

Pulte Homes of Indiana LLC ("Pulte") respectively submits to the Plan Commission its proposed modification of the Architectural Standards of Exhibit "B" for lots 6 and 8 within the Valley View community on the north and south side of 156th street. Additionally, Pulte Homes is proposing an amendment to the buffering commitment related to Parcel "A" within the Viking Meadows Community. An aerial map indicating the effected lots and buffer area in Area "A" is attached as exhibit "___" .

Proposed Amendment:

The proposed amendment will allow for the construction of homes on lots 6 and 8 within the Valley View community whose historical style lends itself to a lower roof pitch. Such historical styles include but are not limited to the Northern Craftsman and Prairie Style of homes. Examples of such styles are included in this package for your review.

Such historical styles and related roof pitch modification shall be limited to 35% of the total homes which may be constructed within the Valley View community. The Developers' New Construction Committee, "NCC" and the Department shall have the authority to determine whether a specific house plan qualifies as a historical architectural style entitled to the modification, in a manner specified in the guidelines.

This request is being submitted by two custom builders and their owners within the Valley View community who are proposing to construct homes within the Valley View community with lower roof pitches then required under the original Viking Meadows PUD.

The amendment to the Monon Trail buffering in Area "A" is proposed by the Pulte Group. The purpose of this amendment is to provide for the same number of spruce trees to be installed. However, the original configuration would have required the removal of existing vegetation along the west side of the Monon trail in order to install the new enhanced buffer. Therefore, the installation of the trees per the original buffering configuration would defeat the purpose of the commitment which was to enhance the existing buffer along the West side of the Monon Trail.

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 (this "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** ____-**PUD**-__), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded **Docket** ____-**PUD**-__ 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 applies only to (collectively, the "Real Estate"):
 - A. The real estate generally described as Lots 6 and 8 within Parcel C of the Viking Meadows PUD Ordinance, and more particularly described in Exhibit A attached hereto (the "Valley View Lots"); and

B. The real estate generally described as those lots within Parcel A of the Viking Meadows PUD Ordinance that are immediately adjacent to the Monon Trail, and included the real estate more particularly described in Exhibit B, attached hereto (the "Trail Adjacent Real Estate").

1.2 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 (the "Viking Meadows PUD Amendment Ordinance").

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

Section 4. **Parcel A and Monon Trail Buffer.** Section 4.4(B)(i) of the Viking Meadows PUD Amendment Ordinance shall be replaced and superseded with the following: "At the time the lots in Parcel A adjacent to the Monon Trail (the "Trail Adjacent Lots") are developed, a single row of spruce trees, a minimum of seven (7) feet tall at planting, shall be planted fifteen (15) feet on center along the rear of the Trail Adjacent Lots abutting the Monon Trail."

[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
VALLEY VIEW LOTS

Lots #6 and #8 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
TRAIL ADJACENT REAL ESTATE

Unplatted Meadowlands at Viking Meadows, Section Four and Lots 63-65 in the Meadowlands at Viking Meadows, Section Two

Lots Numbered 63, 64, and 65 in the plat of The Meadowlands at Viking Meadows, Section Two per the plat thereof recorded as Instrument Number 2011060351 in the Office of the Recorder of Hamilton County, Indiana.

ALSO: A part of the Southwest Quarter of Section 12, Township 18 North, Range 3 East of the Second Principal Meridian, situated in Washington Township, Hamilton County, Indiana and being more particularly described as follows: Commencing at the Southeast corner of the Southwest Quarter of said Section 12; thence South 87 degrees 16 minutes 25 seconds West (basis of bearings) on and along the South line of said Southwest Quarter 33.03 feet to a point on the Westerly Right-of-Way line of the Monon Trail as described in Instrument 2008016670, on file in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 09 minutes 41 seconds West on and along said Westerly Right-of-Way line 443.80 feet to the Northeast corner of The Meadowlands at Viking Meadows, Section Two, per plat thereof recorded as Instrument Number 2011060351 in the Office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence on and along the perimeter of said Meadowlands at Viking Meadows, Section Two by the following four (4) courses: 1) North 88 degrees 14 minutes 22 seconds West 199.17 feet; thence 2) South 01 degrees 45 minutes 38 seconds West 30.83 feet to the point of curvature of a tangent curve to the right, said curve having a radius of 175.00 feet and being subtended by a long chord bearing South 02 degrees 21 minutes 45 seconds West 3.68 feet; thence Southerly on and along said curve to the Right, through a central angle of 01 degree 12 minutes 14 seconds, an arc distance of 3.68 feet; thence North 87 degrees 48 minutes 24 seconds West and non-tangent to said curve 142.94 feet to a point on the East line of The Meadowlands at Viking Meadows, Section Three, per plat thereof recorded as Instrument Number 2012048851 in the Office of the Recorder of Hamilton County, Indiana; thence on and along the perimeter of said Meadowlands at Viking Meadows, Section Three by the following eleven (11) courses: 1) North 05 degrees 24 minutes 56 seconds East 134.34 feet; thence 2) North 03 degrees 15 minutes 00 seconds East 132.77 feet; thence 3) North 01 degrees 39 minutes 44 seconds West 172.49 feet; thence 4) North 06 degrees 03 minutes 26 seconds West 115.34 feet; thence 5) North 04 degrees 02 minutes 32 seconds West 380.25 feet; thence 6) North 21 degrees 51 minutes 45 seconds East 42.14 feet; thence 7) North 68 degrees 08 minutes 15 seconds West 43.37 feet; thence 8) North 21 degrees 51 minutes 45 seconds East 50.00 feet; thence 9) North 68 degrees 08 minutes 15 seconds West 46.24 feet; thence 10) North 21 degrees 51 minutes 45 seconds East 130.36 feet; thence 11) North 37 minutes 18 minutes 43 seconds West 38.33 feet to a Southeast corner of The Meadowlands at Viking Meadows, Section One, per plat thereof recorded as Instrument Number 2007006331 in the Office of the Recorder of Hamilton County, Indiana; thence on and along the perimeter of said Meadowlands at Viking Meadows, Section One by the following two (2) courses: 1) North 28 degrees 03 minutes 23 Seconds East 115.51 feet; thence 2) North 89 degrees 50 minutes 19 seconds East 332.39 feet to a point on the Westerly Right-of-Way line of the Monon Trail; thence South 00 degrees 09 minutes 41 seconds East 1283.03 feet to the POINT OF BEGINNING, containing 10.336 acres, more or less.

EXHIBIT C
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 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 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 prior to beginning construction.
- C. All driveways shall be concrete.
- 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. The Department shall have the authority to approve a home plan as a Historical architectural style.

Lot #8 - Valley View
Proposed Plans

OWNER: MANN RESIDENCE

PROJECT: MANN RESIDENCE

DATE: 11/15/11

SCALE: 1/8" = 1'-0"

SHAW DESIGN

ARCHITECTS

1100 N. 10TH ST.

PHOENIX, AZ 85006

PROJECT NO. A-1

DATE: 11/15/11

SCALE: 1/8" = 1'-0"

GENERAL INSTRUCTIONS:

1. VERIFY ALL DIMENSIONS AND MATERIALS.
2. VERIFY ALL LOCATIONS, TYPES AND SIZES.
3. VERIFY ALL FINISHES AND COLORS.
4. VERIFY ALL ELEVATIONS AND HEIGHTS.
5. VERIFY ALL NOTES AND CONDITIONS.

ROOF PLAN
SCALE: 1/8" = 1'-0"

PORCH DETAIL
SCALE: 1/4" = 1'-0"

LEFT ELEVATION
SCALE: 1/8" = 1'-0"

RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

REAR ELEVATION
SCALE: 1/8" = 1'-0"

WALL SECTION
SCALE: 1/8" = 1'-0"

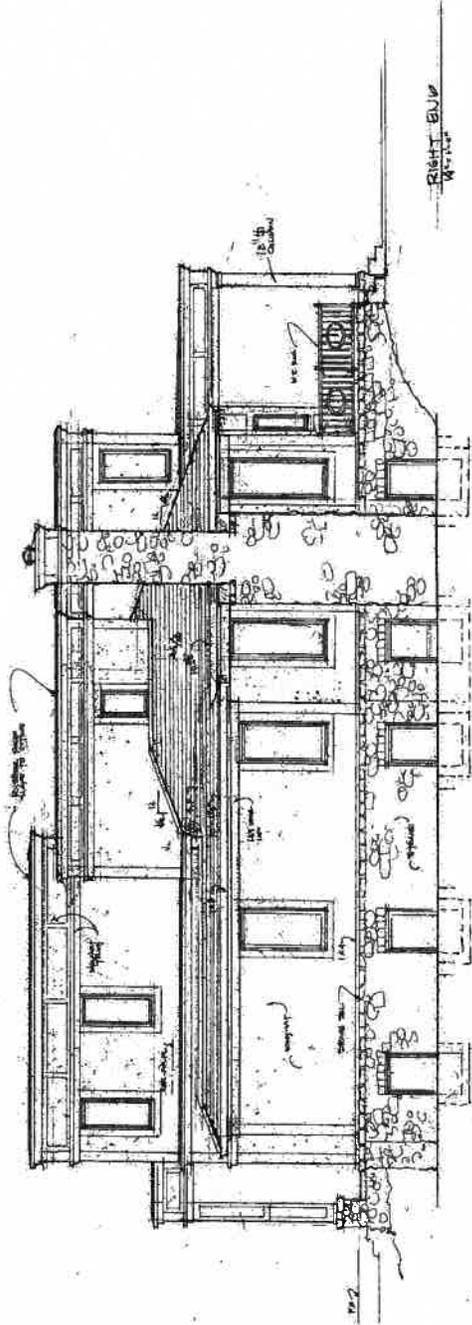
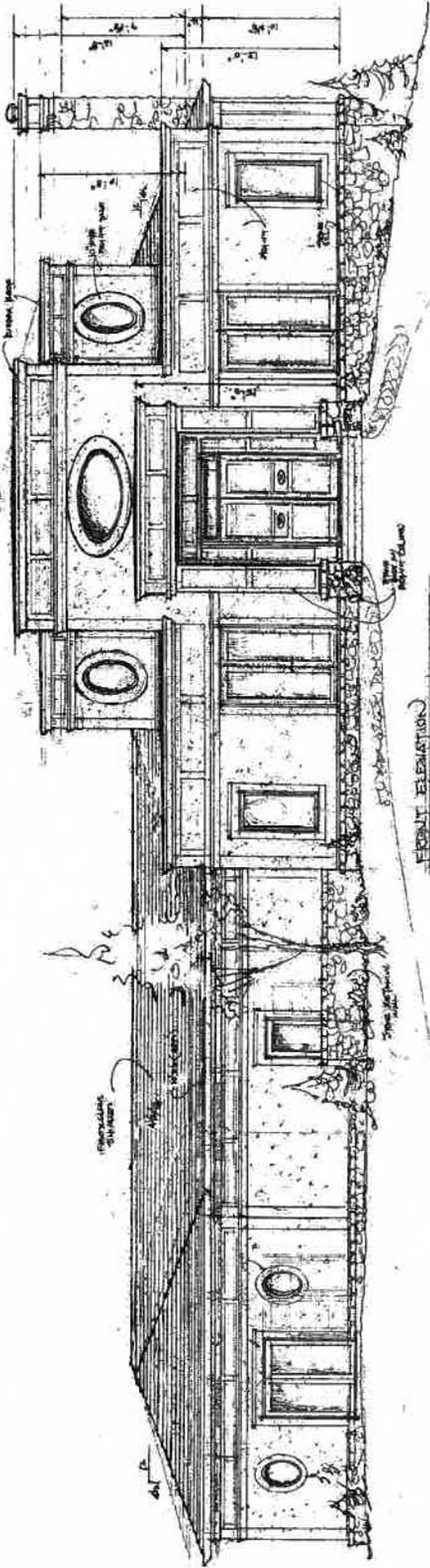
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

EAVE DETAIL
SCALE: 1/4" = 1'-0"

SQUARE FOOTAGE TABLE

AREA	AREA (SQ. FT.)	PERCENTAGE
1ST FLOOR	1,200	20.0%
2ND FLOOR	1,200	20.0%
3RD FLOOR	1,200	20.0%
4TH FLOOR	1,200	20.0%
5TH FLOOR	1,200	20.0%
6TH FLOOR	1,200	20.0%
7TH FLOOR	1,200	20.0%
8TH FLOOR	1,200	20.0%
9TH FLOOR	1,200	20.0%
10TH FLOOR	1,200	20.0%
11TH FLOOR	1,200	20.0%
12TH FLOOR	1,200	20.0%
13TH FLOOR	1,200	20.0%
14TH FLOOR	1,200	20.0%
15TH FLOOR	1,200	20.0%
16TH FLOOR	1,200	20.0%
17TH FLOOR	1,200	20.0%
18TH FLOOR	1,200	20.0%
19TH FLOOR	1,200	20.0%
20TH FLOOR	1,200	20.0%
21ST FLOOR	1,200	20.0%
22ND FLOOR	1,200	20.0%
23RD FLOOR	1,200	20.0%
24TH FLOOR	1,200	20.0%
25TH FLOOR	1,200	20.0%
26TH FLOOR	1,200	20.0%
27TH FLOOR	1,200	20.0%
28TH FLOOR	1,200	20.0%
29TH FLOOR	1,200	20.0%
30TH FLOOR	1,200	20.0%
31ST FLOOR	1,200	20.0%
32ND FLOOR	1,200	20.0%
33RD FLOOR	1,200	20.0%
34TH FLOOR	1,200	20.0%
35TH FLOOR	1,200	20.0%
36TH FLOOR	1,200	20.0%
37TH FLOOR	1,200	20.0%
38TH FLOOR	1,200	20.0%
39TH FLOOR	1,200	20.0%
40TH FLOOR	1,200	20.0%
41ST FLOOR	1,200	20.0%
42ND FLOOR	1,200	20.0%
43RD FLOOR	1,200	20.0%
44TH FLOOR	1,200	20.0%
45TH FLOOR	1,200	20.0%
46TH FLOOR	1,200	20.0%
47TH FLOOR	1,200	20.0%
48TH FLOOR	1,200	20.0%
49TH FLOOR	1,200	20.0%
50TH FLOOR	1,200	20.0%
51ST FLOOR	1,200	20.0%
52ND FLOOR	1,200	20.0%
53RD FLOOR	1,200	20.0%
54TH FLOOR	1,200	20.0%
55TH FLOOR	1,200	20.0%
56TH FLOOR	1,200	20.0%
57TH FLOOR	1,200	20.0%
58TH FLOOR	1,200	20.0%
59TH FLOOR	1,200	20.0%
60TH FLOOR	1,200	20.0%
61ST FLOOR	1,200	20.0%
62ND FLOOR	1,200	20.0%
63RD FLOOR	1,200	20.0%
64TH FLOOR	1,200	20.0%
65TH FLOOR	1,200	20.0%
66TH FLOOR	1,200	20.0%
67TH FLOOR	1,200	20.0%
68TH FLOOR	1,200	20.0%
69TH FLOOR	1,200	20.0%
70TH FLOOR	1,200	20.0%
71ST FLOOR	1,200	20.0%
72ND FLOOR	1,200	20.0%
73RD FLOOR	1,200	20.0%
74TH FLOOR	1,200	20.0%
75TH FLOOR	1,200	20.0%
76TH FLOOR	1,200	20.0%
77TH FLOOR	1,200	20.0%
78TH FLOOR	1,200	20.0%
79TH FLOOR	1,200	20.0%
80TH FLOOR	1,200	20.0%
81ST FLOOR	1,200	20.0%
82ND FLOOR	1,200	20.0%
83RD FLOOR	1,200	20.0%
84TH FLOOR	1,200	20.0%
85TH FLOOR	1,200	20.0%
86TH FLOOR	1,200	20.0%
87TH FLOOR	1,200	20.0%
88TH FLOOR	1,200	20.0%
89TH FLOOR	1,200	20.0%
90TH FLOOR	1,200	20.0%
91ST FLOOR	1,200	20.0%
92ND FLOOR	1,200	20.0%
93RD FLOOR	1,200	20.0%
94TH FLOOR	1,200	20.0%
95TH FLOOR	1,200	20.0%
96TH FLOOR	1,200	20.0%
97TH FLOOR	1,200	20.0%
98TH FLOOR	1,200	20.0%
99TH FLOOR	1,200	20.0%
100TH FLOOR	1,200	20.0%

LOT #6 - VALLEY VIEW
PROPOSED PLANS



SCHENBERG RESIDENCE

HANDBUILD HOMES
 1000 17th Street, N.W.
 Atlanta, Georgia 30309
 Phone: (404) 525-1111
 Fax: (404) 525-1112
 1000 17th Street, N.W.
 Atlanta, Georgia 30309
 Phone: (404) 525-1111
 Fax: (404) 525-1112

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



VALLEY VIEW LOTS

VIKING MEADOWS



PARCEL A - TRAIL ADJACENT LOTS

VIKING MEADOWS



● Lots within Parcel A adjacent to the Monon Trail

LEGEND

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

