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Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 14-21

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

This is a Planned Unit Development District Ordinance (to be known as the **"GARDEN MARKET PUD DISTRICT"**) 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 (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (petition No. 1406-PUD-10), requesting an amendment to the Zoning Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto and incorporated herein (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. 1406-PUD-10 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) 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 June 16, 2014;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §367-4-1507 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 Zoning Ordinance and Zoning Map are hereby amended as follows:

COPY

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Exhibit A	Real Estate / Legal Description
Exhibit B	Conceptual Plan
Exhibit C	Illustrative Site Layout
Exhibit D	Character Exhibits

Section 1. **Applicability of Ordinance.**

1.1 The Zoning Ordinance is hereby changed to designate the Real Estate (as identified in **Exhibit A** attached hereto and incorporated herein) as a Planned Unit Development District to be known as the "**GARDEN MARKET PUD DISTRICT**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Zoning Ordinance as set forth herein, unless specifically modified by the terms of this Ordinance.

1.3 All provisions and representations of the Zoning 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 this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

2.1 Agritourism Uses (or Agritainment Uses): An agriculturally-based operation or activity that brings visitors to an operational farm, and that may include, but is not limited to, uses and activities such as: pumpkin patches, Christmas tree sales, animal interaction exhibits (i.e. petting zoo, pony rides), apple or strawberry picking, seasonal or holiday activities (i.e. corn mazes, hay or wagon rides, straw piles, haunted houses), creamery, vineyards, breweries, educational experiences or tours, limited retail sales of products not produced on-site (i.e. country store, activity ticket sales), related beverage or food sales (i.e. tasting facilities, lunch counters, dairy bar, refreshment or specialty food stands), and related ancillary uses and buildings.

2.2 Garden and Lawn Center: A place of business or portion of a business where retail and wholesale products and produce are sold to the consumer and where most items sold are not produced on the Lot and may include plants, nursery products and stock, potting soil, hardware, power equipment and machinery, hoes, rakes, shovels, and other lawn, garden and farm variety tools and utensils.

2.3 Nursery: The use of land and buildings (e.g., greenhouse) for the growing or production of fruits, vegetables, flowers, nursery stock, including ornamental plants and trees, and cultured sod as a business activity that then sells as retail and/or wholesale only the plants that are grown on the Lot.

2.4 Character Exhibit(s): The illustrative exhibits attached hereto and incorporated herein by reference as **Exhibit D**.

2.5 Conceptual Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B**.

2.6 Illustrative Site Layout: The plan attached hereto and incorporated herein by reference as **Exhibit C**.

2.7 Developer: Any individual, corporation, partnership or entity engaged in the improvement of a parcel of land or construction of a building within the District.

2.8 Underlying Zoning District: The Zoning District of the Zoning Ordinance that shall govern the development of the District and its various subareas, as set forth in this Ordinance.

2.9 Masonry: Shall include brick, limestone, natural stone, manufactured stone (e.g., Cultured Stone®), or a combination of the same, bonded together with a mortar to form a wall, buttress, or similar mass. Fiber Cement is not Masonry for purposes of this Ordinance.

Section 3. Conceptual Plan.

3.1 The District shall be developed in substantial compliance with the Conceptual Plan attached hereto and incorporated herein by reference as **Exhibit B**.

3.2 The Conceptual Plan provides a general vision for the development of the District which illustrates one possible layout of internal drives, uses, green space, thoroughfares, and buildings that are permitted by this Ordinance. The Conceptual Plan is only conceptual. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Conceptual Plan.

3.3 The Conceptual Plan contains four (4) geographic areas as identified in **Exhibit B** attached hereto and incorporated herein. The District's areas are further described as:

Area 1: Garden and Design Area
Area 2: Outdoor Showroom/Park Area
Area 3: Market/Plaza Area
Area 4: Intersection Enhancement/Garden Area

Section 4. Illustrative Site Layout. The Illustrative Site Layout provides a general vision for the development of the District which illustrates one possible layout of internal drives, uses, green space, thoroughfares, and buildings that are contemplated in this Ordinance. The Illustrative Site Layout is only conceptual. The final layouts and sites plans shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Site Layout.

Section 5. Underlying Zoning Districts. The Underlying Zoning District shall be the General Business (GB) District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District, as set forth above, shall apply. Section

("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

Section 6. **Permitted Uses.** The uses permitted shall be as set forth below.

6.1 All uses permitted in the Underlying Zoning District shall be permitted, unless otherwise prohibited below.

6.2 Agritourism Uses (or Agritainment Uses)

6.3 Garden and Lawn Center: Maintenance, outdoor storage and display, and other ancillary and/or related retail services to the above permitted uses permitted in Area 1.

6.4 Nursery

6.5 Outdoor café, dining and related services

6.6 Prohibited Uses: The following uses which would otherwise be permitted by the Underlying Zoning District shall be prohibited:

A. Apartment-Hotels, Motels, Hotels
B. Auto Parts Sales
C. Auto Sales, New or Used, Service and Repair
D. Boat and Trailer Sales & Service
E. Bowling Alley

Section 7. **General Regulations.** The regulations of the Underlying Zoning District shall apply to the development of the District.

Section 8. **Bulk and Density Standards.** The regulations of the Underlying Zoning District shall apply.

Section 9. **Off-Street Loading and Parking.** The parking and loading standards of the Zoning Ordinance *(WC § 16.04.120)* shall apply, except as provided below:

9.1 Perimeter Parking: No parking shall be permitted in the established front yard along Springmill Road in Area 3 or Area 4.

9.2 Bicycle Accommodation:

A. Proximity to Principal Structure: The bicycle parking spaces shall be located in close proximity to a main entryway into the principal building or be located inside the principal building.

B. Number of Spaces: A minimum of one (1) bicycle parking space shall be provided per thirty (30) vehicular parking spaces.

C. Bicycle Parking: No more than fifteen (15) bicycle spaces shall be required for any principal building.

D. Rack Requirement: A bicycle rack shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

Section 10. **Landscaping and Screening.** The District's landscaping and screening shall comply with the Zoning Ordinance *(WC § 16.06),* except as otherwise provided below:

10.1 Buffer Yards shall not be required along 186th Street and Springmill Road; rather, the street frontage landscaping requirements of the Zoning Ordinance shall apply.

10.2 Buffer Yards shall be provided along the Real Estate's west and south property lines in accordance with the Zoning Ordinance; however, no buffer yard shall be required along those property lines adjacent to areas identified as "Tree and Shrub Nursery Stock" on the Conceptual Plan at **Exhibit B.**

Section 11. **Sign Standards.** The District's signs shall comply with the Zoning Ordinance *(WC § 16.08.010).*

Section 12. **Lighting Standards.** The District's lighting shall comply with the Zoning Ordinance *(WC §16.07.010)*:

Section 13. **Architectural and Streetscape Design Standards.** The procedures and regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply, except as otherwise provided below:

13.1 Character Exhibit. The exhibits are a compilation of images (as identified in **Exhibit D** attached hereto and incorporated herein) designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

13.2 Alternative Architectural Styles. Variations to the Architectural Design Standards of this section may be approved by the Department for buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibits in **Exhibit D**. The Department's decision may be appealed to the Plan Commission.

13.3 Design Elements. Overall design details, architectural style, design theme, exterior materials, colors or other related design elements shall be consistent with overall design theme of the surrounding buildings.

13.4 Building Facades.

A. All building facades fronting Springmill Road in Area 3 shall be required to have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated three-dimensional cornice.

B. All buildings in Area 1 may be constructed of wood or metal exterior.

C. Gutters and downspouts shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials used.

D. Awnings:

i. Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.

ii. Awnings shall be made of non-reflective material.

iii. All awnings shall be kept in good repair.

iv. Awnings that are installed in order to comply with the requirements of this Ordinance shall not be removed unless the building would otherwise comply without the awnings.

13.5 Exterior Building Materials.

A. A minimum of eighty percent (80%) of each building façade in Area 3 (exclusive of windows, faux windows and glazing, doors and loading berths) of the primary building(s) shall be Masonry.

B. Except as modified herein, the Building Standards of *WC § 16.04.165*, as amended, shall apply.

13.6 Windows and Openings. All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows (e.g., shutters, keystones, ledges, etc.) shall be consistent with and complementary to the architectural style of the building.

13.7 Roofs.

A. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips. Pitched roofs shall be clad in wood shingles, slate, composition shingles, clay titles or standing seam panels.

B. If asphalt composition shingles are used for pitched roofs, then the shingles shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; (ii) of the dimensional asphalt shingle grade; and (iii) made of a non-reflective material.

C. If standing seam panels are used, then the panels shall be: (i) gray, black, dark blue, dark green, barn red or dark brown; and (ii) made of a non-reflective material.

D. Flat roofs are permitted if edged by a decorative parapet wall with an articulated, three-dimensional cornice feature.

E. Parapet walls shall be fully integrated into the architectural design of buildings to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include roof-mounted equipment screening).

F. Modulation or variation of the roofs and/or lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings with flat roofs shall comply with at least one of the following:

i. A building with a flat roof shall have varying roof height sections. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

ii. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a gross floor area of less than ten thousand (10,000) square feet.

G. Dormers shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.

H. All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof, flat black or left natural if metal; and (ii) oriented to minimize their visibility from adjacent residential properties and public rights-of-ways.

13.8 Dumpsters.

A. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities shall be completely and permanently screen from view of public rights-of-way and adjoining properties.

B. Solid masonry wall enclosures used for screening shall be of a material that matches or compliments the primary structure to which it is associated.

C. Dumpster enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

13.9 Outdoor Storage. The outdoor storage of aggregate bins, staging material, equipment and machinery shall be permitted; however, shall be restricted to Area 1.

13.10 Mechanical Equipment.

A. Mechanical equipment for buildings, satellite dishes and other similar improvements (except for equipment or speakers pertaining to safety, weather (e.g., storm siren), security, maintenance, monitoring and other similar devices) shall be completely and permanently screened from view of public right-of-way.

B. When attached to the ground, screening methods shall include a berm or an opaque wall or fence enclosure of a material that matches or complements the primary structure to which it is appurtenant.

C. When roof mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the primary structure to which it is appurtenant.

13.11 Accessory Structures. All detached accessory structures shall be architecturally compatible with the primary building(s) with which they are associated.

Section 14. Infrastructure Standards. The standards of the Zoning Ordinance shall apply (*WC § 16.04.100(3)*) to:

14.1 The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

14.2 The District shall comply with the Thoroughfare Plan. For portions of the Real Estate that adjoin or include existing streets that do not conform to the minimum right-of-way dimensions established in the Thoroughfare Plan, the Developer shall

dedicate, prior to the issuance of a building permit, additional width along either one or both sides of such streets sufficient to meet the requirements of the Thoroughfare Plan and the below requirements.

A. The Developer shall dedicate additional right-of-way at the intersection of Springmill Road and 186th Street to accommodate the improvement of the intersection. The right-of-way to be dedicated shall be in accordance with the Thoroughfare Plan's Typical Roundabout Section, as generally depicted on the Conceptual Plan.
B. The Developer shall install a minimum eight-foot (8') wide perimeter path along the Real Estate's 186th Street and Springmill Road frontages in accordance with the Thoroughfare Plan and City's Construction Standards, as generally depicted on the Conceptual Plan.
C. The drainage design for the District shall accommodate detention volume for: (i) the fully developed site; (ii) fifty percent (50%) of the fully developed Thoroughfare Plan right-of-way for 186th Street and Springmill Road frontages; and (iii) one hundred percent (100%) of the fully developed intersection and roundabout improvements.

Section 15. <u>Annexation</u>.

15.1 The Real Estate, or parts thereof that may be the subject of a development plan and/or secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval of such development plan or recording of a secondary plat for that part of the Real Estate.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 14 DAY OF JULY, 2014.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

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 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: C. Gossard

This Instrument prepared by: Jeffrey Lauer.

I hereby certify that ORDINANCE 14-21 was delivered to the Mayor of Westfield on the 15 day of July, 2014, at 8:00 a. m.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14-21 this 15 day of July, 2014.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-21 this _____ day of _____, 2014.

J. Andrew Cook, Mayor

Schedule of Exhibits

Exhibit A	Real Estate / Legal Description
Exhibit B	Conceptual Plan
Exhibit C	Illustrative Site Layout
Exhibit D	Character Exhibits

EXHIBIT A

Real Estate / Legal Description

Deeded Owner: Third Generation Properties, LLC
Acreage: 15.83 Acres per City of Westfield GIS (17.01 Surveyed Acres)
Parcel No: *08-05-34-00-00-009.000*

Part of the East Half of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the East Half of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana; thence South 00 degrees 05 minute 34 seconds West (assumed bearing) along the East line of said Northeast Quarter 759.00 feet; thence South 89 degrees 21 minutes 58 seconds West parallel with the North line of said Northeast Quarter 974.58 feet to the West line of real estate described in Instrument No. 93-51375, in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 12 minutes 24 seconds West along the East line of said real estate 758.96 feet to the North line of said Northeast Quarter; thence North 89 degrees 21 minutes 58 seconds East along the North line of said Northeast Quarter 978.55 feet to the point of beginning, containing 17.01 acres, more or less.

EXCEPT that real estate now dedicated to Hamilton County Board of Commissioners as public right-of-way by Dedication of Public Right of Way recorded October 1, 1998, as Instrument 98-55262, in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the East Half of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana; thence South 00 degrees 05 minutes 34 seconds West (assumed bearing) along the East line of said Northeast Quarter 759.00 feet; thence South 89 degrees 21 minutes 58 seconds West parallel with the North line of said Northeast Quarter 45.00 feet; thence North 00 degrees 05 minutes 34 seconds East parallel to the East line of said Northeast Quarter 719.00 feet; thence North 89 degrees 21 minutes 58 seconds West parallel with the North line of said Northeast Quarter 933.55 feet; thence North 00 degrees 12 minutes 24 seconds West 40 feet to the North line of said Northeast Quarter; thence North 89 degrees 21 minutes 58 seconds East along the North line of said Northeast Quarter 978.55 feet to the point of beginning.

EXHIBIT B
Conceptual Plan

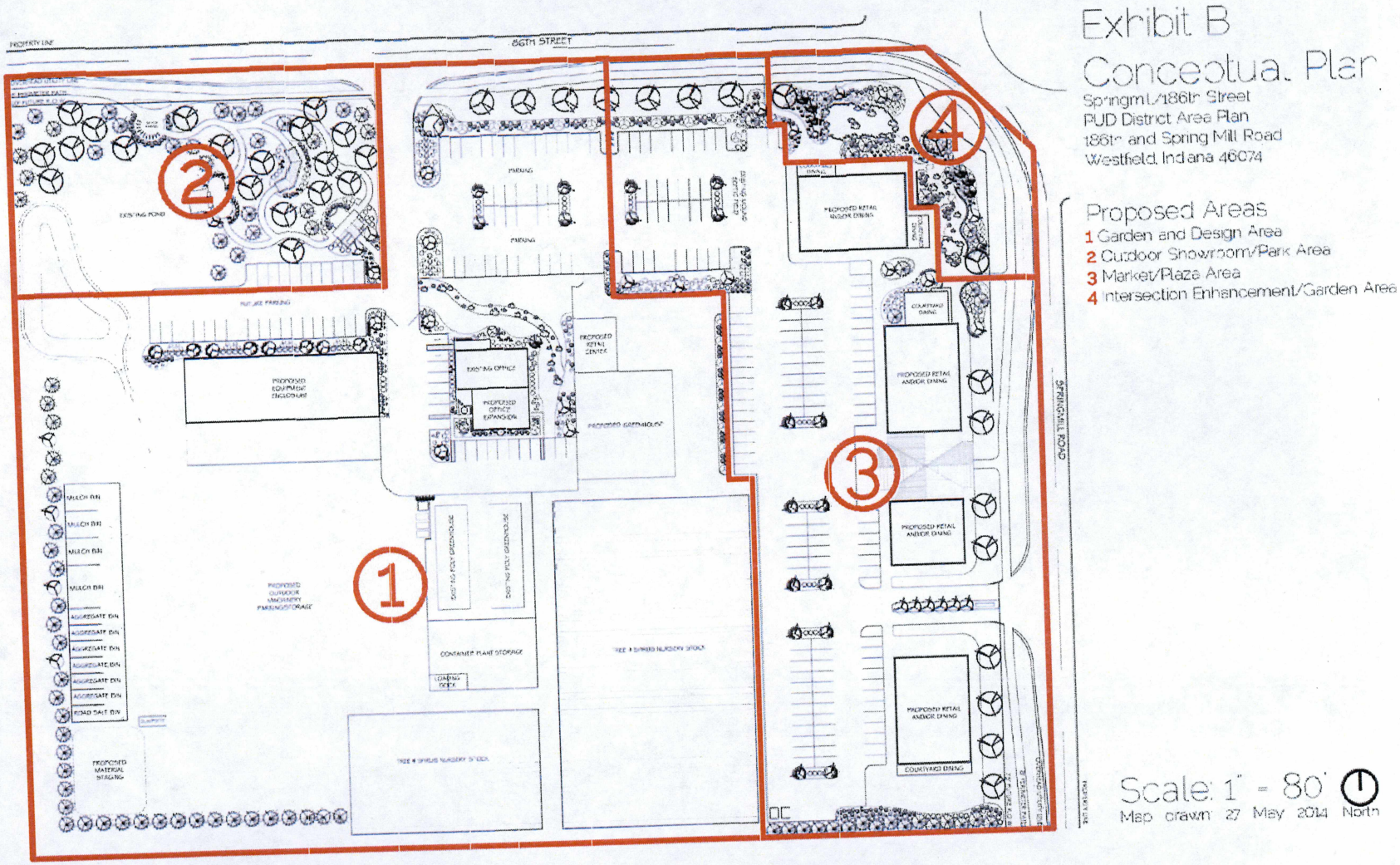
Exhibit B
Conceptual Plan
Springmill/186th Street
PUD District Area Plan
186th and Spring Mill Road
Westfield, Indiana 46074
Proposed Areas
1 Garden and Design Area
2 Outdoor Showroom/Park Area
3 Market/Plaza Area
4 Intersection Enhancement/Garden Area
Scale: 1" = 80'
Map drawn: 27 May 2014
North
86TH STREET
SPRINGMILL ROAD
PROPERTY LINE
EXISTING POND
PARKING
PROPOSED RETAIL AND/OR DINING
COURTYARD DINING
PROPOSED EQUIPMENT ENCLOSURE
EXISTING OFFICE
PROPOSED OFFICE EXPANSION
PROPOSED RETAIL CENTER
PROPOSED GREENHOUSE
MULCH BIN
AGGREGATE BIN
ROAD SALT BIN
PROPOSED OUTDOOR MACHINERY PARKING/STORAGE
CONTAINER PLANT STORAGE
LOADING DOCK
TREE & SHRUB NURSERY STOCK
PROPOSED MATERIAL STAGING
1
2
3
4

EXHIBIT C
Illustrative Site Plan

Exhibit C
Illustrative Site Layout

Springmill/186th Street PUD District
186th and Spring Mill Road
Westfield, Indiana 46074

Scale: 1" = 80' North

Map drawn: 27 May 2014

EXHIBIT D
Character Exhibits

Area 1: Garden and Design Area

Sundown Gardens - Signage | Carmel, Indiana

Area 1: Garden and

Existing Structure - 186th and Spring Mill R

Area 2: Outdoor Showroom and Park Area

Sundown Gardens | Carmel, Indiana

Area 2: Outdoor Showroom a

Private Residen

Area 3: Market/Plaza Area

Illustrative Elevation at 186th and Spring Mill Road | Westfield, Indiana

Area 3: Mark

Wellbrooke of West

Area 3: Market/Plaza Area

Wellbrooke of Avon | Avon, Indiana

Image 3.5

Area 3: Mark

Strip Mall and Offi

Area 3: Market/Plaza Area

The Village at Sunriver | Sunriver, Oregon

Area 3: Mar

The Village at S

Area 3: Market/Plaza Area

Development Proposal | Langley, British Columbia, Canada

Area 3: Mark

Onteora Mountain Hous

Area 4: Intersection Enhancement/Garden Area

Oliver Winery | Bloomington, Indiana

Area 4: Intersection Enhancement/

Oliver Winery

Area 4: Intersection Enhancement/Garden Area

Oliver Winery | Bloomington, Indiana

Area 4: Intersection Enhancemer

Private R

Images

Image 1.1 Photograph Property of Sundown Gardens | Taken by Andrew Schneider
Image 1.2 Photograph Property of Sundown Gardens | Taken by Andrew Schneider
Image 2.1 Photograph Property of Sundown Gardens | Taken by Andrew Schneider
Image 2.2 Photograph Property of Sundown Gardens | Taken by Mario Mirelez
Image 3.1 Rendering Property of Sundown Gardens | Drawn by John Albrecht of DkGr Architects
Image 3.2 Photograph Property of Sundown Gardens | Taken By Andrew Schneider
Image 3.3 Property of Wellbrooke of Avon | www.wellbrookeofavon.com/img/home/gallery/home
Image 3.4 Property of Wellbrooke of Avon | www.wellbrookeofavon.com/img/home/gallery/home
Image 3.5 Property of Trestlewood | www.trestlewood.com/photo/10543/
Image 3.6 Property of Trestlewood | www.trestlewood.com/photo/10543/
Image 3.7 Property of Trestlewood | www.trestlewood.com/photo/10543/
Image 3.8 Property of Lenity Architecture | www.lenityarchitecture.com/category/completed-projec
Image 3.9 Property of Lenity Architecture | www.lenityarchitecture.com/category/completed-projec
Image 3.10 Photograph from page 287 of Public Agenda | https://langley.civicweb.net/Documents/D
Image 3.11 www.jonathanandemily.info/img/onteora4_b.jpgPhotograph
Image 4.1 Property of Sundown Gardens | Taken by Andrew Schneider
Image 4.2 Photograph Property of Sundown Gardens | Taken by Andrew Schneider
Image 4.3 Photograph Property of Sundown Gardens | Taken by Andrew Schneider
Image 4.4 Photograph Property of Sundown Gardens | Taken by Jeremy Burns