



Westfield City Council Report

Ordinance Number:	15-18
APC Petition Number:	1507-PUD-12
Petitioner:	Estridge Development Management, LLC
Requested Action:	Estridge Development Management, LLC requests a text amendment to modify the development standards applicable to the multi-family district, to clarify the definition of a “primary plane” and the architectural standards applicable to the Single-Family District of the Harmony Planned Unit Development (PUD) District.
Current Zoning:	Harmony PUD District (Ordinance 12-14)
Current Land Use:	Residential / Agricultural
Exhibits:	<ol style="list-style-type: none">1. Harmony District Map2. PUD Ordinance Excerpts3. Amendment Ordinance4. Exhibit B: Front Façade Gable Examples5. Exhibit C: End Lot Map6. Exhibit D: Village Collection Homes7. APC Certification
Prepared by:	Jeffrey M. Lauer, Associate Planner

PETITION HISTORY

This petition was introduced at the June 8, 2015, City Council meeting. The petition received a public hearing at the June 15, 2015, Advisory Plan Commission (the “APC”) meeting. The APC forwarded this petition with a unanimous favorable recommendation at its July 6, 2015, meeting. This petition is eligible for adoption consideration at the July 13, 2015, Council meeting.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the January 5, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC’s Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

PROJECT OVERVIEW

Project Location: The subject property (collectively, the “Property”) is approximately two-hundred and seventy-seven (277) acres located along the west side of Ditch Road, both north and south of 151st Street (see **Exhibit 2**).

Amendment Request: The Petitioner is requesting an amendment to the architectural standards applicable to the Single-Family District and development standards applicable to the Mixed Use District, as further described below:

1. **Primary Plane:** The proposed amendment adds clarity to the term “primary plane”¹ and incorporates it into the Definitions (*Article 6*) of the PUD Ordinance. This added clarity will allow the Petitioner to develop homes similar to those depicted at **Exhibit 6**.
2. **Development Standards:** The PUD Ordinance requires various development standards for the development of multi-family uses in the Mixed Use District (identified as **Area A** on the Harmony District Map at **Exhibit 3**). The proposed amendment would modify the following:
 - a. **Minimum Setback from Internal Driveways/Parking Areas**²: The PUD currently requires a minimum ten (10) foot setback from internal driveway/parking areas. Since the adoption of the PUD Ordinance, the Petitioner has been working with a multifamily developer and has encountered environmental difficulty in designing the site in compliance with this standard. The Petitioner desires to develop the site similar to the Union Street Flats. This standard is not in the Union Street Flats PUD District ordinance. As a result, the proposed amendment would remove this standard from the ordinance.
 - b. **Maximum Building Height**³: The PUD currently requires a maximum building height of forty (40) feet. Additionally, the PUD requires that multifamily uses be developed in substantial compliance with the character exhibits included in the PUD Ordinance at **Exhibit F**. The Petitioner desires a three (3) story product with a variation of roof pitches; however, three stories with a higher roof pitch would exceed forty (40) feet. As a result, this amendment modifies the forty (40) foot height requirement to three (3) stories.
3. **Architectural Standards:** The PUD Ordinance currently requires that homes comply with one of two sets of architectural standards⁴: “defined architectural designs” or “conventional design guidelines” (see PUD Ordinance excerpts at **Exhibit 4**).

¹ Section 3.4(B)(1) Architectural Standards of the PUD Ordinance

² Section 2.4(D) Development Standards for Multifamily Uses within the Mixed Use District

³ Section 2.4(I) Development Standards for Multifamily Uses within the Mixed Use District

⁴ Section 3.4(A) Architectural Standards of the PUD Ordinance

Rear-Loading Lots: Since the adoption of the PUD Ordinance, David Weekly Homes (one of the two home builders in Harmony) has designed a series of homes called the “Village Collection Homes” (see **Exhibit 7**) for rear-loading lots.

The Village Collection Homes, which are rear-loading homes, do not neatly meet the standards of the “defined architectural designs”. As a result, this amendment will allow a second option for homes on rear-loading lots to be substantially similar to the “Village Collection Homes” (incorporated as Exhibit B of the proposed amendment ordinance and at **Exhibit 7**).

PUBLIC HEARING COMMENTS

Following the June 15, 2015 APC public hearing, the Plan Commission shared a concern about the side elevation of homes that face the street. In response to that concern, the Petitioner modified the ordinance, as presented at the June 15, 2015, plan commission public hearing to require the side elevation of homes with the outdoor patio or deck area be oriented towards the street.

Additionally, the Plan Commission determined that those dwellings that had side elevations (the side with the outdoor patio or deck) oriented towards the street be required to have enhanced architectural detail.

In response and in working with the Department, the Petitioner has modified the proposed amendment (see **Exhibit 5**) to require additional windows, wider window trim and/or architectural detail more consistent with the front elevation be provided. In addition, an exhibit (Exhibit D) has been incorporated into the amendment ordinance to which lots qualify as end lots that would be subject to the orientation and enhanced window requirements.

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its July 6, 2015, meeting, the APC forwarded a unanimous favorable recommendation of this petition to the Council (Vote of: 7 in favor, 0 opposed) (see **Exhibit 8**).

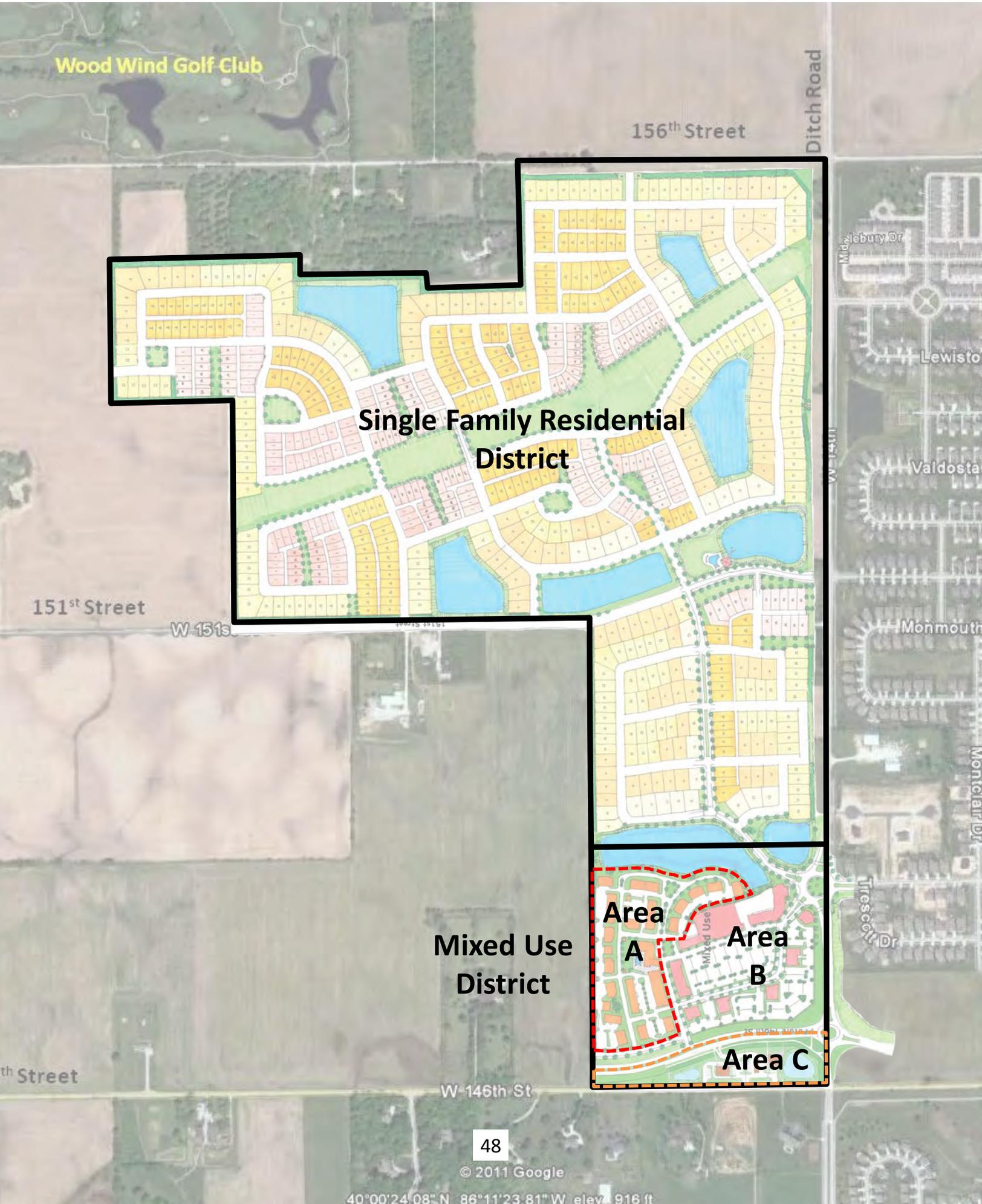
City Council

Introduction: June 8, 2015

Eligible for Adoption: July 13, 2015

Submitted by: Jeffrey M. Lauer, Associate Planner
Economic and Community Development Department

Exhibit B – Zoning District Map



Wood Wind Golf Club

156th Street

Ditch Road

Single Family Residential District

151st Street

W 151s

Mixed Use District

Area A

Area B

Area C

W 146th St

HARMONY PUD EXCERPTS APPLICABLE TO TEXT AMENDMENT

B. Development Standards.

1. Minimum Lot Area – None.
2. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via a Private Street 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 – Forty-five (45) 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. Minimum Lot Area – None.
- B. Minimum Lot Frontage on Road – Direct access to a Public Way or indirect access to a Public Way via Private Street is required.
- C. Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
 1. Front Yard – Twenty (20) feet
 2. Side Yard – Twenty (20) feet
 3. Rear Yard – Twenty (20) feet
- D. Minimum Setback from Internal Driveways/Parking Areas – Ten (10) feet.
- E. Maximum Density – Not applicable.
- F. Maximum Number of Attached Dwelling Units Per Structure – Thirty (30) attached dwelling units.

- G. Maximum Number of Attached Dwelling Units – Two hundred seventy (270) attached dwelling units.
- H. Minimum Square Footage Per Attached Dwelling Unit (excluding porches, terraces, carports, and garages):
1. A one bedroom attached dwelling unit shall have a minimum of six hundred fifty (650) square feet.
 2. A two bedroom attached dwelling unit shall have a minimum of eight hundred fifty (850) square feet.
 3. A three bedroom attached dwelling unit shall have a minimum of one thousand (1,000) square feet.
- I. Maximum Building Height – Forty (40) feet.
- J. Development Amenities and Proximity Slope – *WC § 16.04.040(B)(11)* and *WC § 16.04.040(B)(13)* shall not apply to the development of the Real Estate.
- K. Minimum Distance Between Buildings – Twenty (20) feet.
- L. Parking Lot Screening - In addition to the requirements in Article 5, off-street parking lots and spaces within 20 feet of a Public Way 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. If a hedge row is used, the plants shall be evergreen shrubs and have a minimum mature height of three (3) feet, be spaced a maximum of 48 inches on center, and be a minimum of 18 inches in height at the time of installation.
- M. Development Amenities within Area A of the Mixed Use District – *WC § 16.04.040(B)(13)(b)* and *WC § 16.04.040(B)(13)(c)* shall not apply to the development of the Real Estate. The following amenities shall be distributed throughout Area A of the Mixed Use District:
1. A clubhouse a minimum of 8,000 square feet in size containing an exercise room, gathering room, conference space, reception area, sales offices, kitchen, conference room, maintenance area, and restrooms.
 2. A pool area containing a swimming pool with a minimum surface area of 800 square feet.
 3. An integrated trail and sidewalk system connecting buildings with common areas throughout Area A of the Mixed Use District.

B. Development Amenities.

1. A recreation area shall be located immediately north of 151st Street west of Ditch Road and 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. The community building shall meet or exceed the architectural standards in Section 3.4. The recreation area shall contain a swimming pool with a minimum surface area of 3,000 square feet, a baby pool with a minimum surface area of 100 square feet, and a play ground area.
2. Within the Open/Green Space located along the pipeline easements (see Exhibit C-1) the following amenities shall be provided:
 - i. An eight (8) foot wide asphalt trail the entire length of the Open/Green Space,
 - ii. A dog park with fenced enclosures and a shade pavilion,
 - iii. A playground, and
 - iv. A multi-purpose field with moveable soccer goals.

Section 3.4. Architectural Standards.

A. Architectural Design Standards. Each single family detached dwelling unit located on a Mew Lot, 42' Alley-load Lot, or 50' Alley-load Lot shall comply with one of the defined architectural designs detailed in Section 3.4,A,3. Each single family detached dwelling unit located on a 60' Front-load Lot, 70' Front-load Lot, or 80' Front-load Lot shall meet one of the following standards:

1. Comply with one of the defined architectural designs detailed in Section 3.4,A,3, or
2. Comply with the conventional design guidelines identified in Section 3.4,A,4.
3. Defined Architectural Designs. The following architectural designs of homes are permitted to be constructed within Harmony:
 - Adam (Colonial)
 - Georgian
 - Italianate
 - Shingle
 - Folk Victorian
 - Colonial Revival
 - Tudor
 - Craftsman

Architectural Detailing on the side and rear elevations of the building shall be consistent with the design of the Front Elevation.

- a. Adam (Colonial) – See Exhibit E, Figures 101, 102, 108, 109, and 110 for examples of qualifying Adam houses.
 - i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as an Adam.
 - 1. Semi-circular or elliptical fanlight over front door. See Exhibit E, Figure 103 for examples of Adam Semi-circular or elliptical fanlight over front door. At least one of the types shown in Figure 103 shall be present in order to qualify.
 - 2. Cornice. See Exhibit E, Figure 104 for examples of Adam cornices. At least one of the types shown in Figure 104 shall be present in order to qualify.
 - 3. Windows. See Exhibit E, Figures 105 and 106 for examples of Adam windows. At least one of the types shown in Figures 105 and 106 shall be present in order to qualify.
 - 4. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figures 101 and 102 for examples of Adam fenestration.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as an Adam house – See Exhibit E, Figure 107 for examples of Adam building massing and roof types.
 - 1. Side-gabled roof. See Exhibit E, Figure 108 for examples of Adam side-gabled roof houses.
 - 2. Hipped roof, two-story. See Exhibit E, Figure 109 for examples of Adam hipped roof, two-story houses.
 - 3. Centered gable. See Exhibit E, Figure 110 for examples of Adam centered gable houses.

- b. Georgian – See Exhibit E, Figures 201, 202, 211, 212, 213, and 214 for examples of qualifying Georgian houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Georgian house.
1. Paneled front door. See Exhibit E, Figure 203 for examples of Georgian entryways.
 2. A row of small rectangular panes of glass beneath the crown, either within the door or in a transom just above. See Exhibit E, Figure 204 for examples of Georgian use of glass at the front door. At least one of the types shown in Figure 204 shall be present in order to qualify.
 3. Cornice. See Exhibit E, Figure 205 for an example of a Georgian cornice. At least one of the types shown in Figure 205 shall be present in order to qualify.
 4. Windows having small panes. See Exhibit E, Figure 206 for examples of Georgian windows. At least one of the types shown in Figure 206 shall be present in order to qualify.
 5. Windows aligned horizontally and vertically in symmetrical rows. See Exhibit E, Figure 207 for examples of Georgian fenestration. At least one of the types shown in Figure 207 shall be present in order to qualify.
 6. A central chimney or paired chimneys. See Exhibit E, Figure 208 for examples of Georgian chimneys. At least one of the types shown in Figure 208 shall be present in order to qualify.
 7. Roof with an open side gable, gambrel, pedimented side gable, pent, hipped, or double-hipped configuration. See Exhibit E, Figure 209 for examples of Georgian roofs. At least one of the types shown in Figure 209 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Georgian house – See Exhibit E, Figure 210 for examples of Georgian building massing and roof types.
1. Side-gabled roof. See Exhibit E, Figure 211 for examples of Georgian side-gabled roof houses.
 2. Gambrel roof. See Exhibit E, Figure 212 for examples of Georgian gambrel roof houses.

3. Hipped roof. See Exhibit E, Figure 213 for examples of Georgian hipped roof houses.
4. Centered gable. See Exhibit E, Figure 214 for examples of Georgian centered gable houses.

- c. Italianate – See Exhibit E, Figures 301, 302, 309, 310, 311, 312, and 313 for examples of qualifying Italianate houses.
- i. Identifying features – A minimum of five (5) items below shall be present on the Front Elevation in order to qualify as a Italianate house.
1. Two stories. See Exhibit E, Figure 302 for examples of Italianate building heights.
 2. Low-pitched roof with widely overhanging eaves having decorative brackets beneath. See Exhibit E, Figure 301 for an example of Italianate roof detailing.
 3. Tall, narrow windows. See Exhibit E, Figure 303 for examples of Italianate windows. At least one of the types shown in Figure 303 shall be present in order to qualify.
 4. Window crowns. See Exhibit E, Figure 304 for examples of Italianate window crowns. At least one of the types shown in Figure 304 shall be present in order to qualify.
 5. A square cupola or tower. See Exhibit E, Figures 301 and 302 for examples of Italianate cupolas or towers. At least one of the types shown in Figures 301 and 302 shall be present in order to qualify.
 6. A cornice line dominated by large eave brackets. See Exhibit E, Figure 305 for examples of Italianate cornices. At least one of the types shown in Figure 305 shall be present in order to qualify.
 7. A single-story porch. See Exhibit E, Figure 306 for examples of Italianate porches. At least one of the types shown in Figure 306 shall be present in order to qualify.
 8. Doorways in the same shapes as windows (rectangular, arched, segmentally arched) with elaborate enframements above doors that are similar to those over the windows. See Exhibit E, Figure 307 for examples of Italianate doorways. At least one of the types shown in Figure 307 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Italianate house – See Exhibit E, Figure 308 for examples of Italianate building massing and roof types.
1. Simple hipped roof. See Exhibit E, Figure 309 for examples of Italianate simple hipped roof houses.

2. Centered gable. See Exhibit E, Figure 310 for examples of Italianate center gable houses.
3. Asymmetrical. See Exhibit E, Figure 311 for examples of Italianate asymmetrical houses.
4. Towered. See Exhibit E, Figure 312 for examples of Italianate towered houses.
5. Front-gabled roof. See Exhibit E, Figure 313 for examples of Italianate front-gabled roof houses.

- d. Shingle – See Exhibit E, Figures 401, 402, 407, 408, 409, 410, and 411 for examples of qualifying Shingle houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Shingle house.
1. Wall cladding and roofing of continuous wood or composition shingles (shingled wall may occur on second story only). See Exhibit E, Figures 401 and 402 for examples of Shingle wall cladding and roofing.
 2. Shingled walls without interruption at corners (no corner boards). See Exhibit E, Figure 401 for an example of Shingle walls.
 3. Asymmetrical elevation with irregular, steeply pitched roof line. See Exhibit E, Figure 402 for an example of a Shingle asymmetrical elevation.
 4. Roofs having intersecting cross gables and multi-level eaves. See Exhibit E, Figures 401 and 402 for examples of Shingle roofs;
 5. Extension porches. See Exhibit E, Figure 403 for examples of Shingle porches. At least one of the types shown in Figure 403 shall be present in order to qualify.
 6. Window surrounds using bay windows, multiple windows, walls curving into windows, and Palladian windows. See Exhibit E, Figure 404 for an example of a Shingle window. At least one of the types shown in Figure 404 shall be present in order to qualify.
 7. Dormers with geometric, angular, or curved roof. See Exhibit E, Figure 405 for an example of Shingle dormers. At least one of the types shown in Figure 405 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Shingle house – See Exhibit E, Figure 406 for examples of Shingle building massing and roof types.
1. Hipped roof with cross gables. See Exhibit E, Figure 407 for examples of Shingle hipped roof with cross gables houses.
 2. Side-gabled roof. See Exhibit E, Figure 408 for examples of Shingle side-gabled roof houses.

3. Front-gabled roof. See Exhibit E, Figure 409 for examples of Shingle front-gabled roof houses.
4. Cross-gabled roof. See Exhibit E, Figure 410 for examples of Shingle cross-gabled roof houses.
5. Gambrel roof. See Exhibit E, Figure 411 for examples of Shingle gambrel roof houses.

- e. Folk Victorian – See Exhibit E, Figures 501, 503, 504, 505, 506, and 507 for examples of a qualifying Folk Victorian house.
 - i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Folk Victorian house.
 - 1. Porches with spindlework detailing or flat, jig-saw cut trim. See Exhibit E, Figure 501 for an example of a Folk Victorian porch.
 - 2. Symmetrical elevation (except gable-front-and-wing subtype).
 - 3. Cornice-line brackets. See Exhibit E, Figure 501 for an example of a Folk Victorian cornice-line bracket.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Folk Victorian house – See Exhibit E, Figure 502 for examples of Folk Victorian building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 503 for examples of Folk Victorian front-gabled roof houses.
 - 2. Gable front and wing. See Exhibit E, Figure 504 for examples of Folk Victorian gable front and wing houses.
 - 3. Side-gabled-roof, one-story. See Exhibit E, Figure 505 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 4. Side-gabled-roof, two-story. See Exhibit E, Figure 506 for examples of Folk Victorian side-gabled-roof, two-story houses.
 - 5. Pyramidal. See Exhibit E, Figure 507 for examples of Folk Victorian pyramidal houses.

- f. Colonial Revival – See Exhibit E, Figures 601, 605, 606, 607, 608, 609, 610, 611, and 612 for examples of a qualifying Colonial Revival house.
- i. Identifying features – A minimum of two (2) items below shall be present on the Front Elevation in order to qualify as a Colonial Revival house.
1. Accentuated front door. See Exhibit E, Figure 602 for examples of Colonial Revival accentuated front doors. At least one of the types shown in Figure 602 shall be present in order to qualify.
 2. Overhead fanlights or sidelights. See Exhibit E, Figure 602 for examples of Colonial Revival overhead fanlights or sidelights. At least one of the types shown in Figure 602 shall be present in order to qualify.
 3. Symmetrically balanced windows and center door. See Exhibit E, Figure 603 for examples of Colonial Revival fenestration. At least one of the types shown in Figure 603 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Colonial Revival house – See Exhibit E, Figure 604 for examples of Colonial Revival building massing and roof types.
1. Asymmetrical. See Exhibit E, Figure 605 for examples of Colonial Revival asymmetrical houses.
 2. Hipped roof with full-width porch. See Exhibit E, Figure 606 for examples of Colonial Revival hipped roof with full-width porch houses.
 3. Hipped roof without full-width porch. See Exhibit E, Figure 607 for examples of Colonial Revival hipped roof without full-width porch houses.
 4. Side-gabled roof. See Exhibit E, Figure 608 for examples of Colonial Revival side-gabled roof houses.
 5. Centered gable. See Exhibit E, Figure 609 for examples of Colonial Revival centered gable houses.
 6. Gambrel roof. See Exhibit E, Figure 610 for examples of Colonial Revival gambrel roof houses.
 7. Second-story overhang. See Exhibit E, Figure 611 for examples of Colonial Revival second-story overhang houses.

8. One-story. See Exhibit E, Figure 612 for examples of Colonial Revival one-story houses.

- g. Tudor – See Exhibit E, Figures 701, 702, 710, 711, 712, 713, and 714 for examples of qualifying Tudor houses.
- i. Identifying features – A minimum of four (4) items below shall be present on the Front Elevation in order to qualify as a Tudor house.
1. Steeply pitched roof. See Exhibit E, Figures 701 and 702 for examples of Tudor roofs.
 2. Elevation dominated by one or more prominent cross gables. See Exhibit E, Figure 703 for examples of Tudor cross gables. At least one of the types shown in Figure 703 shall be present in order to qualify.
 3. Decorative (i.e., not structural) half-timbering. See Exhibit E, Figure 704 for examples of Tudor decorative half-timbering. At least one of the types shown in Figure 704 shall be present in order to qualify.
 4. Tall, narrow windows. See Exhibit E, Figure 705 for examples of Tudor windows. At least one of the types shown in Figure 705 shall be present in order to qualify.
 5. Massing chimneys. See Exhibit E, Figure 706 for examples of Tudor massing chimneys. At least one of the types shown in the Figure shall be present in order to qualify.
 6. Gables with decorated vergeboards or parapeted gables. See Exhibit E, Figure 707 for examples of Tudor gables. At least one of the types shown in Figure 707 shall be present in order to qualify.
 7. Doorways with cut stone projecting into surrounding brickwork giving a quoin-like effect, simple round-arched doorways with heavy board-and-batten doors, or Tudor (flattened pointed) arches. See Exhibit E, Figure 708 for examples of Tudor doorways. At least one of the types shown in Figure 708 shall be present in order to qualify.
- ii. Building Massing and Roof Types. One shall be present in order to qualify as a Tudor house – See Exhibit E, Figure 709 for examples of Tudor building massing and roof types.
1. Stucco wall cladding. See Exhibit E, Figure 710 for examples of Tudor stucco wall cladding houses.
 2. Brick wall cladding. See Exhibit E, Figure 711 for examples of Tudor brick wall cladding houses.

3. Stone wall cladding. See Exhibit E, Figure 712 for examples of Tudor stone wall cladding houses.
4. Wooden wall cladding. See Exhibit E, Figure 713 for examples of Tudor wooden wall cladding houses.
5. Parapeted gables. See Exhibit E, Figure 714 for examples of Tudor parapeted gables houses.

- h. Craftsman – See Exhibit E, Figures 801, 802, 806, 807, 808, and 809 for examples of qualifying Craftsman houses.
 - i. Identifying features – A minimum of three (3) items below shall be present on the Front Elevation in order to qualify as a Craftsman house.
 - 1. Low-pitched, gabled or hipped roof with wide, unenclosed eave overhang. See Exhibit E, Figures 801 and 802 for examples of a Craftsman roof.
 - 2. Exposed roof rafters. See Exhibit E, Figure 803 for examples of Craftsman roof rafters.
 - 3. Decorative (false) beams or braces added under gables; porches, either full- or partial-width, with roof supported by tapered square columns. See Exhibit E, Figure 803 for examples of Craftsman decorative (false) beams or braces.
 - 4. Columns or pedestals extend to ground level. See Exhibit E, Figure 804 for examples of Craftsman columns or pedestals. At least one of the types shown in Figure 804 shall be present in order to qualify.
 - ii. Building Massing and Roof Types. One shall be present in order to qualify as a Craftsman house – See Exhibit E, Figure 805 for examples of Craftsman building massing and roof types.
 - 1. Front-gabled roof. See Exhibit E, Figure 806 for examples of Craftsman front-gabled roof houses.
 - 2. Cross-gabled roof. See Exhibit E, Figure 807 for examples of Craftsman cross-gabled roof houses.
 - 3. Side-gabled roof. See Exhibit E, Figure 808 for examples of Craftsman side-gabled roof houses.
 - 4. Hipped roof. See Exhibit E, Figure 809 for examples of Craftsman hipped roof houses.

4. Conventional Design Standards. Each dwelling not following a defined architectural design as established in Section 3.4, A, 3 shall conform with the following design standards. Roof design elements shall contribute to no more than two (2) of the required architectural elements for the same elevation. An architectural element used to meet the standards for one elevation shall not contribute as an element on other elevations.
 - a. Front Elevation. Each dwelling shall utilize a minimum of six (6) of the following architectural elements on the Front Elevation:
 - i. Side load, rear load, or angled ($>15^\circ$) 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 on the dwelling and attached garage (dormers and porches shall not qualify to meet this standard);
 - iv. Wood, concrete fiber board, 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 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, EIFS, stucco, cultured stone material on a minimum of the first floor or twenty-five percent (25%) of the total elevation, exclusive of windows and doors;
 - ix. Separate overhead garage door for each car space;
 - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, or two (2) or more roof planes;

- xi. Architecturally-treated Entranceways (for homes without a front porch) consistent with the architectural design of the home;
- xii. Bay window(s);
- xiii. Transom window(s);
- xiv. Veranda/balcony;

- xv. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows); or
- xvi. Exterior chase Masonry fireplace.

- b. Side Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on each side elevation. Side elevations that face Public Ways on corner lots, or Open/Green Space on Mew Lots, shall utilize a minimum of five (5) of the following architectural elements on said side elevation:
- i. Side load, rear load, or angled ($>15^\circ$) 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 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, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
 - vi. Three (3) or more windows on the elevation;
 - 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.

- c. Rear Elevation. Each dwelling shall utilize a minimum of three (3) of the following architectural elements on the rear elevation. Rear elevations that face exterior Public Ways, and which are located within fifty (50) feet of that Public Way, shall utilize a minimum of five (5) of the following architectural elements on said rear elevation:
- 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 they can fit (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 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, EIFS, stucco, cultured stone material a minimum of eighteen (18) inches in height the entire length of the elevation or a five (5) foot return on the first floor;
 - v. Hip roof;
 - vi. Elevated deck a minimum of twenty-four (24) inches above finish grade;
 - vii. Roofline direction change OR roofline height change greater than sixteen (16) inches OR two (2) or more roof planes;
 - viii. Bay window(s);
 - ix. Transom window(s);
 - x. Veranda/balcony;
 - xi. Rear yard landscaping to include at least two (2) trees, one of which shall be an evergreen tree (a minimum of six [6] feet in height at the time of planting) and at least one of which shall be a deciduous tree (a minimum of 2" caliper 12 inches above finished grade) and five (5) shrubs (a minimum of three [3] feet in height at the time of planting).
 - xii. Architecturally-enhanced Articulated Trim Moldings (e.g. fipons above windows);
 - xiii. Exterior chase fireplace; or

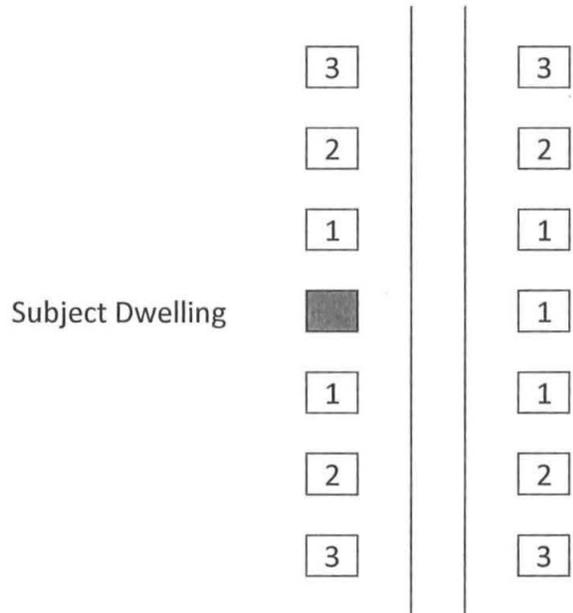
xiv. Architectural Treatment on Gable Ends.

- d. Garage Doors. A maximum of 120 dwellings that follow the Conventional Design Standards detailed in Section 3.4,A,4 may have garage doors that are not Architectural Garage Doors. All other dwellings that follow the Conventional Design Standards shall have Architectural Garage Doors.

- B. The following architectural standards apply to all dwellings within the Single Family Residential District.
1. 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.
 2. Building Materials. Permitted exterior building materials shall include: cultured stone, Masonry, wood, EIFS, stucco, and concrete fiber board. Vinyl or aluminum clad windows with wood (or wood composite material) exterior trim shall be permitted. Vinyl and aluminum siding are prohibited.
 3. Windows.
 - a. A dwelling shall have a minimum of three (3) windows on the Front Elevation of the structure.
 - b. 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.
 - c. A dwelling shall have a minimum of three (3) windows on the rear elevation.
 - d. 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.
 4. The minimum slope of the Primary Roof Pitch shall be 6/12. Secondary Roof Pitches such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
 5. 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.
 6. Roof vents shall be located to the rear of the dwelling. 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 or painted to match the roofing material.

Section 3.5. Additional Standards.

- A. The maximum number of single family detached dwellings shall be seven hundred ten (710).
- B. Single family detached dwellings shall comply with the variety requirements illustrated below:



Dwelling	May be Same Front Elevation as Subject Dwelling	May be Same Color Package as Subject Dwelling
1	No	No
2	Yes	No
3	Yes	Yes

ARTICLE 6. DEFINITIONS

“Alley” shall mean a permanent right-of-way or easement which provides a secondary means of access to abutting lands. In the case of Mew Lots, an Alley will provide the primary means of access to the lot.

“Architectural Break” shall mean and refer to the corner of a projection along an elevation of a building. The exterior corners of a covered porch 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 an Architectural Break.

“Architectural Detailing” shall mean detailed design, location, composition and correlation of elements that provide ornamentation.

“Architectural Garage Door” shall mean and refer to a garage door with Architectural Detailing reflecting the design of the building. The architectural details may include windows, materials, colors, hardware specifications, etc., consistent with the details of the remainder of the primary building.

“Architecturally-enhanced Articulated Trim Mouldings” shall mean and refer to a decorative strip used for ornamentation or finishing with materials, dimensions, and colors that are consistent with and enhance the architectural design of a building.

“Architecturally-treated Entranceways” shall mean and refer to the use of trim details on the three sides of a door or entrance point into a building to draw attention to the entrance.

“Architectural Treatment on Gable Ends” shall mean and refer to the finishing of the triangular area of the side of a building with a gable roof with architectural details consistent with the design of the home.

“Color Package” shall mean a combination of the color of the following elements: the main body of the house, the trim, and an optional accent color. To be different from another Color Package, a Color Package must include at least two of the three elements being of a different color.

“Construction Phasing Plan” shall mean and refer to the Construction Phasing Plan attached hereto and incorporated herein by reference as Exhibit D.

“Enhanced Architectural Window Treatment” shall mean and refer to Architectural Detailing of elements around window openings. 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 3½ inch reveal dimension of the base siding material.

“Exterior Building Material Design” shall mean the combination of exterior building materials used on a building.

“Front Elevation” shall mean the exterior side of a dwelling that primarily faces the street. In the case of a Mew Lot, the Front Elevation shall be that exterior side of the dwelling that primarily faces the Mew. In the case of a corner lot, the Front Elevation shall be determined by the builder and shall be clearly identified on the building permit plans.

“Illustrative Site Development Plans” shall mean and refer to the Illustrative Site Development Plans attached hereto and incorporated herein by reference as Exhibit C.

“Lot, Mew” shall mean and refer to a lot fronting upon Open/Green Space and served by an Alley.

“Low Impact Development (LID)” shall mean and refer to an approach to land development that works with nature to manage stormwater as close to its source as possible. LID employs principles such as preserving and recreating natural landscape features, minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

“Masonry” shall mean and refer to brick, limestone, natural stone, cultured stone, or a combination of the same, bonded together with mortar to form a wall, buttress, or similar mass.

“Mew” shall mean and refer to the Open/Green Space the Front Elevation of a dwelling on a Mew Lot faces.

“Mixed Use District” shall mean and refer to what is identified on the Zoning District Map in Exhibit B as Mixed Use.

“Natural Materials” shall mean and refer to brick, wood, limestone, fiber cement siding, or natural stone.

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

“Real Estate” shall mean and refer to the property described in what is attached hereto and incorporated herein by reference as Exhibit A.

“Restaurant, Asian” shall mean a Quick Service Restaurant specializing in cuisine from the Asian region.

“Restaurant, Burger” shall mean a Quick Service Restaurant specializing in hamburgers as the primary menu feature.

“Restaurant, Chicken” shall mean a Quick Service Restaurant specializing in chicken as the primary menu feature.

“Restaurant, Mexican” shall mean a Quick Service Restaurant specializing in Mexican cuisine.

“Restaurant, Pizza/Pasta” shall mean a Quick Service Restaurant specializing in pizza and pasta as the primary menu features.

“Restaurant, Quick Service” shall mean an establishment primarily engaged in providing food services where patrons order or select items and pay before eating. Food and drink may be consumed on premises, taken out, or delivered to the customer's location.

“Restaurant, Sandwich” shall mean a Quick Service Restaurant specializing in sandwiches as the primary menu feature.

“Restaurant, Seafood” shall mean a Quick Service Restaurant specializing in seafood as the primary menu feature.

“Restaurant, Snack” shall mean a Quick Service Restaurant specializing in (1) preparing and/or serving a specialty snack, such as ice cream, frozen yogurt, doughnuts, bagels, cookies, or popcorn or (2) serving nonalcoholic beverages, such as coffee, juices, or sodas for consumption on or near the premises. These establishments may carry and sell a combination of snack, nonalcoholic beverage, and other related products (e.g., coffee beans, mugs, coffee makers) but primarily promote and sell a unique snack or nonalcoholic beverage.

“Roof Pitch, Primary” shall mean and refer to the slope of the Primary Roof of a building. The pitch of a roof is measured in degrees or the vertical rise in inches for every horizontal 12 inch length (called the "run").

“Roof Pitch, Secondary” shall mean and refer to any roof pitch on a building that is not the Primary Roof Pitch.

“Roof, Primary” shall mean and refer to the portion of a building's roof structure that most contributes to the mass of a building due to its predominance in height, width, length, bulk, or volume of area covered.

“Single Family Residential District” shall mean and refer to what is identified on the Zoning District Map in Exhibit B 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.

ORDINANCE NUMBER 15-18

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING A SECOND AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is an Ordinance (this "Ordinance") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), 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 Unified Development Ordinance;

WHEREAS, the Council enacted Ordinance No. 12-14, the Harmony Planned Unit Development District (the "Harmony PUD Ordinance"), on January 14, 2014 as amended by Ordinance 14-55 (the "Harmony PUD Ordinance First Amendment");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1507-PUD-12**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1507-PUD-12** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) 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 July 7, 2015;

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; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Harmony PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Harmony PUD Ordinance, as amended by this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by the Harmony PUD Ordinance, as amended.
- 1.2 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All other provisions of the Harmony PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of the Harmony PUD Ordinance, as amended.

Section 2. Definitions. The following definition shall be added to *Article 6 Definitions*:

Primary plane of the Front Elevation of a home: the vertical portion of the front building façade that most contributes to establishing the volume of the house closest to the street. Typically, the primary plane is the solid wall of the house creating the enclosed living area. However, an open porch may qualify as the primary plane if it contains a gable a minimum of thirty (30) percent of the width of the house (as measured from the outer extent of the foundation upon which the gable resides) with an Architectural Treatment on Gable End, as generally depicted in **Exhibit B**.

Section 3. Development Standards for Multifamily Uses within the Mixed Use District.

The standards of *Section 2.4: Development Standards for Multifamily Uses within the Mixed Use District* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified below:

- 3.1 Minimum Setback from Internal Driveways/Parking Areas: *Section 2.4(D) Minimum Setback from Internal Driveways/Parking Areas* shall be removed.
- 3.2 Maximum Building Height: *Section 2.4(I) Maximum Building Height* shall be amended to provide that multi-family dwelling units shall have a maximum building height of three (3) stories.

Section 4. Architectural Standards. The standards of *Section 3.4: Architectural Standards* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified below:

4.1 **Architectural Design Standards:** *Section 3.4(A) Architectural Design Standards* shall be amended to provide that single-family detached dwelling units on a fifty (50) foot Mew Lots or fifty (50) foot Alley-load Lots shall either: (i) comply with one of the defined architectural designs detailed in *Section 3.4(A)(3) Defined Architectural Designs*; or (ii) shall be substantially similar to the homes depicted in **Exhibit C** attached hereto (the "Village Collection Homes").

A. **Enhanced End Lots:** Enhanced End Lots are identified in **Exhibit D**. In order to enhance the architectural interest of the streetscape, a Village Collection Home on an Enhanced End Lot shall be subject to the following:

1) **Orientation:** The patio area on the side or rear Building Façade (as depicted in **Exhibit C**) (the "Patio Area") shall be oriented towards the Street.

2) **Specific Plan Enhancements:** The following plans (as included in **Exhibit C**) shall incorporate the following additional architectural enhancements on the Side Building Façade oriented towards the Street.

- i. **Plan 4528-B ELV-2:** Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch window trim around all windows.
- ii. **Plan 4528-D ELV-1:** Incorporate one (1) additional window in the garage façade. Incorporate minimum six (6) inch window trim around all windows.
- iii. **Plan 4671-A ELV-2:** Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
- iv. **Plan 4671-B ELV-2:** Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
- v. **Plan 4671-C ELV-1:** Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
- vi. **Plan 5862-A ELV-1:** Incorporate one (1) additional window in garage façade. Repeat shutter feature provided on front elevation on single windows. Incorporate minimum six (6) inch window trim around all windows.

- vii. Plan 5862-B ELV-1: Provide double window in dwelling façade near front of home, if floorplan allows. If not, then one (1) additional window in dwelling façade. Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch trim around all windows.
- viii. Plan 5863-A ELV-1: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with those of front elevation.
- ix. Plan 5863-A ELV-3: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with those of front elevation.
- x. Plan 5863-B ELV-2: Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch trim around all window and incorporate window mullions consistent with front elevation on all single or double hung windows. Extend three (3) foot tall masonry along the side of the dwelling façade to the corner break of the patio area.
- xi. Plan 5864-C ELV-1: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.
- xii. Plan 5864-B ELV-2: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.
- xiii. Plan 5864-A ELV-2: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2015.

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman

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 15-18** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-18**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-18**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by:
Bryan D. Stumpf, PLA, AICP
12965 Old Meridian Street
Carmel, IN 46032

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Front Façade Gable Examples

Exhibit C Village Collection Homes

Exhibit D End Lot Map

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

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 1,352.43 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 39 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 05 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 25 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.62 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 25 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 53 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 West parallel with the east line of said Northeast Quarter 655.30 feet to a point in 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

FRONT FAÇADE GABLE EXAMPLES

[see following pages]



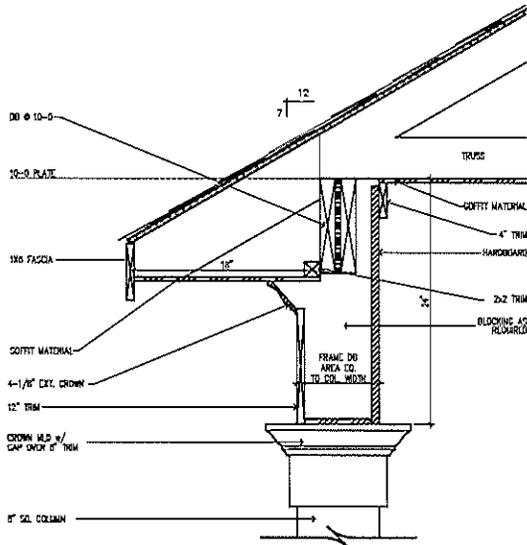




EXHIBIT C

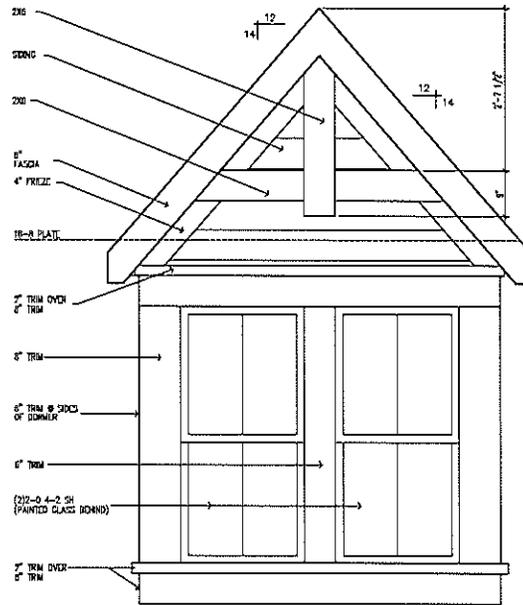
VILLAGE COLLECTION HOMES

[see following pages]



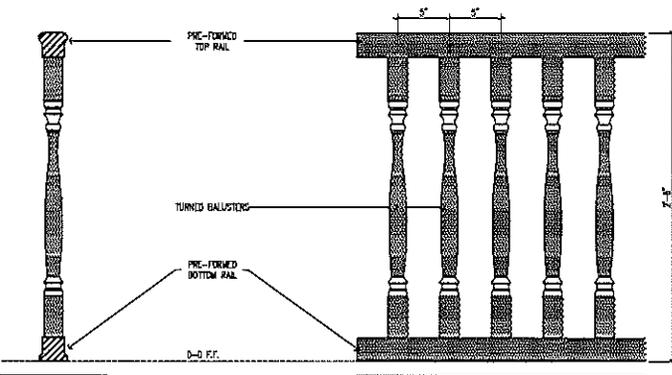
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"



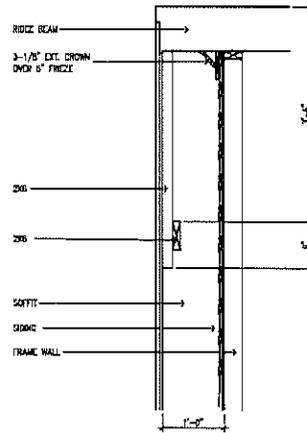
DORMER DETAIL

SCALE: 1/2" = 1'-0"



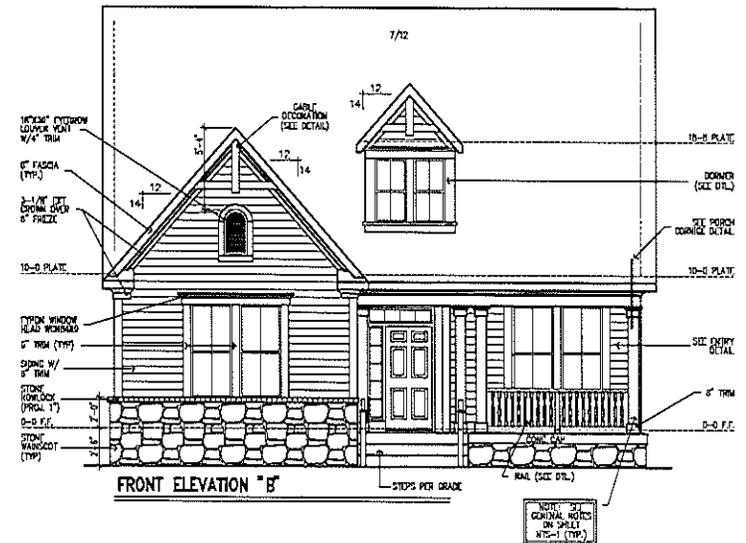
PORCH RAIL DETAIL

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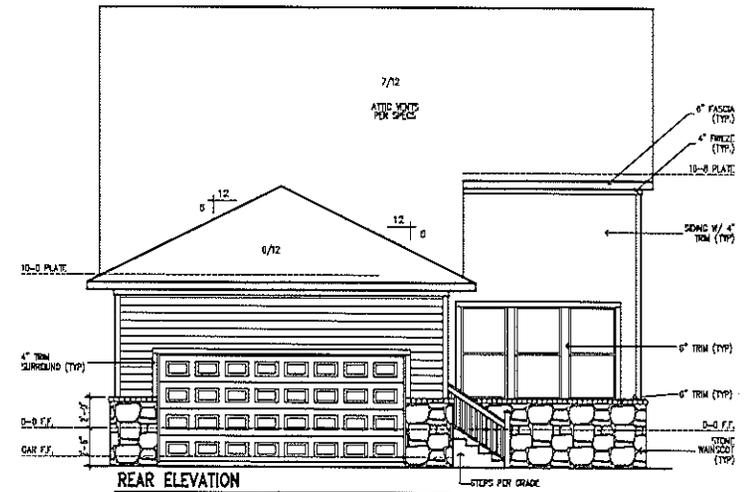


GABLE END DETAIL

1/2" = 1'-0"



FRONT ELEVATION "B"



REAR ELEVATION

O'Neilly Homes LP, 2011
The measurements, dimensions, and other specifications shown on this document are published for construction use only, which may vary. This document may not be relied on as a representation of what the completed structure will look like.

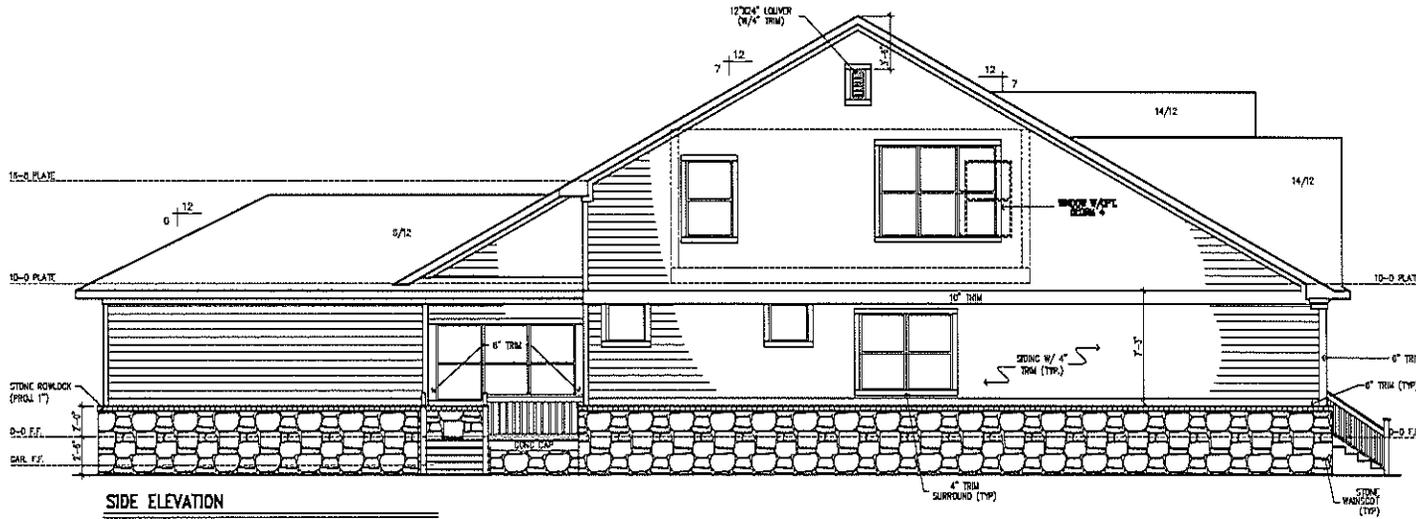
David Weckley Homes

CN/JDA/JPW/CBJR/18" = 1'-0"
Date: 10/9/14 Rev: 01/15/15 JR

Lot: Bx: Sect:

Proj. No.: Job No.:

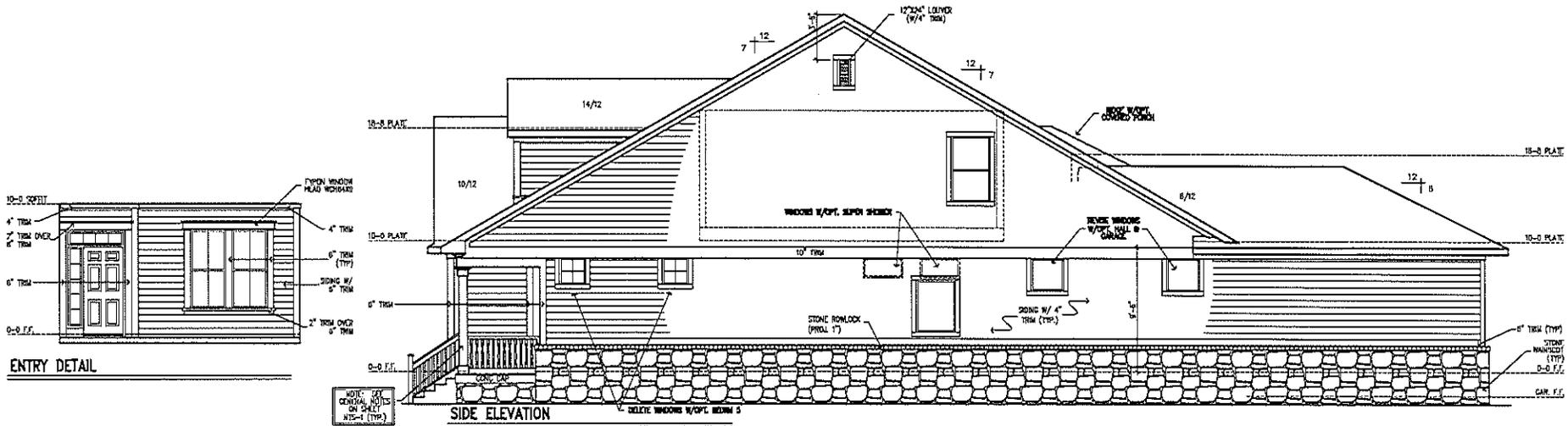
NORTH
**4528-B
ELV-1**
INFINITY
INDIANAPOLIS



SIDE ELEVATION

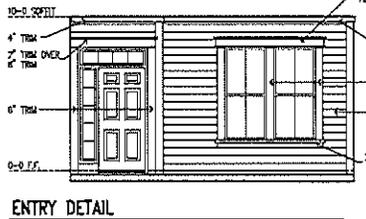
TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 3/8
10-0 PLATE	9-11 1/8
11-0 PLATE	10-11 3/8
2ND FLOOR PLATE HEIGHTS (ON 1 ST FLOOR SYSTEM)	
18-0 PLATE	18-11 7/8
20-0 PLATE	19-11 7/8
22-0 PLATE	22-11 7/8
3RD FLOOR PLATE HEIGHTS (ON 2 ND FLOOR SYSTEM)	
18-0 PLATE	18-1 7/8
20-0 PLATE	20-1 7/8
22-0 PLATE	22-1 7/8

O'Fallon Plaza LP, 2011
 The measurements, elevations, and other specifications shown on this document are the final and authoritative specifications for the project. The actual measurements of the finished work may vary. This document may not be relied on as a representation of what the completed structure will look like.



SIDE ELEVATION

NOTE: SEE CENTRAL NOTES ON SHEET 103-2 (TYP.)

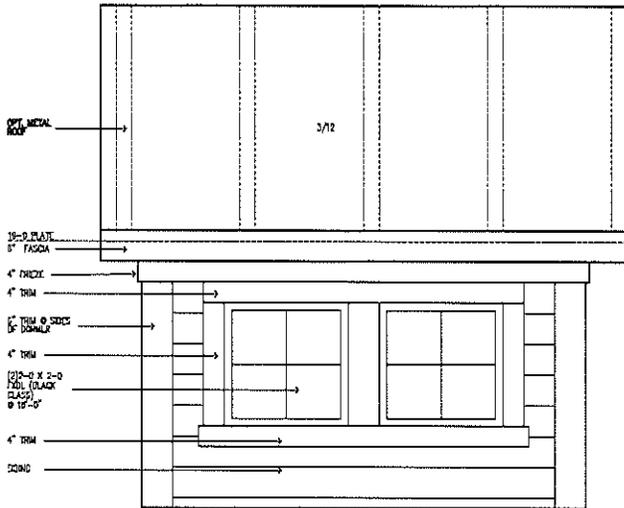


ENTRY DETAIL

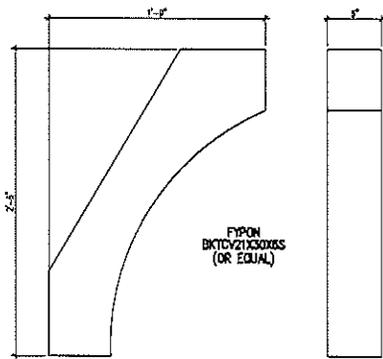
David Weekley Homes
 CN/JDA/JP/WCB/JR: 1/8" = 1'-0"
 Date: 10/9/14 Rev: 01/15/15 JR

Proj. No.:	Lot:
Job No.:	8x:
	Sect:

NORTH
 45L-B
 EL2B-2
 INFINITY
 INDIANAPOLIS



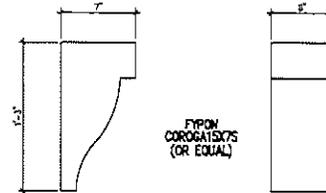
DORMER DETAIL
SCALE: 1/2" = 1'-0"



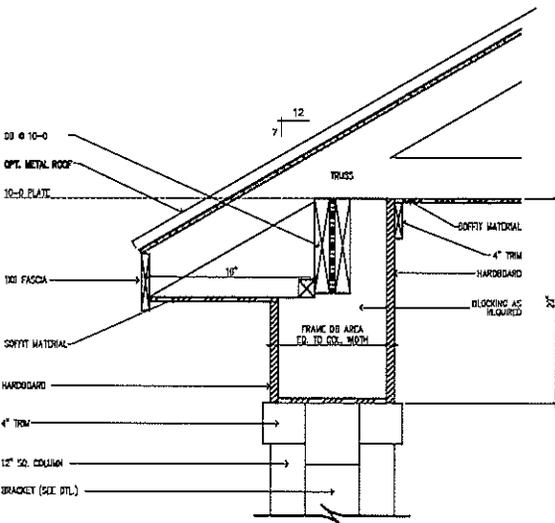
BRACKET DETAIL "A"
SCALE: 1" = 1'-0"



BRACKET DETAIL "B"
SCALE: 1" = 1'-0"

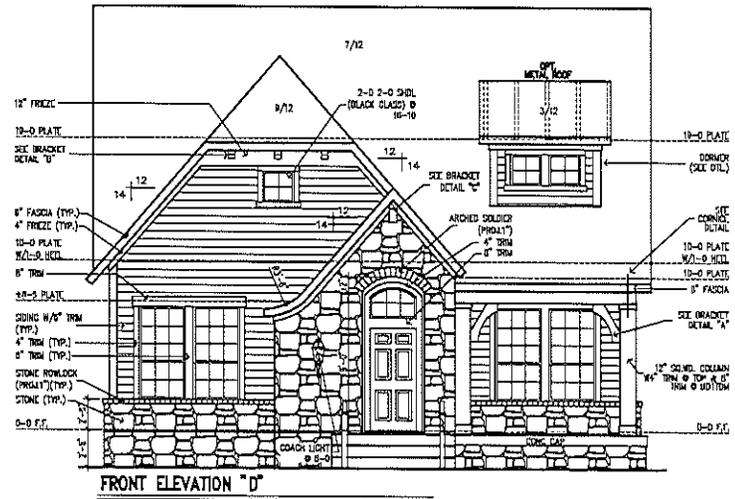


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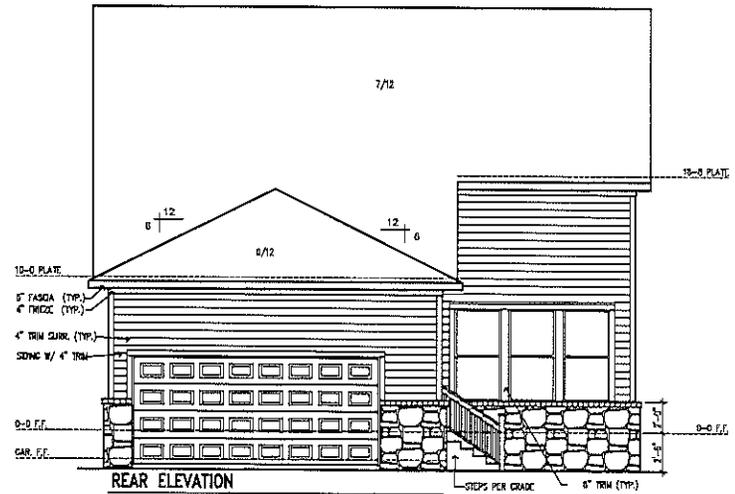


FRONT PORCH CORNICE DETAIL
SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8'-0" PLATE	7'-11 5/8"
9'-0" PLATE	8'-11 5/8"
10'-0" PLATE	9'-11 5/8"
11'-0" PLATE	10'-11 5/8"
2ND FLOOR PLATE HEIGHTS (10' PLATE MIN. HEIGHT)	
10'-0" PLATE	13'-11 7/8"
20'-0" PLATE	19'-11 7/8"
21'-0" PLATE	20'-11 7/8"
3RD FLOOR PLATE HEIGHTS (10' PLATE MIN. HEIGHT)	
10'-0" PLATE	15'-11 7/8"
20'-0" PLATE	21'-11 7/8"
21'-0" PLATE	22'-11 7/8"



FRONT ELEVATION "D"



REAR ELEVATION

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David Weekley Homes

GSXS/EM/JR Scale: 1/8" = 1'-0"
Date: 12/16/14 Rev: 01/15/15 JR

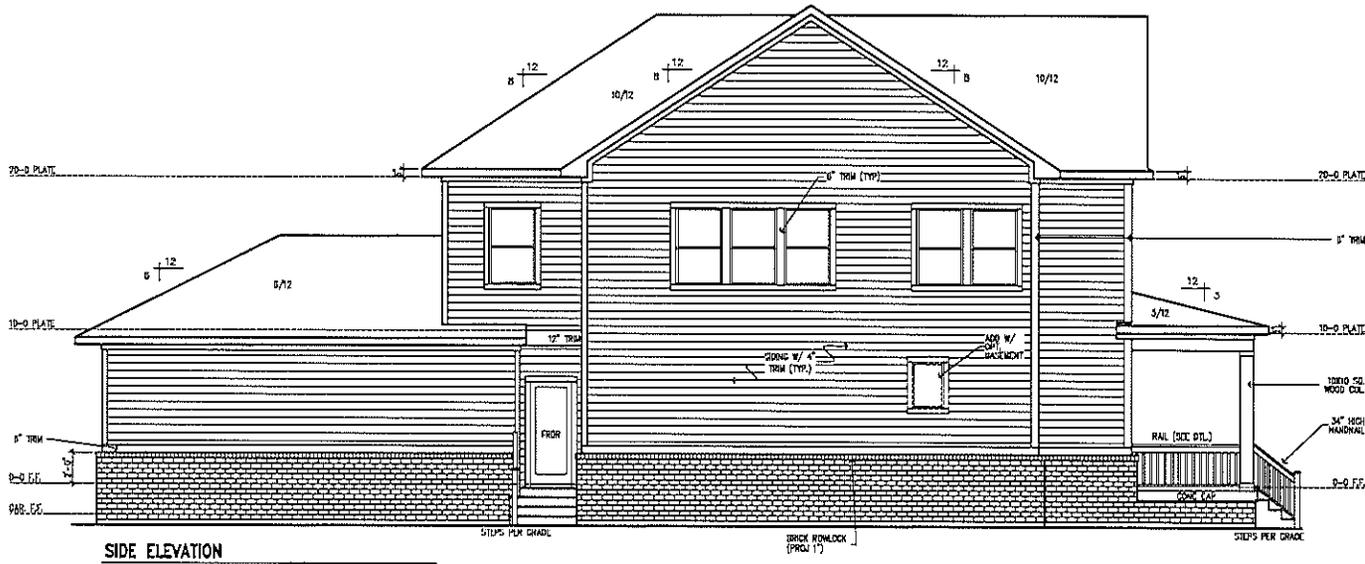
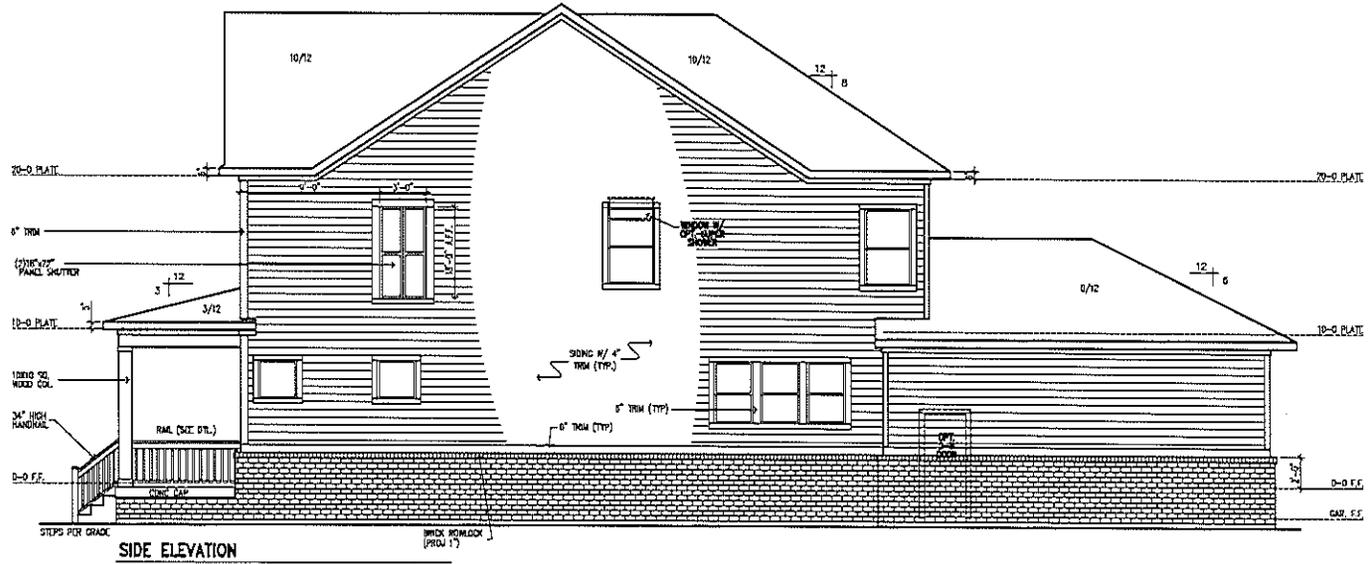
Lot: Bk: Sect:

Proj. No.:

Job No.:

NORTH
4528-D
ELV-1
INFINITY
INDIANAPOLIS

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
6'-0" PLATE	7'-11 5/8"
9'-0" PLATE	9'-11 5/8"
10'-0" PLATE	11'-11 5/8"
11'-0" PLATE	13'-11 5/8"
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
13'-0" PLATE	15'-11 7/8"
20'-0" PLATE	19'-11 7/8"
21'-0" PLATE	20'-11 7/8"
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
13'-0" PLATE	15'-1 7/8"
20'-0" PLATE	20'-1 7/8"
21'-0" PLATE	21'-1 7/8"

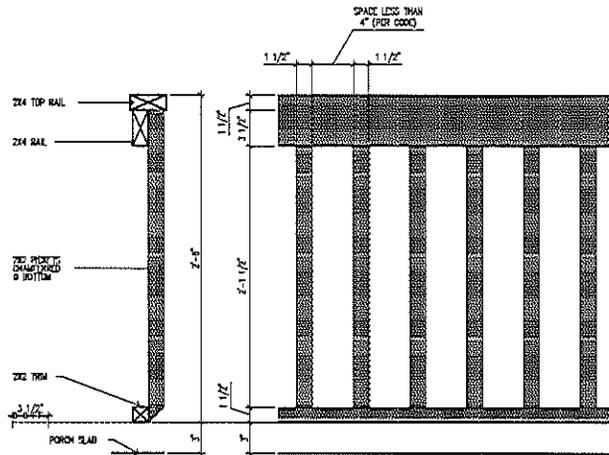
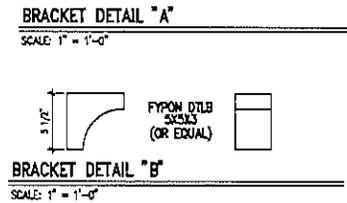
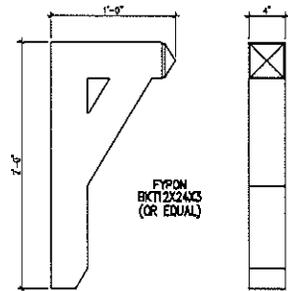
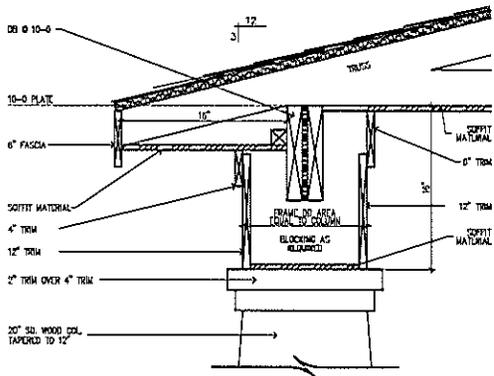


O'Reilly, Inc. LP, 2012
 The requirements, conditions, and other specifications shown on this document, as published for construction use only, shall be void if not used in conjunction with the drawings. This document may not be relied on as a representation of what the complete structure will look like.

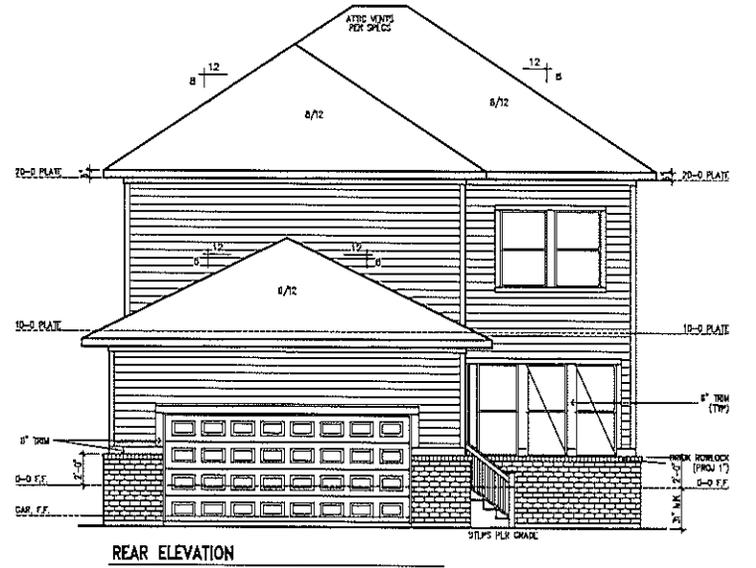
David Weekley Homes
 CN/RD/JFP Scale: 1/8" = 1'-0"
 Date: 8/13/2012 Rev: 2/4/15EAM

Proj. No.:	Lot:
Job No.:	Bk.:
	Sect.:

NORTH
 4671-A
 ELV-2
 CLAIRBELLA
 INDIANAPOLIS



TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
12-0 PLATE	11-11 7/8
13-0 PLATE	12-11 7/8
14-0 PLATE	13-11 7/8
15-0 PLATE	14-11 7/8
16-0 PLATE	15-11 7/8
17-0 PLATE	16-11 7/8
18-0 PLATE	17-11 7/8

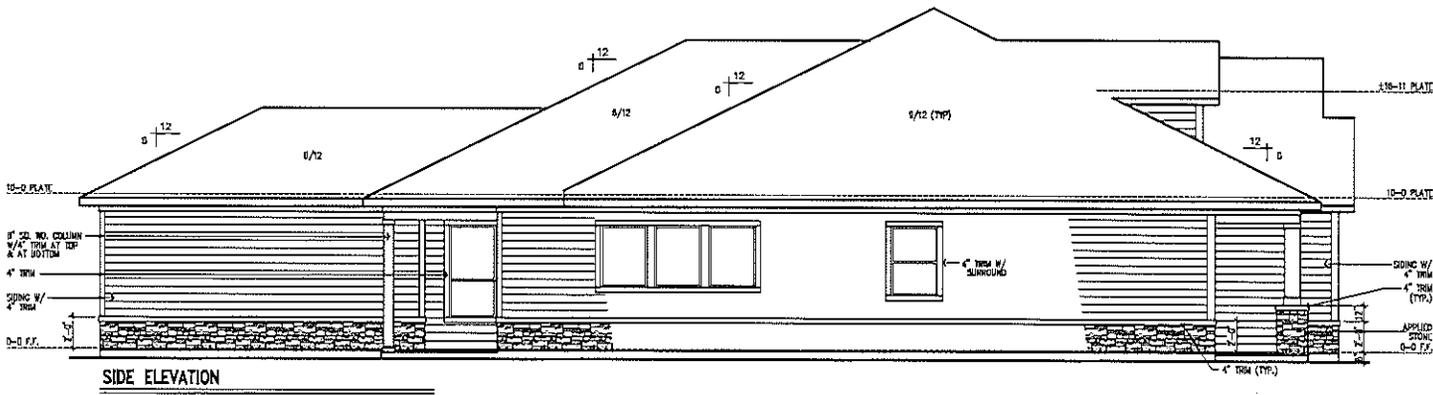
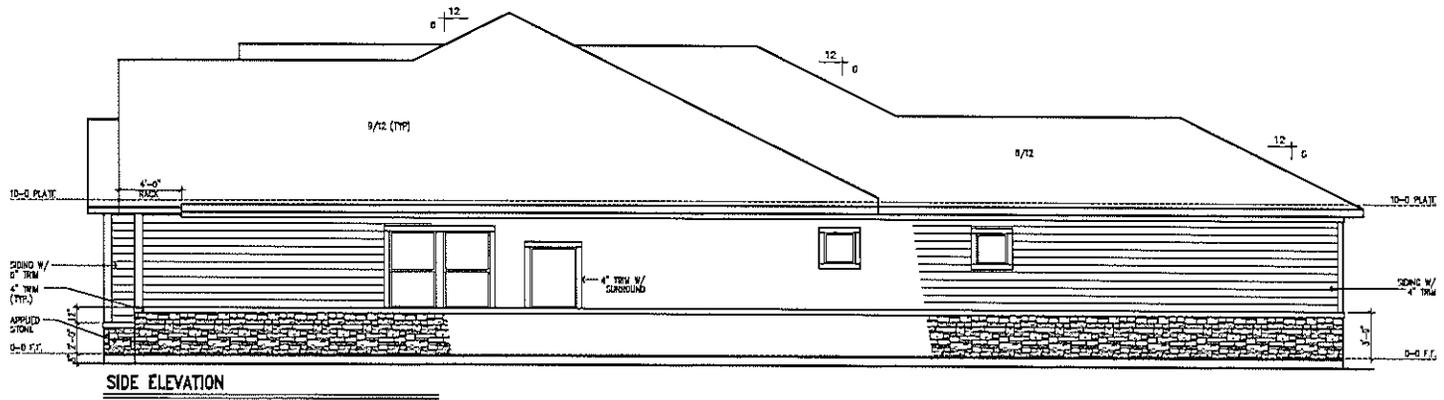


O. Kelly, Sheet LP 202
 The measurements, dimensions, and other specifications shown on this document are guidelines for construction only. The contractor shall verify all measurements and dimensions in the field. This document shall not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
 CN/RD/JP Scale: 1/8" = 1'-0"
 Date: 8/13/2012 Rev: 2/4/15EAM

Proj. No.:
 Lot:
 Bk:
 Sect:
 Job No.:

NORTH
 4671-B
 ELV-1
 CLAIRBELLA
 INDIANAPOLIS

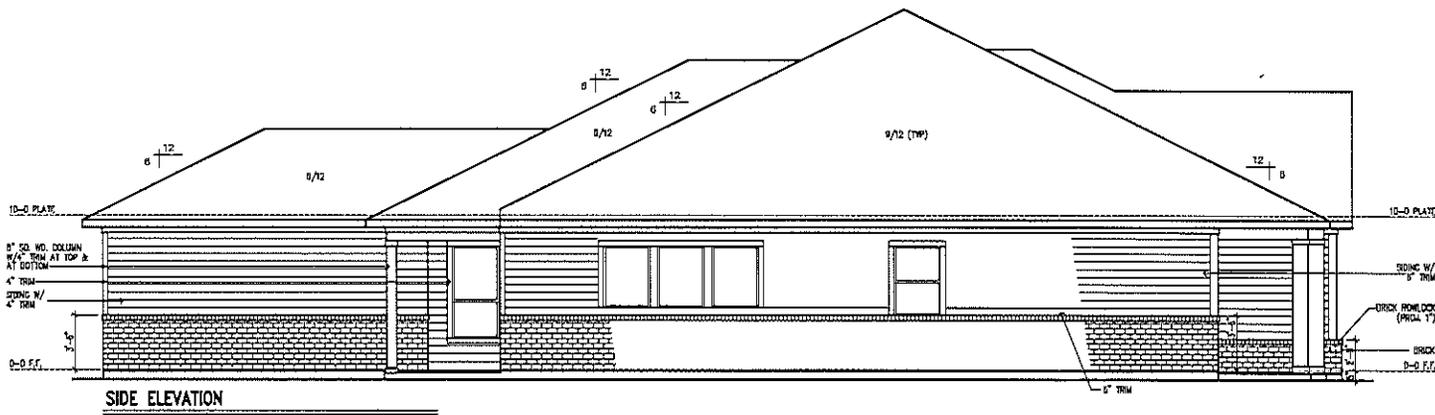
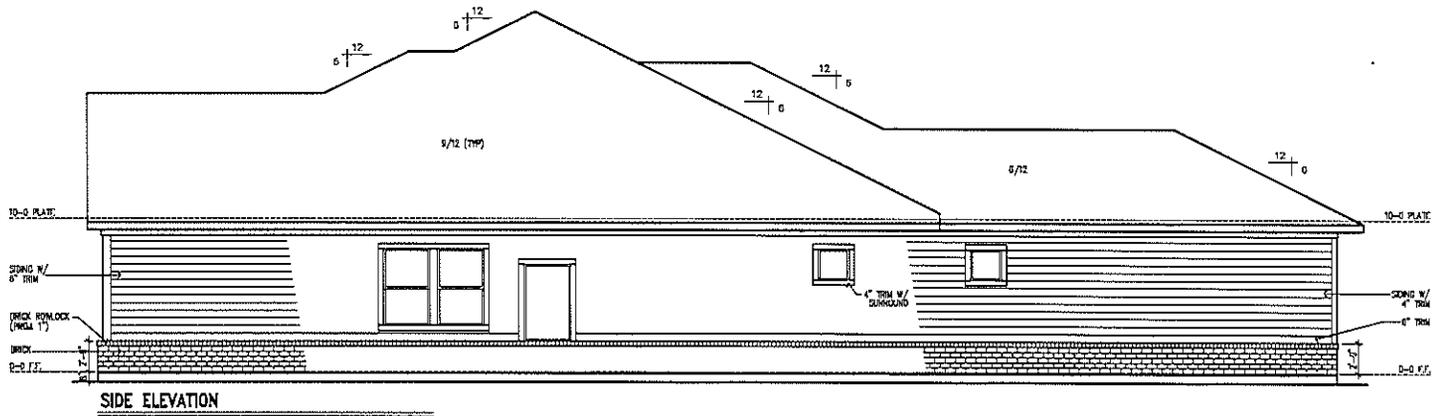


O'Reilly Jones LP, 2015
 The measurements, dimensions, and other specifications shown on this document are the author's best estimate for construction and shall not be relied on as a representation of what the completed structure will look like.

David Weekley Homes
 GS/M5/MV Scale: 1/8" = 1'-0"
 Date: 02/27/15 Rev:

Proj. No.:	Lot:
Job No.:	Bk.:
	Sect.:

NORTH
 5862-A
 ELV-2
 ALLENWOOD
 INDIANAPOLIS

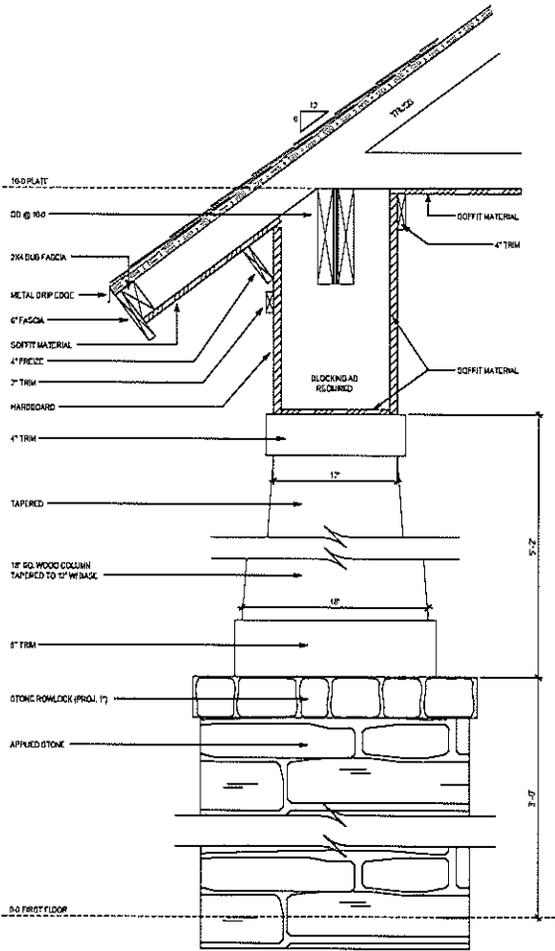


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David Weekley Homes
 GS/M5/MV Scale: 1/8" = 1'-0"
 Date: 02/27/15 Rev:

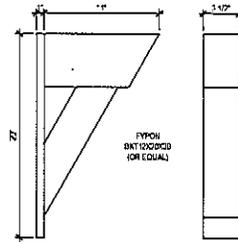
Proj. No.:	Lot:
Job No.:	Bk:
	Sect:

NORTH
5862-B
ELV-2
 ALLENWOOD
 INDIANAPOLIS

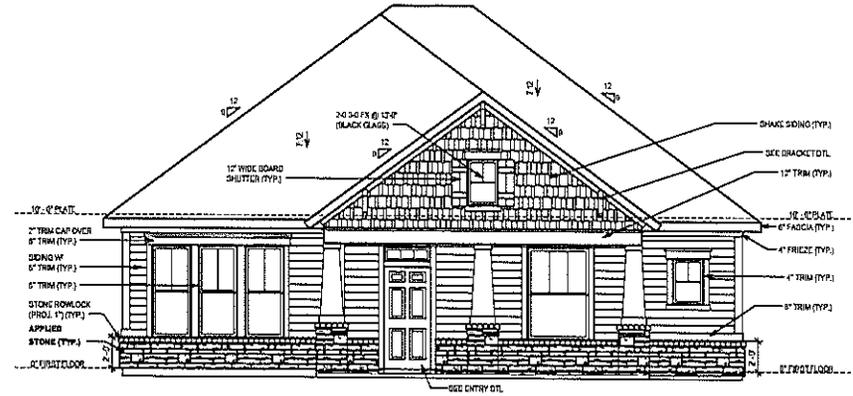


CORNICE DETAIL
SCALE: 1" = 1'-0"

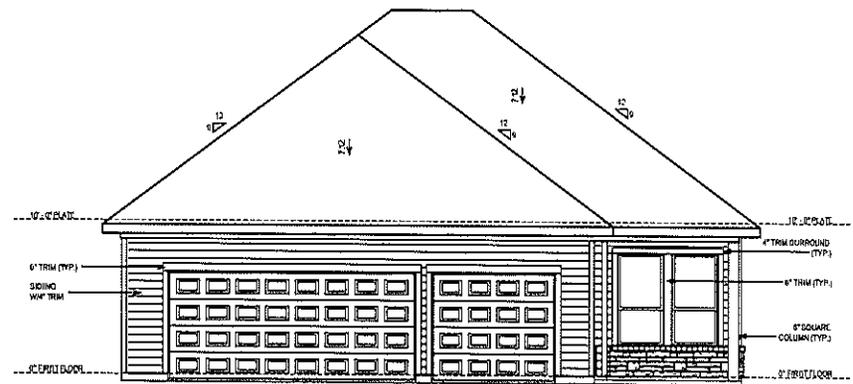
TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
9-0 PLATE	7-11 5/8
9-6 PLATE	8-11 5/8
10-0 PLATE	8-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
19-0 PLATE	18-11 5/8
20-0 PLATE	18-11 5/8
21-0 PLATE	20-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
19-0 PLATE	18-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



BRACKET DETAIL "A"
SCALE: 1" = 1'-0"



FRONT ELEVATION "A"



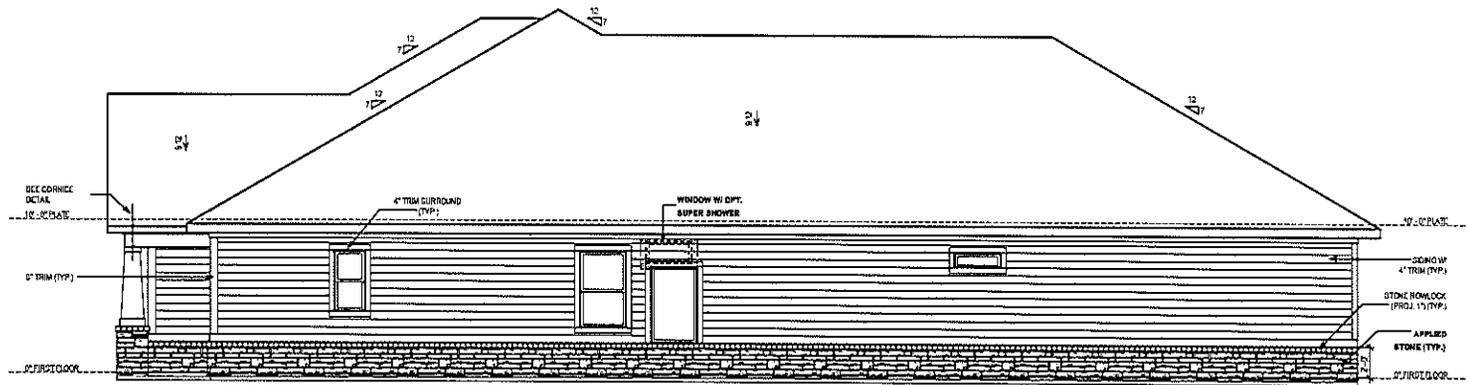
REAR ELEVATION

© Webley Homes LP, 2015
The customer, contractor, and other parties involved in the construction of the project are responsible for obtaining all necessary permits and for ensuring that the construction complies with all applicable codes and regulations. The actual specifications of the project should be based on the final approved plans and specifications provided by the contractor.

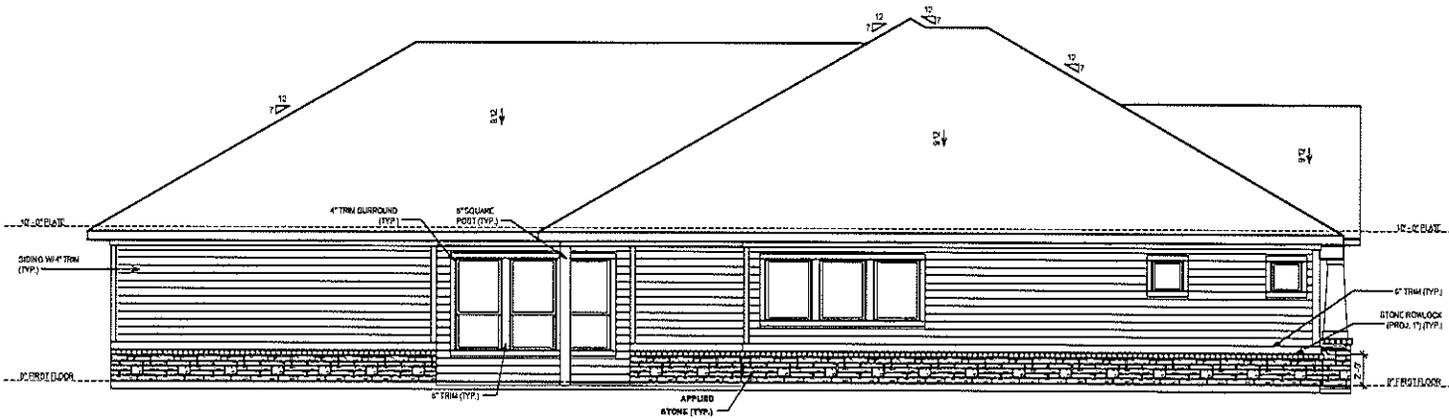
David Webley Homes
GS/DG/EM Scale: 1/8" = 1'-0"
Date: 02/24/15 Rev.

Proj. No.:
Job No.:
Lot:
Blk/cd:
Sect:

NORTH
5863-A
ELV-1
LOCKTON
INDIANAPOLIS



SIDE ELEVATION



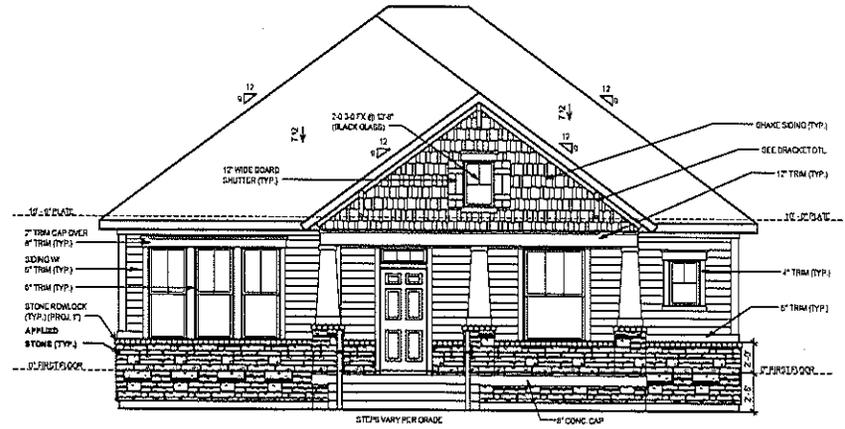
SIDE ELEVATION

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 The construction, erection, and use of this building is subject to the building code and other applicable regulations. The drawings are a representation of what the completed structure will look like.

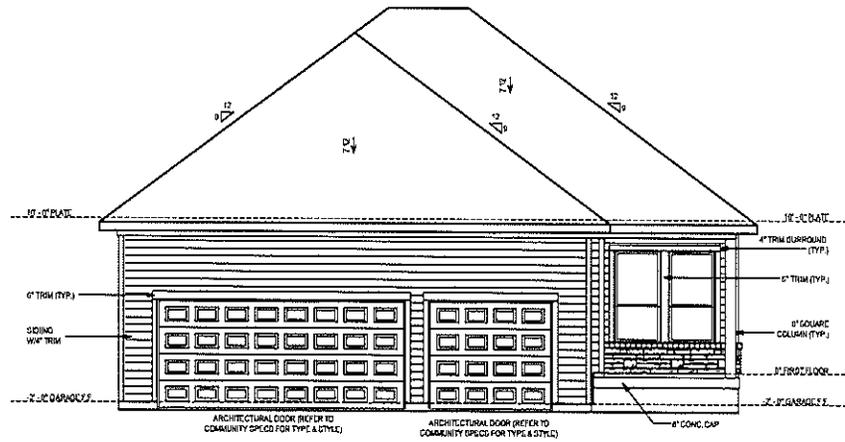
David Weekley Homes
 GS/DG/EM Scale: 1/8" = 1'-0"
 Date: 02/24/15 Rev:

Prof. No.:	Lot:	Block:	Sect:
Job No.:			

NORTH
5863-A
ELV-2
 LOCKTON
 INDIANAPOLIS



FRONT ELEVATION "A" W/ OPT. BASEMENT



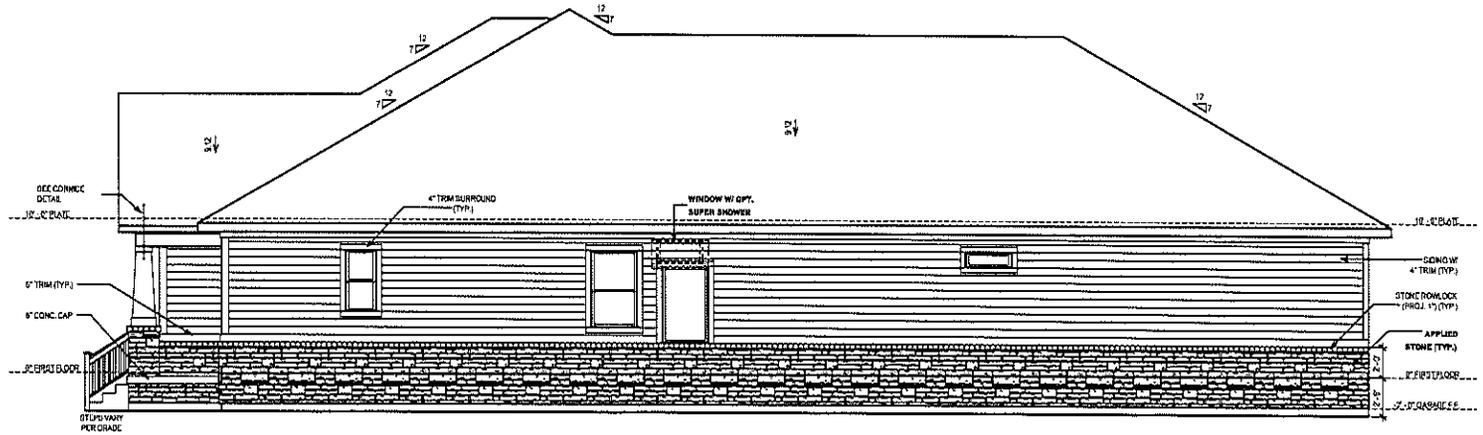
REAR ELEVATION W/ OPT. BASEMENT

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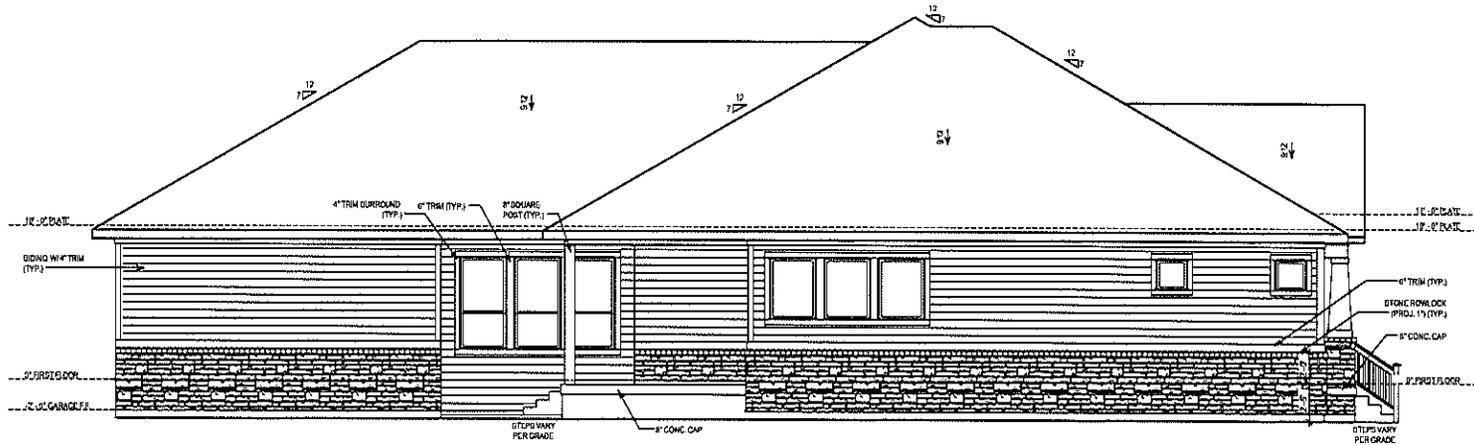
David Weekley Homes
 GS/DG/EM Scale: 1/8"=1'-0"
 Date: 02/24/15 Rev:

Prof No.:
 Job No.:
 Lot:
 Block:
 Sect:

NORTH
5863-A
ELV-3
 LOCKTON
 INDIANAPOLIS



SIDE ELEVATION W/ OPT. BASEMENT



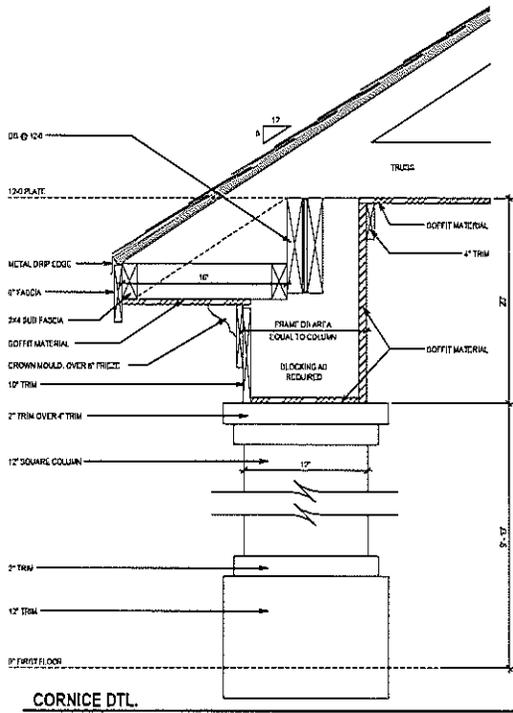
SIDE ELEVATION W/ OPT. BASEMENT

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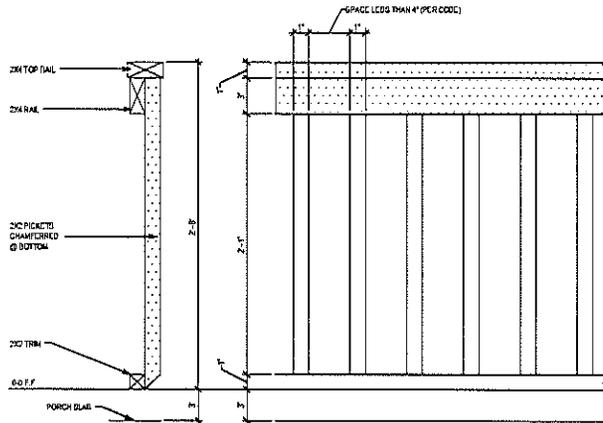
David Weekly Homes
 GS/DG/EM Scale: 1/8" = 1'-0"
 Date: 02/24/15 Rev:

Prof. No.:	Lot:	Block:	Sect.:
Job No.:			

NORTH
5863-A
ELV-4
 LOCKTON
 INDIANAPOLIS

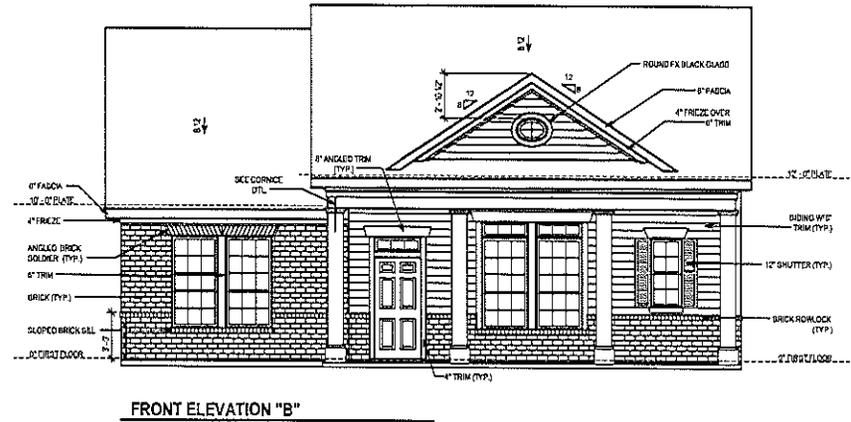


CORNICE DTL.
SCALE: 1" = 1'-0"

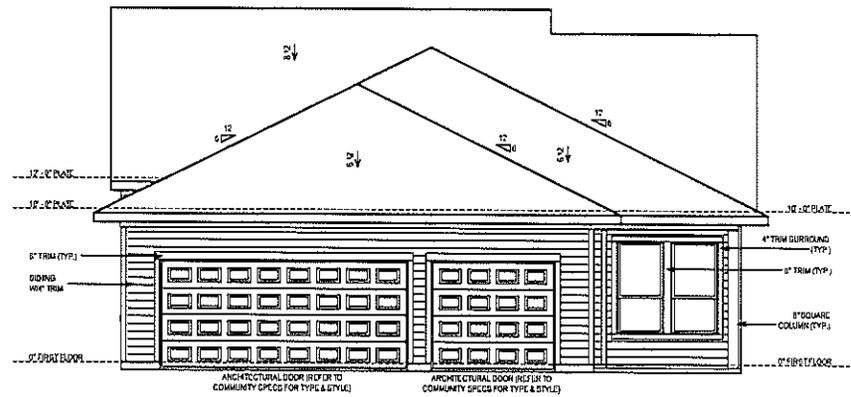


PORCH RAILING DETAIL
SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
6-0 PLATE	7-11 5/8
8-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
10-0 PLATE	10-11 5/8
20-0 PLATE	10-11 5/8
21-0 PLATE	20-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
10-0 PLATE	10-1 7/8
20-0 PLATE	20-1 7/8
21-0 PLATE	21-1 7/8



FRONT ELEVATION "B"



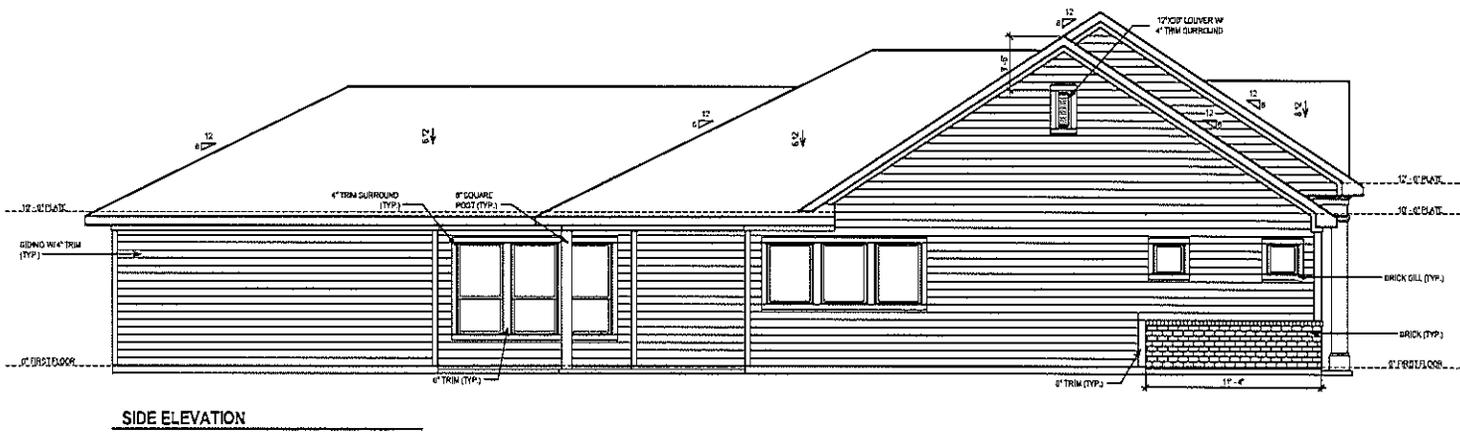
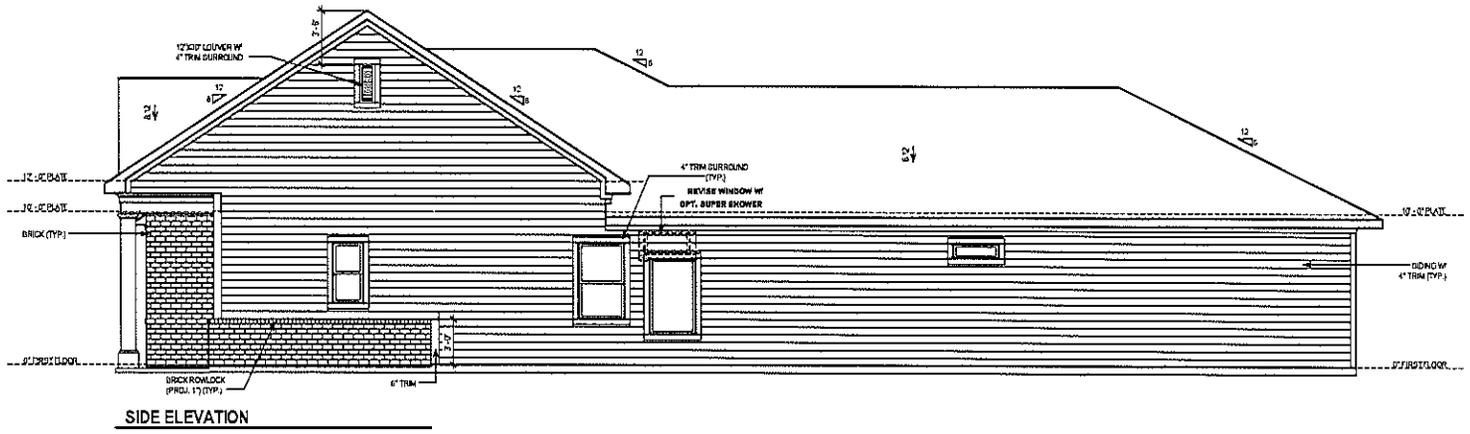
REAR ELEVATION

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David Weckley Homes
GS/DG/EM Scale: 1/8" = 1'-0"
Date: 02/24/15 Rev:

Prof No: _____
Job No: _____
Lot: _____
Block: _____
Sect: _____

NORTH
5863-B
ELV-1
LOCKTON
INDIANAPOLIS

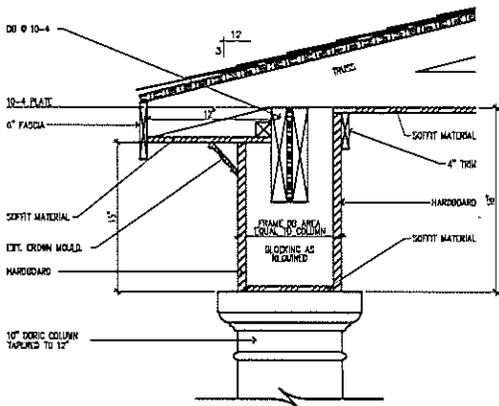


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David Weekley Homes
 GS/DG/JEM Scale: 1/8" = 1'-0"
 Date: 02/24/15 Rev: 0

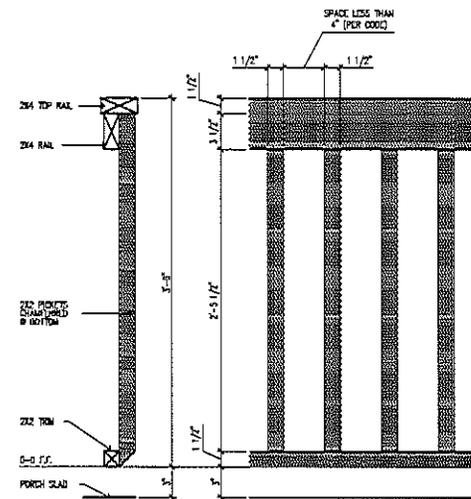
Proj. No.:	Lot:	Block:	Sept:
Job No.:			

NORTH
5863-B
ELV-2
 LOCKTON
 INDIANAPOLIS



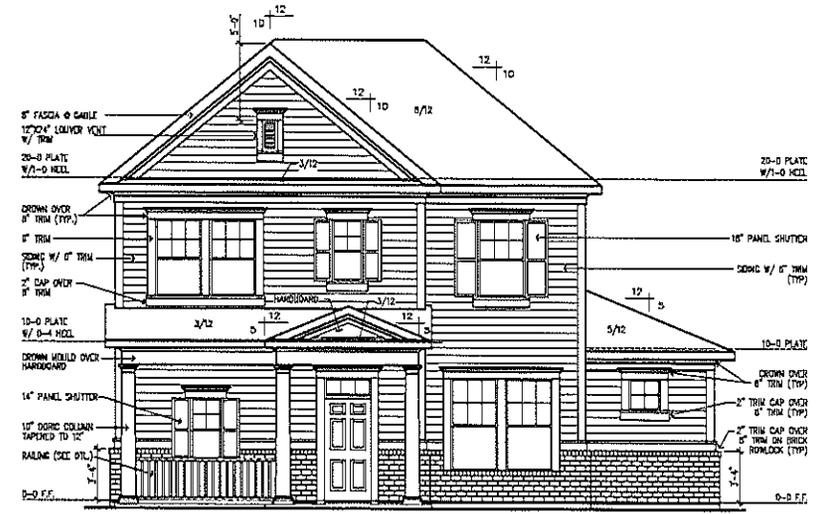
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"

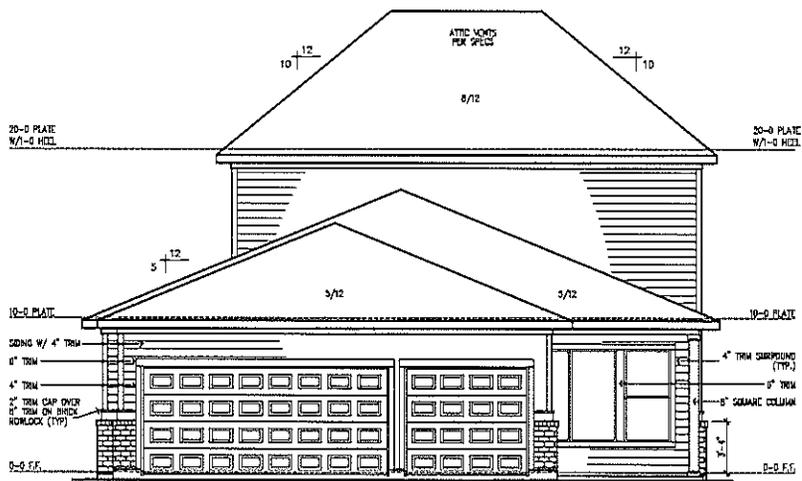


PORCH RAIL DETAIL

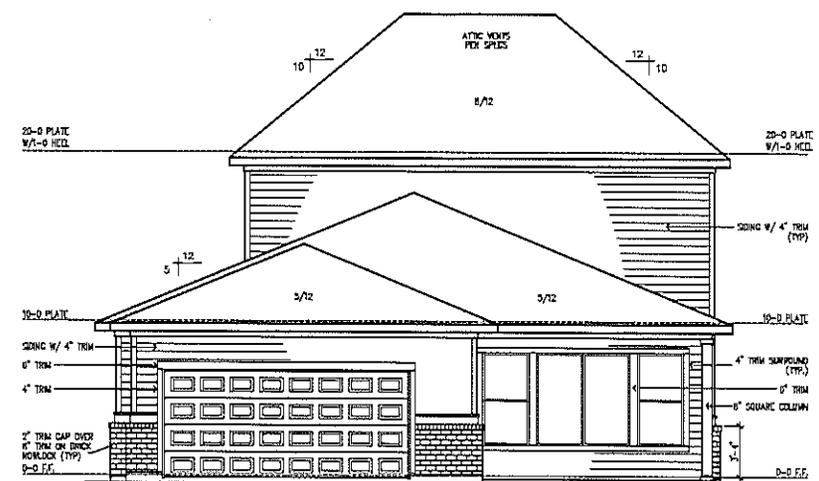
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FRONT ELEVATION "A" (COLONIAL)



REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

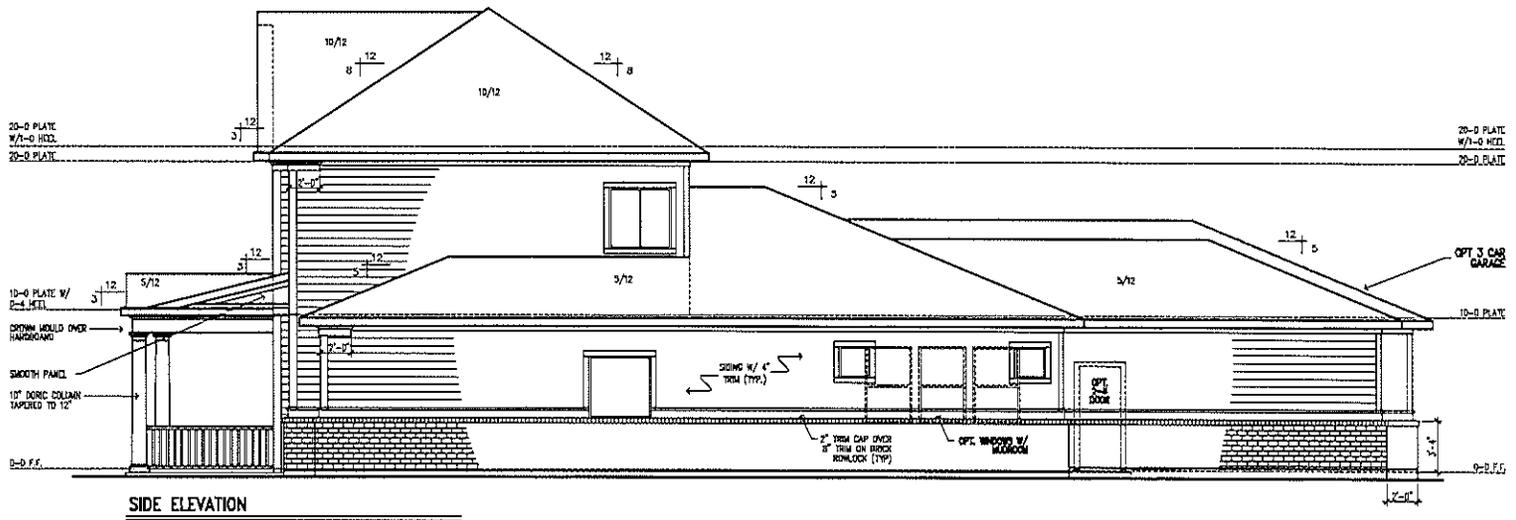
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David Weekley Homes
GSI/JCAMH Sect: 1/8" = 1'-0"
Date: 11/18/2014 Rev:

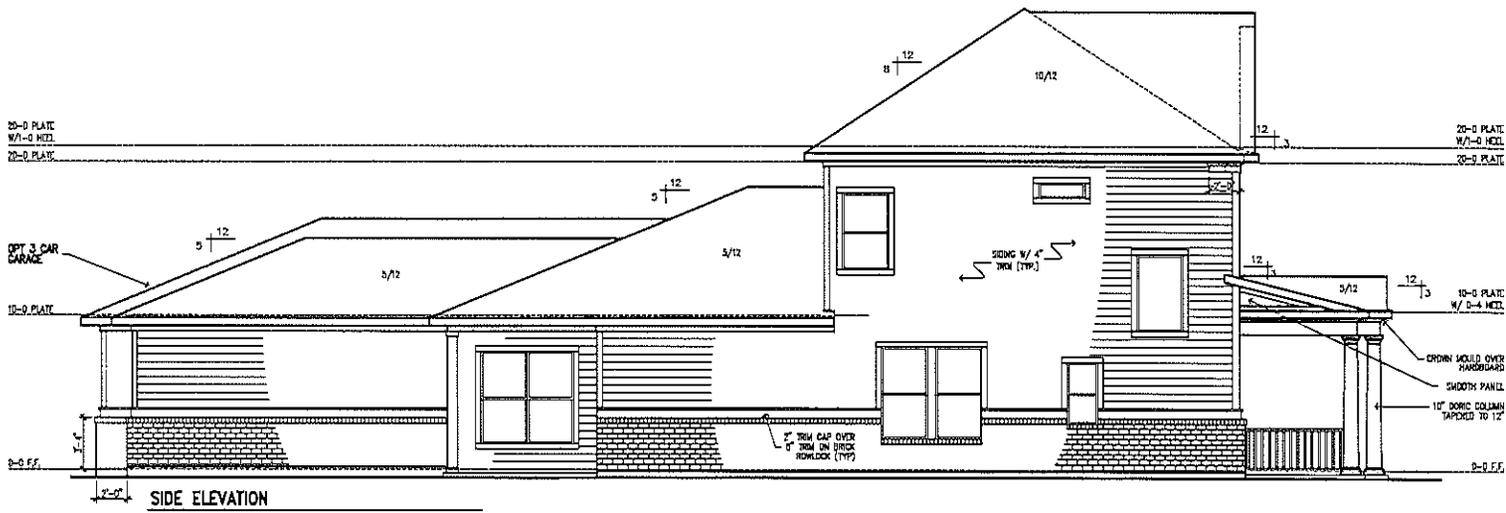
Proj. No.:
Lot:
Bk:
Sect:

HARMONY 50'
Job No.:

NORTH
5864-A
ELV-1
CASTLEDALE
INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

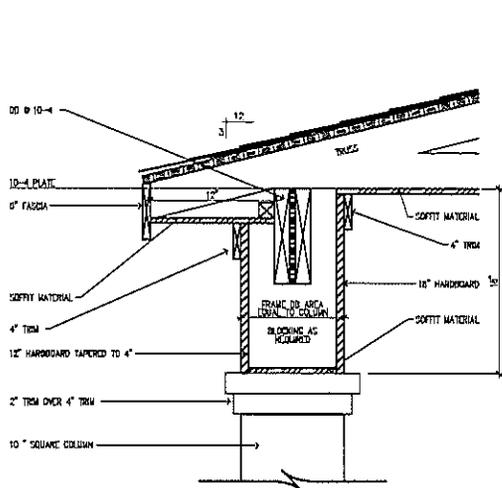
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David Weekley Homes
 GS/JCA/MH Scale: 1/8" = 1'-0"
 Date: 11/18/2014 Rev:

Lot: _____
 Bk: _____
 Sect: _____
 Proj. No.: _____
 Job No.: _____

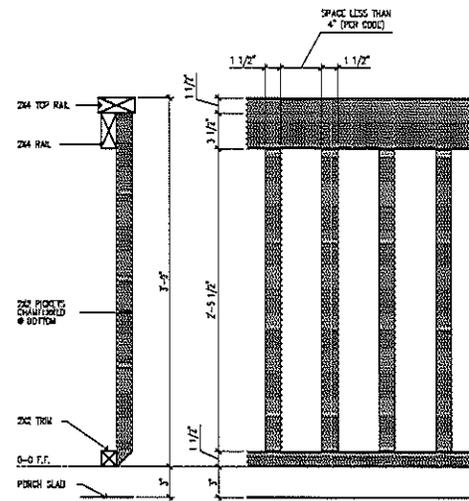
HARMONY 50'

NORTH
5864-A
ELV-2
CASTLEDALE
 INDIANAPOLIS



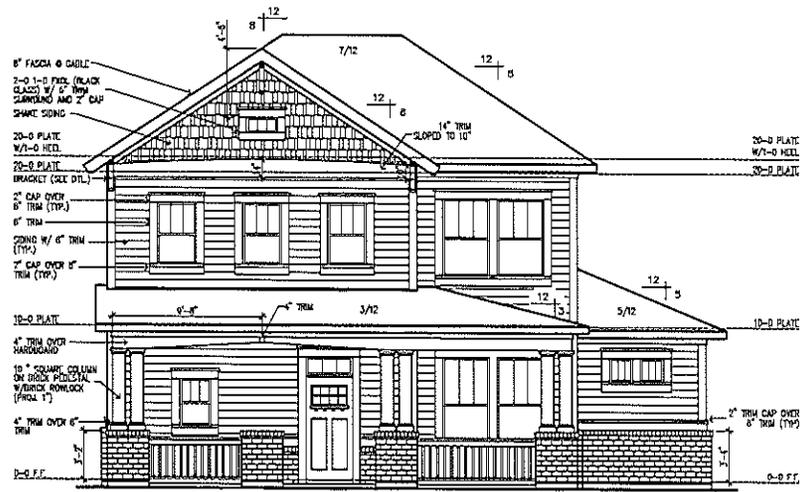
FRONT PORCH CORNICE DETAIL

SCALE: 1" = 1'-0"

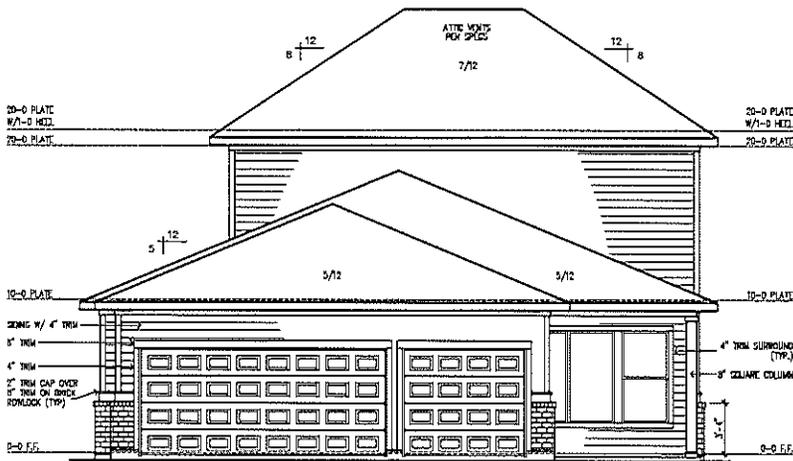


PORCH RAIL DETAIL

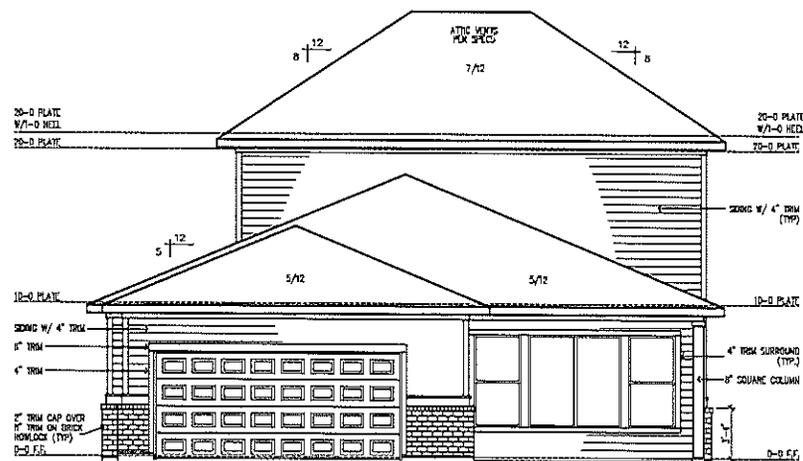
SCALE: 1" = 1'-0"



FRONT ELEVATION "B" (CRAFTSMAN)



REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

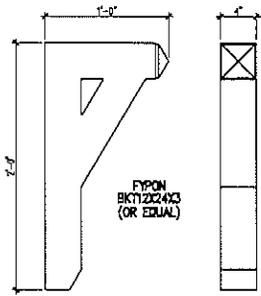
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David Weekley Homes
GSI/JCAMH Scale: 1/8" = 1'-0"
Date: 11/18/2014 Rev:

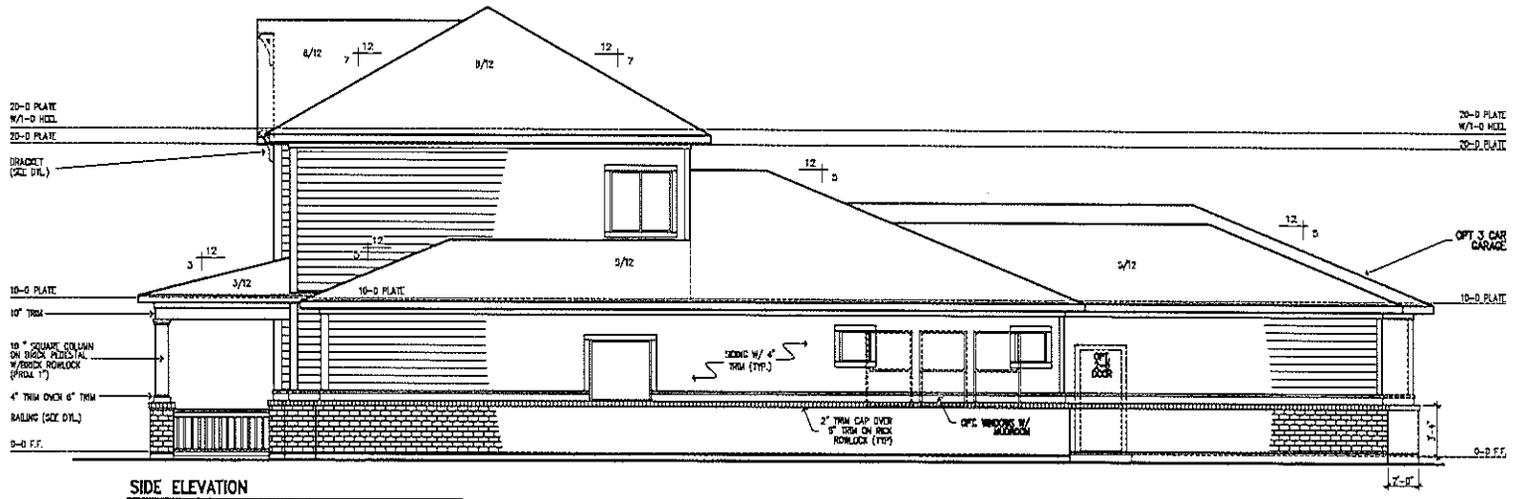
Proj. No.:
Lot:
Bk:
Sect:

HARMONY 50'
Proj. No.:
Sub No.:

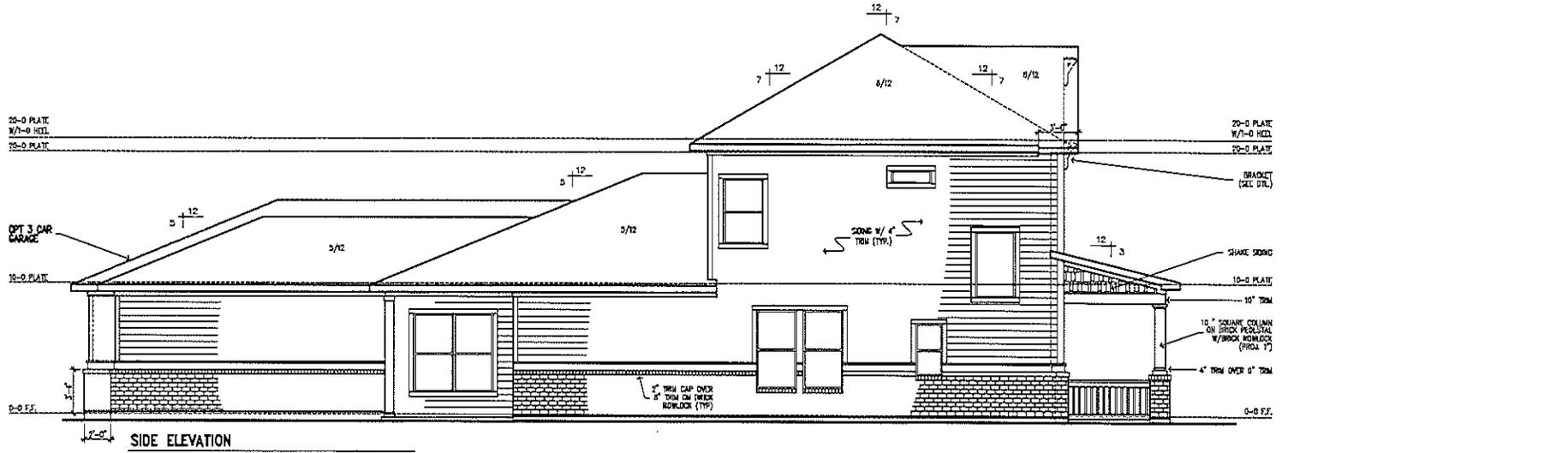
NORTH
5864-B
ELV-1
CASTLEDALE
INDIANAPOLIS



BRACKET DETAIL
SCALE: 1" = 1'-0"



SIDE ELEVATION



SIDE ELEVATION

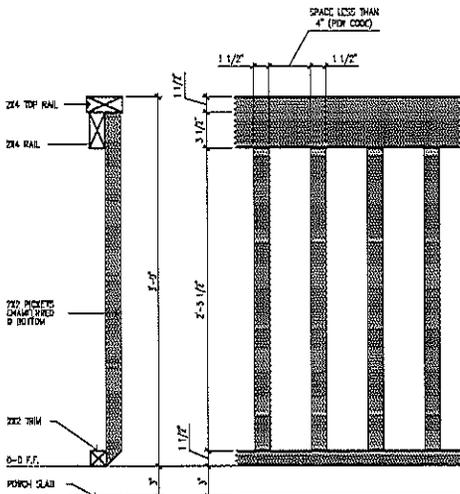
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David Weekley Homes
GSI/JCAMH Scale: 1/8" = 1'-0"
Date: 11/18/2014 (Rev.)

Lot: _____
Proj. No: _____
B/C: _____
Job No: _____
Sect: _____

HARMONY 50'

NORTH 5864-B ELV-2 CASTLEDALE INDIANAPOLIS



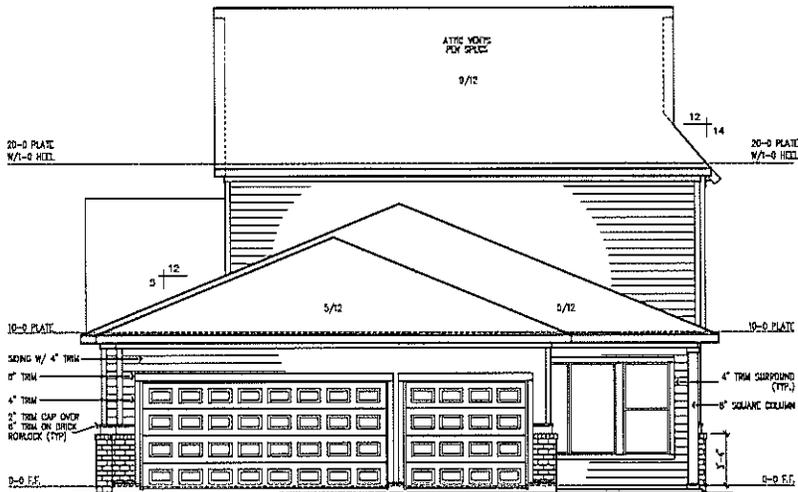
PORCH RAIL DETAIL

SCALE: 1" = 1'-0"

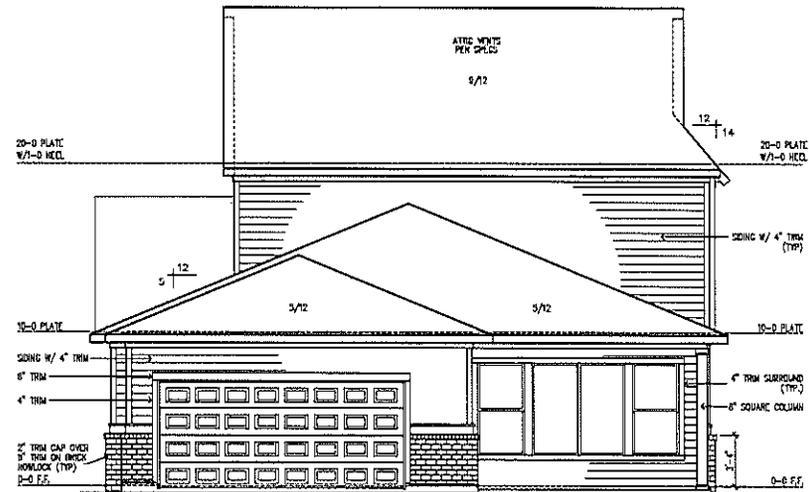


FRONT ELEVATION "C" (TUDOR)

ARCHITECTURAL DOOR SET
COMPLY WITH SPEC. FOR DETAILS



REAR ELEVATION W/ OPT. 3 CAR GARAGE



REAR ELEVATION

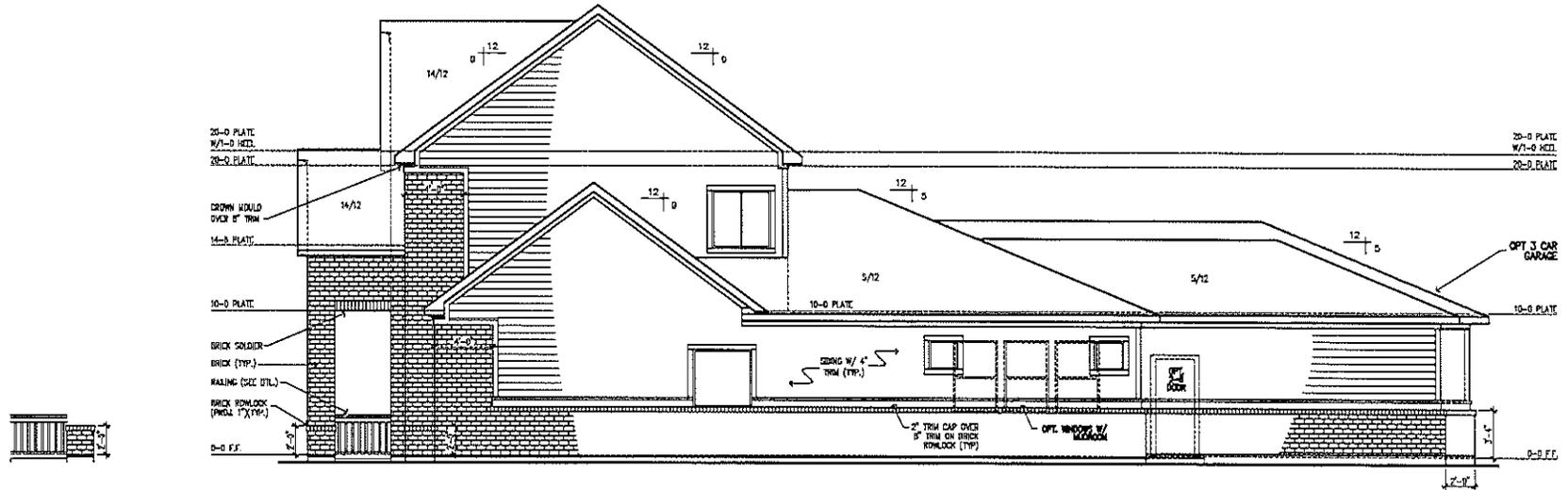
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David Weekley Homes
GSI/JCAMH
Scale: 1/8" = 1'-0"
Date: 11/18/2014
Rev:

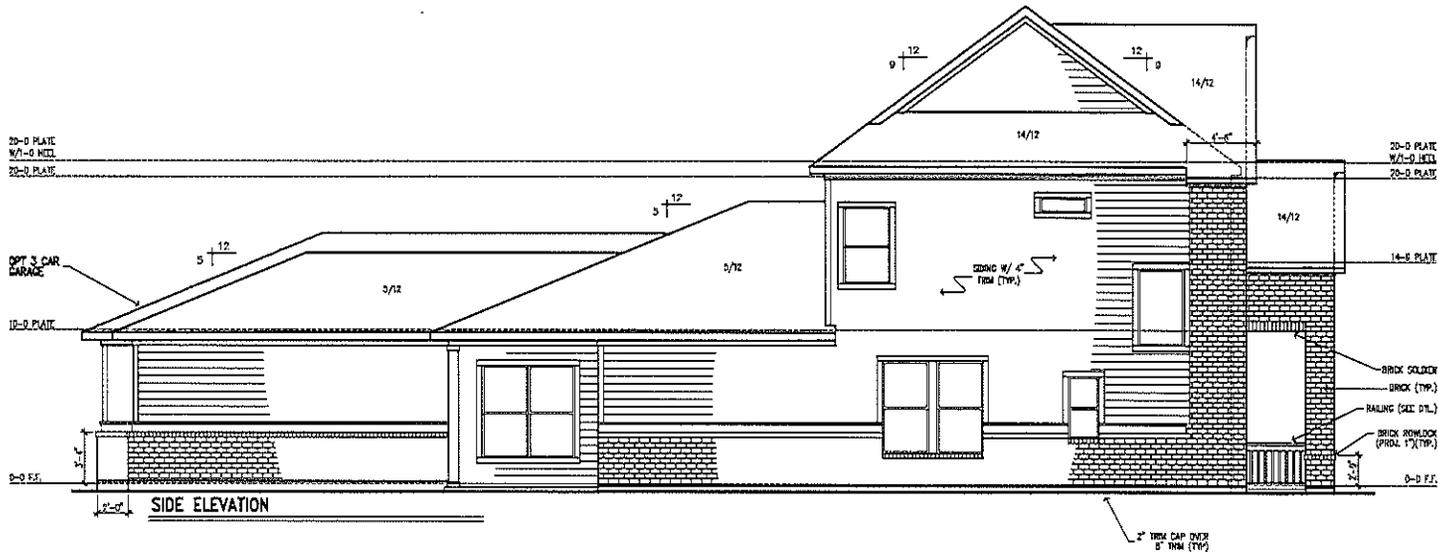
Proj No.:
Job No.:
Lot:
Blk:
Sect:

HARMONY 50'

NORTH
5864-C
ELV-1
CASTLEDALE
INDIANAPOLIS



SIDE ELEVATION



SIDE ELEVATION

O'Neary Issues LE, 2011
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David Weekley Homes
 GS/JCAMH Scale: 1/8" = 1'-0"
 Date: 11/16/2014 Rev:

Proj. No.:
 Lot:
 Bk:
 Sct:
 Sub No.:

HARMONY 50'

NORTH 5864-C ELV-2 CASTLEDALE INDIANAPOLIS

EXHIBIT D

End Lot Map

[see following pages]



HARMONY



Indicates Standard Lot

Indicates Common Area

Indicates Enhanced End Lot



**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, June 15, 2015, to consider an amendment to the Harmony Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1507-PUD-12
Ordinance No.	15-18
Petitioner	Estridge Development Management, LLC
Description	Estridge Development Management, LLC requests a text amendment to modify the development standards applicable to the multi-family district, to clarify the definition of a "primary plane" and the architectural standards applicable to the Single-Family District of the Harmony Planned Unit Development (PUD) District.

On July 6, 2015, a motion was made and passed to send a unanimous **favorable recommendation** to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.



Jennifer M. Miller, Secretary

July 7, 2015

Date