2016012969 ORDINANCE $24.00
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Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

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ORDINANCE NUMBER 16-04

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE KEENELAND PARK 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. 12-45, the Keeneland Park Planned Unit Development District (the "Keeneland Park PUD Ordinance"), on December 10, 2012;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1603-PUD-02**), requesting an amendment to the Keeneland Park 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. 1603-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) 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 _____, 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 Keeneland Park PUD Ordinance and the Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Keeneland Park PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by the Keeneland PUD Ordinance, as amended by this Ordinance and its exhibits.

1.2 All other provisions of the Keeneland PUD Ordinance shall remain in effect with the adoption of this Ordinance.

1.3 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 Keeneland PUD Ordinance, as amended.

Section 2. Architectural Standards.

2.1 Section A(1) of Exhibit F: Architectural Standards of the Keeneland Park PUD Ordinance is hereby supplemented to add "Farmhouse" as a permitted Distinct Architectural Theme.

2.2 Exhibit G: Architectural Themes of the Keeneland Park PUD Ordinance is hereby supplemented with the attached **Exhibit B: Farmhouse Architectural Theme** to illustrate the architectural elements and sample color elevation of the Farmhouse architectural theme.

[REMAINDER OF PAGE INTENTIALLLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 14 DAY OF May, 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	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	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 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 16-04** was delivered to the Mayor of Westfield

on the 15 day of Mar, 2016, at 10:00 am.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-04**

this 15 day of Mar, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-04**

this _____ day of _____, 2016.

_____

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Farmhouse Architectural Theme

EXHIBIT A
REAL ESTATE

LOTS 122-147 IN KEENELAND PARK SUBDIVISION, SECTION 6, AS RECORDED AS INSTRUMENT NO. 2015033682, ON JULY 7, 2015, IN THE OFFICE OF RECORDER OF HAMILTON COUNTY, INDIANA.

AND:

LOTS 148-182 IN KEENELAND PARK SUBDIVISION, SECTION 7, AS RECORDED AS INSTRUMENT NO. 2015066143, ON DECEMBER 28, 2015, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

AND:

Section 5

PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 10 MINUTES 32 SECONDS EAST 629.35 FEET TO A 5/8" REBAR WITH PLASTIC YELLOW STAMPED "WEIHE ENGR 012" (REBAR) ON THE PERIMETER OF KEENELAND PARK, SECTION V PER the PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING; THENCE ON THE PERIMETER OF SAID KEENELAND PARK SECTION V THE FOLLOWING SEVEN (7) CALLS: 1) SOUTH NORTH 89 DEGREES 49 MINUTES 28 SECONDS EAST 170.36 FEET TO A REBAR; 2) SOUTH 00 DEGREES 10 MINUTES 32 SECONDS WEST 25.36 FEET TO A REBAR; 3) SOUTH 89 DEGREES 49 MINUTES 28 SECONDS EAST 120.00 FEET TO A REBAR; 4) NORTH 00 DEGREES 10 MINUTES 32 SECONDS EAST 264.00 FEET TO A REBAR; 5) NORTH 08 DEGREES 36 MINUTES 20 SECONDS EAST 34.42 FEET TO A REBAR; 6) NORTH 77 DEGREES 58 MINUTES 13 SECONDS WEST 24.86 FEET TO A REBAR; 7) NORTH 89 DEGREES 39 MINUTES 42 SECONDS EAST 198.00 FEET TO A REBAR ON THE PERIMETER OF KEENELAND PARK, SECTION III PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2014028465 IN SAID RECORDER'S OFFICE; THENCE ON THE PERIMETER OF SAID KEENELAND PARK, SECTION III THE FOLLOWING FIVE (5) CALLS: 1) NORTH 89 DEGREES 39 MINUTES 42 SECONDS EAST 199.07 FEET TO A REBAR; 2) NORTH 00 DEGREES 20 MINUTES 18 SECONDS WEST 170.00 FEET TO A REBAR; 3) SOUTH 89 DEGREES 39 MINUTES 42 SECONDS WEST 3.55 FEET TO A REBAR; 4) NORTH 00 DEGREES 20 MINUTES 18 SECONDS WEST 124.81 FEET TO A REBAR; 5) SOUTH NORTH 89 DEGREES 39 MINUTES 42 SECONDS WEST 710.59 FEET TO A REBAR ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 10 MINUTES 32 SECONDS WEST 569.63 FEET TO THE POINT OF BEGINNING; CONTAINING 6.74 ACRES, MORE OR LESS.

Exhibit B

(Architectural Theme)

Farmhouse

Farmhouse

- **Brick Veneer**
- **Mixture of board and batten and/or horizontal siding**
- **Gable roof systems**
- **Paneled shutters**
- **Simple square columns & brackets**
- **8-panel architectural garage door**
- **Style specific decorative front door**
- **Style specific window grids**