

ORDINANCE NUMBER 16-27

**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 “**WOOD WIND 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, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 16 PUD-##**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 16 PUD-##** 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 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 "**WOOD WIND PUD District**" (the "District").
- 1.2 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.
- 1.3 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.
- 1.4 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 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 Wood Wind Definitions:

Development Amenities: Neighborhood or development features that provide comfort, convenience, pleasure, and increased quality of life and may include, but are not limited to: Clubs, clubhouses, golf course, gyms, swimming pools, tennis courts, basketball courts, ball fields (soccer, football, etc.), walking/jogging/biking trails, picnic/barbecue group areas, playgrounds, volleyball courts, and racquetball courts; and related facilities and activities.

Open Space: Land used for recreation, resource protection, amenity, and/or screening. Open Space may include Natural Areas, Parks, Development Amenities, internal medians in rights-of-way, cul-de-sac islands, Recreational Facilities, railroad corridors, Buffer Yards, public art spaces, interpretative sites, and performing art spaces. Open Space does not include any area of land included on a Lot used for another primary use such as residential or commercial.

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 of this District shall be:

- 4.1 The SF-4 District for all land designated for single family dwellings on the Concept Plan;
- 4.2 The SF-4 District for all land designated for Golf Course and Development Amenities on the Concept Plan;
- 4.3 The MF2 District for all land designated for multi-family dwellings on the Concept Plan; and,
- 4.4 The GB District for all land designated for commercial development on the Concept Plan.

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

5.1 **Single Family Areas:**

- A. Areas 1 & 2 - Permitted Uses in Single Family Residential Areas 1 & 2 shall include:
 1. Dwelling, Single Family
 2. Home Business
 3. Development Amenities (including, but not limited to club house, pool area, fitness center, game courts, active open space)
 4. Golf Course (including a Driving Range, Sit Down Restaurant with Bar area and outdoor seating, and Banquet Center)
 5. Park, Public or Private
 6. Residential Facility
- B. Areas 3, 4, & 5 - Permitted Uses in Single Family Residential Areas 3, 4, & 5 shall include:
 1. Dwelling, Single Family
 2. Home Business
 3. Development Amenities (including but not limited to passive open space and trails);
 4. Park, Public or Private
 5. Residential Facility

5.2 **Multi-family Area:**

- A. Permitted Uses in the Multi-family Area shall include:
1. Uses permitted in the MF-2 District
 2. Dwelling, Multi-family
 3. Dwelling, Duplex
 4. Dwelling, Triplex
 5. Dwelling, Quadraplex
 6. Nursing Home
 7. Assisted Living Facility
 8. Childcare / daycare center
 9. Office uses

5.3 **Commercial Area:**

- A. Permitted Uses in the Commercial Area shall include:
1. Uses permitted in the GB District (including not more than one stand-alone gasoline service station and subject to the limitation set forth in 5.4, B., below),
 2. Hospital
 3. Assisted Living Facility
 4. Nursing Home

5.4 **Prohibited Uses:** The following uses shall be prohibited:

- A. Prohibited Uses in the Single Family Areas shall include:
1. Car ports on individual single family lots
- B. Prohibited Uses in the Commercial Area shall include:
1. Self-service car wash
 2. Tattoo parlor
 3. Tobacco shop
 4. Billiard parlor
 5. Cemetery monument sales
 6. Truck and trailer sales/rental

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.

6.1 Single Family Areas: The following standards shall apply to the various Single Family areas of this District as specified below:

Single Family Area Development Standards

	Area 1	Area 2	Area 3	Area 4	Area 5
Minimum Lot Area	9,750 sf	10,000 sf	7,500 sf	8,000 sf	8,000 sf
Minimum Lot Frontage	30'	20'	15'	30'	30'
Minimum Building Setback					
Front	25'	25'	25'	25'	25'
Side (Minimum)	3'	5'	7'	3'	7'
Side (Aggregate)	10'	10'	14'	10'	14'
Rear	25'	25'	25'	25'	25'
Minimum Lot Width at Platted Building Line	75'	73'	60'	63'	63'
Maximum Building Height	35'	35'	35'	35'	35'
Minimum Living Area (Ground Floor)					
Single Story	2,300 sf	2,600 sf ⁽¹⁾	1,600 sf	1,600 sf	1,600 sf
Two Story	1,300 sf	2,300 sf ⁽¹⁾	1,350 sf	1,350 sf	1,350 sf
Minimum Living Area (Total)					
Two Story	2,700 sf	2,900 sf	2,400 sf	2,400 sf	2,400 sf

(1) Loft units may have a minimum 2,300 sf on ground floor with 600 sf loft area.

6.2 Golf Course and Development Amenity Areas: The following standards shall apply to the Golf Course and Development Amenities located in Area 1 and Area 2 of this District. In case of conflict between the following standards and other provision of this District or the Unified Development Ordinance, the provisions of this Section shall control:

- A. Architecture: The architectural style and building materials for new or expanded structures in the Golf Course or Development Amenities portions shall be consistent and compatible with the architectural style and building materials of existing buildings in the Golf Course, as determined by the Director.
- B. Loading Docks: Any loading docks developed in the Golf Course shall be screened from view from any perimeter street or abutting residential property by the use of either landscaping or screen walls. If screen walls are used, the walls may be made of similar materials to the building at which the loading docks are located.

- C. Fencing / Protective Net: Open wire mesh or chain-link fencing surrounding tennis courts and Golf Course practice areas may be erected to a height that meets national regulations for the sport or an increased height specified by the Department of Public Works, so as to protect any nearby traffic or buildings.
- D. Accessory Buildings or Structures: There shall be no limit on the number of accessory buildings or structures to support the Golf Course and related operations. The location of each new or expanded accessory building or structure shall be subject to the approval of the Director.
- E. Building Height: The golf clubhouse, restaurant, recreation center and similar or ancillary Golf Course Use and Development Amenity buildings shall not exceed fifty-five (55') in height.
- F. Golf Cart Parking: When applicable and approved by the Director, parking spaces for golf carts may be included in the overall parking lot plan.
- G. Parking Lot Design: Cement wheel stops shall not be required in parking lots of Golf Course and related uses or Development Amenities.
- H. Interior Parking Area Islands: The design objectives of Article 6.8, O., b., shall not apply to any parking areas associated with the Golf Course or Development Amenities.
- I. Ancillary Structures: Tents, pavilions, patios and related equipment or displays (e.g., leaderboards) which are ancillary uses to the Golf Course and related uses (e.g., weddings, social events, golf demonstration or training tents), shall be deemed permanent as an ongoing ancillary use to existing operations and shall not require a temporary use permit.
- J. Landscaping / Road Frontage Standards: The road frontage landscaping requirements shall not apply along Golf Course areas adjoining or located along Internal or External Streets
- K. Landscaping: The provisions of Article 6.8, K – Minimum Lot Landscaping Requirements shall not be applicable to the Golf Course and Development Amenities areas.
- L. Landscaping: The provisions of Article 6.8, M – External Street Frontage Landscaping Requirements shall not be applicable to the Golf Course and Development Amenities areas.

- M. Signs: Electronic signage for the Golf Course shall be permitted to include scoring or leader board signage with manual or digital changeable copy area, which shall not be counted toward total sign display area square footage or towards total allotted sign area; scoring or leader boards shall be located in the rear or side yards and shall not be visible from public rights-of-way or adjoining residential properties. Outdoor television screens shall not be visible from public rights-of-way or adjoining residential properties, and shall not be considered signs.
- N. Signs: Message or announcement boards mounted to the Clubhouse or other Golf Course Use buildings or Development Amenities shall not count toward total allotted sign area and shall not be visible from public rights-of-way or adjoining residential properties.
- O. Signs: All temporary or permanent signs related to tours or layout of the Golf Course or Development Amenities (e.g., hole numbers, description of area or directional signs for tours) shall not count towards allotted real estate signs.
- P. Signs: Signs two (2) square feet in area or less and located along internal drives and parking areas within the Golf Course and Development Amenities area shall be exempt.
- Q. Lighting: Architectural lighting may be directed upward on Golf Course and Development Amenity buildings for the softening of walls and entryways, provided that the light fixture is fully shielded and all light output is directed onto the building wall.

6.3 Multi-family Area: The following standards shall apply to the Multi-family area of this District as specified below:

A. The Multi-Family Area shall comply with the Standards of the MF-2 District of the Zoning Ordinance except as modified below by the addition or modification of the provisions and text thereof:

1. Maximum density shall not exceed fifteen (15) dwelling units per acre.
2. Maximum number of dwelling units shall not exceed 425 units.
3. The maximum height of any building in the Multi-Family Area shall be forty-five (45) feet.
4. The streetscape along Towne Road and 151st Street adjacent to the Multi-Family Area shall be provided with a landscaping area adjacent to the right-of-way a minimum of twenty (20) feet in width, which shall be limited to landscaping materials in conformance with Exhibit C-8-A: Buffer Yard Type A. This twenty (20) foot landscaping area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).

6.4 Commercial Area: The following standards shall apply to the Commercial Area of this District as specified below:

- A. The Commercial Area shall comply with the GB District Development Standards except as modified below by the addition or modification of the provisions and text thereof:
 - 1. The maximum height of any building in the Retail Area shall be forty-five (45) feet. Retail use (non-office) buildings shall be limited to a maximum of thirty-five (35) feet in height.
 - 3. The maximum square footage of any single use permitted under Section 5.3.A hereto shall not exceed 90,000.
 - 4. The streetscape along 146th Street and Towne Road adjacent to the Commercial Area shall be provided with a landscaping area adjacent to the right-of-way a minimum of twenty (20) feet in width, which shall be limited to landscaping materials in conformance with Exhibit C-8-A: Buffer Yard Type A. This twenty (20) foot landscaping area shall be unoccupied except for plant material, steps, pedestrian walkways, terraces, bike paths, utilities, driveways, lighting standards, signs or other similar structures (excluding parking).
 - 5. The number of loading berths shall be as is required under the UDO and shall be constructed subject to the following requirements:
 - a. Loading docks and other service areas shall be placed to the rear and side of buildings.
 - b. Screening or landscaping shall minimize the direct view of the loading area from adjacent properties, and from residential development within the overall project.
 - c. Screening and buffering may be achieved through walls, fences and landscaping.

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. In addition, the following shall also apply:

- A. **Character Exhibit.** The Character Exhibit, attached hereto as **Exhibit C,** is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Director shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Director's decision may be appealed to the Plan Commission.

- B. **Specific Architectural Standards – Single-Family Areas:**
 - 1. **Perimeter Lots.** The design objectives of Article 6.3, C, 1, shall only be applicable to those perimeter lots designated on **Exhibit C-9 – Perimeter Lots Subject to Architectural Standards.**

 - 2. **Qualifying Characteristics:** The design objectives of Article 6.3, C., 1., b., ii., shall also include the following:
 - a. Installation of black board fencing consistent with the rural landscape.

 - b. Planting of two additional shade, ornamental or evergreen trees in the rear/side yard.

 - 3. **Streetscape Diversity for Perimeter Lots:** The design objectives of Article 6.3, C., 1., iv., shall be replaced with the following:
 - a. The rear Building Façade of Dwellings on no more than three lots in row may not have more than three (3) of the same architectural features that qualify towards meeting the above requirements. Exceptions to this standard may be approved by the Director if the design or placement of the same architectural features otherwise result in substantially different rear Building Facades for adjacent Dwellings.

4. Streetscape Diversity. The design objectives of Article 6.3, C, 2, a, shall be replaced with the following:
 - a. The front façade of a front load garage shall include the use of decorative garage doors (see Exhibit C-6 - Illustrative Garage Door Treatments). A rear-load garage or a side-load garage, with a minimum of twenty-five (25) square feet of windows in the Building Facade oriented toward the Street, shall also meet this objective.
5. Streetscape Diversity. The design objectives of Article 6.3, C, 2, b, shall be replaced with the following:
 - a. Building setback lines shall be established along each internal street frontage to eliminate monotonous building placement substantially as depicted on the Concept Plan.
6. Streetscape Diversity. The design objectives of Article 6.3, C, 2, c, shall be replaced with the following:
 - b. Single family dwelling located on adjacent lots along a front lot line abutting the same street shall comply with the requirements of Exhibit C-7 – Pulte Homes Monotony Code Graphic.

7.2 **Article 6.8 Landscaping Standards**: Shall apply. In addition, the following shall also apply:

- A. Detention and Retention Areas. The design objectives of Article 6.8, I., 1., a. & b. shall be replaced with the following:
 1. Natural Appearance:
 - a. Detention and Retention Areas shall be landscaped in a manner that conforms to G.4.g and shall create a continuation of the natural drifts or ribbons of planting, thus allowing for a continuation of open space between groupings.
 - b. Wetlands/aquatic vegetation planted around the wet perimeter of such areas shall include native grasses, sedges, and wildflower plantings to create lake edge enhancement, and protection of the pond or wetland edge. These plantings shall be arranged in natural drifts of species within the planting and shall encompass the wetland from a minimum of five (5) feet in width from the waters edge, to a maximum of fifteen (15) feet from the waters edge

B. External Street Frontage Landscaping Requirements: The design objectives of Article 6.8, M., 1., shall be replaced with the following:

1. Residential Uses: A landscaping area with a minimum depth of twenty (20) feet shall be required abutting an External Street along any residential development. The landscaping area shall be designed with predominantly deciduous canopy/shade and ornamental trees to mimic the existing “rural” landscape. Evergreen trees shall be included within the landscaping area with additional evergreens planted at the neighborhood entries. The landscaping area shall also include the use of native wildflower and prairie or no-mow turf plantings in conjunction with maintained turf.

The landscaping area shall include a minimum of four (4) Shade Trees, two (2) Ornamental Trees, and two (2) Evergreen Trees per one hundred (100) lineal feet of road frontage abutting the landscaping area.

A minimum of thirty (30) percent of the landscaping area shall also include a native wildflower, prairie, and/or no-mow groundcover plantings.

Mounding shall not used as a landscape feature as mounding is not consistent with the existing ‘Rural’ landscape.

Traffic islands at community entrances and along internal streets may include landscaping subject to the approval of the Director.

C. Buffer Yard Requirements: The design objectives of Article 6.8, N., shall be replaced with the following:

1. Intent: The various Buffer Yards of the District have been designed to soften and enhance the appearance of the single family areas from adjacent residential uses and External Street Frontages.
2. Location: Buffer Yards shall located be substantially as depicted on Exhibit C – Buffer Yards. Wherever Exhibit C – Buffer Yards show an alternate buffer yard treatment, the provisions of this Section C shall control.

3. Buffer Yard Types: The following types of Buffer Yards are hereby established. The numbers established below in the Chart: Buffer Yard Types are minimum requirements.

Chart: Buffer Yard Types

Buffer Type	Per 100 Linear Feet				
	Width ⁽¹⁾	Shade Trees ⁽²⁾	Ornamental Trees ⁽³⁾	Evergreen Trees ⁽⁴⁾	Native Wildflower, Prairie & No-mow Grasses ⁽⁵⁾
A	20'	4	2	0	30%
B	30'	4	2	1	15%
C	20'	4	2	2	10%
D	30'	0	2	5	10%
External Road Frontage	20'	4	2	2	30%

- (1) Up to 20% of the length of a Buffer Yard may be reduced in width by up to 40%, but in no case less than of 12 feet in width.
- (2) Shade Trees: provided that 10% of the total number of shade trees planted along the full length of a Buffer Area shall be a minimum of 3-1/2" and 5% shall be minimum of 5".
- (3) Evergreen Trees: provided that 15% of the total number of evergreen trees planted along the full length of a Buffer Area shall be a minimum of 9'.
- (4) Ornamental Trees: provided that 25% of the total number of ornamental trees planted along the full length of a Buffer Area shall be minimum of 2-1/2".
- (5) Denotes percentage of area within an applicable required Buffer Yard.

7.3 **Article 6.17 Signs Standards**: Shall apply. In addition, the following shall also apply:

- A. **Residential Signs**: The design objectives of Article 6.17, F., 7, Article 6.17, G., 1., and Article 6.17, H., shall be replaced with the following:
 - 1. **Column Signs for Individual Entrances**: Individual entrances to the various neighborhoods within the Wood Wind community shall be identified by “column” signs including a “coin” type “WW” logo substantially as depicted in Exhibit C-8-E - Column Elevation & Details. The name of the individual neighborhood may also be included on the column. Columns may be located either on each side of an entrance drive or in a median entrance feature subject to the approval of the Director. Columns shall not exceed fifteen (15) feet in height or fifty (50) square feet in area.
 - 2. **Monument Signs for Wood Wind Community**: A main project identification monument sign shall be located at the corner of 161st Street and Town Road to identify “Wood Wind of Westfield”. The words “of Westfield” shall be a minimum of fifty percent (50%) of the size of the words “Wood Wind”. The sign area shall not exceed sixty (60) square feet in area, six (6) feet in height, or twenty-five (25) feet in width.
- B. **Temporary Signage**: The design objectives of Article 6.17, K., 2., shall be replaced with the following:
 - 1. **Construction Signs**: Signs advertising construction projects, provided that such Signs shall not exceed sixty-four (64) square feet per face, are placed wholly on the subject property, do not exceed ten (10) feet in height, are limited to a maximum of one (1) sign per Street Frontage per area, and shall be removed at the end of construction. For the purposes of this section, the construction project and the subject property shall include all areas within the District.
- C. **Builder / Developer Directional Signs On-Site**: The design objectives of 6.17, K, 5., f., 3. shall be replaced with the following:
 - 1. **Installation**: Signs shall be erected in the development and may be located along project frontages on Town Road and at neighborhood entry points.

7.4 **Multi-Family Area – Specific Architectural Standards:** All new buildings within the Multi-family Area shall comply with the provisions of Article 6.3, E., except as modified by the following:

A. **General Design Goals:**

1. Multi-Family Buildings shall demonstrate the general principles of good design including but not limited to those dealing with form, mass, scale, detail, materials, and colors.
2. The form or shape of structures should avoid monotonous unbroken planes or unrelieved repetition of shape. Visual interest and shadow can be created by offsetting planes with a variety of depths. Roof form is also a key element to achieve desirable form. Buildings shall avoid long, monotonous, uninterrupted walls or roof planes. No wall shall have a blank uninterrupted length exceeding sixty (60) feet without a minimum two (2) foot recess or bump-out change in plane.
3. Buildings shall also incorporate at least two (2) architectural elements such as gables, chimneys, balconies, changes in wall plane or other architectural elements on any facade that faces a walkway or is visible from any public street or circulation drive.
4. Overhangs of sufficient depth and in proportion to the façade height can also be important to roof form and for shadow play.
5. Structures shall not be of such mass that it dominates its surroundings or adjacent development. Architectural form and detailing must be used to reduce the appearance of the mass of the structure.
6. Clean, simple, appropriate details are desirable while excessive ornamentation is to be avoided. Details should be consistent with the design concept for the entire structure. Their purpose should be to provide visual interest, human scale, and architectural interest. Window openings must be in proportion to the façade or façade element and have a unified relationship in overall design.
7. All materials should be high quality, durable materials, suitable for the environment. A variety of compatible contrasting textures should be used to provide visual interest. Single material façades are generally not appropriate. Materials should be arranged in logical fashion, lighter above heavier, and in relationship to other materials in terms of percentage, not equal or dominating. Acceptable materials include glass, cultured stone, stucco, brick and wood/ wood composite. Exterior entrances should be

clearly defined and visible by using distinct materials.

8. The overall exterior color scheme must be selected to be harmonious with the neighborhood and blend with the natural surroundings of the site. Colors shall not be used to cause the structure to stand out from others or its background, and shall not include the use of high intensity colors. Consideration must be given to the compatibility of colors with those existing in the vicinity.
9. Mechanicals should be hidden from view. Accessory structures should be compatible with principle structures in terms of character, roof shape, building material, color, and architectural detail.
10. Buildings shall be constructed substantially in accordance with the Character Exhibits contained in Exhibit C-10 - Multi-Family Area General Design Goals.

B. Building Exterior:

All multi-family buildings, shall be constructed with building materials as follows:

1. Exterior
 - a. Minimum. of 85% masonry on all sides for one-story buildings
 - b. 100% masonry on all sides of first story of 2-story buildings
 - c. 100% masonry first story, 40% on all other stories of buildings over 2-story
 - d. Two (2) Different Materials
 - a. A minimum of two (2) different materials shall be utilized for building exteriors, with no less than 10% of the secondary material, including:
 - i. Wood or wood composite siding
 - ii. Stucco
 - e. Vinyl siding and aluminum siding shall be prohibited, except for window cladding and decorative shutters
 - f. Patio and balconies must remain open and not be enclosed after occupancy.

- g. Patios fronting on, and level with, a public street shall be shielded with material compatible with the architectural character of the project or with shrubs.
- h. A minimum of two different colors shall be used for building exteriors, with a maximum of 3.
- i. Window grids on all operable non-casement windows on all elevations.
- j. Chimney chases must be enclosed.
- k. Any side elevation windows shall be treated by shutters, decorative header or surround, where appropriate.

C. Roof Articulation

- 1. Structures shall not have flat roofs, and shall use of traditional roof forms including, but not limited to gables, hips and dormers.
- 2. All roof pitches should be 5/12 minimum, exclusive of porches, bump-outs, or dormers. A roof pitch of 4/12 may be allowed with a minimum 24" roof overhang. Shed roofs (single-plane pitched roofs) are permitted only when the ridge is attached to an exterior wall of a building, and shall conform to pitch requirements.

D. Parking

Garages and perimeter carports shall be constructed with compatible architectural treatment with other site elements, including pitched roofs, enclosed gables and roof materials that match the main buildings. The number of required parking spaces shall comply with the City of Westfield standards.

E. Landscaping

Landscaping requirements shall conform to the overall City of Westfield standards.

F. Amenities and Screening

Storage areas, air conditioning compressors, loading areas, roof objects, trash containers, satellite dishes larger than twenty-four (24) inches in diameter, utility boxes, and maintenance facilities shall either be housed in closed buildings or otherwise screened from view from public streets. Such screening shall include landscaping or permanent fences or solid materials.

7.5 **Commercial Area – Specific Architectural Standards:** All buildings within the Commercial Area shall comply with the provisions of Article 6.3, F., except as modified by the following:

- A. General Design Goals: The development of the commercial area at the northwest corner of 146th Street and Towne Road is intended to establish a mixed-use area that provides an attractive development appropriate to the vicinity and the community.

In order to add architectural interest and variety, avoid the effect of a single, long or massive wall, and establish high quality attractive structures, the following general standards shall apply:

1. On buildings along Towne Road or 146th Street, no wall that faces either of these two streets shall have a blank, uninterrupted length exceeding thirty (30) feet without including one of the following: change in plane, change in height, change in texture or masonry pattern; doors, windows, faux windows, trellis' with vines, or an equivalent element that subdivides the wall into human scale proportions.
2. Side or rear walls along designated walkways may incorporate the use of false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall to break up the facade to meet the above mentioned requirements.
3. All sides of the building shall include design characteristics perceived to be generally consistent with those on the front. Buildings along Towne Road or 146th Street shall have side and rear facades that are of the same materials as the front elevation.
4. Drive-thru facilities and Fueling Stations. On parcels adjacent to the 146th Street or Towne Road right-of-way line (and also including parcels where the parcel line may not be immediately adjacent to the 146th Street or Towne Road right-of-way line, but such parcel line is located in such a manner that no significant structures can reasonably be constructed between the parcel and the 146th Street or Towne Road right-of-way line) the following standards shall apply:
 - a. Drive-thru windows and lanes shall not be permitted between the right-of-way line of 146th Street or Towne Road and the side of a structure that is nearest to said right-of-way.

- d. The cap shall consist of at least one of the following architectural features: a cornice, parapet, awning, canopy, sloped roof or eaves.
 - e. The base and cap shall be clearly distinguishable from the body through changes in color, material, pattern, profile, or texture.
1. Materials: Predominant exterior building materials must be of high quality, and be aesthetically pleasing and compatible with materials used in adjoining neighborhoods within and outside of the Development. The following are permitted:
 - a. Building Body: Wood, brick, architectural cast stone, Quick-Brick (rear wall elevations only), EIFS (Synthetic Stucco), decorative tiles, and limestone shall be permitted as siding materials for the body of the building.
 - b. Building Base: Brick, architectural cast stone, limestone or textured concrete masonry units (Quick-Brick or Split Faced Units) shall be permitted as base finish materials.
 - c. Building Cap: Brick, architectural cast stone, limestone, textured concrete block, wood, metal coping or applied materials such as EIFS (Synthetic Stucco) or other synthetic materials (i.e. "Fypon") are examples of materials permitted for the building cap. Vinyl siding and aluminum siding shall be prohibited.
 2. Facade Colors: The use of low reflectance, subtle, red brick, or earth tone colors as the predominant colors on the facade is generally acceptable. The use of high intensity colors, metallic colors, fluorescent colors or black as the predominant facade color would have to be reviewed by the Director on a case-by-case basis. However, building trim and accent areas may feature black or brighter colors, including primary colors, but the use of neon tubing as a feature for building trim or accent area is not permitted.
 3. Roofs: In order to reduce the massive size of large structures, flat roofs should be enhanced through the utilization of parapets. The roof treatment should harmonize with the character of the surrounding residential character and zoning of the area and with the designs of the buildings adjacent to the structure. Building walls, parapets, and/or roof systems shall be designed to conceal all roof-mounted mechanical equipment from all sides in the elevation view. Mechanical equipment shall be screened from view, at five (5) feet above ground level.
 - a. Permitted roof styles shall include gable, mansard, and hip roofs. Flat roofs are permitted if sufficiently disguised through the use of parapet walls.

- b. The height of any pitched roof shall not exceed one-half (1/2) of the overall building height.
 - c. Permitted materials for pitched roofs include wood, slate, fiberglass reinforced asphalt 3 D roof shingles, and standing seam or terner metal. Other roof materials shall require specific approval by the Director on a case-by-case basis.
 - d. Flat canopies (such as those associated with convenience stores with gasoline sales) must be designed in such a manner to create a strong association with the building itself.
4. Additional Outlot Buildings Guidelines:
- a. Retail buildings with less than 8,000 leasable square feet should be oriented closer to Towne Road or 146th Street, subject to a 75' building setback line as measured from the improved rights-of-way.
 - b. Sidewalks in front of buildings should be no less than 5 feet in width.

Section 8. Infrastructure Standards. The District’s infrastructure shall comply with Chapter 7: Subdivision Regulations and Chapter 8: Design Standards of the Unified Development Ordinance and the City’s Construction Standards, unless otherwise indicated below in the Chart: Subdivision Design Standards or approved by the Plan Commission or Department of Public Works in consideration to the unique design intent of the District.

Chart: Subdivision Design Standards

<u>Description</u>	<u>Standard</u>
Block Standard	Not Applicable
Local Street R/W Width	50'
Local Street Pavement Width (curb back-to-back)	28' Back-to-Back
Cul-de-Sac R/W Width	Varies (See Concept Plan)
Cul-de-Sac Pavement Width (diameter of circle)	Varies (See Concept Plan)
Cul-de-Sac Island	All Cul-de-Sacs Contain Islands
Cul-de-Sac Maximum Length	Varies (See Concept Plan)
Minimum Centerline Radius	190'
Sidewalk Location	Varies (See Concept Plan)
Minimum Distance Between Sidewalk and Back of Curb	When present, 5'
Centerline Tangents Between Reverse Curves	None
Minimum Curb Radius at Entrances	30'
Unique Street/Intersection Geometry	Varies (See Concept Plan)
Intersection Driveway Locations	Varies (See Concept Plan)

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 Modified Design Standards for District:

- A. Article 8.1 - Block Standards. The design requirements of Article 8.1 regarding the maximum length of a block in a single-family residential Subdivision shall not be applicable to District due to the curvilinear nature of the proposed street pattern.
- B. Article 8.6, F., 3. Open Space and Development Amenity Improvements. The requirements of Section 8.6, F., shall be replaced with the following:
1. The Wood Wind Golf Course open space and amenity shall be partially redesigned, modernized and upgraded. Other than temporary closures required to implement such redesign, modernizing and upgrades, or to provide for other project developments, the golf course and amenity shall remain open and available to the public throughout the development of the District.
 2. Other open spaces, such as common areas, open space or pocket parks in Areas 3, 4 or 5, as depicted on the Concept Plan, shall be developed and development amenities in such areas shall be installed prior to the issuance of a Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or pocket park is located.
 3. The major amenity area located north of 161st Street shall be constructed in two phases.
 - a. Phase 1 will include the swimming pools (lap pool, resort pool, kiddie pool) and associated bath house (restrooms and showers). Construction of Phase 1 amenities shall commence at or prior to issuance of the 75th single family building permit, but not earlier than October 31, 2018, and be completed within one year.
 - b. Phase 2 will include the amenity center which will include a sport court/multi purpose room and fitness center and tennis courts, basketball courts and a playground. Construction of Phase 2 amenities shall commence at or prior to issuance of the 160th single family building permit, but not earlier than October 31, 2019, and be completed within one year.

- C. Article 8.7, C., 2. Internal Pedestrian Network Standards. The sidewalk requirement along both sides of all internal street shall be replaced with the following:
 - 1. The pedestrian network shall be developed in substantial compliance with the sidewalks, trails and pathways depicted on the Concept Plan.
- D. Article 8.9, Street and Right-of-Way Standards. See Section 8 Infrastructure Standards, above.

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. Ewards

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 hereby certify that **ORDINANCE 16-##** was delivered to the Mayor of Westfield
on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-##**
this _____ day of _____, 2016.

I hereby VETO **ORDINANCE 16-##**
this _____ day of _____, 2016.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Joseph M. Scimia, Partner, Ice Miller LLP, One American Square, Suite 2900, Indianapolis, IN 46282-0200; and,

Eugene Valanzano, Senior Land Use Consultant, Faegre Baker Daniels, 600 E. 96th Street, Suite 600, Indianapolis, IN 46240

SCHEDULE OF EXHIBITS

Exhibit A Real Estate

Exhibit A-1 – Area Map

Exhibit A-2 – Parcel Ownership List

Exhibit A-3 – Legal Description

Exhibit B Concept Plan

Exhibit C Character Exhibits

Exhibit C-1 – Illustrative Front Elevations for Area 1

Exhibit C-2 – Illustrative Front Elevations for Area 2

Exhibit C-3 – Illustrative Front Elevations for Area 3

Exhibit C-4 – Illustrative Front Elevations for Area 4

Exhibit C-5 – Illustrative Front Elevations for Area 5

Exhibit C-6 – Illustrative Garage Door Treatments

Exhibit C-7 – Pulte Homes Monotony Code Graphic

Exhibit C-8 – Buffer Yards

Exhibit C-8-A – Buffer Yard Type A

Exhibit C-8-B – Buffer Yard Type B

Exhibit C-8-C – Buffer Yard Type C

Exhibit C-8-D – Buffer Yard Type D

Exhibit C-9 – Perimeter Lots Subject to Architectural Standards

Exhibit C-10 – Multi-Family Area General Design Goals

EXHIBIT A

REAL ESTATE

Exhibit A-1 – Area Map

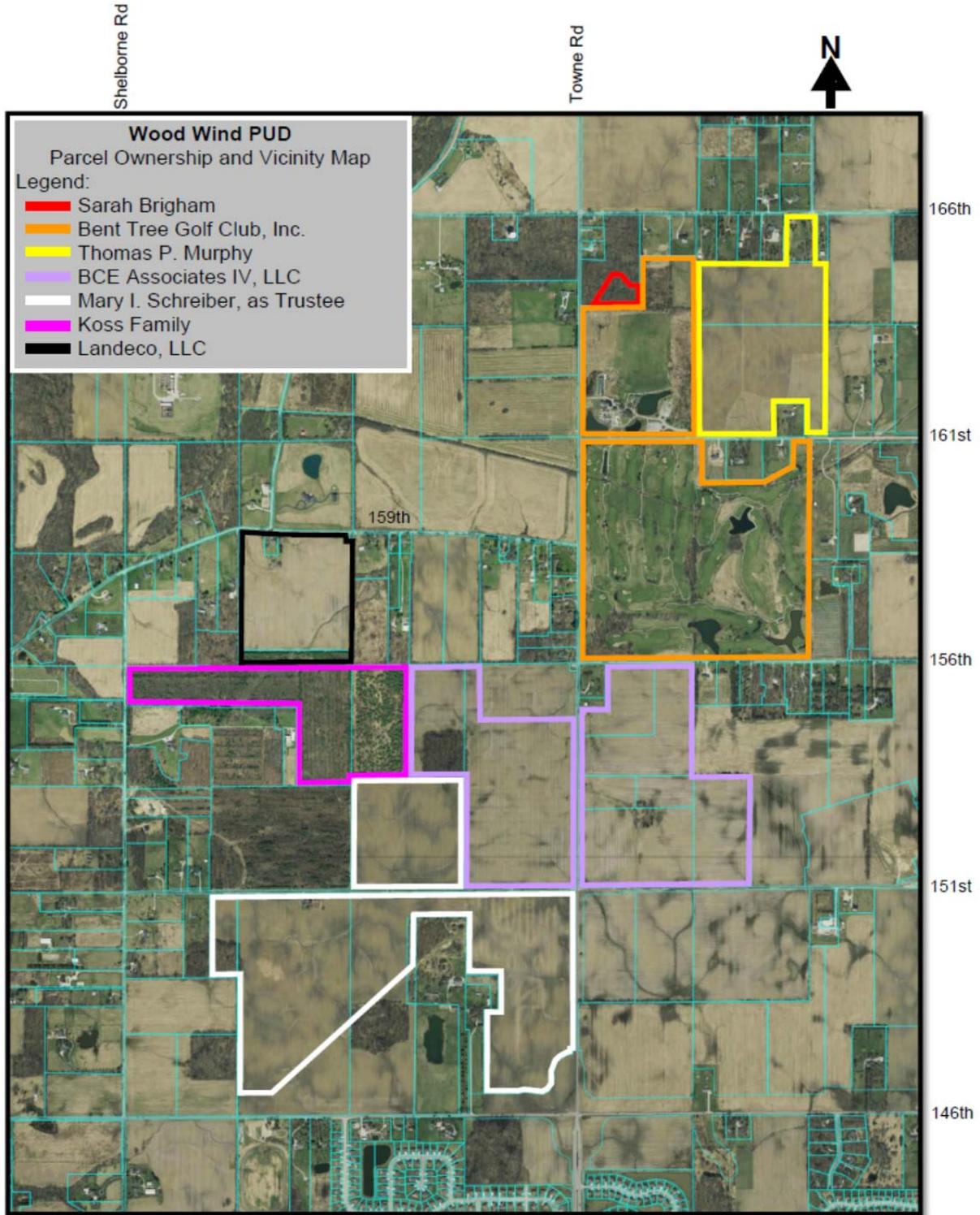


Exhibit A-2 – Parcel Ownership List

Ownership Name & Mailing Address	Hamilton County Tax Parcel Number
Bent Tree Golf Club, Inc. 234 S. Franklin Road Indianapolis, IN 46219	08-09-09-00-00-003.001
Sarah Jane Brigham, also known as Jane Brigham 2041 W. 161 st Street Westfield, IN 46074	08-09-09-00-00-003.002
Thomas P. Murphy 12618 Winding Creek Lane Fishers, IN 46038	08-09-09-00-00-004.000 08-09-09-00-00-005.000 08-09-09-00-00-006.004
BCE Associates IV, LLC P.O. Box 280 Zionsville, IN 46077	08-09-16-00-00-001.002 08-09-16-00-00-001.003 08-09-16-00-00-020.000 08-09-16-00-00-021.000 08-09-16-00-00-021.001 08-09-16-00-00-022.000 08-09-17-00-00-006.000 08-09-17-00-00-007.000
Mary I. Schreiber, as Trustee of the Timothy J. Murphy Trust 7604 Cider Mill Court Fishers, IN 46038-2695	08-09-17-00-00-004.000 08-09-17-00-00-008.000 08-09-17-00-00-008.001 08-09-17-00-00-009.000 08-09-17-00-00-013.000
William & Karen Koss 15411 Shelbourne Road Westfield, IN 46074	08-09-17-00-00-005.000
William, Karen, Mary, Ruth, and Sarah Koss 15411 Shelbourne Road Westfield, IN 46074	08-09-17-00-00-003.001
Landeco, LLC 9589 Valparaiso Ct Indianapolis, IN 46268	08-09-08-00-00-031.003 08-09-08-00-00-031.002 (under Contract) 08-09-08-00-00-032.000 (under Contract)
Heath Schneider 12899 Star Drive Fishers, IN 46037	08-09-08-00-00-031.002
David J. Huser 3217 W. 159 th Street Westfield, IN 46074	08-09-08-00-00-032.000

Exhibit A-3 – Legal Description

Bent Tree Parcel (from Instrument #2011005626):

Part of the west half of the Northwest Quarter and the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, and being more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of Section 9; thence North 00 degrees 00 minutes 00 seconds East (an assumed bearing) along the West line of said Southwest Quarter a distance of 2632.22 feet to the northwest corner of said Southwest Quarter, also being the southwest corner of the west half of the Northwest Quarter of said Section 9; thence North 00 degrees 05 minutes 27 seconds West along the west line of said west half a distance of 1549.77 feet; thence North 89 degrees 41 minutes 48 seconds East 700.59 feet; thence North 00 degrees 10 minutes 40 seconds East 1084.10 feet to the north line of said west half; North 89 degrees 34 minutes 29 seconds East along the north line of said west half a distance of 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 2631.54 feet to the southeast corner of said west half, also being on the north line of the Southwest Quarter of said Section 9; thence North 89 degrees 32 minutes 31 seconds East along said north line 101.06 feet; thence South 00 degrees 27 minutes 29 seconds East 495.00 feet; thence North 89 degrees 32 minutes 31 seconds East 685.00 feet; thence North 00 degrees 27 minutes 29 seconds West 495 feet to the north line of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East along said north line 572.87 feet to the northeast corner of said Southwest Quarter; thence South 00 degrees 02 minutes 26 seconds East along the east line of said Southwest Quarter 2627.24 feet to the southeast corner of said Southwest Quarter; thence South 89 degrees 26 minutes 14 seconds West along the south line of said Southwest Quarter a distance of 2719.77 feet to the Point of Beginning.

EXCEPT:

A part of the Southwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and being described as follows:

Commencing at the northwest corner of said Southwest Quarter; thence North 89 degrees 32 minutes 31 seconds East (an assumed bearing) along the north line of said Southwest Quarter a distance of 2145.00 feet to the Point of Beginning; thence continue North 89 degrees 32 minutes 31 seconds East along said north line 320.47 feet; thence South 00 degrees 02 minutes 24 seconds East parallel with the east line of said Southwest Quarter a distance of 324.21 feet; thence South 61 degrees 18 minutes 36 seconds West 361.06 feet to the southeasterly corner of a tract of land conveyed to Sarah Jane Brigham, recorded as Instrument No. 9609647425 in the Office of the Recorder of Hamilton County; thence North 00 degrees 27 minutes 29 seconds West along the easterly line of said Brigham tract 495.00 feet to the Point of Beginning.

ALSO EXCEPT:

Part of the west half of the Northwest Quarter of Section 9, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, and described as follows:

Commencing at the northwest corner of said west half; thence North 89 degrees 34 minutes 29 seconds East (an assumed bearing) along the north line of said West half a distance of 705.68 feet to the Point of Beginning; thence continue North 89 degrees 34 minutes 29 seconds East along said north line 651.69 feet to the northeast corner of said west half; thence South 00 degrees 07 minutes 29 seconds East along the east line of said west half a distance of 500.00 feet; thence South 89 degrees 34 minutes 29 seconds West parallel with the north line of said west half a distance of 654.33 feet to the easterly line of a Classified Forest as described in Miscellaneous Record Book 157, page 42 as recorded in the Office of the Hamilton County Recorder, thence North 00 degrees 10 minutes 40 seconds East along the east line of said Forest, a distance of 500 feet to the Point of Beginning.

Brigham Parcel (Parcel 2 of Instrument #9609647425):

A part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

BEGINNING at a point on the North line of the Northwest Quarter of Section 9, Township 18 North, Range 3 East, said POINT OF BEGINNING being the Northeast corner of a 3.52 acre tract described in Deed Record 132, Page 140 and 278.00 feet East of the Northwest corner of said Northwest Quarter; thence Easterly 442 feet more or less on and along the North line of said Northwest Quarter; thence Southerly 1075 feet more or less; thence Westerly 710 feet more or less to the West line of said Northwest Quarter; thence Northerly 541 feet more or less, on and along the West line of said Northwest Quarter to the Southwest corner of said 3.52 acre tract, said Southwest corner being South 528.8 feet of the Northwest corner of said Northwest Quarter; thence Easterly 294.6 feet on and along the South line of said 3.52 acre tract to its Southeast corner thereof, said Southeast corner being 294.0 feet East of the West line of said Northwest Quarter; thence Northerly 544.6 feet on and along the East line of said 3.52, acre tract to the POINT OF BEGINNING. Containing 14 acres more or less, being subject to all applicable easements and rights-of-way of record.

BCE Parcels (description from survey):

A part of the Northwest Quarter of Section 16 and a part of the Northeast Quarter of Section 17, all in Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Southeast corner of the Northeast Quarter of said Section 17; thence South 89 degrees 26 minutes 39 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 1322.16 feet to a 5/8 inch rebar marking the Southwest corner of the East Half of said Northeast Quarter; thence North 00 degrees 19 minutes 45 seconds East along the West line thereof a distance of 1314.62 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southeast corner of the Northwest Quarter of said Northeast Quarter; thence South 89 degrees 15 minutes 25 seconds West along the South line thereof a distance of 660.10 feet to the Southwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 00 degrees 22 minutes 24 seconds East along the West line thereof a distance of 1312.48 feet to the Northwest corner of the East Half of the Northwest Quarter of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along the North line thereof a distance of 851.39 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Northwest corner of a tract of land described in Instrument Number 2012070185 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 14 minutes 27 seconds West along the West line thereof a distance of 623.92 feet to a 5/8 inch capped rebar marked "C2LS Firm #0035" marking the Southwest corner of said tract; thence North 89 degrees 04 minutes 09 seconds East along the South line thereof a distance of 1126.00 feet to a "Mag" nail marking the Southeast corner of said tract, said point also being on the East line of said Northeast Quarter; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof a distance of 108.92 feet to the "Mag" nail marking the Southwest corner of a tract of land described in Instrument Number 2015038724 in said Recorder's Office; thence North 89 degrees 43 minutes 41 seconds East along the South line thereof a distance of 315.00 feet to the Southeast corner of said tract; thence North 00 degrees 14 minutes 27 seconds East along the East line thereof and along the East line of a tract of land described in Instrument Number 200200059827 in said Recorder's Office a distance of 515.00 feet to a Railroad spike marking the Northeast corner of said tract, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 43 minutes 41 seconds East along the North line thereof a distance of 1044.79 feet to the Northeast corner of the Northwest Quarter of said Northwest Quarter; thence South 00 degrees 17 minutes 57 seconds West along the East line thereof a distance of 1316.87 feet to a 5/8 inch rebar marking the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 28 seconds East along the North line thereof a distance of 679.23 feet to the Northeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 19 minutes 43 seconds West along the East line thereof a distance of 1315.85 feet to a Railroad spike marking the Southeast corner of the West Half of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 33 minutes 16 seconds West along the South line of said Northwest Quarter a distance of 2035.71 feet to the POINT OF BEGINNING. Containing 182.550 acres, more or less.

Huser Parcel (from Instrument #200500082408):

Part of the East Half of the Southwest Quarter of Section 8, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point 300.00 feet Southeasterly along the center line of a County Road from the point of intersection of said center line and the West line of said Half Quarter Section, said point of intersection being 1009.50 feet South of the Northwest corner thereof; thence continuing Southeasterly upon said center line, 150.00 feet to a point; thence deflecting right 87 degrees and 02 minutes and running South parallel with the said West line, 290.40 feet to a point; thence Northwesterly parallel with the said center line, 150.00 feet to a point; thence North and parallel to the said West line, 290.40 feet to the place of beginning.

Koss Family (from Quit Claim Deeds #9251631 and #9300783):

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Northwest corner of said quarter section; thence North 89 degrees 28 minutes 08 seconds East along the North line of said quarter section, 2655.27 feet to the Northeast corner thereof; thence South 0 degrees 13 minutes 42 seconds West along the East line of said quarter section 1383.32 feet; thence South 88 degrees 51 minutes 21 seconds West 643.22 feet; thence North 0 degrees 12 minutes 06 seconds West 919.39 feet; thence South 89 degrees 38 minutes 09 seconds West 1360.14 feet; thence North 89 degrees 28 minutes 09 seconds West 643.23 feet to the West line of said quarter section; thence North 0 degrees 00 minutes 00 seconds East along said west line, 454.85 feet to the point of beginning and containing 42.069 acres, more or less. Subject to right of way for Shelbourne Road off the entire West side thereof and all other legal easements and rights of way of record.

Koss Parents (Parcel II of Instrument #9709702004):

The West Half of the Northwest Quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East in Hamilton County, Indiana, containing Twenty (20) acres, more or less.

Landeco Parcel (from Instrument #2015010421):

A PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER

SECTION; THENCE NORTH 00 DEGREES 25 MINUTES 31 SECONDS EAST (ASSUMED BEARING) 176.85 FEET TO A 5/8" REBAR WITH RED CAP STAMPED FIRM 0066 AT THE POINT OF BEGINNING; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1327.63 FEET TO A 5/8" REBAR WITH RED CAP STAMPED "0066" (CAPPED REBAR) ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER SECTION; THENCE NORTH 00 DEGREES 25 MINUTES 42 SECONDS EAST 1446.25 FEET, ALONG THE WEST LINE OF THE EAST HALF OF SAID SOUTHWEST QUARTER, TO THE CENTERLINE OF LITTLE EAGLE CREEK AVENUE; THENCE NORTH 82 DEGREES 22 MINUTES 33 SECONDS EAST ON SAID CENTERLINE, 20.28 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 27 MINUTES 35 SECONDS EAST, ALONG SAID CENTERLINE, 50.59 FEET TO A MAG NAIL; THENCE SOUTH 85 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG SAID CENTERLINE, 229.19 FEET TO A MAG NAIL, MARKING THE NORTHWEST CORNER OF THE REAL ESTATE DESCRIBED IN A WARRANTY DEED RECORDED AS INSTRUMENT NO. 93-47527 IN SAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 25 MINUTES 42 SECONDS WEST, PARALLEL WITH THE WEST LINE OF SAID EAST HALF AND ON THE WEST LINE OF SAID REAL ESTATE, 290.40 FEET TO A "CAPPED REBAR" MARKING THE SOUTHWEST CORNER OF SAID REAL ESTATE; THENCE SOUTH 85 DEGREES 45 MINUTES 06 SECONDS EAST, PARALLEL WITH SAID CENTERLINE AND ON THE SOUTHERLY LINE OF SAID REAL ESTATE, 150.00 FEET TO A "CAPPED REBAR" MARKING THE SOUTHEAST CORNER OF SAID REAL ESTATE, THENCE NORTH 00 DEGREES 25 MINUTES 42 SECONDS EAST, ON THE EAST LINE OF SAID REAL ESTATE, 290.40 FEET TO A MAG NAIL ON THE CENTERLINE OF 159TH STREET; THENCE SOUTH 84 DEGREES 33 MINUTES 37 SECONDS EAST, ALONG SAID CENTERLINE, 112.03 FEET TO A MAG NAIL; THENCE SOUTH 86 DEGREES 22 MINUTES 44 SECONDS EAST, ALONG SAID CENTERLINE, 123.11 FEET TO A MAG NAIL; THENCE SOUTH 88 DEGREES 58 MINUTES 26 SECONDS EAST, ALONG SAID CENTERLINE, 269.79 FEET TO A PK NAIL; THENCE SOUTH 89 DEGREES 17 MINUTES 22 SECONDS EAST, ALONG SAID CENTERLINE, 314.21 FEET TO A MAG NAIL ON SAID CENTERLINE THAT IS 60.00 FEET NORTH 89 DEGREES 17 MINUTES 22 SECONDS WEST MEASURED ON SAID CENTERLINE FROM A P.K. NAIL ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 25 MINUTES 31 SECONDS WEST, PARALLEL WITH SAID EAST LINE, 60.00 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 39 SECONDS EAST, PARALLEL WITH SAID CENTERLINE, 60.00 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 25 MINUTES 31 SECONDS WEST, ON SAID EAST LINE, 1333.46 FEET TO THE PLACE OF BEGINNING, CONTAINING 42.000 ACRES, MORE OR LESS.

Murphy Parcels (from Instrument #9909901082):

26.5 ACRES OFF AND ALONG THE ENTIRE SOUTH SIDE OF THE FOLLOWING DESCRIBED TRACT OF REAL ESTATE: BEGIN AT A STONE 181 FEET EAST OF THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST AND RUN WEST 1539.4 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION, THENCE SOUTH TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION, THENCE EAST 1538.46 FEET TO A STONE, THENCE NORTH 1317.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.5 ACRES, MORE OR LESS, IN HAMILTON COUNTY, INDIANA.

ALSO:

PART OF THE SOUTH HALF OF THE NORTH HALF OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, AS FOLLOWS: BEGIN AT A STONE AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9, AND RUN NORTH ON THE WEST LINE OF SAID EAST HALF OF NORTHWEST QUARTER TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, EAST 1538.46 FEET TO A STONE, THENCE SOUTH 1317.5 FEET TO A STONE ON SOUTH LINE OF SAID EAST HALF, THENCE WEST 1537.5 FEET TO THE PLACE OF BEGINNING, CONTAINING 46.80 ACRES, MORE OR LESS, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

EXCEPT:

PART OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID QUARTER SECTION BEING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (ASSUMED BEARING) 84.51 FEET FROM THE SOUTHEAST CORNER THEREOF; THENCE CONTINUE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE, 332.52 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 393.00 FEET; THENCE NORTH 90 DEGREES 00 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, 332.52 FEET; THENCE SOUTH 0 DEGREES 00 MINUTES 00 SECONDS WEST 393.00 FEET TO THE POINT OF BEGINNING.

Schneider Parcel (Parcel I from Instrument #2015024081):

Part of the Southwest Quarter of Section 8, Township 18 North, Range 3 East of the Second Principal Meridian situated in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter Section; thence North 90°00'00" East (assumed bearing) along the South line of said Southwest Quarter 1327.63 feet to the Southwest corner of the East Half of said Southwest Quarter and the POINT OF BEGINNING; thence North 00°25'42" East along the West line of said Half Quarter Section 176.85 feet; thence North 90°00'00" East 1327.63 feet to a point on the East line of said Southwest Quarter Section; thence South 00°25'31" West along said East line 176.85 feet to the Southeast corner of said Southwest Quarter Section; thence South 90°00'00" West along the South line of said Quarter Section, 1327.64 feet to the point of beginning, containing 5.390 acres, more or less.

Together with an Ingress-Egress and Utility Easement being more particularly described as follows:

Part of the Northwest Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian situated in Washington Township, Hamilton County, Indiana, described follows:

Beginning at the Northwest corner of said Northwest Quarter Section; thence North 90°00'00" East along the North line of said Northwest Quarter 1,352.63 feet; thence South 00°00'00" West 20.00 feet; thence South 90°00'00" West parallel with the North line of said Northwest Quarter 1352.82, feet to the West line of said Northwest Quarter; thence North 00°31'20" East along said West line 20.00 feet to the point of beginning, containing 0.632 acres, more or less.

Schreiber Parcel (from Instrument #19909955060 and 2016013973):

The southeast quarter of Section Seventeen (17), Township Eighteen (18) North of Range Three (3) East, containing 160 acres in Hamilton County, Indiana.

EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning on the South line of the Southeast Quarter of Section 17, Township 18 North, Range 3 East 1594.71 feet South 89 degrees 34 minutes 02 seconds West (assumed bearing) from the Southeast corner of said Southeast Quarter; thence North 00 degrees 00 minutes 00 seconds parallel with the East line of said Southeast Quarter 1297.67 feet; thence North 88 degrees 19 minutes 21 seconds West 281.26 feet; thence South 00 degrees 00 minutes 00 seconds parallel with said East line 1308.02 feet to the South line of said Southeast Quarter; thence North 89 degrees 34 minutes 02 seconds East on said South line 281.15 feet to the place of beginning, containing in said exception 8.409 acres, more or less.

FURTHER EXCEPTING THEREFROM:

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, described as follows:

Beginning at a point on the South line of said quarter section being South 89 degrees 34 minutes 02 seconds West 1094.71 feet from the Southeast corner thereof; thence South 89 degrees 34 minutes 02 seconds West along said South line 500.00 feet; thence North 0 degrees 00 minutes 00 seconds East, parallel with the East line of said quarter section, 1297.67 feet; thence North 88 degrees 19 minutes 21 seconds West 281.26 feet; thence North 0 degrees 00 minutes 00 seconds East, parallel with said East line, 1001.80 feet; thence North 89 degrees 34 minutes 02 seconds East, parallel with said South line, 591.13 feet; thence South 0 degrees 48 minutes 59 seconds West 665.56 feet; thence North 89 degrees 34 minutes 02 seconds East, parallel with said South line, 383.41 feet; thence South 0 degrees 00 minutes 00 seconds West, parallel with said East line, 406.32 feet; thence South 89 degrees 34 minutes 02 seconds West, parallel with said South line, 183.90 feet; thence South 0 degrees 00 minutes 00 seconds West, parallel with said East line, 1238.09 feet to the point of beginning and containing in said exception 31.752 acres, more or less.

ALSO:

The Southwest quarter of the Northeast Quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East, containing 40 acres, more or less, in Hamilton County.

ALSO:

The East half of the Southwest quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East, containing 80 acres in Hamilton County, Indiana.

ALSO:

7 1/2 acres off the East side of thirty acres off of the North end of the West half of the Southwest quarter of Section Seventeen (17), Township Eighteen (18) North, Range Three (3) East, Hamilton County, Indiana.

ALSO:

A part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows:

Beginning at the southeast corner of said section, designated as point "218" on said plat; thence South 89 degrees 07 minutes 09 seconds West 1,094.71 feet along the south line of said section to a southwest corner of the grantor's land; thence North 0 degrees 26 minutes 51 seconds West 252.44 feet along a west line of the grantor's land; thence North 89 degrees 12 minutes 12 seconds East 409.99 feet to point "301" designated on said plat; thence North

72 degrees 30 minutes 15 seconds East 52.20 feet to point "302" designated on said plat; thence North 89 degrees 12 minutes 12 seconds East 75.00 feet to point "303" designated on said plat; thence South 74 degrees 05 minutes 51 seconds East 52.20 feet to point "304" designated on said plat; thence South 88 degrees 59 minutes 34 seconds East 95.30 feet to point "305" designated on said plat; thence Northeasterly 226.88 feet along an arc to the left and having a radius of 145.00 feet and subtended by a long chord having a bearing of North 44 degrees 22 minutes 40 seconds East and a length of 204.44 feet to point "306" designated on said plat; thence North 3 degrees 29 minutes 50 seconds West 93.98 feet to point "307" designated on said plat; thence Northeasterly 345.58 feet along an arc to the right and having a radius of 220.00 feet and subtended by a long chord having a bearing of North 44 degrees 33 minutes 09 seconds East and a length of 311.13 feet to point "308" designated on said plat; thence North 89 degrees 33 minutes 09 seconds East 5.32 feet to point "309" designated on said plat; thence North 0 degrees 26 minutes 51 seconds West 45.85 feet to point "310" designated on said plat; thence North 89 degrees 33 minutes 09 seconds East 50.00 feet to the east line of said section; thence South 0 degrees 26 minutes 51 seconds East 750.00 feet along said east line to the point of beginning and containing 9.119 acres, more or less, inclusive of the presently existing right-of-way which contains 0.446 acres, more or less.

ALSO,

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across the limited access facility (to be known as 146th Street and as Project No.

1383157) to and from the grantor's abutting lands along the lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows:

Beginning at a point on the south line of said section South 89 degrees 07 minutes 09 seconds West 118.94 feet from the southeast corner of said section, said southeast corner being designated as point "218" on said plat; thence North 38 degrees 49 minutes 15 seconds West 39.35 feet to point "315" designated on said plat; thence South 89 degrees 12 minutes 12 seconds West 951.33 feet to a west line of the grantor's land and the point of terminus. Also, together with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across said limited access facility to and from the grantor's abutting lands along the lines depicted on the attached Right of Way Parcel Plat, marked EXHIBIT "B", described as follows: Commencing at the southeast corner of said section, designated as point "218" on said plat; thence South 89 degrees 07 minutes 09 seconds West 1,094.71 feet along the south line of said Section to a southwest corner of the grantor's land; thence North 0 degrees 26 minutes 51 seconds West 182.44 feet along a west line of the grantor's land to the point of beginning of this description: thence North 89 degrees 12 minutes 12 seconds East 950.41 feet to point "312" designated on said plat; thence North 42 degrees 05 minutes 37 seconds East 95.07 feet to point "313" designated on said plat; thence North 0 degrees 26 minutes 51 seconds West 300.00 feet to point "314" designated on said plat and the point of terminus. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.

EXHIBIT B
CONCEPT PLAN



Wood Wind of Westfield
Westfield, Indiana

Rick Harrison Site Design Studio HRGreen LandMentor

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EXHIBIT C

CHARACTER EXHIBITS

Exhibit C-1 – Illustrative Front Elevations for Area 1

Exhibit C-2 – Illustrative Front Elevations for Area 2

Exhibit C-3 – Illustrative Front Elevations for Area 3

Exhibit C-4 – Illustrative Front Elevations for Area 4

Exhibit C-5 – Illustrative Front Elevations for Area 5

Exhibit C-6 – Illustrative Garage Door Treatments

Exhibit C-7 – Pulte Homes Monotony Code Graphic

Exhibit C-8 – Buffer Yards

Exhibit C-8-A – Buffer Yard Type A

Exhibit C-8-B – Buffer Yard Type B

Exhibit C-8-C – Buffer Yard Type C

Exhibit C-8-D – Buffer Yard Type D

Exhibit C-9 – Perimeter Lots Subject to Architectural Standards

Exhibit C-10 – Multi-Family Area General Design Goals

Exhibit C-1 – Illustrative Front Elevations for Area 1



Exhibit C-2 – Illustrative Front Elevations for Area 2



Exhibit C-3 – Illustrative Front Elevations for Area 3



Exhibit C-4 – Illustrative Front Elevations for Area 4



Exhibit C-4 – Illustrative Front Elevations for Area 4 (Continued)



Exhibit C-5 – Illustrative Front Elevations for Area 5



Exhibit C-6 - Illustrative Garage Door Treatments

Standard Garage Doors: Doors with Windows (no hardware)



Exhibit C-6 - Illustrative Garage Door Treatments (Continued)

Decorative Garage Doors, Option #1: Doors with Windows and Hardware



Exhibit C-6 - Illustrative Garage Door Treatments (Continued)

Decorative Garage Doors, Option #2: Carriage Doors with Windows

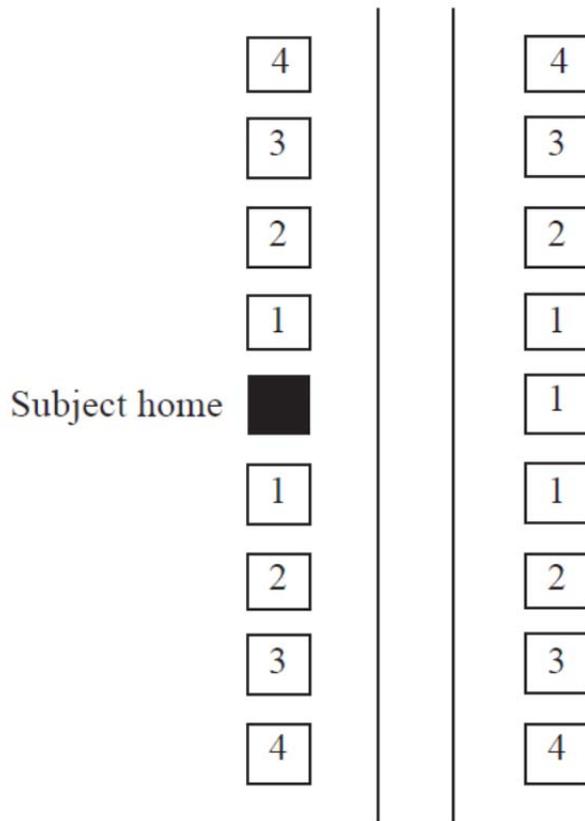


Exhibit C-7 – Pulte Homes Monotony Code Graphic



MONOTONY CODE GRAPHIC

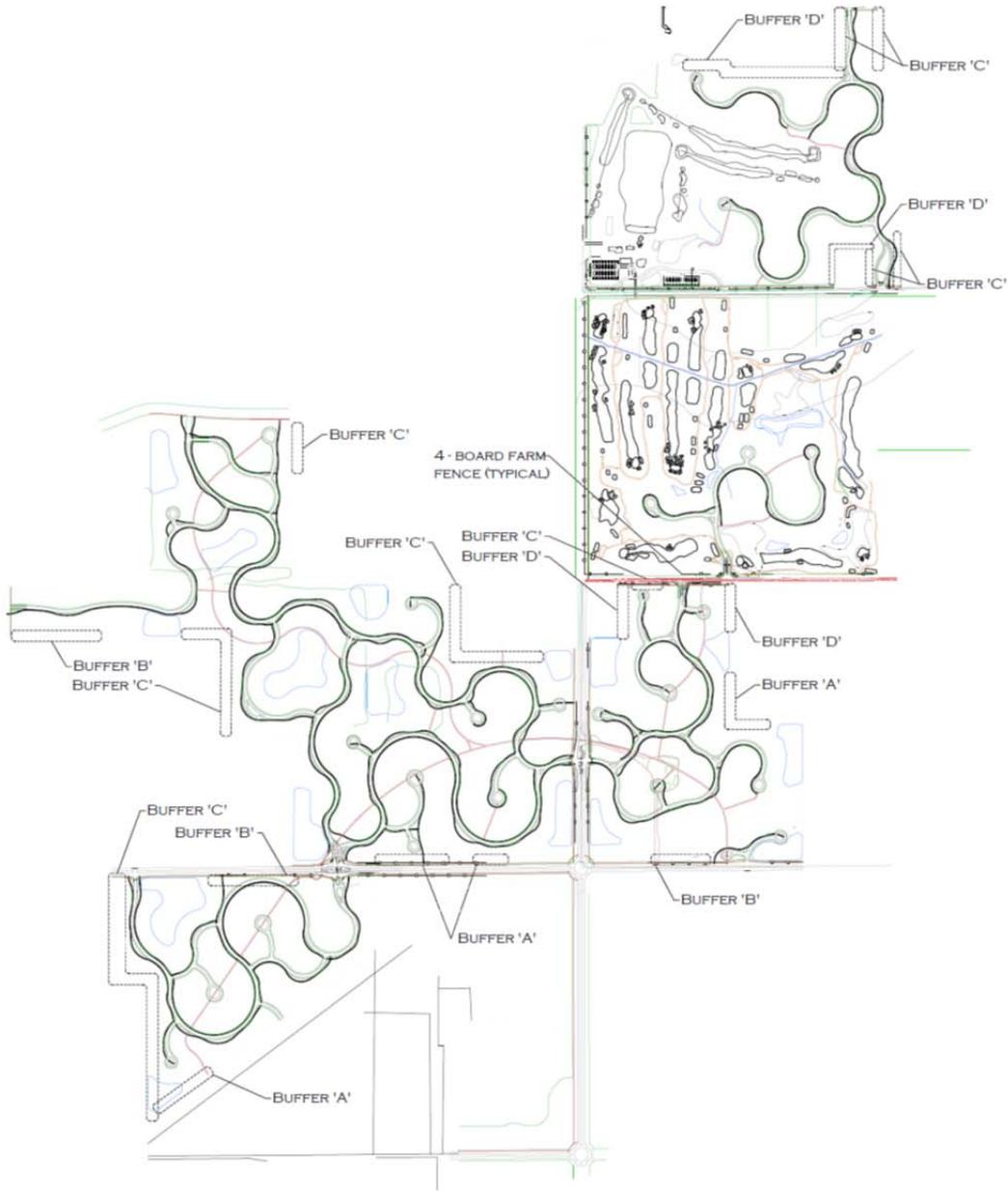
Wood Wind



- 1** Home cannot be of the same elevation of the same plan as the Subject home. Must be a different color package.
- 2** Home cannot be of the same elevation of the same plan as the Subject home. Cannot be the identical color package as the Subject home but may have the same brick.
- 3** Home may be of the same plan and elevation as the Subject home, but must be a different color package.
- 4** May be identical to Subject home.

Exhibit C-8 – Buffer Yards

(See individual Areas on following pages)



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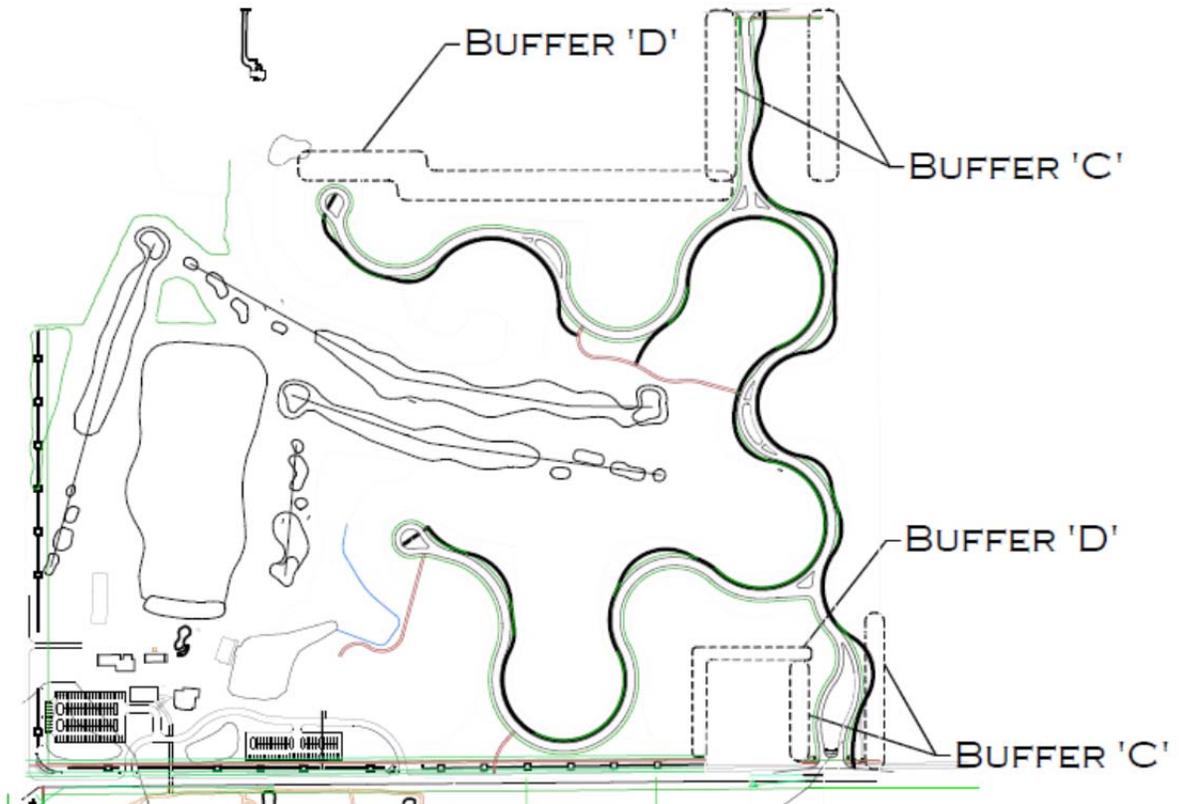
Prepared for:
Wood Wind of Westfield
Project Buffer Outline

SITE ADDRESS:
WESTFIELD, INDIANA

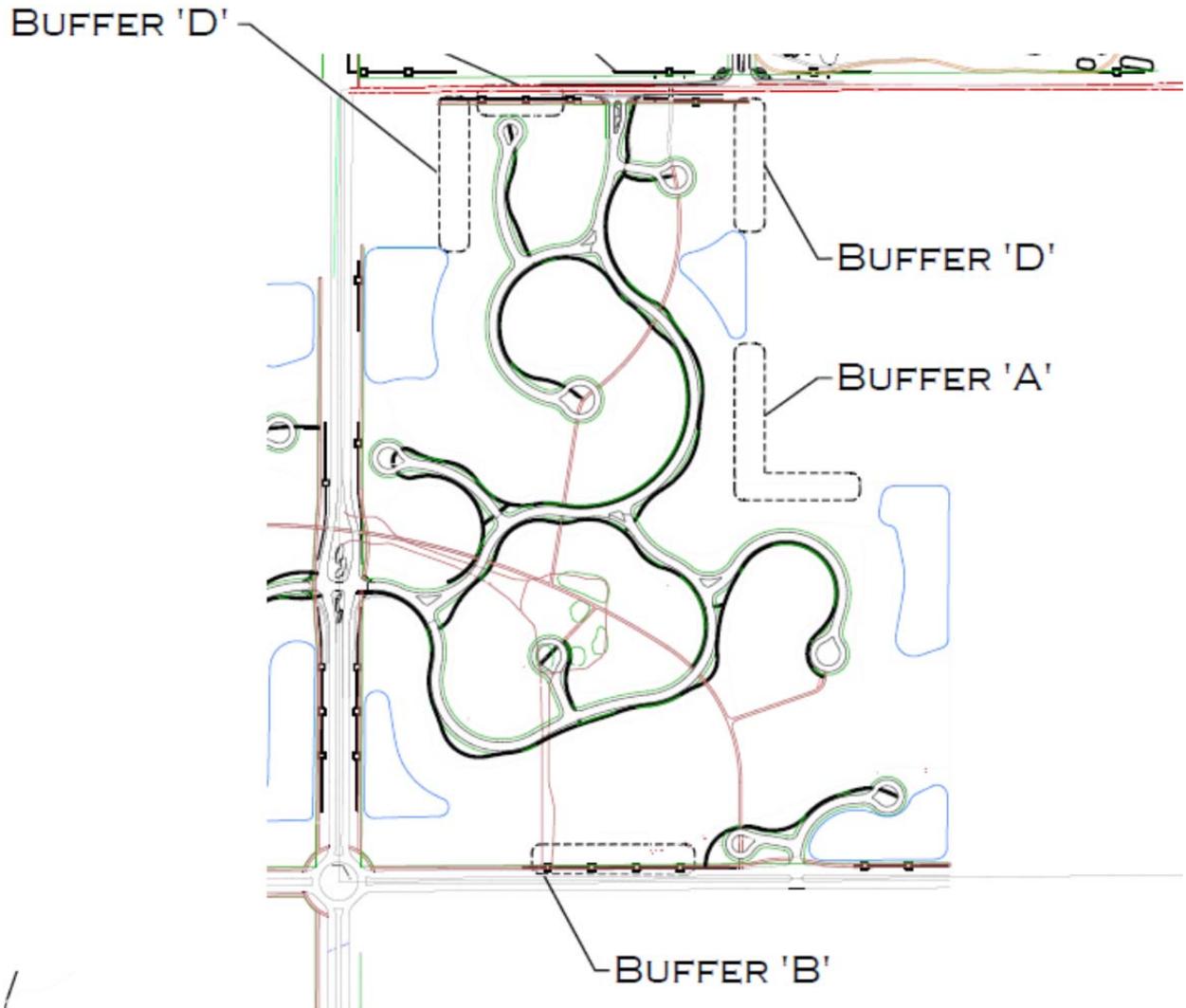
SHEET _ OF _
DATE: 07.28.2016
DESIGN BY: OEG
DRAWN BY: SGS
SCALE: N.T.S.
0 5 10 20
1"

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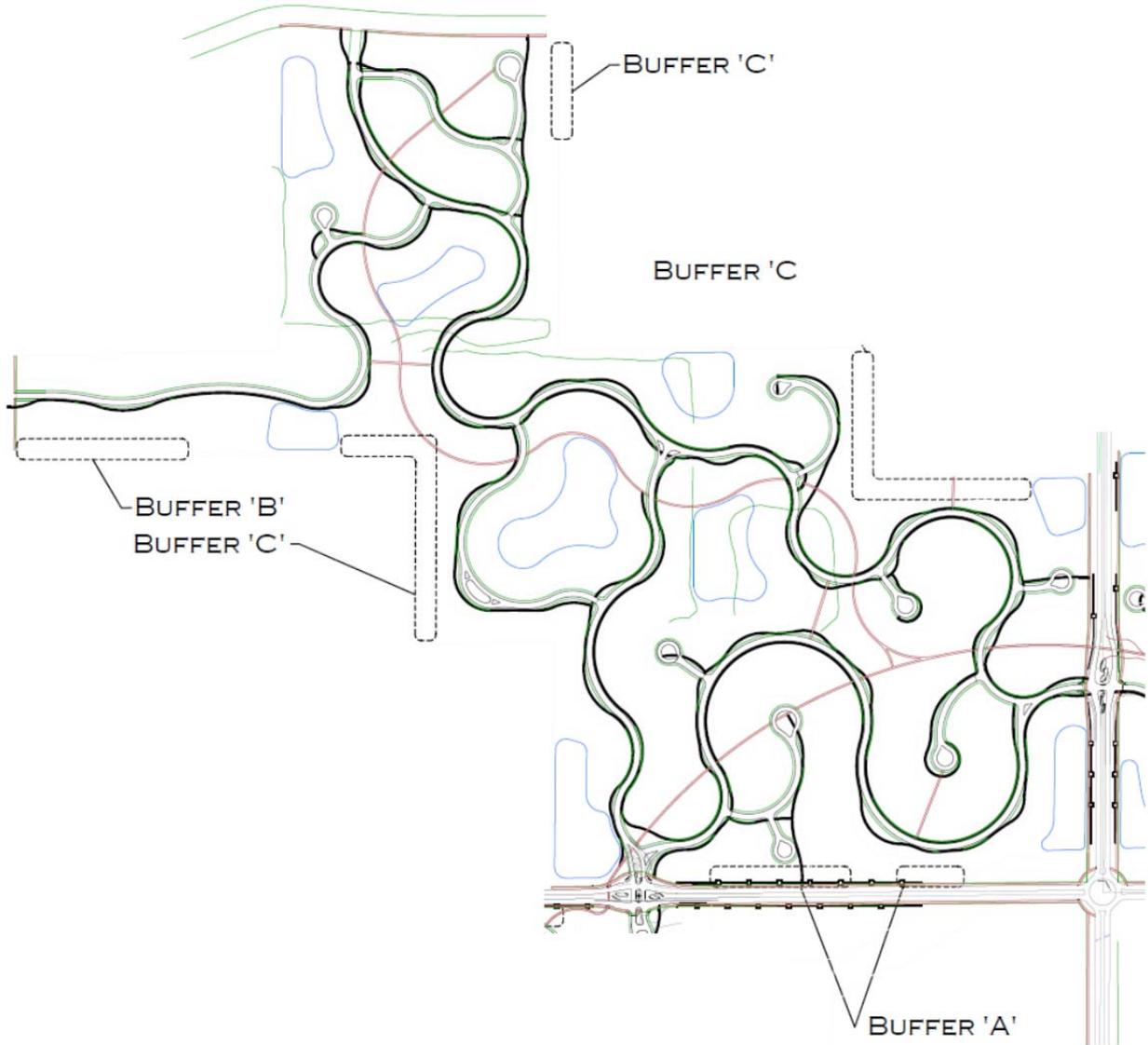
Buffer Yards for Area 1



Buffer Yards for Area 3



Buffer Yards for Area 4



Buffer Yards for Area 5

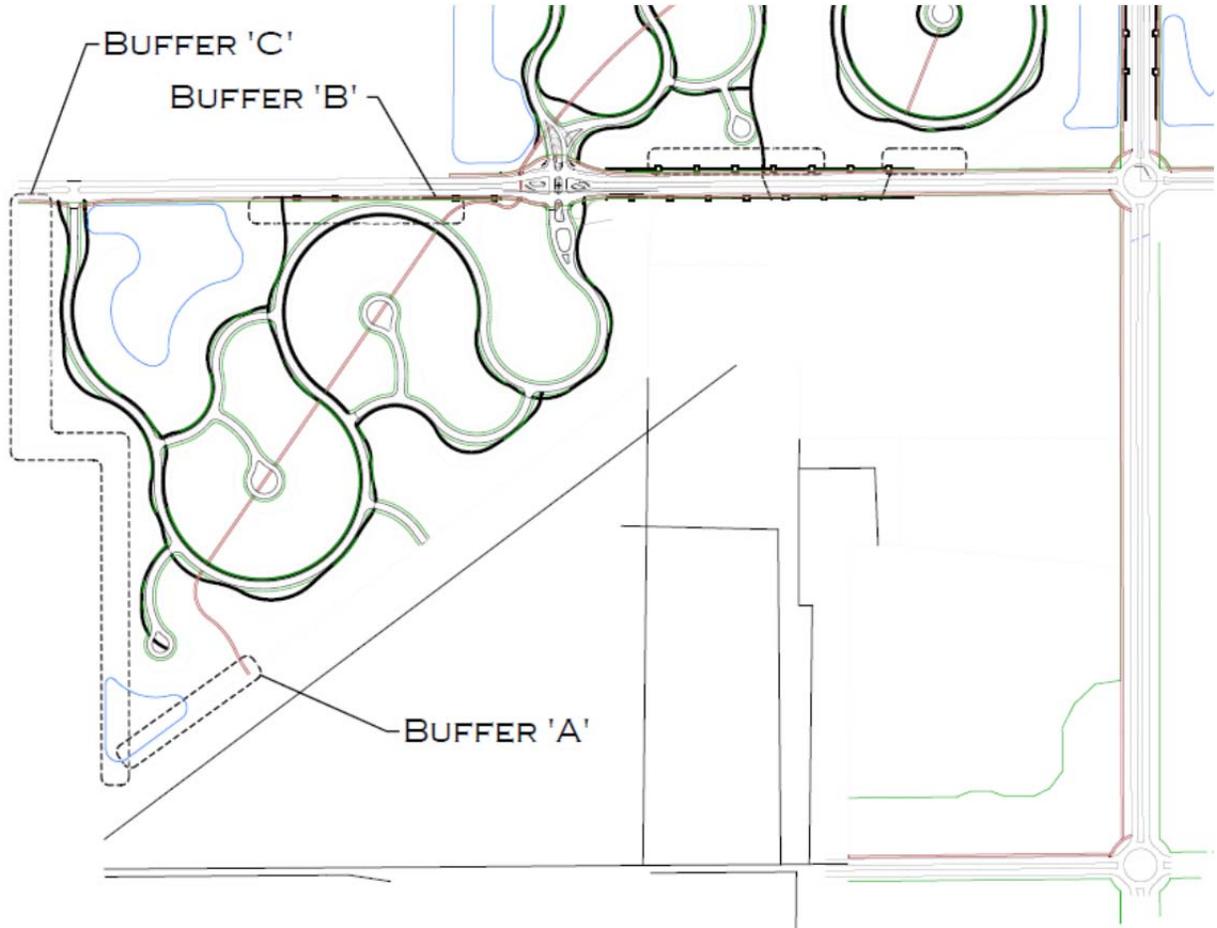
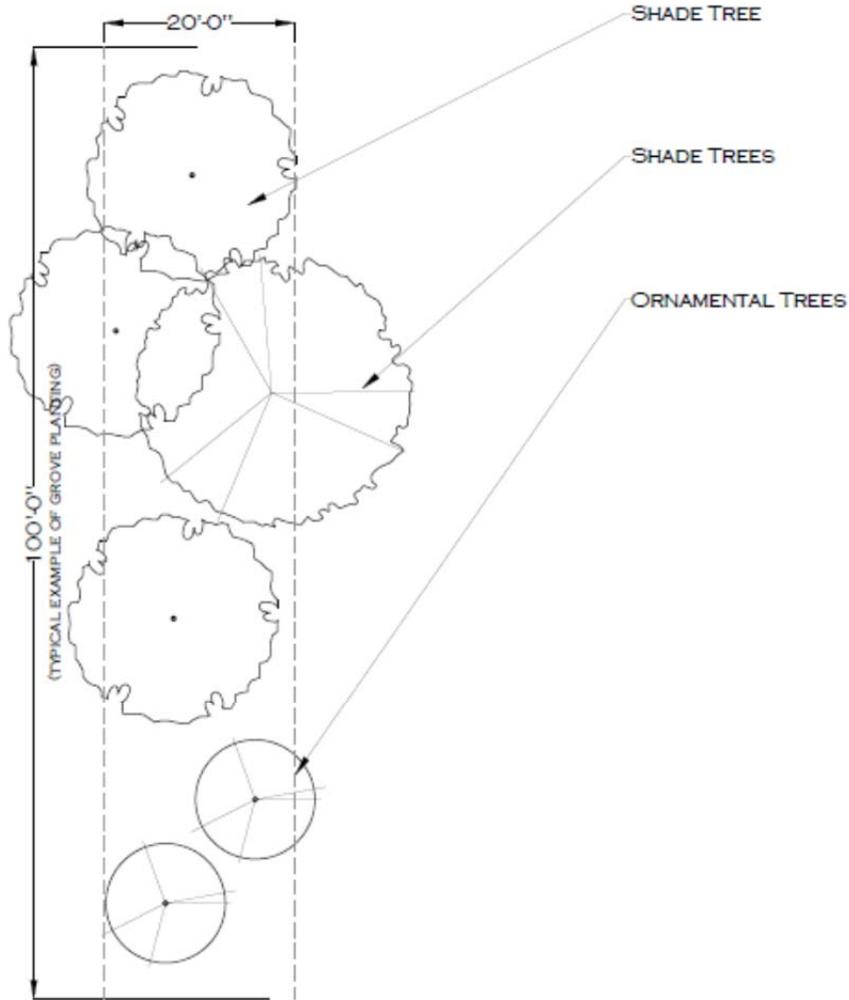


Exhibit C-8-A - Buffer Yard Type A



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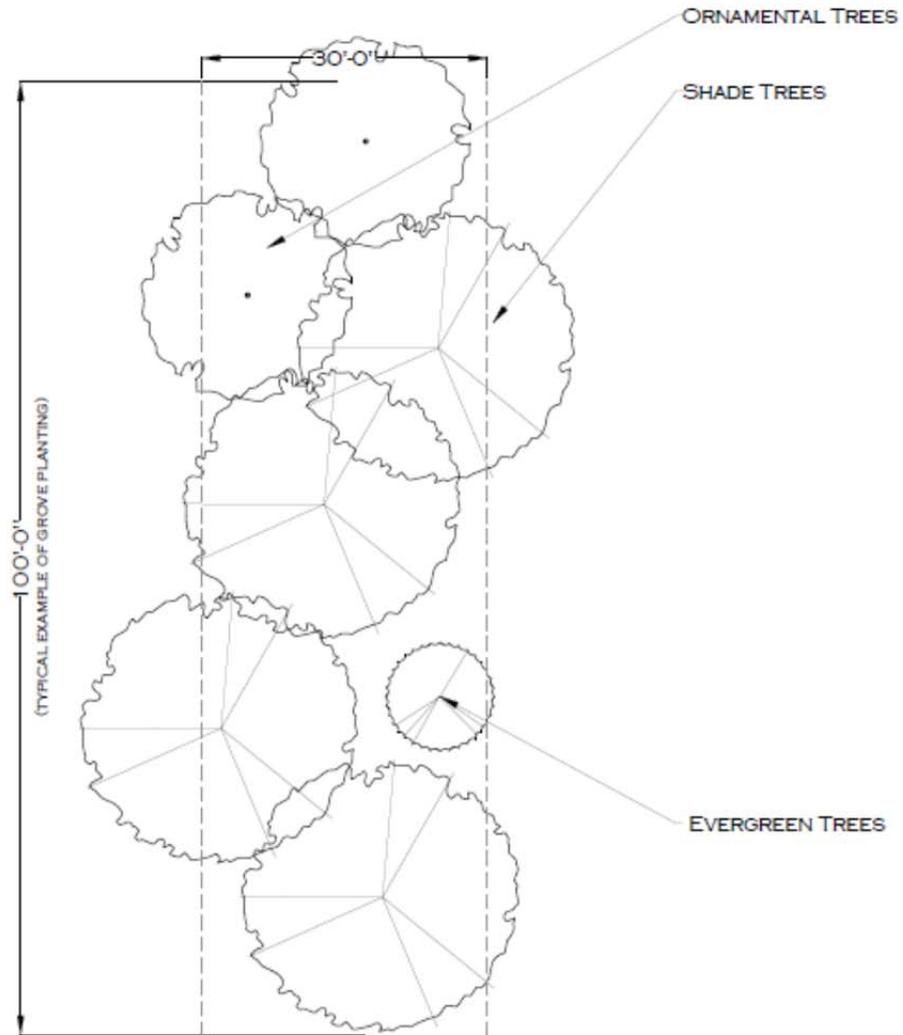
Pulte Homes
WOOD WIND COMMUNITY BUFFERS:

DESIGN BY: OEG DATE: 07.22.2016
DRAWN BY: SGS SCALE: N.T.S.
DRAWING TITLE: UDO MODIFICATION
EXHIBIT-1 BUFFER 'A' EXAMPLE DETAIL

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Exhibit C-8-B - Buffer Yard Type B



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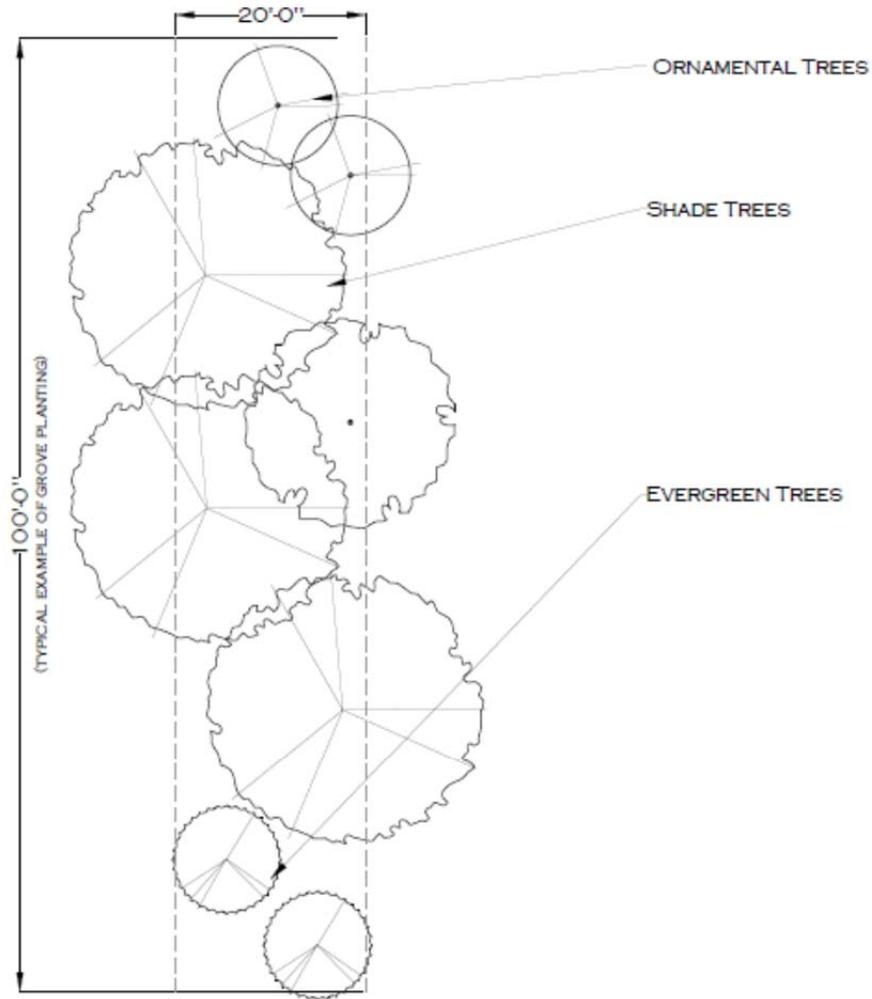
Pulte Homes
WOOD WIND COMMUNITY BUFFERS:

DESIGN BY: OEG DATE: 07.20.2016
DRAWN BY: SGS SCALE: N.T.S.
DRAWING TITLE: UDO MODIFICATION
EXHIBIT-2 BUFFER 'B' EXAMPLE DETAIL

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Exhibit C-8-C - Buffer Yard Type C



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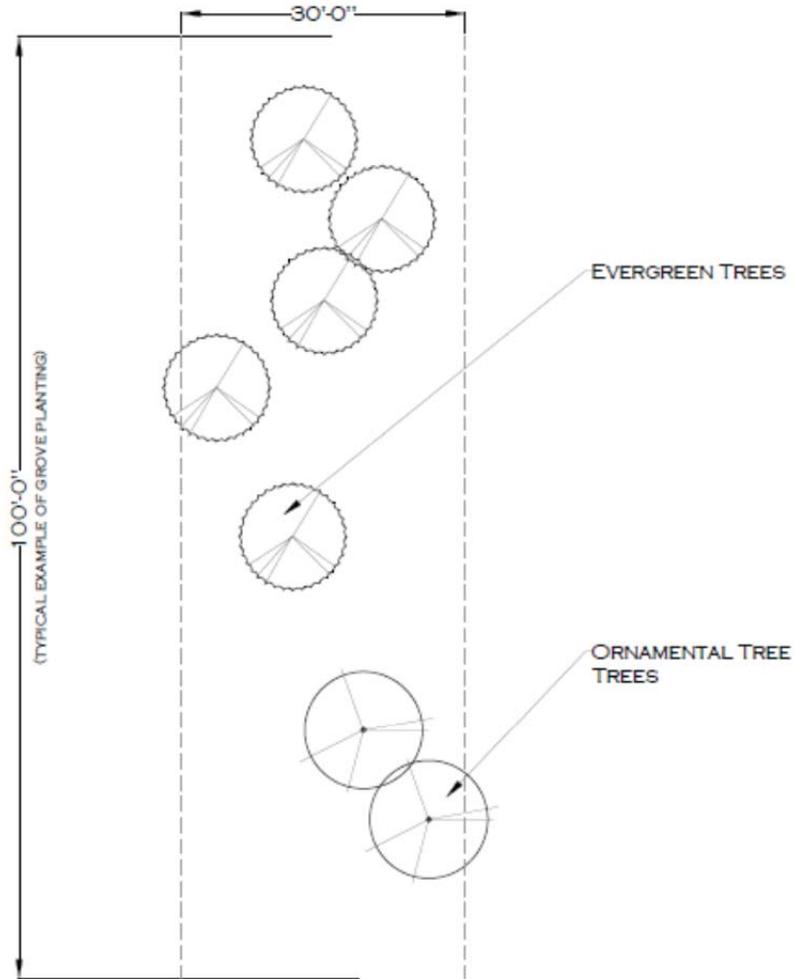
Pulte Homes
WOOD WIND COMMUNITY BUFFERS:

DESIGN BY: OEG DATE: 07.22.2016
DRAWN BY: SGS SCALE: N.T.S.
DRAWING TITLE: UDO MODIFICATION
EXHIBIT-3 BUFFER 'C' EXAMPLE DETAIL

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Exhibit C-8-D - Buffer Yard Type D



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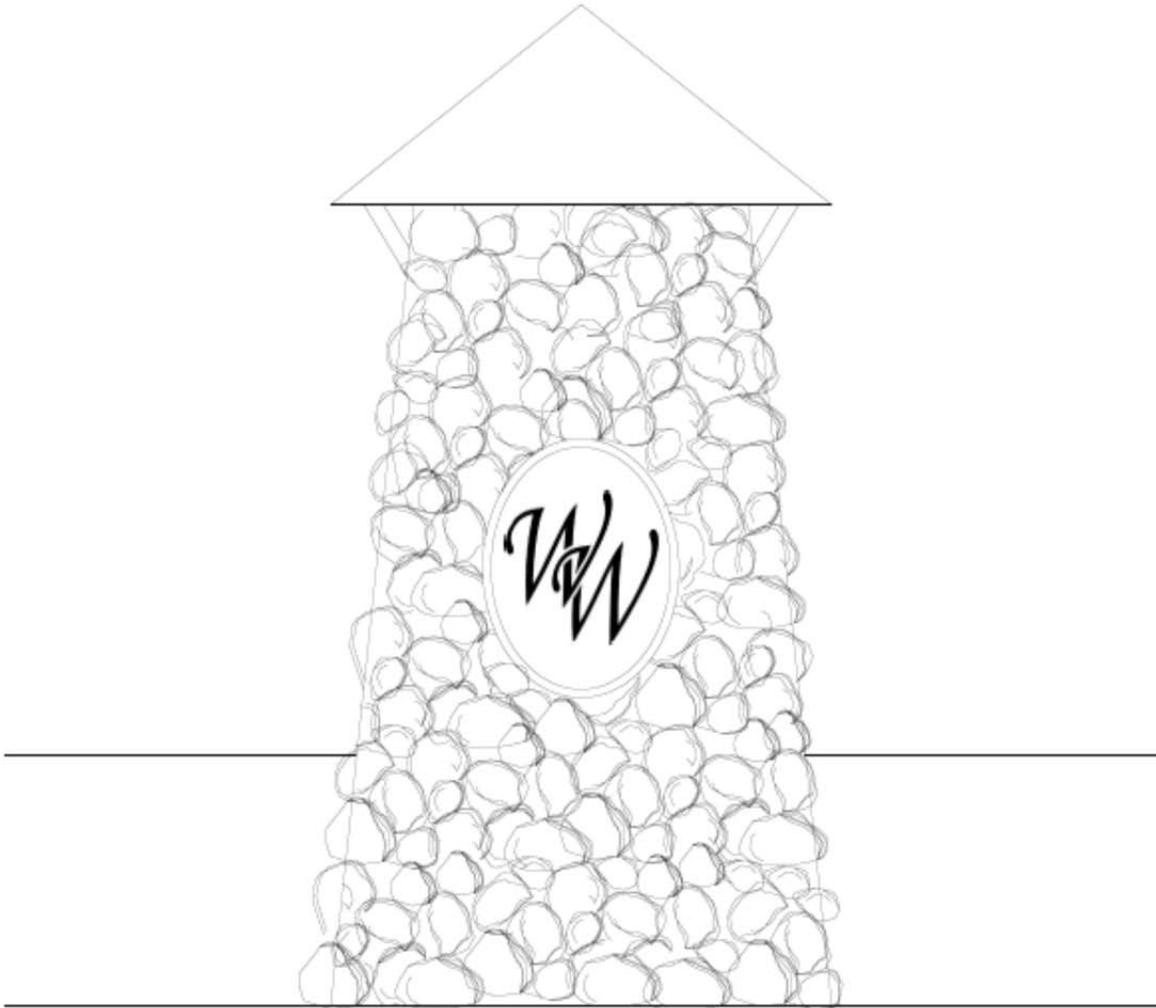
Pulte Homes
WOOD WIND COMMUNITY BUFFERS:

DESIGN BY: OEG DATE: 07.22.2016
DRAWN BY: SGS SCALE: N.T.S.
DRAWING TITLE: UDO MODIFICATION
EXHIBIT-4 BUFFER 'D' EXAMPLE DETAIL

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Exhibit C-8-E – Column Elevation & Details

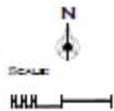


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Indianapolis, IN 46254
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PREPARED FOR:
Wood Wind of Westfield
Pulte Homes
COLUMN ELEVATIONS & DETAILS

Site Address:
Westfield Indiana

SHEET:
DATE: 7.14.2016
DESIGN BY: OEG
DRAWN BY: JF

SCALE: 

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Exhibit C-9 – Perimeter Lots Subject to Architectural Standards

Area 1



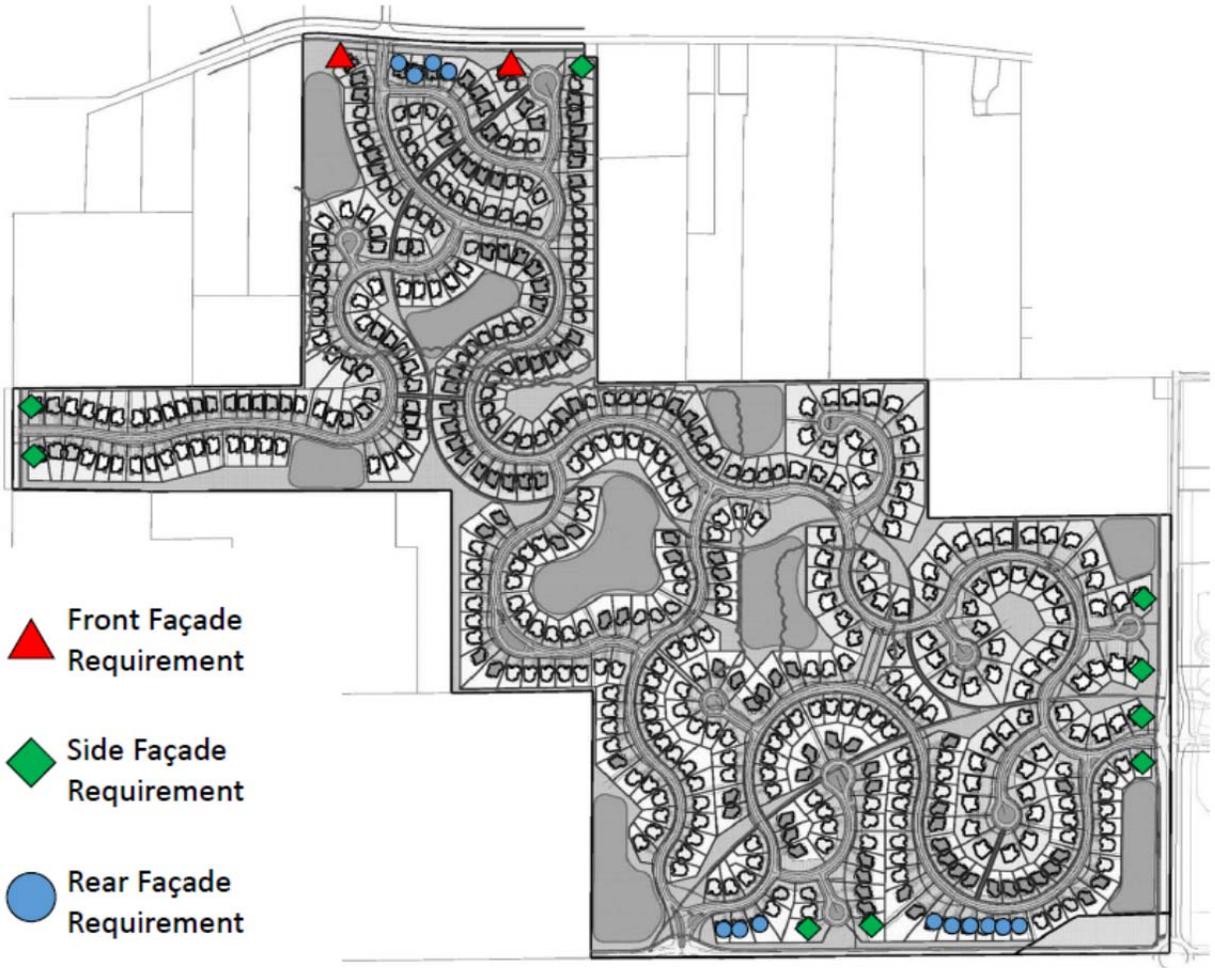
Area 2



Area 3



Area 4



Area 5

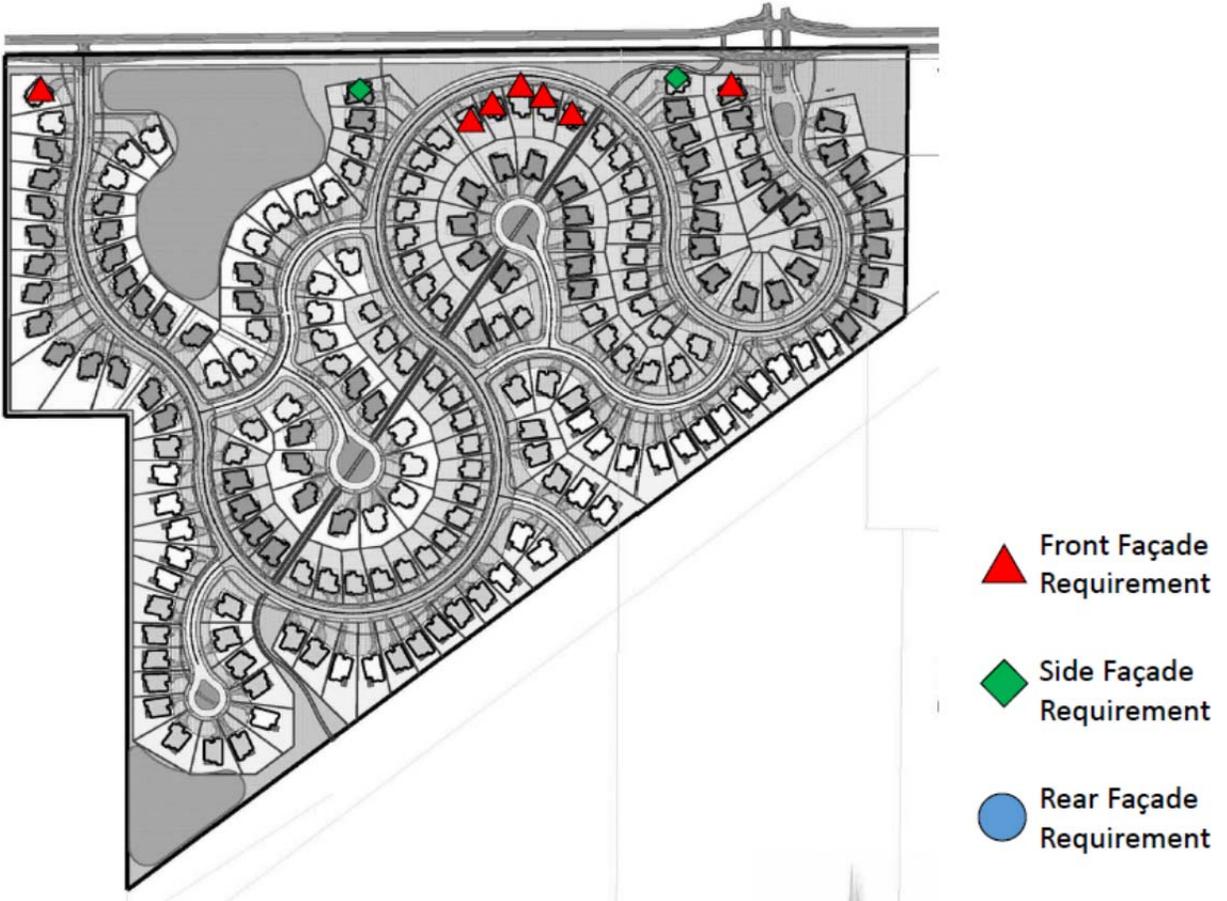


Exhibit C-10 - Multi-Family Area General Design Goals



Changes in plane along the elevation provide interesting form, while architectural details provide visual appeal and human scale. (*Apex on Preston Apartments, Louisville, KY*)



Well proportioned, quality materials provide the structure with substance and reduce the mass of the building, while well-placed and properly sized windows offer detailing and scale (*Riverstone Apartments, Columbus, IN*)

Exhibit C-10 - Multi-Family Area General Design Goals (Continued)



Mixing two and three story elements reduce the scale of a large building. A variety of roof forms lends form, while their deep overhangs provide shadow and scale.

(Westhaven Apartment Homes, Zionsville, IN)