

**ORDINANCE NUMBER 14-36**

**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 “Lantern Commons PUD”) 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”) held a public hearing on \_\_\_\_\_, 2014 for a petition (Docket 1409-PUD-13), filed by Buckingham Properties II, LLC, requesting to rezone lands within the City;

**WHEREAS**, the Commission to action to forward said petition (Docket 1409-PUD-13) to the Westfield City Council (the “Council”) with a \_\_\_\_\_ recommendation (\_\_\_\_-\_\_\_\_) in accordance with Ind. Code § 36-7-4-608, as required by Ind. Code § 36-7-4-1505, on \_\_\_\_\_, 2014;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the City Council on \_\_\_\_\_, 2014;

**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 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:

**WESTFIELD, INDIANA**

**LANTERN COMMONS  
PLANNED UNIT DEVELOPMENT  
DISTRICT**

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**1409-PUD-13**

**BUCKINGHAM PROPERTIES II, LLC**

**07/31/2014**

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## **ARTICLE 1. DEFINITIONS**

Unless otherwise specified in (i) this Lantern Commons PUD or (ii) what is attached hereto and incorporated herein by reference as Exhibit 1, the definitions of the Westfield-Washington Township Zoning Ordinance (the “Zoning Ordinance”) shall apply to words and terms set forth in this PUD. In the event of a conflict, the definitions set forth herein this PUD shall apply.

## **ARTICLE 2. APPLICABILITY**

The real estate comprising all conceptual area of the Lantern Commons, described in what is attached hereto and made part hereof as Exhibit 2 (the “Real Estate”) is reclassified as follows:

- A. The zoning classification of Parcel A (described by legal description in Exhibit 2) shall be changed from GB-PD (Ordinance 07-36) district classification to the Lantern Commons Planned Unit Development district classification, the underlying zoning classification of which shall be the GB – General Business district of the Zoning Ordinance.
- B. US Highway 31 Overlay Zone of the Zoning Ordinance shall not apply to Parcel A.
- C. Pursuant to Indiana Code Section 36-7-4-1015, any prior commitments not required or allowed as part of the approval of this Lantern Commons PUD associated with the Real Estate are hereby terminated and of no further force or effect.

## **ARTICLE 3. DEVELOPMENT OVERVIEW**

- A. Lantern Commons is an integrated development (the “Development”) comprised of approximately sixty (60) acres, which includes, initially, Residential Use (noted as Residential on the Conceptual Plan), General Business Use (noted as General Commercial on the Conceptual Plan), and right-of-way, as shown on the Conceptual Plan attached as Exhibit 4.
- B. The General Commercial Area may be developed and used for residential uses as provided in this Lantern Commons PUD.
- C. The development requirements expressed in this Lantern Commons PUD are expressed in general terms, and secondary review of this Lantern Commons PUD shall be done as Development Plan Review, as provided for in WC §16.04.165, as amended, and as provided in WC §16.04.190(D)(5). Development Plans may be submitted and approved in phases. A Development Plan for all or a portion of the Residential area shall be submitted for approval not more than twenty-four (24) months following Westfield City Council’s approval of the Conceptual Plan, and the Development Plan(s) for the balance of the Development may be done before or within sixty (60) months following Westfield City Council’s approval of the Conceptual Plan.

## ARTICLE 4. USES

- A. Permitted uses for Lantern Commons shall include all uses permitted in GB – General Business district of the Zoning Ordinance and those listed below:
- (1) Recreational equipment and accessories, sales, service and rentals including, but not limited to boats, kayaks, trailers, as well as related classes and schools;
  - (2) Trophy and awards including but not limited to manufacturing, assembly, engraving and sales;
  - (3) Personal packaging services and document preparation;
  - (4) Multi-Family Residential housing (rental or owned) as part of any mixed use building or standalone structures;
  - (5) Senior Care and Assisted living facilities;
  - (6) Bed & breakfasts, inns, hotels or resorts and those with attached entertainment amenities;
  - (7) Conference, banquet, meeting or event centers;
  - (8) Indoor entertainment venues including but not limited to arcade games, virtual simulation games, video games, rock-climbing walls, shuffleboard, movie theaters or other similar uses as determined by the ECD Director indoors or outdoors;
  - (9) Coffee shops, coffee roasting and other retail beverage sales
  - (10) Home improvement store;
  - (11) Vending Machine Hub;
  - (12) Manufacturing of food and beverage products available for sale on-site and off-site;
  - (13) Food specialty stores;
  - (14) Medical, rehabilitation, chiropractic, emergency clinics, hospitals and labs;
  - (15) Consignment shops;
  - (16) Veterinarian clinics, kennels and boarding facilities with no outdoor runs;
  - (17) Private banking centers with or without ATMs;
  - (18) Parking operators and transportation services providing parking and transportation assistance/convenience shall be permitted, including, but not limited to valet parking companies, bus, trolley, car, cart, bicycle hire, tram wagon, electric bike or other related transportation services;
  - (19) Spas, beauty and tanning salons;
  - (20) Manufacturing or assembly of cloth products for retail purposes (i.e. custom, screen-printed apparel or marketing items) or other similar uses as determined by the ECD Director;
  - (21) Sale and manufacturing of cosmetic or health products;
  - (22) Manufacturing and sale of art and handmade goods;
  - (23) Manufacturing and sale of unique or personal stationary or personalized products;
  - (24) Single Family (attached) Residential; provided, however, that not more than ten (10) acres of the Development shall be used for single family attached residential use;
  - (25) Wireless Communication Service Facilities.

## ARTICLE 5. DEVELOPMENT AND ARCHITECTURAL STANDARDS

- A. Design Theme. The design theme of Lantern Commons shall incorporate a consistent representation of architecture in substantial compliance with the conceptual examples shown in Exhibit 3. Buildings shall be traditional in their architecture or a contemporary expression of the architecture depicted in Exhibit 3.
- B. Parking Requirements. Parking in the Development shall adhere to the Zoning Ordinance with the following exceptions:
  - (1) A required off-street parking space shall be a minimum of nine (9) feet in width and eighteen (18) feet in length, exclusive of access drives, aisles, ramps and columns. Parallel parking spaces shall be a minimum of twenty-two (22) feet in length. Aisle widths shall be a minimum of twenty-four (24) feet in width.
- C. Accessory structures. Building accessory structures shall adhere to the Zoning Ordinance.
- D. Commercial or mixed use buildings which include residential (single family or multi-family):
  - (1) Minimum lot frontage on road: none;
  - (2) Minimum lot depth: none;
  - (3) Minimum building area: none;
  - (4) Setback from Internal Streets: no minimum;
  - (5) Setback from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area;
  - (6) Side yard: no minimum (may be adjoining buildings);
  - (7) Rear yard: minimum of ten (10) feet when abutting another building or businesses. If abutting a pedestrian trail, park or other public amenity in the Development, then no setback shall be required.
  - (8) Floor Area Limitations
    - i. Commercial improvements constructed upon the Development shall be limited to no more than four hundred fifty thousand (450,000) square feet of Gross Floor Area.
    - ii. The foregoing floor area limitation shall not include square footage above the first floor level.
  - (9) Maximum Single Commercial Use Limitation
    - i. Not more than two (2) uses shall be permitted upon the Real Estate that each occupy more than sixty thousand (60,000) square feet of Gross Floor Area.
    - ii. The maximum floor area of any single user shall be one hundred fifty thousand (150,000) square feet of Gross Floor Area.

- (10) Conceptual Site Plan shall prohibit discount department stores on any outlot and shall not allow for Restaurants other than defined herein.
- (11) Façade Requirements (Four Sided Architecture): Each façade of each building shall comply with the following requirements:
- i. An Architectural Break is any break in the plane of a faced that occurs at least every seventy five (75) lineal feet and consists of a building offset of a minimum of one (1) foot, or the inclusion of a canopy or roof element projecting a minimum of five (5) feet from the building (“Architectural Break”).
  - ii. Any large single use occupying sixty-thousand (60,000) square feet or more (herein referred to as a “Large Use”) shall incorporate an Architectural Break(s) as follows:
    1. One (1) Architectural Break shall be incorporated into each Façade of the building for each thirty thousand (30,000) square feet (or part thereof) of gross floor area occupied beginning at sixty thousand (60,000) square feet.
    2. Two (2) Architectural Breaks shall be incorporated into each Façade of the building for each thirty thousand (30,000) square feet (or part thereof) of gross floor area occupied beginning at seventy-five thousand (75,000) square feet.
    3. Three (3) Architectural Breaks shall be incorporated into each Façade of the building for each twenty-five thousand (25,000) square feet (or part thereof) of gross floor area occupied beginning at ninety-one thousand (91,000) square feet.
- (12) Building materials and exterior: Exterior materials permitted throughout the Development shall be architecturally related and generally similar to the architecture depicted in Exhibit 3 and shall include but are not limited to EIFS, wood, brick, stone, masonry, decorative concrete panels (precast concrete panels and cast in place concrete panels) and split and/or smooth face concrete masonry unit. Synthetic materials, including synthetic wood siding, stucco, cultured stone, brick, shingles or fiber cement siding, are permitted and shall be generally similar in appearance and detail to the natural material they simulate. Metal siding may be permitted as an accent, trim or in signage.
- (13) Roof Top Equipment: Any roof top heating and cooling equipment, ventilation equipment, refrigeration equipment, condensers or communication equipment (not including antennae having a height up to fifteen (15) feet or diameter up to eight (8) inches or satellite dishes having a diameter of up to twenty-four (24) inches) shall be screened from US31, 161<sup>st</sup> Street, Union Street, and Poplar Street and otherwise installed in a manner consistent with, and which compliments, the architectural character of the buildings where located, using similar or complimentary building materials, colors and other similar design elements.

(14) Trash Facilities:

- i. Any stand-alone dumpsters and trash compactors used for trash shall be enclosed on all four (4) sides and, except as specified in Article 5. D. (14) iv. below, the exterior of at least three (3) sides shall be a minimum of six (6) feet in height so as to conceal functions within and finished in materials and consistent with those used on the buildings for which they provide service.
- ii. The gate or door of any dumpster enclosure which opens to permit use and trash removal shall be closed when not in use.
- iii. No separate or stand-alone dumpster may be placed between the building line of the structure and the closest public right-of-way.
- iv. Dumpsters and dumpster enclosures oriented towards public rights-of-way must be visually integrated into the main structure with which they are associated.

(15) Loading Berths:

- i. Loading Berths fronting public rights-of-way shall be oriented principally parallel to the respective rights-of-way.
- ii. Screening walls shall be provided parallel to the channel associated with any exterior loading berth.
  1. Screening wall shall extend the entire length of the loading berth channel inclusive of the tractor and trailer length;
  2. Screening wall shall have a minimum height equal to the height of the loading berth overhead door and/or any visible exterior mechanical equipment associated with the operation of the overhead door; and
  3. Screening walls associated with loading berths shall be subject to the same elevation and building materials as the associated building wall they parallel.

E. Multi-Family and Single Family (attached) Residential. The Development and Architectural Standards established in this Lantern Commons PUD as well as the standards set forth in the Zoning Ordinance for Single Family (attached) and Multi-Family 2 (MF2) shall apply. In the event that there is a conflict with the Zoning Ordinance, the PUD standards set forth herein shall apply:

- (1) Location: none;
- (2) Maximum number of dwelling units for Lantern Commons shall be 1,200 units; a maximum of 500 units, in any combination of Single Family (attached) and Multifamily in the area identified as Residential in Exhibit 4;
- (3) Minimum square footage per dwelling unit: 500 square feet;
- (4) Minimum frontage on road: none;
- (5) Setback from Internal Streets: no minimum;

- (6) Setback from External Streets: a minimum of ten (10) feet from the road right-of-way line; parking and pathways may be permitted in this area;
- (7) Side yard: minimum of ten (10) feet, driveways, parking and pathways may be permitted in this area;
- (8) Rear yard: minimum of ten (10) feet when abutting another building or businesses. If abutting a pathway, park or other public amenity in the Development, then no setback shall be required.
- (9) Minimum green space area: twenty (20) percent of acreage;
- (10) Proximity slope: none;
- (11) Building Height: maximum fifty (50) feet to the soffit;
- (12) Development amenities: May include clubhouse with fitness center, swimming pool, integrated trail and sidewalk system with connection to Natalie Wheeler Trail and natural resource/tree conservation areas; and
- (13) Parking, required spaces:
  - i. One (1) space per one (1) bedroom unit;
  - ii. One and a half (1.5) spaces per two (2) bedroom unit;
  - iii. Two (2) spaces per three (3) bedroom unit;
  - iv. Two (2) spaces per one thousand (1,000) square feet of on non-residential uses; and
  - v. If tuck under parking is utilized, Tandem Parking Spaces shall be permitted with each space (front and back) to be counted toward required spaces requirement.
- (14) Building materials and exterior. Exterior materials permitted throughout the Development shall be architecturally related to the architecture depicted in Exhibit 3 and shall include but are not limited to EIFS, wood, brick, stone, precast concrete panels, cast in place concrete panels and split and/or smooth face concrete masonry unit. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or fiber cement siding, are permitted and shall be similar in appearance and detail to the natural material they simulate. The following shall be permitted:
  - i. Metal siding may be permitted as an accent, trim or in signage; and
  - ii. Building exterior: Shall have a net minimum of twenty (20) percent (less glass/glazing, doors, openings) Masonry with the remaining eighty (80) percent comprising materials listed in Article 5. E. (14).
- (15) Trash and Loading Facilities. Trash dumpster/compactor and maintenance areas shall be screened from residential uses and public roads. All trash receptacles shall be enclosed on three (3) sides by Masonry wall and include a solid metal gate. Enclosures shall also be located behind the front yard line. Trash dumpster/compactor enclosures shall be six (6) feet but no shorter than the enclosed dumpster/compactor.
- (16) Roof. Roof form and design shall be traditional or a contemporary expression of the architecture depicted in Exhibit 3. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

- (17) Windows. Fenestration shall be architecturally and thematically consistent with the architectural style of each structure as shown in Exhibit 3.
- (18) Multi-Family Development Plan, Fencing, Accessory Buildings, Swimming Pools, and Trash Receptacles Requirements (WC §16.04.100 Section 1) of the Zoning Ordinance shall not apply.

**ARTICLE 6. THOROUGHFARE PLAN**

- A. Attached hereto and incorporated herein by reference as Exhibit 5 are the conceptual thoroughfare and pedestrian plans for Lantern Commons, including right-of-way to be acquired:
  - (1) External Streets: US 31, 161<sup>st</sup> Street, Poplar Street and Union Street;
  - (2) Internal Streets: Connecting areas within the Development.
- B. Trails. Trails shall be included throughout the Development. Access to the Natalie Wheeler Trail shall comply with the applicable City of Westfield policies and ordinances.

**ARTICLE 7. LANDSCAPING**

- A. Landscaping Standards as established in the Zoning Ordinance shall apply with the following exceptions:
  - (1) Minimum required buffer yards between the Development and adjoining/abutting uses shall not apply.
  - (2) A sixty (60) foot wide Tree Conservation Area shall be provided along the north property line of the Development as shown on Exhibit 4.
    - i. During development of the Real Estate, all existing trees which Developer determines are to be preserved shall be maintained without injury and with sufficient area for the root system to sustain the tree.
    - ii. Protective care and physical barriers at the root line shall be provided to prevent alteration, compaction or increased depth of the soil around the root systems of the preserved trees.
    - iii. Developer shall provide one (1) evergreen tree every fifty (50) feet along the north property line of the Development within the Tree Conservation Area.
  - (3) Caliper Measurements to be taken at twelve (12) inches above grade for all tree species.
  - (4) Substitutions: One (1) evergreen tree shall equal (3) evergreen shrubs.
  - (5) Installation: Required landscaping of development areas shall be completed prior to the issuance of a Certificate of Occupancy for units within each area of the development. Landscaping installation may be delayed due to periods of adverse weather, or conflicts between construction scheduling and proper planting conditions.
  - (6) Noise Reduction: Properties adjacent to highly trafficked road or businesses shall arrange landscaping to reduce the intensity of noise by reflecting, deflecting, or absorbing sound. Some techniques to accomplish noise reduction include use of walls, fences, or plantings to have grass or other vegetative ground cover.

- (7) Heating and Cooling Facilities: Ground-mounted heating and cooling units shall be screened by means of shrubs.
- (8) Interior Parking Lot Landscaping, Area Required: A portion of vehicular use areas shall be maintained as landscaped area. The minimum amount of interior parking lot area that must be landscaped shall be five (5) percent.

**ARTICLE 8. LIGHTING**

- A. Lighting Standards as established in the Zoning Ordinance shall apply with the following exceptions:
  - (1) Coach lights, porch and patio lights, and other lights mounted to a building wall are permitted and exempt from the General Lighting Standards.

**ARTICLE 9. SIGNAGE**

- A. Signage Standards as established in the Zoning Ordinance shall apply.

**EXHIBIT 1**  
**DEFINITIONS**

- A. "Cape Cod" shall mean and refer to an architectural style that is commonly identified by the use of shingles or clapboarding, use of white trim or with interior crown molding, slanted roofs, symmetrical or similar window sizes, roof dormers, cupolas, rectangular and circular window with muttons and often highlighted by the use of a decorated front door, often painted in distinct colors.
- B. "Developer" shall mean and refer to Buckingham Properties II, LLC, and its successors, assigns, and designees.
- C. "Development" shall mean and refer to the Lantern Commons development upon the Real Estate.
- D. "Driveway" shall mean and refer to a private road which provides access to a lot, or to a use located on such lot, from a public way.
- E. "Federal" shall mean and refer to an architectural style that is commonly identified by the use of arched fanlight above the door, large flattened chimneys on end walls or back, shingles or slat board siding, often with hipped roof or brick end walls and shutters.
- F. "Fiber Cement Siding" shall mean and refer to a substance that is not a Masonry product, but is a mix of Portland cement, ground sand, cellulose fiber, and various additives mixed with water and manufactured into a siding material.
- G. "Georgian" shall mean and refer to an architectural style that is commonly identified by the use of slanted roofs, gambrel or hipped roofs, even spacing between doors and windows, small and large windows with panes, wooden shingle or slat board siding, central chimney or multiple symmetrical chimneys, doorways, as well as corners emphasized by pediments, pilasters, coining or other accents.
- H. "Greek Revival" shall mean and refer to an architectural style that is commonly identified by the use of doors flanked by sidelights, use of slat board, brick, shingles, corner blocks above the doors and windows, Greek columns and motifs, pilaster used on corners, gable ends to main street, large, flattish chimneys, second story windows set below eaves, floor length windows, shutters and muttons.
- I. "Gross Floor Area" shall be computed on a horizontal plan inclusive of occupied retail space and exclusive of loading berths, common mechanical rooms, and trash enclosures internal to the design, mezzanine or basement areas that are otherwise occupied as storage or for mechanical equipment purposes.
- J. "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.
- K. "Modern" shall mean and refer to an architectural style that is commonly identified by the use of materials at ninety (90) degrees to each other, visual expression of structure (as opposed to hiding structural elements), simplicity and clarity of forms and elimination of unnecessary detail, visual emphasis on horizontal and vertical lines.
- L. "Parking Space, Tandem" shall mean and refer to an area designed or used for parking a motor vehicle where two spaces are laid out front to back where a vehicle parked in one space cannot access a drive aisle without the second space being unoccupied.
- M. "Real Estate" shall mean and refer to the real estate described in what is attached hereto and incorporated herein by references as Exhibit 2.

- N. "Restaurant" shall mean and refer to an establishment engaged in the preparation of food and beverages containing more than 2,000 gross square feet and characterized primarily by table service to customers and it shall not contain any drive through services.
- O. "Streets, External" shall mean and refer to US 31, 161<sup>st</sup> Street, Poplar Street extension, and Union Street
- P. "Streets, Internal" shall mean and refer to roadways that will provide interior access to area within Lantern Commons and connecting to External Streets.
- Q. "Zoning Ordinance" shall mean and refer to the Zoning Ordinance of Westfield-Washington Township.

**EXHIBIT 2**  
**REAL ESTATE – LEGAL DESCRIPTION / PROPERTY BOUNDARY**

**PARCEL A (PTI WESTFIELD, LLC – MODERN LEGAL DESCRIPTION)**

A PART OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST, IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 37 MINUTES 57 SECONDS EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 2208.18 FEET TO A MAG NAIL AT THE NORTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #9954337 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA (BASIS OF BEARING PER SAID DEED); THENCE SOUTH 87 DEGREES 58 MINUTES 14 SECONDS WEST A DISTANCE OF 1617.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 31 PER INSTRUMENT NO. 2012-071321; THENCE SOUTH 17 DEGREES 30 MINUTES 48 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 266.36 FEET; THENCE NORTH 87 DEGREES 58 MINUTES 14 SECONDS EAST A DISTANCE OF 250.59 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 59 SECONDS WEST A DISTANCE OF 139.21 FEET; THENCE NORTH 88 DEGREES 01 MINUTE 54 SECONDS EAST A DISTANCE OF 2.41 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 59 SECONDS WEST A DISTANCE OF 357.00 FEET; THENCE NORTH 88 DEGREES 24 MINUTES 40 SECONDS EAST A DISTANCE OF 90.85 FEET; THENCE SOUTH 01 DEGREES 11 MINUTES 47 SECOND WEST ALONG SAID LINE A DISTANCE OF 720.55 FEET TO THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 31 PER INSTRUMENT NO. 2012-071321; THENCE SOUTH 21 DEGREES 44 MINUTES 36 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 441.71 FEET; THENCE SOUTH 38 DEGREES 13 MINUTES 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 147.95 FEET; THENCE SOUTH 52 DEGREES 56 MINUTES 59 SECONDS EAST A DISTANCE OF 192.73 FEET TO THE NORTH RIGHT OF WAY OF 161ST; THENCE NORTH 87 DEGREES 57 MINUTES 54 SECONDS EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 250.06 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE SOUTH 87 DEGREES 08 MINUTES 24 SECONDS EAST A DISTANCE OF 351.28 FEET; THENCE SOUTH 64 DEGREES 10 MINUTES 50 SECONDS EAST 82.82 FEET; THENCE SOUTH 01 DEGREES 58 MINUTES 24 SECONDS EAST A DISTANCE OF 7.78 FEET TO THE SOUTH LINE OF THE NORTHEAST CORNER OF SECTION 12, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE ALONG SAID SOUTH LINE NORTH 88 DEGREES 05 MINUTES 12 SECONDS EAST A DISTANCE OF 104.05 FEET TO THE POINT OF BEGINNING, CONTAINING 59.71 ACRES MORE OR LESS.

**EXHIBIT 3**

**LANTERN COMMONS CONCEPTUAL DESIGN IMAGES**

Style Description	Precedent Images	
<ul style="list-style-type: none"> <li>- Slanted roof with small overhang</li> <li>- White trim</li> <li>- Symmetrical window sizes, roof dormers and shutters</li> <li>- Rectangular and circular windows with muttons</li> <li>- Decorated front doors</li> </ul>		<p><i>Cap Cod Style</i></p>
<ul style="list-style-type: none"> <li>- Plane surface with attenuated detail</li> <li>- Gabled pediment with dentils and elliptical windows</li> <li>- Shutters</li> <li>- Decorative brick window headers</li> <li>- Simple railing design</li> </ul>		<p><i>Federal Style</i></p>

Style Description	Precedent Images
<ul style="list-style-type: none"> <li>- Entry feature with entablature and doric columns</li> <li>- Symmetrical window design</li> <li>- Gabled pediments with dentils</li> </ul>	<p style="text-align: center;"><i>Georgian Style</i></p> 
<ul style="list-style-type: none"> <li>- Pediment roof gable with fan-shaped window</li> <li>- Transom and sidelites at entry</li> <li>- Bold, simple moldings</li> <li>- Shutters</li> </ul>	<p style="text-align: center;"><i>Greek Revival Style</i></p> 
<ul style="list-style-type: none"> <li>- Simplicity and clarity of forms and elimination of "unnecessary detail"</li> <li>- Materials at 90 degrees to each other</li> <li>- Visual expression of structure (as opposed to the hiding of structural elements)</li> <li>- True nature or natural appearance of a material ought to be seen rather than concealed or altered to represent something else</li> <li>- Visual emphasis on horizontal and vertical lines</li> </ul>	<p style="text-align: center;"><i>Modernist Architecture Style</i></p> 

**EXHIBIT 4**  
**LANTERN COMMONS CONCEPTUAL PLAN**



LANTERN COMMONS - CONCEPTUAL PLAN  
(SUBJECT TO CHANGE)  
Westfield, Indiana



**EXHIBIT 5**  
**LANTERN COMMONS CONCEPTUAL THOROUGHFARE AND PEDESTRIAN PLAN**



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

**WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Jim Ake

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Steven Hoover

\_\_\_\_\_  
Robert L. Horkay

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Robert L. Horkay

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Robert L. Horkay

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Charles Lehman

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Robert J. Smith

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Robert J. Smith

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Robert J. Smith

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Robert W. Stokes

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Robert W. Stokes

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Robert W. Stokes

ATTEST:

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jennifer M. Miller

Prepared by: Jennifer M. Miller, AICP  
Assistant Director of Economic and Community Development  
City of Westfield, 2728 East 171<sup>st</sup> Street, Westfield, IN 46074  
317-804-3170

I hereby certify ORDINANCE 14-36 was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2014, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 14-36  
this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

I hereby VETO ORDINANCE 14-36  
this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

ATTEST:

\_\_\_\_\_  
Cindy J. Gossard, Clerk Treasurer