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Mary L. Clark
HAMILTON County Recorder IN
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ORDINANCE No. 12-45

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 "Keeneland Park 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 Section 36-7-4 *et seq.*, as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket No. 1209-PUD-10), filed with the Commission, requesting an amendment to the Zoning Ordinance; and,

WHEREAS, the Commission did take action to forward the said Docket No. 1209-PUD-10 to the Westfield City Council (the "Council") with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on December 4, 2012; and,

WHEREAS, the Council is subject to the provisions of the Indiana Code IC 36-7-4-1507 and 36-7-4-1512 concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. APPLICABILITY OF ORDINANCE.

1.1 This Keeneland Park PUD Ordinance (the "Ordinance") applies to the subject real estate more particularly described in Exhibit "A" which is attached hereto and incorporated herein by reference (the "Real Estate").

1.2 The underlying zoning district shall be the SF4 – Residential District (the "SF4 District").

1.3 Development of the Real Estate shall be governed by the provisions of the Zoning Ordinance unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance are hereby rescinded as applied to the Real Estate and shall be superseded by the terms of this Ordinance.

1.4 The Real Estate shall be divided into two areas as depicted on Exhibit "B" (Area Map). The size and configuration of Area A and Area B may increase or decrease by up to 3 acres.

1.5 The Real Estate shall be developed as generally depicted on Exhibit "C" (Concept Plan). Final site development shall be governed by the terms of this Ordinance and the Development Plan Review, Subdivision Primary Plat and Secondary Plat requirements of the Zoning Ordinance.

1.6 The development of the Real Estate shall be constructed in phases as generally depicted on Exhibit "D" (Phasing Schedule). Final site phasing shall be governed by the terms of this Ordinance and the Development Plan Review, Subdivision Primary Plat and Secondary Plat requirements and review procedure of the Zoning Ordinance.

SECTION 2. PERMITTED USES.

2.1 The uses for the Real Estate shall be limited to the following: Single Family Dwellings.

2.2 The maximum number of Dwellings permitted on the Real Estate shall be 182.

SECTION 3. DEVELOPMENT STANDARDS.

3.1 Lot Standards: See Exhibit "E".

3.2 Architectural Standards: See Exhibit "F".

3.3 Individual Lot Landscaping:

A. Area A: A minimum of three (3) trees, and four (4) shrubs shall be planted on each lot.

B. Area B: A minimum of three (3) trees, and six (6) shrubs shall be planted on each lot.

C. Lots abutting Maple Knoll PUD: In addition to the landscaping required in Section 3.3.A and Section 3.3.B above a minimum of two (2) evergreen trees, and ten (10) evergreen shrubs shall be planted in the rear yard of each lot abutting the real estate zoned

per the Maple Knoll PUD. A conceptual depiction of these plantings is illustrated on Exhibit "K".

3.4 Accessory Buildings, Pools and Fences:

A. Accessory Buildings shall not be permitted.
B. Only in-ground pools shall be permitted.
C. Chain link fence material shall not be permitted.

3.5 On Site Landscaping and Open Space:

A. Buffer Yard plantings abutting real estate zoned per the Maple Knoll PUD shall be replaced by landscaping in the rear yards of lots per Section 3.3 of this Ordinance.
B. Street Trees shall be planted along all streets at a rate of one (1) tree every thirty (30) feet on average.
C. Common area, individual lot landscaping, and street trees shall be credited toward the On Site planting requirements of the Zoning Ordinance.
D. The minimum open space (Green Belt Space) shall be fifteen (15) percent.
E. Buffer Yard plantings along 169th Street and Springmill road shall include a berm and landscaping plantings as illustrated in Exhibit "J" which ornamental and shade trees plantings shall be installed in addition to the applicable Zoning Ordinance planting requirements.

3.6 Development Amenities:

A. Development Amenities shall be constructed on the Real Estate in substantial compliance with the Concept Plan (Exhibit "C").
B. The following Development Amenities shall be constructed:
   i. A small park (minimum of 10,000 square feet in area)
   ii. A swimming pool (minimum area of 1,500 square feet) and bath house.
   iii. A sport court with a minimum area of a ½ basketball court.
   iv. An 8' wide asphalt trail connection between the trail within the Maple Knoll subdivision common area and 169th Street, along the pipeline easement, as generally depicted on the Concept Plan. Construction of the trail on Maple Knoll property shall be subject to approval by the owner.
C. All Development Amenities will be completed prior to the request for more than seventy-two (72) building permits for the construction of dwellings on the Real Estate.

3.7 Street Standards: The Maximum Block Length shall be 1,300 feet which shall rescind and replace the Block Length standard found in WC 16.04.230 (3) Blocks.

SECTION 4. APPROVAL.

4.1 Upon motion duly made and seconded, this Ordinance was fully passed by members of the Council this 10 day of Dec, 2012. Further, this Ordinance shall be in full force and effect, in accordance with Indiana law, upon passage of any applicable waiting periods, all as provided by the laws of the State of Indiana.

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ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 10 DAY OF Dec, 2012.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	Voting Against	Abstain
Jim Ake	Jim Ake	Jim Ake
John Dippel	John Dippel	John Dippel
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Robert J. Smith	Robert J. Smith	Robert J. Smith
Cindy 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 of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law"

Signed

I hereby certify that ORDINANCE No. 12-45 was delivered to the Mayor of Westfield on the 17 day of Dec, 2012, at 9:45 a.m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 12-45

This 17 day of Dec, 2012.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 12-45

this _____ day of _____, 2012.

J. Andrew Cook, Mayor

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: Jon C. Dobosiewicz

Signed

Prepared by: Jon C. Dobosiewicz and James E. Shinaver, Nelson & Frankenberger
3105 East 98th Street, Suite 170, Indianapolis, In. 46280, (317) 844-0106.

Exhibit A
(Legal Description)

PARCEL I:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East 620.00 feet North 00 degrees 12 minutes 02 seconds East (assumed bearing) of the Southeast corner of said Southeast Quarter, thence South 89 degrees 18 minutes 12 seconds West, 363.85 feet; thence North 85 degrees 31 minutes 57 seconds West 58.50 feet to the point of curvature of a curve to the right having a radius of 288.00 feet; thence Northwesterly, curving to the right on said curve, and arc distance of 78.52 feet to a point on a curve having a radius of 32.40 feet, the radius point of which lies 320.40 feet South 20 degrees 05 minutes 21 seconds West from the radius point of the last described curve; thence Northwesterly and Southwesterly, curving to the left on said curve, an arc distance of 27.83 feet to the point of tangency of said curve; thence South 60 degrees 52 minutes 39 seconds West tangent with said curve 51.60 feet; thence South 53 degrees 13 minutes 53 seconds West 52.25 feet to the point of curvature of a curve to the left having a radius of 194.45 feet; thence Southwesterly, curving to the left on said curve, an arc distance of 97.41 feet to the point of tangency of said curve; thence South 24 degrees 31 minutes 48 seconds West 44.70 feet to the point of curvature of a curve to the right having radius of 39.15 feet; thence Southwesterly, curving to the right on said curve, an arc distance of 44.75 feet to the point of tangency of said curve; thence North 89 degrees 58 minutes 32 seconds West tangent with said curve 287.55 feet; thence North 01 degree 39 minutes 33 seconds West 425.40 feet; thence South 89 degrees 03 minutes 09 seconds East 322.28 feet; thence South 55 degrees 16 minutes 39 seconds East 152.44 feet to the point of curvature of a curve to the left having a radius of 616.70 feet; thence Southeasterly curving to the left on said curve, an arc distance of 147.29 feet to the point on a curve to the left having a radius of 155.90 feet, the radius point of which lies 460.80 feet South 21 degrees 02 minutes 16 seconds West from the radius point of the last described curve; thence Southeasterly, curving to the left on said curve, an arc distance of 59.82 feet to the point of tangency of said curve; thence North 89 degrees 03 minutes 05 seconds East tangent with said curve 391.39 feet to the East line of said Southeast Quarter; thence South 00 degrees 12 minutes 02 seconds West on said East line 80.25 feet to the place of beginning, containing 5.00 acres, more or less.

PARCEL II:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East at a point that is 700.25 feet North 01 degree 12 minutes 02 seconds East (assumed bearing) measured on said East line from the Southeast corner of said Southeast Quarter, said point being also the Northeasterly corner of real estate described in a Warranty Deed recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 9409781; (The

following five courses are on the Northerly line of said real estate: 1.) Thence South 89 degrees 03 minutes 05 seconds West 391.40 feet to the point of curvature of a curve to the right, the radius point of which lies 155.90 feet North 00 degrees 56 minutes 55 seconds West from said point of curvature; 2.) Thence Northwesterly, curving to the right on said curve, an arc distance of 59.82 feet to a point on a curve having a radius of 616.70 feet, the radius point of which lies 460.80 feet North 21 degrees 02 minutes 16 seconds East from the radius point of the last described curve; 3.) Thence Northwesterly, curving to the right on said curve, an arc distance of 147.29 feet to the point of tangency of said curve at a point that is 616.70 feet South 34 degrees 43 minutes 21 seconds West of the radius point of said curve; 4.) Thence North 55 degrees 16 minutes 39 seconds West tangent with said curve 152.44 feet; 5.) Thence North 89 degrees 03 minutes 09 seconds West 322.28 feet to the Northwesterly corner of said real estate, thence North 01 degrees 39 minutes 33 seconds West on the Northerly prolongation of the Westerly line of said real estate 443.88 feet to the North line of the South Half of said Southeast Quarter; thence North 89 degrees 39 minutes 14 seconds East on the North line of said South Half 1042.33 feet to the Northeast corner of said South Half; thence South 01 degree 12 minutes 02 seconds West on the East line of said Southeast Quarter 614.77 feet to the place of beginning, containing 12.902 acres, more or less.

PARCEL III:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 3, Township 18 North, Range 3 East at a point that is 165.50 feet North 01 degree 12 minutes 02 seconds East (assumed bearing) measured on said East line from the Southeast corner of said Southeast Quarter, said point being also the Northeasterly corner of real estate described in a Warranty Deed recorded on Page 555 of Deed Record 273 in the Office of the Recorder of Hamilton County, Indiana as Instrument Number 3643; thence North 01 degrees 12 minutes 02 seconds East on said East line 454.50 feet to the Southeasterly corner of real estate described in Warranty Deed recorded in the Office of the Recorder of Hamilton County, Indiana, as Instrument Number 9409781; (The following ten courses are on the Southerly line of said real estate) 1. Thence South 89 degrees 18 minutes 12 seconds West 363.85 feet, 2.) Thence North 85 degrees 31 minutes 57 seconds West 58.50 feet to the point of curvature of a curve to the right, the radius point of which lies 288.00 feet North 04 degrees 28 minutes 03 seconds East from said point of curvature; 3.) Thence Northwesterly, curving to the right on said curve, an arc distance of 78.52 feet to a point on a curve to the left having a radius of 32.40 feet, the radius point of which lies 320.40 feet South 20 degrees 05 minutes 21 seconds West of the radius point of the last described curve; 4.) Thence Northwesterly and Southwesterly, curving to the left on said curve, an arc distance of 27.83 feet to the point of tangency of said curve at a point that is 32.40 feet North 29 degrees 07 minutes 21 seconds West of the radius point of said curve; 5.) Thence South 60 degrees 52 minutes 39 seconds West tangent with said curve 51.60 feet; 6.) Thence South 53 degrees 13 minutes 53 seconds West 52.25 feet to the point of curvature of a curve to the left, the radius point of which lies 194.45 feet South 36 degrees 46 minutes 07 seconds East from said point of curvature 7.) Thence Southwesterly, curving to the left on said curve, an arc distance of 97.41 feet to the point of tangency of said curve at a point that is 194.45 feet North 65 degrees 28 minutes 12 seconds

West of the radius point of said curve; 8.) Thence South 24 degrees 31 minutes 48 seconds West 44.70 feet to the point of curvature of a curve to the right, the radius point of which lies 39.15 feet North 65 degrees 28 minutes 12 seconds West from said point of curvature: 9.) Thence Southeasterly, curving to the right on said curve, an arc distance of 44.75 feet to the point of tangency of said curve at a point that is 39.15 feet South 00 degrees 01 minuets 28 seconds West of the radius point of said curve: 10) Thence North 89 degrees 58 minute 32 seconds West tangent with said curve 287.55 feet to the Southwesterly corner of said real estate, thence North 01 degrees 39 minutes 33 seconds West on the Westerly line of said real estate and the Northerly prolongation thereof, a total distance of 869.28 feet to the North line of the South Half of said Southeast Quarter; thence South 89 degrees 39 minutes 14 seconds West on the North line of said South Half 434.39 feet to a point that is 1476.72 feet South 89 degrees 39 minutes 14 seconds West, measured on said North line from this Northeast corner of the South Half of said Southeast Quarter; thence South 00 degrees 50 minutes 46 seconds East 563.88 feet; thence South 89 degrees 39 minutes 14 seconds West parallel with the North line of said South Half 154.50 feet; thence North 00 degrees 50 minutes 46 seconds West 563.88 feet to the North line of said South Half; thence South 89 degrees 39 minutes 14 seconds West on said North line 972.33 feet to the Northwest corner of the South Half of said Southeast Quarter, thence South 00 degrees 10 minutes 16 seconds West on the West line of said Southeast Quarter 1309.80 feet to the Southwest corner of said Southeast Quarter, thence North 89 degrees 46 minutes 07 seconds East on the South line of said Southeast Quarter 1264.10 feet to a point on the Westerly line of the real estate described in the aforesaid warranty deed recorded on page 555 of deed record 273 in said recorder's office, said point being 1338.73 feet South 89 degrees 46 minutes 07 seconds West measured on the South line of said Southeast Quarter from the Southeast corner of said Southeast Quarter; thence North 00 degrees 09 minutes 49 seconds East on the Westerly line of said real estate 177.92 feet to a Northwesterly corner of said real estate; thence South 89 degrees 42 minutes 00 second East on the Northerly line of said real estate 1338.81 feet to the place of beginning, containing 53.249 acres, more or less.

PARCEL IV:

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning 1476.72 feet South 89 degrees 39 minutes 14 seconds West (assumed bearing) from the northeast corner of the south half of the southeast quarter of Section 3, Township 18 north, Range 3 East and on the north line thereof; thence South 00 degrees 50 minutes 46 seconds East 563.88 feet; thence South 89 degrees 39 minutes 14 seconds West parallel with said north line 154.50 feet; thence North 00 degrees 50 minutes 46 seconds West 563.88 feet to the north line of said south half; thence North 89 degrees 39 minutes 14 seconds East on and along said north line 154,50 feet to the place of beginning, containing 2.00 acres, more or less.

Exhibit B
(Area Map)

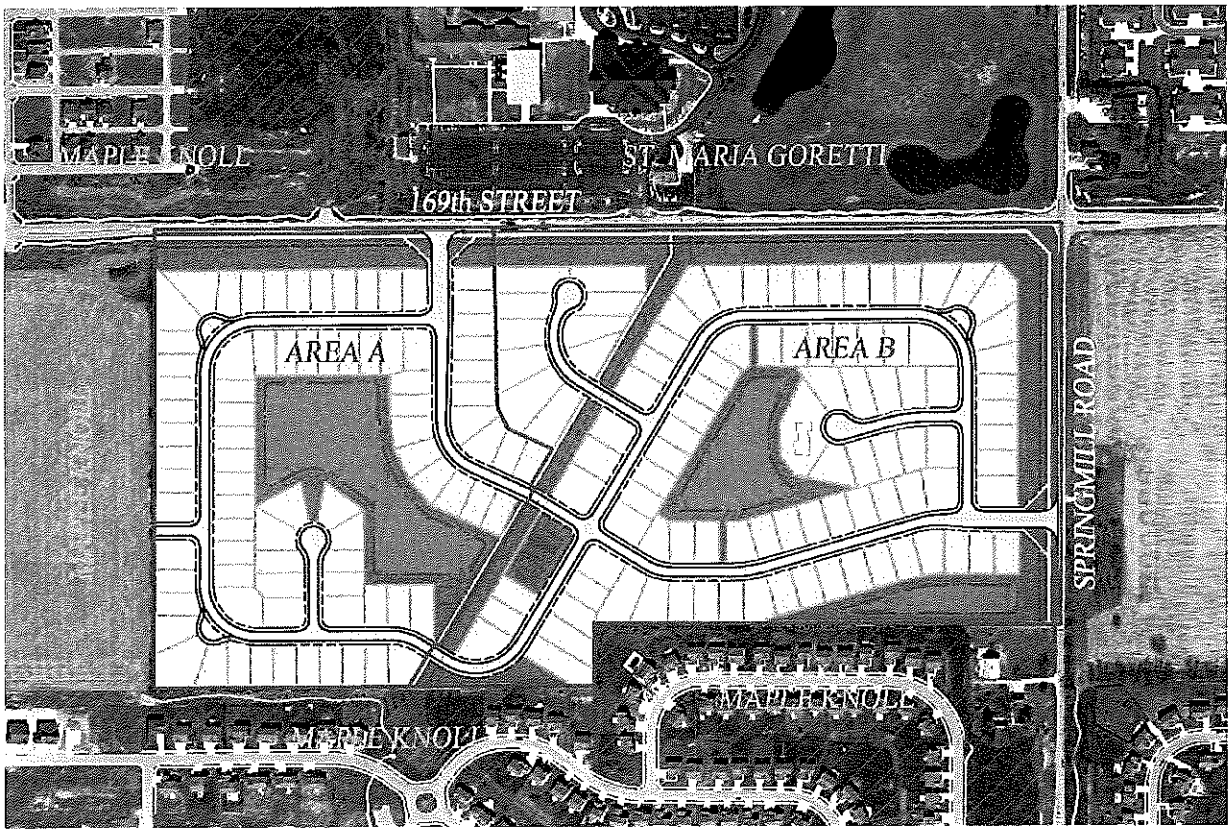


Exhibit C
(Concept Plan)

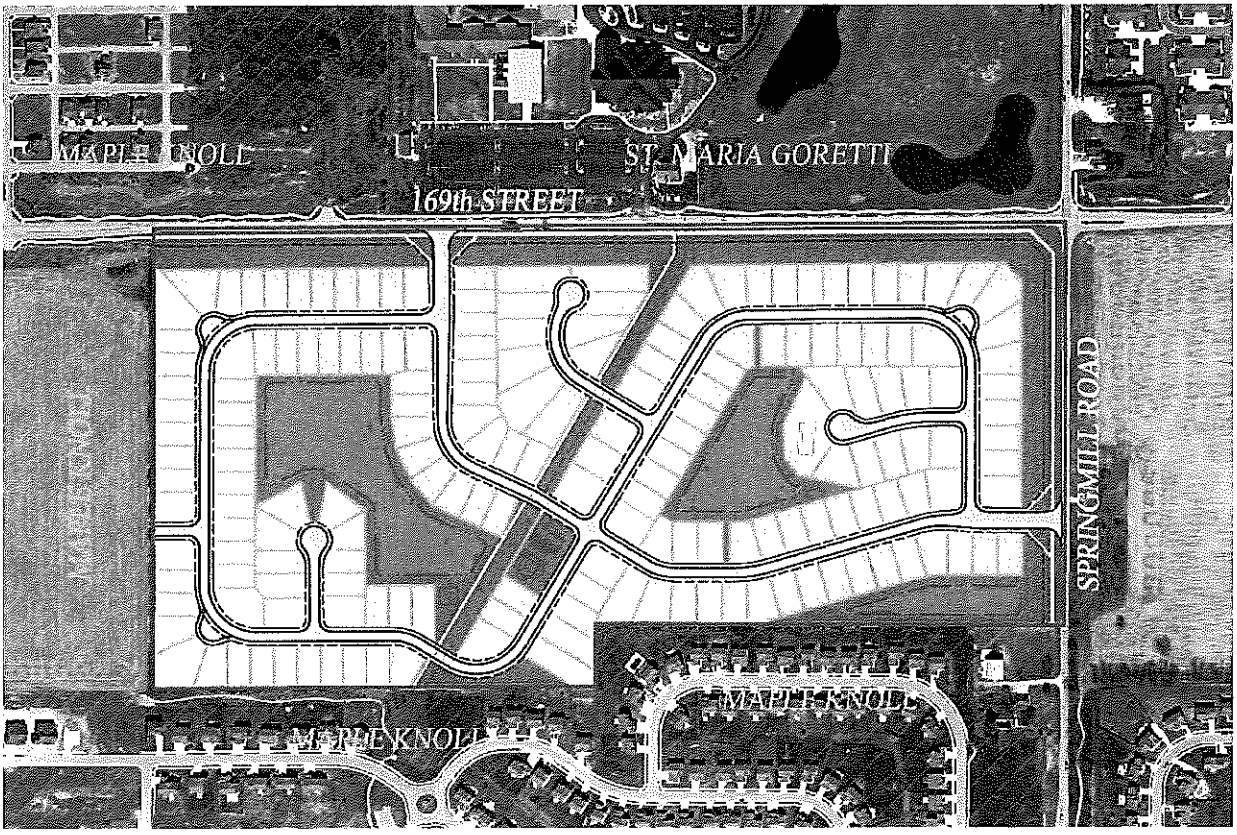


Exhibit D
(Phasing Schedule)

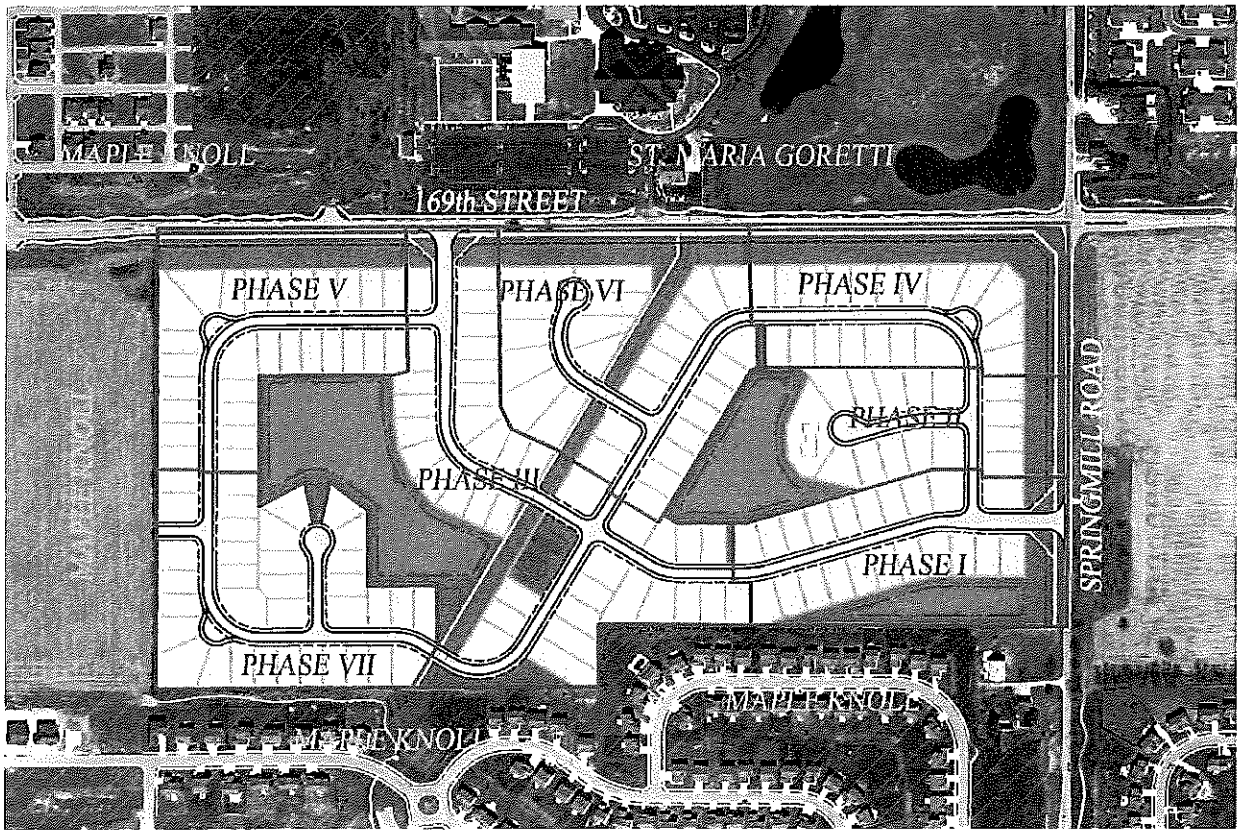


Exhibit E
(Lot Standards)

Area A - Lot Standards:

A. Minimum Lot Area: 7,800 square feet
B. Minimum Lot Frontage on Road: 40 feet
C. Minimum Lot Width at Building Line: 65 feet
D. Minimum Setback Lines:
    i. Front Yard: 25 feet
    ii. Side Yard: 8 feet (20' for side yard along street side of corner lots)
    iii. Rear Yard: 25 feet
E. Maximum building height: 25 feet
F. Minimum ground level square footage: 900 square feet
G. Minimum total square footage: 1,400 square feet (exclusive of porches, terraces, garages and basements)

Area B - Lot Standards:

A. Minimum Lot Area: 8,400 square feet
B. Minimum Lot Frontage on Road: 40 feet
C. Minimum Lot Width at Building Line: 70 feet
D. Minimum Setback Lines:
    i. Front Yard: 25 feet
    ii. Side Yard: 8 feet (20' for side yard along street side of corner lots)
    iii. Rear Yard: 25 feet
E. Maximum building height: 25 feet
F. Minimum ground level square footage: 900 square feet
G. Minimum total square footage: 2,000 square feet (exclusive of porches, terraces, garages and basements)

Exhibit F
(Architectural Standards)

A. Distinct Architectural Themes:

1. The design of each dwelling constructed within Keeneland Park will adhere to one of the six following distinctly valuable architectural themes in order to reduce elevation monotony and improve the streetscape of the neighborhood.
    a. Craftsman
    b. English Revival
    c. French Country
    d. Italianate
    e. Shingle
    f. Victorian
2. The architectural elements and a sample color elevation of each architectural theme are illustrated in Exhibit "G" (Architectural Themes) of this Ordinance.
3. The standards of this Exhibit "F" replace and superseded the standards of WC 16.04.165(e) and (f).

B. Dwelling Plan Elevations:

1. Dwellings constructed on the Real Estate shall be constructed in substantial compliance with the dwelling plan elevations in Exhibit "H" (Dwelling Plan Elevations).
    a. Each dwelling complies with one of the architectural themes as described above and must comply with all other applicable provisions of this Exhibit "F".
    b. The Director of Economic and Community Development or his designee shall have the authority and may approve modifications to the dwelling plans in Exhibit H so long as they conform to all other applicable Architectural Standards of this Ordinance.
2. Rear and side elevations of all dwellings oriented toward 169th Street or Springmill Road shall comply with the Enhanced Rear Elevation standards in Exhibit "I" of this ordinance. This standard shall apply to lots within one-hundred (100) feet of the right of way of 169th Street or Springmill Road.

C. Elevation Exterior Materials:

1. A minimum of fifty percent (50%) of the Front Elevation of each dwelling (excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof) shall consist of masonry (brick or stone, etc.) as the exterior building material.
2. The surface area of all remaining elevations shall have masonry or materials consisting of fiber cement (vinyl siding is not permitted).

D. Windows:

1. A dwelling shall have a minimum of two (2) windows on the Front Elevation.
2. A dwelling shall have a minimum of one (1) window on each side elevation.
3. A dwelling shall have a minimum of three (3) windows on the rear elevation.
4. 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.
5. The number of windows per elevation is illustrated in Exhibit H (Dwelling Plan Elevations) for each dwelling plan. Where the number of windows is greater than the standards noted in this Section the minimum number of windows required shall be as illustrated on the Dwelling Plan Elevations shown in Exhibit H.

E. Porches: A stoop or porch is required at the front door on all dwellings. The minimum size shall be no less than four (4) feet in width and depth.

F. Garage Doors:

1. Garage Doors on each dwelling shall be per the architectural theme of the subject dwelling plan as illustrated on Exhibit G and Exhibit H.
2. All dwelling plans shall have a minimum two-stall garage and provide options for either a side-load garage entry or third stall.

G. Roofs:

1. The minimum roof pitch of the main roof of the dwelling shall be 6/12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
2. Roof vents shall be located to the rear of the dwelling when possible. 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.

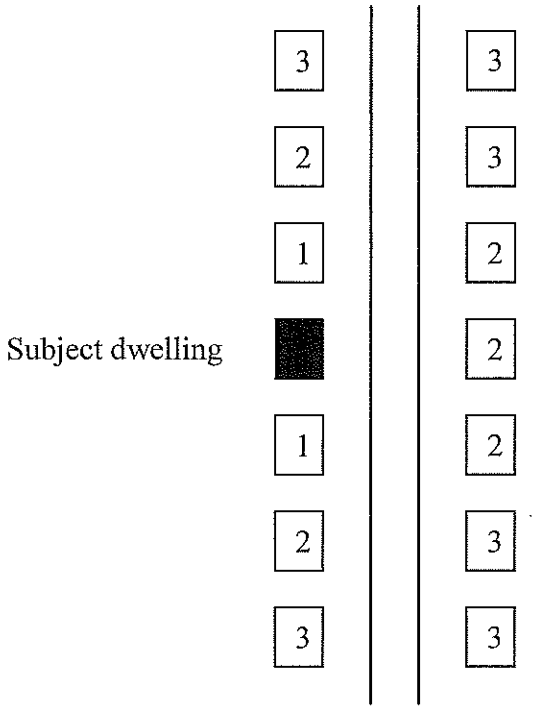
H. Additional Requirements: Each home on the same street and abutting the existing home as outlined of the Concept Plan shall have a minimum square footage of 2,900 square feet.

I. Definitions:

"Color Package" shall mean and refer to a combination of the color of the following elements: the main body of the dwelling, 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.

"Front Elevation" shall mean and refer to the elevation of the dwelling identified as Front Elevation on the elevations plans illustrated in Exhibit "H" of this Ordinance.

J. Single Family Dwelling Variety Requirement:



1	Dwelling cannot be of the same elevation of the same plan as the Subject dwelling and must be a different color package.
2	Dwelling cannot be of the same plan and elevation as the Subject dwelling.
3	Dwelling may be identical to the subject dwelling.

K. Architectural Theme Variety Requirement: A maximum of sixty-three (63) of the dwellings constructed on the Real Estate can be of any one Architectural theme as identified in Exhibit "G".

L. Additional Dwelling Limitations:

1. A maximum of 4 ranch homes shall be permitted on lots within one-hundred (100) feet of the right of way of 169th Street.
2. No ranch homes shall be permitted on lots within one-hundred (100) feet of the right of way of Springmill Road.

Exhibit G
(Architectural Themes)

Craftsman

Craftsman

- Stone veneer
- Shake siding
- Board & Batten siding accents
- Primarily gable roof systems
- Stone base porch columns
- Eave and/or ridge brackets
- Architecturally specific window trims
- 12-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

English Revival

English Revival

- Brick veneer
- Synthetic "stucco-finished" panels with trim
- Horizontal siding
- Light use of Board & Batten siding accents where appropriate
- Mixture of hip and gable roof systems
- Projected gable elements w/ brackets below (some elevations)
- Brick arches at brick porch entryways
- Brackets at cantilevered areas
- Board & Batten shutters where appropriate
- Architecturally specific window trims & style specific window grids
- 4-Panel architectural garage door
- Style specific decorative front door

French Country

French Country

- Brick and/or stone veneer
- Shake siding (2-story elevs)
- Board & Batten siding (2-story elevs)
- Mixture of hip and gable roof systems
- Stone arches at porch entryways
- Eave and/or ridge brackets
- Brackets at cantilevered areas
- Board & Batten shutters where appropriate
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Italianate

Italianate

- Brick veneer
- Horizontal siding
- Primarily hip roof systems
- Brick arches at brick porch entryways
- Brick rowlock and soldier banding
- Brackets at eaves and/or corners of forward bumping elements
- Architecturally specific window trims
- 8-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Shingle

Shingle

- Stone veneer
- Shake siding
- Mixture of hip and gable roof systems
- Projected gable elements w/ with brackets below
- Use of oval windows at gables
- Large square porch columns
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Victorian

Victorian

- Brick veneer
- Horizontal siding
- Fishscale siding accents where appropriate
- Mixture of hip and gable roof systems
- Brick rowlock and soldier detail at top of masonry areas
- Decorative gable pediments where appropriate
- Decorative porch column bases
- Porch railing
- Architecturally specific window trims
- 4-Panel architectural garage door
- Style specific decorative front door
- Style specific window grids

Exhibit H
(Dwelling Plan Elevations)

The dwelling plan elevations for all dwellings are included under a separate Dwelling Plan Elevation Compendium on file with the Community and Economic Development Department of the City of Westfield under petition Number 1209-PUD-10.

Exhibit I
(Enhanced Rear Elevations)

Keeneland Park Enhanced Rear Elevations

(A score of 6 or greater must be achieved for the rear or side elevation of all houses that face Springmill Rd or 169th Street)

Score	Feature
Structural	
3	8' Minimum Sun Room/Morning Room/Screened Patio Extension
2	Covered Patio (minimum of 12 x 12)
2	Wood Deck (minimum of 10 x12)
1	2' Minimum Corner Break
1	Full Exterior Fireplace Chase
Roofing	
2	Hip or Clipped Roof
2	2 or More Ridge Lines
1	8" Minimum Rear Overhang (eve or rake)
1	Dimensional Roof Shingles
Siding	
1	Architectural Siding (shake, scallop or board and batten) per theme
1	Two tones of Paint (main house and trim)
2	Masonry (brick wainscot up to sill of windows)
Doors/Windows	
1	Sliding or Atrium Door
2	Bay Window
1	Double Window (1 per max of 2 points)
1	4" Minimum Window Trim (all windows)
1	Window Shutters per theme where they fit
1	Window Grids per theme (all windows)
1	Transom Windows the width of door
1	Windows/ doors in excess of 4 total
Landscaping	
1	(1) 2" Caliper Shade or Ornamental Tree
1	(2) 6' Evergreen Trees
1	(6) 18" Shrubs
1	(6)Ornamental grasses

Exhibit J
(169th Street and Springmill Road Landscaping)

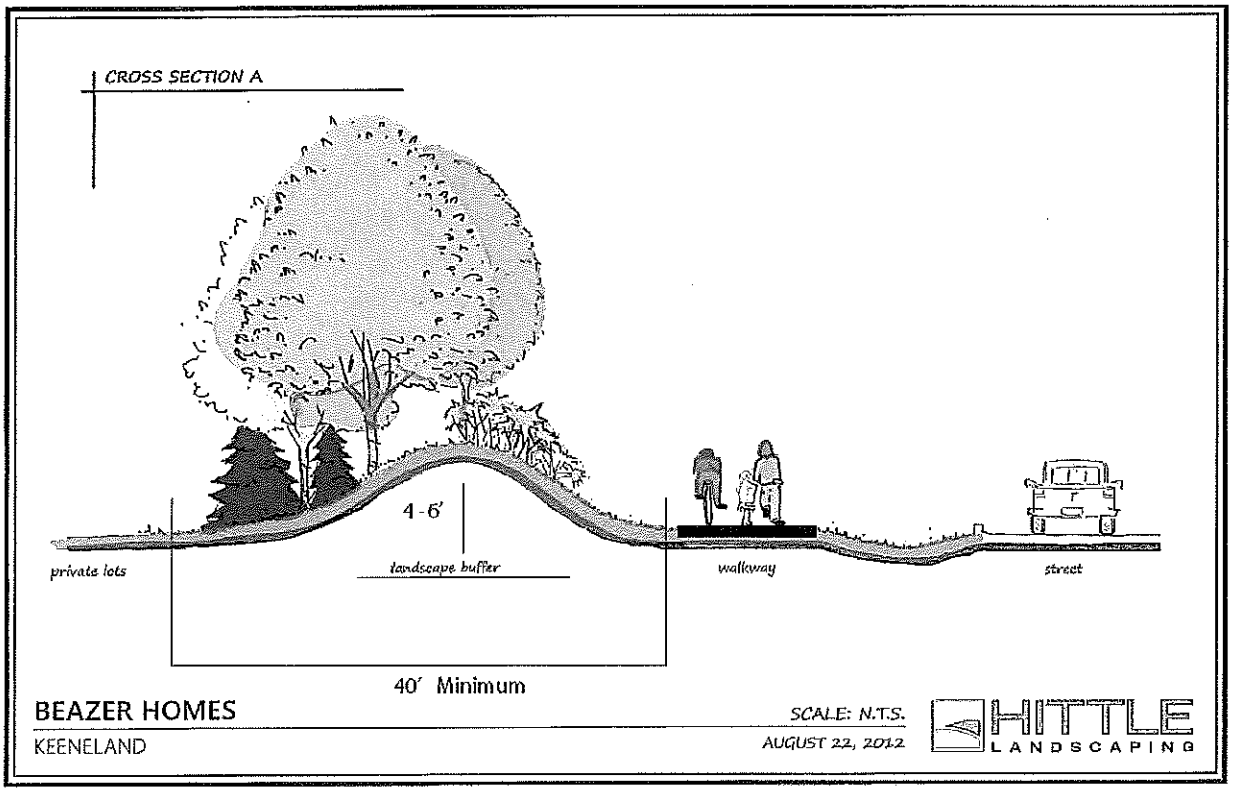
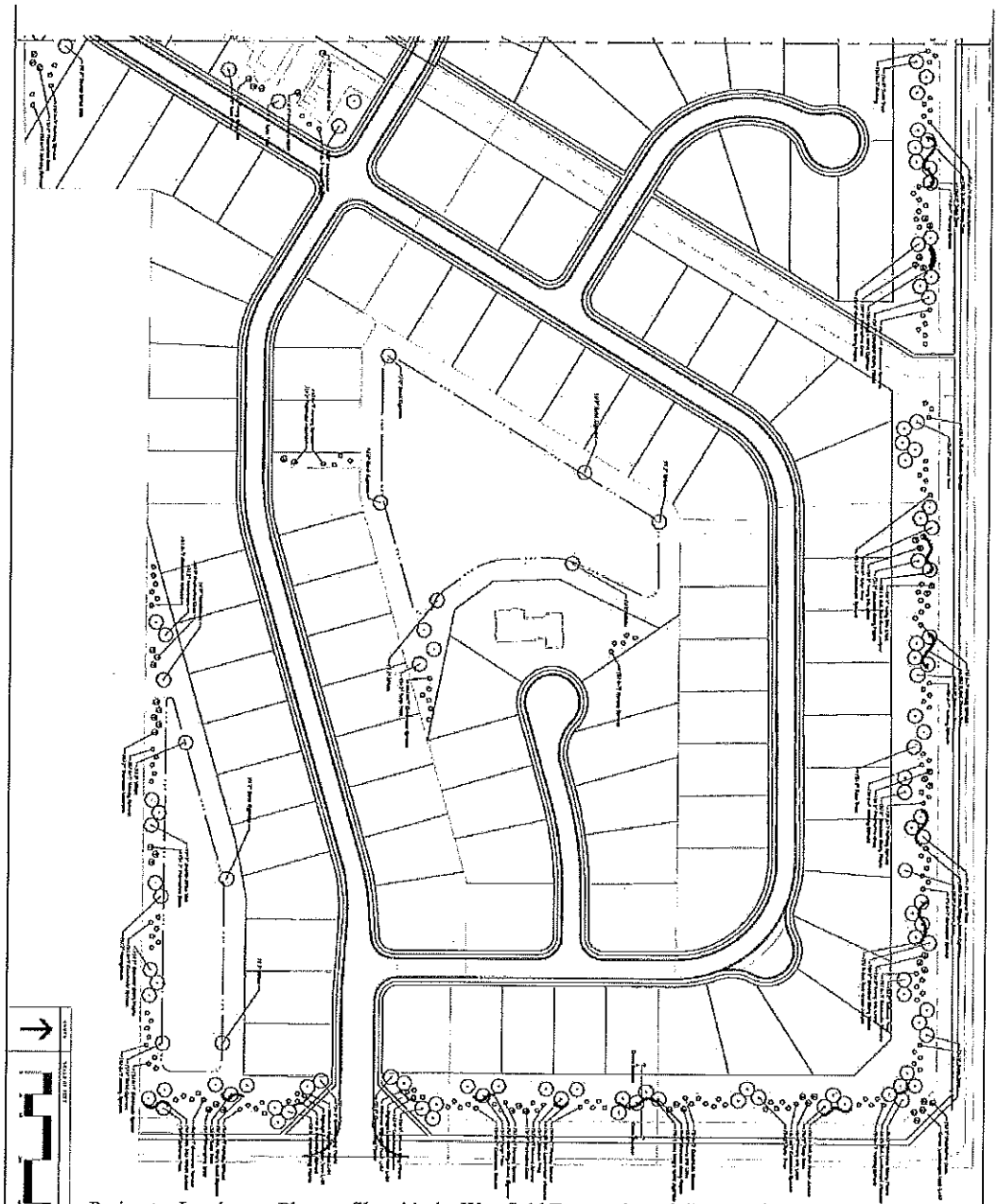
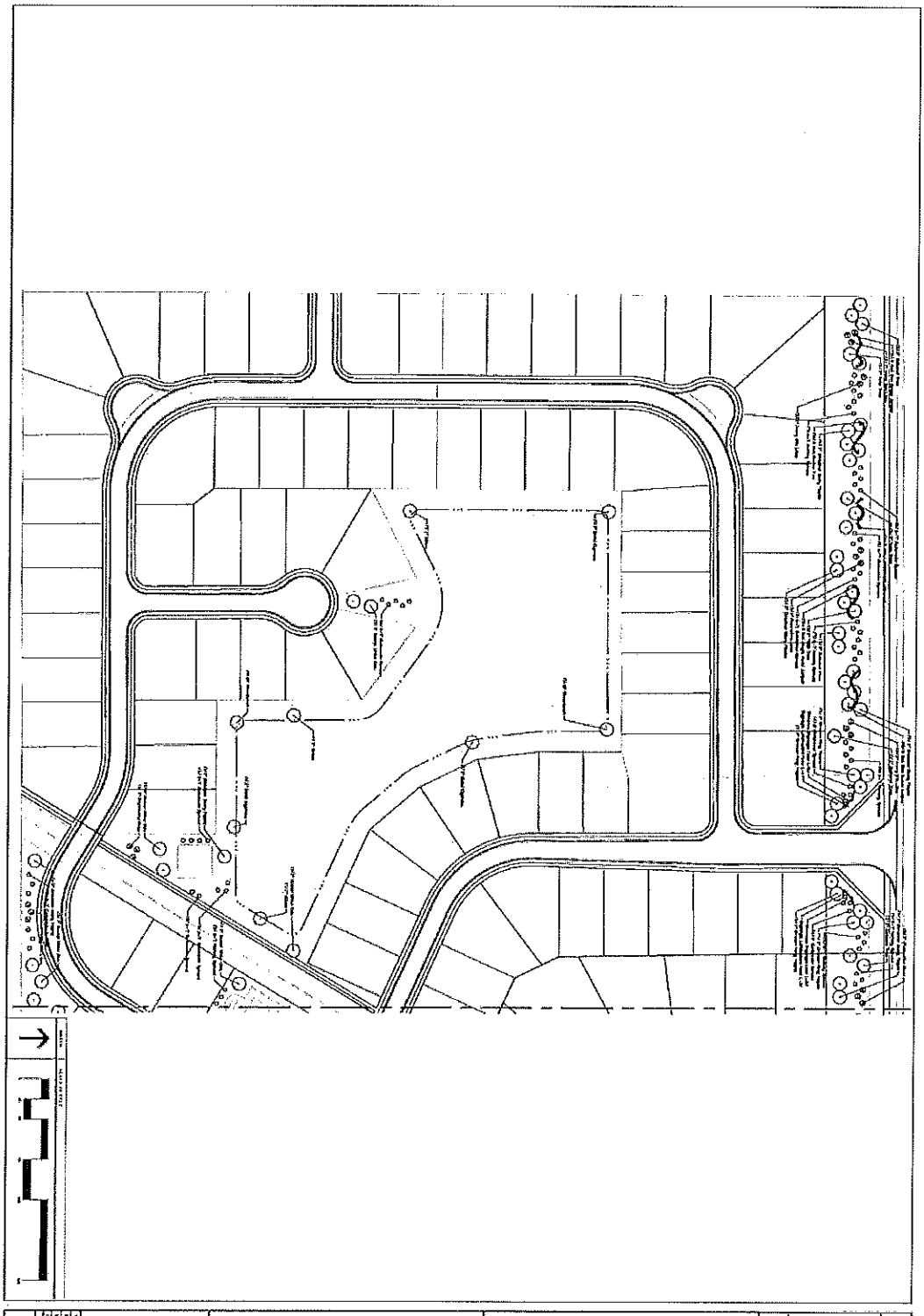


Exhibit J
(169th Street and Springmill Road Landscaping)

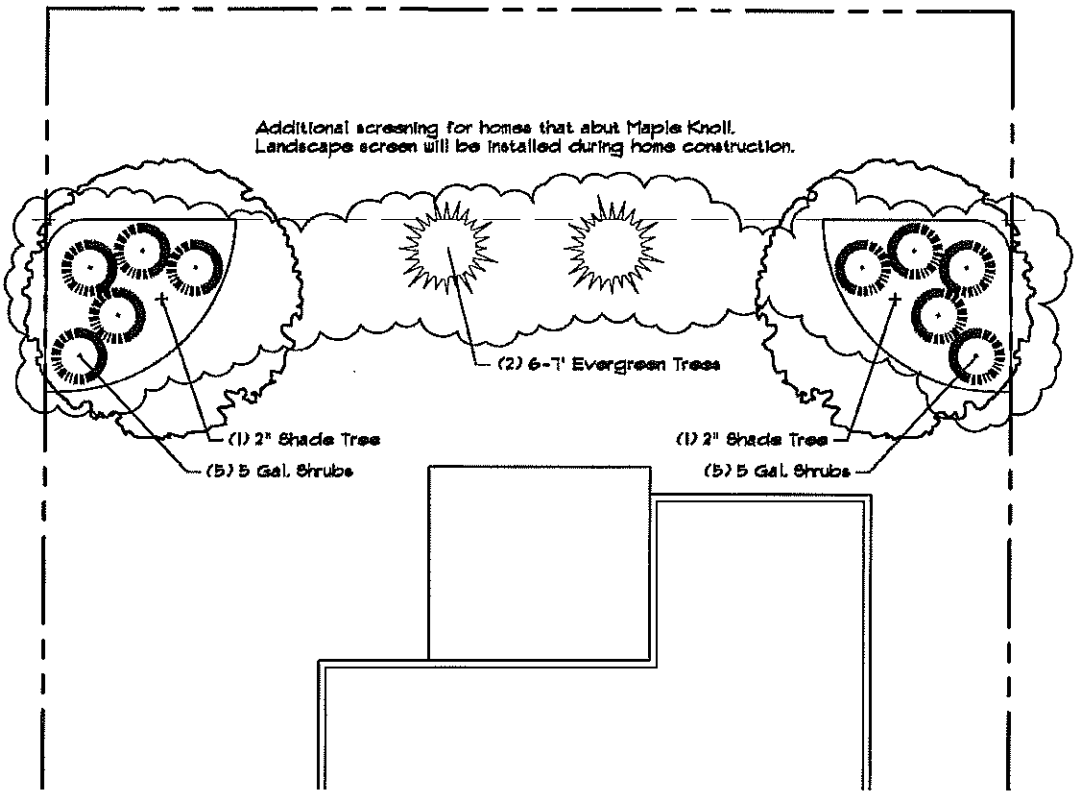


Perimeter Landscape Plan on file with the Westfield Economic and Community Department under petition number 1209-PUD-10.

HITTLE LANDSCAPING	KEENELAND SUBDIVISION	BEAZER HOMES
	PERIMETER LANDSCAPE PLAN	INDIANAPOLIS, IN



L-2	HITTLE LANDSCAPING	KEENELAND SUBDIVISION	BEAZER HOMES
		PERIMETER LANDSCAPE PLAN	INDIANAPOLIS, IN

Exhibit K

(Rear Yard Plantings – Lots Abutting Maple Knoll)