



ORDINANCE NUMBER 15-18

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING A SECOND AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE HARMONY PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is an Ordinance (this "Ordinance") 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, the Council enacted Ordinance No. 12-14, the Harmony Planned Unit Development District (the "Harmony PUD Ordinance"), on January 14, 2014 as amended by Ordinance 14-55 (the "Harmony PUD Ordinance First Amendment");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1507-PUD-12**), requesting an amendment to the Harmony PUD 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. 1507-PUD-12** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) 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 July 7, 2015;

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 Harmony PUD Ordinance and the Unified Development Ordinance and are hereby amended as follows:

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(4)
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Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the Harmony PUD Ordinance, as amended by 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 the Harmony PUD Ordinance, as amended.
- 1.2 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.
- 1.3 All other provisions of the Harmony PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.4 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 the Harmony PUD Ordinance, as amended.

Section 2. Definitions. The following definition shall be added to *Article 6 Definitions*:

Primary plane of the Front Elevation of a home: the vertical portion of the front building façade that most contributes to establishing the volume of the house closest to the street. Typically, the primary plane is the solid wall of the house creating the enclosed living area. However, an open porch may qualify as the primary plane if it contains a gable a minimum of thirty (30) percent of the width of the house (as measured from the outer extent of the foundation upon which the gable resides) with an Architectural Treatment on Gable End, as generally depicted in **Exhibit B**.

Section 3. Development Standards for Multifamily Uses within the Mixed Use District.

The standards of *Section 2.4: Development Standards for Multifamily Uses within the Mixed Use District* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified below:

- 3.1 Minimum Setback from Internal Driveways/Parking Areas: *Section 2.4(D) Minimum Setback from Internal Driveways/Parking Areas* shall be removed.
- 3.2 Maximum Building Height: *Section 2.4(I) Maximum Building Height* shall be amended to provide that multi-family dwelling units shall have a maximum building height of three (3) stories.

Section 4. Architectural Standards. The standards of *Section 3.4: Architectural Standards* of the Harmony PUD Ordinance shall apply to the development of the District, except as otherwise modified below:

4.1 **Architectural Design Standards:** *Section 3.4(A) Architectural Design Standards* shall be amended to provide that single-family detached dwelling units on a fifty (50) foot Mew Lots or fifty (50) foot Alley-load Lots shall either: (i) comply with one of the defined architectural designs detailed in *Section 3.4(A)(3) Defined Architectural Designs*; or (ii) shall be substantially similar to the homes depicted in **Exhibit C** attached hereto (the "Village Collection Homes").

A. **Enhanced End Lots:** Enhanced End Lots are identified in **Exhibit D**. In order to enhance the architectural interest of the streetscape, a Village Collection Home on an Enhanced End Lot shall be subject to the following:

- 1) **Orientation:** The patio area on the side or rear Building Façade (as depicted in **Exhibit C**) (the "Patio Area") shall be oriented towards the Street.
- 2) **Specific Plan Enhancements:** The following plans (as included in **Exhibit C**) shall incorporate the following additional architectural enhancements on the Side Building Façade oriented towards the Street.
 - i. **Plan 4528-B ELV-2:** Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch window trim around all windows.
 - ii. **Plan 4528-D ELV-1:** Incorporate one (1) additional window in the garage façade. Incorporate minimum six (6) inch window trim around all windows.
 - iii. **Plan 4671-A ELV-2:** Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
 - iv. **Plan 4671-B ELV-2:** Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
 - v. **Plan 4671-C ELV-1:** Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch window trim around all windows.
 - vi. **Plan 5862-A ELV-1:** Incorporate one (1) additional window in garage façade. Repeat shutter feature provided on front elevation on single windows. Incorporate minimum six (6) inch window trim around all windows.

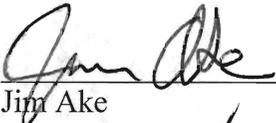
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- vii. Plan 5862-B ELV-1: Provide double window in dwelling façade near front of home, if floorplan allows. If not, then one (1) additional window in dwelling façade. Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch trim around all windows.
 - viii. Plan 5863-A ELV-1: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with those of front elevation.
 - ix. Plan 5863-A ELV-3: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with those of front elevation.
 - x. Plan 5863-B ELV-2: Incorporate one (1) additional window in garage façade. Incorporate minimum six (6) inch trim around all window and incorporate window mullions consistent with front elevation on all single or double hung windows. Extend three (3) foot tall masonry along the side of the dwelling façade to the corner break of the patio area.
 - xi. Plan 5864-C ELV-1: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.
 - xii. Plan 5864-B ELV-2: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.
 - xiii. Plan 5864-A ELV-2: Incorporate two (2) additional windows in garage façade (single or double hung). Incorporate minimum six (6) inch trim around all windows and incorporate window mullions consistent with front elevation.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS 13 DAY OF July, 2015.

Voting For

Voting Against

Abstain


Jim Ake

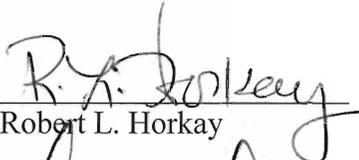
Jim Ake

Jim Ake


Steven Hoover

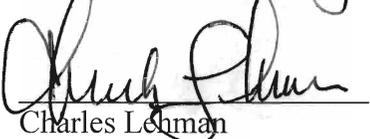
Steven Hoover

Steven Hoover


Robert L. Horkay

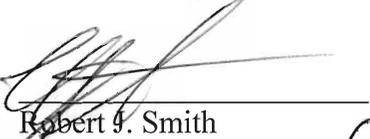
Robert L. Horkay

Robert L. Horkay


Charles Lehman

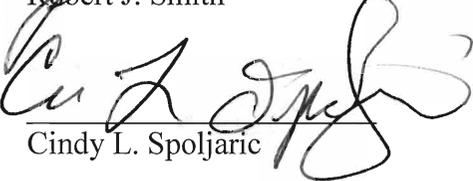
Charles Lehman

Charles Lehman


Robert J. Smith

Robert J. Smith

Robert J. Smith


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric


Robert W. Stokes

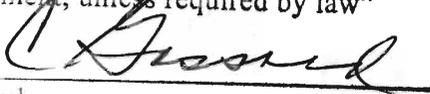
Robert W. Stokes

Robert W. Stokes



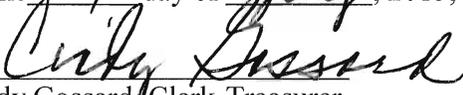

Cindy Gassard, Clerk Treasurer

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law"


Signed

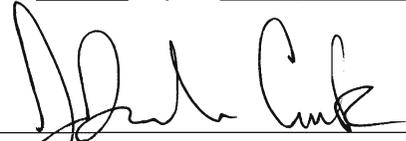
I hereby certify that **ORDINANCE 15-18** was delivered to the Mayor of Westfield

on the 14 day of July, 2015, at 2:00 pm.


Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-18**

this _____ day of _____, 2015.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-18**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by:
Bryan D. Stumpf, PLA, AICP
12965 Old Meridian Street
Carmel, IN 46032

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. Bryan D. Stumpf

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Front Façade Gable Examples

Exhibit C Village Collection Homes

Exhibit D End Lot Map

EXHIBIT A

REAL ESTATE

LEGAL DESCRIPTION

Part of the Northeast, Southeast and Northwest Quarters of Section 16, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the northeast corner of said Northeast Quarter; thence South 00 degrees 00 minutes 00 seconds East (assumed basis of bearings) along the east line of said Northeast Quarter 2,630.58 feet to the northeast corner of said Southeast Quarter; thence South 00 degrees 12 minutes 08 seconds East along the east line of said Southeast Quarter 2,636.09 feet to the southeast corner thereof; thence South 89 degrees 25 minutes 04 seconds West along the south line of said Southeast Quarter 1,352.43 feet to the southwest corner of the East Half of said Southeast Quarter; thence North 00 degrees 18 minutes 09 seconds West along the west line of said East Half 2,633.15 feet to the southeast corner of the West Half of said Northeast Quarter; thence South 89 degrees 17 minutes 41 seconds West along the south line of said West Half 1,357.06 feet to the southeast corner of said Northwest Quarter; thence South 89 degrees 01 minute 52 seconds West along the south line of said Northwest Quarter 678.57 feet to the southwest corner of the East Half of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 11 minutes 39 seconds West along the West line of said East Half 1,315.85 feet to the northwest corner thereof; thence South 89 degrees 07 minutes 05 seconds West along the south line of the Northeast Quarter of said Northwest Quarter 679.24 feet to the southwest corner thereof; thence North 00 degrees 13 minutes 25 seconds West along the west line of the Northeast Quarter of said Northwest Quarter 823.62 feet to a point that is 493.24 feet South 00 degrees 13 minutes 26 seconds East from the northwest corner of the Northeast Quarter of said Northwest Quarter; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 794.85 feet; thence North 00 degrees 13 minutes 25 seconds West 3.82 feet; thence North 89 degrees 12 minutes 17 seconds East parallel with the north line of said Northwest Quarter 285.30 feet to an east line of the 119.55-acre tract described in Instrument Number 200300107178, on file in the Office of the Recorder of Hamilton County, Indiana, the following six (6) courses are along the east, south and west lines of said 119.55-acre tract; 1) thence South 00 degrees 09 minutes 53 seconds East 108.70 feet; 2) thence North 89 degrees 12 minutes 17 seconds East 279.15 feet to the west line of said Northeast Quarter; 3) thence North 89 degrees 16 minutes 38 seconds East 450.00 feet; 4) thence South 00 degrees 09 minutes 53 seconds East 57.15 feet; 5) thence North 89 degrees 16 minutes 38 seconds East 518.47 feet; 6) thence North 00 degrees 00 minutes 00 seconds West parallel with the east line of said Northeast Quarter 655.30 feet to a point in the north line of said Northeast Quarter that is 1,751.34 feet west of the northeast corner of said Northeast Quarter; thence North 89 degrees 16 minutes 38 seconds East along said north line 1,751.34 feet to the POINT OF BEGINNING. Containing 277.55 acres, more or less.

EXHIBIT B

FRONT FAÇADE GABLE EXAMPLES

[see following pages]





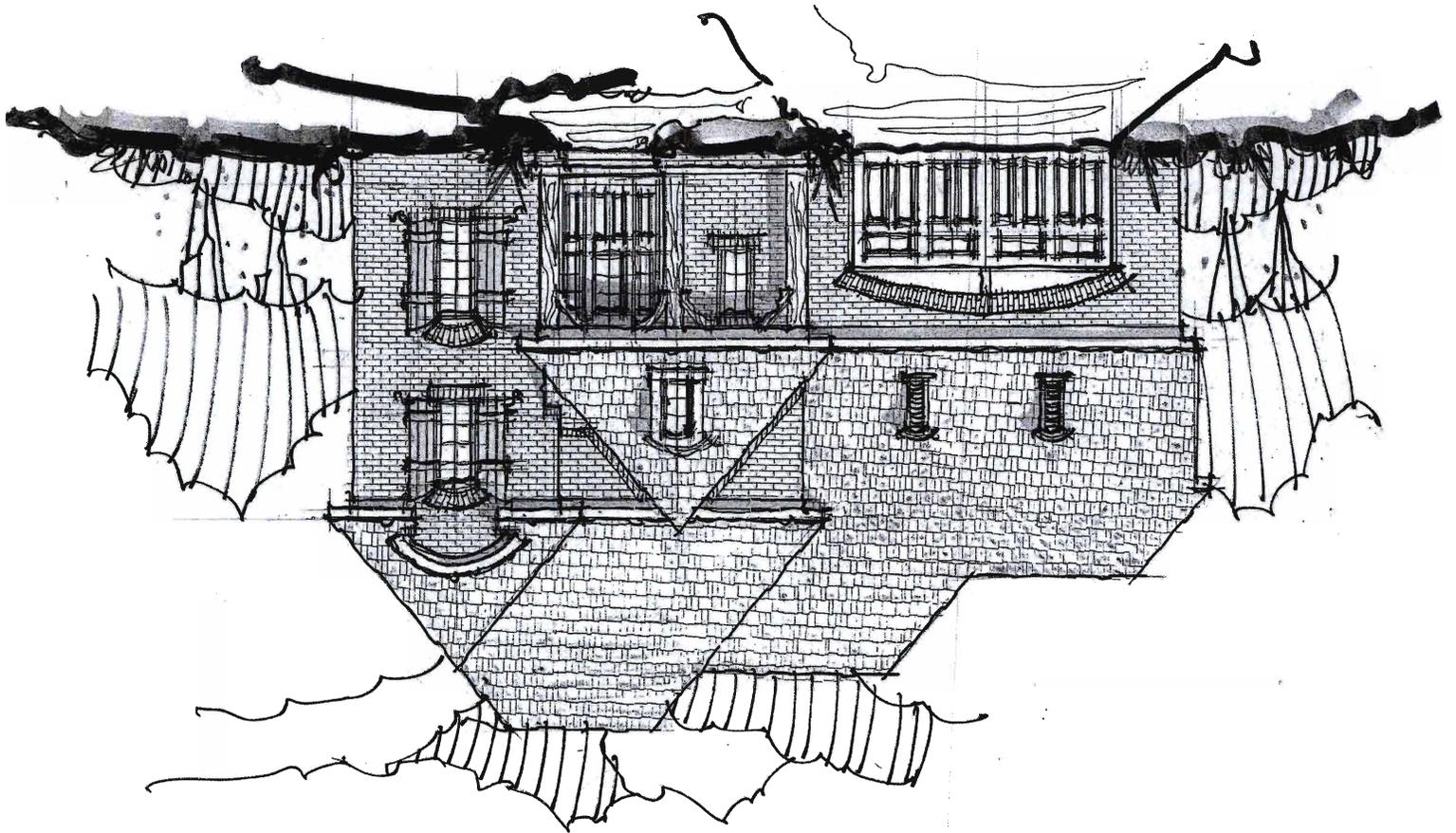
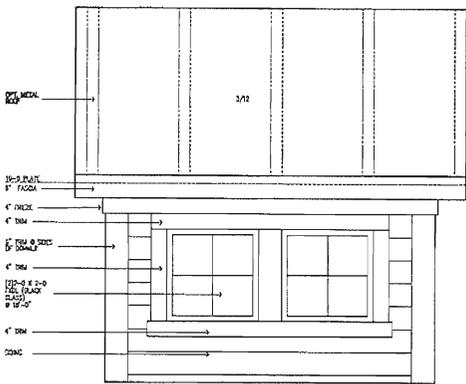


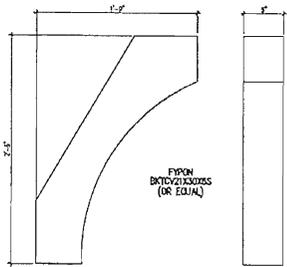
EXHIBIT C

VILLAGE COLLECTION HOMES

[see following pages]



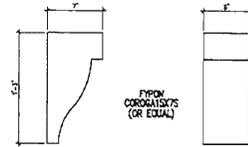
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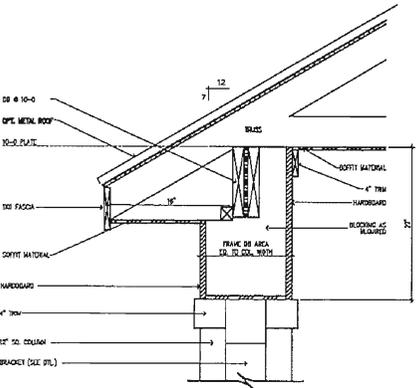
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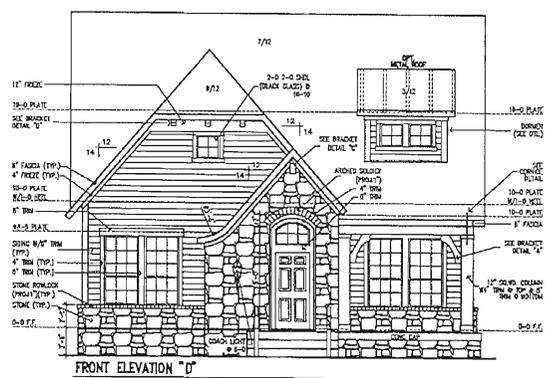


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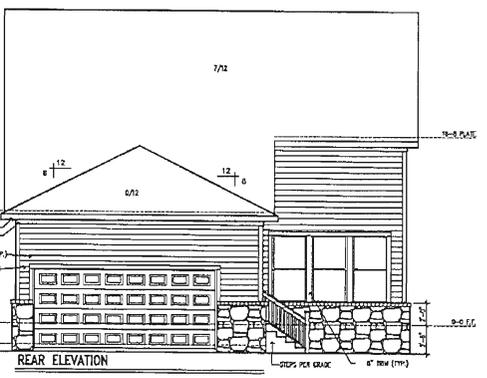


FRONT PORCH CORNICE DETAIL
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8-0 PLATE	6-11 3/8"
6-0 PLATE	5-11 3/8"
4-0 PLATE	4-11 3/8"
2-0 PLATE	3-11 3/8"
10-0 PLATE	10-11 3/8"
8-0 PLATE	8-11 3/8"
6-0 PLATE	6-11 3/8"
4-0 PLATE	4-11 3/8"
2-0 PLATE	2-11 3/8"



FRONT ELEVATION "D"



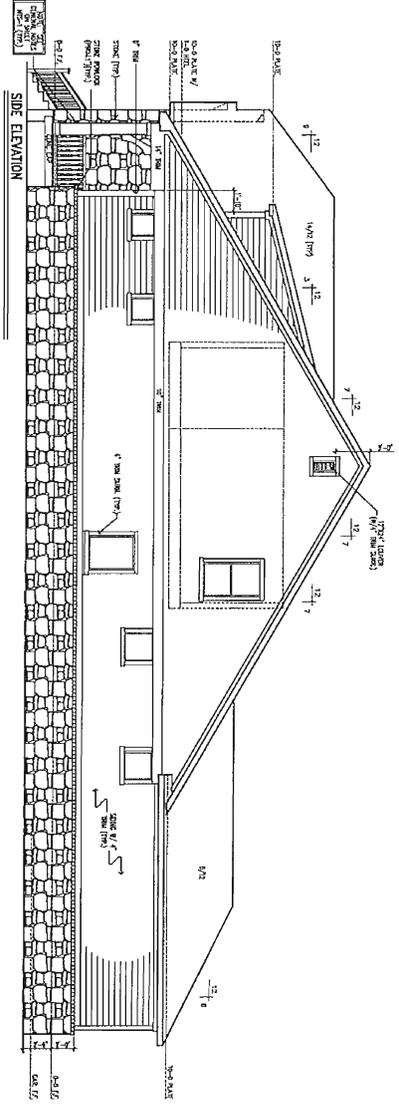
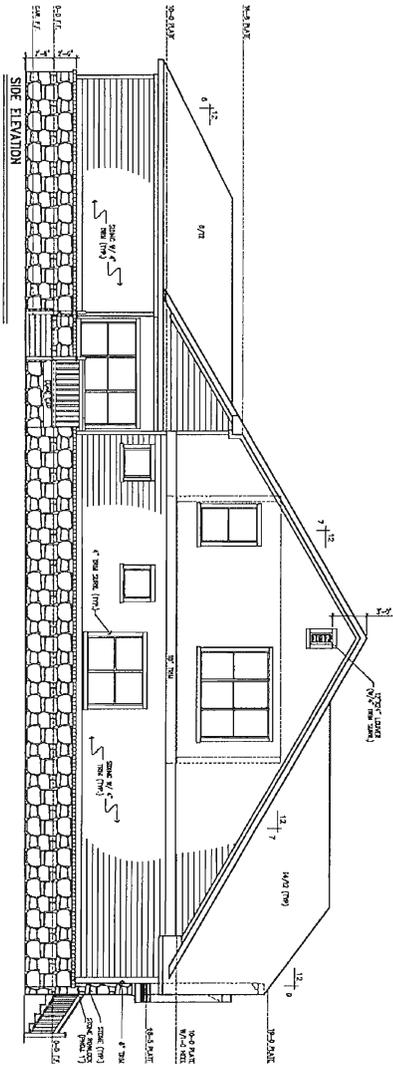
REAR ELEVATION

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David Weekley Homes
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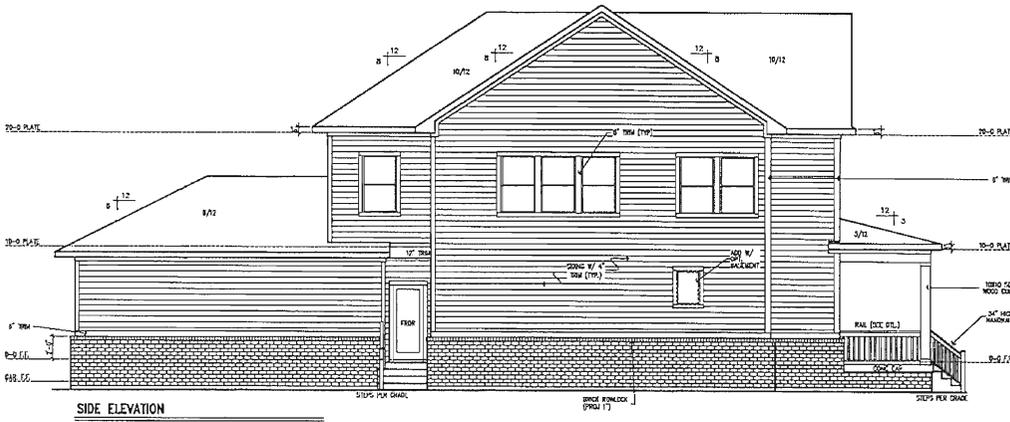
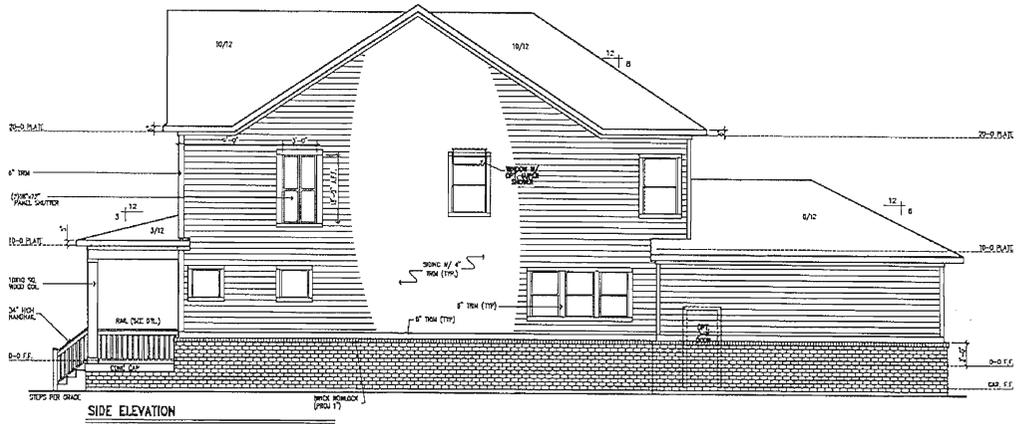
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Date: 12/16/14
Scale: 1/8" = 1'-0"
Rev: 01/15/15 JR

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TYP. PLATE HEIGHTS	
NUMBER	HEIGHT
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9-0 PLATE	8-11 5/8"
10-0 PLATE	9-11 5/8"
11-0 PLATE	10-11 5/8"
FIRST FLOOR PLATE HEIGHTS	
18-0 PLATE	18-01 7/8"
20-0 PLATE	19-11 7/8"
21-0 PLATE	20-11 7/8"
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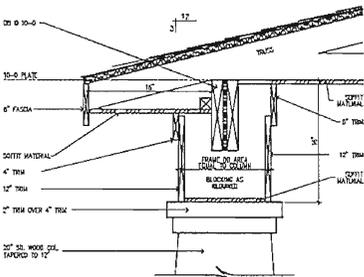


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David Weekley Homes
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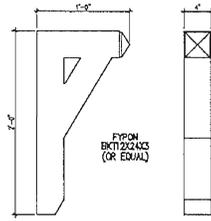
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 INDIANAPOLIS



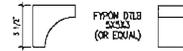
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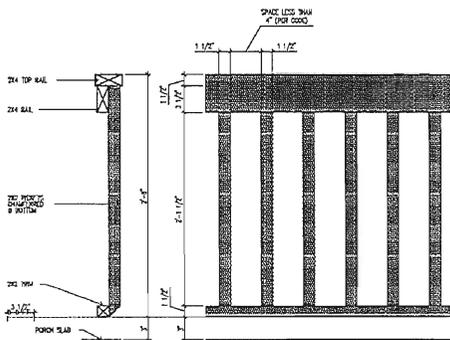
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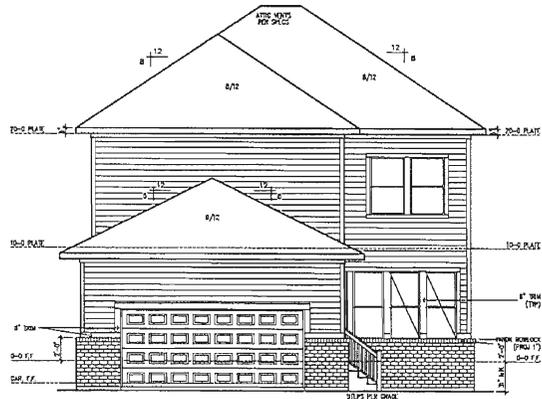
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12-0 PLATE	11-11 3/8
12-2 PLATE	12-1 3/8
14-0 PLATE	13-11 3/8
14-2 PLATE	14-1 3/8
16-0 PLATE	15-11 3/8
16-2 PLATE	16-1 3/8



FRONT ELEVATION "B"



REAR ELEVATION

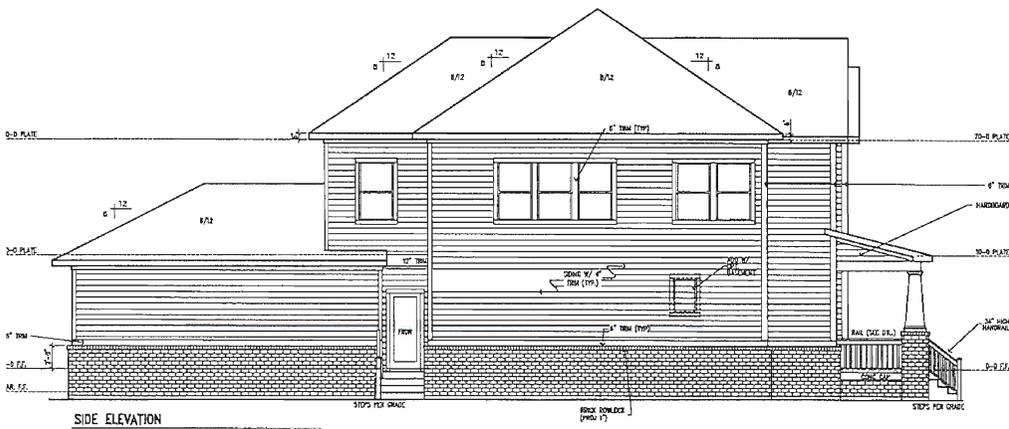
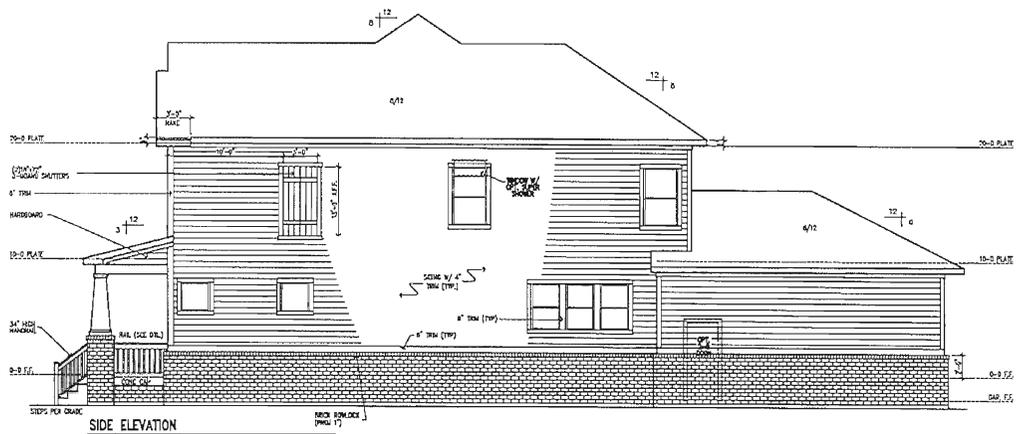
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David Weekley Homes
CNR/D/JP Scale: 1/8" = 1'-0"
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8'-6" PLATE	8'-5 3/8"
10'-0" PLATE	9'-11 3/8"
10'-6" PLATE	10'-5 3/8"
MULTI-LEVEL PLATES	
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10'-6" PLATE	10'-11 7/8"
10'-0" PLATE	10'-11 7/8"
10'-6" PLATE	10'-11 7/8"
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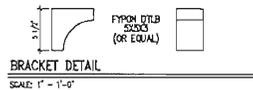
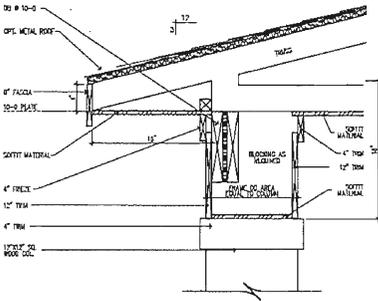


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 The specifications shown on this contract are the minimum specifications for the work. The actual specifications of the materials and workmanship shall be as shown on the drawings and as approved by the architect. The contractor shall be responsible for obtaining all necessary permits and for complying with all applicable laws and regulations.

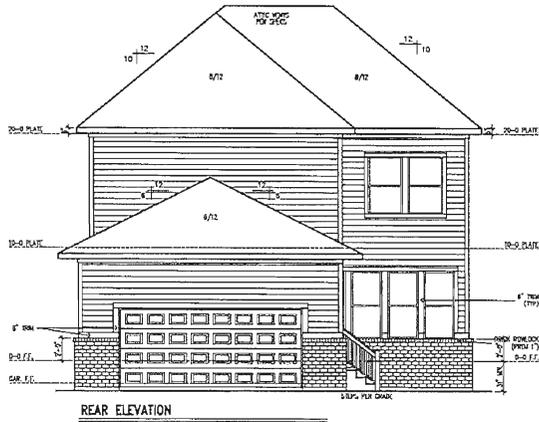
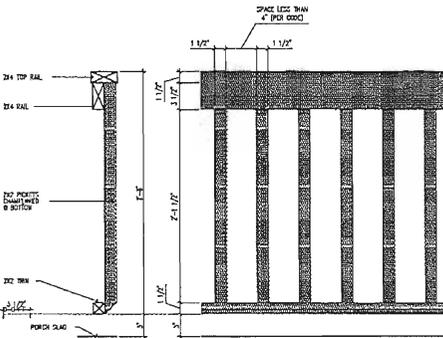
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TYP. PLATE HEIGHTS	
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11"-9" PLATE	10-11 5/8"
FOR USE IN THE BRACKET	
12"-9" PLATE	10-11 7/8"
13"-9" PLATE	11-11 7/8"
14"-9" PLATE	12-11 7/8"
FOR USE IN THE BRACKET	
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16"-9" PLATE	14-11 7/8"
17"-9" PLATE	15-11 7/8"



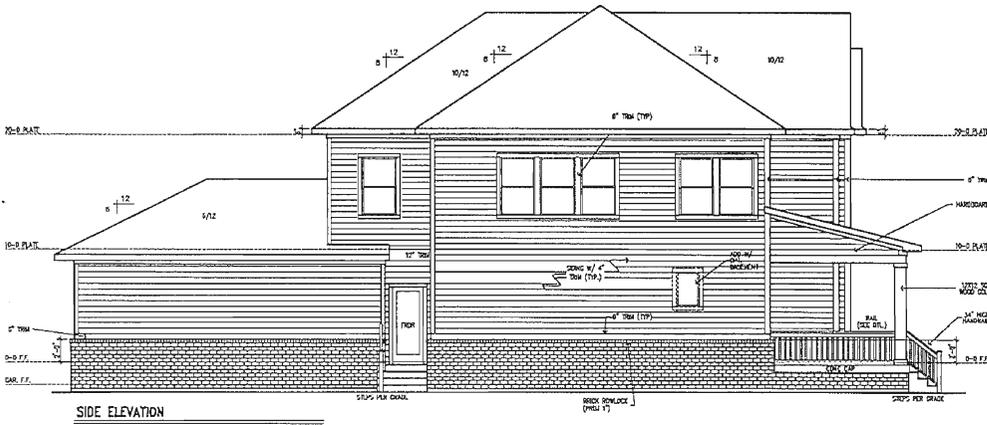
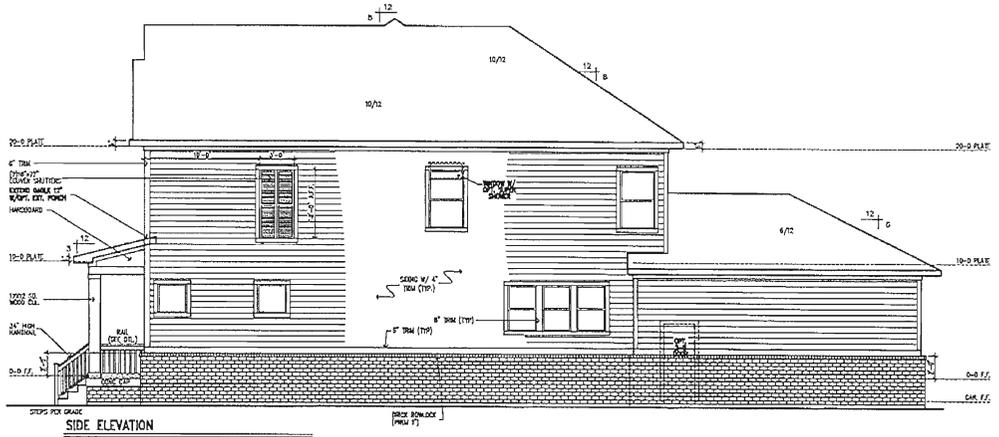
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David Weekley Homes
CN RD 100
Date: 8/13/2012
Scale: 1/8" = 1'-0"
Rev: 2/M/15EAM

Proj. No.:
Job No.:
Lot:
Blk:
Sect:

NORTH
4671-C
ELV-1
CLAIREBELLA
INDIANAPOLIS

TYP. PLATE HEIGHTS	
MEASUREMENT	ACTUAL
9'-0" PLATE	7'-11 5/8"
10'-0" PLATE	8'-11 5/8"
11'-0" PLATE	9'-11 5/8"
12'-0" PLATE	10'-11 5/8"
FINISH FLOOR FINISH (TOP OF CONCRETE)	
18'-0" PLATE	16'-11 7/8"
20'-0" PLATE	18'-11 7/8"
21'-0" PLATE	20'-11 7/8"
FINISH FLOOR FINISH (TOP OF GYP. BOARD)	
18'-0" PLATE	16'-1 3/8"
20'-0" PLATE	18'-1 3/8"
21'-0" PLATE	19'-1 3/8"



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David Weekley Homes
 CN RD, J.P. Scale: 1/8" = 1'-0"
 Date: 8/13/2012 (Rev: 2/4/15EAM)

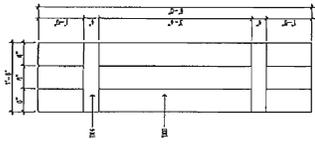
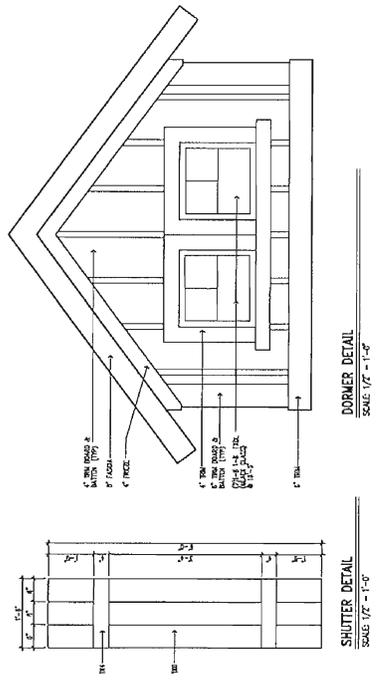
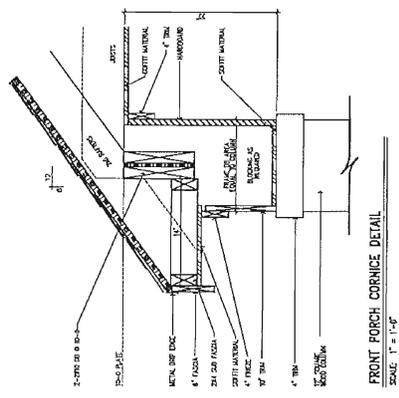
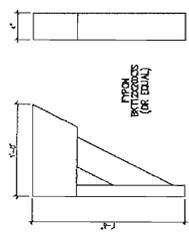
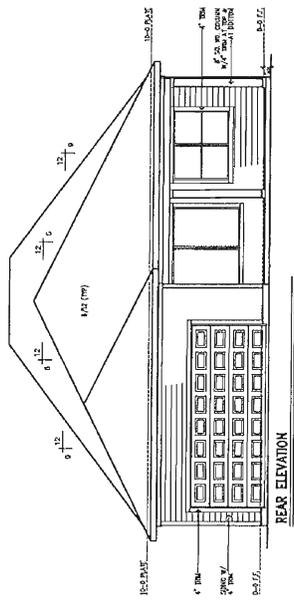
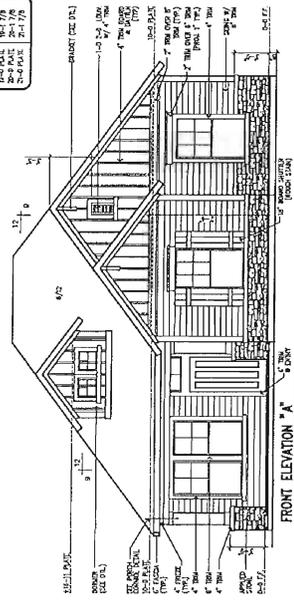
Proj. No.:
 Job No.:
 Loc.:
 Bk.:
 Sect:

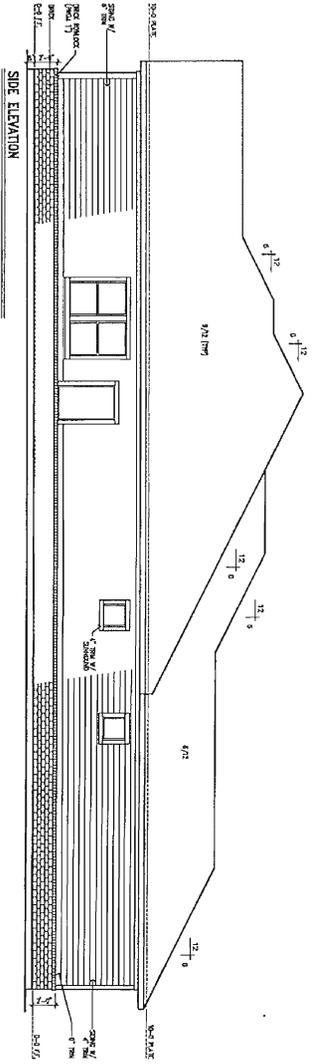
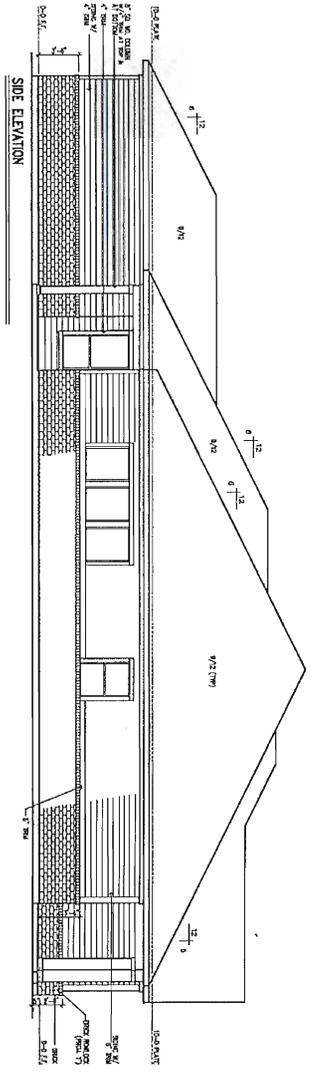
NORTH
 4671-C
 ELV-2
 CLAIRBELLA
 INDIANAPOLIS

PROJ. No.:	5862-A
Scale:	1/8" = 1'-0"
DATE:	02/27/15
DESIGNER:	GSM/MLV
CLIENT:	David Weckley Homes
PROJECT:	5862-A
LOCATION:	NORTH ALLENWOOD INDIANAPOLIS

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 The manufacturer, distributor, and/or supplier of any material, product, or equipment used in the construction of this structure shall be responsible for its proper installation and use. The contractor shall be responsible for the proper installation and use of any material, product, or equipment used in the construction of this structure. All materials and workmanship shall conform to the applicable building codes and standards. The contractor shall be responsible for obtaining all necessary permits and approvals. The contractor shall be responsible for the safety of the construction site and the protection of the surrounding area. The contractor shall be responsible for the removal and disposal of all debris and waste. The contractor shall be responsible for the cleanup of the construction site. The contractor shall be responsible for the final inspection and approval of the structure. The contractor shall be responsible for the completion of the structure within the specified time frame. The contractor shall be responsible for the maintenance and repair of the structure. The contractor shall be responsible for the insurance and bonding of the structure. The contractor shall be responsible for the payment of all taxes and fees. The contractor shall be responsible for the compliance with all applicable laws and regulations. The contractor shall be responsible for the protection of the environment. The contractor shall be responsible for the safety of the workers. The contractor shall be responsible for the quality of the work. The contractor shall be responsible for the cost of the project. The contractor shall be responsible for the schedule of the project. The contractor shall be responsible for the communication with the client. The contractor shall be responsible for the coordination with other trades. The contractor shall be responsible for the management of the project. The contractor shall be responsible for the overall success of the project.

TYPE	PLATE HEIGHT
1	1'-0"
2	1'-0"
3	1'-0"
4	1'-0"
5	1'-0"
6	1'-0"
7	1'-0"
8	1'-0"
9	1'-0"
10	1'-0"
11	1'-0"
12	1'-0"
13	1'-0"
14	1'-0"
15	1'-0"
16	1'-0"
17	1'-0"
18	1'-0"
19	1'-0"
20	1'-0"
21	1'-0"
22	1'-0"
23	1'-0"
24	1'-0"
25	1'-0"
26	1'-0"
27	1'-0"
28	1'-0"
29	1'-0"
30	1'-0"
31	1'-0"
32	1'-0"
33	1'-0"
34	1'-0"
35	1'-0"
36	1'-0"
37	1'-0"
38	1'-0"
39	1'-0"
40	1'-0"
41	1'-0"
42	1'-0"
43	1'-0"
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45	1'-0"
46	1'-0"
47	1'-0"
48	1'-0"
49	1'-0"
50	1'-0"





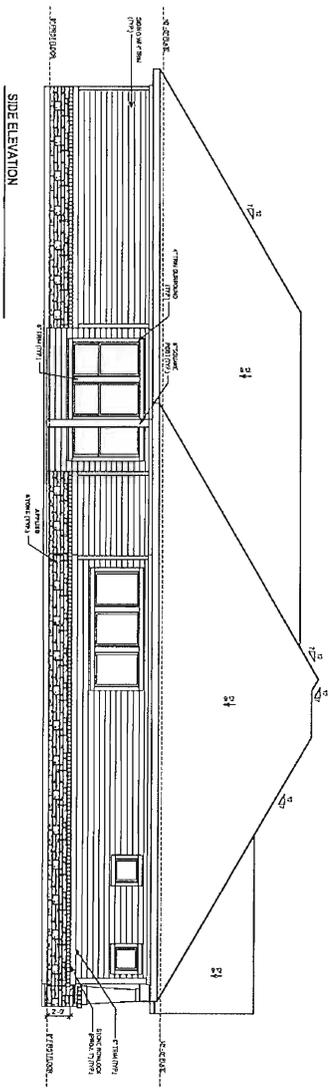
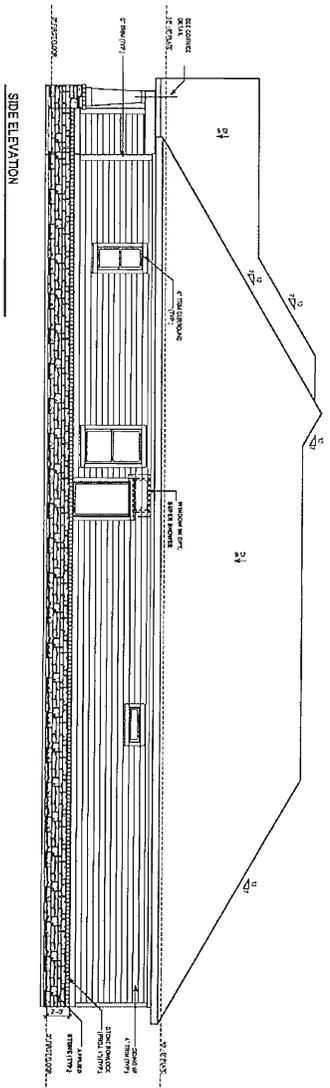
NORTH
5862-B
ELV-2
ALLENWOOD
RESUBMITTED

Proj No:
Job No:

Lot:
Bk:
Sect:

David Weekley Homes
GS/MS/MV
Date: 02/27/15
Scale: 1/8" = 1'-0"

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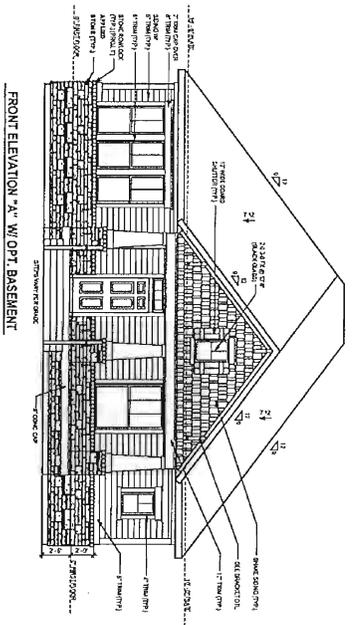
NORTH
5863-A
ELEV-2
LOOKING
INDIANAPOLIS

Proj. No:	Lot:
Job No:	Block:
	Sect:

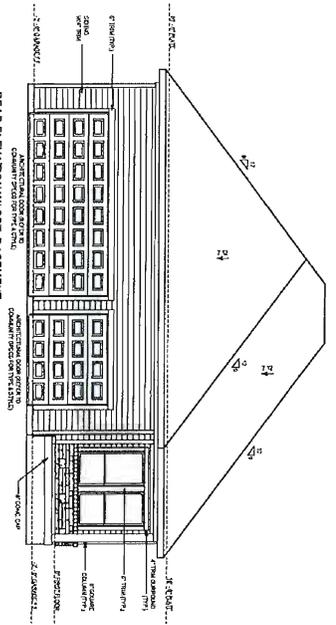
Proj. No:	Lot:
Job No:	Block:
	Sect:

David Weekley Homes
GS/DG/EM Scale: 1/8" = 1'-0"
Date: 02/24/15 Rev:

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FRONT ELEVATION "A" W/ OPT. BASEMENT



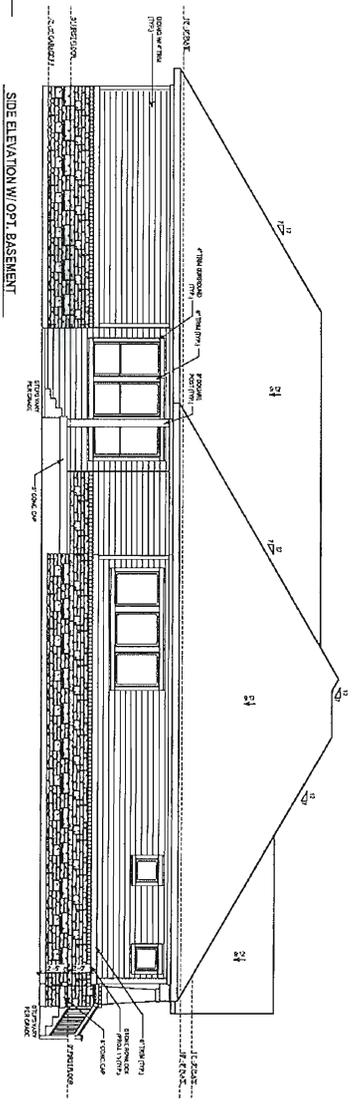
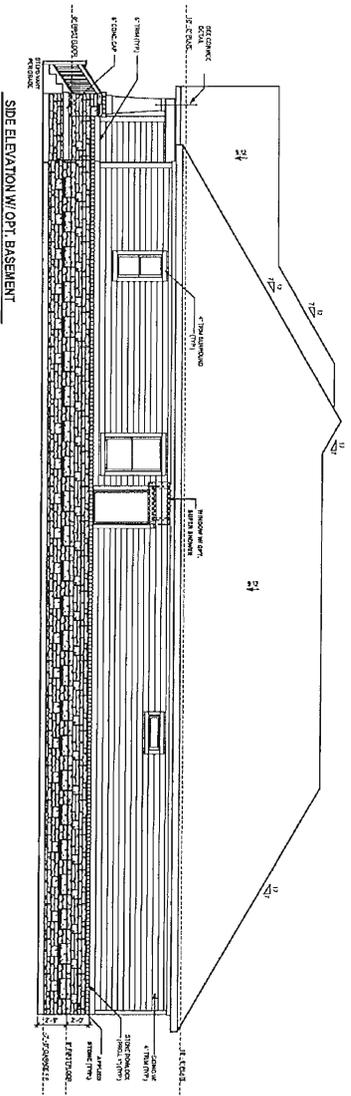
REAR ELEVATION W/ OPT. BASEMENT

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David Weekley Homes
 GS/DG/EM Scale: 1/8" = 1'-0"
 Date: 02/24/15 Rev:

Proj No: _____
 Lot: _____
 Job No: _____
 Block: _____
 Sect: _____

NORTH
 5863-A
 ELEV-3
 LOCKPORT
 INDIANAPOLIS

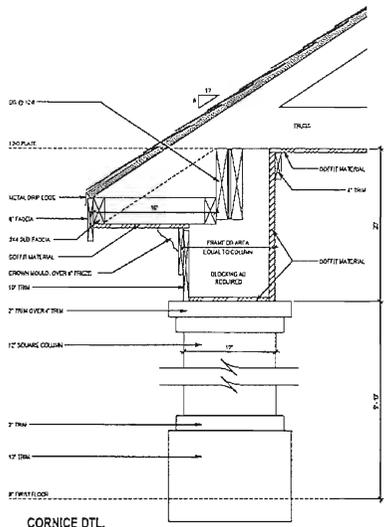


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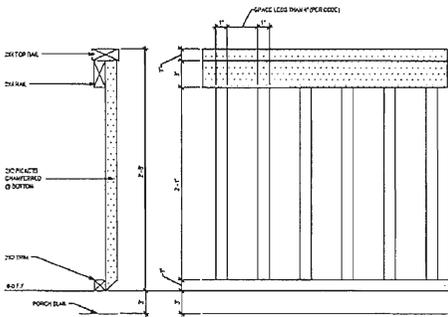
David Weekley Homes
 GS/DG/EM Scale: 1/8"=1'-0"
 Date: 02/24/15 Rev:

Proj. No.:
 Lot:
 Job No.:
 Block:
 Sect:

NORTH
 5863-A
 ELV-4
 LOCKTON
 INDIANAPOLIS

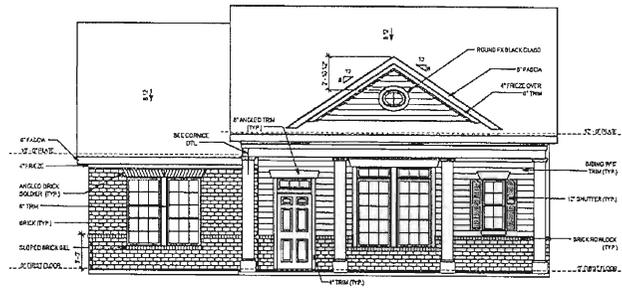


CORNICE DTL.
SCALE: 1" = 1'-0"

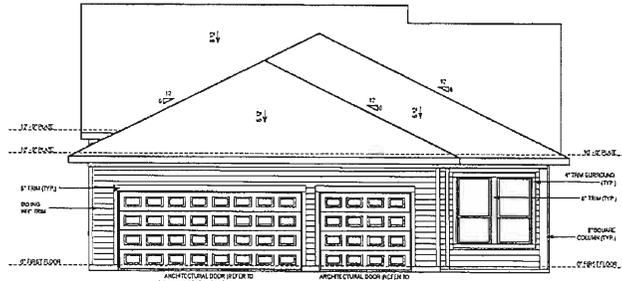


PORCH RAILING DETAIL
SCALE: 1" = 1'-0"

TYP. PLATE HEIGHTS	
NOMINAL	ACTUAL
8-0 PLATE	7-11 5/8
9-0 PLATE	8-11 5/8
10-0 PLATE	9-11 5/8
11-0 PLATE	10-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 12" FLOOR SYSTEM)	
10-0 PLATE	10-11 5/8
12-0 PLATE	12-11 5/8
14-0 PLATE	14-11 5/8
2ND FLOOR PLATE HEIGHTS (W/ 14" FLOOR SYSTEM)	
10-0 PLATE	10-1 7/8
12-0 PLATE	12-1 7/8
14-0 PLATE	14-1 7/8



FRONT ELEVATION "B"



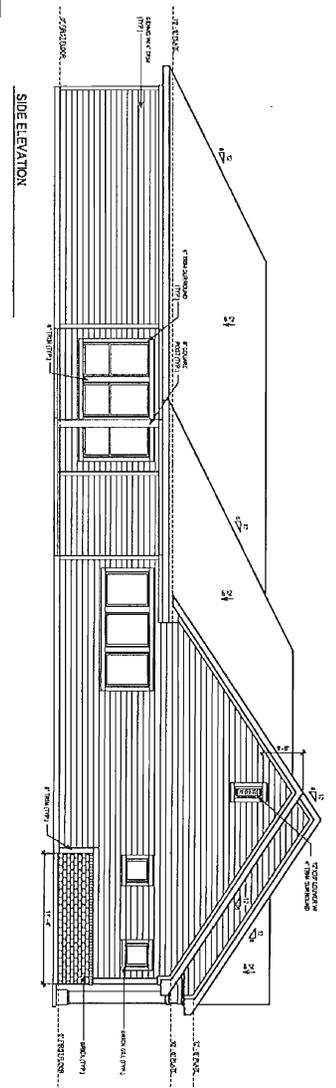
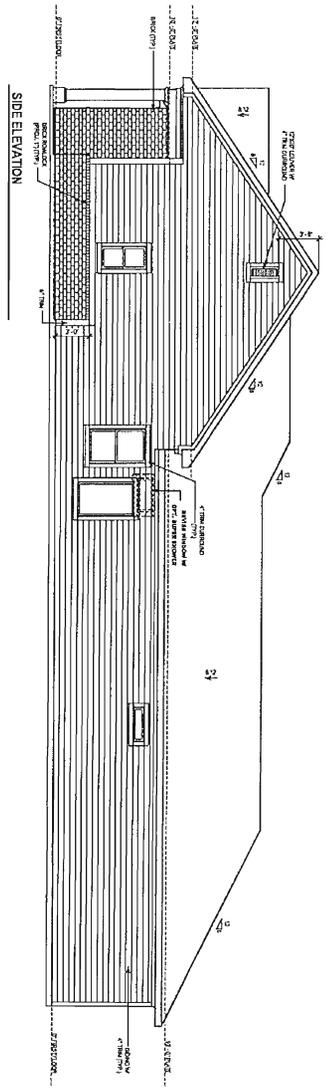
REAR ELEVATION

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David Weckley Homes
GS/DG/EM Scale: 1/8" = 1'-0"
Date: 07/24/15 Rev: C

Lot: _____
Block: _____
Sub: _____
Prog. No.: _____
Job No.: _____

NORTH
5863-B
ELV-1
LOCKTON
INDIANAPOLIS

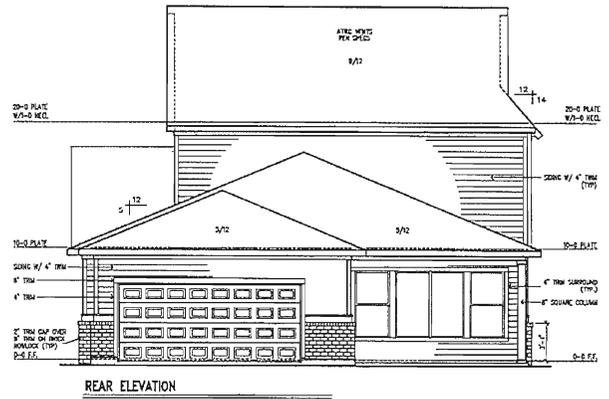
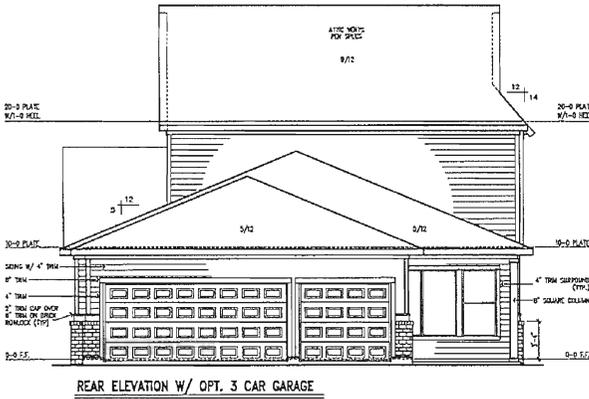
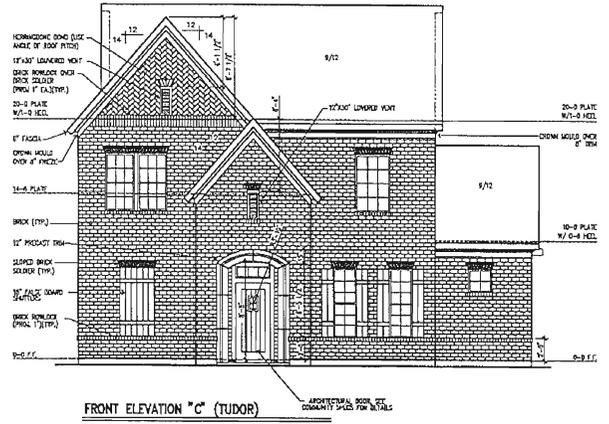
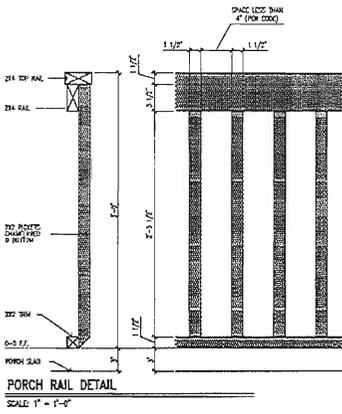


NORTH
 5863-B
 ELV-2
 LOCATION
 BOWMANSPRIS

Proj. No:	Lot:
Job No:	Block:
	Sect:

David Weekley Homes
 GS/DG/EM Scale: 1/8"=1'-0"
 Date: 02/24/15 Rvc

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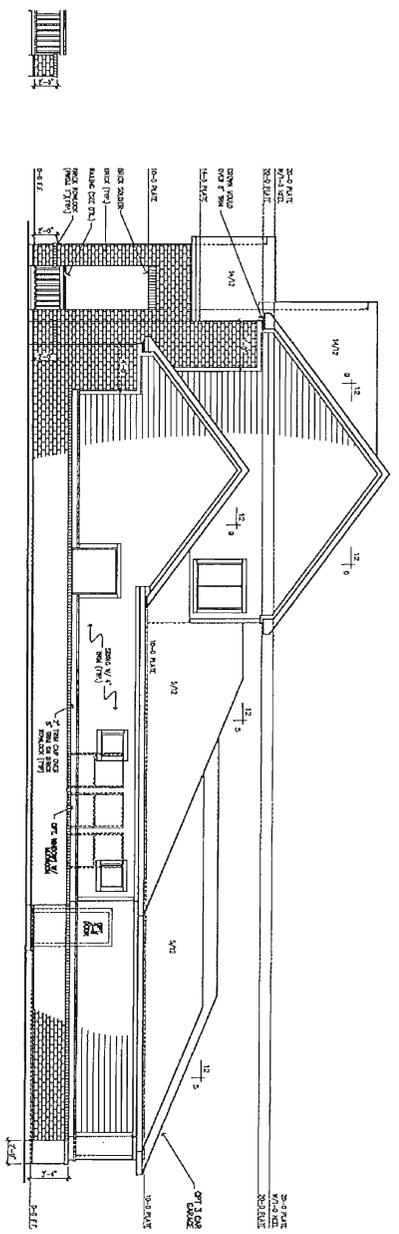
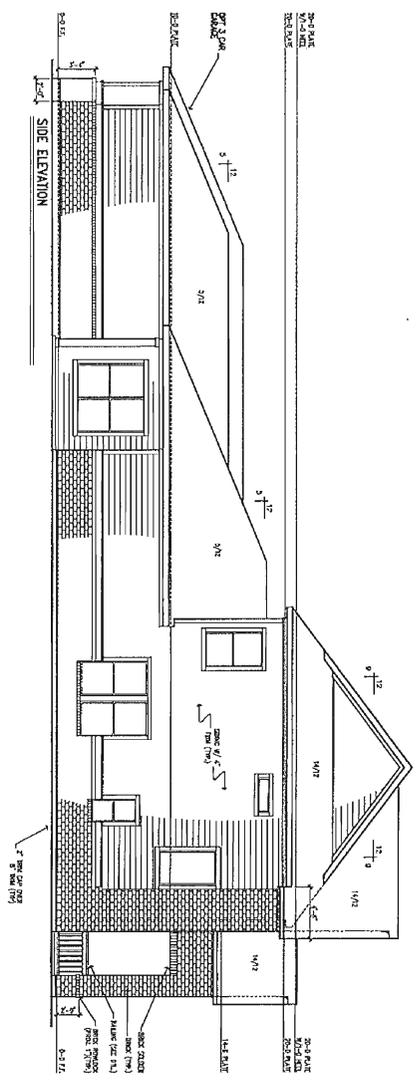
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David Weekley Homes
GSI/CAM/H
Date: 11/19/2014 (rev.)

Lot: _____
B/C: _____
Job No.: _____
Sheet: _____

HARMONY 50'

NORTH
5864-C
FLV-1
CASTLEDALE
INDIANAPOLIS



NORTH
5864-C
ELV-2
CASTLEDALE
INDIANAPOLIS

HARMONY 50'

Proj. No.:
586 No.:

David Weekley Homes
GS/JCA/MH Scale: 1/8" = 1'-0"
Date: 11/18/2014 Rev.:

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EXHIBIT D

End Lot Map

[see following pages]



HARMONY

