



## *Westfield City Council Report*

<b>Ordinance Number:</b>	15-46
<b>APC Petition Number:</b>	1601-PUD-01
<b>Petitioner:</b>	Steve A. Wilson, Inc. by Nelson & Frankenberger
<b>Requested Action:</b>	An amendment to replace and supersede the Centennial North Planned Unit Development (PUD) District with the Wilshire Planned Unit Development (PUD) District.
<b>Current Zoning:</b>	Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33)
<b>Current Land Use:</b>	Undeveloped / Agricultural
<b>Exhibits:</b>	<ol style="list-style-type: none"><li>1. Staff Report</li><li>2. Location Map</li><li>3. Concept Plan and Character Exhibits</li><li>4. Wilshire Amendment Ord. 15-46</li><li>5. Centennial North PUD Ord. 05-10</li><li>6. Neighborhood Meeting Summary</li><li>7. APC Certification</li></ol>
<b>Prepared by:</b>	Pam Howard, Associate Planner

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### **PETITION HISTORY**

This petition was introduced at the January 11, 2016, City Council meeting. The petition received a public hearing at the February 1, 2016, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded this petition with a unanimous favorable recommendation at its February 16, 2016, meeting. This petition is eligible for adoption consideration at the March 14, 2016, Council meeting.

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### **PROJECT OVERVIEW**

**Project Location:** The Petitioner is requesting a zoning change for approximately thirty-nine (39) acres generally located on the north side of 156<sup>th</sup> Street west of Spring Mill Road, (see **Exhibit 2**).

Property History: The original Centennial North PUD District (Ord. 05-10) was adopted in 2005, and included 157 acres (the “Original PUD Ordinance”). In 2015, the West Rail PUD District (Ord. 15-46), was approved to replace and supersede the portion of Centennial North that lies directly west of this proposal. This proposal will replace and supersede the remainder of the Centennial North PUD District.

Original PUD Ordinance: The Original PUD Ordinance (see **Exhibit 6**) established a maximum density of 2.5 dwelling units per acre, with minimum lot areas of 7,500 square feet and 8,750 square feet. The minimum open space was thirty percent (30%). Additionally, the ordinance established minimum architectural standards, which included permitting vinyl siding as well as requiring enhanced front and side facades through a minimum point system of optional architectural elements.

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## **AMENDMENT REQUEST**

The Petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and to accommodate the proposed homes and site design. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to this property, and would be known as the “Wilshire Planned Unit Development (PUD) District” (the “Proposed Ordinance”).

Default Standards: The Proposed Ordinance (see **Exhibit 5**) sets a minimum lot area of 9,100 square feet for all lots. The Underlying Zoning District is proposed as SF4: Single-Family High Density District, consistent with recent amendments to the Original PUD Ordinance.

Permitted Uses: The Proposed Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District and allows a maximum of eighty-six (86) single-family dwellings which equates to 2.2 units per acre.

Development and Design Standards: The Proposed Ordinance generally defaults to the Unified Development Ordinance (the “UDO”).

Architectural Standards: The UDO’s architectural standards for perimeter lots abutting 156<sup>th</sup> Street would apply. The Proposed Ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl and minimum roof overhangs. In addition the proposed ordinance incorporates minimum requirements for enhanced front and side facades, which includes 4 set requirements for the front façade and a point system for the side facades.

Landscaping Standards: The Proposed Ordinance modifies the UDO’s standards for individual lot landscaping by subjecting all lots to the planting standards for lots under 8,000 sq. ft. in the UDO.

Open Space and Amenities: The Original PUD Ordinance established a minimum open space requirement of thirty percent (30%). The Proposed Ordinance requires a minimum open space of fifteen percent (15%), consistent with the UDO’s requirements for the SF4 Zoning District. Additionally, the Proposed Ordinance requires a trail connection to the school property and a playground.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for “Suburban Residential” include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

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## **PROCEDURAL**

**Public Hearing:** Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the November 2, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

### **Statutory Considerations:**

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

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

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## **RECOMMENDATIONS / ACTIONS**

### **Plan Commission Recommendation**

At its February 16, 2016 meeting, the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 7 in favor, 0 opposed) (see **Exhibit 5**).

### **City Council**

Introduction: January 11, 2016

Eligible for Adoption: March 14, 2016

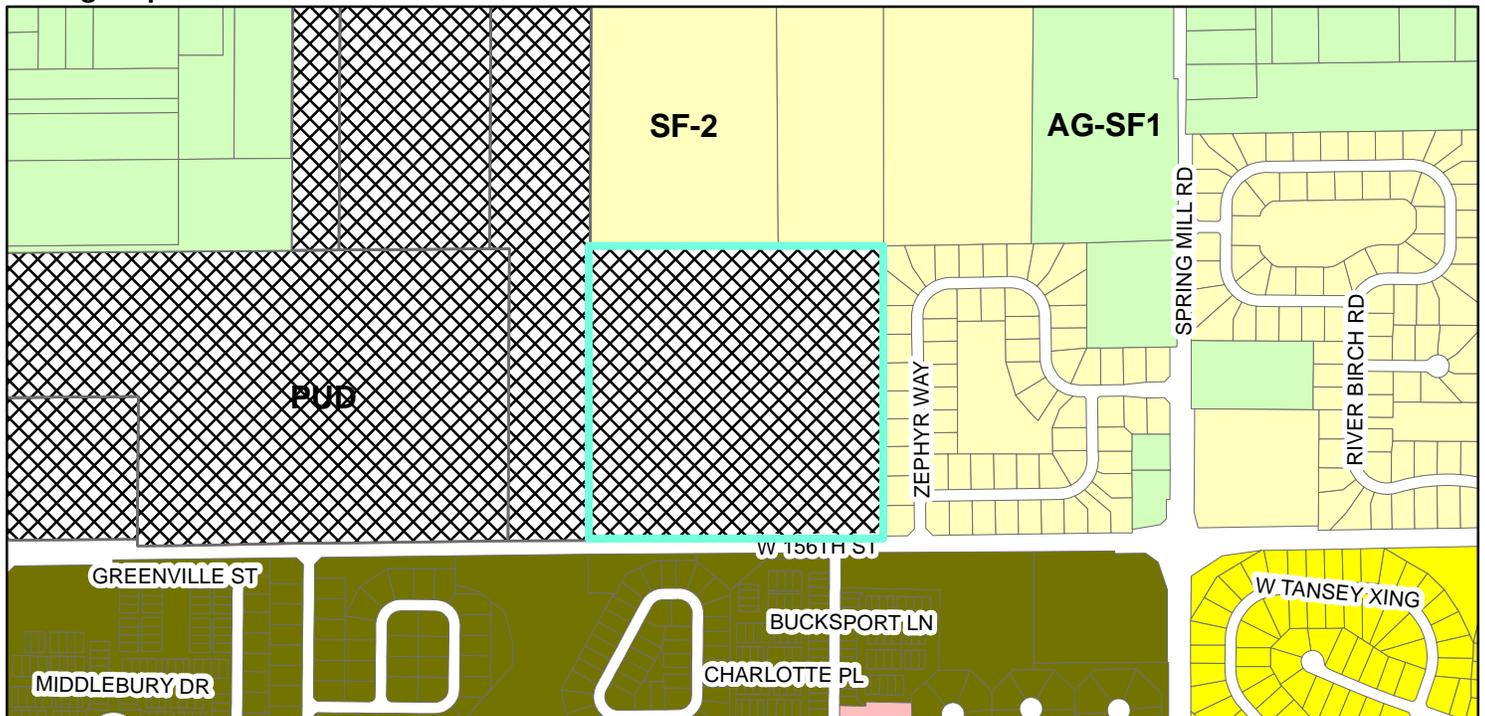
Submitted by: Pam Howard, Associate Planner  
Economic and Community Development Department

**Aerial Location Map**

Subject Parcel



**Zoning Map**



**Zoning**

- |  |  |  |                                |
|--|--|--|--------------------------------|
|  | AG-SF1 (Agriculture - Single Family - 1) |  | SF-2 (Single Family - 2)       |
|  | SF-3 (Single Family - 3)                 |  | SF-3 Cluster                   |
|  | LB (Local Business)                      |  | PUD (Planned Unit Development) |
|  | Parcel                                   |  |                                |

**EXHIBIT B**  
**CONCEPT PLAN**



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1601-PUD-01.

**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 1 of 5)



**EXHIBIT C**  
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**EXHIBIT C**  
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**EXHIBIT C**  
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**EXHIBIT C**  
**CHARACTER EXHIBITS**  
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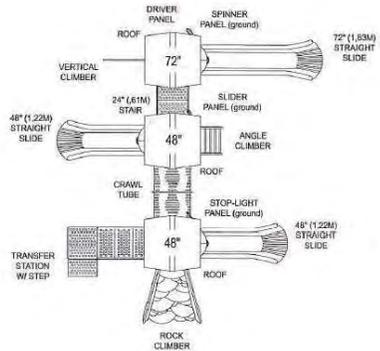


**EXHIBIT D**  
**Playground Equipment**  
 (Page 1 of 1)

**Wilshire Proposed Playground Equipment**



**Mega Tunnel Junction** AGE: 5-12   
 PSD-1104-FTD



**Heavy Duty Swings** AGE: 2-12

SWING-H8-4.

- 4-Seats 2-3/8" (6,03cm) outer diameter end posts and 3-1/2" (8,8cm) outer diameter top rail
- Slash-proof, black belt swing seats with zinc coated chains
- Priced as shown with the 8' (2,44m) high top rail and 4-seat option
- Also available: 8' (2,44m) high with 2, 6 or 8 seats or 10' (3,05m) high with 2, 4, 6 or 8 seats

## ORDINANCE NUMBER 15-46

### AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**WILSHIRE PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

**WHEREAS**, on February 13, 2006, the Town Council of the Town of Westfield, Hamilton County, Indiana, adopted Ordinance 06-09 recorded as Instrument No. 200600008441 in the Office of the Recorder of Hamilton County, Indiana, amending Ordinance No. 05-10 (collectively the "Amended Centennial North PUD District Ordinance"),

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1601-PUD-01**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Amended Centennial North PUD District Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 1601-PUD-01** 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 February 17, 2016;

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

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

#### **Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known

as the "**Wilshire PUD District**" (the "District").

- 1.2 This Planned Unit Development District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Amended Centennial North PUD District Ordinance, as applicable to the Real Estate.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."
- 2.2 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 Subject Home. A Single-family Dwelling that is the subject of an application for

an improvement location permit.

- 2.6 **Same Elevation:** The same architectural Front Building Façade.
- 2.7 **Underlying Zoning District:** The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

**Section 3. Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 4. Underlying Zoning District(s).** The Underlying Zoning District shall be the SF4: Single Family High Density District.

**Section 5. Permitted Uses.** The permitted uses shall be as set forth below.

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed eighty-six (86).

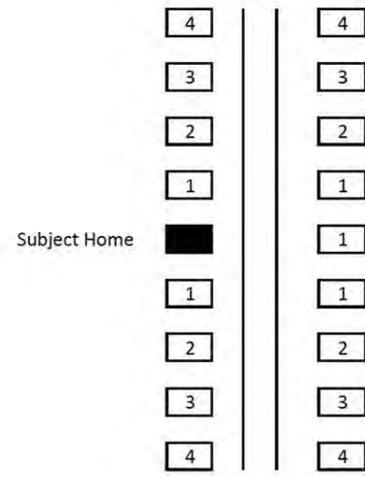
**Section 6. General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

<b>Standard</b>	
Minimum Lot Area	9,100 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	20'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	65'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1,750 SF
Two Story Dwellings	2,200 SF

**Section 7. Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

B. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation:
  - a) All Dwellings shall have a minimum two (2) car attached garage.
  - b) Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors. A maximum of forty percent (40%) of the garage doors in the district may be of the same style. Garage doors with different window designs shall qualify as a different style.

- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
  
- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
  - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
  - b) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
  - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
  - d) Architecturally-treated entranceways (for homes without a front porch).
  
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
  - a) Side load or angled garage.
  - b) Hip roof.
  - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
  - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
  - e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
  - f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
  - g) Bay window (a minimum of six (6) feet wide).
  - h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim

otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.

- i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;

- i. All lots shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.
- ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

**Section 8.** **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or 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.

**Section 9.** **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be enhanced to require a minimum of fifteen percent (15%) of the Real Estate, as generally shown on the Concept Plan.

B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.

C. Amenities: The following amenities shall be provided:

- i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 156th Street north to Shamrock Springs Elementary School, shall be installed in substantial compliance with the

locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

- ii. Playground. Playground equipment, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan.

*[Remainder of page intentionally left blank, signature page follows]*

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

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

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

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

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

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

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

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

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

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Robert L. Horkay

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Robert L. Horkay

\_\_\_\_\_  
Mark F. Keen

\_\_\_\_\_  
Mark F. Keen

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Mark F. Keen

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Charles Lehman

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

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: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 15-46** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2016, at \_\_\_\_\_ m.

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

I hereby APPROVE **ORDINANCE 15-46**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

I hereby VETO **ORDINANCE 15-46**

this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

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

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz, Nelson & Frankenger  
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Wilshire - PUD District Ordinance 7 030716

**SCHEDULE OF EXHIBITS**

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

Exhibit D Playground Equipment

**EXHIBIT A**  
**REAL ESTATE**

The Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

**EXHIBIT B**  
**CONCEPT PLAN**



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1601-PUD-01.

**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 1 of 5)



**EXHIBIT C**  
**CHARACTER EXHIBITS**  
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**EXHIBIT C**  
**CHARACTER EXHIBITS**  
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**EXHIBIT C**  
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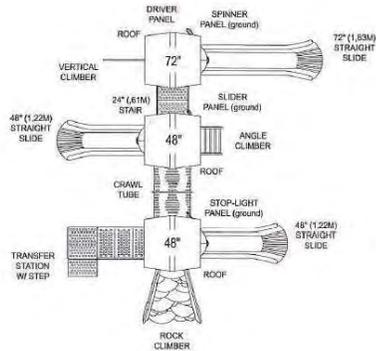


**EXHIBIT D**  
**Playground Equipment**  
 (Page 1 of 1)

**Wilshire Proposed Playground Equipment**



**Mega Tunnel Junction** AGE: 5-12   
 PSD-1104-FTD



**Heavy Duty Swings** AGE: 2-12

SWING-H8-4.

- 4-Seats 2-3/8" (6,03cm) outer diameter end posts and 3-1/2" (8,8cm) outer diameter top rail
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- Also available: 8' (2,44m) high with 2, 6 or 8 seats or 10' (3,05m) high with 2, 4, 6 or 8 seats

9100  
42  
200  
none

20050028800  
Filed for Record in  
HAMILTON COUNTY, INDIANA  
JENNIFER J HAYDEN  
05-11-2005 At 02:00 pm.  
ORDINANCE 91.00

**ORDINANCE NO. 05-10**

**AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 - LAND USE CONTROLS**

**WHEREAS**, The Town 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 Township Plan Commission ("Commission") considered a petition (docket 0408-PUD-07) filed with the Commission to rezone certain lands; and

**WHEREAS**, the Westfield Washington Township Plan Commission did take action to forward the request to the Westfield town Council with a positive recommendation under the provision of IC 36-7-4-605; and

**WHEREAS**, the Secretary of the Commission certified the action of the commission to the Town Council on March 28, 2005 and

**WHEREAS**, the Westfield Town Council is subject to the provision of IC 36-7-4-608(f) or IC 36-7-4-608 (g) concerning any action on this request.

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

**SECTION 1. WC-16-04.**

The Zoning Ordinance and the Zone Map of the Zoning Ordinance are hereby amended as described in the attached "Centennial North Planned Unit Development.  
See attached Exhibit 1 for legal description.

Best Possible Image All Pages

**SECTION 2.** This ordinance shall be in full force and effect from and after its passage.

**ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF**

**WESTFIELD, HAMITON COUNTY, INDIANA THIS** 9 **DAY OF**

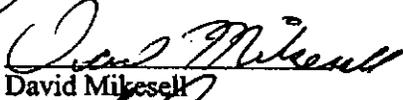
May **,2005**

**WESTFIELD TOWN COUNCIL**

**Voting For**

  
Teresa Otis Skelton

  
Jack Hart

  
David Mikesell

  
Bob Smith

  
Ron Thomas

**Voting Against**

\_\_\_\_\_  
Teresa Otis Skelton

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
David Mikesell

\_\_\_\_\_  
Bob Smith

\_\_\_\_\_  
Ron Thomas

**Abstain**

\_\_\_\_\_  
Teresa Otis Skelton

\_\_\_\_\_  
Jack Hart

\_\_\_\_\_  
David Mikesell

\_\_\_\_\_  
Bob Smith

\_\_\_\_\_  
Ron Thomas

ATTEST:

  
Cindy Gossard  
Treasurer

This ordinance prepared by  
Jerry Rosenberger, Town Manager

5/3/2005

Ordinance 05-10  
Centennial North PUD rezone

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

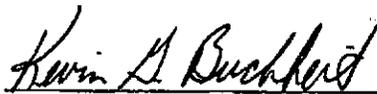
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The Westfield-Washington Township Advisory Plan Commission met on Monday, March 28, 2005, to consider a Planned Unit Development (PUD). Notice of public hearing on March 28, 2005, was presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed PUD is as follows:

0408-PUD-07, 156<sup>th</sup> Street & Ditch Road  
Centennial North PUD, 380 residential units on 157 acres,  
by Estridge Development

A motion was approved to forward this request to the Westfield Town Council with a positive recommendation (5-2-0).

I, Kevin G. Buchheit, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on March 28, 2005.



Kevin G. Buchheit, AICP, Secretary

April 4, 2005

Date

**DRAFT MINUTES WESTFIELD-WASHINGTON TOWNSHIP ADVISORY  
PLAN COMMISSION**

*MARCH 28, 2005*

**0408-PUD-07**      **156<sup>th</sup> Street & Ditch Road.** Centennial North PUD, 380  
residential units on 157 acres, by Estridge Development.

Mr. Stumpf, Estridge Companies, presented the details of the project. Stumpf stated they have been working with the Committee and have worked through some of the concerns including a revised land plan, where they have decreased the density.

Kelleher stated concern regarding the fact that Centennial residents have decided they do not want the added people using their pool and other facilities; therefore, she would like to see the pool put back in as it was originally proposed.

Stumpf stated they were not committing to a pool on this project.

Thomas opened the floor to the public for their comments.

Ms. Michelle Bryant thanked Stumpf for working with her, moving the town homes, and listening to ideas regarding creating some natural habitats in the area.

Mr. John Dippel supports the revised plan and spoke in favor of adding the pool.

Horkay expressed concern about the language under Exterior Surfaces. He stated it references contact fiber board under what will be approved by the developer. He does not want to see approval determined by the developer of what equivalent materials are; therefore, he feels we should retain more control over what equivalent materials might be.

The Commission determined "equivalent materials" would be determined by the Town's Approved List, and the Planning Department would be responsible for making sure a project had the appropriate "approved" materials.

Thomas discussed the issue of the Buckeye Pipeline going through this property. He stated he would like to see Estridge make a commitment that they pass along this pipeline information to the residents and that the Homeowner's Association would also pass this information on to new residents.

Kelleher moved to send a negative recommendation to the Town Council on 0408-PUD-07 unless Estridge would commit to the addition of a pool.

Kelleher withdrew her motion.

Stumpf returned to the meeting and the Commission returned to previous discussion on item, 0408-PUD-07.

Stumpf discussed the issue of the pool with Mr. Paul Estridge, who has conceded to add the pool under protest with the condition that if the Centennial residents wish to allow a reciprocal agreement for the use of the pool, a pool would not be required in Centennial North.

Thomas stated that if the Centennial North residents did come to an agreement with the Centennial residents to use the pool, some kind of crossing needs to be installed so traffic does not become a dangerous issue for pedestrians.



Stevenson seconded, and the motion passed 5-2 (Horkay, Peyton)-0.

Stevenson moved to continue 0408-PUD-07 to the April Plan Commission meeting in order for Estridge to make a decision on whether to commit to the addition of a pool.

Stevenson withdrew her motion.

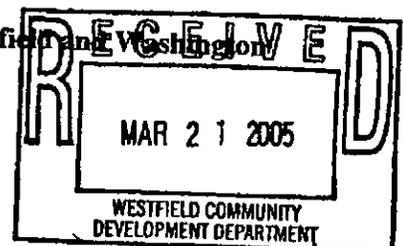
This item would be revisited later in the meeting in order to give Stumpf time to discuss pool issue with Mr. Paul Estridge.

*Centennial North  
Planned Unit Development*

**ORDINANCE NO. 05-10**

*Final Draft 03-21-05*

**An ordinance amending the Zoning Ordinance of the Town of Westfield and Washington  
Township, Hamilton County, Indiana**



# Centennial North Planned Unit Development Ordinance

## TABLE OF CONTENTS AND SCHEDULE OF EXHIBITS

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### SCHEDULE OF EXHIBITS

- A. Architectural Standards for Area A – Village Collection Homes
- B. Architectural Standards for Area B – Ameritage Homes on 70' Lots
- C. Architectural Standards for Area C – Ameritage Homes on 80' Lots
- D. Architectural Standards for Area D – Lockerbie Town Home Collection
- E. Development Standards
- F. Conceptual Land Plan, Open Space Concept, Amenities Center Concept, Landscape Buffering
- G. Real Estate – Legal Description
- H. Development Plan Review (DPR) provisions of the Zoning Ordinance
- I. Landscaping Standards of the Zoning Ordinance
- J. Lighting Standards of the Zoning Ordinance
- K. Sign Standards of the Zoning Ordinance

**CENTENNIAL NORTH PLANNED UNIT DEVELOPMENT**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE TOWN OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA**

This PUD Ordinance (the "Centennial North PUD") amends the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the Town of Westfield under authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended;

**WITNESSETH:**

**WHEREAS**, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by the Estridge Development Company, Inc. for the real estate containing approximately 157.144 acres more or less, legally described on Exhibit "F" hereto, and located in Washington Township, Hamilton County, Indiana (the "Real Estate");

**WHEREAS**, the Commission has sent to the Town Council of the Town of Westfield, Indiana (the "Town Council") its recommendation adopted on the \_\_\_\_\_ day of \_\_\_\_\_, 2005; and

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council meeting in regular session, that the Zoning Ordinance and the Zone Map (the "Zone Map") of the Zoning Ordinance are hereby amended as follows:

**SECTION 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 Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of 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;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvements on-site so as to preserve desirable features; and
- G. Mitigate the problems that may be presented by specific site conditions.

**SECTION 2. EFFECT.** The development standards created by this Centennial North PUD supersede the development standards of the Zoning Ordinance. Unless otherwise specified herein, the owner(s) of the Real Estate shall otherwise comply with the terms, conditions, and procedures of PUD Ordinance 02-01 (WC 16.04.190).

**SECTION 3. RECLASSIFICATION OF ZONING.** The zoning classification of the Real Estate is reclassified on the Zone Map to the Planned Unit Development District classification – Centennial North PUD, the underlying zoning classification of which shall be the SF-3 District of the Zoning Ordinance in force at the time of the enactment of this Centennial

North PUD. Permitted uses shall be restricted to single family attached and detached dwellings and their typical accessory uses (e.g. amenity center, playgrounds, etc.) as detailed in the table below. The maximum gross density of the community shall be 2.5 dwelling units per acre.

Area	Use	Number of Dwelling Units	Approximate Acreage
A	Single Family Detached Residences	70	28.9
B	Single Family Detached Residences	107	41.0
C	Single Family Detached Residences	92	56.1
D	Single Family Attached Residences	124	31.1
	<b>Totals</b>	<b>393</b>	<b>157.1</b>

Note: The acreages and number of dwelling units listed in the above table may increase or decrease by 15%, but the maximum number of dwelling units shall be 393 dwelling units.

**SECTION 4. APPLICABILITY OF ZONING ORDINANCE.** Subject only to the following changes and modifications set forth herein and contained in the plans and drawings which are attached hereto as exhibits, all of the provisions of the Zoning Ordinance in force and effect at the time of the enactment of this Centennial North PUD including, without limitation, the DP Provisions, the Landscaping Standards, the Lighting Standards, and the Sign Standards, shall apply to the Real Estate.

**SECTION 5. DEVELOPMENT STANDARDS.** The applicable development standards for Area A, Area B, Area C, and Area D are specified in what is attached hereto and incorporated herein by reference as Exhibit E.

**SECTION 6. ARCHITECTURAL STANDARDS.** The applicable architectural standards for Area A, Area B, Area C, and Area D are specified in what is attached hereto and incorporated herein by reference as Exhibit A, Exhibit B, Exhibit C, and Exhibit D respectfully.

**SECTION 7. STREET STANDARDS.** The street design standards shall be the same as those within Centennial. The Developer shall not be required to install street lights as required by WC 16.04.240(I). Dusk to dawn lights on the homes and uplights on the entry walls shall be used in lieu of street lights.

**SECTION 8. LANDSCAPE STANDARDS.**

**A. Road Frontage Standards**

1. Where the Real Estate abuts primary arterials, secondary arterials, or collector roads not internal to the Real Estate, at least one shade tree or evergreen tree per thirty (30) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees shall not be required along detention ponds or within gas pipeline easements. Trees planted along road frontage shall be credited toward overall on-site landscaping requirements set forth in Table 16.06.050-01.

**B. Perimeter Landscape Buffering**

1. Landscape buffering shall be required along the perimeter of the site as illustrated on the Landscape Buffering Plan in Exhibit F.
2. No perimeter landscape buffer shall be required along detention ponds or along the school property line.
3. **Type A Buffer**
  - a. The Type A Buffer is intended to physically separate and visually screen the Real Estate from the adjoining residential land uses.
  - b. The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20)

linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree:shrub). At least 50% of the required planting shall be evergreen trees.

- c. Where the buffer abuts existing woodlands at least 50 feet deep, the buffer shall be a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree:shrub). At least 50% of the required planting shall be evergreen trees.
- d. Plantings required to be placed in the Type A buffer shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

#### 4. Type B Buffer

- a. The Type B Buffer is intended to soften the visual appearance of the rear yards of homes from adjacent streets external to the Real Estate. This type of buffer is not required by the standard landscape ordinance.
- b. The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree per thirty (30) linear feet of buffer. At least 50% of the required planting shall be evergreen trees.
- c. Plantings required to be placed in the Type B buffer shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.

#### C. Parking Lot Landscaping

- 1. Due to its location at the interior of the site, the parking lot at the amenities center shall not be required to comply with the parking lot landscaping requirements of the Zoning Ordinance.

**SECTION 9. SIGNAGE STANDARDS.** The Real Estate shall be permitted a maximum of 64 square feet of sign area on one or more monument signs per entrance. The monument sign(s) shall not exceed nine (9) feet in height.

**SECTION 10. CONCEPTUAL LAND PLAN AND DEVELOPMENT OF REAL ESTATE.** The Development Plan for the Real Estate shall be submitted approved in one (1) phase pursuant to the Conceptual Land Plan. The Development Plan for the Real Estate may be submitted at any time within three (3) years from the enactment of this Centennial North PUD, without the need for an extension of time from the Plan Commission; however, a Development Plan for the Real Estate may not be submitted more than three (3) years after the date of the enactment of this PUD Ordinance, without an extension of time from the Plan Commission.

**SECTION 11. DEFINITIONS.** The following definitions shall apply in this Centennial North PUD:

**Building Height:** The distance measured from the average ground level at the foundation of the residence facing the street to the mean height between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys and other similar structures shall not be included in calculating building heights.

**Conceptual Land Plan:** Attached hereto and incorporated herein by reference as Exhibit "F" is the Conceptual Land Plan for Area A, Area B, Area C, and Area D.

**DPR Provisions:** Attached hereto and incorporated herein by reference as Exhibit "H" are the Development Plan Review provisions (the "DPR Provisions") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

**Landscape Standards:** Attached hereto and incorporated herein by reference as Exhibit "I" are the Landscape Standards (the "Landscape Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

**Lighting Standards:** Attached hereto and incorporated herein by reference as Exhibit "J" are the Lighting Standards (the "Lighting Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

**Living Space:** The square footage of the home exclusive of garages, porches, patios, and basements.

**Nailite:** Polypropylene specialty siding panels manufactured with injection-molding technology and a proprietary coating process that replicates cedar siding.

**Openspace:** Commonly-owned areas within the community including parks, public pathways, water detention areas, screening buffers, etc., but not including water retention ponds and rights-of-way.

**Sign Standards:** Attached hereto and incorporated herein by reference as Exhibit "K" are the Sign Standards (the "Sign Standards") of the Zoning Ordinance that were in full force and effect at the time of the enactment of the Centennial North PUD.

**Vinyl:** Vinyl siding shall have a minimum 0.044 thickness.

ALL OF WHICH IS RESOLVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2005 BY THE TOWN COUNCIL OF THE TOWN OF WESTFIELD, INDIANA.

**WESTFIELD TOWN COUNCIL**

Voting For

Voting Against

Abstain

\_\_\_\_\_  
Teresa Otis Skelton

\_\_\_\_\_  
Teresa Otis Skelton

\_\_\_\_\_  
Teresa Otis Skelton

\_\_\_\_\_  
Jack Hart

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Jack Hart

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Jack Hart

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David Mikesell

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David Mikesell

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Bob Smith

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Bob Smith

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Bob Smith

\_\_\_\_\_  
Ron Thomas

\_\_\_\_\_  
Ron Thomas

\_\_\_\_\_  
Ron Thomas

**ATTEST:**

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

## EXHIBIT A

### ARCHITECTURAL STANDARDS FOR AREA A Village Collection Homes

#### A. Architectural Standards

1. Design Elements. Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. Roof Form and Overhangs
  - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
  - b. All residences shall have eaves of a minimum eight inch overhang.
3. Design Objectives. Residences shall be required to meet the following:
  - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
  - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. Garage Composition and Orientation
  - a. All residences shall have a minimum two car attached garage.
  - b. Front load garages shall be permitted.
5. Typical Lot Landscaping
  - a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
6. Exterior Surfaces
  - a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.
  - b. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
    - i. Side load or angled garage
    - ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
    - iii. Roofline direction change or roofline height change greater than sixteen inches (16");

- iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
  - v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
  - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
  - viii. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
  - ix. Separate overhead door per car for each garage;
  - x. Roof design featuring hip roof, dormers (two minimum), a reverse gable, a shed roof accent, two (2) or more roof planes, or a covered front entry;
  - xi. Architecturally-treated entranceways (for homes without a front porch);
  - xii. Bay window;
  - xiii. Transom window(s);
  - xiv. Veranda/balcony;
  - xv. Garage doors containing windows of high standard and quality;
  - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - xvii. Exterior chase fireplace.
- c. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:
- i. Side load or angled garage;
  - ii. Hip roof;
  - iii. Roofline direction change or roofline height change greater than sixteen inches (16");
  - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);

- v. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
  - vi. Three or more windows on the façade;
  - vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
  - viii. Bay window;
  - ix. Transom window(s);
  - x. Veranda/balcony;
  - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - xii. Exterior chase fireplace.
  - xiii. Architectural treatment on gable ends; or
  - xiv. Sunroom or screened porch.
- d. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear façades facing External Streets and five foot returns for side facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);
  - ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
  - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the rear façade elevation, excluding relief for doors and windows (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);
  - iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
  - v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
  - vi. Elevated deck with decorative rail a minimum of 12 feet in width;
  - vii. Roofline direction change or roofline height change greater than sixteen inches (16");
  - viii. Bay window;

- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.

## EXHIBIT B

### ARCHITECTURAL STANDARDS FOR AREA B Ameritage Homes on 70' Lots

#### A. Architectural Standards

1. **Design Elements.** Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.
2. **Roof Form and Overhangs**
  - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
  - b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.
3. **Design Objectives.** Residences shall be required to meet the following:
  - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
  - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. **Garage Composition and Orientation**
  - a. All residences shall have a minimum two car attached garage.
  - b. Front load garages shall be permitted.
5. **Typical Lot Landscaping**
  - a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.
6. **Exterior Surfaces**
  - a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
  - b. Generally, all homes shall have masonry or equivalent, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
  - c. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

- i. Side load or angled garage
  - ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
  - iii. Roofline direction change or roofline height change greater than sixteen inches (16");
  - iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
  - v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
  - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
  - viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
  - ix. Separate overhead door per car for each garage;
  - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
  - xi. Architecturally-treated entranceways (for homes without a front porch);
  - xii. Bay window;
  - xiii. Transom window(s);
  - xiv. Veranda/balcony;
  - xv. Garage doors containing windows of high standard and quality;
  - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - xvii. Exterior chase fireplace.
- d. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:
- i. Side load or angled garage;
  - ii. Hip roof;

- iii. Roofline direction change or roofline height change greater than sixteen inches (16") or two (2) or more roof planes;
  - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
  - vi. Three or more windows on the façade;
  - vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
  - viii. Bay window;
  - ix. Transom window(s);
  - x. Veranda/balcony;
  - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - xii. Exterior chase fireplace.
  - xiii. Architectural treatment on gable ends; or
  - xiv. Sunroom or screened porch.
- e. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);
  - ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
  - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);
  - iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

- v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
- vi. Elevated deck with decorative rail a minimum of 12 feet in width;
- vii. Roofline direction change or roofline height change greater than sixteen inches (16");
- viii. Bay window;
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.

## EXHIBIT C

### ARCHITECTURAL STANDARDS FOR AREA C Ameritage Homes on 80' Lots

#### A. Architectural Standards

1. **Design Elements.** Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.
2. **Roof Form and Overhangs**
  - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
  - b. All residences shall have eaves of a minimum eight inch overhang on the front and rear of the building.
3. **Design Objectives.** Residences shall be required to meet the following:
  - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
  - b. Identical model elevations shall be separated by at least one lot. No identical model elevations shall be directly across the street from one another.
4. **Garage Composition and Orientation**
  - a. All residences shall have a minimum two car attached garage.
  - b. Front load garages shall be permitted.
5. **Typical Lot Landscaping**
  - a. Portions of the lot draining to the front shall be sodded. Portions of the lot draining to the rear shall be seeded.
6. **Exterior Surfaces**
  - a. Permitted exterior surfaces shall include: vinyl, EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
  - b. Generally, all homes shall have masonry or equivalent, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
  - c. Each residence using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:

- i. Side load or angled garage
  - ii. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
  - iii. Roofline direction change or roofline height change greater than sixteen inches (16");
  - iv. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
  - v. Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
  - vi. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - vii. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
  - viii. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
  - ix. Separate overhead door per car for each garage;
  - x. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
  - xi. Architecturally-treated entranceways (for homes without a front porch);
  - xii. Bay window;
  - xiii. Transom window(s);
  - xiv. Veranda/balcony;
  - xv. Garage doors containing windows of high standard and quality;
  - xvi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - xvii. Exterior chase fireplace.
- d. Each residence using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:
- i. Side load or angled garage;
  - ii. Hip roof;

- iii. Roofline direction change or roofline height change greater than sixteen inches (16") or two (2) or more roof planes;
  - iv. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - v. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
  - vi. Three or more windows on the façade;
  - vii. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
  - viii. Bay window;
  - ix. Transom window(s);
  - x. Veranda/balcony;
  - xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
  - xii. Exterior chase fireplace.
  - xiii. Architectural treatment on gable ends; or
  - xiv. Sunroom or screened porch.
- e. Each residence using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Covered open or screened porch (minimum size ten foot by ten foot, porches with arbor or similar roof treatments shall be deemed to meet this element requirement);
  - ii. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
  - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);
  - iv. Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;

- v. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
- vi. Elevated deck with decorative rail a minimum of 12 feet in width;
- vii. Roofline direction change or roofline height change greater than sixteen inches (16");
- viii. Bay window;
- ix. Transom window(s);
- x. Veranda/balcony;
- xi. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
- xii. Exterior chase fireplace; or
- xiii. Architectural treatment on gable ends.

## EXHIBIT D

### DEVELOPMENT AND ARCHITECTURAL STANDARDS FOR AREA D Lockerbie Town Home Collection

#### A. Architectural Standards

1. **Design Elements.** Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. The use of long, massive, unbroken, exterior blank walls shall be avoided.
2. **Roof Form and Overhangs**
  - a. Roof form and design will include, where appropriate, varied pitches and ridge levels.
  - b. All residences shall have eaves of a minimum eight inch overhang.
3. **Design Objectives.** Residences shall be required to meet the following:
  - a. Residences located adjacent to an External Street and located so as to have a rear or side façade oriented to the External Street shall utilize multiple textures (e.g. rough, smooth, striated, etc.) or multiple architectural elements (e.g. quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks, etc.) on each façade visible from the External Street.
4. **Garage Composition and Orientation**
  - a. 75% of all residences shall have a minimum two car attached garage.
  - b. Rear load garages shall be mandatory.
5. **Typical Lot Landscaping**
  - a. Front yards and side yards shall be sodded and back yards shall be hydroseeded.
6. **Exterior Surfaces**
  - a. Permitted exterior surfaces shall include: nailite, vinyl, EIFS, stucco, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the Developer. Vinyl or aluminum clad windows and soffits shall be permitted.
  - b. Generally, all homes shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor of the front and a minimum of five foot (5') returns on the sides of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style does not warrant.
  - c. Each town home building using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
    - i. Covered front porch (at least six feet (6') in width and four feet (4') in depth;
    - ii. Roofline direction change or roofline height change greater than sixteen inches (16");

- iii. Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
  - iv. Architectural break, including cantilevered offsets of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - v. Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater.
  - vi. Masonry or equivalent, EIFS, stucco, or equivalent material on a minimum of the first floor or 25% of the total façade, exclusive of windows and doors.
  - vii. Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes, or a covered front entry;
  - viii. Architecturally-treated entranceways (for homes without a front porch);
  - ix. Bay window;
  - x. Transom window(s);
  - xi. Veranda/balcony; or
  - xii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows).
- d. Each town home building using vinyl siding on the sides of the residence shall utilize a minimum of one of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two of the following architectural elements on said side façade:
- i. Hip roof or two (2) or more roof planes;
  - ii. Roofline direction change or roofline height change greater than sixteen inches (16");
  - iii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
  - iv. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
  - v. Three or more windows on the façade;
  - vi. Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;

- vii. Bay window;
  - viii. Transom window(s);
  - ix. Veranda/balcony;
  - x. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
  - xi. Exterior chase fireplace; or
  - xii. Architectural treatment on gable ends.
- e. Each town home building using vinyl siding and located adjacent to an External Street that is oriented as to have the rear and/or side façade of the home predominately visible from an External Street shall have masonry or equivalent, EIFS, stucco, or equivalent material on the first floor for rear facades facing External Streets and five foot returns for side facades facing External Streets or a minimum of two (2) of the following design features on said façade(s):
- i. Shutters on all windows, where feasible (a minimum of three windows with shutters are required to meet this provision);
  - ii. Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed as meeting this requirement);
  - iii. Masonry or equivalent, EIFS, stucco, or equivalent material a minimum of 18 inches in height the entire length of the façade or a five foot return on the first floor;
  - iv. Hip roof (only for side facades facing External Streets) or two (2) or more roof planes;
  - v. Roofline direction change or roofline height change greater than sixteen inches (16");
  - vi. Bay window;
  - vii. Transom window(s);
  - viii. Architecturally-enhanced articulated trim moldings (e.g. fipons above windows);
  - ix. Exterior chase fireplace; or
  - x. Architectural treatment on gable ends.

**EXHIBIT E**  
**DEVELOPMENT STANDARDS**

Development Standard	Area A	Area B	Area C	Area D
Home Type	Village Collection	Ameritage Homes	Ameritage Homes	Lockerbie Town Homes
Minimum Lot Width at Building Line	60'	70'	80'	30' (1)
Minimum Lot Depth	125'	125'	125'	80'
Minimum Lot Frontage on Street	45'	50'	50'	25'
Minimum Lot Area	7,500 s.f.	8,750 s.f.	10,000 s.f.	2,400 s.f. (2)
Minimum Front Yard Setback	20'	20'	20'	15'
Minimum Side Yard Setback	5'	5'	5'	0'
Minimum Rear Yard Setback	20'	20'	20'	15'
Maximum Building Height	35'	35'	35'	40'
Minimum Separation between Buildings	12'	12'	12'	20'
Minimum Living Space for One Story Homes	1,750 s.f.	1,600 s.f.	1,600 s.f.	n/a
Minimum Living Space for Two Story Homes	2,180 s.f. (3)	2,000 s.f.	2,000 s.f.	1,700 s.f. (4)

**Notes:**

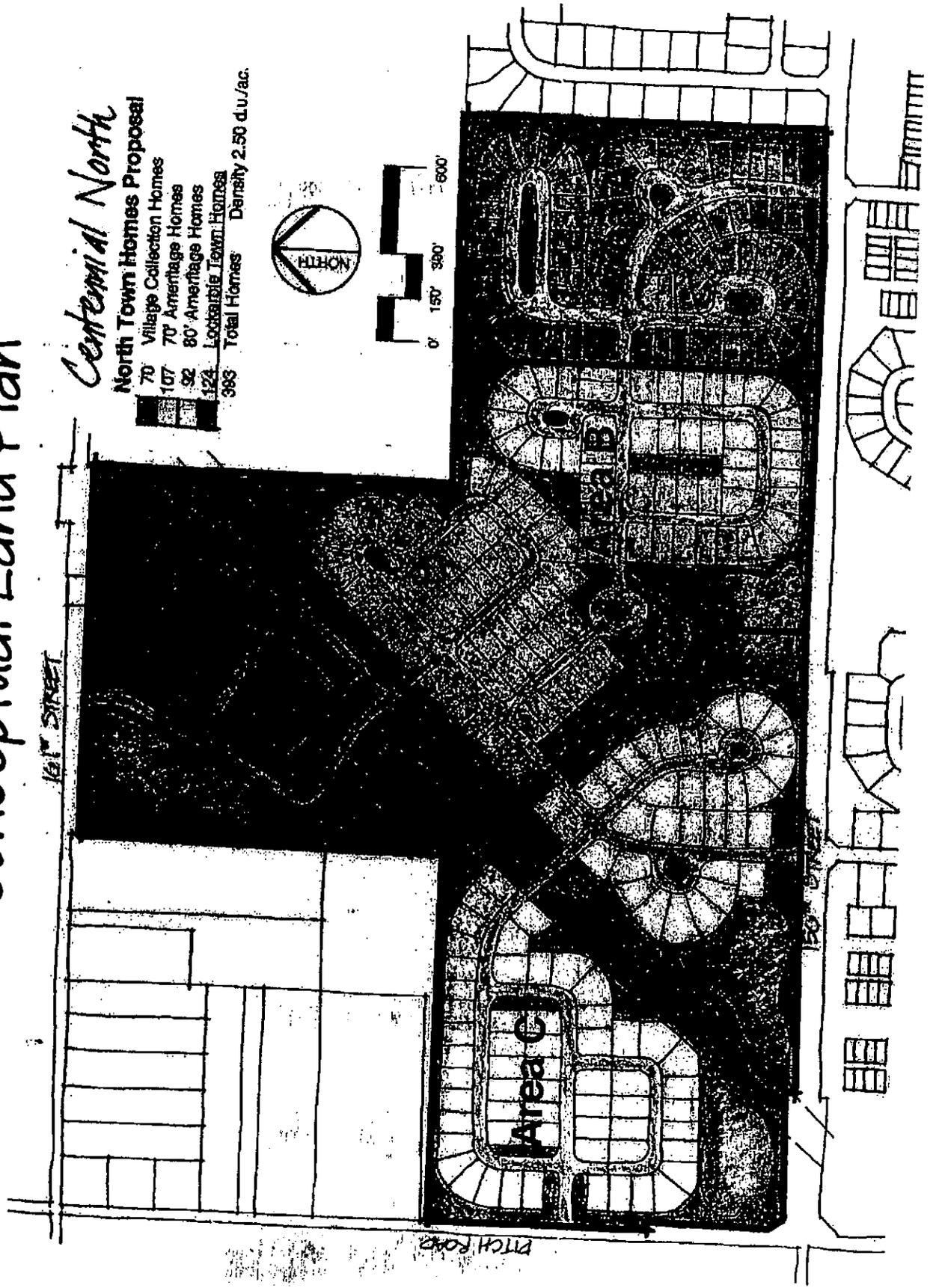
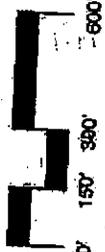
- (1) Exception: up to 25% of the town homes in Area D may have a minimum lot width of 25 feet.
- (2) Exception: up to 25% of the town homes in Area D may have a minimum lot area of 2,000 s.f.
- (3) Exception: up to 25% of the two-story homes in Area A may have a minimum living space of 2,050 s.f.
- (4) Exception: up to 25% of the town homes in Area D may have a minimum living space of 1,475 s.f.

# Conceptual Land Plan

## Centennial North

### North Town Homes Proposal

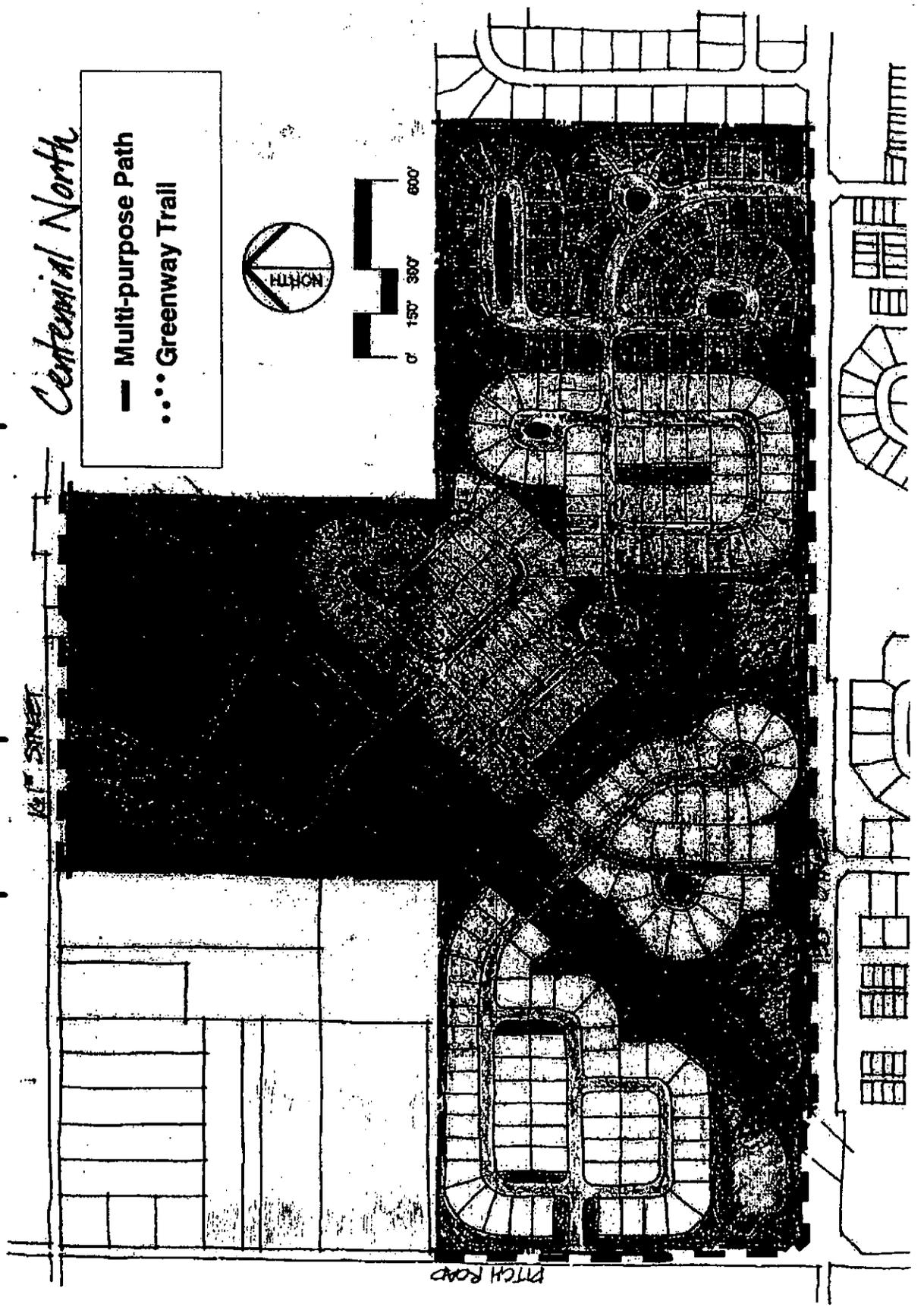
70	Village Collection Homes
107	70' Ameritage Homes
92	80' Ameritage Homes
124	Locktable Town Homes
393	Total Homes Density 2.50 d.u./ac.



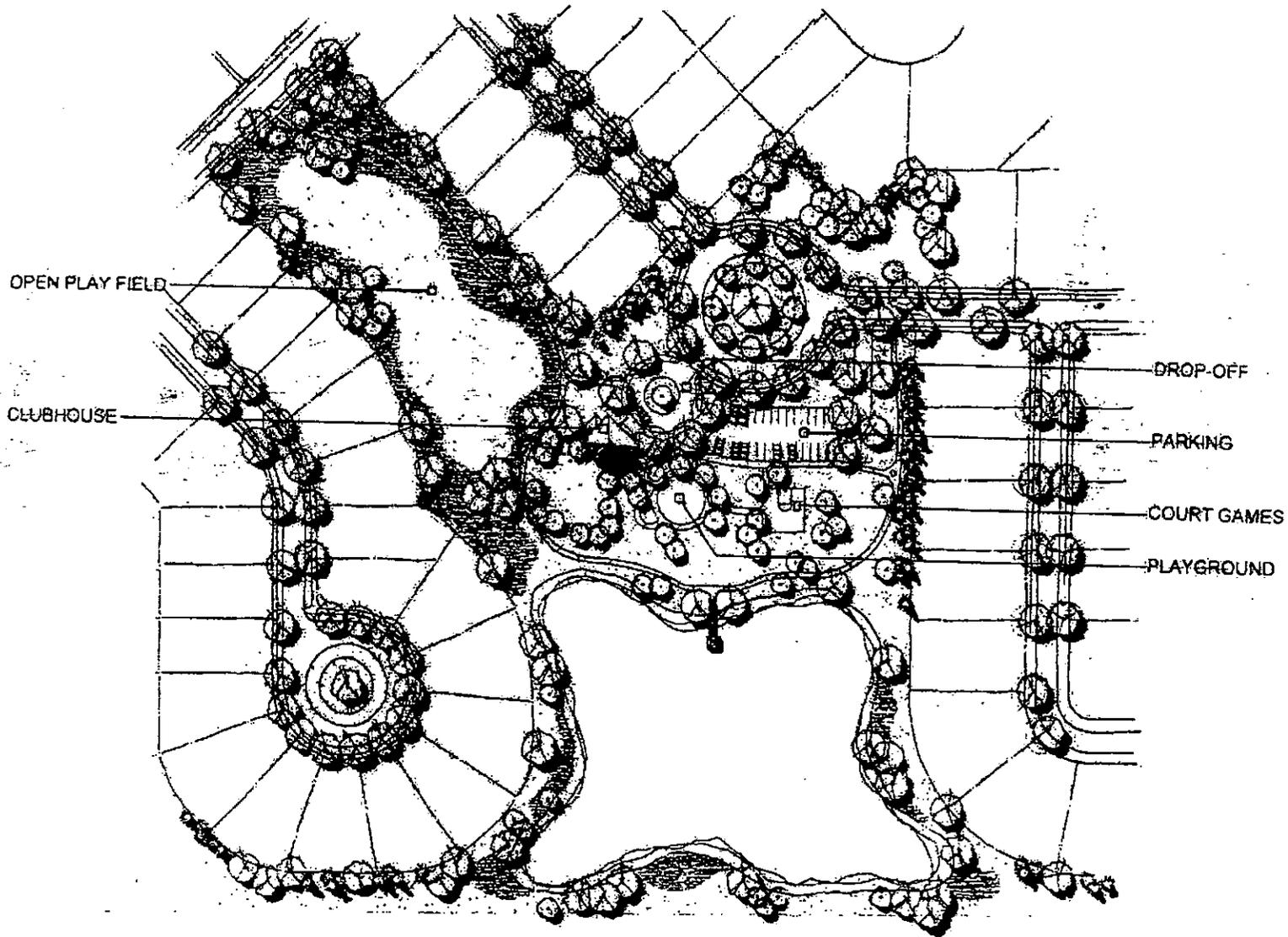
# Open Space Concept

*Centennial North*

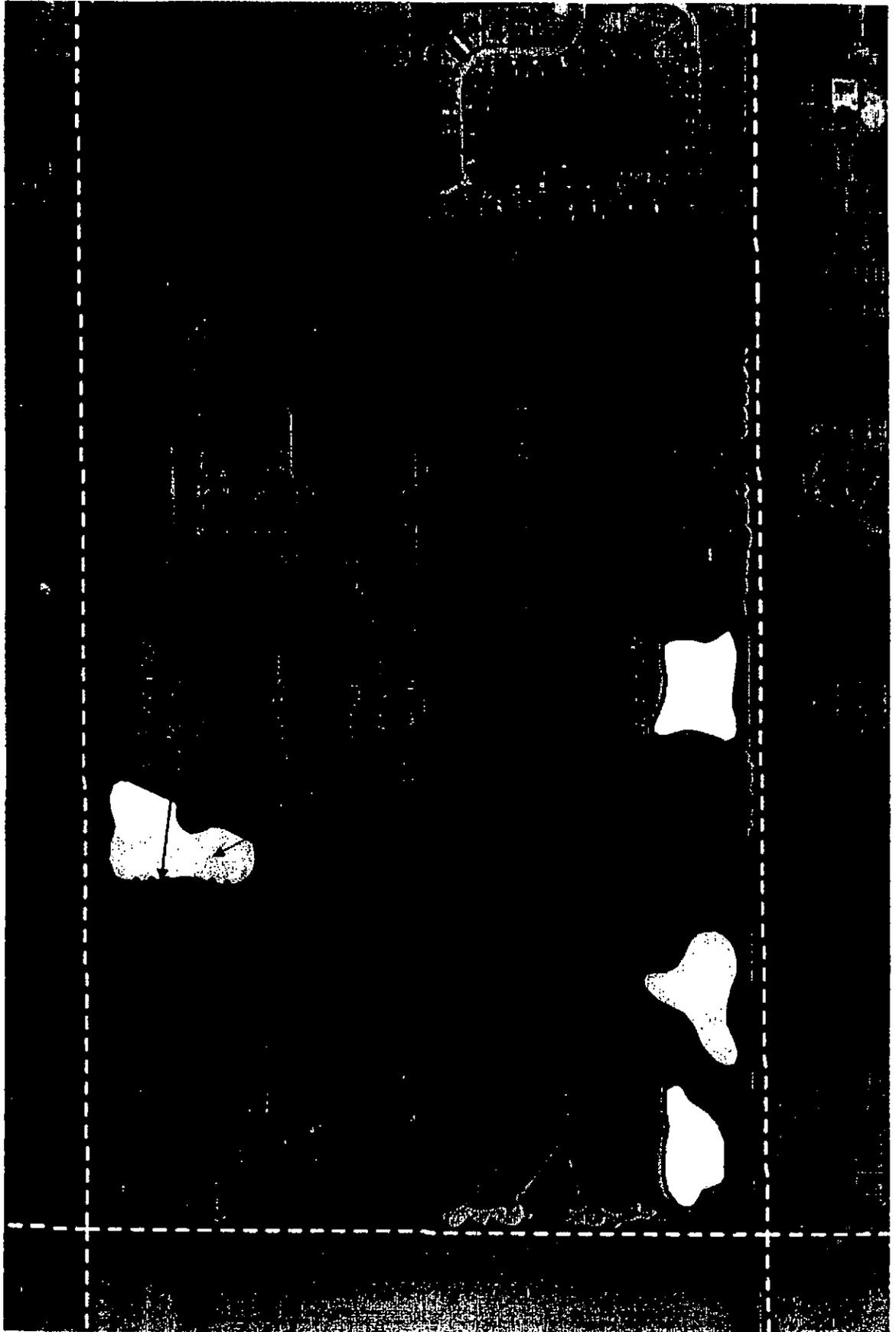
- Multi-purpose Path
- .... Greenway Trail



# Amenities Center Concept



# Landscape Buffering



## EXHIBIT F

### CONCEPTUAL LAND PLAN, OPENSOURCE CONCEPT, AMENITIES CENTER CONCEPT, AND LANDSCAPE BUFFERING

#### A. Conceptual Land Plan

1. The conceptual land plan for the project contains approximately 393 homes in four different home collections. The development and architectural standards for the home collections are outlined in Exhibits A through E.
2. The locations of the home collections are shown on the attached Conceptual Land Plan.

#### B. Open Space Concept

1. The majority of the open space within the project will follow a naturalistic design theme. The landscaping will use native and naturalizing plants including prairie and wildflower meadows. Areas designated for active recreation will utilize more manicured turfgrass areas and plant material.
2. The attached Open Space Concept Plan illustrates how the network of open spaces and trails within the community will be structured.
3. A minimum of 30% of the site shall be commonly-owned openspace.
4. No portion of a privately-owned single family detached residential lot shall encroach into the gas pipeline easements.

#### C. Amenities Concept

1. The abundance of open space in the community offers active and passive recreation opportunities.
2. Passive recreation opportunities are provided around the ponds, throughout the wildflower meadows, and in pockets of common area throughout the development.
3. Active recreation will be focused around the Amenity Center located in the middle of the community. The amenity center will contain a clubhouse, a playground, court games, and an open play field. These amenities are illustrated on the attached Amenity Area Concept plan.
4. Multi-use paths will run through the community connecting 156<sup>th</sup> Street with 161<sup>st</sup> Street. The paths will also connect to the Amenity Center. Multi-use paths will also run along the perimeter of 156<sup>th</sup> Street, 161<sup>st</sup> Street, and Ditch Road as required by the Thoroughfare Plan.

**EXHIBIT G**

**REAL ESTATE - LEGAL DESCRIPTION**

**Legal Description for the Easternmost 40 acres:**

Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, containing 40 acres more or less.

**THE ABOVE-DESCRIBED REAL ESTATE WAS FOUND BY THIS SURVEY TO BE DESCRIBED AS FOLLOWS:**

The Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

I further certify that the building(s) on the above-described real estate are located on and within the boundaries of said premises and that the buildings located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in a Special Flood Hazard Zone A as said tract plots by scale on Community Panel No. 180083 0120 F of the Flood Insurance Rate Maps dated February 19, 2003.

Certified: June 23, 2003

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Curtis C. Huff  
Registered Land Surveyor  
No. 80040348

**Legal Description for the Balance of the Site:**

**OVERALL TRACT (Tract A & B)**

Part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of said Quarter Section; thence North 00 degrees 09 minutes 24 seconds East (assumed bearing) along the West line of the Southwest Quarter of said Quarter Section 1312.51 feet to the Northwest corner thereof; thence North 89 degrees 22 minutes 30 seconds East along the North line of said Quarter-Quarter Section 1309.47 feet to the Northwest corner thereof; said point also being the Southwest corner of the Northeast Quarter of said Quarter Section; thence North 00 degrees 05 minutes 02 seconds East along the West line of the said Quarter-Quarter Section 1316.78 feet to the Northwest corner thereof; thence North 89 degrees 27 minutes 13 seconds East along the North line of said Quarter-Quarter Section 1307.78 feet to the Northwest corner thereof; thence South 00 degrees 00 minutes 39 seconds West along the East line of said Quarter Section 2617.77 feet to the Southeast corner thereof; thence South 89 degrees 17 minutes 48 seconds West along the South line of said Quarter Section 2622.31 feet to the place of beginning containing 118.193 acres, more or less.

I further certify that there are no building(s) on the above-described real estate and that the buildings located on the adjoining property do not encroach upon said real estate, except as indicated.

This is to certify that the subject property is not located in a Special Flood Hazard Zone A as said tract plots by side on Community Panel No. 180063 D120 F of the Flood Insurance Rate Maps dated February 19, 2003.

Certified: June 12, 2003

*Curtis C. Huff*  
Curtis C. Huff  
Registered Land Surveyor  
No. 80040348



REGISTERED  
June 12, 2003

BEST POSSIBLE IMAGE

**EXHIBIT H**

**DEVELOPMENT PLAN REVIEW (DPR) PROVISIONS**

This exhibit will contain the Development Plan Review (DPR) Provisions of the Zoning Ordinance, found in Section 16.04.165 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

**EXHIBIT I**

**LANDSCAPING STANDARDS**

This exhibit will contain the Landscaping Standards of the Zoning Ordinance, found in Sections 16.06.010 et. seq. of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

## **EXHIBIT J**

### **LIGHTING STANDARDS**

This exhibit will contain the Lighting Standards of the Zoning Ordinance, found in Sections 16.07.010 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

**EXHIBIT K**  
**SIGN STANDARDS**

This exhibit will contain the Sign Standards of the Zoning Ordinance, found in Sections 16.08.010 through 16.08.090 of the Zoning Ordinance, in effect on the date of the enactment of this Centennial North PUD Ordinance.

## January 26, 2016 Wilshire Neighborhood Meeting Summary

**Project:** Wilshire PUD District - Docket No. 1601-PUD-01

**Date:** Tuesday, January 26, 2016 at 6:30 pm

**Location:** Westfield City Hall building, 130 Penn Street, Westfield, Indiana

**Attendees:** Ty Rhinehart – Drees Homes

Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger

Pam Howard – Westfield Planning Staff

**Surrounding Neighbors (See attached Sign-in Sheet Ex. A)**

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### **Summary of Neighbor Questions and Petitioner's Responses:**

Jon Dobosiewicz provided an overview summary of the request. The following questions were asked:

1. What kind of landscaping or buffer will there be between the Wilshire subdivision and the Crosswind Commons subdivision?
  - a. Jon Dobosiewicz (JD) explained that the PUD requires a 5' wide landscape planting area that will contain newly planted trees and shrubs.
  - b. JD also explained that it was the Petitioner's intent to preserve any existing trees along this eastern perimeter, except for trees that may be dead or dying that should be removed for safety reasons.
  - c. JD also explained that the closest homes within Wilshire would be a minimum of approximately 20' to 30' from the property line.
2. Will this landscaping area between the Wilshire subdivision and the Crosswind Commons subdivision be a "raised" buffer area with a mound?
  - a. JD explained that the landscape area between Wilshire and Crosswind Commons would be at grade and would not be "raised" or mounded.
3. Some adjacent Crosswind Commons neighbors expressed a concern about drainage on their properties, they asked how the Wilshire drainage plan would work, they asked about the size of our drainage pipes and if any of our drainage plans could be found on-line on the City's website?
  - a. JD explained that the Petitioner is required to hold back drainage on their site and release it at a slower rate than it is being released currently. JD also explained that since the subject property was undeveloped, it is simply draining naturally.
  - b. JD also explained that the Wilshire drainage plan would entail piping stormwater into pipes, releasing the water into ponds on the Wilshire property and those ponds on the Wilshire site would then release water through a pipe system to the south into the Centennial drainage network.
  - c. JD explained that he would contact our civil engineer to determine the size of the pipes for the Wilshire drainage plan.
  - d. JD explained that the Petitioner would be required to comply with the City's drainage requirements and standards; and, if the project were approved, the Petitioner would come

back for secondary plat approval with a full set of construction drawings, including finalized drainage plans. JD explained that he was not sure if our drainage plans would be on the City's website, but he could follow up and check with the Planning Staff on that issue.

- i. JD suggested to this neighbor that if he sent JD an email requesting the final drainage plans, JD would provide them to him when they were completed and submitted to the City for final review.

4. What is the size of your smallest lots and the size of your largest lots?

- a. JD explained that the PUD required the minimum lot width to be 65'.
- b. JD explained that the PUD required the minimum lot size to be 9,100 square feet.
- c. JD explained that, based on the current layout, the largest lot would be approximately 30,000 square feet.

5. Will the Wilshire subdivision contain 1 or 2 story homes and what is the expected price ranges of the homes?

- a. JD explained that the homes would be predominately 2 story homes, but 1 story homes were permitted.
- b. JD explained that the builder conservatively anticipates the homes prices to be between \$300,000 to \$375,000.

6. How much brick will be on the homes? Will the homes have 2 or 3 car garages? How many homes are proposed? Will these be custom homes or will they have pre-determined floor plans?

- a. JD explained that the PUD contains architectural standards that exceed the architectural requirements contained in the City's Zoning Ordinance. Per the PUD, masonry is required as an option to meet the architectural requirements, hardi-plank is a permitted building material and vinyl siding is a prohibited building material.
- b. JD explained that both 2 car and 3 car garages are permitted per the proposed PUD.
- c. JD explained that the current layout for the subdivision contains 86 lots, but the original Centennial PUD Ordinance, which we are seeking to replace with the Wilshire PUD Ordinance, would have permitted approximately 100 lots.
- d. JD explained that while Drees, the proposed builder, offers pre-determined floor plans, its customers can modify those plans. JD also explained that Drees would be offering 6-8 different plans and the PUD has an anti-monotony requirement to assure a variety of home appearances.

7. Will there be a fence around the pond your show on your plan near 156<sup>th</sup> Street?

- a. JD explained that this pond would not have a fence around it; however, based on how close the pond is to the right-of-way, we may be required to install bollards between the 156<sup>th</sup> right-of-way and the pond.

8. Will 156<sup>th</sup> Street be widened as a result of the Wilshire proposal?

- a. JD explained that the Wilshire site layout plans for the construction of an accel/decel lane at our entrance, but that road widening will not be occurring along the entire frontage of our site adjacent to 156<sup>th</sup> Street.

9. What is maximum height of the homes? How close will the homes be to each other?

- a. JD explained that the homes were permitted to be 35' in height.
- b. JD explained that the minimum set back between homes would be 10', but generally on average the homes would be about 15' to 20' apart.

10. Will the trees along the eastern perimeter between the Wilshire neighborhood and Crosswind Commons remain? Will the fence along the common property line remain?

- a. JD also explained that it was the Petitioner's intent to preserve any existing trees along this eastern perimeter, except for trees that may be dead or dying that should be removed for safety reasons.
- b. JD also explained that during the construction plan phase a tree inventory for this area will most likely be done to determine the condition of these trees to determine which, if any, should be removed for safety reasons.
- c. JD explained that the Petitioner had no intent on removing the existing fence between the common property line of the Wilshire parcel and the Crosswind Commons parcel.

# Neighborhood Meeting Sign In-Sheet

Steve A. Wilson, Inc. ("Wilson") – Wilshire PUD District PUD Docket No. 1601-PUD-01

Tuesday, January 26, 2016 at 6:30 p.m., Westfield City Hall building, 130 Penn Street, Westfield, IN

---

NAME

ADDRESS

1. WILMA GRETOW

2. LINDA WHITE

3. MARY BOLK 15

4. Aimee Rawlings 6

5. Phillip Rawlings

6. Cindy Spoljancic

7. Steve Hoover

8. John Saler

9.

10.

11.

12.

13.

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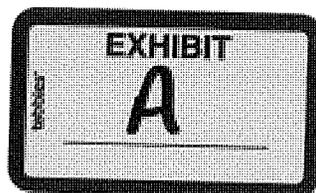
16.

17.

18.

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20.



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

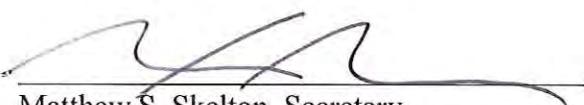
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The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, February 16, 2016, to consider an amendment to the Centennial North Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance (to be known as the "Wilshire Planned Unit Development District"). Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1601-PUD-01
Ordinance No.	15-46
Petitioner	Steve A. Wilson, Inc. by Nelson & Frankenberger
Description	The petitioner requests amendments to the Centennial North PUD Ordinance to modify the concept plan and associated development standards on approximately 39 acres +/-, located in the Centennial North PUD District (to be known as the "Wilshire Planned Unit Development District").

On February 16, 2016, a motion was made and passed to send a unanimous favorable recommendation to the City Council regarding this petition (Vote: 7 in favor, 0 opposed).

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

  
Matthew S. Skelton, Secretary

February 17, 2016

Date