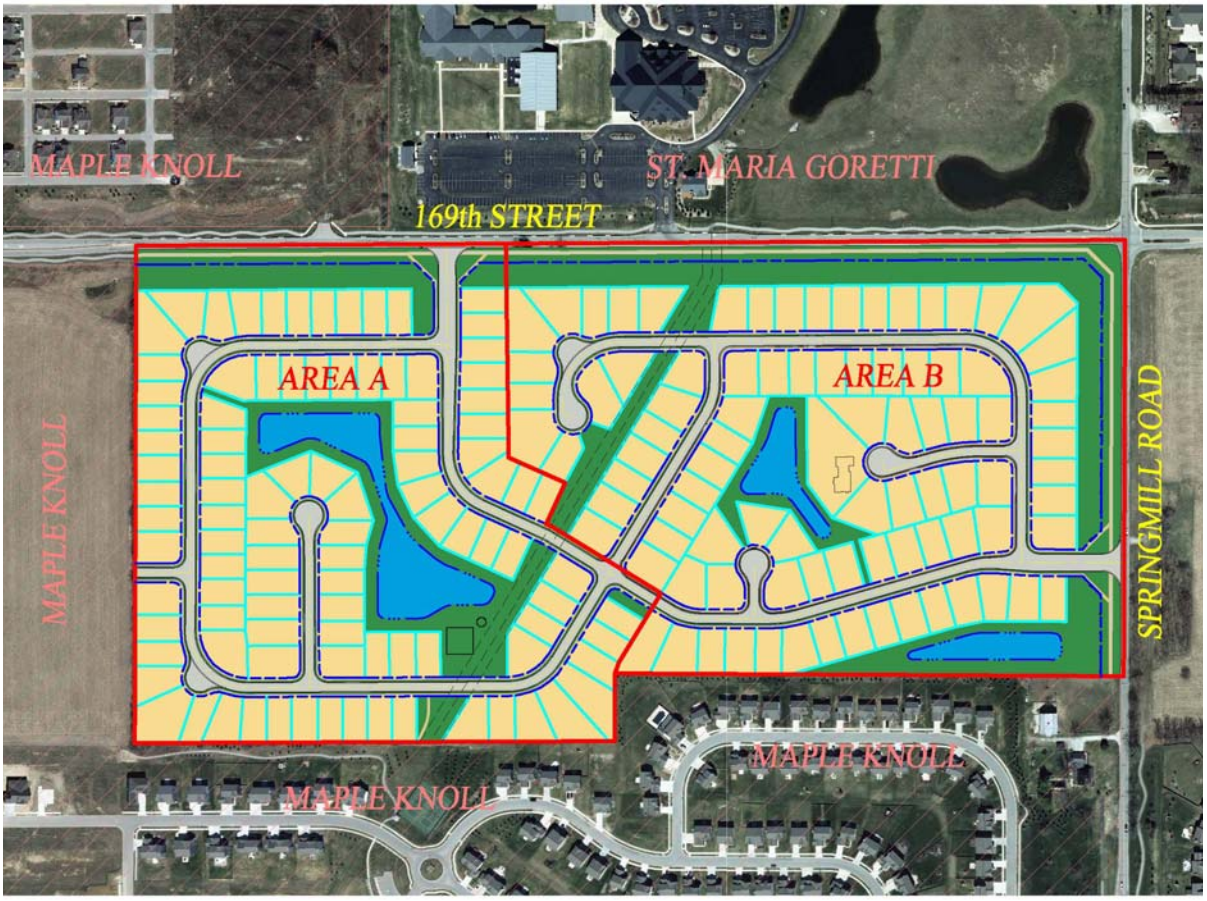

Exhibit C
(Concept Plan)

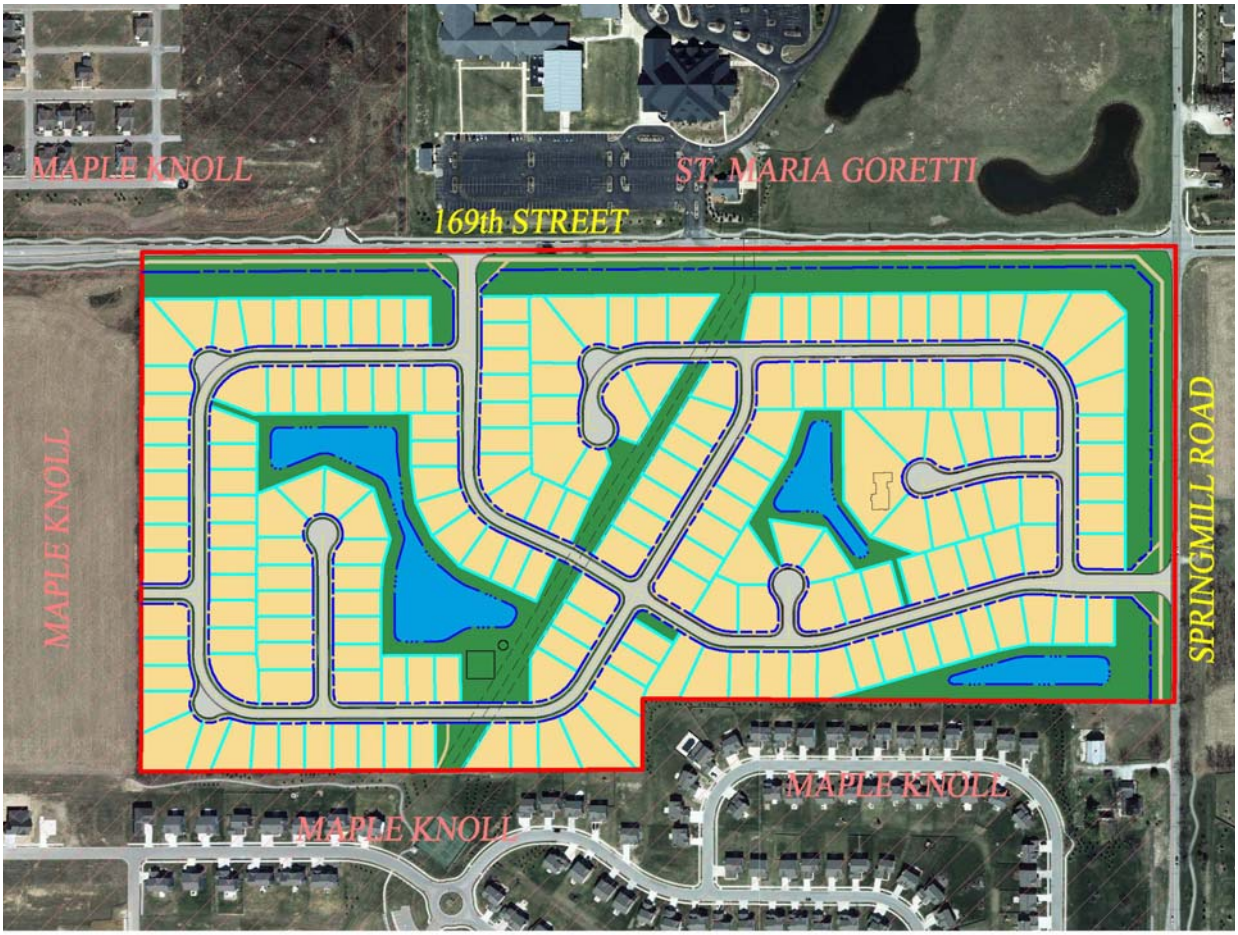

Exhibit D
(Phasing Schedule)

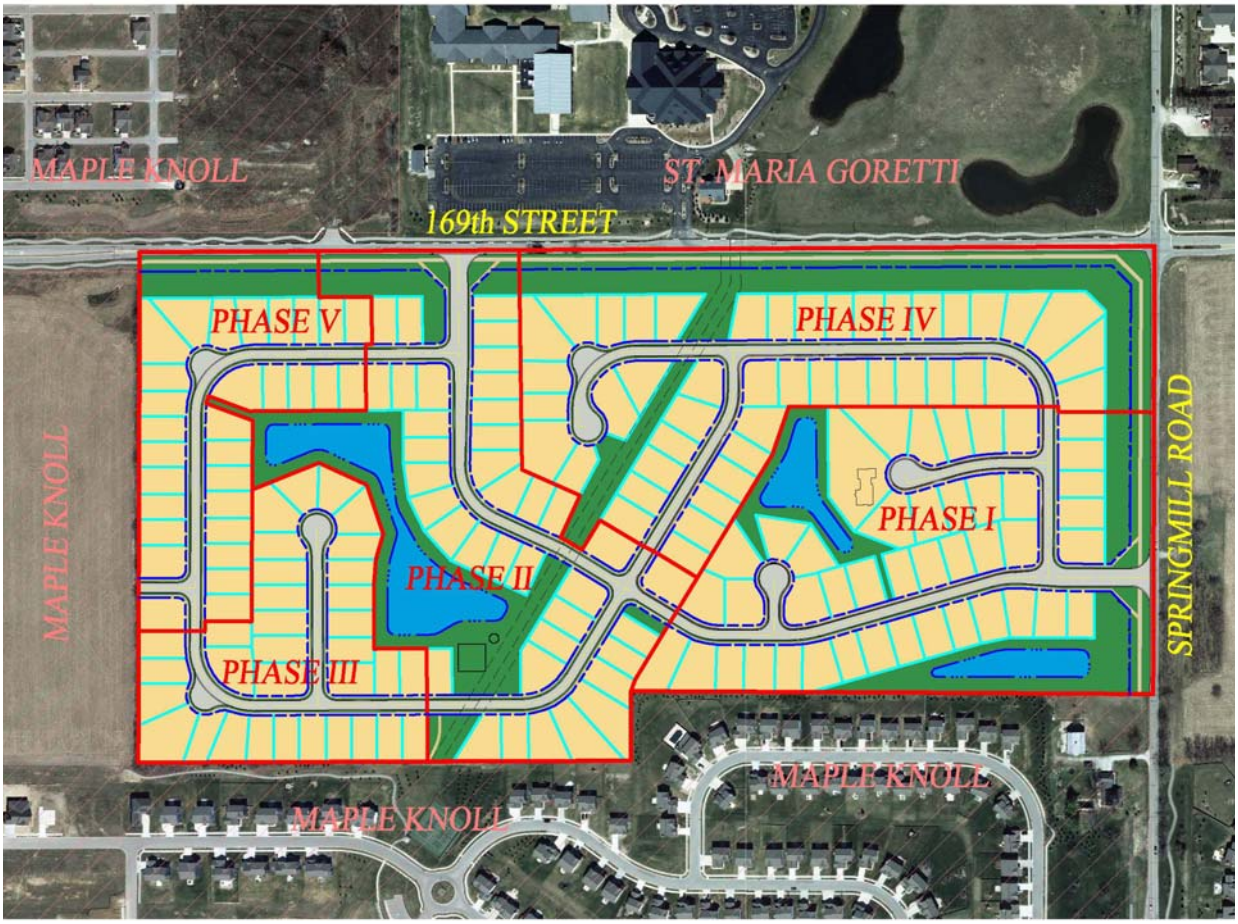

Exhibit E
(Lot Standards)

Area A - Lot Standards:

A. Minimum Lot Area: 7,800 square feet
B. Minimum Lot Frontage on Road: 40 feet
C. Minimum Lot Width at Building Line: 65 feet
D. Minimum Setback Lines:
   i. Front Yard: 25 feet
   ii. Side Yard: 8 feet (20' for side yard along street side of corner lots)
   iii. Rear Yard: 25 feet
E. Maximum building height: 25 feet
F. Minimum total square footage: 1,400 square feet (exclusive of porches, terraces, and garages)

Area B - Lot Standards:

A. Minimum Lot Area: 8,400 square feet
B. Minimum Lot Frontage on Road: 40 feet
C. Minimum Lot Width at Building Line: 70 feet
D. Minimum Setback Lines:
   i. Front Yard: 25 feet
   ii. Side Yard: 8 feet (20' for side yard along street side of corner lots)
   iii. Rear Yard: 25 feet
E. Maximum building height: 25 feet
F. Minimum total square footage: 2,000 square feet (exclusive of porches, terraces, and garages)

Exhibit F
(Architectural Standards)

A. Distinct Architectural Themes:

1. The design of each dwelling constructed within Keeneland Park will adhere to one of the six following distinctly valuable architectural themes in order to reduce elevation monotony and improve the streetscape of the neighborhood.
    a. Craftsman
    b. English Revival
    c. French Country
    d. Italianate
    e. Shingle
    f. Victorian
2. The architectural elements and a sample elevation of each theme are illustrated in Exhibit G of this Ordinance.

B. Elevations:

1. The front elevation of a dwelling shall be the elevation containing the front door to the dwelling.
2. A minimum of fifty percent (50%) of the front elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall have masonry (brick or stone) as the exterior building material.
3. The surface area of all remaining elevations shall have masonry or materials such as fiber cement or similar materials (vinyl siding is not permitted).
4. A dwelling shall have a minimum of two (2) corner breaks on the front elevation.

C. Windows:

1. A dwelling shall have a minimum of one (1) window on each side elevation.
2. A dwelling shall have a minimum of three (3) windows on the rear elevation.
3. 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.

D. Porches: 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.

E. Garage Doors: Garage Doors shall be carriage style per the architectural Style of the plan.

F. Roofs:
1. 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.

2. 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.

G. <u>Single Family Dwelling Variety Requirement</u>:

	3	3
	2	3
	1	2
Subject dwelling	■	2
	1	2
	2	3
	3	3

1 **Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package.**

2 **Dwelling cannot be of the same plan and elevation as the Subject dwelling.**

3 **Dwelling may be identical to the subject dwelling.**

Exhibit G
(Architectural Themes)

[To be inserted – This information is included under a separate document]

Enhanced Exterior Elevations

Enhanced Exterior Elevations

- Incorporation of six distinctly valuable architectural themes.

- Significant reduction to elevation monotony.

- Improved streetscape and value for the neighborhood.

Enhanced Exterior Elevations

Six Distinct Architectural Themes

- Craftsman
- English Revival
- French Country
- Italianate
- Shingle
- Victorian

Craftsman

Architectural Elements

Craftsman

- Stone veneer
- Shake siding
- Board & Batten siding accents
- Primarily gable roof systems
- Stone base porch columns
- Eave and/or ridge brackets
- Architecturally specific window trims
- 12-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

English Revival

Architectural Elements

English Revival

- Brick veneer
- Synthetic “stucco-finished” panels with trim
- Horizontal siding
- Light use of Board & Batten siding accents where appropriate
- Mixture of hip and gable roof systems
- Projected gable elements w/ brackets below (some elevations)
- Brick arches at brick porch entryways
- Brackets at cantilevered areas
- Board & Batten shutters where appropriate
- Architecturally specific window trims & style specific window grids
- 4-Panel architectural garage door
- Style specific decorative front door

French Country

Architectural Elements

French Country

- Brick and/or stone veneer
- Shake siding (2-story elevs)
- Board & Batten siding (2-story elevs)
- Mixture of hip and gable roof systems
- Stone arches at porch entryways
- Eave and/or ridge brackets
- Brackets at cantilevered areas
- Board & Batten shutters where appropriate
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Italianate

Architectural Elements

Italianate

- Brick veneer
- Horizontal siding
- Primarily hip roof systems
- Brick arches at brick porch entryways
- Brick rowlock and soldier banding
- Brackets at eaves and/or corners of forward bumping elements
- Architecturally specific window trims
- 8-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Shingle

Architectural Elements

Shingle

- Stone veneer
- Shake siding
- Mixture of hip and gable roof systems
- Projected gable elements w/ with brackets below (some elevations)
- Use of oval windows at gables
- Large square porch columns
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Victorian

Architectural Elements

Victorian

- Brick veneer
- Horizontal siding
- Fishscale siding accents where appropriate
- Mixture of hip and gable roof systems
- Brick rowlock and soldier detail at top of masonry areas
- Decorative gable pediments where appropriate
- Decorative porch column bases
- Porch railing
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Keeneland Park PUD

Site Location Map / Aerial Photograph