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Mary L. Clark
HAMILTON County Recorder IN
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ORDINANCE NUMBER 12-24

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

This is a planned unit development ordinance (the "Towne West PUD Ordinance") to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 *et.seq.*, as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1208-PUD-07), filed with the Commission requesting an amendment to the Zoning Ordinance;

WHEREAS, the Commission forwarded Docket 1208-PUD-07 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the City Council on February 6, 2013;

WHEREAS, the Westfield City Council is subject to the provisions of the Ind. Code § 36-7-4-1507 and Ind. Code § 36-7-4-1512 concerning any action on this request;

NOW, THEREFORE, BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE ZONING ORDINANCE AND ZONING MAP BE AMENDED AS FOLLOWS:

ARTICLE I.

TOWNE WEST PUD

SECTION 1.1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the comprehensive plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is adapted, (iv) conservation of property values throughout the City of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Plan Commission in recommending, and the Council in adopting, to:

A. Encourage flexibility in the development of land in order to promote its most appropriate use;
B. Improve the design, character and quality of new development;
C. Encourage a harmonious and appropriate mixture of uses; and
D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services.

SECTION 1.2. EFFECT. This Ordinance 12-24 shall be in full force and effect in accordance with the laws of the State of Indiana. Unless specifically stated in the terms of this Ordinance 12-24, all terms of the Zoning Ordinance shall apply. Nothing in this Ordinance 12-24 shall be interpreted to alter, change, exclude, delete or modify any rules or regulations beyond those contained in the Zoning Ordinance, unless specifically provided herein. To the extent that this Ordinance 12-24 conflicts with the terms of the Zoning Ordinance, the terms of this Ordinance 12-24 shall prevail.

SECTION 1.3. DEFINITIONS. Unless otherwise specified in (i) this Towne West PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 2, the definitions of the Zoning Ordinance shall apply to the words and terms used in this Towne West PUD.

ARTICLE II.

PUD STANDARDS

SECTION 2.1. The Real Estate is reclassified on Westfield Washington Township Zone Map (the "Zone Map") from the AG-SF1 District Classification to the Planned Unit Development District (PUD) Classification. The underlying zoning district shall be the Zoning Ordinance's General Business District (GB) as defined by the Retail Area. The underlying zoning district shall be the Zoning Ordinance's Multi-Family District (MF-2) as defined by the Multi-Family Area.

SECTION 2.2. LOCATION.

CONCEPT PLAN. The Development is depicted on the Concept Plan, which shall serve as the illustrative concept plan (Exhibit 3).

SECTION 2.3. USES. The following shall be permitted uses and accessory uses, in substantial compliance with the Concept Plan attached hereto as Exhibit 3 (the "Concept Plan"), as follows:

A. RETAIL AREA. The uses permitted in the Retail Area shall include uses permitted in the GB District and shall also include: general and medical offices, dental facilities, banks/financial institutions, restaurants, drug stores, gasoline service stations (not more than one stand-alone), grocery stores, a hospital complex or hospital campus, which may include in-patient and out-patient facilities, skilled nursing care, and medical-related research facilities. Prohibited uses shall include self-service car wash, tattoo parlor, tobacco shop, billiard parlor, cemetery monument sales, truck and trailer sales/rental.

B. MULTI-FAMILY AREA. The uses permitted in the Multi-Family Area shall include uses permitted in the MF-2 District and shall also include: multi-family housing consisting of either apartments, attached senior living garden homes, assisted living facilities, skilled nursing care or office uses. Apartments, which are not age-restricted, shall be limited to a maximum of 480 Dwelling Units.

SECTION 2.4. DEVELOPMENT STANDARDS.

A. RETAIL AREA. Development of the Retail Area shall be in accordance with the GB District standards in the Zoning Ordinance except as modified below by the addition or modification of the provisions and text thereof:

1. Development of the Retail Area shall be substantially in accordance with the Concept Plan, and in accordance with the Retail Commercial Architectural Building Requirements in Exhibit 4.

2. The maximum height of any building in the Retail Area shall be forty-five (45) feet. Retail use (non-office) buildings shall be limited to a maximum of thirty-five (35) feet in height.

3. The maximum square footage of any single use permitted under 2.3.A hereto shall not exceed 90,000.

4. The streetscape along 146th Street and Towne Road adjacent to the Retail Area shall be provided with a landscaping area adjacent to the right-of-way a minimum of twenty (20) feet in width, which shall be limited to landscaping materials in conformance with the overall City of Westfield standards. This twenty (20) foot landscaping area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).

5. The number of loading berths shall be as is required under the Zoning Ordinance and shall be constructed subject to the following requirements:

   a. Loading docks and other service areas shall be placed to the rear and side of buildings.

   b. Screening or landscaping shall minimize the direct view of the loading area from adjacent properties, and from residential development within the overall project.

   c. Screening and buffering may be achieved through walls, fences and landscaping.

B. MULTI-FAMILY AREA. Development of the Multi-Family Area shall be in accordance with the MF-2 District standards in the Zoning Ordinance except as modified below by the addition or modification of the provisions and text thereof:

1. Development of the Multi-Family Area shall be substantially in accordance with the Concept Plan and in accordance with the Multi-Family (Assisted Living / Apartments) Architectural Building Requirements in Exhibit 5.

2. The area identified as B1 on the Concept Plan shall be limited to Senior Living Garden Homes development.

3. The maximum height of any building in the Multi-Family Area shall be forty-five (45) feet.

4. The streetscape along 146th Street and Towne Road adjacent to the Multi-Family Area shall be provided with a landscaping area adjacent to the right-of-way a minimum of twenty (20) feet in width, which shall be limited to landscaping materials in conformance with the overall City of Westfield standards. This twenty (20) foot landscaping area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).

5. The number of loading berths shall be as is required under the Zoning Ordinance and shall be construed subject to the following requirements:

   a. Loading docks and other service areas shall be placed to the rear and side of buildings.

   b. Screening or landscaping shall minimize the direct view of the loading area from adjacent properties, and from residential development within the overall project.

   c. Screening and buffering may be achieved through walls, fences and landscaping.

SECTION 2.5. LANDSCAPING STANDARDS. The applicable standards for landscaping shall be as set forth in the Zoning Ordinance.

SECTION 2.6. SIGNAGE. The applicable standards for signage shall be as set forth in the Zoning Ordinance.

SECTION 2.7. LIGHTING. The applicable standards for lighting shall be as set forth in the Zoning Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 11 DAY OF Feb, 2013.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Jim Ake	Jim Ake	Jim Ake
John Dippel	John Dippel	John Dippel
Steve Hoover	Steve Hoover	Steve Hoover
Robert Horkay	Robert Horkay	Robert Horkay
Robert Smith	Robert Smith	Robert Smith
Cindy Spoljaric	Cindy Spoljaric	Cindy Spoljaric
Robert Stokes	Robert Stokes	Robert Stokes

ATTEST:

Cindy Gossard, Clerk-Treasurer
City of Westfield, Indiana

I affirm, under penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew M. Price
Prepared by: Matthew M. Price, attorney, Bingham Greenebaum Doll LLP, 10 W. Market St., Suite 2700, Indianapolis, IN 46204 (317) 686-5225.

I hereby certify that ORDINANCE 12-24 was delivered to the Mayor of Westfield on the 12 day of Feb, 2013, at 11:45a m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 12-24 this 14 day of February, 2013.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 12-24 this _____ day of _____, 2013.

J. Andrew Cook, Mayor

TOWNE WEST PUD

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Exhibit 1
LAND DESCRIPTION

Parcel # 08-09-16-00-00-015.000 (Polizzi Family LLP):
Southwest Quarter of the Southwest Quarter of Section 16, Township 18 North, Range 3 East of the Third Principal Meridian Hamilton County, Indiana. Containing 39.86 acres, more or less.

Parcel # 08-09-16-00-00-014.001 (Deborah Kitchens):
Part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:
Beginning at a PK Nail at the Southwest corner of the Southeast Quarter of the Southwest Quarter of Section 16, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, said corner being equidistant from and collinear with the Southeast and Southwest corners of said Southwest Quarter, thence North 89 degrees 17 minutes 45 seconds East (assumed bearing) on the South line of said Quarter-Quarter Section 250.00 feet to a PK Nail; thence North 00 degrees 12 minutes 23 seconds West parallel with the West line of said Quarter-Quarter Section 522.72 feet to a 5/8 inch rebar w/cap marked "Weihe Engr LS 0012"; thence South 89 degrees 17 minutes 45 seconds West parallel with the South line of said Quarter-Quarter Section 250.00 feet to a 5/8 inch rebar w/cap marked "Weihe Engr 0012" on the West line of the Southeast Quarter of said Southwest Quarter; thence South 00 degrees 12 minutes 23 seconds East 522.72 feet to the point of beginning of this description, containing 9.99 acres, more or less.

Parcel # 08-09-16-00-00-014.000 (Paul Polizzi, Steve Polizzi, John Levinsohn):
A part of the Southeast Quarter of the Southwest Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, being described as follows:
Commencing at the Southeast corner of said Quarter Quarter Section; thence South 89 degrees 11 minutes 17 seconds West along the South line thereof a distance of 485.80 feet to a PK Nail and the Point of Beginning; thence continuing South 89 degrees 11 minutes 17 seconds West a distance of 617.34 feet to the Southeast corner of a tract of land described in Instrument #2004-74643 in the Office of the Recorder, Hamilton County, Indiana; thence North 00 degrees 18 minutes 15 seconds West parallel with the West line of said Quarter Quarter Section along the East line of said tract of land a distance of 522.72 feet; thence South 89 degrees 11 minutes 53 seconds West along the North line of said tract of land a distance of 250.00 feet to a 5/8" rebar with cap stamped Weihe" on the West line of said Quarter Quarter Section; thence North 00 degrees 18 minutes 15 seconds West along said West line a distance of 792.62 feet to a 5/8" rebar with cap stamped "Weihe" at the Northwest corner of said Quarter Quarter Section; thence North 89 degrees 12 minutes 09 seconds East along the North line thereof a distance of 869.32 feet to a 5/8" rebar with cap stamped "Benchmark Firm 0061"; thence South 00 degrees 13 minutes 05 seconds East parallel with the East line of said Quarter Quarter Section a distance of 1315.18 feet to the Point of Beginning, containing 23.09 acres, more or less.

Parcel # 08-09-16-00-00-009.000 (Paul Polizzi, Steve Polizzi, John Levinsohn):
A part of the Southeast Quarter of the Southwest Quarter and the West Half of the Southeast Quarters of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana, being described as follows:
Beginning at the Southeast corner of said Southwest Quarter; thence South 89 degrees 11 Minutes 17 seconds West along the South line thereof a distance of 485.80 feet to a PK Nail; thence North 00 degrees 13 minutes 05 seconds West parallel with the East line of said Quarter a distance of 1315.18 feet to a 5/8" rebar with cap stamped "Benchmark Firm 0061" (hereafter referred to as "Benchmark rebar") on the North line of the Southeast Quarter of said Southwest Quarter; thence North 89 degrees 12 minutes 09 seconds East along said north line a distance of 485.80 feet to a Benchmark rebar at the Northeast corner of said Quarter Quarter Section; thence North 00 degrees 13 minutes 05 seconds West along the West line of said Southeast Quarter a distance of 655.06 feet to a Benchmark rebar at the Southwest corner of a tract of land described in Instrument #2000-44493 in the 'Office of the Recorder, Hamilton County, Indiana; thence North 89 degrees 28 minutes 30 seconds East along the South line of said tract of land a distance of 189.06 feet to a Benchmark rebar thence South 00 degrees 03 minutes 05 seconds East parallel with the West line of said Southeast Quarter a distance of 1970.54 'feet to a PK Nail on the South line of said Quarter; thence South 89 degrees 36 minutes 03- seconds West along said line a distance of 189.06 feet to the Point of Beginning, containing 22.60 acres, more or less.

Parcel # 08-09-16-00-00-009.006 (Paul Polizzi, Steve Polizzi, John Levinsohn):
A part of the Southeast Quarter of Section 16, Township 18 North, Range 3 East, in Hamilton County, Indiana; being described as follows:

Commencing at the Southwest corner of said Quarter; thence North 89 degrees 36 minutes 03 seconds East along the South line of said Quarter a distance of 189.06 feet to a PK nail at the Point of Beginning; thence North 00 degrees 13 minutes 05 seconds West parallel with the west line of said Quarter a distance of 1970.54 feet to a 5/8" rebar with cap stamped "Benchmark Firm 0061" (hereafter referred to as "Benchmark rebar") at the South line of a tract of land described in Instrument #2000-44493 in the Office of the Recorder, Hamilton County, Indiana; thence North 89 degrees 28 minutes 30 seconds East along said south line a distance of 140.94 feet to a Benchmark rebar at the Southeast corner thereof; thence North 00 degrees 12 minutes 55 seconds West along the East line of said tract of land a distance of 350.00 feet to a Benchmark rebar at the Southwest corner of a tract of land described in Instrument #2001-48519 in said Recorders Office; thence North 89 degrees 28 minutes 30 seconds East parallel with the North line of said Half Quarter Section along the South line of said tract a distance of 426.45 feet to a Benchmark rebar at the Southeast corner of said tract; thence South 00 degrees 07 minutes 01 seconds East a distance of 1302.76 feet to a Benchmark rebar on the North line of a tract of land described in Instrument #2003-81133 in said Recorders Office; thence South 89 degrees 29 minutes 58 seconds West along said North line a distance of 246.93 feet to a Benchmark rebar; thence South 00 degrees 07 minutes 02 seconds East along the West line of said tract of land a distance of 1018.60 feet to PK Nail on the South line of said Quarter; thence South 89 degrees 36 minutes 03 seconds West along said South line a distance of 316.38 feet to the Point of Beginning, containing 23.25 acres, more or less.

Exhibit 2
DEFINITIONS

The following words and terms, not defined elsewhere in the Towne West PUD or its Exhibits, shall have the following meanings:

1. **Area.** A portion of the Real Estate depicted on the Concept Plan consisting of either the Retail Area or the Multi-Family Area.

2. **Concept Plan.** The depiction of the illustrative concept plan for the Development set forth in Exhibit 3.

3. **Development.** The project depicted on the Concept Plan set forth in Exhibit 3.

4. **Director.** The Director of Community Development for the City of Westfield.

5. **Multi-Family Area.** The area identified as Area B on the Concept Plan. The size of the Multi-Family Area shall not exceed 70 acres and shall be developed in substantial compliance with the Concept Plan.

6. **Multi-Family (Assisted Living/Apartments) Architectural Requirements.** The architectural guidelines set forth in Exhibit 5 applicable to the Multi-Family Area.

7. **Plan Commission.** The Westfield-Washington Township Plan Commission.

8. **Real Estate.** The real estate, as described in Exhibit 1.

9. **Retail Area.** The area identified as Area A on the Concept Plan. The size of the Retail Area shall not exceed 70 acres and shall be developed in substantial compliance with the Concept Plan.

10. **Retail Commercial Architectural Building Requirements.** The architectural guidelines set forth in Exhibit 4 applicable to the Retail Area.

11. **Zoning Ordinance.** The City of Westfield - Washington Township Zoning Ordinance.

Exhibit 3
CONCEPT PLAN

Exhibit 4
RETAIL COMMERCIAL ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL DESIGN GOALS

The development of the commercial retail within Towne West is to reinforce the establishment of a mixed-use area that provides a special retail focal point within an attractive development appropriate to the vicinity and the community. Buildings shall be constructed substantially in accordance with the conceptual representations contained within the photographic exhibits attached hereto.

In order to add architectural interest and variety, avoid the effect of a single, long or massive wall, and establish high quality attractive structures, the following general standards shall apply:

1. On buildings along Towne Road or 146th Street, no wall that faces either of these two streets shall have a blank, uninterrupted length exceeding thirty (30) feet without including one of the following: change in plane, change in height, change in texture or masonry pattern; doors, windows, faux windows, trellis' with vines, or an equivalent element that subdivides the wall into human scale proportions.

2. Side or rear walls along designated walkways may incorporate the use of false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall to break up the façade to meet the above mentioned requirements.

3. All sides of the building shall include design characteristics perceived to be generally consistent with those on the front. Buildings along Towne Road or 146th Street shall have side and rear façades that are of the same materials as the front elevation.

4. Drive-thrus and Fueling Stations. On parcels adjacent to the 146th Street or Towne Road right-of-way line (and also including parcels where the parcel line may not be immediately adjacent to the 146th Street or Towne Road right-of-way line, but such parcel line is located in such a manner that no significant structures can reasonably be constructed between the parcel and the 146th Street or Towne Road right-of-way line) the following standards shall apply:
   a. Drive-thru windows and lanes shall not be permitted between the right-of-way line of 146th Street or Towne Road and the side of a structure that is nearest to said right-of-way.
   b. Vehicular fuel pumps and canopies shall be located at least thirty (30) feet farther away from the 146th Street or Towne Road right-of-way line than the elevation of the primary structure, to which the fuel pumps or canopies are appurtenant or associated, that is nearest to said right-of-way line.

5. Buildings (other than buildings located upon outlots as depicted on the Concept Plan) along Towne Road or 146th Street shall appear (at a minimum) as one and one-half (1 ½) stories from the front and sides. The minimum height for the front façade of any building (facing either Town Road or 146th Street) shall be twenty (20) feet, either at the roofline or at the top of the parapet wall. Minimum heights for other sides of the buildings shall be eighteen (18) feet, either at the roofline or at the top of the parapet wall.

BUILDING BASE, BODY, AND CAP

All architectural elevations of Principal Buildings, as defined by the City of Westfield and Washington Township Zoning Ordinance, shall consist of a base, a body, and a cap.

Base: Building materials that are used to accentuate the transition from grade to a height consistent with requirements in this section. (For instance, materials different from those used in the body of the building — like textured concrete masonry. Or designs to accentuate materials used in the body of the building — like brick rowlocks or soldier courses.)

Body: Building materials and designs that make up the main proportion of the building (should be approximately 80% of the vertical height of the façade, but will vary in relationship to overall design character of each individual building).

Cap: Building materials that are used to accentuate the transition from the body to the top of the building, consistent with the requirements in this section. (For instance, a cornice, crown mold, eave or a sloped roof structure designs.)

1. The base shall occupy the lowest portion of the elevation, and shall have a height no less than five percent (5%) of the average wall height.

2. The body shall occupy the middle portion of the elevation, and shall have a height no less than fifty percent (50%) of the average wall height.

3. The cap shall occupy the highest portion of the elevation, excluding the roof, and shall have a height no less than five percent (5%) of the average wall height.

4. The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, sloped roof or eaves.

5. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.

MATERIALS

Predominant exterior building materials must be of high quality, and be aesthetically pleasing and compatible with materials used in adjoining neighborhoods within and outside of the Development. The following are permitted:

1. Building Body: Wood, brick, architectural cast stone, Quick-Brick (rear wall elevations only), EIFS (Synthetic Stucco), decorative tiles, and limestone shall be permitted as siding materials for the body of the building.

2. Building Base: Brick, architectural cast stone, limestone or textured concrete masonry units (Quick-Brick or Split Faced Units) shall be permitted as base finish materials.

3. Building Cap: Brick, architectural cast stone, limestone, textured concrete block, wood, metal coping or applied materials such as EIFS (Synthetic Stucco) or other synthetic materials (i.e. "Fypon") are examples of materials permitted for the building cap.

Vinyl siding and aluminum siding shall be prohibited.

FAÇADE COLORS

The use of low reflectance, subtle, red brick, or earth tone colors as the predominant colors on the façade is generally acceptable. The use of high intensity colors, metallic colors, fluorescent colors or black as the predominant façade color would have to be reviewed by the Director on a case-by-case basis. However, building trim and accent areas may feature black or brighter colors, including primary colors, but the use of neon tubing as a feature for building trim or accent area is not permitted.

ROOFS

In order to reduce the massive size of large structures, flat roofs should be enhanced through the utilization of parapets. The roof treatment should harmonize with the character of the surrounding residential character and zoning of the area and with the designs of the buildings adjacent to the structure. Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from all sides. Mechanical equipment shall be screened from view, at five (5) feet above ground level.

1. Permitted roof styles shall include gable, mansard, and hip roofs. Flat roofs are permitted if sufficiently disguised through the use of parapet walls.

2. The height of any pitched roof shall not exceed one-half (1/2) of the overall building height.

3. Permitted materials for pitched roofs include wood, slate, fiberglass reinforced asphalt 3-D roof shingles, and standing seam or terned metal. Other roof materials shall require specific approval by the Director on a case-by-case basis.

4. Flat canopies (such as those associated with convenience stores with gasoline sales) must be designed in such a manner to create a strong association with the building itself.

ADDITIONAL OUTLOT BUILDINGS GUIDELINES

Retail buildings with less than 8,000 leasable square feet should be oriented closer to Towne Road or 146th Street, subject to a 75' building setback line as measured from the improved rights-of-way.

Sidewalks areas in front of buildings should be no less than 5-feet in width.

LANDSCAPING

Landscaping requirements shall conform to the overall City of Westfield standards.

General Design Goals *(see Exhibit 4 in proposed PUD)*

Avoid a single, long or massive wall -- Establish attractive structures
No exterior wall shall have a blank, uninterrupted length exceeding 30 feet
(Example: Noble West Shoppes)

General Design Goals *(see Exhibit 4 in proposed PUD)*

Architectural Interest and Variety
Change in plane, height, and texture
(Example: Noble West Shoppes)

Building Base, Body, and Cap *(see Exhibit 4 in proposed PUD)*

All architectural elevations shall consist of a base, a body and a cap

(Example: Noble West Shoppes)

Materials *(see Exhibit 4 in proposed PUD)*

Predominant exterior materials must be of high quality

Building Body: wood, brick, cast stone, EFS, decorative tiles, or limestone

Building Base: brick, cast stone, limestone, or concrete masonry units

(Example: Noble West Shoppes)

Façade Colors *(see Exhibit 4 in proposed PUD)*

Low reflectance, subtle, red brick, or earth tone colors are acceptable
Neon tubing as a feature for building trim is prohibited
(Example: Noble West Shoppes)

Roofs *(see Exhibit 4 in proposed PUD)*

Flat roofs should be enhanced through the utilization of perapets
All roof-mounted mechanical equipment should be concealed
(Example: Noble West Shoppes)

General Design Goals *(see Exhibit 4 in proposed PUD)*

Avoid a single, long or massive wall -- Establish attractive structures
No exterior wall shall have a blank, uninterrupted length exceeding 50 feet
(Example: St. Vincent Medical Building – Zionsville)

Materials & Façade Colors *(see Exhibit 4 in proposed PUD)*

Predominant exterior materials must be of high quality
Low reflectance, subtle, red brick, or earth tone colors are acceptable
(Example: St. Vincent Medical Building – Zionsville)

Exhibit 5
MULTI-FAMILY (ASSISTED LIVING/APARTMENTS)
ARCHITECTURAL BUILDING REQUIREMENTS

GENERAL DESIGN GOALS

Building designs shall minimize the effects of size and scale by highlighting individual dwelling unit's separate entrances, use of variable roof lines, door and window openings, façade protrusions or recesses, and use of porticos, overhangs, arcades and arches. Mechanicals should be hidden from view. Accessory structures should be compatible with principle structures in terms of character, roof shape, building material, color, and architectural detail. Building façades shall have unified and complimentary finished materials. Acceptable materials include glass, cultured stone, stucco, brick and wood. Exterior entrances should be clearly defined and visible by using distinct materials.
Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. No wall shall have a blank uninterrupted length exceeding sixty (60) feet without a minimum two (2) foot recess or bump-out change in plane. Windows facing external streets shall be provided with shutters. Buildings shall also incorporate at least two (2) architectural elements such as gables, chimneys, balconies, changes in wall plane or other architectural elements on any façade that faces a walkway or is visible from any public street or circulation drive.
Building façade colors shall not include the use of high intensity colors. Metallic colors on façades and roofs are not permitted.
Buildings shall be constructed substantially in accordance with the conceptual representations contained within the photographic exhibits attached hereto.

BUILDING EXTERIOR

The exposed exterior wall area, exclusive of door, window, and covered porch, breezeways and corridors, shall be a minimum of seventy-five (75) percent brick, masonry veneer, stucco, or other similar low maintenance cementious material. Allowed masonry shall be:

(a) Hard fired stacked in place, mortared joints, face or building brick with a minimum nominal depth of three (3) inches.

(b) Stone material consisting of granite, sandstone, slate, limestone, marble or other hand and durable all weather stone; or

(c) Split faced, fluted, sandblasted, glazed or textured concrete masonry units; or

(d) Stucco or other similar cementious material.

The remaining twenty-five (25) percent of exterior wall area shall be an alternate color, texture or material, including wood or Hardiplank.

Buildings that face an enclosed parking courtyard, and that are either more than three hundred (300) feet from walkways, public streets or circulation drives, or not visible from same, may be clad with non-masonry materials. Vinyl siding and aluminum siding shall be prohibited.

Patio and balconies must remain open and not be enclosed after occupancy.

Patios fronting on, and level with, a public street shall be shielded with material compatible with the architectural character of the project or with shrubs.

ROOF ARTICULATION

Roof articulation, such as changes in plane or use of traditional roof forms, shall be incorporated into the design. Articulation may be achieved by changes in plane of no less than two (2) feet and/or the use of traditional roof forms including, but not limited to gables, hips and dormers.

Roof slopes shall have a pitch between 4:12 and 14:12. Shed roofs (single-plane pitched roofs) are permitted only when the ridge is attached to an exterior wall of a building, and shall conform to pitch between 4:12 and 12:12. Flat roofs are permitted when consistent with the style of architecture, if edged by a railing or parapet, and if rooftop mechanical equipment is either visually integrated into the overall design of the building. Mechanical equipment shall be screened from view, at five (5) feet above ground level.

PARKING

Garages and perimeter carports shall be constructed with compatible architectural treatment with other site elements, including pitched roofs, enclosed gables and roof materials that match the main buildings. The number of required parking spaces shall comply with the City of Westfield standards.

LANDSCAPING

Landscaping requirements shall conform to the overall City of Westfield standards.

AMENITIES AND SCREENING

Storage areas, air conditioning compressors, loading areas, roof objects, trash containers, satellite dishes larger than twenty-four (24) inches in diameter, utility boxes, and maintenance facilities shall either be housed in closed buildings or otherwise screened from view from public streets. Such screening shall include landscaping or permanent fences or solid materials.

General Design Goals *(see Exhibit 5 in proposed PUD)*

Building designs shall minimize the effects of size and scale
Façade protrusions or recesses, porticos, overhangs, arches are encouraged
(Example: Hoosier Village Retirement Center – Zionsville)

Roof Articulation *(see Exhibit 5 in proposed PUD)*

Roof articulation, such as changes in plane, shall be incorporated into the design
May include the use of traditional roof forms, including gables, hips and dormers
(Example: Hoosier Village Retirement Center – Zionsville)

Building Exterior *(see Exhibit 5 in proposed PUD)*

Exposed exterior shall be minimum 75% brick, masonry, stucco or similar
(Example: Hoosier Village Retirement Center – Zionsville)