

Westfield City Council Members

Mark Keen, President (District 1)

Steve Hoover (District 2)

Robert L. Horkay, (District 5)

Chuck Lehman, (District 4)

Joe Edwards (District 3)

Cindy L. Spoljaric (At Large)

Jim Ake Vice President (At Large)



CITY OF WESTFIELD, IN
CityCouncil_Meeting_Agenda_12_14_2015

Monday, December 14, 2015 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, December 14, 2015 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

[Listen to the meeting here](#)

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE COUNCIL

AGENDA

Pledge of Allegiance

Invocation

Opening of Meeting

Note the presence of a quorum

Announce any changes to Agenda

Approval of Minutes:

Documents: **[Meeting Minutes 11/23/15](#)**

Guests:

Residents who wish to address the Council on items not on the agenda may do so at this time.

Council Response to Guest Comments

Claims:

Approval of Claims

Documents: **[Claims](#)**

Miscellaneous Business/Special Presentation:

Special Presentation: Randy Edgemon, General Manager with Westfield Utilities/Citizens Energy Update

Special Presentation: Westfield Washington Historical Society Update by Jeff Neals

Old Business:

Ordinance 15-32: 2016 Elected Officials Salary Ordinance

Council Introduction: November 23, 2015

Adoption Consideration: December 14, 2015

Documents: [Ordinance 15-32](#)

Ordinance 15-45: Maple Knoll PUD Amendment

Council Introduction: November 9, 2015

APC Public Hearing: December 7, 2015

APC Recommendation: December 7, 2015

Adoption Consideration: December 14, 2015

Documents: [Ordinance 15-45](#) | [Reference Only Ordinance 4-02](#) | [Department Report](#) | [Concept Plan](#)

Ordinance 15-41: Junction PUD Amendment

Council Introduction- November 9, 2015

APC Public Hearing- December 7, 2015

APC Recommendation- December 7, 2015

Adoption Consideration- December 14, 2015

Documents: [Ordinance 15-41](#) | [Junction PUD Ordinance 14-22](#) | [Character Exhibit](#) | [Concept Plan](#) | [Department Report](#)

Ordinance 15-37: Centennial North PUD District Amendment (West Rail)

Council Introduction: October 12, 2015

APC Public Hearing: November 2, 2015

APC Recommendation: November 16, 2015

Adoption Consideration: December 14, 2015

Documents: [Ordinance 15-37](#) | [West Rail Concept Plan](#) | [Department Report](#)

Ordinance 15-39: Amend Westfield Departmental Fees, Rules of Operation and Policies

Council Introduction: November 9, 2015

Adoption Consideration: December 14, 2015

Documents: [Ordinance 15-39](#) | [Ambulance Fees](#) | [Parks and Recreation Fees](#) | [Parks Redline](#) | [Parks Department Revision](#)

New Business:

Ordinance 15-46: Centennial North PUD Amendment (Wilshire)

Council Introduction: December 14, 2015

APC Public Hearing: January 4, 2016

APC Recommendation: January 19, 2016

Adoption Consideration: February 8, 2016

Documents: [Ordinance 15-46](#) | [Reference only Location Map](#) | [Reference Only Character Exhibit](#) | [Reference Only Concept Plan](#)

Write-Offs for 2015

Documents: [Westfield Fire Department](#) | [Customer Service Write-Offs](#)

City Council Comments

Mayor Comments

Adjourn

Executive Session: I.C. 5-14-1.5-6.1 (b) (2) (B): Legal Issues

Working Meeting

ORDINANCE NUMBER 15-32

2016 Elected Officials Salary Ordinance

**AN ORDINANCE OF THE CITY OF WESTFIELD
CONCERNING SALARIES, WAGES, BENEFITS, STIPENDS AND OTHER
COMPENSATION FOR THE 2016 CALENDAR YEAR**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WESTFIELD:

Section 1.

The salaries, hourly wages, stipends, and other compensation for elected officials of the City of Westfield are described in this ordinance.

Section 2.

The salaries of the elected officials of the City of Westfield, Indiana for the year 2016 shall be as follows:

Mayor	\$108,200
Clerk Treasurer	\$79,800
City Council	\$15,000 each

Section 3.

Additional compensation for the year 2016 shall be as follows:

Clerk Treasurer Stipend	\$8,500
Council President	\$1,500
Council Vice-President	\$1,000

Section 4.

The employee contribution to the Publication Employee's Retirement Fund (PERF) will be paid for the Mayor and Clerk Treasurer by the City of Westfield.

Section 5.

The retirement contributions and other benefit programs offered by the City of Westfield on behalf of the Mayor and Clerk Treasurer are described on **Attachment A.**

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____ 2015.

WESTFIELD CITY COUNCIL

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

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Robert J. Smith

Robert J. Smith

Robert J. Smith

Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

ATTEST:

Cindy J. Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 15-32 was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 15-32

this _____ day of _____, 2015.

I hereby VETO ORDINANCE 15-32

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

ATTACHMENT A
ELECTED OFFICIAL BENEFIT SUMMARIES
2016

Civilian Personnel (Mayor and Clerk Treasurer)

INSURANCE

HEALTH, LIFE, DENTAL, VISION, WORKERS COMPENSATION – As available for all employees

SOCIAL SECURITY/MEDICARE CONTRIBUTIONS – As provided for all employees

EMPLOYEE ASSISTANCE PROGRAM – As provided for all employees

RETIREMENT

Civilian PERF – 14.2% (2016) of the employee's salary is contributed by the City for the PERF program (Public Employees Retirement Fund)

1. 3% of the employee's salary is contributed on behalf of the employee (employee's contribution) and identified in a private PERF account for the employee. This money is available to the employee if they would resign from the City. Once the employee begins to draw a retirement check from PERF this fund may be used to supplement that monthly retirement or received in full at retirement.
2. 11.2% of the employee's salary is contributed for the employee (City's contribution) and is added to the general state retirement fund that supports all state employees through the PERF retirement program.

457 Plan (Supplemental Retirement Plan)

The City of Westfield offers one supplemental 457 retirement plan to all employees. Employees may contribute (pre-tax) a maximum amount authorized by law into the plan.

City Matching Contribution

To encourage employee participation in the 457 plans, the City makes a matching contribution of \$.667 for each \$1.00 contributed up to 6% of base pay for all civilian employees. This matching contribution is made in July and January of each year into a 401A account that requires vesting.

HOLIDAY PAY SCHEDULE

As approved by the City Council. Pay for actual days approved by Council coordinated with approval with supervision

ORDINANCE NUMBER 15-37

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 "**WEST RAIL PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, on December 12, 2011, the Common Council of the City of Westfield, Hamilton County, Indiana, adopted Ordinance 11-33 (the "Amended Centennial North PUD District Ordinance"), recorded as Instrument No. 2011065112 in the Office of the Recorder of Hamilton County, Indiana, to repeal Ordinance No. 05-10, as amended under Ordinance 06-09 and Ordinance 09-03.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1511-PUD-22**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Amended Centennial North PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1511-PUD-22** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (5-0) 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 November 17, 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 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 "**West Rail PUD District**" (the "District").
- 1.2 This Planned Unit Development District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Amended Centennial North PUD District Ordinance, as applicable to the Real Estate.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Area: A discrete geographic area within the District. The District contains two (2) Areas, "Area A" and "Area B", which are conceptually represented on the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding,

vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

- 2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.6 Gas Line Easements: The easements recorded as (i) Instrument No. 7056 in Deed Record 175, page 311 and (ii) Instrument No. 7058, in Deed Record 175, page 315 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.
- 2.7 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.8 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, English Revival, Farmhouse, Four Square, French Country, Shingle Style, Traditional and Victorian.
- 2.9 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be as set forth below.

- 4.1 Area A: SF4: Single Family High Density District.
- 4.2 Area B: SF3: Single Family Medium Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred and eighty-three (183) Single-family Dwellings; however, a maximum of one hundred and nine (109) Lots may be developed pursuant to the standards applicable to Area A.

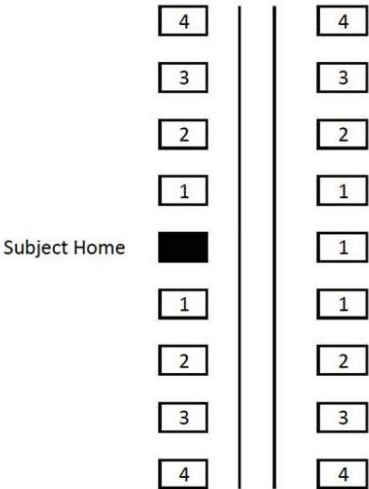
Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance and subject to Section 5.2 of this Ordinance.

Standard	Area A	Area B
Minimum Lot Area	9,100 SF	10,500 SF
Minimum Building Setback Lines		
Front Yard	20’	20’
Side Yard	6’	7’
Rear Yard	20’	20’
Minimum Lot Width	65'	75'
Maximum Building Height	2 ½ stories	
Minimum Living Area (Total)		
One Story Dwellings	1,800 SF	2,000 SF
Two Story Dwellings	2,000 SF	2,200 SF

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

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

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



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

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

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:
 - a) Side load or angled garage.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches.
 - d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum five and one-half inch (5-1/2”) wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
 - f) A minimum of two (2) two-foot (2’) deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - g) A minimum roof pitch of 8/12 for the primary roof and 10/12 for secondary roof. The primary roof shall be the portion of the structure’s roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
 - h) Masonry Materials on a minimum of twenty-five percent (25%) of the total Front Building Façade, exclusive of windows and doors.
 - i) Separate overhead garage door per garage bay.

- j) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
 - l) Bay window (a minimum of six (6) feet wide).
 - m) Transom or palladium window.
 - n) Garage doors containing decorative windows.
 - o) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
 - f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
 - g) Bay window (a minimum of six (6) feet wide).
 - h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

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

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

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

B. Gas Line Easements: Landscaping within the Gas Line Easements is restricted by the Grantee of the Gas Line Easements. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Gas Line Easement within the Gas Line Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

7.3 Article 6.17 Sign Standards: Shall apply; however, the words "at the Station" may be substituted for the words "of Westfield" following the subdivision name, as otherwise required by Article 6.17(F)(7).

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
- A. Minimum Open Space: Shall be enhanced to require a minimum of thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.
 - B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(c) shall apply.
 - C. Amenities: The following amenities shall be provided:
 - i. Passive Amenities: Wildflower meadows and pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. A minimum separation of twenty-five (25) feet shall be maintained between Lots and wildflower and prairie plantings.
 - ii. Active Amenities: An amenity center shall be provided in the middle of the District, as depicted on the Concept Plan. The amenity center shall include, at a minimum: a pool; bath house; playground; court games; and an open play field. These amenities are generally illustrated on the Amenity Area Concept Plan, attached hereto as **Exhibit E**.
 - iii. Trails: Trails, including an eight-foot (8') wide multi-use path extending from 156th Street to 161st Street and Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 15-37** was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-37**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-37**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

West Rail - PUD District Ordinance 7 111615

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Amenity Area Concept Plan

EXHIBIT A
REAL ESTATE

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the west line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section, thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

EXCEPT therefrom that part conveyed to Epiphany Evangelical Lutheran Church, Inc. by Limited Warranty Deed recorded January 1, 2012 as Instrument No. 2012001063, described as follows:

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

BEGINNING at the southwest corner of said Southwest Quarter; thence North 00 degrees 09 minutes 21 seconds East along the west line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinates East Zone) 676.00 feet; thence North 89 degrees 17 minutes 51 seconds East parallel with the south line of said Southwest Quarter 644.45 feet; thence South 00 degrees 09 minutes 21 seconds West parallel with the west line of said Southwest Quarter 676.00 feet to the south line of said Southwest Quarter; thence South 89 degrees 17 minutes 51 seconds West along said south line 644.45 feet to the POINT OF BEGINNING. Containing 10.000 acres, more or less.

EXHIBIT B CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1511-PUD-22.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 16)

ARTS AND CRAFTS (AC)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 16)

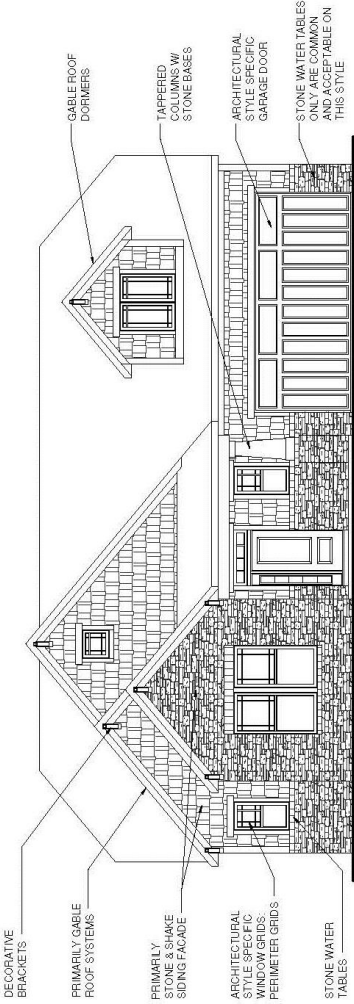
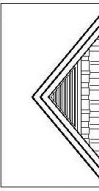
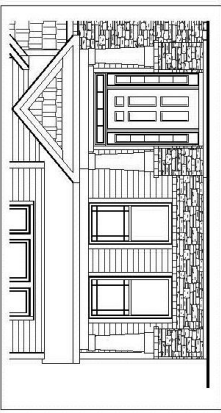
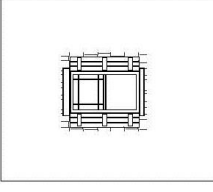
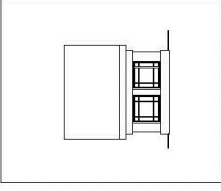
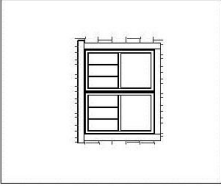
	
STYLE ELEMENTS GABLE ELEMENTS  TRIANGLE OR SPLIT TRIANGLE VENTS FRONT ENTRY  WIDE COVERED PORCHES OFTEN INCLUDE MULTIPLE COLUMNS WINDOW TREATMENT  TYPICAL WINDOW STYLE WITH BOARD & BATTEN SHUTTERS	ADDITIONAL STYLE ELEMENTS SHED DORMERS  3 OVER 1 GRIDS 
ARTS & CRAFTS STYLE This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.	

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 16)

ENGLISH REVIVAL (ER)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 16)

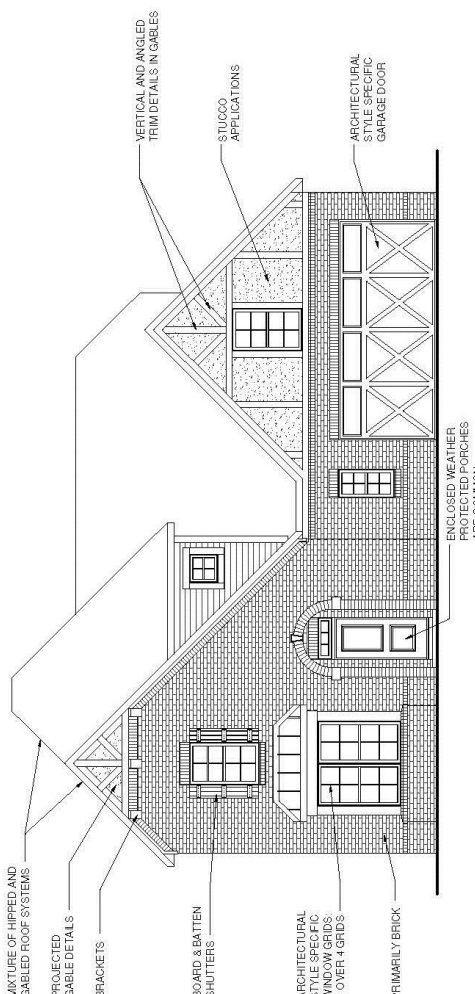
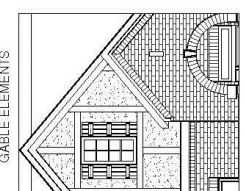
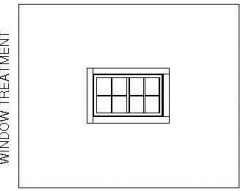
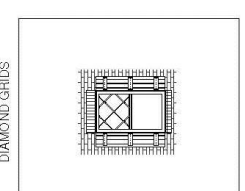
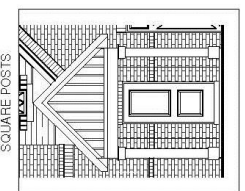
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EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 16)

FARMHOUSE (FH)



EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 16)

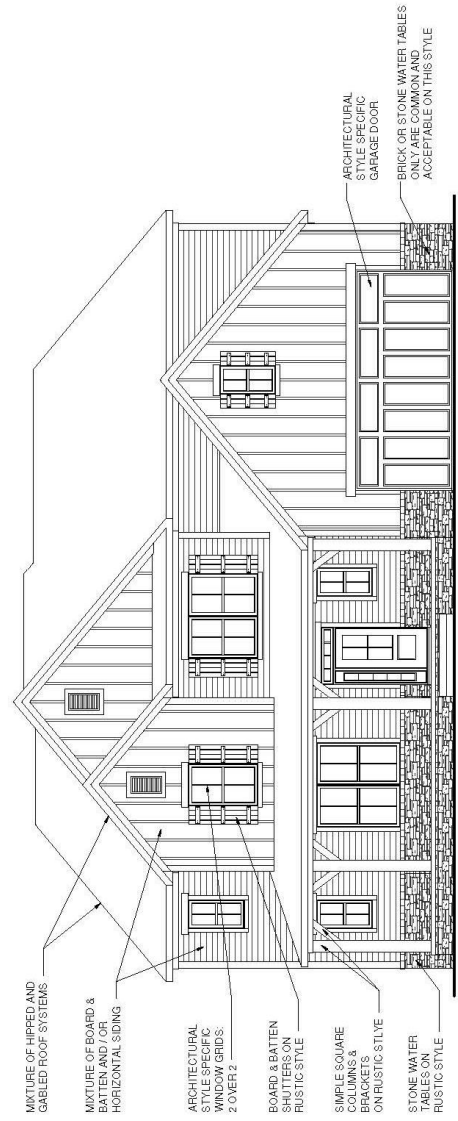
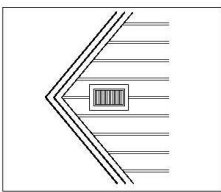
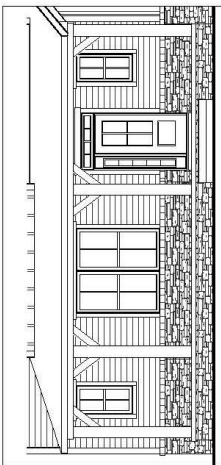
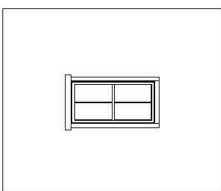
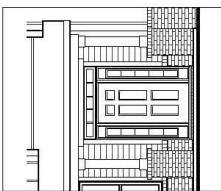
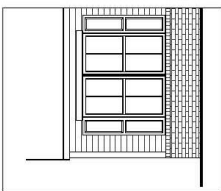
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EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 16)

FOUR SQUARE (FS)



EXHIBIT C
CHARACTER EXHIBITS
(Page 8 of 16)

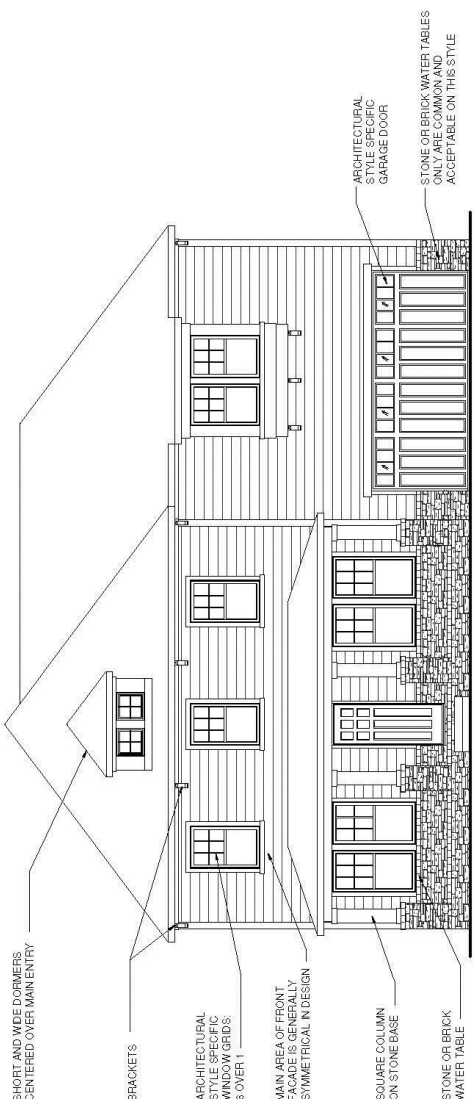
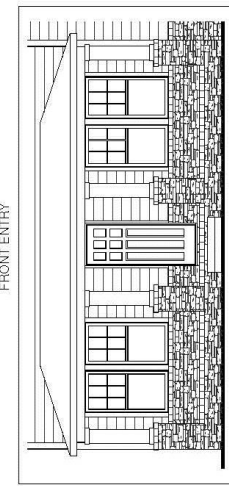
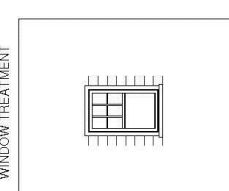
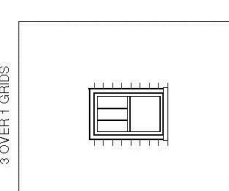
 SHORT AND WIDE DORMERS CENTERED OVER MAIN ENTRY BRACKETS ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS; 6 OVER 1 MAIN AREA OF FRONT FACADE IS GENERALLY SYMMETRICAL IN DESIGN SQUARE COLUMN ON STONE BASE STONE OR BRICK WATER TABLE ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR STONE OR BRICK WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE	STYLE ELEMENTS  FRONT ENTRY  WINDOW TREATMENT TYPICAL SIMPLE TRIM DETAIL AROUND A 6 OVER 1 WINDOW PATTERN	ADDITIONAL STYLE ELEMENTS  3 OVER 1 GRIDS
FOUR SQUARE STYLE		
This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.		

EXHIBIT C
CHARACTER EXHIBITS
(Page 9 of 16)

FRENCH COUNTRY (FC)



EXHIBIT C
CHARACTER EXHIBITS
(Page 10 of 16)

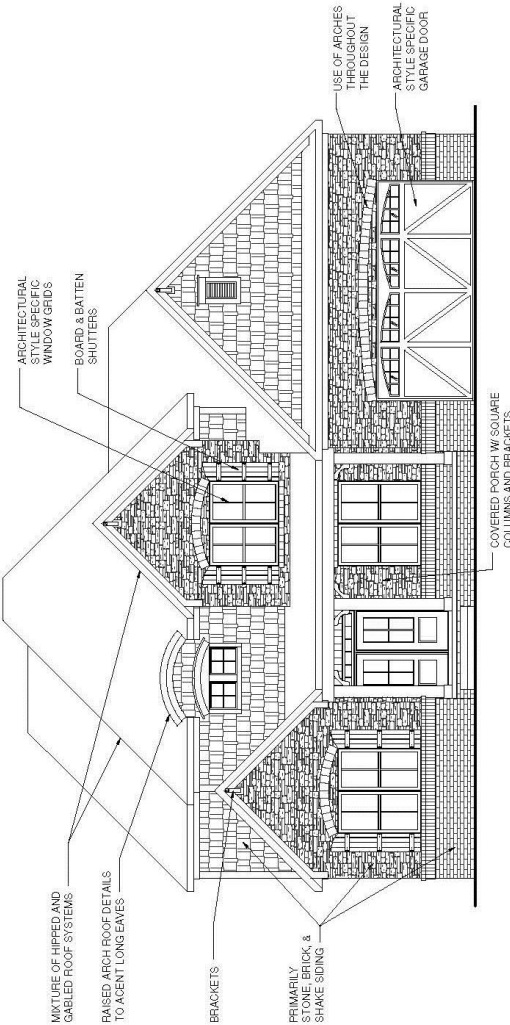
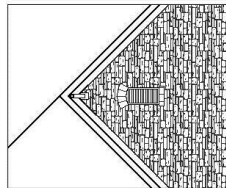
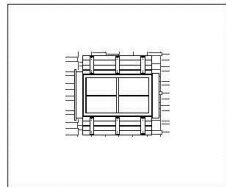
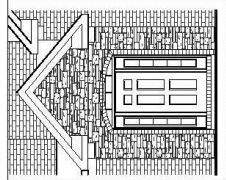
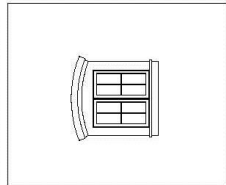
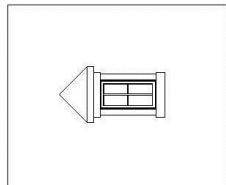
 ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS BOARD & BATTEN SHUTTERS MIXTURE OF HIPPED AND GABLED ROOF SYSTEMS RAISED ARCH ROOF DETAILS TO ACENT LONGEAVES BRACKETS PRIMARILY STONE BRICK & SHAKE SIDING USE OF ARCHES THROUGHOUT THE DESIGN ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR COVERED PORCH W/ SQUARE COLUMNS AND BRACKETS		ADDITIONAL STYLE ELEMENTS				
STYLE ELEMENTS		 GABLE ELEMENTS RECTANGULAR OR ARCH TOP VENT ARE TYPICAL	 WINDOW TREATMENT BOARD & BATTEN SHUTTERS ARE USED TO ACCENT THE RUSTIC LOOK	 STONE ARCHED ENTRYWAYS	 ARCHED ROOF DORMERS	 HIP ROOF DORMERS
FRENCH COUNTRY STYLE		This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.				

EXHIBIT C
CHARACTER EXHIBITS
(Page 11 of 16)

SHINGLE STYLE (SH)



EXHIBIT C
CHARACTER EXHIBITS
(Page 12 of 16)

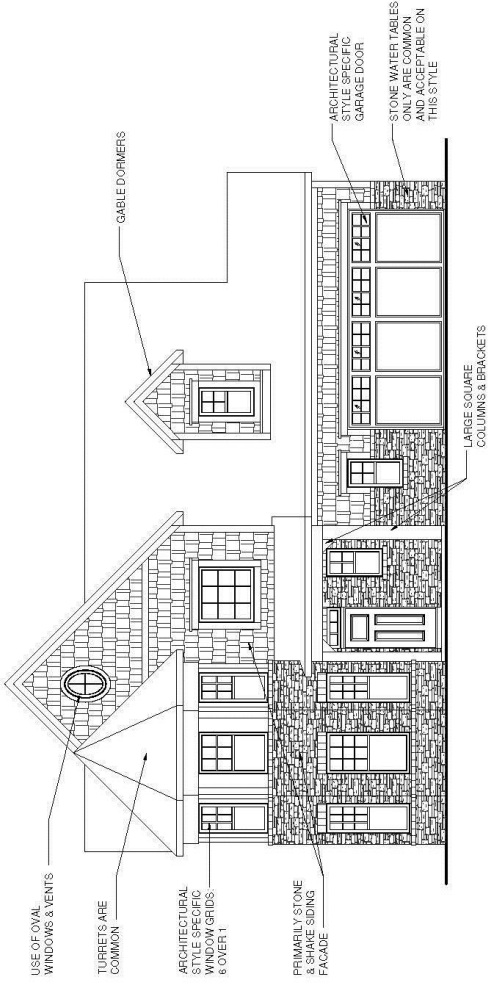
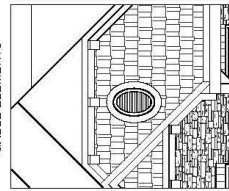
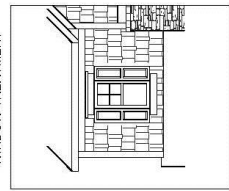
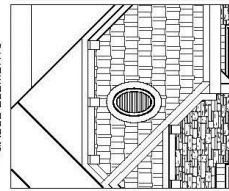
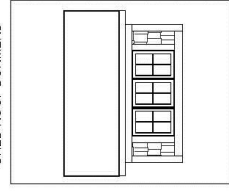
	
STYLE ELEMENTS	ADDITIONAL STYLE ELEMENTS
 GABLE ELEMENTS  WINDOW TREATMENT  CLIPPED GABLES W/ CORBELS ARE COMMONLY SEEN ALONG WITH OVAL WINDOWS OR VENTS  SHED ROOF DORMERS TRIM WITH PANELED SHUTTERS TYPICAL TO THIS STYLE	
SHINGLE STYLE	
This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.	

EXHIBIT C
CHARACTER EXHIBITS
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TRADITIONAL (TR)



EXHIBIT C
CHARACTER EXHIBITS
(Page 14 of 16)

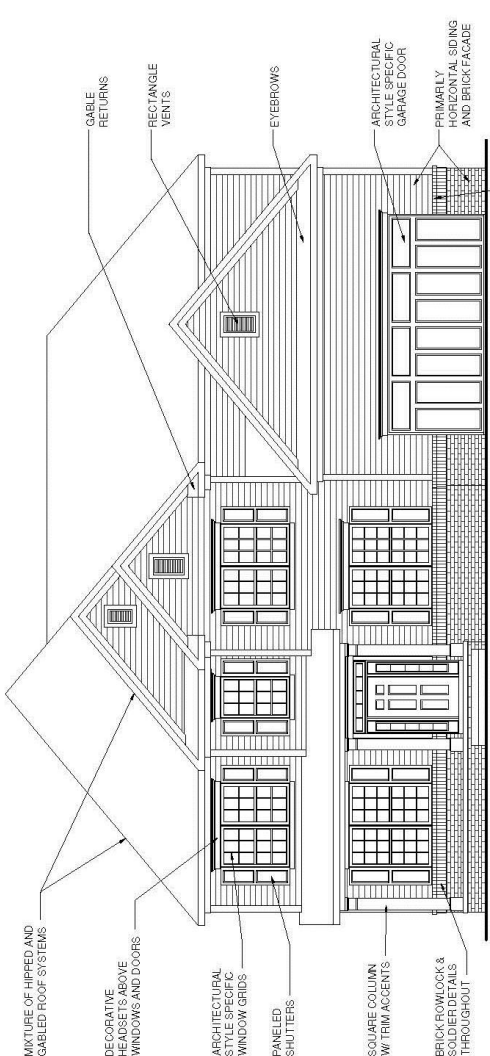
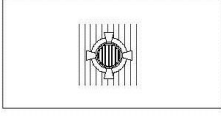
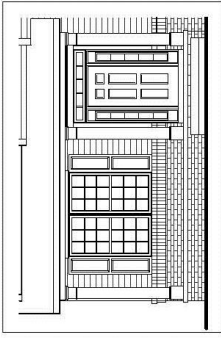
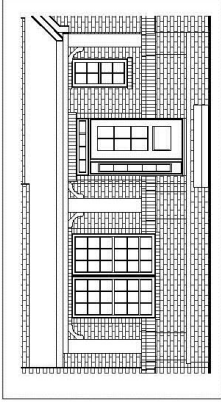
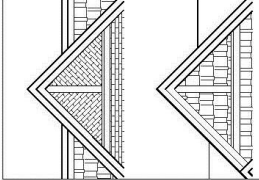
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EXHIBIT C
CHARACTER EXHIBITS
(Page 15 of 16)

VICTORIAN (VI)



EXHIBIT C
CHARACTER EXHIBITS
(Page 16 of 16)

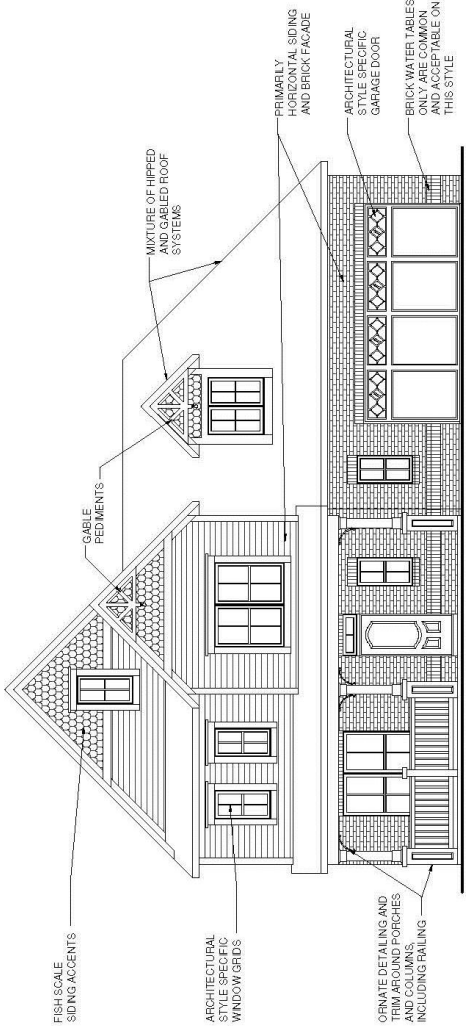
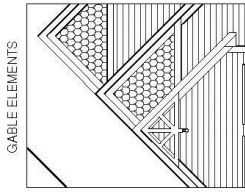
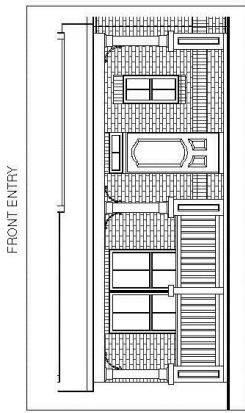
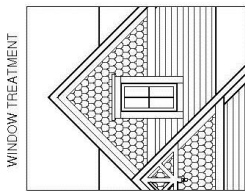
 FISH SCALE SIDING ACCENTS GABLE PEDIMENTS MIXTURE OF HIPPED AND GABLED ROOF SYSTEMS ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS ORNATE DETAILING AND TRIM AROUND PORCHES AND COLUMNS, INCLUDING RAILING PRIMARILY HORIZONTAL SIDING AND BRICK FACADE ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR BRICK WATER TABLES ONLY ARE COMMON AND USUALLY TABLE ON THIS STYLE	STYLE ELEMENTS  GABLE ELEMENTS GABLE PEDIMENTS AND FISH SCALE ACCENTS ADD TO THE DECORATIVE NATURE OF THE STYLE  FRONT ENTRY FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING  WINDOW TREATMENT DOUBLE LAYER TRIM DETAILS AROUND WINDOWS AND VENTS	VICTORIAN STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.
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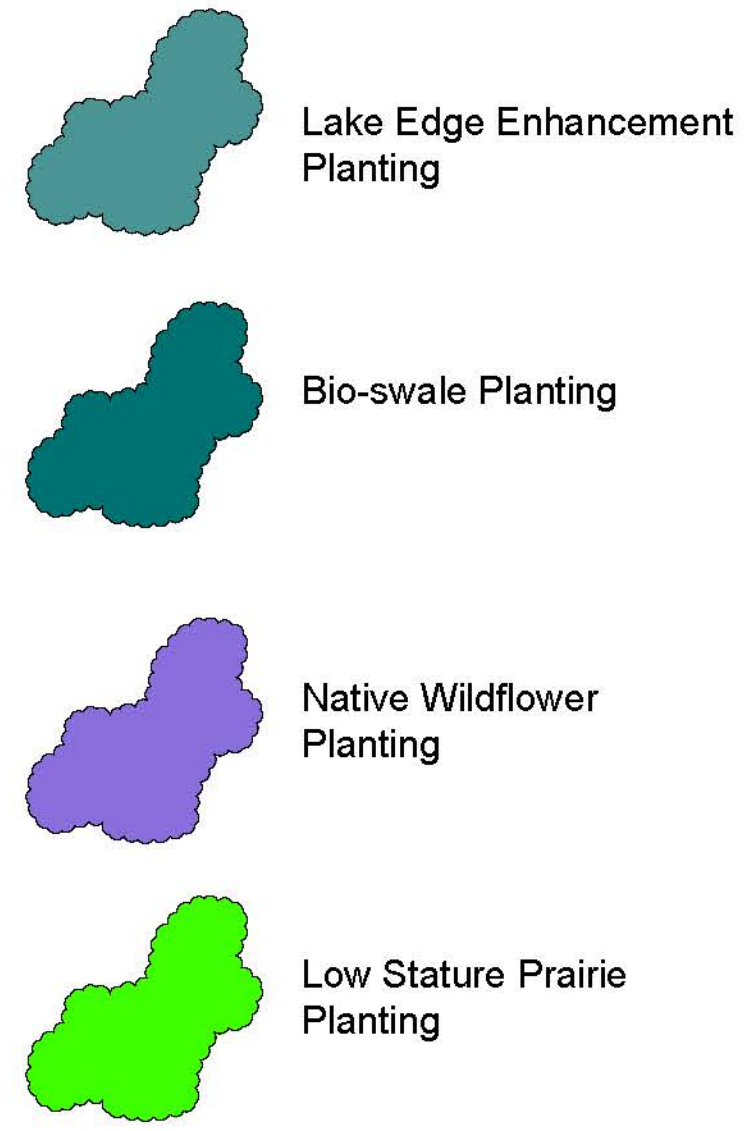
EXHIBIT D
AMENITY AREA CONCEPT PLAN
(Page 1 of 2)



EXHIBIT D
AMENITY AREA CONCEPT PLAN
(Page 2 of 2)



Native Buffer Planting Legend:



ORDINANCE NUMBER 15-41

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE JUNCTION PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an 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 Common Council enacted Ordinance No. 14-22, The Junction Planned Unit Development District (the "The Junction PUD Ordinance") on July 14, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1512-PUD-26**), requesting an amendment to The Junction 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. 1512-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** 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 December 8, 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 Junction PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend The Junction PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Junction PUD Ordinance; and (iii) 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 or The Junction 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 provisions and representations of (i) the Unified Development Ordinance or (ii) The Junction PUD 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 or the Junction PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Illustrative Character Exhibit: The Illustrative Character Exhibit, as set forth in The Junction PUD Ordinance, shall be supplemented by the Illustrative Character Exhibit, attached hereto as **Exhibit C**.
- 2.2 Net Floor Area: The Gross Floor Area deducting for interior walls and common areas not directly devoted to the use (i.e. hallways, restrooms, elevators, stairs, closets, storage, waiting rooms, and maintenance areas).
- 2.3 Pedestrian & Vehicular Accessibility Plan: The Pedestrian Accessibility Plan and Vehicular Accessibility Plan, as set forth in The Junction PUD Ordinance, shall be replaced and superseded with the Concept Plan.
- 2.4 Site Concept Design Plan (the “Concept Plan”): The Site Concept Design Plan, as set forth in The Junction PUD Ordinance, shall be replaced and superseded with the Concept Plan, attached hereto as **Exhibit B**.

Section 3. **Development Standards.** The standards of The Junction PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 3.1 Building Height: Section 4.1(B) of The Junction PUD Ordinance shall be replaced and superseded by the following:
 - A. One (1) building on the Real Estate shall have a minimum Building Height of five (5) stories (the “Primary Building”). Ancillary extensions of the Primary Building, as generally depicted on the Illustrative Character Exhibit attached hereto as **Exhibit C**, shall have a minimum Building Height of two (2) stories.
 - B. All other buildings on the Real Estate shall have a minimum Building Height of eighteen (18) feet.
- 3.2 Off-Street Loading and Parking: Article 6.14 Parking and Loading Standards of the

UDO (as referenced by Section 4.2 of The Junction PUD Ordinance) shall apply to the Real Estate, except as otherwise modified below.

A. Maximum Number of Off-street Parking Spaces: The maximum number of Parking Spaces for the Real Estate shall not exceed four (4) Parking Spaces per one thousand (1,000) square feet of Net Floor Area for the aggregate of all Buildings on the Real Estate. Shared parking shall be provided for the Real Estate.

3.3 Landscaping Standards: Article 6.8 Landscaping Standards of the UDO, as referenced and modified by Section 4.3 of The Junction PUD Ordinance, shall apply to the Real Estate, except as otherwise modified below.

A. Article 6.8(I)(1) Detention Area Natural Appearance: Shall not apply. A wall and hardscape areas are planned as illustrated on the Concept Plan and plantings shall be provided around the wet perimeter of ponds where adjacent to lawn areas. Subject to review and approval by the Public Works Department as part of a Detailed Development Plan, side slopes shall not exceed 3:1 above normal pool and may be 2:1 below the safety shelf to provide more depth in the pond.

B. Article 6.8.L(4) Foundation Plantings: Shall apply, except that planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter.

C. Article 6.8.M(3) Easements: shall apply, however if easements restrict the placement of plantings, then the required number of plantings may be relocated elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

Section 4. Architectural and Design Standards. The standards of The Junction PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

4.1 Concept Plan: The Concept Plan 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.

4.2 Illustrative Character Exhibit: The Illustrative Character Exhibit is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

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

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

The Junction PUD - 2015 Text Amendment 113015

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION; 2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS. EXCEPTING THEREFORM EXISTING AND PROPOSED RIGHT-OF-WAY FOR MAIN STREET AND SHAMROCK BOULEVARD FOR A NET ACREAGE OF 8.49 ACRES MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

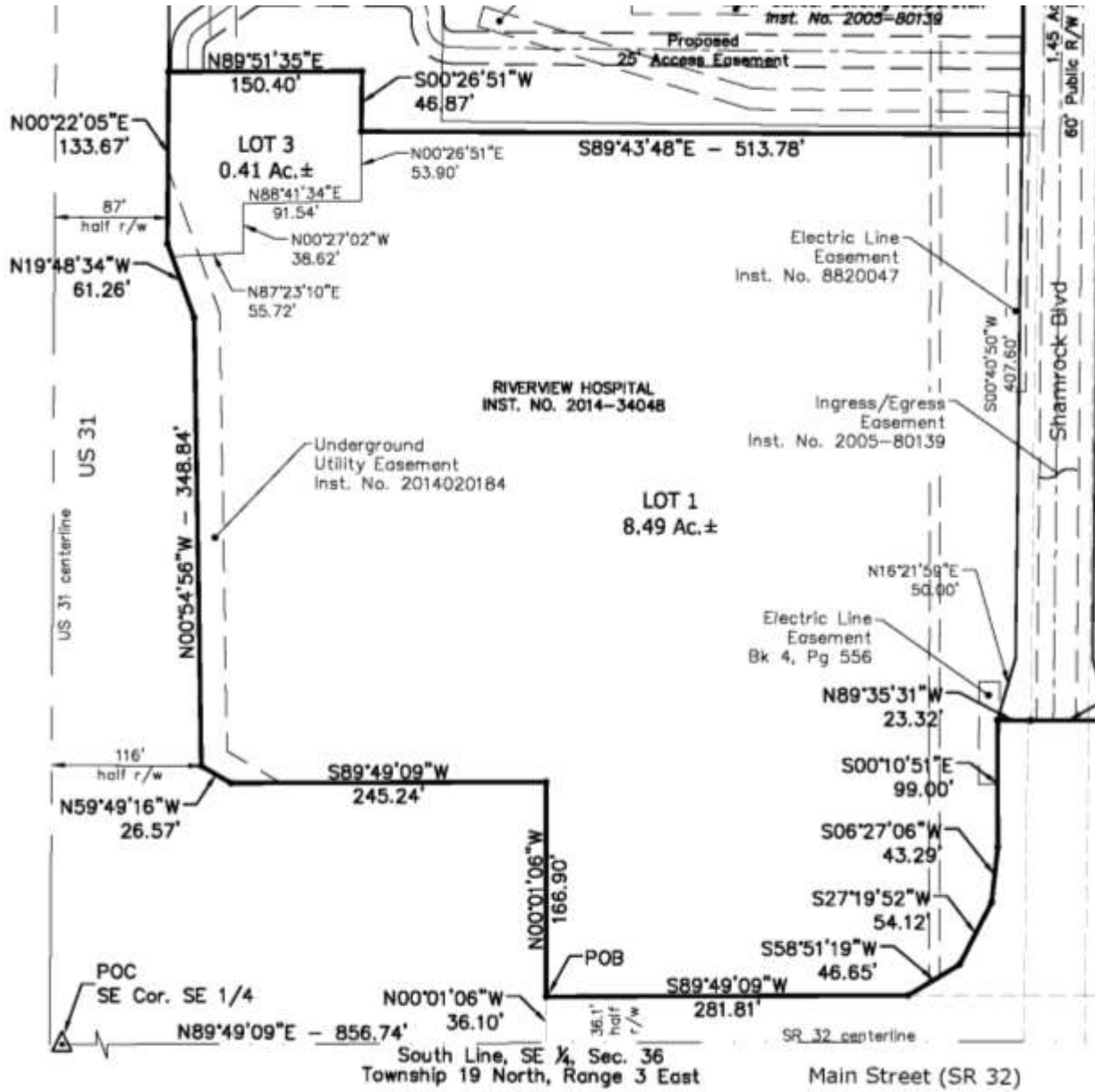


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 1 of 3)



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 2 of 3)



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 3 of 3)



ORDINANCE 14-22

The Junction PUD

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
TITLE 16 – LAND USE CONTROLS**

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1406-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1406-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 July 8, 2014; and,

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.

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate") and shall hereafter be referred to as the "**The Junction PUD**".
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district shall be the **GB – General Business District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

COPY

- 1.4 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

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

- 2.1 Site Concept Design Plan: The plan attached hereto and incorporated herein by reference as Exhibit B. Exhibit B is a general plan for the development of the Real Estate.
- 2.2 Illustrative Character Exhibit: A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as Exhibit C.
- 2.3 Pedestrian & Vehicular Accessibility Plan:
- A. Pedestrian Accessibility Plan: A general representation of the intended pedestrian connectivity with surrounding developments and enhanced pedestrian connectivity internal to the Real Estate herein referenced as Exhibit E.
- B. Vehicular Accessibility Plan: A general representation of the intended vehicular connectivity with surrounding developments and enhanced vehicular connectivity internal to the Real Estate herein referenced as Exhibit F.
- 2.4 Assisted Living Facility: A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but may or may not require 24 hour skilled medical care.
- 2.5 Independent Senior Living Facility: A senior living community commonly providing apartments but some also offer cottages, condominiums, and single-family homes. Residents are seniors who do not require assistance with daily activities or 24/7 skilled nursing but may benefit from convenient services, senior-friendly surroundings, and increased social opportunities that independent senior living communities offer.
- 2.6 Multi-story Parking Garage: This is a building designed for car parking and where there are a number of floors or levels on which parking takes place.

Section 3. Permitted Uses.

- 3.1 Assisted Living Facilities and Independent Senior Living Facilities.
- 3.2 Multi-story Parking Garage
- 3.3 All uses permitted in the Underlying Zoning District shall be permitted, except the following:

Auto Parts Sales	Auto Rental	Auto Sales, New or Used
Bus Stations	Carwash	Casket and Casket Supplies
Cemetery Monument Sales	Charitable Donation Pickup	Drive-In Food & Beverage
Electrical Supply Store	Embalming School	Exterminators
Farm Implement Store	Feed Store	Frozen Food Store/Locker
Gasoline Service Station	Laundromats	Liquor Stores
Locksmith Shop	Millinery	Mortuaries

Motorcycle Sales & Service	Nursery – Plants, Retail	Roller & Ice Skating Rink
Self-Service Car Wash	Semi-Automatic Car Wash	Tire & Auto Service Center
Tobacco Shops	Trailer Rental	Tool/Equipment Rental
Travel Trailer Sales/Rental	Typewriter Sales/Rental	Upholsters

Section 4. Development Standards.

- 4.1 General Regulations The regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein:

A. Minimum Setback Lines

Front Yard: No minimum
Side Yard abutting road or street: No minimum
Side Yard internal to development: No minimum
Side Yard abutting residential: 15 Feet
Rear Yard: No minimum

- B. Building Height The PUD will have three districts for building height standards. District 1 shall be defined as the parcels adjacent to US 31. District 2 shall be defined as the balance of Parcel 1 from District 1 to Shamrock Boulevard. District 3 shall be defined as all of Parcel 2 which is the tract of land to the east of Shamrock boulevard to the residential neighborhood.

- (i) District 1 Building Height: Minimum of three (3) stories. No maximum.
- (ii) District 2 Building Height: Minimum of two (2) stories. No maximum.
- (iii) District 3 Building Height: No Minimum. Maximum height is three (3) stories.
- (iv) Architectural Height Standard: Buildings with five (5) or more stories are encouraged to step back the façade by a minimum of ten (10) feet every four (4) stories.

- C. Pedestrian & Bicycle Accessibility The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Exhibit E

- (i) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- (ii) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- (iii) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

- D. Trash Enclosures Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

- 4.2 Off-Street Loading and Parking Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*), with the exception that *WC § 16.04.120(2)(e) Size*, shall be modified to 9 feet x 18 feet.
- 4.3 Landscaping and Screening Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as noted below; the Real Estate's minimum buffer yards are as illustrated in **Exhibit D** and additionally amended below.
- A. Buffer yard to any existing Single Family and all other zoning classifications to the south shall be none.
 - B. Buffer yard to any existing Single Family to the east shall be 15 feet.
 - C. All other buffer yard required minimums shall be 10 feet.
 - D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas and perimeter parking lot planting requirements shall supersede buffer yard planting requirements in those areas.
 - E. The buffer yard requirements in Zoning Ordinances for undulating mounds shall not apply.
 - F. If a masonry wall is constructed in the eastern buffer yard, then one (1) shrub every three (3) feet shall be installed on the eastern side of the wall. A minimum of two (2) shrub varieties shall be used.
- 4.4 Sign Standards Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08*).
- 4.5 Lighting Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). The following additional restrictions shall apply:
- A. Uniformity All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.
 - B. Decorative Fixtures Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
 - C. Full Cut-Off Fixtures With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

Section 5. **Architectural and Design Standards** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced by this Ordinance.

- 5.1 Special Requirements Buildings shall comply with *WC § 16.04.065(8) Architectural Design Requirements* of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the **The Junction**, with the following exceptions:

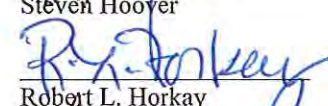
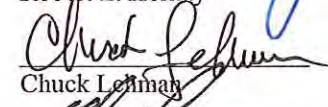
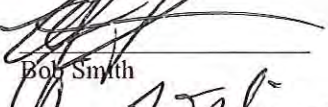
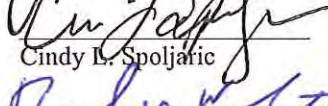
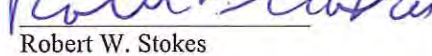
- A. *WC § 16.04.065(8)(h)(iii) Building Materials* shall allow textured or decorative tilt wall construction as a masonry material for buildings not adjacent to SR 32.
- B. Multi-story Parking Garage Standards
- (i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
 - (ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
 - (iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
 - (iv) If any part of the Multi-story Parking Garage building abuts Main Street (State Road 32) the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.
- 5.2 Site Concept Design Plan Site shall be developed in substantial compliance with Exhibit B.
- 5.3 Character and Quality Representative character and quality of buildings are illustrated in Exhibit C.
- 5.4 US 31 Overlay Requirements The regulations of *WC § 16.04.070 US 31 Overlay*. Shall not apply.
- 5.5 Usable Outdoor Public and/or Semi-public Spaces These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.
- 5.6 Public Art At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 14 DAY OF
July, 2014.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For


Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

Voting Against

Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

Abstain

Jim Ake

Steven Hoover

Robert L. Horkay

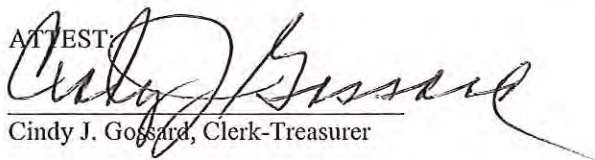
Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

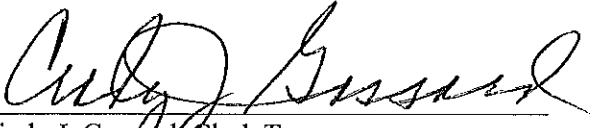
ATTEST:


Cindy J. Gossard, Clerk-Treasurer

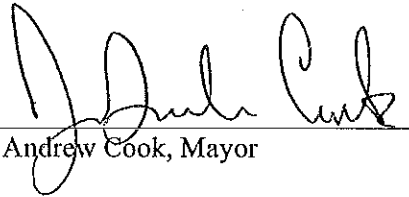
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Randy Zentz.

This Instrument prepared by: Randy Zentz
Westfield Community Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 14-22** was delivered to the Mayor of Westfield on the 15 day of July, 2014.


Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14-22
this 15 day of July, 2014.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-22
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

ATTEST:

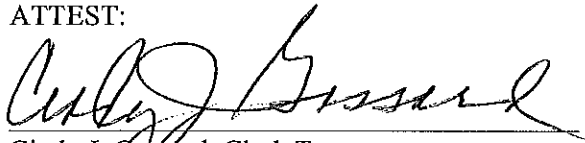

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: TRACT No. 1*

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS.

EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: TRACT No. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 1275.74 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 249.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST 455.58 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 256.37 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST TO THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400019188; THENCE ON THE SAID EAST LINE THE FOLLOWING FIVE COURSES:

1) SOUTH 18 DEGREES 01 MINUTES 29 SECONDS EAST 45.45 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

2) THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST 370.40 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

3) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 59.86 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

4) THENCE SOUTH 89 DEGREES 26 MINUTES 34 SECONDS WEST 0.32 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

5) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 193.64 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 172.21 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 39 DEGREES 54 MINUTES 32 SECONDS WEST 143.53 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 33 MINUTES 07 SECONDS EAST 102.76 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 08 SECONDS WEST 16.20 FEET TO THE POINT OF BEGINNING, CONTAINING 4.02 ACRES MORE OR LESS.

EXHIBIT B
SITE CONCEPT DESIGN PLAN

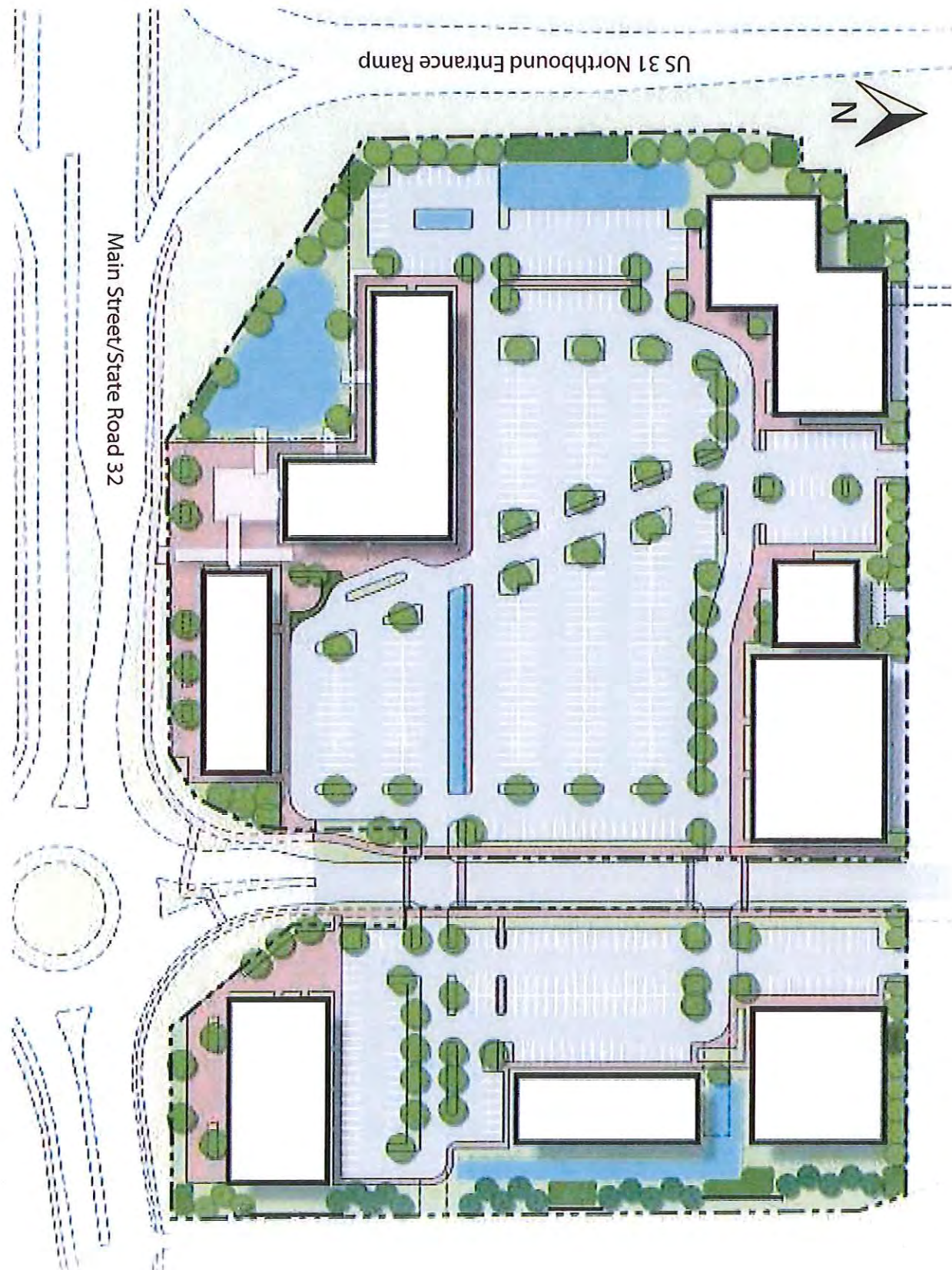


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS



Representative Character - Aerial Future Raised Intersection Perspective



Representative Character - Streetview Future Roundabout Perspective

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS – OVERVIEW

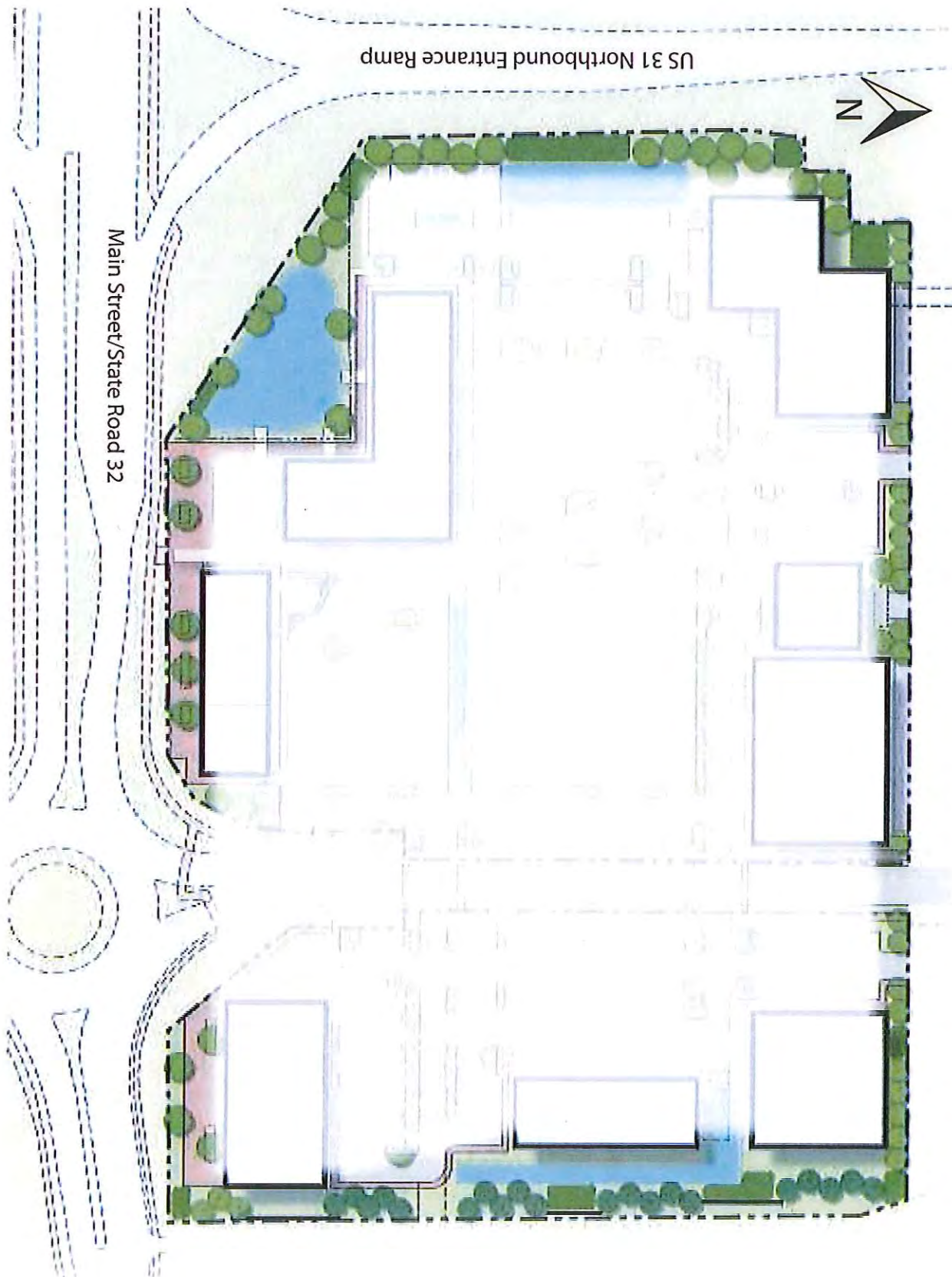
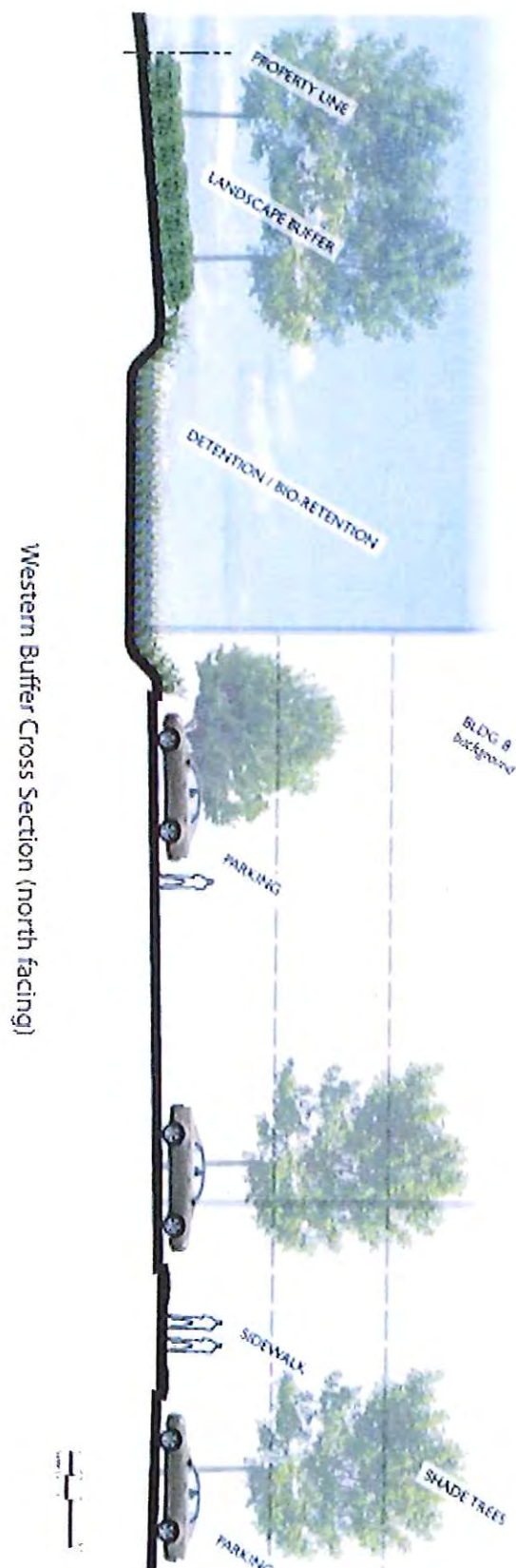


EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - WEST BUFFER



Western Buffer Perspective (east facing)



Western Buffer Cross Section (north facing)



EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - EAST BUFFER

Eastern Buffer Perspective (west facing from residential)



Eastern Buffer Cross Section (north facing)

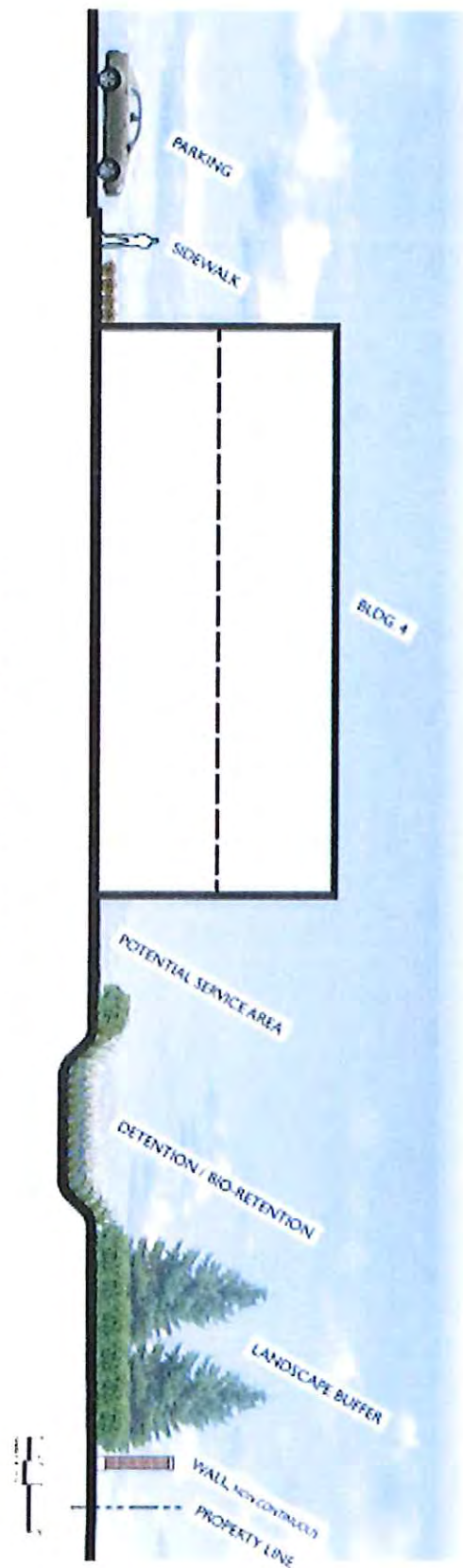


EXHIBIT E
PEDESTRIAN ACCESSIBILITY EXHIBIT

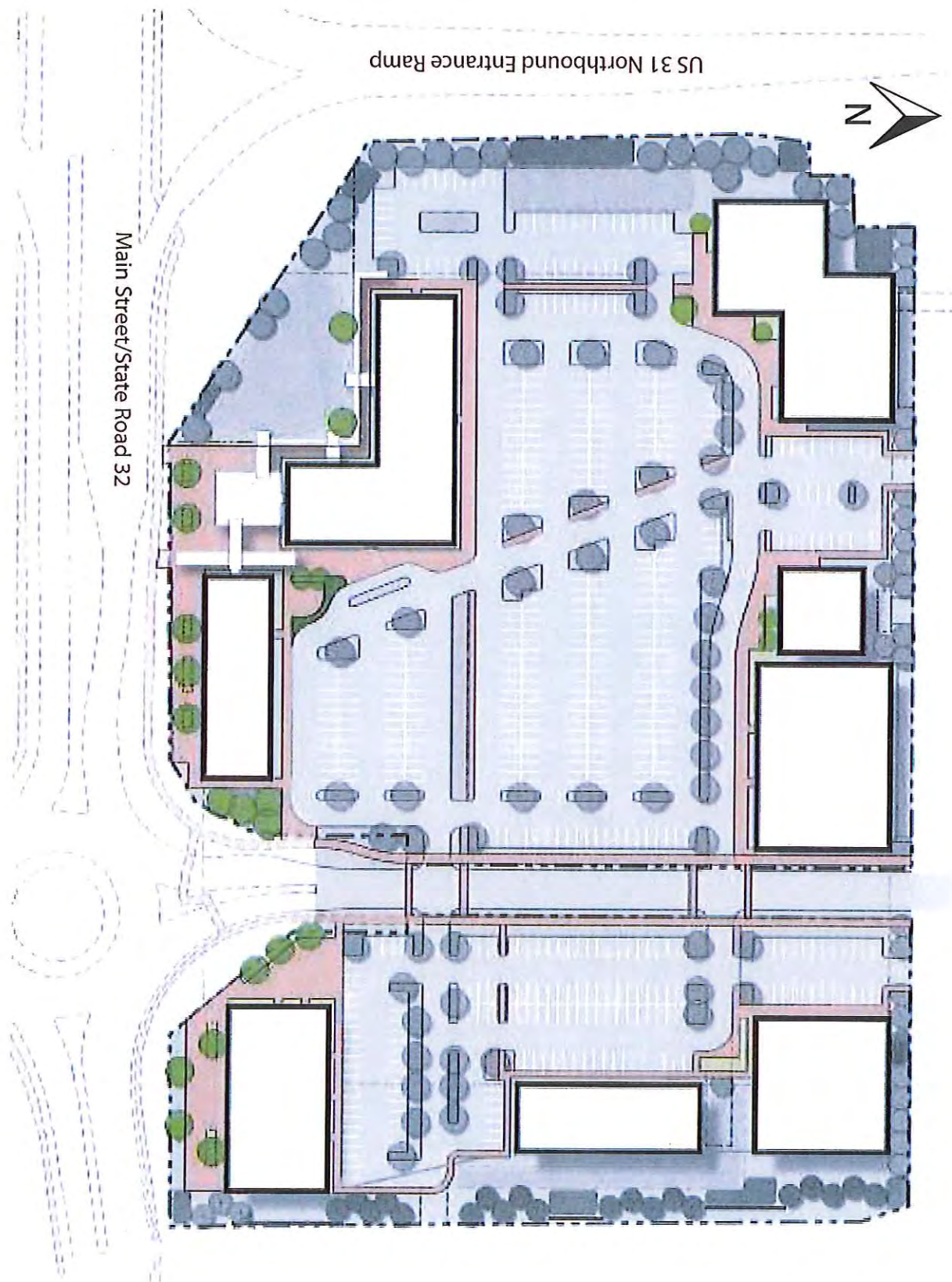
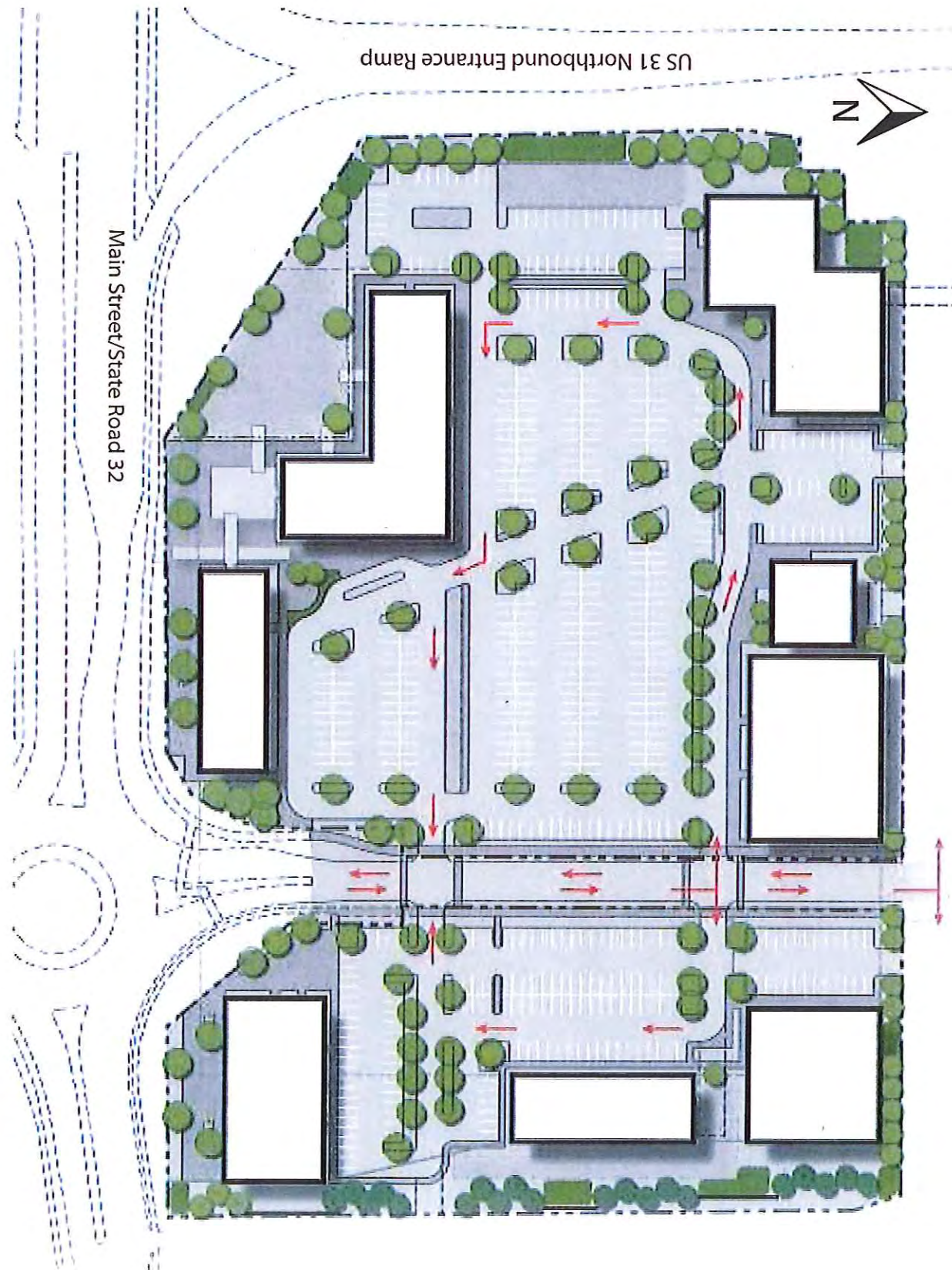
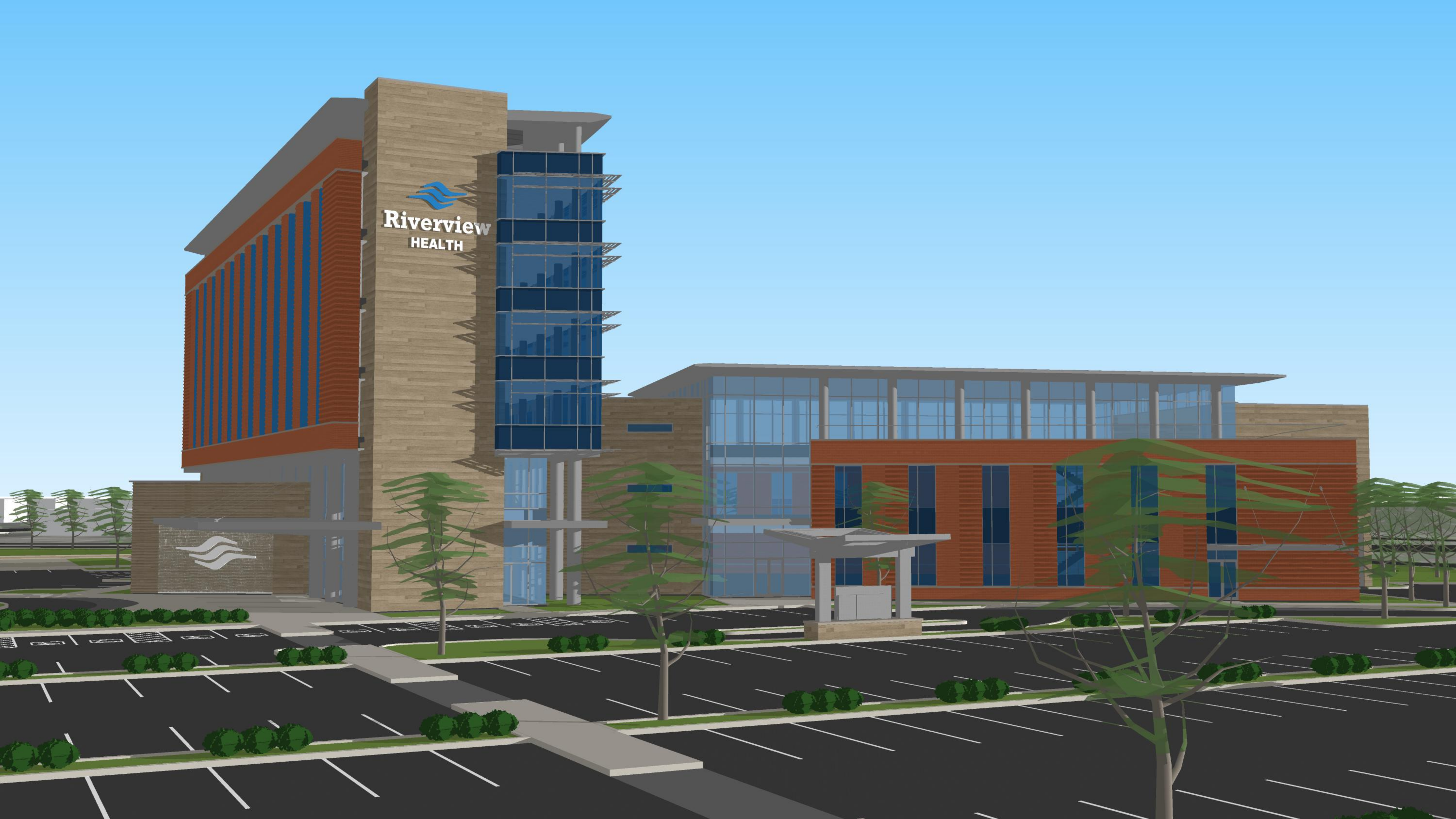


EXHIBIT F
VEHICULAR ACCESSIBILITY EXHIBIT







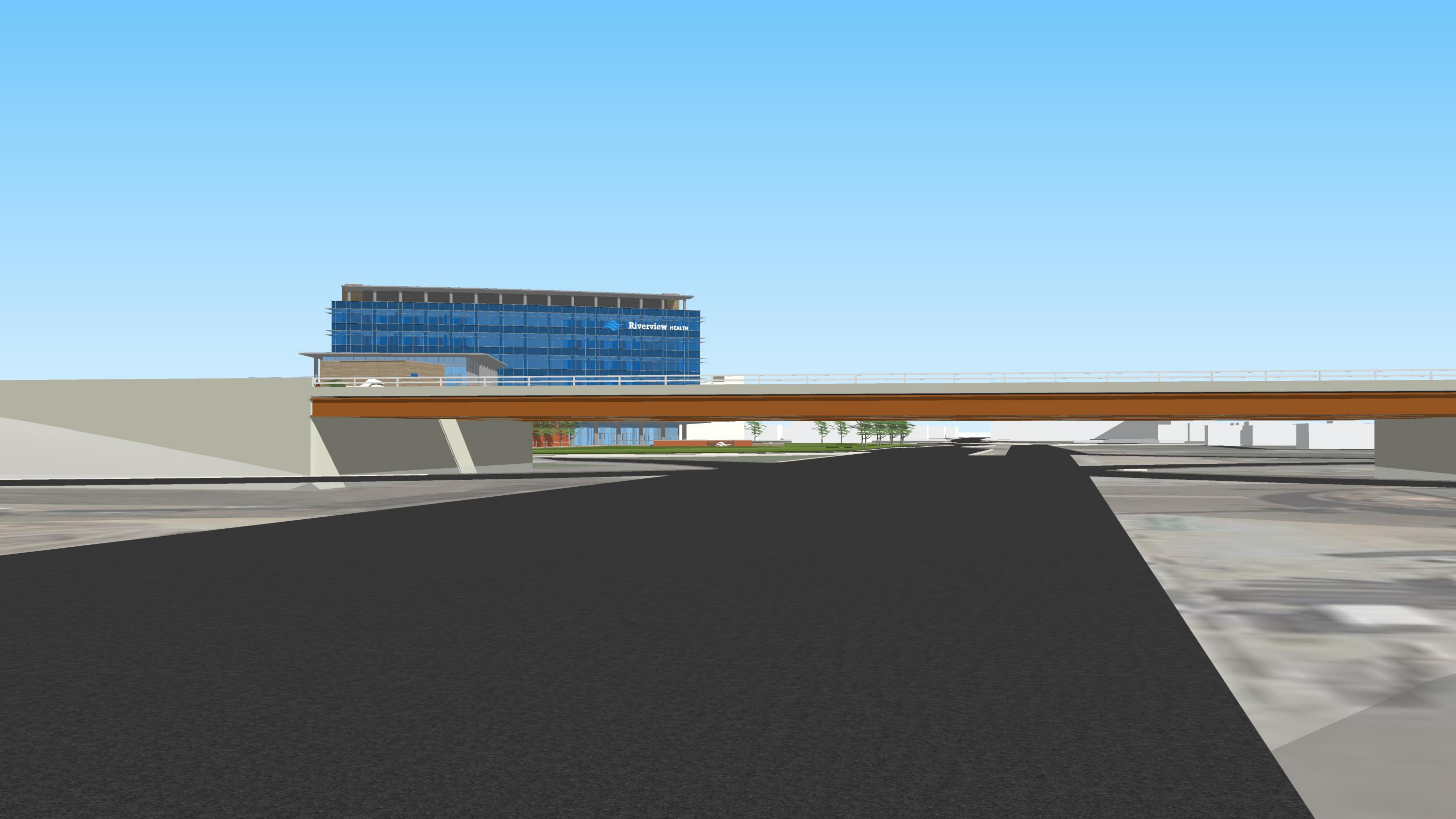



Riverview
HEALTH







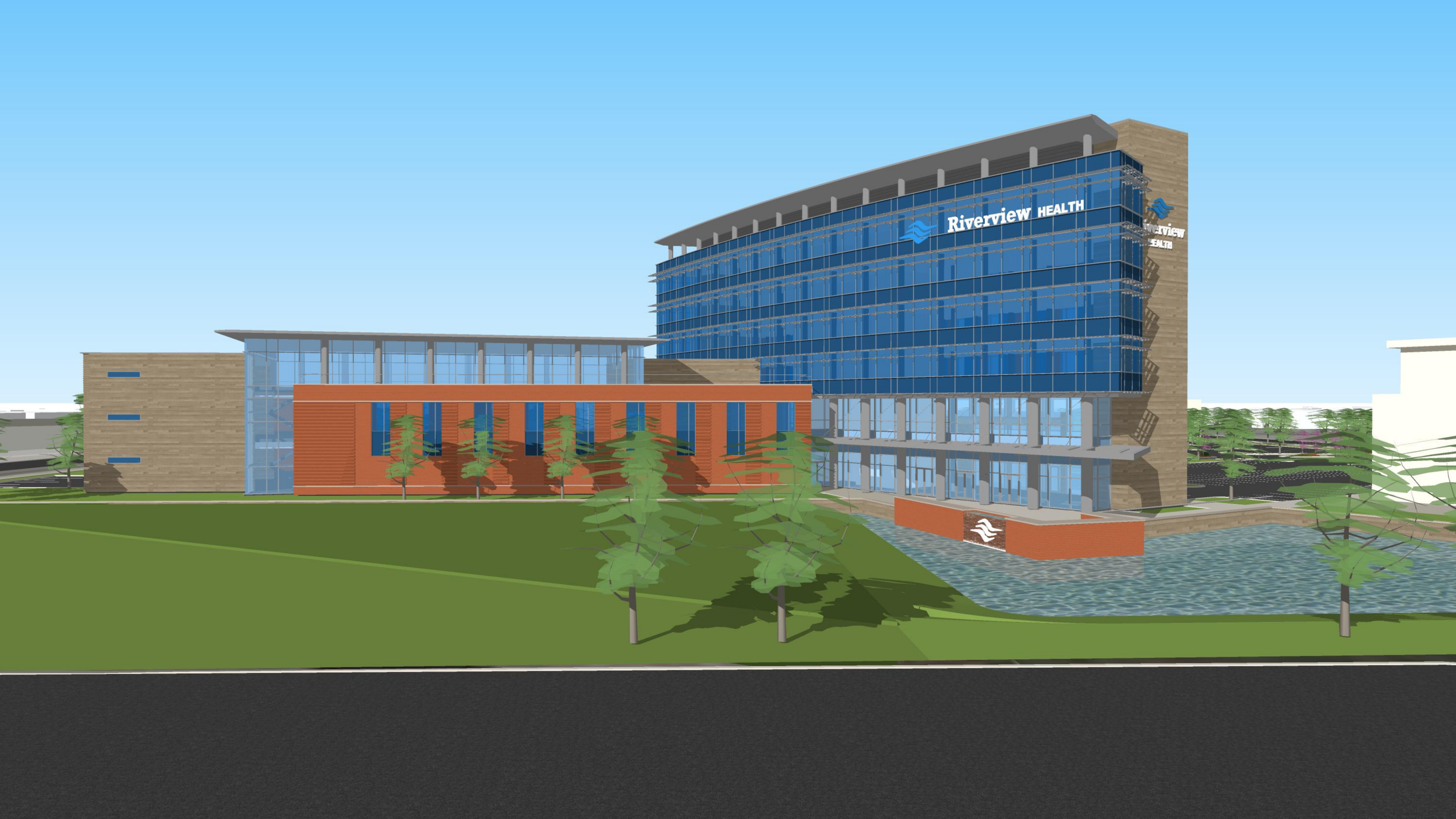


Riverview HEALTH



 Riverview HEALTH









Riverview
HEALTH



U.S. Highway 31

IN-32

Shamrock Blvd.

N

ORDINANCE NUMBER 15-46

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

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

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

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

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

WHEREAS, the Commission forwarded **Petition No. 1601-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] recommendation ([REDACTED] - [REDACTED]) 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 [REDACTED], 2016;

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

an improvement location permit.

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

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

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

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed eighty (80).

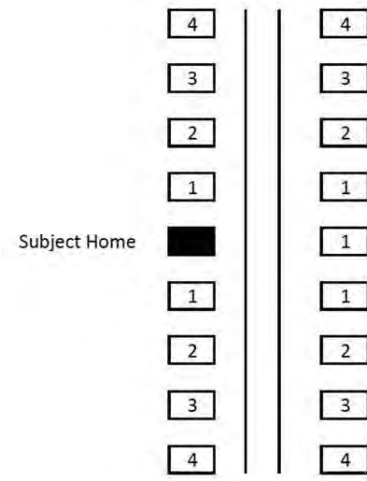
Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

Standard	
Minimum Lot Area	9,800 SF
Minimum Lot Frontage	40'
Minimum Building Setback Lines	
Front Yard	20'
Side Yard	5'
Rear Yard	20'
Minimum Lot Width	70'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	1,750 SF
Two Story Dwellings	2,200 SF

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

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

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



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

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

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:
 - a) Side load or angled garage.

- b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches.
 - d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum five and one-half inch (5-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
 - f) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - g) A minimum roof pitch of 8/12 for the primary roof and 10/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
 - h) Masonry Materials on a minimum of twenty-five percent (25%) of the total Front Building Façade, exclusive of windows and doors.
 - i) Separate overhead garage door per garage bay.
 - j) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
 - l) Bay window (a minimum of six (6) feet wide).
 - m) Transom or palladium window.
 - n) Garage doors containing decorative windows.
 - o) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall

utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.

- a) Side load or angled garage.
- b) Hip roof.
- c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
- d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
- e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
- f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
- g) Bay window (a minimum of six (6) feet wide).
- h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.
- i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

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

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

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

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

of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

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

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

C. Amenities: The following amenities shall be provided:

- i. Passive Amenities: A central open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails, including an eight-foot (8') wide multi-use path extending from 156th Street north to Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2016.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Charles Lehman

Charles Lehman

Charles Lehman







Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric







ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

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

on the _____ day of _____, 2016, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-46**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-46**

this _____ day of _____, 2016.

J. Andrew Cook, Mayor

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

Wilshire - PUD District Ordinance 2 120415

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits

EXHIBIT A
REAL ESTATE

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

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

EXHIBIT B
CONCEPT PLAN



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

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 5)

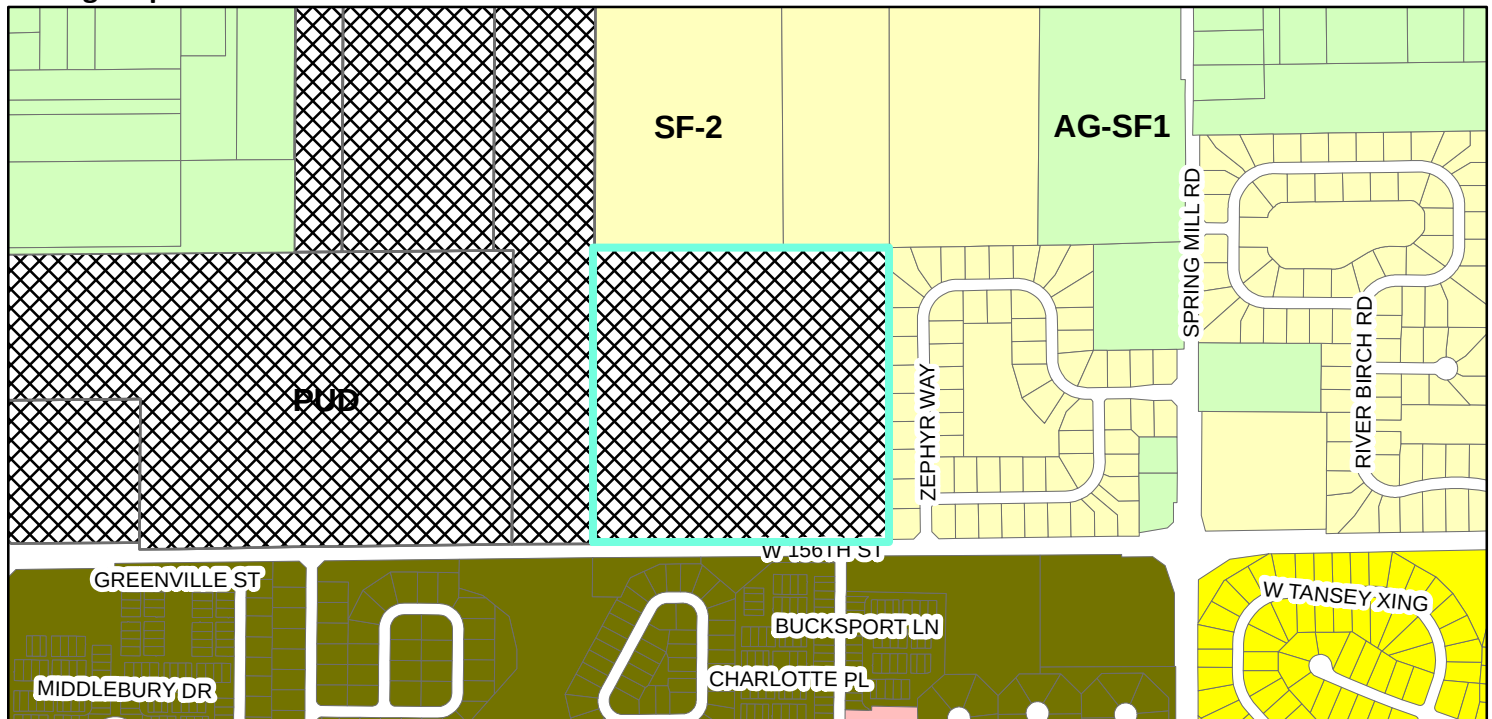


Aerial Location Map

 Subject Parcel



Zoning Map



Zoning

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

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 5)



EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 5)



EXHIBIT B
CONCEPT PLAN



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

386.00
189

BEST POSSIBLE IMAGE
ALL PAGES

Amendment
not
Recorded
yet
7/12/04
BR

ORDINANCE NO. 04-02

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

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

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (docket 0304-PUD-02) filed with the Commission to rezone certain lands; and

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

WHEREAS, the Secretary of the Commission certified the action of the commission to the town Council on February 6, 2004; and

WHEREAS, the Westfield Town Council is subject to the provisions of IC 36-7-4-608(f) or IC36-7-4-608(g) concerning any action on requests received from the Advisory Plan Commission.

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

SECTION 1. WC-16-04.Zoning maps amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the real estate described in the attachment "Maple Knoll Planned Unit Development" hereto (Real Estate) from EI to Mixed use PUD.

This real estate being subject to commitments and standards as detailed in the attachment "Maple Knoll Planned Unit Development

2-5-2004 * INSTRUMENT
200400008895

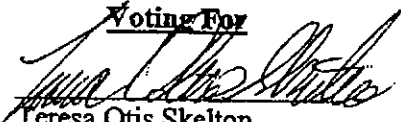
200500013559
Filed for Record in
HAMILTON COUNTY, INDIANA
JENNIFER J HAYDEN
03-04-2005 At 10:44 am.
AMENDMENT 386.00

Ordinance 04-02

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

ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF
WESTFIELD, HAMITON COUNTY, INDIANA THIS 9 DAY OF
Feb, 2004

WESTFIELD TOWN COUNCIL

Voting For

Teresa Otis Skelton

Voting Against

Teresa Otis Skelton

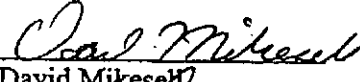
Abstain

Teresa Otis Skelton

Jack Hart

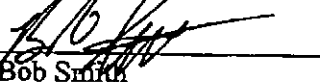
Jack Hart

Jack Hart


David Mikesell

David Mikesell

David Mikesell


Bob Smith

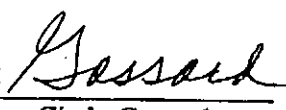
Bob Smith

Bob Smith

Ron Thomas


Ron Thomas

Ron Thomas


ATTEST

Clerk/Treasurer, Cindy Gossard

This Ordinance prepared by
Jerry Rosenberger, Town Manager

2/5/2004

Ordinance 04-02

WESTFIELD, INDIANA

PUD ORDINANCE NO. 04-01

**THE MAPLE KNOLL
PLANNED UNIT DEVELOPMENT
DISTRICT**

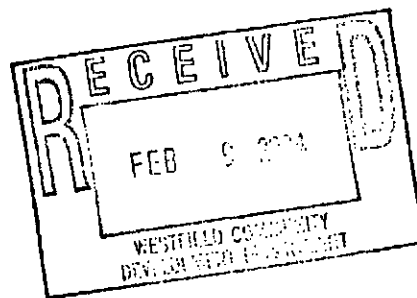


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AND SCHEDULE OF EXHIBITS

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SCHEDULE OF EXHIBITS

1. Overall legal description
2. Definitions
3. Drawing –Concept Plan
4. Legal Description – Employment District
5. Legal Description – Mixed Use District
6. Legal Description – Urban Residential District
7. Legal Description – Suburban Residential District
8. Drawing – Underlying Zoning
9. Underlying Zoning – Employment District – General Business (GB)
10. Underlying Zoning – Mixed Use District – Special Business (SB)
11. Underlying Zoning – Urban Residential District and Suburban Residential District – SF2 (Single Family)
12. Permitted Uses
13. Development and Architectural Standards – Employment District
14. Development and Architectural Standards – Mixed Use District
15. Development and Architectural Standards – Urban Residential District
16. Development and Architectural Standards – Suburban Residential District
17. Landscaping Provisions
18. Signage Provisions
19. Lighting Provisions
20. Parking Provisions
21. Street Standards
22. Phasing Schedule

ORDINANCE NO. 04-01

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

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

WITNESSETH:

WHEREAS, the Plan Commission of the Town of Westfield and Washington Township (the "Commission") has conducted a public hearing as required by law in regard to the application for a change of zone district designation filed by Platinum Properties, LLC for the real estate containing approximately 625 acres, legally described on Exhibit "1" hereto, and located in Washington Township, Westfield, Indiana (the "Real Estate"); and

WHEREAS, under docket number 0304-PUD-02, on February 5, 2004, the Commission, by a vote of 5 in favor, 2 opposed, and 1 abstention, forwarded this matter to the Town Council with a favorable recommendation;

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

SECTION 1. LEGISLATIVE INTENT. Having given reasonable regard to (i) the Comprehensive Plan, (ii) current conditions and the character of current structures and uses in the Real Estate, (iii) the most desirable use for which the Real Estate is

adapted, (iv) conservation of property values throughout the Town of Westfield and Washington Township, and (v) responsible development and growth, it is the intent of the Council in adopting, to:

- A. Encourage flexibility in the development of land in order to promote its most appropriate use;
- B. Improve the design, character and quality of new development;
- C. Encourage a harmonious and appropriate mixture of uses;
- D. Facilitate the adequate and economic provisions of streets, utilities, and municipal services;
- E. Preserve the natural environmental and scenic features of the Real Estate;
- F. Encourage and provide a mechanism for arranging improvement on-site so as to preserve desirable features; and
- G. Mitigate the problems which may be presented by specific site conditions.

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

SECTION 3. DEFINITIONS. The definitions of words and terms specified in what is attached hereto and made a part hereof as though fully set forth herein as Exhibit 2 shall apply throughout this Maple Knoll PUD.

SECTION 4. THE DISTRICTS. Attached hereto and incorporated herein by reference as Exhibit 3 is a concept plan (the "Concept Plan") which allocates the Real Estate into different use districts (collectively the "Districts") established by this Maple Knoll PUD; namely (i) the Employment District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 4 (the "Employment District"), (ii) the Mixed Use District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 5 (the "Mixed Use District"), (iii) the Urban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 6 (the "Urban Residential District"), and (iv) the Suburban Residential District, legally described in what is attached hereto and incorporated herein by reference as Exhibit 7 (the "Suburban Residential District").

SECTION 5. UNDERLYING ZONING. The PUD Ordinance requires that an underlying zoning classification, corresponding to a zoning classification within the Zoning Ordinance, be assigned to each area of the real estate. To this end, attached hereto and incorporated herein by reference as Exhibit 8 (the "Underlying Zoning Map"), is a drawing assigning to each area of the Real Estate an underlying zoning classification corresponding to a zoning classification existing in the Zoning Ordinance. The Underlying Zoning Districts are further discussed in Section 6, Section 7, Section 8, and Section 9 below.

SECTION 6. THE EMPLOYMENT DISTRICT. The Employment District is reclassified on the Zone Map from the Enclosed Industrial (EI) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the General Business (GB) District of the Zoning Ordinance in force at the time of the

enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 9 is a copy of the General Business (GB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 7. MIXED USE DISTRICT. The Mixed Use District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the Special Business (SB) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 10 is a copy of the Special Business (SB) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 8. URBAN RESIDENTIAL DISTRICT. The Urban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Urban Residential District, except as modified by this Maple Knoll PUD.

SECTION 9. SUBURBAN RESIDENTIAL DISTRICT. The Suburban Residential District is reclassified on the Zone Map from the SF2 (Single Family) classification to the Planned Unit District classification, the underlying zoning classification of which shall be the SF2 (Single Family) District of the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Attached hereto and incorporated herein by reference as Exhibit 11 is a copy of the SF2 (Single Family) District of the Zoning Ordinance which (i) was in force and effect at the time of the enactment of this Maple Knoll PUD, and (ii) which applies to the Employment District, except as modified by this Maple Knoll PUD.

SECTION 10. SIZE AND DIMENSIONS OF DISTRICTS. The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

- 10.1 Within the Mixed Use District, the total number of residences may not exceed 733;
- 10.2 Within the Urban Residential District, the total number of residences shall not exceed 504;
- 10.3 The term "Empty-Nester Residence" is defined in Exhibit 2. If all of the residences within the Suburban Residential District are Empty-Nester Residences, then the total number of Residences within the Suburban Residential District shall not exceed 600, and if all of the Residences within the Suburban Residential District are not Empty-Nester Residences,

then the total number of Residences within the Suburban Residential District shall not exceed 500; and

10.4 The total number of residences within all of the Real Estate shall not exceed 1,800.

SECTION 11. PERMITTED USES. Permitted uses within each of the Districts are as follows:

- 11.1 Permitted uses within the Employment District, which replace and supersede the permitted uses within the General Business (GB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "A" on what is attached hereto and incorporated herein by reference as Exhibit 12 (the "Permitted Use Exhibit"). In addition, Live-Work Units are permitted within the Employment District;
- 11.2 Permitted uses within the Mixed Use District, which replace and supersede the permitted uses within the Special Business (SB) underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "B" of the Permitted Use Exhibit; provided, however, that only uses which are identified on the Permitted Use Exhibit as "Agricultural Uses" and "Residential Uses" and beside which there is a corresponding "X" shall be permitted within that portion of the Mixed Use District located west of Spring Mill Road.
- 11.3 Permitted uses within the Urban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning

classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "C" of the Permitted Use Exhibit. Also, school bus facilities and depots are permitted in the Urban Residential District for use by the Westfield/Washington Township School Corporation;

- 11.4 Permitted uses within the Suburban Residential District, which replace and supersede the permitted uses within the SF2 underlying zoning classification in the Zoning Ordinance, are identified by a corresponding "X" under Column "D" of the Permitted Use Exhibit; provided, however, that multi-family dwellings and two family dwellings are permitted in the Suburban Residential District, but only if they are Empty-Nester Residences.

SECTION 12. DEVELOPMENT AND ARCHITECTURAL STANDARDS.

The development and architectural standards applicable to each of the Districts are as follows:

- 12.1 The development and architectural standards for buildings located within the Employment District are attached hereto and incorporated herein by reference as Exhibit 13 and, to the extent they conflict with those set forth in Exhibit 9 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 9 and any other provisions of the Zoning Ordinance.
- 12.2 The development and architectural standards for buildings located within the Mixed Use District are attached hereto and incorporated herein by reference as Exhibit 14 and, to the extent they conflict with those set forth

in Exhibit 10 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 10 and any other provisions of the Zoning Ordinance.

12.3 The development and architectural standards for buildings located within the Urban Residential District are attached hereto and incorporated herein by reference as Exhibit 15 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 11 and any other provisions of the Zoning Ordinance.

12.4 The development and architectural standards for buildings located within the Suburban Residential District are attached hereto and incorporated herein by reference as Exhibit 16 and, to the extent they conflict with those set forth in Exhibit 11 and other provisions of the Zoning Ordinance, they shall replace and supersede those set forth in Exhibit 12 and any other provisions of the Zoning Ordinance.

SECTION 13. LANDSCAPING. Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the "Landscape Standards") included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.

13.1 Shrubs are not required to be planted within woodlands located within buffer yards.

13.2 Trees which are in good condition and possessing a caliper of greater than 2" will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.

13.3 At the Developer's discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).

13.4 With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.

SECTION 14. SIGNAGE. Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the "Signage Standards") which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

SECTION 15. LIGHTING. Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the "Lighting Standards") which replace and supersede any lighting provisions and/or standards set forth in the Zoning Ordinance.

SECTION 16. PARKING. Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the "Parking Standards") which replace and supersede any parking provisions and/or standards set forth in the Zoning Ordinance.

SECTION 17. STREET STANDARDS. Attached hereto and incorporated herein by reference as Exhibit 21 are the Street Standards (the "Street Standards") which supplement Street Standards contained in the Zoning Ordinance.

SECTION 18. OPEN SPACE/TRAILS. The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District. The Open Space within the Urban Residential District shall be greater than or equal to 10% of the area of the Urban Residential District. The Open Space within the Suburban Residential District shall be greater than or equal to 10% of the area of the Suburban Residential District.

The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersections with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

SECTION 19. REVIEW. Upon Developer's request, any decision of the Commission made after the enactment of the Maple Knoll PUD and pertaining to or arising out of the application of any provision of the Maple Knoll PUD or the Zoning Ordinance to the Real Estate may be appealed to the Town Council.

SECTION 20. PHASING. Attached hereto and made a part hereof as though fully set forth herein as Exhibit 22 is a drawing illustrating the anticipated phasing of development.

SECTION 21. ANNEXATION. There are rectangular parcels of land located adjacent to or near the Suburban Residential District and identified, on the date of the enactment of this Maple Knoll PUD, as parcel numbers 08-09-10-00-00-006.000, 08-09-10-00-00-007.000, 08-09-10-00-00-008.000, 08-09-10-00-00-009.000, 08-09-10-00-00-010.000, 08-09-10-00-00-011.000, 08-09-10-00-00-012.000, 08-09-10-00-00-013.000, 08-09-10-00-00-014.000, 08-09-10-00-00-015.000 and 08-09-03-00-00-020.001 (collectively the "Rectangular Parcels"), but which are not part of the Real Estate. In the Developer's discretion, these Rectangular Parcels, once acquired by the Developer, may be annexed to the Maple Knoll PUD, subject to the provisions of this Maple Knoll PUD applicable to what is identified on the Concept Plan as the Suburban Residential District.

Upon motion duly made and seconded, this Maple Knoll PUD was fully passed
by the members of the Council this _____ day of _____, 2004.

TOWN COUNCIL, TOWN OF WESTFIELD

BY:

AYE

NAY

Teresa Otis Skelton

John Hart

David Mikesell

Robert Smith

Ronald Thomas _____

H:\Janet\Platinum\Maple Knoll\Draft PUD 020604.doc
2/9/04 8:08 AM

ZONING DESCRIPTION

A part of the Northwest Quarter of Section 2, a part of Section 3 and a part of the North Half of Section 10 all in 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 Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to a point on the South line thereof; thence East along the South line of said Half Quarter Section to the Northwest corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence East along the North line of said Quarter, Quarter Section 275.18 feet; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in the Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; 1) North 00 degrees 30 minutes 00 seconds West 508.) 1 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the Northwest corner of said Quarter Section; thence North along the East line of the Southwest Quarter of said Section. 3 to the South line of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter, Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof, said point also being on the South line of the Northeast Quarter of said Section 3; thence East along said South line to the Southeast corner of said Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9

Y2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the Northwest corner of said Quarter Section; thence South along the West line of said Half Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 625 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S/34676Z0N/Legals
February 3,2000
JLM {R} JJF {F}
Revised: March 18,2003
MEB (R) RJC (F)
Revised: June 17,2003
MEB(R) CCH(F)

EXHIBIT 2

Definitions

1. Allee. A linear alignment of trees, one or more rows wide, straddling a line of site (linear open space, walkway, or thoroughfare) that usually terminates at a landmark. Spacing between trees may be inconsistent, so as not to obscure visual or physical access to shop fronts, driveways, or walkways. There are four basic types of allees: 1) *circumstantial allee* – the syncopated placement of trees, coinciding with the entrances and composition of adjacent facades, 2) *regular allee* – the evenly spaced placement of trees, independent of the composition of adjacent facades, 3) *double allee* – the even spacing placement of trees in two adjacent rows, forming a canopy over walkways, and 4) *clustered allee* – the naturalistic placement of trees.
2. Assisted Living. A Building containing Residences for the aged or infirm in which three (3) or more persons, who need not be of the same immediate family, are received, kept, and/or provided with food, shelter, and/or care for compensation. Included are limited care apartments and suites for the elderly or infirm.
3. Attached Single Family Residence. A Residence attached to one or more other Residences.
4. Belt. An unspecified arrangement of plants within the landscape used to define a space or screen it from external views that may undermine the spatial experience. The height and density of plantings is subjective and determined by the desired amount of screening.
5. Buffer Yard. This term shall have the same meaning as set forth in the Zoning Ordinance; provided, however, that drainage and utility easements may exist in any required Buffer Yard.
6. Builder. A person or entity regularly engaged in the construction of commercial or residential buildings.
7. Building. A Building is a structure intended to be occupied by (i) one or more Residences, any or all of which may be separately owned, (ii) one or more businesses, any or all of which may be separately owned, and/or (iii) uses accessory to residential or non-residential uses. Different portions of a single Building may be owned by different persons or entities, either in fee simple or under Indiana law governing condominiums.
8. Building Height. Building Height shall be measured (i) from the average ground level at the foundation of a Building facing the street, (ii) to the highest point of

the roof for a flat roof, to the deck line of a mansard roof, and to the mean line between the eaves and ridges for gable, hip, and gambrel roofs. Chimneys, elevators, tanks, and other similar structures shall not be included in calculating height.

9. Department. The Department of Community Development of the Town.
10. Detached Single Family Residence. A Residence which is not attached to another Residence.
11. Developer. The Developer shall be Platinum Properties, LLC, and its successors and assigns.
12. DPR Provisions. The provisions of Development Plan Review as specified in Section 16.04.165 of the Zoning Ordinance, as the same may from time to time be amended.
13. Elevation. A front, rear, or two sides of a residential or non-residential building.
14. Empty-Nester Residence. An "Empty-Nester Residence" is any Residence for which the applicable Homeowners Association provides for lot maintenance relief in the form of lawn and landscaping maintenance, and snow removal, all to an extent to be determined by the Developer in its sole discretion.
15. Facade. The front Elevation of a building.
16. Homeowners Association. The "Homeowners Association" is the non-profit corporation established by the Developer in accordance with the Declaration of Covenants, Conditions, and Restrictions.
17. Internal Commercial Street. Any street within the Employment District or a commercial section of the Mixed-Use District, other than a Perimeter Street.
18. Internal Street. A street internal to the Urban District, the Suburban District, or the Mixed-Use District, other than a Perimeter Street.
19. Live-Work Unit. A residential and commercial spaces coexist, and where the commercial space is integrated to the ground story frontage. Although the structure has single ownership, the commercial space may be owner-occupied or leased separately. Architecture may be residential or commercial (flexhouse) in appearance and construction.
20. Open/Green Space. Unimproved, commonly owned areas of a subdivision, multi-family, commercial or industrial development such as: parks, public pathways, railroad rights-of-way, lakes, ponds, water retention areas, water detention areas,

screening buffers, etc.; provided, however, that lakes, ponds, water retention areas, and water detention areas shall not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate.

21. Perimeter Street. State Road 32, 169th Street, 161st Street, Ditch Road, Spring Mill Road, and/or Austrian Pine Way.
22. Private Streets. A street that is not dedicated for public use and shall not be accepted for maintenance by the Town, unless complying with Town Standards.
23. Product Type. Residences can be identified by a combination of attributes, including size, architectural style, number of stories, color, and exterior building material. A change in any one of these attributes will result in a different combination. Residences having different combinations shall be defined as different product types.
24. Public Streets. Streets that are dedicated for public use, accepted for maintenance by the Town, and constructed to the standards of the Town for depth and materials.
25. Residence. A building intended for occupancy by a single family. A Residence may be an Attached Residence and/or a Detached Residence.
26. SF. SF is an acronym designating the words "square footage".
27. Slip Lane. Parking takes place outside the public right-of-way, but along a moving lane. The lane and sidewalk become private. Parking lanes may be parallel to, at an angle to, or perpendicular to the moving land and on one or both sides of the lane. The slip lane is separated from the thoroughfare by a median. Frontages may not be set back from the right-of-way more than eighty (80) feet. These types are used in Mixed-Use and Employment Districts.
28. Town. The Town of Westfield, Indiana.
29. Understory Tree. A tree that grows between 10 and 30 feet tall.

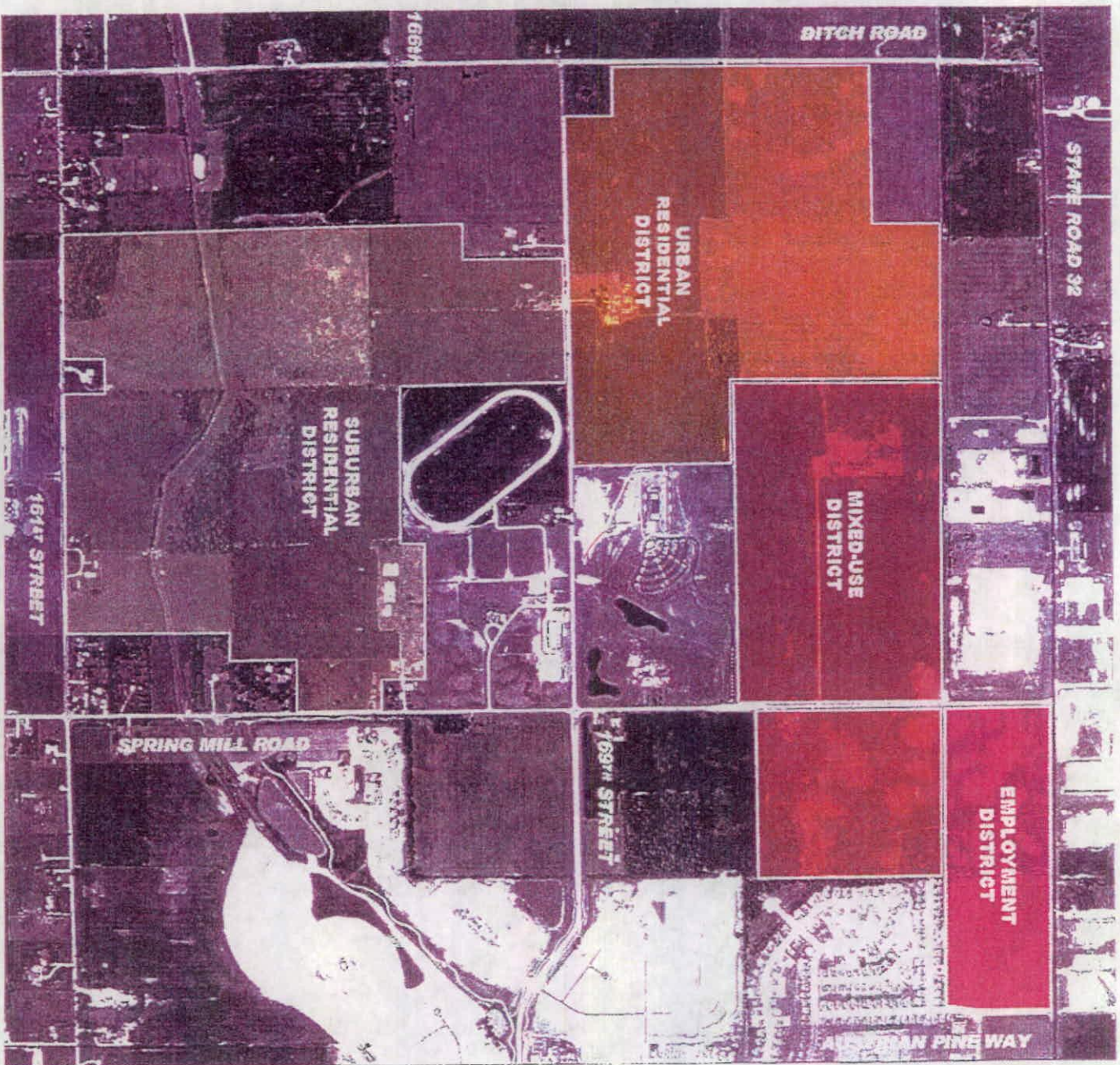


EXHIBIT 4

ZONING DESCRIPTION - EMPLOYMENT DISTRICT

A part of the Northwest Quarter of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Northwest corner of said Quarter Section; thence South along the West line 876.48 feet; thence East parallel to the North line of said Quarter Section to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in the Office of the Recorder, Hamilton County, Indiana; thence East along the North line of said Pine Ridge, Section Five to the East line of the Northwest Quarter of said Section 2; thence North along said East line to the Northeast corner of said Quarter Section; thence West along the North line of said Quarter Section to the place of beginning, containing 48.7 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc employ dis.rtf
July 21,2003

EXHIBIT 5

ZONING DESCRIPTION – MIXED-USE DISTRICT

A part of the Northwest Quarter of Section 2 and a part of Section 3 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Northwest Quarter of said Section 2; thence North along the West line of said Half Quarter Section 9 1/2 rods; thence East parallel with the South line of said Half Quarter Section to a point on the West line of Quail Ridge, Section Four, recorded as Instrument No.9921162 in Plat Cabinet 2, Slide 246 in said Recorder's Office; thence North along said West line to the Northwest corner of Pine Ridge, Section Five, recorded as Instrument No.9921163 in Plat Cabinet 2, Slide 247 in said Recorder's Office; thence West parallel to the North line of said Half Quarter Section to the West line of said Half Quarter Section; thence North along said West line to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to the West line of the Northeast Quarter of said Section 3; thence South along said West line to the Southwest corner of said Quarter Section; thence East along the South line of said Quarter Section to the place of beginning, containing 145.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc mixed-use dis.rtf
July 21, 2003

EXHIBIT 6

ZONING DESCRIPTION - URBAN RESIDENTIAL DISTRICT

A part of Section 3, 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 Northwest corner of the Northwest Quarter of said Section 3; thence South along the West line of said Quarter Section 1,371.20 feet to the POINT OF BEGINNING of this description; thence continuing South along said West line to the Southwest corner of said Quarter Section, said point also being the Northwest corner of the North Half of the Southwest Quarter of said Section 3; thence South along the West line of said Half Quarter Section to a point being 365 feet North of the Southwest corner of said Half Quarter Section; thence East parallel with the South of said Half Quarter Section 365 feet; thence South parallel with the West line of said Half Quarter Section 365 feet to the South line of said Half Quarter Section; thence East along said South line to the Southeast corner of said Half Quarter Section, said point also being the Southwest corner of the West Half of the Northwest Quarter of the Southeast Quarter of said Section 3; thence East along the South line of said Half Quarter-Quarter Section to the Southeast corner thereof; thence North along the East line of said Half Quarter, Quarter Section to the Northeast corner thereof; thence West along the North of said Half Quarter, Quarter Section to the Northwest corner thereof, said point also being the Southeast corner of the Northwest Quarter of said Section 3; thence North along the East line of said Northwest Quarter Section to a point on the North right-of-way line of the former Central Indiana Railroad; thence West along said North right-of-way line to a point which lies 1,303.67 feet East and 777.88 feet South of the Northwest corner of the Northwest Quarter of said Section 3; thence South 599.91 feet to the Southeast corner of a parcel conveyed to Mariel Ackerson, recorded as Instrument No.98-6642 in the Office of the Recorder of Hamilton County, Indiana; thence West along the southerly line of said parcel to the place of beginning, containing 180.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.

S:\34676\Legal\zoning desc urb res dis.rtf
July 21, 2003

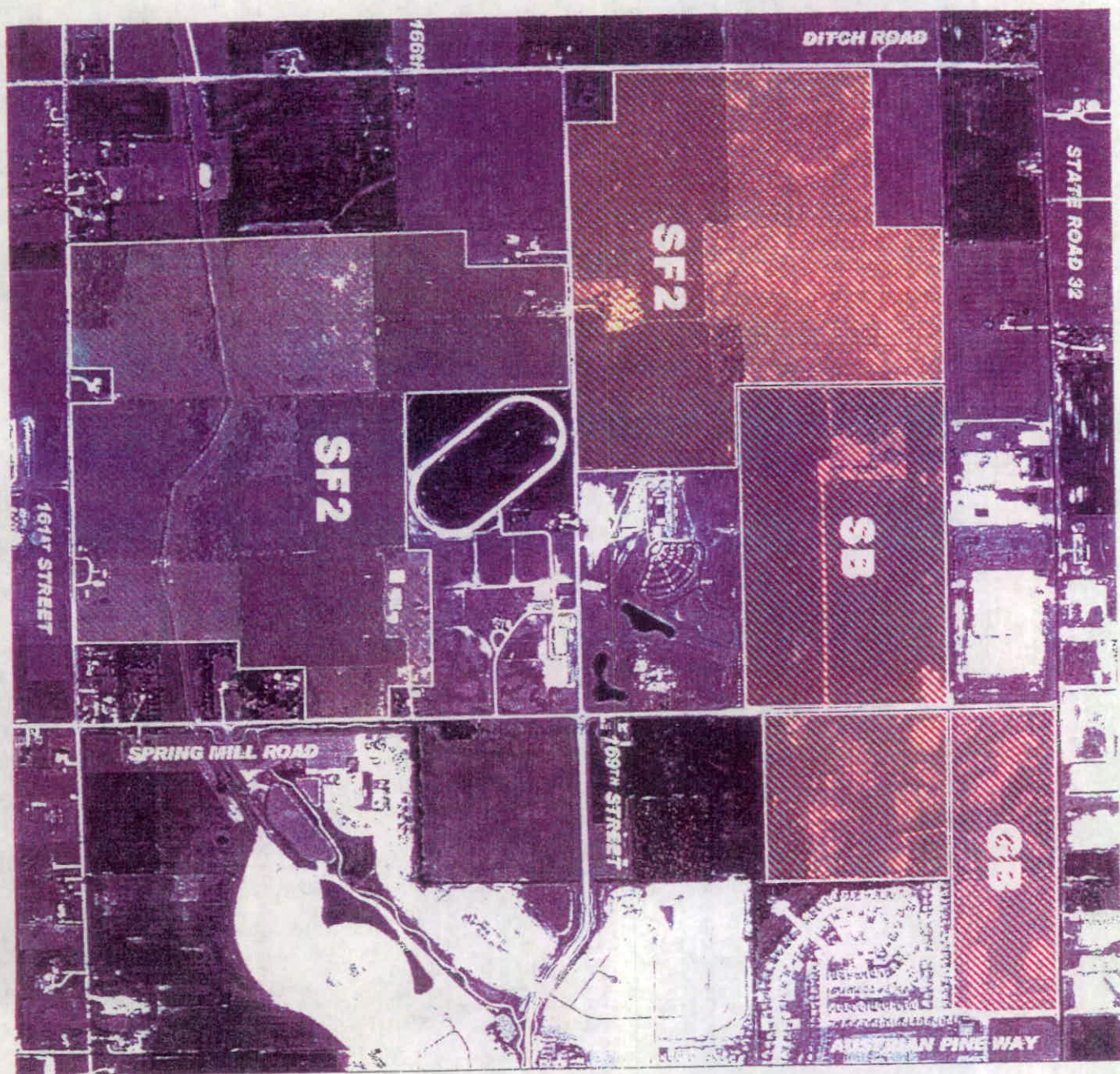
EXHIBIT 7

ZONING DESCRIPTION - SUBURBAN RESIDENTIAL DISTRICT

A part of Section 3 and a part of the North Half of Section 10 all in Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of the Southwest Quarter of said Section 3; thence North along the East line of said Quarter-Quarter Section to the North line of said Quarter-Quarter Section thence West along said North line to a point 275.18 feet East of the Northwest corner of said Quarter-Quarter Section; thence South parallel with the West line of said Quarter, Quarter Section 791.60 feet; thence West parallel with the North line of said Quarter, Quarter Section 275.18 feet to the West line of said Quarter, Quarter Section; thence South along said West line to the Northwest corner of the East Half of the Northwest Quarter of said Section 10; thence South along the West line of said Half Quarter Section to the Southwest corner of said Half Quarter Section; thence East along the South line of said Half Quarter Section to the Southwest corner of the real estate described in Instrument No.2002-16836 in the Office of the Recorder, Hamilton County, Indiana; thence along said real estate by the next three (3) calls; 1) North 17 degrees 18 minutes 26 seconds East 126.05 feet; 2) North parallel with the East line of the East Half of the Northwest Quarter of said Section 10 a distance of 180.00 feet; 3) East parallel with the South line of said Half Quarter Section 204.50 feet to the East line of said Half Quarter Section; thence South along said East line 300.00 feet to the Southeast corner of said Half Quarter Section; thence East along the South line of the South Half of the Northeast Quarter of said Section 10 to the East line of the West 60 acres of said Half Quarter Section; thence North along said East line to the North line of said Half Quarter Section; thence East along said North line to a point that is 420.91 feet West of the Northeast corner of said Half Quarter Section and the Southeast corner of the real estate described in Instrument No.2000-33972 in said Recorder's Office; thence along said real estate by the next five (5) calls; 1) North 00 degrees 30 minutes 00 seconds West 508.11 feet; 2) South 89 degrees 52 minutes 30 seconds East 421.35 feet to a point on the East line of the Northeast Quarter of said Section 10 a distance of 1,821.54 feet North of the Southeast corner of said Quarter Section; 3) North along said East line 537.14 feet; 4) North 89 degrees 42 minutes 13 seconds West 420.26 feet; 5) North parallel with the East line of said Quarter Section 441.36 feet; thence West 917.98 feet; thence South 177.91 feet to the North line of the Northeast Quarter of said Section 10; thence West along said North line to the place of beginning, containing 249.6 acres, more or less.

This description was prepared for zoning purposes only, and is subject to change upon completion of an accurate boundary survey.



WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

3. ~~General Requirements and Guidelines - Historical~~

- a) Commercial Buildings and Signage - Structures to be remodeled or altered to be utilized for commercial purposes shall retain original design and features of the existing structure. Materials used for restoration and repair for windows, doors, exterior siding, roofing and other exterior needs shall replicate to the extent possible the existing materials utilized in the period of initial construction.
- b) Exterior modifications for porches, overhangs, chimneys and room additions shall be compatible in design of the original structure or like structures. Wood products and white and earth tone colors shall be utilized to the extent possible.
- c) All signage shall be constructed of wood or wood products or materials which simulate wood in appearance. Raised lettering or routed lettering shall be utilized to the extent possible. Sign colors shall be earth tones and aesthetically compatible with the structure or setting onto which it is placed.
- d) Residences - New homes, single or multi-family, to be located in the district shall be of a design and constructed with materials to be contemporary with existing structures. Modifications to existing homes and accessory buildings shall also be compatible with the period of original construction utilizing white, earth tones or historical colors and emphasis on wood exteriors.
- e) Approval Procedure - An applicant requesting a building permit shall provide to the Building Commissioner three copies of the specifications and design for all renovation, restoration or new construction and signage in the local business - historical district (LB-H). The Building Commissioner will provide information to all applicants on the type of facilities that are being encouraged and the materials for construction that the Plan Commission has endorsed. Any person who shall make application for an improvement location permit for a new building or the substantial alteration of an existing building whether it be the restoration, rehabilitation, or its adaptive use shall submit preliminary drawings, including site plan, sign plans, floor plans and elevations to the Plan Commission for review and approval.
- f) Exemption - All requirements or conditions pertaining to setback lines, lot area sized, parking requirements and loading and unloading berths may be waived by the Plan Commission without a variance based upon the general purpose and intended use of the facility to be restored or rehabilitated.

F. **GB** - General Business District - This district is established to accommodate the general business needs of the township including incorporated and unincorporated towns and is served by public water and sewers. This district is more comprehensive than the local business district.

1. Special Requirements - None

2. Permitted uses - See Figure 2 for list of permitted businesses. Any other business not listed which can be classified as general business will be eligible with the approval of the Plan Commission

3. Special Exceptions -

- Auto rustproofing
- Gasoline service stations
- General construction company
- Coal yards
- Mobil home sales
- Salt storage - outside
- Book stores, adult
- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
- Lumber yards - including millwork
- Multi-family housing
- Taverns
- Industrial schools or training facilities
- Amusement parks
- Convents, monasteries, theological schools, rectories, parish houses
- Large animal hospitals
- Manufactured home parks (in accordance with provisions of WC 16.04.090)
- Outdoor theaters
- Material recycling facilities (MRFs)
- Commercial composting facilities

4. Minimum Lot Area - None

5. Minimum Lot Frontage on Road - 80 Feet

6. Minimum Setback Lines -

- Front Yard -
 - ⇒ General Business - 60 feet for newly established area
Average of other businesses in the block for established business areas
 - ⇒ Planned business development (see WC 16.04.050 F)
- Side Yard -
 - ⇒ General Business - For side yards adjoining a road or street - not less than 60 feet in new area.
For side yards abutting a residential area, 60 feet, or if there is an alley between a residential district and the general

business district, the side yard setback shall be 20 feet from the alley.

In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet
- Minimum Lot Width at Building Line - None
- 7. Maximum Building Height - Not to exceed 60 feet
- 8. Minimum Ground Level Square Footage - None
- 9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
- 10. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~G. SB - Special Business District - This district is established to provide for the needs of general business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.~~

~~1. Permitted Uses -~~

- ~~• All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission~~
- ~~• Multi-family Housing~~

~~2. Special Exceptions -~~

- ~~• Auto rustproofing~~
- ~~• Auto sales, new or used, service and repair~~
- ~~• Fruit stands, temporary~~
- ~~• Any outdoor food and beverage business~~
- ~~• Self-service food and beverage business~~
- ~~• Gasoline service stations~~
- ~~• Coal yards~~
- ~~• Salt storage outside~~

WC § 16.04.050 Business Districts

A. General Requirements (other than historical district) -

1. Groups of users requiring parking space may join in establishing group parking area with capacity aggregating that required for each participating use, with the approval of the Plan Commission.
2. Public parking area and loading and unloading berths shall be paved with a dust proof or hard surface.
3. One-half of an alley abutting the rear of a lot may be included in the rear yard, but such alley space shall not be included for loading and unloading berths.
4. Loading and unloading berths shall not be required for business uses, which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
5. Parking may be permitted in the required front yard for business uses.
6. On a through lot, front yards shall be provided on each street in the local business, general business and historical districts.
7. The maximum building height requirements may be increased if buildings are set back, from front and rear property lines, one foot for each two feet of additional height above the maximum building height requirement.
8. Chimneys, cooling towers, elevator bulkheads, fire towers, penthouses, stacks, tanks, water towers, distribution poles and lines, transmission towers, or essential mechanical appurtenances may be erected to any height not prohibited by other laws or ordinances.
9. A suitable planting screen shall be provided on any business yard that abuts a residential area in accordance with the landscaping provisions in this section. Such plantings shall provide an effective screen at the time of construction of the development.
10. The Plan Commission shall review and approve plans to assure adherence to developmental standards and overall conformity to the Master Plan and Zoning Ordinance.
11. There shall be no storage or display of merchandise outside of a building except in a sales lot established for that purpose and except for merchandise associated with sidewalk-type sales events of less than one (1) week in duration and with a frequency of no more than once every six (6) calendar months.

~~business district, the side yard setback shall be 20 feet from the alley.~~

In established business districts where it is customary to have the businesses abut one another, side yard requirements may be waived except on corner lots when the street side setback shall prevail

- Rear Yard - General business - 20 feet
- Minimum Lot Width at Building Line - None
- 7. Maximum Building Height - Not to exceed 60 feet
- 8. Minimum Ground Level Square Footage - None
- 9. Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
- 10. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

G. SB - Special Business District - This district is established to provide for the needs of general business planned business development and multi-family uses. Business developments in this district are subject to the requirements and standards of planned business development for general business as outlined in Article I, except where other requirements and standards for special business districts are specifically set forth.

1. Permitted Uses -

- All general and local businesses as outlined in Figure 2. Any other business not listed which can be classified as local or general business will also be eligible with the approval of the Plan Commission
- Multi-family Housing

2. Special Exceptions -

- Auto rustproofing
- Auto sales, new or used, service and repair
- Fruit stands, temporary
- Any outdoor food and beverage business
- Self-service food and beverage business
- Gasoline service stations
- Coal yards
- Salt storage - outside

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

- Night clubs, bars and restaurants which have less than 50% of their proposed gross sales derived from food sales
 - Lumber yards - including millwork
 - Liquor stores and taverns
 - Restaurants - drive-in and carry-out food and beverage stores
 - Industrial schools or training facilities
 - Amusement parks
 - Convents, monasteries, theological schools, rectories, parish houses
 - Large animal hospitals
 - Manufactured home parks (in accordance with provisions of WC 16.04.090)
 - Outdoor theaters
 - Material recycling facilities (MRFs)
3. Minimum Lot Area - As required under Planned Business Development district.
 4. Minimum Lot Frontage on Road - As required under Planned Business Development district.
 5. Minimum Setback Lines - As required under Planned Business Development district.
 6. Maximum Building Height - As required under Planned Business Development district.
 7. Minimum Ground Level Square Footage - As required under Planned Business Development district.
 8. Parking - Off-street and/or private parking shall be provided in accordance with the provisions of this ordinance.
 9. Loading and Unloading Berths - Loading and unloading berths shall be provided as identified in this ordinance.

~~H. LB-PD and GB-PD Local Business - Planned Development and General Business - Planned Development - The purpose of these districts is to allow commercial development of such a nature that the areas will be developed in a compatible design and that overall supporting services including roads and utilities can be provided in a proper manner to accommodate the needs of business in these districts. Outlot development should be compatible in general exterior design, coloration, and use of materials to that of the primary development structure or structures.~~

- ~~1. General Requirements - The general requirements for obtaining a building permit for a planned business development in any district shall be in accordance with the following procedures. In any district in which rezoning of land, or a special exception, or an exemption from special exception restrictions, or a variance from the ordinance requirements is requested in connection with the development of land or buildings subject to the provisions, requirements, and standards of this ordinance governing~~

WC 16.04.030 Residential Districts

A. General Requirements - Provisions for Residential Uses are as Follows:

1. Partial use of alley for yard: One-half of an alley abutting the rear or the side of a lot may be included in the required rear yard or side yard, respectively, if the alley has not been developed for the carrying of traffic.
2. Accessory buildings and uses:
 - a) Accessory buildings are permitted in all districts, but not prior to the erection of the principal building, except for strictly storage or utility purposes; and not for human occupancy.
 - b) Accessory uses such as public utility installations, walks, driveways, curbs, retaining walls, mail boxes, name plates, lamp posts, bird baths and structures of a like nature are permitted in any required front, side or rear yard, and without the issuance of any permit.
 - c) Accessories such as large ground microwave antenna dishes are not permitted in front or side yards; however, a satellite receiver antenna which is two feet in diameter or less may be installed in any location in accordance with the provisions of IC 36-7-4-201.1.
 - d) Windmills for the generating of electric power are not permitted in any residential district except AG-SF 1 without receiving approval as a special exception.
3. Building Lines:
 - a) Where 25 percent or more of the lots in a block frontage are occupied by buildings the average setback of such buildings determine the location of the building line for the block frontage in lieu of the setback lines contained in this chapter.
 - b) Building lines established in a recorded subdivision shall establish the setback of buildings in such subdivisions, except when such building lines may be less restrictive than provided in this chapter.
 - c) On through lots a building line is required on each street.
4. Building height: In the single family districts limiting building height to 25 feet, a dwelling may be increased in height not to exceed 35 feet, provided that each side yard is increased an additional foot for each foot such building exceeds 25 feet in height.

- ~~• Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.~~
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs except as such are permitted by the sign ordinance. There shall be no exterior storage of equipment or materials used in such home occupation.

4. Minimum Lot Area - Not less than 20,000 square feet
5. Minimum Lot Frontage on Road - Not less than 100 feet
6. Minimum Setback Lines -
 - Front yard - 50 feet
 - Side yard - 12 feet; 50 feet if corner lot
 - Rear yard - 30 feet
 - Minimum lot width at building line - 85 feet
7. Maximum Building Height - Not to exceed two and one-half stories or 35 feet whichever is lower
8. Minimum ground level square footage, exclusive of porches, terraces and garages -
 - Single story - 1350 square feet
 - Two-story - 800 square feet
 - Tri-level - 800 square feet (basement and first level)
 - Story and one-half - 800 square feet
9. Parking - Off-street parking shall be a minimum of two (2) spaces for each dwelling

D. SE 2 - This district is established for low density, single family residential homes with available sanitary sewers.

1. Permitted Uses -

- Single Family Dwellings
- Churches
- Schools - public or private - without dormitory accommodations

- Public parks
- Accessory buildings as related to single family residential use
- Accessory buildings as related to agriculture - non-subdivision
- Golf Courses
- Fire stations
- Temporary buildings for construction purposes for a period not to exceed such construction
- Signs as permitted by sign ordinance
- Stables (on lots of 3 acres or more with a minimum of 200 foot setback from any adjoining property line)
- Cemeteries
- Utilities - All utilities regulated by the Indiana Utility Regulatory Commission or a municipal governing body
- Child care home - in accordance with IC 36-7-4-1108
- Residential facility for mentally ill - in accordance with IC 12-28-4-7

2. Special Exceptions -

- Golf courses, country clubs
- Convents, monasteries, theological schools, rectories and parish houses
- Cemeteries - pet

3. Permitted Home Occupations -

- Art studio
- Dressmaking
- Professional office of a clergyman, lawyer, architect, accountant, or counselor
- Typing or other office services
- Teaching musical instruments or dancing
- A business conducted entirely by mail
- Beauty shop - one chair operated by the resident
- Home garage sale not to exceed 7 days per year
- Repairing, servicing or refurbishing equipment or parts, excluding motor vehicles, as long as the work is entirely within the home and performed by members of the family living in the dwelling.
- Homebound schools for 12 or less full-time or part-time children including residents of the home.
- Personal motor vehicle sales not to exceed 2 vehicles per year.

Permitted home occupations shall not include the employment of an additional person in addition to the occupant of the dwelling unit in performance of such services, and shall not include exterior display or exterior signs, except as such are permitted by the sign regulations for residence districts as outlined in the sign

ordinance. There shall be no exterior storage of equipment or materials used in such home occupations.

4. Minimum lot area -

- Subdivisions - not less than 15,000 square feet
- Individual lots not located in approved subdivisions - not less than 3 acres

5. Minimum lot frontage on road -

- Subdivisions - not less than 50 feet
- Three acre lots - a minimum of 250 feet

6. Minimum setback lines - all construction -

- **Front yard -**
 - Three acre lots
 - not less than 100 feet on expressways, primary arterials, and secondary arterials
 - not less than 80 feet on all other streets.
 - Subdivisions
 - not less than 30 feet
- **Side yard -**
 - Subdivision - 12 feet except corner lots when 30 feet will apply also to side yards on a corner lot.
 - Three acre lots - 30 feet
- **Rear yard -**
 - Subdivision - 30 feet
 - Three acre lots - 30 feet
- **Minimum lot width at building line -**
 - Subdivisions - 100 feet
 - Three acre lots - N/A

7. Maximum building height - Not to exceed two and one-half stories or 35 feet... whichever is lower

8. Minimum ground level square footage, exclusive of porches, terraces and garages -
Single family -

- Single story - 1200 square foot
- Two story - 800 square foot
- Tri-level - 800 square foot (basement & 1st level)
- Story and one-half - 800 square foot

9. Parking - Off-street parking shall be provided in accordance with provisions set forth in this ordinance

A = Employment District
 B = Mixed Use District
 C = Urban Residential
 D = Suburban Residential

COLUMN				AGRICULTURAL USES
A	B	C	D	
X	X	X	X	Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal agricultural use on the same lot.
				Agricultural Uses, Land Animal Related Commercial agricultural activities involving the production of animals and the preparation of products for human use, including dairying, poultry, livestock, or other such operations, but excluding meat processing and packaging operations.
X	X	X	X	Agricultural Uses, Non-Animal Related Agricultural and farming activities involving the production and preparation of plants for animal or human use, including horticulture, nurseries, forestry, sugar making, viticulture, grains and seed crops, fruits and vegetables of all kinds, greenhouse applications, and lands devoted to soil conservation, wildlife habitat and forestry management; all such uses exclude the processing and packaging of plants as food stuffs, with the exception of viticulture operations and small-scale marketing of processed fruit products, as in fruit markets.
				Aquaculture The commercial cultivation and processing of aquatic life, including fish, shellfish and seaweed.
				Commercial Non-Farm Animals Animal production for human use, not including animals for agricultural use as listed above, but including animals for commercial production, such as bees and apiary products, fur animals, and exotic animals.
				Equine Services Operations involved in the shelter and care of horses, as well as breeding, training, and for giving lessons, including stables, stud farms, and other related uses.
				Feed Lot An open-air area restricted by fencing or other structure in which animals are fed, watered, and otherwise maintained for the purpose of growing for market and limited to less than 150 cattle, 300 swine or sheep, or 10,000 fowl, per facility.
				Feed Mill A facility where various feed stuffs are inventoried and processed for the purpose of providing complete or partial animal rations. This facility sells its product either directly to the user or may provide the service of delivery to the user. Sale of other agricultural items may be included and shall be an incidental accessory use. Limited, portable operation of feed mills as non-commercial uses on farms is allowed as an accessory use.

A	B	C	D	
				RESIDENTIAL USES
				Accessory Apartment A separate and complete dwelling unit contained within the structure of a single family dwelling unit, and containing only one bedroom.
				Accessory Livestock, Non-Farm Animals Keeping domestic livestock, or poultry for personal use in a manner that is customarily accessory and clearly incidental and subordinate to the principal rural residential uses on the same lot.
	X	X	X	Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal residential use on the same lot.
				Boarding House A dwelling or part thereof in which, for compensation, temporary lodging and meals are provided.
	X	X		Elderly Housing The use of a site for a residential/service complex to house elderly persons who are capable of caring for themselves and maintaining independent households. A typical complex would include separate dwelling units, containing independent cooking, bathroom, and sleeping facilities, to be occupied by only one (1) person or couple. Establishments primarily engaged in the provision of frequently or recurrently needed services of a personal nature, such as barber or beauty services, a pharmacy, and so forth, may be included in the complex.
				Guest House An accessory building containing a lodging unit with or without kitchen facilities, used to house occasional nonpaying visitors or guests of the occupants of a dwelling unit on the same site.
				Home Occupation An accessory occupational use to the residential dwelling conducted by its inhabitants which is clearly incidental to the use of the structure for residential purposes and does not change the residential character of the site. There are three classifications of home occupation: Home Occupation, Class I – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty (20) percent of the total square footage of the residential structure, with no employees not living on-site, with no external signs and with no sales conducted on site. Home Occupation, Class II – A home occupation conducted entirely within a primary residential structure, limited to not more than twenty-five (25) percent of the total square footage of the residential structure, with up to two (2) employees not living on-site, with permitted incidental sales of goods produced on site, but with no external business identification signs permitted. Home-based Business – A home occupation based in the primary residential structure (not more than twenty-five (25) percent of the total square footage of the residential structure) or one accessory structure, with up to two (2) employees not living on-site, with permitted incidental sales of merchandise constructed/manufactured on-site or incidental to services performed on-site, and with minimal advertising signs as per the Westfield Washington Township Zoning Ordinance.
X	X	X	X	

A	B	C	D	
				Revision 1, May 2003
				Manufactured Home Park A site containing spaces with required improvements and utilities that may be leased for the long-term placement of manufactured houses and that may include services and facilities for the residents.
	X	X	X	Multifamily Dwelling The use of a lot for three (3) or more dwelling units, within one (1) or more buildings, other than a manufactured home.
	X	X	X	Single Family Dwelling The use of a lot for only one (1) dwelling unit, including site-built housing or manufactured housing.
				Temporary Dwelling The temporary use of a manufactured home as a residence on a lot previously occupied by permanent dwelling that is destroyed to such an extent as to be unlivable, such temporary dwelling to be permitted to remain during the period of reconstruction of the permanent dwelling.
	X	X	X	Two Family Dwelling The use of a lot for two (2) dwelling units within a single building.

A	B	C	D	
X	X	X	X	PUBLIC, SEMIPUBLIC, AND OFFICE FACILITIES
				Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal public, semipublic, or office facility use on the same lot.
				Airport A place where aircraft can land and take off, usually equipped with hangars, facilities for refueling and repair, and various accommodations for passengers.
	X			Assisted Living Facilities Establishments primarily engaged in the provision of residential social and personal care for individuals or groups of individuals, but where medical care is not a major element.
				Camping Facility A plot of ground upon which two (2) or more campsites are located, established, or maintained for occupancy by camping units as temporary living quarters for recreation, education, or vacation purposes.
				Cemetery Land used for burying the human dead and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
				Cemetery, Pet Land used for burying dead domesticated animals and dedicated for cemetery purposes, including mausoleums and mortuaries when operated in conjunction with and within the boundaries of the cemetery.
X	X			Charitable, Fraternal, or Social Organization A facility for administrative, meeting, or social purposes for a private or nonprofit organization, primarily for use by administrative personnel, members and guests.
X	X	X	X	Community Center A facility designed for educational, recreational, cultural, and social activities, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
X	X			Cultural Facility A library, museum, or similarly registered nonprofit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in one or more of the arts and sciences.
X	X			Day Care Facility A facility, or use of a building or portion thereof, for daytime care of individuals. This term includes nursery schools, pre-schools, day care centers for children or adults, and similar uses, but excludes public and private primary or secondary educational facilities and child care homes as defined by the State of Indiana Code.
X	X			Funeral Home An establishment engaged in undertaking services, such as preparing the human dead for burial, and arranging and managing funerals.
X	X	X	X	Governmental Facility A government owned or operated building, structure, or land used for public purpose.

A	B	C	D	
				Group Home A housing unit classified further as one of the following:
				(a) Group Home, Class I. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes foster homes, homes for the physically and mentally impaired, homes for the developmentally disabled, congregate living facilities for persons 60 years of age and older, and maternity homes.
				(b) Group Home, Class II. A facility providing 24-hour care in a protected living arrangement for not more than fifteen (15) residents. This classification includes homes for juvenile delinquents, halfway houses providing residence in lieu of institutional sentencing, halfway houses providing residence to those needing correctional and mental institutionalization. This classification also includes emergency shelter during crisis intervention for not more than fifteen (15) victims of crime, abuse, or neglect, and residential rehabilitation for alcohol and chemical dependence for 15 or fewer individuals.
X	X			Hospice An establishment primarily engaged in the provision of supportive care for terminally ill patients in a homelike facility.
X	X			Hospital A facility providing medical, psychiatric or surgical services for sick or injured persons primarily on an inpatient basis, including ancillary facilities for outpatient and emergency treatment, diagnostic services, training, research and administration, and services to patients, employees, and visitors.
X	X			Medical Clinic An establishment providing medical, psychiatric or surgical services exclusively on an outpatient basis, including emergency treatment and diagnostic services.
X	X			Nursing Home A privately operated establishment providing long-term personal and nursing care for the elderly, or for other individuals incapacitated in some manner for medical reasons.
X	X			Office An establishment primarily engaged in providing professional, financial, administrative, clerical and other similar services.
X	X			Office Showroom An establishment where office merchandise is exhibited for sale or where sample office supply items are displayed, including incidental storage, provided that a minimum of twenty (20) percent of the building is comprised of finished office space.
X	X			Postsecondary Educational Institution A school offering educational instruction beyond the secondary level leading to academic degrees, having regular sessions with regularly employed instructors, which is licensed by the Indiana Department of Education.

X	X			Professional/Technical Training/Educational Institution An establishment engaged in providing training or education in the arts, business and clerical operations or other specialized professional or technical field, having regular sessions with regularly employed instructors, where academic degrees or certificates are not necessarily issued and where licensing by the Indiana Department of Education may not be required.
X	X	X	X	Religious Facilities A building or structure, or group of buildings or structures, that by design and construction is primarily intended for conducting organized religious services <u>and associated accessory uses///</u> . <u>(explore concerns associated with youth facilities—noise activity, etc.)</u>
X	X			Retirement Center A facility designed for educational, recreational, social, and other similar types of activities for retired persons.
X	X	X	X	School (K-12) A school offering educational instruction in grades kindergarten (K) through twelve (12), or any portion thereof, having regular sessions with regularly employed instructors, that teach those subjects that are fundamental and essential in general education, and which are licensed by the Indiana Department of Education.
X	X	X		Telecommunication Services Any facility used to provide telephone or telegraph services to the public, but not including general offices or wireless communication facilities.
	X			Temporary Care Facility A facility designed to allow persons needing temporary special supervision or care to live together in a homelike, noninstitutional setting in order to conduct their lives in the least restrictive environment possible in a manner most like that of persons not needing special supervision or care.
X	X	X	X	Utility Service Facility Generating plants, electrical switching facilities and primary substations, and other services which are necessary to support principal development and involve minor structures such as lines and poles.
				Wastewater Treatment Facility Facility designed for the treatment and discharge of wastewater.
X	X	X		Water Treatment Facility Facilities designed for the collection, treatment, and transport of potable water.
X	X	X		Wireless Communications Facility Any unstaffed facility for the transmission and/or reception of wireless communications services, usually consisting of an Antenna Array, transmission cables, equipment facilities, and a Support Structure.

A	B	C	D	
X	X	X		Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal business or personal service use on the same lot.
X	X			Aircraft Charter Service An establishment primarily engaged in the private air transportation of passengers and cargo, usually performed under private contract with a person, group of persons, or private company or corporation.
X	X			Airport Transportation Service An establishment primarily engaged in the ground transportation of passengers, luggage, and other small cargo from and to airports.
X	X			Appliance Repair An establishment involved in repairing instruments or devices designed for a particular use, such as stoves, fans, or refrigerators, that are operated by gas or electric current.
X	X			Auction House A place where objects of art, furniture, and other goods are offered for sale to persons who bid on the object in competition with each other.
	X			Bed and Breakfast A business involving renting rooms to overnight guests and offering breakfast meals only to those guests. The owners of the business shall live on the premises.
				Boat Storage A storage facility utilizing enclosed buildings and/or unenclosed outdoor areas for the seasonal or year-round storage of <u>four</u> or more boats.
				Bottled Gas Storage and Distribution An establishment primarily engaged in the retail sale of pressurized gas products, such as natural gas and propane, from bulk gas storage facilities.
				Cargo and Package Service An establishment primarily engaged in the hauling and delivery of cargo and packages between persons, companies, and corporations, while acting as a distinct party to the transaction.
	X			Catalog and Mail-Order Sales Establishments primarily engaged in the retail sale of products by television, catalog, and mail-order. These establishments do not ordinarily maintain stock for sale on the premises.
X	X			Caterer A place of business whose employees provide food and service for various functions, such as banquets, private parties, weddings, and so forth.
X	X			Cleaning and Maintenance Services for Buildings Establishments primarily engaged in providing building cleaning and maintenance services, such as window cleaning, janitorial service, floor waxing, and office cleaning on a contract or fee basis.

A	B	C	D
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Revision 1, May 2003

X				<u>Coin-Operated Laundry and Dry Cleaning</u> An establishment providing coin-operated or similar self-service laundry and dry cleaning equipment for use on the premises.
X	X			<u>Convenience Storage</u> A storage service primarily for personal effects and household goods within an enclosed storage area having individual access, but excluding uses such as workshops, hobby shops, manufacturing or commercial activities, and may include an on-site apartment for a resident manager.
X	X			<u>Copy and Other Administrative Business Services</u> A place of business providing duplication services, on-site computer use, mail/packaging services and/or other similar administrative business services.
X				<u>Dry Cleaning and Laundry Pickup</u> An establishment providing dry cleaning and laundry pickup services, but where no dry cleaning and laundering are done on the premises.
X				<u>Dry Cleaning and Laundry Service</u> An establishment providing dry cleaning and laundering services where dry cleaning and laundering are done on the premises with chemical containment equipment.
X				<u>Electrical Repair</u> An establishment primarily engaged in repairing electrical and electronic equipment, such as electrical household appliances and equipment.
X	X			<u>Employment Agency</u> An agency whose business is to find jobs for people seeking employment or to find people to fill jobs that are available.
X				<u>Equipment Rental, Heavy</u> An establishment involved in renting small tools and equipment, such as plumbing tools, lawn and garden equipment, janitorial equipment, and so forth.
X				<u>Equipment Rental, Light</u> An establishment involved in renting furniture and appliances, such as baby beds, chairs and tables, televisions and videocassette recorders, videodiscs, and medical equipment and so forth.
X	X			<u>Estate Services</u> A business which provides estate planning and financial services, and organizes and conducts estate sales and management services, under contract.
X				<u>Exterminating Service</u> A service related to the eradication and control of rodents, insects, and other pests.
X	X			<u>Financial Service</u> An establishment primarily engaged in providing financial and banking services. Typical uses include banks, savings and loan institutions, securities brokers, loan and lending activities and similar services.
X				<u>Gunsmith</u> An individual who designs, makes or repairs small firearms.

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				Industrial Equipment Repair An establishment primarily engaged in repairing industrial equipment, including repairing heavy-construction and earth-moving equipment.
X	X			Insurance Agency An agency whose business is to underwrite, sell or broker insurance policies.
X	X			Interior Decorating An establishment involved in the art or practice of planning and supervising the design and implementation of architectural interiors and their furnishings.
X	X			Legal Service An establishment engaged in offering legal advice or legal services, the head or heads of which are members of the bar.
X				Locksmith An establishment engaged in making or repairing locks.
X	X			Lodging A facility that offers transient lodging accommodations to the general public for compensation and may also provide additional services, such as restaurants, meeting rooms, entertainment and recreational facilities.
X	X			Meeting Facilities Establishments primarily engaged in the operation of exhibition, exposition, convention, conference and like meeting facilities that may include food preparation or catering facilities on-site.
X				Office Equipment Repair An establishment involved in repairing office equipment, such as typewriters, copying machines, computers, calculators, and so forth.
X				Parking Facility An area on a site with or without a principal use, which includes one or more off-street parking spaces together with driveways, aisles, turning and maneuvering areas, clearances, and similar features. A parking facility includes parking lots, parking garages, and parking structures, and includes both publicly and privately owned facilities.
X	X			Personal Grooming Services An establishment providing human personal grooming services including, but not limited to, cutting and styling men's hair, shaving and trimming beards, women's hairdressing/styling, facials, manicures and other related services.
X	X			Pet Services Establishments engaged in grooming and boarding, totally within a building, of dogs, cats, birds, fish, or similar small animals customarily used as household pets. Typical uses include dog bathing and clipping salons, pet grooming shops and obedience schools, but not pet cemeteries.
X	X			Photographic Service An establishment primarily engaged in developing films, in making photographic prints and enlargements for the trade or for the general public, and in renting photographic equipment.

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Real Estate Agency

An agency primarily engaged in renting, buying, selling, managing and appraising real estate for others.

Real Estate Sales Office or Model Home Office

The temporary use of a mobile office, or similar structure, or a model home, as a sales office during the development of a new subdivision, office building, shopping center, industrial complex, and so forth.

Security Systems Services

Establishments primarily engaged in monitoring and maintaining security systems devices, such as burglar and fire alarms, which may also sell or lease and install the security systems which they monitor and maintain.

Shoe Repair

A place of business primarily engaged in repairing footwear.

Small Engine and Motor Repair

An establishment involved in repairing lawn mowers, garden equipment, model airplane engines, and so forth.

Tailoring

An establishment primarily engaged in making and selling men's and women's clothing to individual order.

Tanning Salons

Establishments primarily engaged in providing tanning services for individuals via tanning beds or booths.

Taxidermist

One who prepares, stuffs, and mounts the skins of animals, especially vertebrates.

Travel Agency

An agency engaged in selling and arranging personal transportation and accommodations for travelers.

Upholstery Service

An establishment offering reupholstery and repair services and specific upholstery materials for sale.

Veterinary Service (Indoor)

An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where all services are performed or provided indoors.

Veterinary Service (Outdoor)

An establishment of licensed practitioners primarily engaged in practicing veterinary medicine, dentistry or surgery where some services may be performed or provided outdoors.

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				RETAIL AND WHOLESALE TRADE
X	X			Accessory Use A use which is customarily accessory, and clearly incidental and subordinate, to the principal retail or wholesale trade use on the same lot.
				Agricultural Sale Barn A facility where a livestock auction market is conducted and may include agricultural products or equipment sold on a consignment basis.
X				Agricultural Supply An establishment involved in the retail sale of animal feeds, fertilizers, pesticides, seed and other farm supplies, and non-mechanized equipment.
X				Apparel Shop An establishment involved in selling clothing and clothing accessories.
X				Appliance Sales Establishments involved in selling instruments or devices designed for a particular use such as stoves, fans or refrigerators, that are operated by gas or electric current.
X				Audio/Video Store An establishment primarily engaged in the rental or retail sale of prerecorded audio and/or video performances.
X				Automotive Sales Establishments primarily engaged in the retail sale of new and used automobiles, noncommercial trucks, motor homes or recreational vehicles, including incidental storage, maintenance and servicing.
X				Automotive Supply An establishment primarily engaged in the retail sale of automotive parts, tires, and accessories.
X				Bakery (Retail) An establishment primarily engaged in the production and/or retail sale of bakery products.
X				Bakery (Wholesale) An establishment primarily engaged in manufacturing bakery products for sale primarily for home service delivery, or through one (1) or more non-baking retail outlets.
X				Bookstore A place of business where books and magazines are the main items offered for sale.
				Building Materials Establishments with 30,000 or fewer square feet of gross floor area involved in selling lumber, and a general line of building materials and supplies, to the general public, which may include roofing, siding, shingles, wallboard, paint, cement, and so forth, including incidental storage.
X				Cabinet Sales Establishments primarily engaged in selling cabinets, none of which are made on the premises.

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Camera and Photographic Supply

An establishment primarily engaged in selling cameras, film, and other photographic supplies and equipment.

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Confectionary

An establishment primarily engaged in the retail sale of candy, chewing gum, nuts, sweetmeats, chips, popcorn and other confections. May also include the operation of a soda fountain or lunch counter.

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Convenience Store

Any retail establishment up to 3,500 gross square feet in size offering for sale prepackaged food products, household items, gasoline sales, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption.

X			
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Department Store

A retail store carrying a general line of apparel, such as suits, coats, dresses and socks; home furnishings, such as furniture, floor coverings, curtains, draperies, linens and major household appliances; and housewares, such as kitchen appliances, dishes, and utensils. These and other merchandise lines are normally arranged in separate sections or departments with accounting on a departmentalized basis. The departments and functions are integrated under a single management. The stores may provide their own charge accounts, deliver merchandise and maintain open stocks.

X			
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Drapery Sales

Places of business where draperies are the main product offered for sale.

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Drugstore

An establishment engaged in the retail sale of prescription drugs and patent medicines and which may carry a number of related product lines, such as cosmetics, toiletries, tobacco and novelty merchandise, and which may also operate a soda fountain or lunch counter.

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Electronic Devices

Establishments primarily engaged in the retail sale of consumer audio and video electronics equipment (including automotive), computers, computer peripheral equipment, and software. Such establishments may also sell prerecorded audio and/or video tapes and perform incidental installation and repair work.

Fertilizer Sales (Bulk)

Establishments involved in the sale and/or application of bulk fertilizer and fertilizer materials.

Fertilizer Sales (Packaged)

Establishments involved in the sale of packaged fertilizer and fertilizer materials.

X			
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Florist (Retail)

An establishment primarily engaged in the retail sale of cut flowers and/or growing plants.

X			
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Florist (Wholesale)

An establishment primarily engaged in the wholesale distribution of flowers and/or florist supplies.

Farmers Market

An establishment primarily engaged in the retail sale of fresh fruits and vegetables.

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X				Flooring, General Sales Places of business where floor coverings or hard wood flooring are the main products offered for sale.
X				Furniture Sales Establishments where furniture is the main item offered for sale; however, these places of business may also sell home furnishings, major appliances and floor coverings.
X				Gallery An establishment primarily engaged in displaying and selling artistic work to the general public.
X				Garden Centers Establishments primarily engaged in selling trees, shrubs, other plants, seeds, bulbs, mulches, soil conditioners, fertilizers, pesticides, garden tools and other garden supplies to the general public and where no trees, shrubs or plants are grown on the premises.
X				Gift Shop An establishment primarily engaged in the retail sale of combined lines of gifts and miscellaneous small art goods, such as greeting cards and holiday decorations.
X				Grocery Store A store primarily engaged in the retail sale of various canned foods and dry goods, either packaged or in bulk, such as tea, coffee, spices, sugar and flour, fresh fruits and vegetables; and, frequently, fresh, smoked and prepared meats, fish, and poultry.
X				Handicrafts Places of business that sell articles fashioned by those engaged in handicrafts.
X				Hardware An establishment primarily engaged in the retail sale of basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances and cutlery.
X				Heavy Machinery Sales Establishments primarily engaged in marketing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
X				Hobby, Toy, and Game Shops Establishments primarily engaged in the retail sale of toys, games, and hobby and craft kits and supplies.
X				Home Improvement Center An establishment with greater than 30,000 square feet of gross floor area that is primarily engaged in the retail sale to the general public of various basic hardware lines (such as tools, builders hardware, paint and glass, and garden supplies), household goods, durable household goods (appliances and residential lawn care equipment), electronic equipment, household animal supplies, nursery products, etc. Examples of this include: Lowe's, Menard's and Home Depot.
X				Housewares and Home Furnishings Establishments primarily engaged in the retail sale of miscellaneous housewares and home furnishings, such as china, glassware, and metalware for kitchen and table use; bedding and linen; brooms and brushes; lamps and shades; mirrors and pictures; Venetian blinds; and window shades.

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				<u>Industrial Supplies</u>	Establishments primarily engaged in marketing industrial supplies, such as bearing boxes, gaskets, bottles, rubber goods, welding supplies, metal containers, and so forth.
X					
				<u>Jewelry</u>	An establishment primarily engaged in selling any combinations of lines of jewelry, such as diamonds and other precious stones mounted in precious metals such as ring bracelets and brooches; sterling and plated silverware; and watches and clocks.
X					
				<u>Leather Goods and Luggage Stores</u>	Establishments primarily engaged in the retail sale of luggage, trunks, and leather goods except clothing.
X					
				<u>Liquor Store</u>	An establishment primarily engaged in the retail sale of packaged alcoholic beverage such as ale, beer, wine and whiskey, for off-premises consumption.
				<u>Marine Supply</u>	An establishment primarily engaged in the retail sale of motorboats and other watercraft, marine supplies, and outboard motors, including incidental storage.
				<u>Manufactured Housing Sales</u>	Establishments primarily engaged in the retail sale of new and used mobile homes, new manufactured houses, and new modular homes, including incidental storage.
X					
				<u>Meat Market</u>	A place of business where fresh, frozen or cured meats are sold and where no animals are butchered on the premises.
X					
				<u>Motorcycle Sales</u>	Establishments primarily engaged in the retail sale of new and used motorcycles, motor scooters, and personal watercraft, including incidental storage, maintenance and servicing.
X					
				<u>Music Store</u>	An establishment primarily engaged in selling musical instruments, phonograph records, compact discs, tapes, sheet music and similar musical supplies.
X					
				<u>Office Supplies</u>	Places of business where stationery and office supplies, such as envelopes, typewriter and mimeograph paper, file cards and folders, pens and pencils, and so forth, in addition to customary office equipment are offered for sale or lease. These businesses may also include repair and service for equipment sold or leased.
X					
				<u>Optical Goods</u>	Establishments involved in selling visual devices or products.
X					
				<u>Pet Shop</u>	A place of business where domestic animals, and products for the health and care of domestic animals, are sold.
X					
				<u>Petroleum Products</u>	An establishment primarily engaged in the retail sale of petroleum products, such as fuel oil and kerosene, from bulk liquid storage facilities.

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X				Restaurant An establishment engaged in the retail sale of prepared food and drinks for consumption on the premises or for carry-out. This use may include the retail sale of individual servings of alcoholic beverages for consumption on the premises only.
X				Restaurant (Drive-In) An establishment engaged in the retail sale of ready-to-consume food and drinks in disposable containers, for consumption on or off the premises, and with drive-in or drive-through facilities so that patrons may be served while remaining in their automobiles.
X				Sporting Goods Establishments primarily engaged in selling or renting sporting goods, sporting equipment and accessories, which may also provide repair and service for items sold.
X				Tavern A place of business where alcoholic beverages are sold to be drunk on the premises. The establishment may also sell some food items for consumption on the premises.
X				Tobacco Shops, Specialty Establishments primarily engaged in the retail sale of specialty tobacco products and smokers' supplies, where some of the tobacco products may require storage in a humidor.
X				Used Merchandise (Antiques) A place of business where works of art, pieces of furniture, or decorative objects, made during an earlier period, are the main items offered for sale.
X				Used Merchandise (Flea Market) An open-air market for secondhand articles and antiques.
X				Used Merchandise (General) A store primarily engaged in the retail sale of used merchandise, antiques and secondhand goods, such as clothing, furniture, musical instruments, cameras, phonographs, and so forth, where the merchandise is stored, displayed and sold completely inside a building.

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Year	1990	1991	1992	1993
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Trucking Terminal

A terminal facility used by property-carrying motor vehicles, which may include associated office space and truck maintenance facilities.

Wrecker Service

A service for towing wrecked or disabled automobiles or freeing stalled automobiles.

A B C D

AMUSEMENT AND RECREATIONAL SERVICES

				Accessory Use	A use which is customarily accessory, and clearly incidental and subordinate, to the principal amusement or recreational use on the same lot.
				Amphitheater	An open air structure devoted primarily to the showing of theatrical or musical productions, with the provision of seating areas for patrons. These uses frequently include refreshment stands.
				Club or Lodge	A use providing meeting, recreational or social facilities for a private or nonprofit association, primarily for use by members and guests.
				Park and Recreational Services, For Profit	Commercially-operated, for-profit, park and recreational uses which may include: - establishments which group together and operate in whole or in part a number of attractions, such as mechanical rides, amusement devices, refreshment stands, and picnic grounds; - sports and recreation clubs which are restricted to use by members and their guests, including country, golf, tennis, yacht, swimming pools and amateur sports and recreation clubs; - physical fitness facilities featuring exercise and other active physical fitness conditioning, and aerobic dance and exercise classes, whether or not on a membership basis.
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X	X	X		Park and Recreational Services, Not For Profit	Parks, playgrounds, swimming pools and other recreational facilities, and open spaces, open to the public or a designated part of the public, usually owned and operated by a public or nonprofit group or agency.
X	X	X		Private Recreational Facility	A recreational facility for use by residents and guests of a particular residential development, church, private primary or secondary educational facility or limited residential neighborhood, including both indoor and outdoor facilities and privately-owned golf courses open to the public.
				Resorts	A facility for temporary guests where the primary attraction is generally recreational features or activities.
				Theater, Indoor	A building for showing motion pictures or for live dramatic, dance, musical, or other productions, which is usually commercially operated.
				Transient Amusement Enterprises	Carnivals, circuses or other similar transient amusement enterprises.

			<u>Electronic Devices and Instruments</u>
			Establishments primarily engaged in manufacturing devices or instruments that work by the methods or principals of electronics.
			<u>Engineering and Scientific Instruments</u>
			Establishments involved in manufacturing instruments used in engineering and scientific procedures.
			<u>Farm Machinery and Equipment</u>
			Establishments primarily engaged in manufacturing farm machinery and equipment, including tractors, for use in preparing and maintaining the soil; planting and harvesting crops; preparing crops for market, on the farm; or for use in performing other farm operations and processes.
			<u>Food Products</u>
			Establishments involved in manufacturing or processing food products.
			<u>Furniture</u>
			An establishment involved in manufacturing, repairing and/or refinishing furniture.
			<u>General Contractor</u>
			An individual who contracts to perform work or to provide supplies on a large scale, or an individual who contracts to erect buildings.
			<u>Glass and Glassware</u>
			Establishments primarily engaged in manufacturing glass and glassware, pressed, blown or shaped from glass produced in the same establishment; or establishments primarily engaged in manufacturing glass products from purchased glass.
			<u>Grain Mill Products</u>
			Establishments primarily engaged in manufacturing grain mill products such as flour, cereal, meal, and so forth.
			<u>Hard Surface Floor Coverings</u>
			Establishments involved in manufacturing hard surface floor covering, such as tile and linoleum.
			<u>Heavy Machinery Service and Repair</u>
			Establishments primarily engaged in servicing and repairing heavy machinery, such as road construction and maintenance machinery, mining machinery, agricultural machinery, industrial machinery and equipment, and so forth.
			<u>Jewelry Products</u>
			Establishments primarily engaged in manufacturing jewelry and other articles worn on or carried about the person, made of precious metals with or without stones (including the setting of stones where used), including cigarette cases and lighters, vanity cases and compacts; trimmings for umbrellas and canes; and jewel settings and mountings; or establishments primarily engaged in manufacturing costume jewelry made of all materials, except precious stones and rolled gold plate and gold filled materials.
			<u>Kennel</u>
			An establishment wherein any person engages in the business of boarding, breeding, buying, keeping, letting for hire, training for a fee, or selling dogs, cats, and/or other small domesticated household pets (not farm animals) where the entire operation is confined inside a building.

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				Laboratories Facilities equipped for experimental study in a science or for testing and analysis; facilities providing opportunity for research, experimentation, observation or practice in a field of study.
				Leather Goods Establishments primarily engaged in manufacturing leather goods, such as handbags and purses, billfolds, checkbook covers, saddles, horse whips, and so forth, and where no leather tanning or curing is done on the premises.
				Machine Assembly An establishment involved in manufacturing and assembling machinery.
				Machine Shop A workshop in which materials are machined to size and assembled.
				Metaworking Machinery An establishment involved in manufacturing machinery to be used for shaping objects out of metal.
				Mineral Extraction The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, and mining operations.
				Musical Instruments Establishments primarily engaged in manufacturing pianos, with or without player attachments; organs; other musical instruments; and parts and accessories for musical instruments. Such establishments may also provide repair services.
				Office and Computer Equipment Establishments primarily engaged in manufacturing office equipment such as typewriters, desk calculators, adding and accounting machines, duplicating machines and similar equipment; and/or in manufacturing electronic computer and peripheral equipment and/or major logical components intended for use in electronic computer systems.
				Optical Instruments and Lenses Establishments primarily engaged in manufacturing instruments that measure an optical property, including apparatus, except photographic, that projects or magnifies, such as binoculars, prisms and lenses; optical sighting and fire control equipment and related analytical instruments; or establishments primarily engaged in manufacturing eyeglass lenses, frames, or fittings.
				Paper Products Establishments involved in manufacturing products from paper, paperboard, cardboard or other similar materials, such as envelopes, paper bags, file folders, stationery, wrapping paper, boxes and so forth, and where no paper, paperboard, cardboard or other similar materials, are produced on the premises.
				Petroleum Products, Bulk Storage Establishments primarily engaged in the wholesale distribution of crude petroleum and petroleum products, including liquefied petroleum gas, from bulk liquid storage facilities.
				Pharmaceuticals Establishments primarily engaged in manufacturing, fabricating or processing drugs in pharmaceutical preparations for human or veterinary use. Most of the products of these

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establishments are finished in the form intended for final consumption, such as ampuls, tablets, capsules, vials, ointments, medicinal powders, solutions and suspensions. Products of this industry consist of two important lines: pharmaceutical preparations promoted primarily to the dental, medical or veterinary professions; and pharmaceutical preparations promoted primarily to the public.

Boat Building

Establishments primarily engaged in building all types of boats, including converting and altering boats.

Signs and Advertising Displays

Establishments primarily engaged in manufacturing electrical, mechanical, cutout or plate signs and advertising displays, including neon signs and advertising novelties.

Stamping, Metal and Automotive

Establishments primarily engaged in manufacturing metal stampings and spun products, including porcelain enameled products such as household appliance housings and parts (cooking and kitchen utensils) and establishments primarily engaged in manufacturing automotive stampings, such as body parts, hubs, and trim.

Structural Steel Fabrication

Establishments primarily engaged in fabricating iron and steel or other metal for structural purposes, such as bridges and buildings.

Warehousing and Distribution Activities

Establishments involved in storing, stocking or distributing non-liquid merchandise or commodities.

Watches and Clocks

Establishments primarily engaged in manufacturing watches, watch cases, clocks, mechanisms for clockwork operated devices and clock and watch parts, including those engaged in assembling watches and clocks from purchased movements and cases.

Welding

Establishments primarily engaged in manufacturing welding equipment, electric welding apparatus and accessories.

Wood Products

Establishments primarily engaged in manufacturing wood products from purchased wood.

EXHIBIT 13

Development and Architectural Standards – Employment District

I. Lots:

- 1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- 2) Minimum Lot Width at building line: 20 Feet.
- 3) Minimum Lot Width at Street: 20 Feet.
- 4) Minimum Lot Depth: 100 Feet.
- 5) Minimum Lot Area: 2,000 Square Feet
- 6) Front Setback: 0-80 Feet.
- 7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- 8) Minimum Rear Setback: 0 Feet.
- 9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

II. Buildings:

- 1) Maximum Building Height: Thirty-five (35) feet.
- 2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).

- 3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:
- a. The exterior of all Buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.
 - b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.
- 4) Facades:
- a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.
 - c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a

depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

- d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

5) Roofs:

- a. Roof profiles shall be gabled, hip, or parapet.
- b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

- 6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. General:

- 1) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
- 2) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

EXHIBIT 14

Development and Architectural Standards – Mixed Use District

I. Lots:

- 1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- 2) Minimum Lot Width at building line: 20 Feet.
- 3) Minimum Lot Width at Street: 20 Feet.
- 4) Minimum Lot Depth: 60 Feet.
- 5) Minimum Lot Area: 1,000 Square Feet
- 6) Front Setback: 0-80 Feet.
- 7) Minimum Side Setback: 0 Feet; provided, however, that (i) the minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- 8) Minimum Rear Setback: 0 Feet.
- 9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.

II. Non-Residential Buildings:

- 1) Maximum Building Height: Thirty-Five (35) Feet.
- 2) Minimum Building Separation: 0 Feet (attached) and 12 (detached).
- 3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

- a. The exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.
 - b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).
- 4) Facades:
- a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level façade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building façade of such additional stores.
 - c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the facade and extending at least 20% of the length of the facade. No uninterrupted length of any facade shall exceed seventy-five (75) horizontal feet.

- d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- 5) Roofs:
 - a. Roof profiles shall be gabled, hip, or parapet.
 - b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or trim PVC.
- 6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.
- 7) In no case shall the rear of a non-residential building face Spring Mill Road.

III. Residences:

- 1) Attached Residences: The following shall replace and supersede the DPR Provisions pertaining to Attached Residences:
 - a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.
 - b. Asphalt/Fiberglass shingles are allowed.
 - c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.
 - d. Chimney chases must be enclosed by permitted building materials. Exposed metal chimney chases are prohibited.
 - e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.

- f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.
 - g. All utility panels shall be screened or located in an area not visible from the public right-of-way.
 - h. Detached garages shall be allowed provided that its architecture is compatible with the primary building.
 - i. The rear elevation of any building containing attached single family residences which are reasonably visible from Spring Mill Road shall not be parallel or substantially parallel to Spring Mill Road.
- 2) Detached Residences: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:
- a. Front elevations shall be 50% masonry (e.g. brick, stone, cultured stone) excluding windows and doors.
 - b. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited..
 - c. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.
 - d. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.
 - e. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".
 - f. Detached garages shall be allowed.
 - g. In addition, Builders shall pick at least two (2) of the following items:

- i) Dormers.
- ii) Reverse gable or hip roof.
- iii) Covered front porch (min. 16 SF and min. 8 feet deep).
- iv) Decorative door surround, trim molding, or header.
- v) Garage bump-out (min. 2 feet).
- vi) Dimensional shingles.
- vii) Accent siding, decorative vents, or accents in gable peak or face.
- viii) Shutters on all operable windows.
- ix) Keystone or decorative brick or wood surround on one or more windows or doors.
- x) Bay or "boxed-out" window.
- xi) Decorative porch railing.
- xii) Decorative columns.
- xiii) Decorative trim molding at gutter height.
- xiv) Brick full height of front facade including gables.
- xv) Brick wainscot around sides and rear elevations.
- xvi) Additional wall mounted exterior lights, or post mounted decorative yard lights as approved by covenants.
- xvii) Decorative garage door.

EXHIBIT 15

Development and Architectural Standards – Urban Residential District

I. Lots:

- 1) All lots shall have frontage along a Public Street, Private Street, or Lane and may be accessed from the front, side, or rear yard.
- 2) Minimum Lot Width at building line: 40 Feet; provided, however, that greater than or equal to fifty (50) percent of all residential lots shall be greater than or equal to fifty (50) feet in width at the building line.
- 3) Minimum Lot Width at Street: 20 Feet.
- 4) Minimum Lot Depth: 60 Feet.
- 5) Minimum Lot Area: 2,400 Square Feet
- 6) Front Setback: 15 Feet.
- 7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- 8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Ditch Road or the existing or realigned 169th Street.

II. Non-Residential Buildings:

- 1) Maximum Building Height: Forty-five (45) feet.
- 2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: the following shall replace and supersede the DPR Provisions pertaining to building materials:

- a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.
- b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
- c. Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

- a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
- b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.

- c. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.
 - d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- 5) Roofs:
- a. Roof profiles shall be gabled, hip, or parapet.
 - b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
- 6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences:

- 1) Attached Residence: The following shall replace and supersede the DP provisions pertaining to Attached Residences:
- a. Front elevations shall be at least 50% masonry (e.g. brick, stone, cultured stone), excluding windows and doors.
 - b. Asphalt/Fiberglass shingles or Standing Seam metal roof.

- c. Rooftop canopy and telecommunication equipment shall be fully screened on all sides using parapets or other similar methods which are integrated into the overall building design.
 - d. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.
 - e. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.
 - f. Vinyl siding is permitted and shall be a minimum (0.044) ASTM D3679 Class I.
 - g. All utility panels shall be screened or located in an area not visible from the public right-of-way.
 - h. Detached garages shall be allowed.
 - i. Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.
- 2) Detached Residence: The following shall replace and supersede the DPR Provisions pertaining to Detached Residences:
- a. Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.
 - b. Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.
 - c. All vinyl siding shall be a minimum (0.044) ASTM D3679 Class I.

- d. No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".
- e. Minimum one (1) car garage.
- f. Roofs shall extend with a minimum of eight (8) inches on all sides of the home.
- g. Detached garages shall be allowed provided that its architecture is compatible with the primary building.
- h. Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.
- i. Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include two (2) of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade, excluding windows and doors, must include three (3) of the following on the Façade:
 - i) Dormers.
 - ii) Reverse gable or hip roof.
 - iii) Covered front porch (min. 16 SF and min. 6 feet deep).
 - iv) Garage plan change of at least two (2) feet.
 - v) Side load or "courtyard garage".

- vi) Shutters on all applicable windows, or decorative front door surround, trim, or transoms, or decorative garage doors.
 - vii) Bay or "box out" window.
 - viii) Brick full height of Façade.
- k. Side elevations which face internal streets on corner lots and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:
- i) Two (2) windows with shutters.
 - ii) One (1) bay or "box out" window.
 - iii) Brick wainscot at least three (3) feet high.
 - iv) Additional landscaping, including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

EXHIBIT 16

Development and Architectural Standards – Suburban Residential District

I. Lots:

- 1) All lots shall have frontage along a Public Street or Private Street, and may have one (1) access from the front, side, or rear yard.
- 2) Minimum Lot Width at building line: 60 Feet; provided, however, that if all of the Residences within the Suburban Residential District are not Empty-Nester Residences, then at least 50% of the Lots in the Suburban Residential District shall be a minimum of 80 feet in width at the building line.
- 3) Minimum Lot Width at Street: 20 Feet.
- 4) Minimum Lot Depth: 100 Feet.
- 5) Minimum Lot Area: 6,000 Square Feet
- 6) Front Setback: 20 Feet; provided, however, that for Residences with a side or rear-loaded garage, the front yard set back shall be 10 feet.
- 7) Minimum Side Setback: 0 Feet; provided, however, that the minimum separation between buildings shall be 10 Feet.
- 8) Minimum Rear Setback: 20 Feet; provided, however, that no building elevation shall be closer than thirty (30) feet to Spring Mill Road, 169th Street, or 161st Street.

II. Non-Residential Buildings:

- 1) Maximum Building Height: 30 Feet.
- 2) Minimum Building Separation: 0 Feet (attached) and 10 (detached).

3) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to building materials:

- a. In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, trim PVC), and wood products.
- b. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
- c. Exterior facade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

4) Facades:

- a. Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
- b. Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.
- c. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade. No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet.

- d. Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).
- 5) Roofs:
 - a. Roof profiles shall be gabled, hip, or parapet.
 - b. Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
- 6) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

III. Residences: The following shall replace and supersede the DP provisions pertaining to Residences:

- 1) Chimney chases must be enclosed by permitted exterior building materials. Exposed metal chimney chases are prohibited.
- 2) Pitched roofs shall be 6:12 minimum, exclusive of porches, bump-outs, or dormers.
- 3) Vinyl siding is allowed and shall be a minimum (0.044) ASTM D3679 Class I.
- 4) Minimum two (2) car garage.
- 5) Roofs shall extend with overhands a minimum of eight (8) inches on all sides of the home.
- 6) Detached garages shall be allowed.

- 7) Residences with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Residence and the Perimeter Street, there is another Residence.
- 8) No homes shall have the same front elevation or exact color scheme within a 3-lot "snapshot" on the same side of the street, or of the home immediately across the street from the center of the 3-lot "snapshot".
- 9) Neotraditional residences, with garages accessed in the rear through Private Streets, alleys or lanes, are permitted.
- 10) Residences which have masonry (e.g. brick, stone, cultured stone) on 50% of the Façade must include 2 of the following on the Façade, and Residences without masonry (e.g. brick, stone, cultured stone) on 50% of the Façade must include three (3) of the following on the Façade:
 - a. Dormers
 - b. Reverse gable or hip roof
 - c. Covered front porch (minimum sixteen (16) square feet and minimum six (6) feet deep)
 - d. Garage plan change of at least two (2) feet
 - e. Side load or "courtyard garage"
 - f. Shutters on all applicable windows, or decorative front door surround, trim on transoms, or decorative garage doors
 - g. Bay or "box out" window
 - h. Brick full height of Façade

12. Side elevations which face internal streets on corner lots, and side and rear elevations that are within one hundred (100) feet of and substantially parallel to Perimeter Streets must include one (1) of the following:
- a. Two (2) windows with shutters
 - b. One (1) bay or "box out" window
 - c. Brick wainscot at least three (3) feet high
 - d. Additional landscaping including five (5) shrubs and either a 2.5" caliper shade tree or a six (6) foot tall evergreen tree.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

WC 16.06.010 - General Landscaping Provisions

- A. Purpose and Intent - This Chapter establishes regulations for the preservation of natural features and minimum standards for the provision, installation, and maintenance of landscape materials. The regulations specified herein are intended to promote the health, attractiveness, and safety of the community; foster aesthetically pleasing and environmentally sensitive development that protects and preserves the appearance and character of the community; and encourages the preservation of natural areas such as mature tree stands and stream corridors.

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This Chapter establishes standards to manage and control drainage and erosion; to increase the compatibility of development with the natural environment and adjacent developments; to encourage connectivity through the use of a pedestrian network; and to maintain and increase the value of land by requiring landscaping to be incorporated into developments. The standards set forth herein promote important physical and psychological benefits through the use of landscaping to reduce noise and lighting; promote innovative and cost conscious approaches to the design, installation, and maintenance of landscaping; and establish procedures and standards for the administration and enforcement of this Chapter.

B. Applicability

1. This Chapter shall apply to all zoning districts and all public, private, and institutional developments, except those approved prior to the enactment of this Chapter and those that have fulfilled filing requirements at the time of the enactment of this Chapter.
2. This Chapter shall apply to nonresidential uses, residential subdivisions, or other residential developments that require site development plan approval or a special exception.
3. This Chapter shall not apply to previously-authorized building permits, a previously-approved site development plans, or previously-approved subdivision plats.
4. This Chapter shall not apply to detached single-family residences not located within subdivisions.

C. Content of Landscape Plan - Landscaping plans shall comply with the following standards:

1. Landscape plans shall be submitted for all required green belt buffer areas, buffer yards, conservation easements, landscape easements, and areas owned in common within proposed developments. It is recommended that landscape plans be prepared by licensed landscape architects, nurserymen, or other professionals experienced in landscape design, installation, and maintenance. A narrative

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

describing ownership, use, and maintenance responsibilities of these areas should be specified in the submittal.

2. Landscape plans shall show the entire project drawn to scale on standard sized sheets (minimum 24" x 36") and shall contain the following information:
 - a. Names and addresses of owners, developers, plan preparers, plan preparation dates, scale of drawings, and north arrows;
 - b. Locations and dimensions of all existing and proposed structures, parking lots, driveways, roadways, rights-of-way, sidewalks, pedestrian pathways, bicycle pathways, ground signs, refuse disposal areas, bicycle parking areas, freestanding electrical equipment, recreation facilities, utility lines, easements, freestanding structural features, landscape improvements, earth berms, walls, fences, screens, sculptures, fountains, street furniture, lights, courts, paved areas, buffer yards, primary and secondary green space areas, and green belt space;
 - c. Locations, quantities, sizes, and names (botanical names and common names) – of planting materials;
 - d. Existing and proposed grading plans, indicating contours at not more than two-foot intervals;
 - e. Locations of barriers to be placed at or beyond driplines of trees to be preserved and types of materials to be used for barriers;
 - f. Planting and installation details as necessary to ensure conformance with required standards;
 - g. Details indicating specific grading measures or protective devices to be utilized where trees are to be preserved in areas of cut and fill; and
 - h. Tables clearly displaying relevant statistical information, including numbers of existing trees and numbers of trees preserved, for example.
 3. Standard size sheets at the same scale as landscape plans that display locations, sizes, and common names of existing individual trees that measure twelve (12) inches or more in caliper, areas of dense trees or shrubs, and other natural areas.
- D. Modifications - When a change in use occurs, or when modifications that require a building permit are made to existing structures, landscaping shall be required to be installed in a manner that is comparable in nature and extent to the impact of the proposed change or modification.

WC 16.06.020 - Preservation and Replacement of Trees

- A. Developers shall take reasonable measures to design and locate proposed structures in a manner that minimizes the destruction of significant tree specimens.
- B. Prior to site development plan approval or the issuance of a building permit, developers shall inventory all trees which possess a caliper measure of at least twelve (12) inches. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features. Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees.
- C. The following considerations shall be made in regard to tree preservation efforts:
 - 1. The practicability of arranging site plan components around existing features. Plans for groups of structures should be designed so as to preserve areas of high tree concentrations, desirable individual tree specimens, and desirable stands of trees and shrubs;
 - 2. The condition of vegetation with respect to continued vitality;
 - 3. The possibility of preserving vegetation through pruning rather than removal.
 - 4. The desirability of a particular tree or species by reason of its appearance; historic or ecological significance; botanical characteristics; and the function the vegetation would fulfill as a site plan component;
 - 5. The practical and economic possibility of designing the location and grades of proposed structures and paving to preserve existing vegetation; and
 - 6. The potential for interference with utility services along the use of roads and walkways.
- D. Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the critical root zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.
- E. Should any tree designated for preservation die within five (5) years of project completion, the owner shall replace such tree with a tree (or trees) of equal tree preservation value within 180 days (see following paragraph for value calculation).
- F. Incentives to Preserve Trees – Existing trees that are preserved shall contribute to required on-site landscaping, based proportionally on their caliper measure. Certain "cull" species and deformed trees may not be permitted to be credited. Preserved trees under eight (8) inches in caliper shall be credited at the rate of one (1) times the caliper measure of such trees. However, trees with a caliper of less than two (2)

inches shall not qualify for credit. Preserved trees between eight (8) and sixteen (16) inches in caliper shall be credited at the rate of two (2) times the caliper measure of such trees. If preserved trees possess caliper measures of sixteen (16) inches or greater, credit shall be calculated at the rate of four (4) times the caliper measure of such trees. A qualifying six (6) inch caliper preserved tree shall be credited as three (3) required two (2) inch caliper trees. A qualifying fourteen (14) inch caliper preserved tree shall be credited as twenty-eight (28) required two (2) inch caliper trees. And, a qualifying eighteen (18) inch caliper preserved tree shall be credited as thirty-six (36) required two (2) inch caliper trees.

- G. Barriers shall be used to protect trees during site development. Barriers shall be specified on landscape plans and shall be placed at or beyond the driplines of trees to be preserved. Such barriers shall remain in place during site construction. No vehicles, machinery, tools, chemicals, construction materials, or temporary soil deposits shall be permitted within such barriers. No notices or other objects shall be nailed or stapled to preserved trees.
- H. Grading measures or protective devices, such as tree wells, tree walls, or specialized fill and pavement designs, shall be installed when necessary to preserve identified tree specimens.

WC 16.06.030 - Selection, Installation, and Maintenance of Plant Materials

A. Selection

- 1. **Shade Trees** - Shade trees shall be a minimum of eight (8) feet in height and have a caliper measure of at least two (2) inches, measured twelve (12) inches above finished grade. Shade trees shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
- 2. **Evergreen Trees** - Evergreen trees shall be a minimum height of six (6) feet.
- 3. **Ornamental Trees** - Ornamental trees shall have a minimum trunk size of two (2) inches in caliper, measured six (6) inches above finished grade.
- 4. **Shrubs** shall possess a minimum height of eighteen (18) inches at the time of planting.
- 5. **Substitutions** - If plant substitutions become necessary due to seasonal planting problems or a lack of plant availability, revisions to planting plans shall be permitted based on the substitution list below. For on-site requirements only, substitutions may be made for up to one-half (50%) of required plants. If plant substitutions do not fulfill the following criteria, changes to previously-approved plans shall be resubmitted and reviewed for new approval.
 - a. 1 shade tree = 2 ornamental trees = 2 evergreen trees
 - b. 1 ornamental tree = 1 evergreen tree

B. Installation

1. Landscaping materials shall be installed in accordance with planting procedures established by the American Association of Nurseryman.
2. Required landscaping of development projects shall be completed prior to the issuance of Certificates of Occupancy for non-residential and multi-family projects, and prior to the issuance of building permits for more than fifty percent (50%) of the lots within each section of residential subdivisions. Landscaping installation may be delayed up to 120 days due to the following:
 - a. Periods of adverse weather, or
 - b. Conflicts between construction scheduling and proper planting conditions.

C. Maintenance

1. All newly planted vegetative material shall meet minimum American Standard for Nursery Stock Standards.
2. Landscaping shall be maintained in healthy growing condition. This includes:
 - a. Regular irrigation, weeding, fertilizing, pruning, mowing, and other maintenance of outside plant materials on the property;
 - b. Mature trees shall not be topped. They shall be pruned according to procedures established in the National Arborist Association Standards, published by the National Arborist Association;
 - c. Treating plant materials that exhibit evidence of insect pest or disease damage;
 - d. Replacement of dead or dying plant materials with specimens in good, healthy, growing condition. Replacement shall be completed using the same plant materials approved on landscape plans.
 - e. Replenishing natural landscape materials such as rock, stone, bark chips and shavings that no longer cover the area in which they were originally deposited.
 - f. Repairing, replacing, or maintaining structural landscaping features including, but not limited to fountains, reflecting pools, outdoor art work, screening walls, retaining walls, fences, benches or other street furniture elements, as necessary to maintain these items in good condition.
 - g. Any other action necessary to maintain landscaping installed in accordance with an approved landscape plan.
3. Plantings and landscaping features required by this Chapter shall be subject to inspection to verify continued compliance with this Chapter.

4. When evergreen and/or ornamental trees are preserved along road frontage and qualify for preservation credit, they may count 1:1 toward road frontage requirements.

WC 16.06.060 - Buffer Yard Requirements

- A. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- B. Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060-01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

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Table 16.06.060 – 01 : Minimum Required Buffer Yard

Land Uses	Adjoining									
	AG	SF AG-SF1 AG-SF1-I	SF SF2	SF SF3	SF SF4 SF5	MF	Institutional Churches Schools Gov't Offices	Commercial	Industrial EI	Industrial OI
Proposed	AG	-	40	40	40	40	15	15	15	15
	SF AG-SF1 AG-SF1-I	40	-	20	20	20	40	40	40	40
	SF SF2	40	20	-	20	20	40	40	40	40
	SF SF3	40	20	20	-	20	40	40	40	40
	SF SF4 SF5	40	20	20	20	-	40	40	40	40
	MF	40	20	20	20	20	-	40	40	40
	Institutional Churches Schools Gov't Offices	15	40	40	40	40	-	15	40	40
	Commercial	15	40	40	40	40	15	-	15	15
	Industrial EI	15	40	40	40	40	40	15	-	15
	Industrial OI	15	40	40	40	40	40	15	15	-

1. Institutional uses include, without limitation, schools, churches and government offices.
2. For primary institutional structures on lots of record (as of December 10, 2001, when Ordinance 01-16 was adopted) less than ten (10) acres in size adjacent to residential uses, the Plan Commission may approve a buffer yard width of less than 40 feet (but no less than 15 feet) provided that:
 - The proposed structure shall be finished in a manner that is in character with the adjacent neighborhood.

- The buffer yard landscaping may be required to be supplemented with a fence or masonry wall to assist in addressing the impact of the proposed use on adjacent existing uses.

No drives or parking areas shall be permitted in the reduced buffer yard area.

- C. Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).
- D. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards (see WC 16.06.030, Selection, Installation, and Maintenance of Plant Materials for substitution guidelines).
- E. In residential districts, plantings required to be placed in buffer yards shall not be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- F. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in Table 16.06.050-01.
- G. Buffer yards shall not be required between uses within planned developments or within subdivisions.

WC 16.06.070 - Parking Area Landscaping

The following landscape requirements shall be applied to parking lots to screen parking areas from streets, to prevent the creation of large expanses of paving, and to provide shade to paved areas.

A. Interior Parking Lot Landscaping

1. Area Required - A portion of vehicular use areas shall be maintained as landscaped area. The total amount of interior parking lot area that must be landscaped shall be based on the total number of proposed parking spaces. Such standards are set forth in Table 16.06.070-01:

Table 16.06.070 -- 01 : Percentage of Parking Lot Landscaping

Number of Parking Spaces	Percentage of Vehicular Use Area to Be Landscaped
0 to 4	0 %

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5 to 24	5 %
25 to 49	7.5 %
50 or more	10 %

2. Parking Lot Islands

- a. Parking lot islands shall be dispersed throughout parking lots in a design and configuration that aesthetically corresponds to the size and shape of parking lots. Combining or placing parking lot islands together such that more than one tree may be planted in the island shall be considered when possible.
- b. Parking lot islands shall be constructed at least six (6) inches above the surface of parking lots; they shall be a minimum of one hundred twenty (120) square feet in area; and they shall be a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- c. Interior landscaped areas shall be curbed in a manner that restricts vehicles from driving over landscaped areas.
- d. Interior landscaped areas shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- e. Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.
- f. No landscaping within parking lot islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting parking areas. Such landscaping shall be constructed in compliance with visibility standards set forth in WC 16.04.230 2.v).

B. Perimeter Parking Lot Landscaping

1. Application

- a. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - 1.) the parking lot is located within a required yard; or
 - 2.) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- b. Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

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- c. Trees required to be planted in perimeter parking lot landscape areas may be counted toward meeting total on-site landscaping requirements as set forth in Table 16.06.050-01.
- 2. Requirements - Perimeter parking lot landscape areas shall include the following landscape improvements:
 - a. There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - b. There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - c. Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

WC 16.06.080 - Recommended Plant Materials

- A. Table 16.06.080-01, Table of Recommended Plant Materials, lists plant materials recommended for use in fulfilling landscaping requirements.
- B. Table 16.06.080-02, Plant Use Table, suggests appropriate uses for each specie of tree, shrub, ground cover, and vine.
- C. A minimum of three (3) different species of shade trees shall be used per each development site.

16.06.080 - 01
Plant Characteristics Tables

The physical and environmental characteristics for a number of landscape plants are given here. Unless otherwise noted, plants on this list are hardy in Central Indiana, tolerant of the built environment, easily maintained, and commercially available. Other suitable plants may be commercially available as new cultivars are developed.

The tables are arranged by plant size (largest to smallest), and they specify the following characteristics:

- Evergreen Plant – useful if you want year-round interest or if you need a screen to block a view.
- Average Spread – denotes the average diameter of a plant's foliage so that you will have some idea of the mature size of a plant.
- Growth Rate – denotes the speed at which a plant will grow given typical growing conditions. (Slow = 12" or less in one year. Moderate = 12"-24" in one year. Fast = more than 24" in one year.)
- Density – denotes how easy it is to see through a plant's foliage.
- Form – denotes the shape of the plant's foliage and limbs.
- Sunlight Requirement – denotes the amount of sunlight required by a plant.
- Soil Moisture Requirement – denotes the amount of soil moisture required by a plant. (Wet = 9"-12" of water available in the soil. Moderate = 6"-9" of water available in the soil. Dry = 3"-6" of water available in the soil.)
- Comments – lists any special attributes and/or requirements for a plant. It also lists available and proven cultivars.

Plant Characteristics

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Acer platanoides</i> Norway Maple	N	30' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to establish turfgrass or ground covers underneath. Maples tend to produce surface roots.
<i>Acer Rubrum</i> Red or Swamp Maple	N	40' to 50'	Moderate	Dense	Oval	Partial shade to full sun	Moderate	Good cultivars for Westfield include "October Glory" and "Red Sunset"
<i>Acer Saccharum</i> Sugar Maple	N	50' to 60'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dense canopy makes it difficult to maintain turfgrass. Intolerant of deicing salts. Produces surface roots.
<i>Catalpa Speciosa</i> Northern Catalpa	N	20' to 40'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Showy white flower in early summer. Better for large scale situations because of leaf and fruit litter.
<i>Celtis laevigata</i> Sugar Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate to wet	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Smaller leaves than <i>C. occidentalis</i> . Adapted to wet sites.
<i>Celtis occidentalis</i> Common Hackberry	N	50' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	Adapts well to adverse conditions (hot and cold temperatures, dry and alkaline soils). Leaf galls are common but do not damage plant.

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Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Cercidiphyllum japonicum</i> Katsura Tree	N	30' to 50'	Moderate	Moderate	Oval to Columnar	Partial shade to full sun	Moderate	Foliage is reddish purple. In fall, the leaves change to apricot-yellow.
<i>Chamaecyparis pisifera</i> Sawara False Cypress	Y	10' to 20'	Slow To Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from wind.
<i>Fagus spp.</i> Beech	N	35' to 45'	Slow	Dense to Moderate	Rounded	Full sun	Moderate	Intolerant of soil disturbance and compaction.
<i>Fraxinus americana</i> White Ash	N	40' to 60'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Dark green foliage that turns yellowish in autumn with a slight purple tint.
<i>Fraxinus Quadrangulata</i> Blue Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
<i>Fraxinus pennsylvanica</i> Green Ash	N	30' to 40'	Fast	Dense	Oval to Upright	Full sun	Moderate	Dark green foliage that turns a clear yellow in autumn.
<i>Ginkgo biloba</i> Ginkgo or Maidenhair Tree	N	30' to 50'	Slow	Moderate	Pyramidal To Rounded	Full sun	Moderate	Beautiful yellow fall color. Select only male cultivars.
<i>Gleditsia triacanthos</i> Honeylocust	N	30' to 40'	Fast	Light	Oval	Full sun	Moderate	Light shade of small leaves enables grass to grow beneath.
<i>Gymnocladus dioica</i> Kentucky coffeetree	N	40' to 50'	Moderate	Moderate	Oval	Full sun	Moderate	Attractive bark. Better for large scale situations because of fruit litter.

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Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Larix spp.</i> Larch	N	25' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate	Needle-like foliage turns yellow and falls off in autumn. Susceptible to pests.
<i>Liquidambar styraciflua</i> Sweet Gum	N	40' to 50'	Moderate	Moderate	Pyramidal to Oval	Full sun	Moderate	Star-shaped foliage turns yellow to red to bronze in autumn. Fruit can be a safety hazard.
<i>Liriodendron tulipifera</i> Tulip Tree or Yellow Poplar	N	35' to 50'	Moderate to Fast	Moderate	Oval	Full sun	Moderate	Yellow, green and orange tulip-shaped flowers bloom in mid-spring.
<i>Nyssa sylvatica</i> Sour Gum or Black Gum	N	20' to 30'	Slow to Moderate	Dense	Pyramidal to Oval	Full sun	Wet to Moderate	Beautiful and consistent fall color: yellow to orange to scarlet to purple.
<i>Picea abies</i> Norway Spruce	Y	25' to 30'	Fast	Dense	Pyramidal	Full sun	Moderate	
<i>Platanus occidentalis</i> American planetree or Sycamore	N	60' to 80'	Fast	Dense	Oval to Rounded	Full sun	Moderate	Best for large scale or wet situations. Produces lots of leaf litter.
<i>Pseudotsuga mensiezii</i> Douglas Fir	Y	12' to 20'	Moderate	Very Dense	Pyramidal	Full sun	Moderate	
<i>Quercus alba</i> White Oak	N	40' to 60'	Slow	Dense	Rounded	Full sun	Moderate	

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Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Quercus imbricaria</i> Shingle Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
<i>Quercus macrocarpa</i> Bur Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	Huge tree at maturity.
<i>Quercus montana</i> Chestnut Oak	N	40' to 60'	Slow	Dense	Oval to Rounded	Full sun	Moderate	
<i>Taxodium distichum</i> Baldcypress	N	20' to 30'	Moderate	Moderate	Pyramidal	Full sun	Moderate to Dry	
<i>Tilia americana</i> Basswood or American Linden	N	40' to 60'	Moderate	Dense	Oval	Full sun	Moderate	Sometimes infested with aphids which drop sap on cars.
<i>Tilia tomentosa</i> Silver Linden	N	30' to 50'	Moderate	Dense	Oval to Rounded	Full sun	Moderate	
<i>Zelkova serrata</i> Japanese zelkova	N	40' to 70'	Moderate	Moderate	Vase- shaped	Full sun	Moderate	

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Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Abies concolor</i> White Fir	Y	15' to 30'	Slow	Very Dense	Pyramidal	Partial shade to Full sun	Moderate	Needles are bluish or grayish green. Best in large areas to allow plant development.
<i>Acer campestre</i> Hedge Maple	N	25' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
<i>Aesculus x carnea</i> Red Horse Chestnut	N	30' to 40'	Moderate	Dense	Rounded	Full sun	Moderate	Dark green foliage with pink/red flowers in late spring.
<i>Aesculus glabra</i> Ohio Buckeye	N	20' to 30'	Slow to Moderate	Dense	Oval to Rounded	Full sun	Moderate	Subject to leaf spot diseases with a wet spring.
<i>Aesculus hippocastanum</i> Common Horse Chestnut	N	40' to 70'	Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Dark green foliage with white flowers in mid spring

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<i>Betula nigra</i> River Birch	N	40' to 60'	Moderate	Moderate	Oval to Rounded	Partial shade to full sun	Wet to moderate	Reddish brown to pale tan bark that peels off in thin layers; single stem or clump
<i>Carpinus betulus</i> European hornbeam	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
<i>Carpinus caroliniana</i> American hornbeam or Ironwood	N	20' to 30'	Slow	Dense	Rounded	Partial shade to full sun	Moderate	Orange to deep red fall foliage.
<i>Chamaecyparis lawsoiana</i> Lawson False Cypress	Y	10' to 25'	Slow to Moderate	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.

Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Chamaecyparis obtusa</i> Hinoki False Cypress	Y	10' to 20'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Protect from sweeping winds.
<i>Chionanthus virginicus</i> Fringetree	N	12' to 20'	Slow	Moderate	Spreading	Partial shade to full sun	Wet to moderate	White, fringe-like flowers in spring.
<i>Cladrasis lutea (kentukea)</i> Yellowwood	N	40' to 50'	Moderate	Dense	Vase- shaped	Full sun	Moderate	White, fragrant flowers in June.

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<i>Diospyros virginiana</i> Common Persimmon	N	20' to 30'	Slow to Moderate	Dense	Oval	Full sun	Moderate	Fruits edible but messy.
<i>Koelreuteria paniculata</i> Golden Rain Tree	N	30' to 40'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Yellow flowers in 8-14" clusters in summer.
<i>Maackia amurensis</i> Amur maackia	N	20' to 30'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Shiny copper brown bark, peeling with maturity.
<i>Ostrya virginiana</i> Hop Hornbeam or Ironwood	N	20' to 35'	Slow to Moderate	Dense	Oval	Partial shade to Full sun	Moderate	Medium to dark green foliage turns yellow in autumn. Bark attractive year round.
<i>Phellodendron amurense</i> Amur Corktree	N	30' to 45'	Moderate	Moderate	Spreading to Irregular	Full sun	Moderate	Attractive "corky" bark. Open, picturesque branching habit.
<i>Picea omorika</i> Serbian Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Narrow pyramidal canopy with dark green and light green needles.

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Medium Trees (26 to 50 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Picea pungens</i> Colorado Spruce	Y	20' to 25'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Gray-green to blue-green foliage.
<i>Pinus sylvestris</i> Scotch Pine	Y	30' to 40'	Moderate	Moderate	Pyramidal	Full sun	Moderate	
<i>Pyrus Calleryana</i> Callery Pear	N	20' to 35'	Fast	Dense	Oval	Full sun	Moderate	Avoid "Bradford" due to structural flaws. Consider "Aristocrat" or "Cleveland"
<i>Sophora japonica</i> Japanese Pagoda or Chinese Scholar	N	40' to 60'	Moderate	Moderate	Rounded	Full sun	Moderate	
<i>Tsuga canadensis</i> Canada hemlock	Y	25' to 35'	Moderate	Very Dense	Pyramidal	Partial shade to full sun	Moderate	Protect from sweeping winds.
<i>Ulmus parvifolia</i> Lacebark Elm	N	40'	Moderate	Moderate	Rounded	Full sun	Moderate	Beautiful mottled bark.

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Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Acer ginnala</i> Amur Maple	N	15' to 25'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	Single stem or clump. Fragrant spring flowers. Scarlet fall foliage.
<i>Acer palmatum</i> Japanese Maple	N	15' to 25'	Slow	Dense	Rounded to Spreading	Partial shade to Full sun	Moderate	Protect from full sun and wind.
<i>Acer Tataricum</i> Tatarian Maple	N	30' to 35'	Slow	Dense	Rounded	Partial shade to Full sun	Moderate	
<i>Alnus glutinosa</i> European or Black Alder	N	20' to 30'	Moderate	Dense	Oval to Pyramidal	Full sun	Wet to Moderate	
<i>Amelanchier sp.</i> Serviceberry, Juneberry or Shadblow	N	15' to 30'	Moderate	Moderate	Rounded to Spreading	Full sun to partial shade	Moderate	Single stem or clump. Orange to red fall foliage.
<i>Cercis canadensis</i> Eastern Redbud	N	25' to 35'	Slow to Moderate	Moderate	Rounded to Irregular	Partial shade to Full sun	Moderate	Pink flowers in April. Good clear yellow fall foliage.
<i>Cornus florida</i> Flowering Dogwood	N	30' to 40'	Slow to Moderate	Dense	Rounded to Irregular	Partial shade	Moderate	Beautiful white/pink red flowers in spring. Does not tolerate dry, exposed, and sunny conditions. Plant in a partially shaded and protected area, and mulch around trunk.

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Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Cotinus coggygia</i> Smoke Tree	N	10' to 15'	Slow	Dense	Rounded	Full sun	Moderate	Red to purple fall foliage. Weak-wooded. Plant where protected from wind.
<i>Crataegus crus- galli</i> Cockspur Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded to Spreading	Full sun	Moderate to Dry	Thorns may present a hazard.
<i>Crataegus phaenopyrum</i> Washington Hawthorn	N	20' to 25'	Slow	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
<i>Crataegus viridis</i> Green Hawthorn	N	20' to 35'	Slow to Moderate	Moderate	Rounded	Full sun	Moderate to Dry	Thorns may present a hazard.
<i>Magnolia x loebneri</i> Loebner Magnolia	N	25' to 35'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.
<i>Magnolia x soulangiana</i> Saucer Magnolia	N	20' to 30'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white to pink flowers in spring.
<i>Magnolia stellata</i> Star Magnolia	N	10' to 15'	Moderate	Moderate	Irregular	Full sun	Moderate	Large, fragrant white flowers in spring.

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Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Malus cultivars</i> Crabapple	N	15' to 25'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Choose disease-resistant varieties.
<i>Malus sargentii</i> Sargent Crabapple	N	6' to 8'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Very small tree. Height rarely exceeds 8'.
<i>Prunus x blireiana</i> Purple-leaved Plum	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles and other pests.
<i>Prunus serrulata</i> Japanese Flowering Cherry	N	15' to 20'	Slow to Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles, borers, and other diseases.
<i>Syringa reticulata</i> Japanese Tree Lilac	N	15' to 25'	Slow	Dense	Rounded to Oval	Full sun	Moderate	Large, lilac-shaped flowers in July. Cherry-like bark.

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Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Hamamelis</i> spp. And cultivars Witchhazel	N	15' to 20'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	Unusual flowers in February or October. Orange to scarlet fall foliage.
<i>Viburnum lantana</i> Wayfaring Tree	N	10' to 15'	Slow to Moderate	Dense	Rounded to Oval	Full sun	Moderate to Dry	White flowers in May. Red fruits in summer. Little fall color.
<i>Viburnum prunifolium</i> Black Haw	N	8' to 12'	Slow to Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	Plant for which the "Hawpatch" area was named. Single stem or clump form.
<i>Viburnum sieboldii</i> Siebold Viburnum	N	10' to 15'	Moderate	Dense	Rounded to Oval	Partial shade to full sun	Moderate	White flowers in spring. Red fruits in summer.
<i>Juniperus communis</i> Common Juniper	Y	8' to 12'	Slow	Very Dense	Spreading to Columnar	Full sun	Moderate to Dry	
<i>Juniperus scopulorum</i> Rocky Mountain Juniper or Western Red Cedar	Y	8' to 15'	Slow	Dense	Pyramidal	Full sun	Moderate to Dry	
<i>Lindera benzoin</i> Spicebush	N	6' to 12'	Slow to Medium	Moderate	Upright to Rounded	Full to partial shade	Moderate to Wet	Small, extremely fragrant flowers in April. Yellow fall foliage.
<i>Taxus cuspidata</i> Japanese Yew	Y	15' to 50'	Slow	Very Dense	Pyramidal to Rounded	Partial Shade	Moderate	
<i>Taxus x media</i> Anglo-Japanese Yew	Y	15' to 30'	Slow	Very Dense	Rounded to Spreading	Partial Shade	Moderate	

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Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Thuja occidentalis</i> American or Eastern Arborvitae, White Cedar	Y	10' to 15'	Slow	Very Dense	Pyramidal	Full sun	Moderate	Use "Emerald", "Techny" or "Holmstrup" to limit height without trimming

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Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Acanthopanax sieboldianus</i> Fiveleaf Aralia	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate to Dry	Greenish-white flowers in June and July. Black berries.
<i>Calycanthus Floridus</i> Sweetshrub	N	6' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Red-brown, extremely fragrant flowers throughout summer.
<i>Cornus alba</i> Tatarian Dogwood	N	5' to 10'	Fast	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May-June.
<i>Cornus mas</i> Cornelian Cherry	N	15' to 20'	Slow	Dense	Rounded	Full sun	Moderate	Small yellow flowers February-March. Large red berries.
<i>Cornus racemosa</i> Grey Dogwood	N	6' to 8'	Moderate to Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Purple fall foliage.
<i>Cornus sericea</i> Red Osier Dogwood	N	10' to 15'	Fast	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	White flowers May-June. Orange to purple fall foliage. Bright red twigs.
<i>Elaeagnus umbellata</i> Autumn Olive	N	12' to 18'	Moderate to Fast	Dense	Spreading	Full sun	Moderate to Dry	Best for sites where nothing else will grow. Can become invasive.
<i>Euonymus alatus</i> Burning Bush	N	15' to 20'	Slow	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Subject to spider mites when plant is adjacent to asphalt. Compactus" is slow-growing cultivar.
<i>Forsythia x intermedia</i> Border Forsythia	N	10' to 12'	Fast	Moderate	Upright to Spreading	Partial shade to full sun	Moderate	Yellow flowers in spring.

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Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Hamamelis vernalis</i> Vernal Witchhazel	N	8' to 12'	Moderate	Moderate	Rounded to Spreading	Partial Shade to full sun	Moderate	Yellow-red flowers February. Yellow fall foliage.
<i>Hibiscus syriacus</i> Rose-of-Sharon	N	8' to 15'	Moderate	Moderate	Upright	Full sun	Moderate	Susceptible to Japanese beetles and other diseases.
<i>Hydrangea quercifolia</i> Oak Leaf Hydrangea	N	4' to 8'	Slow to Moderate	Moderate	Upright to Irregular	Full shade to full sun	Wet to Moderate	White flowers June-July. Orange, red, or purple fall foliage.
<i>Ilex verticillata</i> Winterberry	N	6' to 10'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Wet to Moderate	Very high wildlife value. Numerous species eat the fruit.
<i>Kolkwitzia amabilis</i> Beautybush	N	9' to 12'	Moderate to Fast	Dense	Upright to Rounded	Full sun	Moderate	Pink flowers May-June. Pinkish brown fruit.
<i>Philadelphus coronarius</i> Sweet Mockorange	N	10' to 12'	Fast	Dense	Rounded	Partial shade to full sun	Moderate	White, extremely fragrant flowers May-June.
<i>Prunus x cistena</i> Purpleleaf Sand Cherry	N	10' to 15'	Moderate	Dense	Rounded	Full sun	Moderate	Susceptible to Japanese beetles.
<i>Spirea prunifolia</i> Bridalwreath Spirea	N	6' to 8'	Fast	Moderate	Upright to Spreading	Full sun	Moderate	White flowers in early summer.
<i>Syringa vulgaris</i> Common Lilac	N	10' to 20'	Moderate	Moderate	Upright to Spreading	Full sun	Moderate	Susceptible to borers and mildew.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6½ to 12 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Viburnum x burkwoodii</i> Burkwood Viburnum	N	5' to 7'	Slow to Moderate	Dense	Rounded	Full shade to full sun	Moderate	Susceptible to Japanese beetles. White, fragrant flowers in spring. Red fruit.
<i>Viburnum dentatum</i> Arrowwood	N	8' to 10'	Slow to Moderate	Dense	Rounded to Spreading	Full shade to full sun	Moderate	White flowers May-June. Blue-black berries. Purple fall foliage.
<i>Viburnum dilatatum</i> Linden Viburnum	N	6' to 10'	Slow to Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers May. Red fruit. Yellow, orange, red fall foliage.
<i>Viburnum farreri</i> Fragrant Viburnum	N	8' to 12'	Moderate	Dense	Upright to Irregular	Full sun	Moderate	White, fragrant flowers April. Yellow fruit.
<i>Viburnum x juddii</i> Judd Viburnum	N	6' to 8'	Slow to Moderate	Dense	Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
<i>Viburnum opulus</i> European Cranberry Bush	N	10' to 15'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers. Red fruit.
<i>Viburnum plicatum</i> Doublefile Viburnum	N	9' to 12'	Moderate	Dense	Upright to Rounded	Partial shade to full sun	Moderate	White flowers in spring. Red to black fruit. Purple red fall foliage.
<i>Viburnum x rhtidophylloides</i> Lantanaphyllum Viburnum	N	8' to 10'	Moderate	Moderate	Upright to Rounded	Partial shade	Moderate	"Willowwood" White flowers May. Red to black fruit. Purple fall foliage.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Vitex agnus-castus</i> Chaste Tree	N	3' to 5'	Fast	Moderate	Upright	Partial shade to full sun	Moderate	Grows tree-sized in the south. Our winter, however, keeps the plant shrub-sized. Large, fragrant, lilac flowers in summer.
<i>Weigela florida</i> Old-Fashioned Weigela	N	9' to 12'	Slow to Moderate	Dense	Rounded to Spreading	Partial shade to full sun	Moderate	Deep rose pink flowers May-June. Needs pruning to remain attractive.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Buxus microphylla</i> Littleleaf Boxwood	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	
<i>Chamaecyparis obtusa</i> "Nana" Hinoki False Cypress	Y	3' to 4'	Slow	Very Dense	Rounded	Partial shade to full sun	Moderate	Protect from the wind.
<i>Cotoneaster apiculatus</i> Cranberry Cotoneaster	N	3' to 6'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
<i>Cotoneaster horizontalis</i> Rockspray Cotoneaster	N	5' to 8'	Slow to Moderate	Moderate	Spreading	Full sun	Moderate	Light pink flowers in spring. Large red berries. Orange to scarlet fall foliage.
<i>Fothergilla gardenii</i> Dwarf Fothergilla	N	3' to 4'	Slow	Moderate	Rounded	Partial shade to full sun	Moderate	Cream colored flowers in April. Yellow, orange, and crimson fall foliage.
<i>Ilex glabra</i> "Compacta" Compact Inkberry Holly	Y	4' to 6'	Slow	Very Dense	Spreading	Partial shade to full sun	Moderate	
<i>Juniperus chinensis</i> "Pfitzerana Compacta" Nick's Compact Juniper	Y	6' to 10'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Juniperus chinensis</i> "San Jose" San Jose Juniper	Y	6' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to dry	
<i>Juniperus communis</i> Common Juniper	Y	4' to 6'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	
<i>Juniperus conferta</i> Shore Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Salt tolerant
<i>Juniperus procumbens</i> Japanese Garden Juniper	Y	10' to 15'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Greenmound" "Nana" "Variegata"
<i>Juniperus sabina</i> Savin Juniper	Y	5' to 9'	Slow	Very Dense	Spreading	Full sun	Moderate to dry	Cultivars: "Arcadia" "Broadmoor" "Skandia" "Tamariscifolia"
<i>Potentilla fruticosa</i> Bush Cinquefoil	N	2' to 5'	Slow	Moderate	Upright to Rounded	Full sun	Moderate	Cultivars: "Abbotswood" "Goldfinger" "Moonlight" "Primrose Beauty" "Red Ace" "Tangerine"
<i>Spirea x bumalda</i> "Anthony Waterer" Anthony Waterer Spirea	N	4' to 5'	Fast	Moderate	Rounded	Full sun	Moderate	Pink flowers June-August. Yellowish fall foliage.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (Under 3 Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Symphoricarpos x chenaultii</i> Chenault Coralberry	N	3' to 6'	Fast	Moderate	Rounded to Spreading	Partial shade to full sun	Moderate	Pinkish-white flowers June- July. Pink fruit.
<i>Taxus baccata</i> "Repandens" Dwarf English Yew	Y	10' to 12'	Slow	Very Dense	Spreading	Partial shade	Moderate	
<i>Tsuga canadensis</i> dwarf cultivars Dwarf Canada Hemlock	Y	5' to 8'	Slow	Dense	Spreading	Partial shade	Moderate	Cultivars: "Nana" "Brandley"
<i>Yucca filamentosa</i> Yucca or Adam's Needle	Y	2' to 5'	Moderate	Open	Upright	Full sun	Moderate to dry	6' high white flower stalks in summer. Foliage resembles that of Iris.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Ground Covers (Less Than 1½ Feet Tall)

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Hedera helix</i> "Thorndale" Baltic or Thorndale English Ivy	Y	3' to 7'	Fast	Dense	Spreading	Partial shade to full shade	Moderate	
<i>Hosta spp and cultivars</i> Plantain Lily	N	1' to 5'	Fast	Moderate	Spreading	Partial Shade	Moderate	
<i>Hypericum calycinum</i> Aaronsbeard St. John's Wort	N	1' to 4'	Slow to Moderate	Dense	Spreading	Partial shade to full sun	Moderate	Tolerates dry soils. Bright yellow flowers in summer.
<i>Juniperus horizontalis</i> Creeping Juniper	Y	4' to 8'	Slow to Moderate	Very Dense	Spreading	Full sun	Moderate to Dry	Cultivars: "Bar Harbor" "Douglasii" "Emerald Spreader" "Hughes" "Prince of Wales"
<i>Liriope spicata</i> Creeping Lilyturf of Liriope	Y	1' to 3'	Fast	Dense	Spreading	Full shade to full sun	Moderate	Purplish-white flowers.
<i>Pachysandra terminalis</i> Japanese Spurge	Y	1' to 3'	Slow	Dense	Spreading	Full to partial shade	Moderate	White flowers in spring.
<i>Rosa Wichuraiana</i> Memorial Rose	N	3' to 7'	Fast	Dense	Spreading	Full sun	Moderate	
<i>Vinca minor</i> Common Periwinkle	Y	1' to 3'	Moderate to Fast	Dense	Spreading	Full to partial shade	Moderate	Subject to fungal diseases if air circulation is poor.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Actinidia arguta</i> Bower Actinidia	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	
<i>Akebia quintata</i> Fiveleaf Akebia	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	
<i>Campsis radicans</i> Trumpet Creeper or Trumpetvine	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
<i>Celastrus scandens</i> American Bittersweet	N		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
<i>Clematis</i> Clematis	N		Fast	Moderate	Climbing Vine	Partial shade to full sun	Moderate	Scores of cultivars. Select only those that will survive in hardiness zone 5a.
<i>Hedera helix</i> English Ivy	Y		Fast	Dense	Climbing Vine	Full shade to full sun	Moderate	
<i>Hydrangea anomala</i> Climbing Hydrangea	N		Slow to Moderate	Moderate	Climbing Vine	Full shade to full sun	Moderate	White flowers in summer.
<i>Lonicera</i> Spp., hybrids and cultivars Vine Honeysuckle	N		Fast	Dense	Climbing Vine	Partial shade to full sun	Moderate	All Loniceras are very invasive.
<i>Parthenocissus quinquefolia</i> Virginia Creeper	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.
<i>Parthenocissus tricuspidata</i> Boston Ivy	N		Fast	Moderate	Climbing Vine	Full shade to full sun	Moderate	Best for large scale situations where there is plenty of room for this plant to grow.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Evergreen?	Average Spread	Growth Rate	Density	Form	Sunlight Requirement	Soil Moisture Requirement	Comments
<i>Polygonum aubertii</i> China or silver Fleecevine	N		Fast	Dense	Climbing Vine	Full sun	Moderate to dry	
<i>Wisteria</i> Japanese or Chinese Wisteria	N		Fast	Dense	Climbing Vine	Full sun	Moderate	Best for large-scale situations where there is plenty of room for this plant to grow. Large clusters of lilac flowers.

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Plant Use Tables

The tables are arranged by plant size, (largest to smallest), and they indicate recommendations for the following uses:

- Screen – includes categories for screening plants up to 6' in height and over 6' in height.
- Parking Area – includes plant recommendations for both perimeter and interior parking area landscaping.
- Intersections – useful for choosing plants that will not interfere with traffic visibility at intersections.
- Under Utility Lines – denotes which plants are most appropriate for planting near overhead utility lines.
Generally less than 25' tall.
- Street Tree – denotes which trees are most appropriate for planting along street frontages.
- Shade Tree – includes those trees which will produce the most shade.
- Specimen Tree – Tree species with unique qualities that make them suitable for individual viewing.

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Plant Uses in the Landscape

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Acer platanoides</i> Norway Maple			✓	✓		✓	✓	✓
<i>Acer rubrum</i> Red or Swamp Maple			✓	✓		✓	✓	✓
<i>Acer saccharum</i> Sugar Maple			✓			✓	✓	✓
<i>Catalpa speciosa</i> Northern Catalpa							✓	✓
<i>Celtis occidentalis</i> Common Hackberry			✓	✓			✓	✓
<i>Celtis laevigata</i> Sugar Hackberry			✓	✓			✓	✓
<i>Cercidiphyllum japonicum</i> Katsura Tree			✓	✓			✓	✓
<i>Chamaecyparis pisifera</i> Sawara False Cypress		✓						✓
<i>Fagus</i> spp. Beech							✓	✓
<i>Fraxnus</i> spp. Ash			✓	✓		✓	✓	✓
<i>Ginkgo biloba</i> Ginkgo or Maidenhair Tree			✓	✓		✓	✓	✓
<i>Gleditsia triacanthos</i> Honeylocust			✓	✓		✓	✓	✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Trees (Over 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Gymnocladus dioica</i> Kentucky Coffeetree			✓	✓			✓	✓
<i>Larix</i> spp. Larch			✓	✓			✓	✓
<i>Liquidambar styraciflua</i> Sweet Gum							✓	✓
<i>Nyssa sylvatica</i> Sour Gum or Black Gum			✓	✓			✓	✓
<i>Picea abies</i> Norway Spruce		✓						✓
<i>Plantanus occidentalis</i> Planetree or Sycamore							✓	✓
<i>Pseudotsuga mensiezii</i> Douglas Fir		✓						✓
<i>Quercus</i> spp. Oak						✓	✓	✓
<i>Taxodium distichum</i> Bald Cypress		✓				✓		✓
<i>Tilia</i> spp. Linden			✓	✓		✓	✓	✓
<i>Zelkova serrata</i> Japanese Zelkova			✓	✓		✓	✓	✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Abies concolor</i> White Fir		✓						✓
<i>Acer campestre</i> Hedge Maple		✓	✓		✓	✓	✓	✓
<i>Aesculus x carnea</i> Red Horse Chestnut			✓	✓		✓	✓	✓
<i>Aesculus glabra</i> Ohio Buckeye					✓		✓	✓
<i>Aesculus hippocastanum</i> Common Horse chestnut			✓	✓		✓	✓	✓
<i>Betula</i> Birch			✓					✓
<i>Carpinus betulus</i> European Hornbeam			✓	✓		✓	✓	✓
<i>Carpinus caroliniana</i> American Hornbeam or Ironwood			✓		✓		✓	✓
<i>Chamaecyparis lawsoniana</i> Lawson False Cypress		✓				✓		✓
<i>Chamaecyparis obtusa</i> Hinoko False Cypress		✓						✓
<i>Chionanthus virginicus</i> Fringetree			✓		✓		✓	✓
<i>Cladrastis lutea</i> Yellowwood			✓				✓	✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Trees (26 to 40 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Diospyros virginiana</i> Common Persimmon							✓	✓
<i>Koelreuteria paniculata</i> Golden Rain Tree			✓		✓		✓	✓
<i>Maackia amurensis</i> Amur Maackia			✓			✓	✓	✓
<i>Ostrya virginiana</i> Hop Hornbeam or Ironwood			✓	✓			✓	✓
<i>Phellodendron amurense</i> Amur Corktree			✓		✓		✓	✓
<i>Picea omorika</i> Serbian Spruce		✓						✓
<i>Picea pungens</i> Colorado Spruce		✓						✓
<i>Pinus sylvestris</i> Scotch Pine		✓						✓
<i>Pyrus calleryana</i> Callery Pear			✓	✓		✓	✓	✓
<i>Sophora japonica</i> Japanese Pagoda or Chinese Scholar Tree			✓	✓			✓	✓
<i>Tsuga canadensis</i> Canada Hemlock		✓						✓
<i>Ulmus parvifolia</i> Chinese Elm			✓	✓		✓	✓	✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Acer ginnala</i> Amur Maple			✓	✓	✓			✓
<i>Acer palmatum</i> Japanese Maple								✓
<i>Acer tataricum</i> Tatarian Maple			✓	✓	✓	✓		✓
<i>Alnus glutinosa</i> European or Black Alder			✓	✓			✓	✓
<i>Amenlanchier</i> Serviceberry, Juneberry or Shadblow			✓					✓
<i>Cercis canadensis</i> Eastern Redbud					✓			✓
<i>Cornus florida</i> Flowering Dogwood					✓			✓
<i>Cotinus coggygria</i> Smoke Tree					✓			✓
<i>Crataegus crus-galli</i> Cockspur Hawthorn		✓			✓			✓
<i>Crataegus phaenopyrum</i> Washington Hawthorn			✓		✓			✓
<i>Crataegus viridis</i> Green Hawthorn			✓	✓	✓			✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Trees (13 to 25 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Magnolia X loebneri</i> Lebner Magnolia								✓
<i>Magnolia X soulangiana</i> Saucer Magnolia					✓			✓
<i>Magnolia stellata</i> Star Magnolia					✓			✓
<i>Malus cultivars</i> Crabapple					✓			✓
<i>Malus sargentii</i> Sargent Crabapple					✓			✓
<i>Prunus x blireiana</i> Purple-leaved Plum		✓	✓		✓			
<i>Prunus serrulata</i> Japanese Flowering Cherry			✓		✓			✓
<i>Syringa reticulata</i> Japanese Tree Lilac			✓	✓	✓	✓		✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Large Shrubs (Over 13 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Hamamelis</i> Witchhazel		✓	✓		✓			✓
<i>Juniperus scopulorum</i> Rocky Mountain Juniper		✓	✓		✓			
<i>Juniperus communis</i> Common Juniper		✓	✓	✓	✓			
<i>Lindera benzoin</i> Spicebush		✓	✓		✓			
<i>Taxus cuspidata</i> Japanese Yew		✓	✓	✓				
<i>Taxus x media</i> Anglo-Japanese Yew		✓	✓	✓				
<i>Thuja occidentalis</i> American or Eastern Arborvitae, White Cedar		✓	✓					
<i>Viburnum lantana</i> Wayfaring Tree		✓	✓		✓	✓		
<i>Viburnum prunifolium</i> Black Haw		✓	✓		✓	✓		
<i>Viburnum sieboldii</i> Siebold Viburnum		✓	✓		✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Acanthopanax siebolianus</i> Fiveleaf Aralia		✓	✓	✓	✓			
<i>Calycanthus floridus</i> Carolina allspice		✓	✓		✓			✓
<i>Cornus alba</i> Tatarian Dogwood		✓	✓		✓			
<i>Cornus mas</i> Cornelian Cherry		✓	✓		✓			✓
<i>Cornus sericea</i> Red Osier Dogwood	✓		✓		✓			
<i>Elaeagnus umbellata</i> Autumn Olive		✓	✓		✓			
<i>Forsythia x intermedia</i> Border Forsythia	✓		✓		✓			✓
<i>Hamamelis vernalis</i> Vernal Witchhazel		✓	✓		✓			✓
<i>Hibiscus syriacus</i> Rose-of-Sharon		✓	✓		✓			
<i>Hydrangea quercifolia</i> Oak Leaf Hydrangea	✓		✓		✓			✓
<i>Ilex verticillata</i> Winterberry		✓	✓	✓	✓			
<i>Kolkwitzia amabilis</i> Beautybush		✓	✓		✓			✓
<i>Philadelphus</i> Mockorange		✓	✓		✓			✓
<i>Prunus x cistena</i> Purpleleaf Sand Cherry		✓	✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Medium Shrubs (6 ½ to 12 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Spirea prunifolia</i> Bridalwreath Spirea	✓		✓		✓			✓
<i>Syringa</i> Lilac		✓	✓		✓			✓
<i>Viburnum x burkwoodii</i> Burkwood Viburnum	✓		✓	✓	✓			✓
<i>Viburnum dentatum</i> Arrowwood	✓		✓	✓	✓			
<i>Viburnum dilatatum</i> Linden Viburnum	✓		✓	✓	✓			
<i>Viburnum opulus</i> European Cranberrybush		✓	✓		✓			
<i>Viburnum plicatum</i> Doublefile Viburnum		✓	✓		✓			✓
<i>Viburnum x rhytidophylloides</i> Lantanaphyllum Viburnum		✓	✓		✓			
<i>Abelia x grandiflora</i> Glossy Abelia	✓		✓	✓	✓			✓
<i>Prunus x cistena</i> Purpleleaf Sand Cherry			✓		✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Berberis thunbergii</i> Japanese Barberry	✓		✓	✓	✓			
<i>Buddleia davidii</i> Orange-Eye Butterfly Bush	✓				✓			✓
<i>Chaenomeles speciosa</i> Flowering Quince	✓		✓	✓	✓			
<i>Deutzia gracilis</i> Slender Deutzia	✓		✓	✓	✓			✓
<i>Euonymus alata</i> <i>compactus</i> Dwarf Burning Bush	✓		✓	✓	✓			
<i>Ilex x meserveae</i> Meserveae Holly	✓		✓	✓	✓			✓
<i>Kerria japonica</i> Japanese Kerria	✓		✓	✓	✓			
<i>Ligustrum obtusifolium</i> Border privet	✓		✓	✓	✓			
<i>Ligustrum x vicaryi</i> Golden Privet	✓		✓		✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Small Shrubs (3 to 6 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Myrica pensylvanica</i> Bayberry	✓		✓	✓	✓			
<i>Picea glauca</i> "conica" Dwarf Alberta Spruce					✓			✓
<i>Pinus mugos</i> Mugho Pine	✓		✓	✓	✓			
<i>Prunus glandulosa</i> Dwarf Flowering Almond					✓			
<i>Rhododendron PJM</i> hybrids PJM Rhododendrons			✓		✓			✓
<i>Rhus aromatica</i> Gro-Lo Gro-Lo Fragrant Sumac	✓		✓		✓			
<i>Syringa patula</i> Miss Kim Lilac	✓		✓		✓			
<i>Taxus</i> Yews	✓	✓	✓	✓	✓			
<i>Thuja occidentalis</i> "Woodwardi" Globe Arborvitae	✓		✓		✓			
<i>Viburnum opulus</i> "Nanum" Dwarf Cranberrybush	✓		✓	✓	✓			
<i>Vites agnus-castus</i> Chaste Tree			✓		✓			✓

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Buxus microphylla</i> Littleleaf Boxwood	✓		✓	✓	✓			
<i>Chamaecyparis obtusa</i> Dwarf Cultivars	✓		✓	✓	✓			✓
<i>Chamaecyparis pisifera</i> Dwarf cultivars	✓		✓	✓	✓			✓
<i>Cotoneaster apiculatus</i> Cranberry Cotoneaster			✓	✓	✓			
<i>Cotoneaster horizontalis</i> Rockspray Cotoneaster			✓	✓	✓			
<i>Deutzia gracilis</i> Slender Deutzia	✓		✓	✓	✓			
<i>Fothergilla gardenii</i> Dwarf Fothergilla			✓	✓	✓			✓
<i>Hemerocallis cultivars</i> Daylily			✓	✓	✓			
<i>Ilex glabra "compacta"</i> Compact Inkberry	✓		✓	✓	✓			
<i>Juniperus chinensis</i> Nick's Compact Juniper	✓		✓	✓	✓			
<i>Juniperus chinensis "San Jose"</i> San Jose Juniper			✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Dwarf Shrubs (1 ½ to 3 Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Juniperus communis</i> Common Juniper			✓	✓	✓			
<i>Juniperus conferta</i> Shore Juniper			✓	✓	✓			
<i>Juniperus procumbens</i> Japanese Garden Juniper			✓	✓	✓			
<i>Juniperus sabina</i> "Broadmoor" Savin Juniper	✓		✓	✓	✓			
<i>Polygonum cuspidatum</i> Low Japanese Fleece Flower					✓			
<i>Potentilla fruticosa</i> Bush Cinquefoil	✓		✓	✓	✓			
<i>Rosa-floribundai</i> Floribunda Roses			✓	✓	✓			
<i>Spirea x bumalda</i> "Anthony Waterer" Anthony Waterer Spirea			✓	✓	✓			
<i>Symphoricarpos x</i> <i>chenaultii</i> Chenault Coralberry	✓		✓	✓	✓			
<i>Taxus baccata</i> Dwarf English Yew	✓		✓	✓	✓			✓
<i>Tsuga canadensis</i> Dwarf Canada Hemlock	✓		✓	✓	✓			✓
<i>Yucca filamentosa</i> Yucca or Adam's Needle			✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Aegopodium podagraria</i> Bishops weed or Gout weed			✓	✓	✓			
<i>Ajuga</i> Carpet Bugle/Bugleweed			✓	✓	✓			
<i>Arundinaria variegata</i> Dwarf Whitestripe Bamboo			✓		✓			
<i>Comptonia peregrina</i> Sweet Fern			✓		✓			
<i>Convallaria majalis</i> Lily of the Valley			✓		✓			
<i>Cotoneaster dammeri</i> Bearberry cotoneaster			✓	✓	✓			
<i>Epimedium</i> Barrenwort			✓		✓			
<i>Galium odoratum</i> Sweet Woodruff			✓		✓			
<i>Hedera helix</i> "Thorndale" Baltic or Thorndale English Ivy			✓	✓	✓			
<i>Hostas</i> Plantain Lily			✓		✓			
<i>Hypericum calycinum</i> Aaronsbeard St. John's Wort			✓	✓	✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Ground Covers (Less than 1 ½ Feet Tall)

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Juniperus horizontalis</i> Blue Rug Juniper			✓	✓	✓			
<i>Liriope spicata</i> Creeping Lilyturf or Liriope			✓	✓	✓			
<i>Pachysandra terminalis</i> Japanese Spurge			✓		✓			
<i>Rosa Wichuraiana</i> Memorial Rose			✓	✓	✓			
<i>Vinca minor</i> Common Periwinkle			✓		✓			

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Actinidia arguta</i> Bower Actinidia		✓						
<i>Akebia quintata</i> Fiveleaf Akebia		✓						
<i>Campsis radicans</i> Trumpet Creeper or Trumpetvine		✓						
<i>Celastrus scandens</i> American Bittersweet		✓						
<i>Clematis</i> Clematis		✓						
<i>Hedera helix</i> English Ivy		✓						
<i>Hydrangea anomala</i> Climbing Hydrangea		✓						
<i>Lonicera</i> Vine Honeysuckle		✓						
<i>Parthenocissus</i> <i>quinquefolia</i> Virginia Creeper		✓						
<i>Parthenocissus</i> <i>tricuspidata</i> Boston Ivy		✓						

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Vines and Climbers

Scientific Name Common Name	Screen (3' to 6' high)	Screen (>6' high)	Parking Area (perimeter)	Parking Area (interior)	Under Utility Lines	Street Tree	Shade Tree	Specimen
<i>Polygonum aubertii</i> China or Silver Fleecevine		✓						
<i>Rosa wichuraiana</i> Memorial Rose		✓						
<i>Wisteria</i> Japanese or Chinese Wisteria		✓						

EXHIBIT 18

Signage Provisions

The following provisions shall govern signage located upon and within the Real Estate and shall replace and supersede any provisions pertaining to signage contained in the Zoning Ordinance.

- I. Permits: shall be required for all permitted signs.
- II. Prohibited signs:
 - 1) Signs associated with home-based businesses.
 - 2) Signs on roofs, dormers, and balconies.
 - 3) Billboards.
 - 4) Signs painted or mounted upon the exterior side or rear walls of any principal or outbuilding or structure, except as otherwise permitted hereunder.
 - 5) Pole signs.
 - 6) No sign shall move in any manner or have a major moving part or give the appearance of movement, except as otherwise permitted hereunder.
 - 7) Signs prohibited by the Westfield-Washington Sign Ordinance, except as otherwise permitted hereunder.
- III. Exempt signs: All signs designated as exempt in Section 16.08.050 of the Westfield-Washington Sign Ordinance.

IV. Permitted Signs:

- 1) General: All signs permitted under Section 16.08.080 of the Sign Ordinance.
- 2) Permitted Business Signs (including live-work units unless prohibited below): permitted business shall include the following; provided, however, no single business establishment or tenant shall be permitted to have more than three (3) of the signs identified in paragraphs lettered a, b, c and d immediately below, in any combination, in addition to other signs permitted below:
 - a) Wall-mounted or Painted Signs: provided the following standards are met:
 - i. The sign shall be affixed to the elevation of the building, and shall project outward from the wall to which it is attached no more than six (6) inches.
 - ii. For external streets, the area of the signboard shall not exceed a maximum size of one (1) square foot for each two (2) lineal feet of enfronting elevation, not to exceed a maximum of one hundred (100) square feet.
 - iii. For internal streets, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of

enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.

- iv. For parking areas, the area of the signboard shall be calculated using the same 1:2 ratio, provided that any business with less than fifty (50) feet of enfronting elevation shall be permitted up to twenty-five (25) square feet of signboard.
- v. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
- vi. Limited to two (2) signs per business establishment and no more than one (1) sign per elevation.
- vii. Such wall signs may only be lighted during the operating hours of the business.
- viii. Wall-mounted signs along the external streets and adjacent residential areas shall not be internally lit, except where those external streets abut other off-site businesses frontages.
- ix. Applied letters may substitute for wall-mounted signs, if constructed of wood, metal, or stone. Applied plastic letters shall not be permitted; however, translucent inserts may be used as an accent material. The height of applied letters shall not exceed thirty-six (36) inches.

- b) Building Directory Signs: identifying the occupants of a commercial building, including upper story business uses, provided the following standards are met:
 - i. The sign shall be mounted on the wall next to the entrance.
 - ii. The sign shall project outward from the wall to which it is attached not more than six (6) inches.
 - iii. The sign shall not extend above the parapet, eave, or building Facade.
 - iv. The area of the signboard shall not exceed twelve (12) square feet.
 - v. The height of the lettering, numbers, or graphics shall not exceed four (4) inches.
- c) Projecting Signs: including icon/logo signs, mounted perpendicular to the building wall, provided the following standards are met:
 - i. The signboard shall not exceed an area of eight (8) square feet unless a corner sign, which shall not exceed an area of nine (9) square feet.
 - ii. The distance from the ground to the lower edge of the signboard shall be ten (10) feet or greater.
 - iii. The height of the top edge of the signboard shall not exceed (i) the height of the wall from which the sign

- projects, if attached to a single story building, (ii) the height of the sill or bottom of any second story window, if attached to a multi-story building and not a corner sign, or (iii) 50% of the distance between the building cornice or roof line and the sill or bottom of any second-story window if a corner sign located on a multi-story building.
- iv. The distance from the building wall to the signboard shall not exceed six (6) inches.
 - v. The width of the signboard shall not exceed four (4) feet.
 - vi. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
 - vii. Limited to one sign for each ground floor business establishment.
 - viii. Projecting signs are not permitted in conjunction with free-standing signs.
 - ix. No projecting signs allowed at corner stores/shops.
- d) Window or Door Signs: applied directly to the glass, provided that the following standards are met:
- i. The sign shall not exceed 30% of the window or door area.

- ii. The height of the lettering, numbers, or graphics shall not exceed eight (8) inches.
 - iii. Limited to two signs for each ground floor business establishment; provided, however, that if a business establishment has frontage on more than one (1) internal and/or external street, such business establishment may have three (3) signs.
 - iv. Window or door signs may be in addition to only two (2) of the following: a wall-mounted sign, a free-standing sign, and applied letter sign, a projecting sign, or a valance awning sign.
- e) Awning Signs: for ground floor uses only, provided that the following standards are met:
- i. If acting as the main business sign, it shall not exceed twelve (12) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed twelve (12) inches.
 - ii. If acting as an auxiliary business sign, it shall be located on the valance only, shall not exceed six (6) square feet in area, and the height of the lettering, numbers, or graphics shall not exceed four (4) inches.

- iii. Limited to two (2) such signs for each ground floor business establishment, on either awning or valance, but not on both.
- f) Free-standing Signs: provided that the following standards are met:
 - i. Free-standing signs shall be set back a minimum of five (5) feet from the property line; provided, however, that the sign location shall comply with WC 16.04.230 (2) (v).
 - ii. The area of the signboard shall not exceed thirty (30) square feet.
 - iii. The height of the lettering, numbers, or graphics shall not exceed sixteen (16) inches.
 - iv. The height of the top of the signboard, or of any posts, brackets, or other supporting elements shall not exceed six (6) feet from the ground.
 - v. The signboard shall be architecturally compatible with the style, composition, materials, colors, and details of the building.
 - vi. The signboard may be illuminated, but not after 11:00 PM, unless the business establishment is open later than 11:00 PM, at which time it shall not be illuminated after closing.

- vii. Along external streets, there shall be no more than six (6) free-standing signs internally illuminated.
 - viii. Limited to two (2) signs per building, and no more than one (1) sign per elevation.
 - ix. The base and frame of any internally lit free-standing sign shall be constructed of masonry products.
 - x. No free-standing signs allowed at corner stores/shops.
- g) Service Entrance Signs: shall be allowed for each such entrance, shall be unlit, and shall not exceed four (4) square feet.
 - h) Directional Signs: shall be allowed for each rear yard parking area. Directional signs may be either free-standing or wall-mounted on the rear elevation or barrier (wall or fence), but shall be unlit and limited to four (4) square feet in area.
 - i) Eatery Signs: restaurants and cafes shall be allowed one (1) of the following additional signs:
 - i. A wall-mounted display featuring the actual menu as used at the dining table, to be contained within a shallow wood or metal case, and clearly visible through a glass front. The display case shall be

attached to the building wall, next to the main entrance, at a height of approximately five (5) feet, shall not exceed a total area of two (2) square feet, and may be lighted.

ii. A sandwich board sign, as follows:

- . The area of the signboard, single-sided, shall not exceed five (5) square feet.
- . The signboard shall be constructed of wood, chalkboard, and/or finished metal.
- . Letters can be painted or handwritten.
- . The sign shall be located within four (4) feet of the main entrance to the business and its location shall not interfere with pedestrian or vehicular circulation.
- . The information displayed shall be limited to daily specials and hours of operation.
- . The sign shall be removed at the end of the business day.

j) Historically-Appropriate Illuminated Signs: (to the type of business conducted) may be displayed in a window in addition to permitted signs provided the sign area does not exceed six (6) square feet.

3) Permitted Other Signs:

- a) Project Identification Signs: may be erected in locations other than at major entryways to the development (e.g.: at the intersection of Spring Mill Road and 169th Street as part of those proposed thoroughfare improvements), provided the following standards are met:
 - i. The design of the sign shall be consistent with the development's architectural vocabulary.
 - ii. The maximum area per sign shall not exceed seventy-five (75) square feet.
 - iii. The area surrounding the sign shall be appropriately landscaped.
 - iv. The sign may be internally illuminated provided that the sign does not face an off-site residential zoning district.
 - v. The sign shall not exceed twenty-five (25) feet in height.
 - vi. Matching signs which border either side of one entrance shall be treated as one sign, but both sign faces shall be used to calculate the total sign area.
- b) Traffic Directional Signs.
- c) Street Signs: At the Developer's discretion, custom signage for standard street signage specified in Westfield's

Subdivision Control Ordinance may be permitted; provided, however that such custom signage shall be installed at the Developer's expense and maintained by the owner of or authorized management organization for the parcel(s) in which they are placed.

- d) Construction Signs: for each street frontage of a lot upon which construction of any structure is in progress, provided the following standards are met:
 - i. The maximum sign area shall be thirty-two (32) square feet.
 - ii. The maximum height of each sign shall be eight (8) feet.
 - iii. The sign shall not be illuminated.
 - iv. The sign shall be removed within seven (7) days after the beginning of the intended use of the building.
 - v. Sign copy shall be limited to identification of the building, architects, engineers, contractors, and other persons involved with the construction, but shall not include any advertising or product other than a rendering of the building being constructed.

e) Promotional Signs:

- i. Signs depicting the site plan of a district, parcel, or sub-parcel assuming completion of development in accordance with the development plan and indicating the location within the Real Estate of the person viewing the sign, provided the following standards are met:

The maximum size for each subject area sign shall be thirty-two (32) square feet.

The maximum height shall be eight (8) feet.

The sign may be externally illuminated until 11:00 PM each night.

Site plan signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold.

- ii. Signs containing a rendering of one or more buildings expected to be constructed on a lot or portion of the Real Estate, provided the following standards are met:

The maximum size for each subject area sign shall be forty (40) square feet.

The maximum height shall be eight (8) feet.

- . The sign may be externally illuminated until 11:00 PM each night.
 - . One sign will be permitted for each street frontage of the lot or portion of Real Estate upon which construction of the depicted building is contemplated.
 - . The sign shall be removed not later than thirty-six (36) months following installation thereof unless construction of the building has commenced prior to that date and, if construction commences, the sign shall be removed within seven (7) days after the beginning of the intended use of the building.
- iii. Rotating-Changeable-Multi-Panel Signs (e.g. Tri Vision): promoting various non-specified, but development-related subject matter may be erected by the Developer, provided the following standards are met:
- . The maximum size for each subject area sign shall be thirty-two (32) square feet.
 - . The maximum height shall be eight (8) feet.

Site plan signage may be externally illuminated until 11:00 PM each night.

One sign will be permitted per subject area.

The signage shall be removed from a subject area when 95% of the lots or commercial space in that subject area has been sold or no later than thirty (30) days after the beginning of the intended use of the facility (as in the case of an open space).

f) Real Estate Sales and Leasing Signs: provided the following standards are met:

- i. The maximum sign area shall be twenty (20) square feet.
- ii. The maximum height of the sign shall be eight (8) feet.
- iii. Limited to one sign for each street frontage of the lot, with no more than two (2) sign faces per sign.
- iv. The sign shall not be illuminated.
- v. Signs for detached dwellings and commercial structures shall be removed within seven (7) days after the date the unit is leased, sold, or occupied.
- vi. With respect to attached dwellings, when 80% of the dwellings are sold or occupied, real estate signs

are limited to a ground sign, a wall sign, or a window sign of six (6) square feet or less.

- g) Time and/or Temperature Signs: shall be permitted at banks and financial institutions only.
 - h) Subdivision Signs: permitted under the Westfield-Washington Sign Ordinance.
- 4) Design Standards: signs affixed to the exterior of a building shall be architecturally compatible with the style, composition, materials, colors, and details of the building, as well as with other signs used on the building.
- 5) Premises identification:
- a) The assigned premises identification of a building shall be displayed in such a manner so that the numeral can readily be seen from the street. Identification shall be displayed on the building, on or near the main entrance door, or displayed on a mailbox near the street in such a manner as they identify its corresponding building. If the mailboxes for several different buildings are grouped together, or if the location of individual mailboxes are not clearly associated with their respective buildings, then identification shall also be displayed on the building.
 - b) Any dwelling or commercial building that abuts an alley or secondary access that could be used by motor vehicles must

not only display the premises identification on the front, but shall also display its premises identification visible from the alternate access to the property.

- c) When numeral representing premises identification are removed or become illegible, such numeral shall be renewed or replaced by the owner or occupant of the building.
- 6) Sign Maintenance: all signs and sign structures shall be kept and maintained in good repair and in a safe condition.
- 7) Sign Proximity: no sign shall be permitted to be placed on any wall, fence, or standard unless fronting a thoroughfare, alley, or rear lane, or unless located in a side yard that fronts a thoroughfare, alley, or rear lane.

WC 16.07.010 General Provisions

A. Purpose and Intent.

Westfield-Washington Township wishes to enhance the visual environment of the nighttime sky, protect the public health, safety and welfare, provide safe roadway conditions for motorists, cyclists, and pedestrians, and promote energy efficient, cost effective lighting while minimizing light pollution, intrusion and trespass from uncontrolled light sources. It is the intent of this Chapter to minimize the intrusion of lighting across property lines and into the nighttime sky, thereby avoiding a disruption to the quality of life of Washington Township residents.

B. Applicability.

These regulations shall be applicable to all outdoor lighting sources within Westfield-Washington Township, which:

1. Are newly designed, constructed, erected or placed into operation after the effective date of this chapter; and
2. Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this chapter.

C. Exceptions.

Exceptions to these lighting standards shall include the following:

1. All outdoor light fixtures permitted prior to the adoption of these regulations (Ord. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this chapter, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this chapter;
2. All hazard warning lighting required by Federal and State regulatory agencies shall be exempt from the requirements of this chapter;
3. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s), shall be exempt from the requirements of this chapter;
4. All traffic control and directional lighting shall be exempt from the requirements of this chapter;
5. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this chapter;

6. All lighting for temporary festivals and carnivals shall be exempt from the requirements of this chapter; and
7. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture shall be exempt from the requirements of this chapter.

D. Prohibitions.

Prohibitions to the lighting standards of these regulations shall include the following:

1. The installation, sale, lease, or purchase of any mercury vapor lamp shall be prohibited in Westfield-Washington Township;
2. The use of laser source light or other similar high intensity light for outdoor advertising, when projected above the horizontal shall be prohibited in Westfield-Washington Township;
3. The operation of searchlights and floodlights for advertising purposes shall be prohibited in Westfield-Washington Township;
4. The use of any lighting source on towers shall be prohibited except as required by the Federal Aviation Administration; and
5. The illumination of off-site advertising signs shall be prohibited in Westfield-Washington Township.

E. General Lighting Standards.

For all areas located in Westfield-Washington Township the following standards shall apply:

1. All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
2. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
3. All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
4. Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and
5. All lighting fixtures must meet building code requirements for their appropriate construction class;

F. Multi-Family Residential, Commercial and Industrial Standards.

For all multi-family residential, commercial, and industrial uses the following standards shall apply:

1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

G. Sign Lighting.

1. Lighting fixtures used to illuminate an outdoor advertising sign shall be mounted on top of or above the sign structure and shall comply with the shielding requirements of this chapter;
2. Lighting fixtures used to illuminate ground mounted or monument signs may be illuminated with a ground mounted or bottom mounted lighting fixture, provided that the fixture is fully shielded and all light output is directed onto the sign surface.
3. No sign lighting shall pulse, rotate, blink, flash or simulate motion, except a display containing only the time and temperature; and

4. Lamps utilized for the internal illumination of wall signs shall be turned off at 11:00 p.m. or when business closes.

H. Lighting Plans.

The applicant for any permit required by Westfield-Washington Township that proposes outdoor lighting shall submit a lighting plan set which includes:

1. A site plan indicating the location of all lighting structures, supports and fixtures, including those fixtures which presently exist on site and those which are proposed for the site;
2. A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs;
3. A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
4. All plot lighting levels shall be depicted at 10-foot intervals or less.
5. The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less;
6. Photometric data depicting the angle of cut off of light emissions; and
7. Any other information that the Planning Director determines necessary to ensure compliance with the provisions of this chapter.

- 4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.
- 5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.
- 6) Offices: One (1) space for each 250 SF of gross office space.
- 7) Retail Shops:
 - a) One (1) space for each 250 SF of gross retail space; or
 - b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).
- 8) Civic & Public:
 - a) One (1) space for each 250 SF of gross office space; or
 - b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).
- 9) Handicapped Spaces: shall comply with State standards.

- 4) Home-Based Businesses & Live-Work Units: in addition to the residential requirements, One (1) space per each non-resident employee and One (1) space for each 250 SF of gross office, retail, or classroom space.
- 5) Lodging: One (1) space per employee and One (1) space per leasable bedroom.
- 6) Offices: One (1) space for each 250 SF of gross office space.
- 7) Retail Shops:
 - a) One (1) space for each 250 SF of gross retail space; or
 - b) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g.: eatery, theater).
- 8) Civic & Public:
 - a) One (1) space for each 250 SF of gross office space; or
 - b) One (1) space per employee on primary shift plus One (1) space per five (5) seats in arena (e.g.: church, theater).
- 9) Handicapped Spaces: shall comply with State standards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

- 1) Residential: none.
- 2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.
- 3) Offices: (1) berth per 100,000 of space or additional fraction thereof.
- 4) Retail Shops:
 - a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.
 - b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.
 - c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.
- 5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.
- 6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

- 1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

EXHIBIT 20

Parking Provisions

The minimum requirements for loading berths, off-lane parking, on-lane parking, and shared parking are as follows and shall replace and supersede any provisions contained in the Zoning Ordinance pertaining to parking.

I. Loading Berths:

- 1) Residential: none.
- 2) Lodging: one (1) berth per 100,000 of space or additional fraction thereof.
- 3) Offices: (1) berth per 100,000 of space or additional fraction thereof.
- 4) Retail Shops:
 - a) One (1) berth for businesses with 5,000 SF – 10,000 SF of space.
 - b) Two (2) berths for businesses with 10,001 SF – 25,000 SF of space.
 - c) Two (2) berths for businesses over 25,000 SF plus One (1) additional berth for every 25,000 SF or fraction thereof of space over 25,000 SF.
- 5) Civic & Public: one (1) berth per 100,000 of space or additional fraction thereof.
- 6) Screening: see Exhibit 21 pertaining to Landscaping.

II. Off-Street Parking:

- 1) Location: parking takes place outside the public right-of-way in designated lots, decks/garages, slip lanes, driveways, or aprons within front, side, or rear yards.

- 2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.
- 3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.
- 4) Size of Parking Spaces:
 - a) Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.
 - b) Private Slip Lanes: nine (9) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.
 - c) Private Driveways, Pads, & Garages: eight (8) feet in width with eighteen (18) feet in length.
- 5) Orientation of Parking Spaces:
 - a) Parallel: end to end along aisle or driveway.
 - b) Angled: 45 or 60 degrees to aisle or driveway.
 - c) Perpendicular: 90 degrees to aisle or driveway.

- 2) Access: all parking spaces shall be directly accessed by a serviceway or thoroughfare.
- 3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory off-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors (Residences). Further restrictions associated with duration of parking, limited times of day, and seasonal emergencies (snow) may be enforced by the owner of the affected business or Residence.
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 - c) Private Driveways, Pads, & Garages: eight (8) feet in width with eighteen (18) feet in length.
- 5) Orientation of Parking Spaces:
 - a) Parallel: end to end along aisle or driveway.
 - b) Angled: 45 or 60 degrees to aisle or driveway.
 - c) Perpendicular: 90 degrees to aisle or driveway.

- 6) Moving Lane Width:
 - a) Parallel Parking: eight (8) feet.
 - b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.
 - c) Perpendicular Parking: eleven (11) feet.
- 7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.
- 8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.
- 9) Screening: see Exhibit 21 pertaining to landscaping.

III. On-Street Parking:

- 1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.
- 2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.
- 3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

- 6) Moving Lane Width:
 - a) Parallel Parking: eight (8) feet.
 - b) Angled Parking: seven (7) feet for 45 degree; and nine (9) feet for 60 degree.
 - c) Perpendicular Parking: eleven (11) feet.
- 7) Construction: all parking areas shall be improved with compacted gravel or stone (or equal) base not less than four (4) inches thick and surfaced with an all-weather, dustless material (e.g.: concrete, asphalt, stone) which meets local industry standards for compaction and load.
- 8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.
- 9) Screening: see Exhibit 21 pertaining to landscaping.

III. On-Street Parking:

- 1) Location: parking takes place within the public right-of-way in dedicated or opportunistic spaces.
- 2) Access: all parking spaces shall be directly accessed from a thoroughfare or lane.
- 3) Use: except as may otherwise be provided for the short-term parking of service trucks or for special uses, required accessory on-street parking facilities shall be solely for the parking of passenger vehicles of employees and patrons (businesses) or occupants and visitors

(Residences). Further restrictions associated with duration of parking, limited times of day (including no parking at all), and seasonal emergencies (snow) may be enforced by the local street department (Public Street) or Owner (slip lane).

4) Size of Parking Spaces:

- a) Angled & Perpendicular Parking: ten (10) feet in width by twenty (20) feet in length.
- b) Parallel Parking: eight (8) feet in width by twenty-two (22) feet in length.
- c) Opportunistic: an eight (8) foot parking lane may be available along the moving lane with no delineated spaces or totally undefined space may be provided off the moving lane in the swale.

5) Orientation of Parking Spaces:

- a) Parallel: end to end along thoroughfare or lane.
- b) Angled: 45 or 60 degrees to thoroughfare or lane.
- c) Perpendicular: 90 degrees to thoroughfare or lane.

6) Moving Lane Width:

- a) Parallel Parking: eight (8) feet.
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- c) Perpendicular Parking: eleven (11) feet.

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- 8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

IV. Handicapped Parking: shall comply with State standards.

V. Shared Parking: in locations where differing land uses are integrated (purposefully designed and organized in close proximity due to an overlapping patron or occupant base), the required number of parking spaces for an individual use may be reduced by 25% provided that the total requirement of spaces is located within 300 feet from the main entrance of the intended use (e.g.: Employment District and Mixed-Use District).

VI. Required Spaces:

- 1) Computation: when determination of the number of parking spaces required by this section results in a fractional space, any fraction of one-half or less may be disregarded; while a fraction in excess of one-half shall be counted as one parking space. Both on-street and off-street spaces may applied towards the requirement.
- 2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.
- 3) Residential: Two (2) spaces per dwelling.

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- 8) Lighting: a system of flood lights shall be installed to provide an adequate standard of illumination over the entire parking area of planned business and public/civic facilities, and shall meet the standards established in Exhibit 23 pertaining to lighting.

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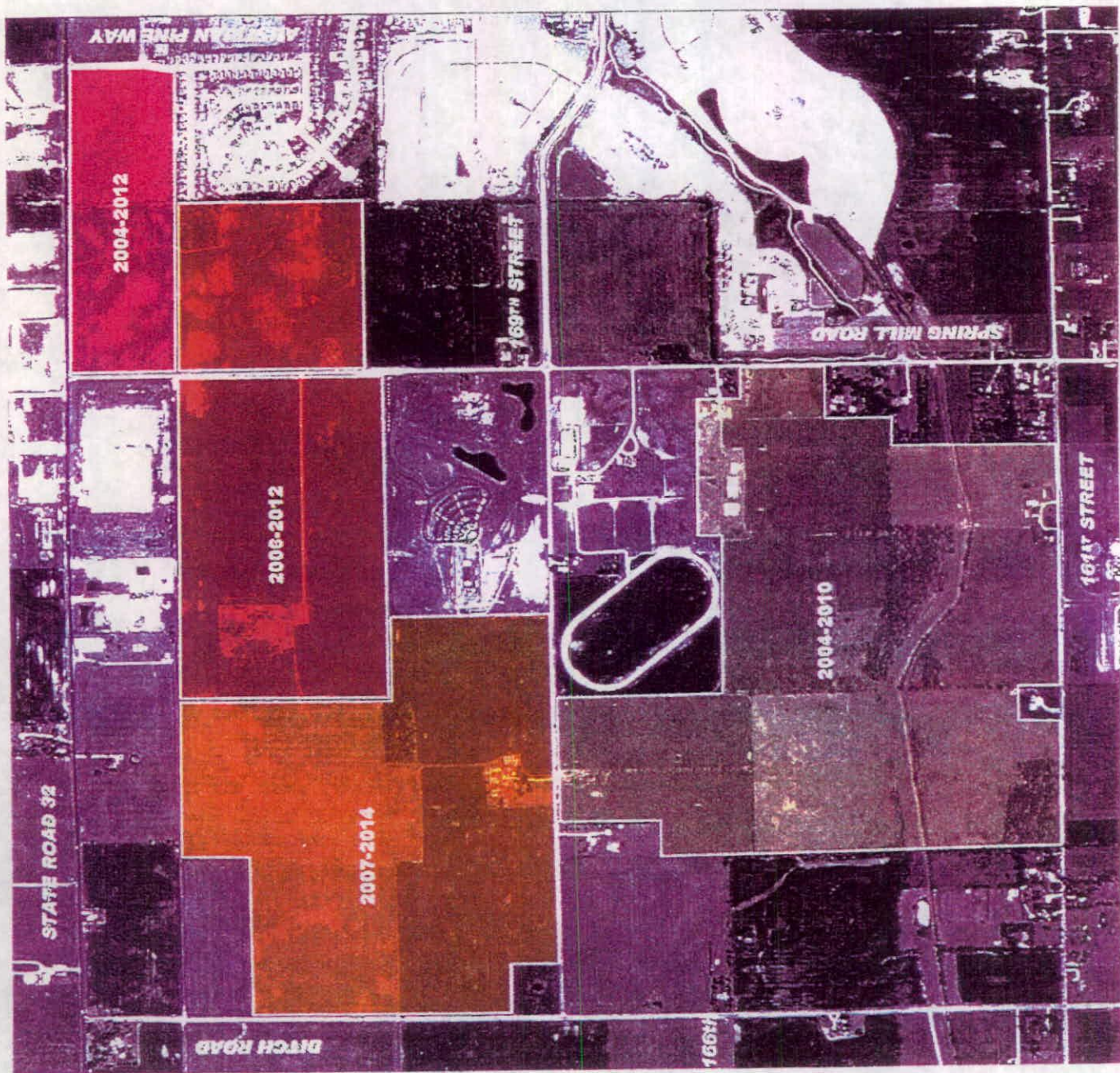
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- 2) Proximity: parking spaces shall be located on the same lot as the use served except where shared parking standards are implemented.
- 3) Residential: Two (2) spaces per dwelling.

EXHIBIT 21

DEVELOPMENT STANDARDS PERTAINING TO SHARED DRIVES, PRIVATE STREETS, PUBLIC STREETS, PATHS, TRAILS AND GATES

- I. Street Standards. Streets may be either private or public.
- II. Cul-de-Sacs. Private Streets or Public Streets shall conclude in a cul-de-sac. There shall be no limitation on the length of a Cul-de-sac Street; provided, however, that if the length of a Cul-de-sac Street exceeds seven hundred fifty feet (750'), there shall be installed along such street a turn around of dimensions, configuration and location acceptable to the Department.
- III. Private Streets. Private streets shall be 18' in width and need not be curbed. Private Streets shall be permitted in number and location as determined by the Developer in the Developer's sole discretion. Private Streets shall be constructed to depth and material standards set forth by the Town of Westfield. Private Streets shall not be dedicated for public use and shall not be accepted for maintenance by the Town of Westfield, unless complying with Town Standards.





Ordinance Number: 15-45
Petition Number: 1512-PUD-29
Petitioner: Estridge Homes on behalf of
Westfield-Washington School Corporation
Request: A text amendment to modify the accessory building location
standards and building material standards of the Maple Knoll
Planned Unit Development (PUD).
Current Zoning: Maple Knoll PUD District (Urban Residential District)
Current Land Use: Institutional: Elementary School
Exhibits:
1. Location Map
2. Concept Plan
3. Ordinance 15-29: PUD Amendment Ordinance
4. Elevations
5. APC Certification
Staff Reviewer: Amanda Rubadue, Associate Planner

Petition History

This petition was introduced at the November 9, 2015, City Council Meeting. The petition will receive a public hearing at the December 7, 2015, Advisory Plan Commission (the "APC") meeting.

Project Overview

This petition was introduced at the November 9, 2015, City Council Meeting. The proposal received a public hearing at the December 7, 2015, Advisory Plan Commission (the "APC"). The APC forwarded this petition with a favorable recommendation at its December 7, 2015, meeting. The petition is eligible for adoption consideration at the December 14, 2015, Council meeting.

Procedural

Public Hearing: Amendments to PUD Districts are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the December 7, 2015, APC meeting. Notice of the public hearing was provided in accordance with Indiana law and the APC's Rules of Procedure.



Statutory Considerations:

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

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

Project Overview

Project Location: The Petitioner is requesting an amendment to the Maple Knoll Planned Unit Development (PUD) District Ordinance 04-02 (the "PUD Ordinance") for the 34.32+/- acres located on the northeast corner of 171st Street and Ditch Road (see **Exhibit 1**).

Project Description: The proposal is to modify the accessory building location and building materials standards to the area identified on the Concept Plan (see **Exhibit 2**), of the Maple Knoll PUD (the "Proposal"). The subject property is located with the urban residential district and accessory building are permitted. The Proposal would permit accessory building to locate in the front yard of the principal structure. The current standards restrict accessory buildings to the rear yard of the principal structure on the property. A full summary of the proposal can be found in Section 3 of the proposed PUD amendment (see **Exhibit 3**).

Recommendations / Actions

APC Recommendation

At its December 7, 2015, meeting, the APC forwarded a favorable recommendation of this petition to the Council (Vote of: 8 in favor, 0 opposed) (see **Exhibit 5 – APC Certification**).

City Council

Introduction: November 9, 2015

Eligible for Adoption: December 14, 2015

Submitted by: Amanda Rubadue, Associate Planner
Economic and Community Development Department
arubadue@westfield.in.gov, 317.432.6663



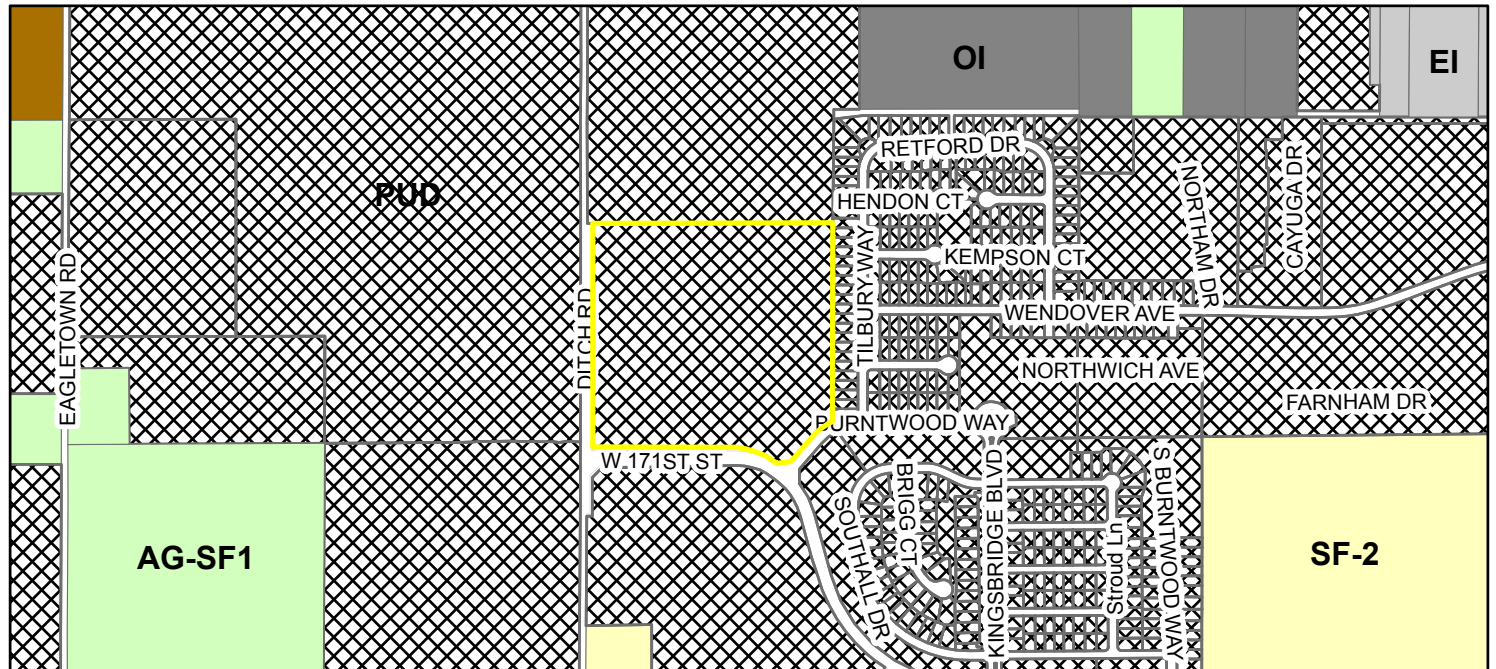
Property Location Map
15-45
Maple Knoll PUD Amendment



Aerial Location Map



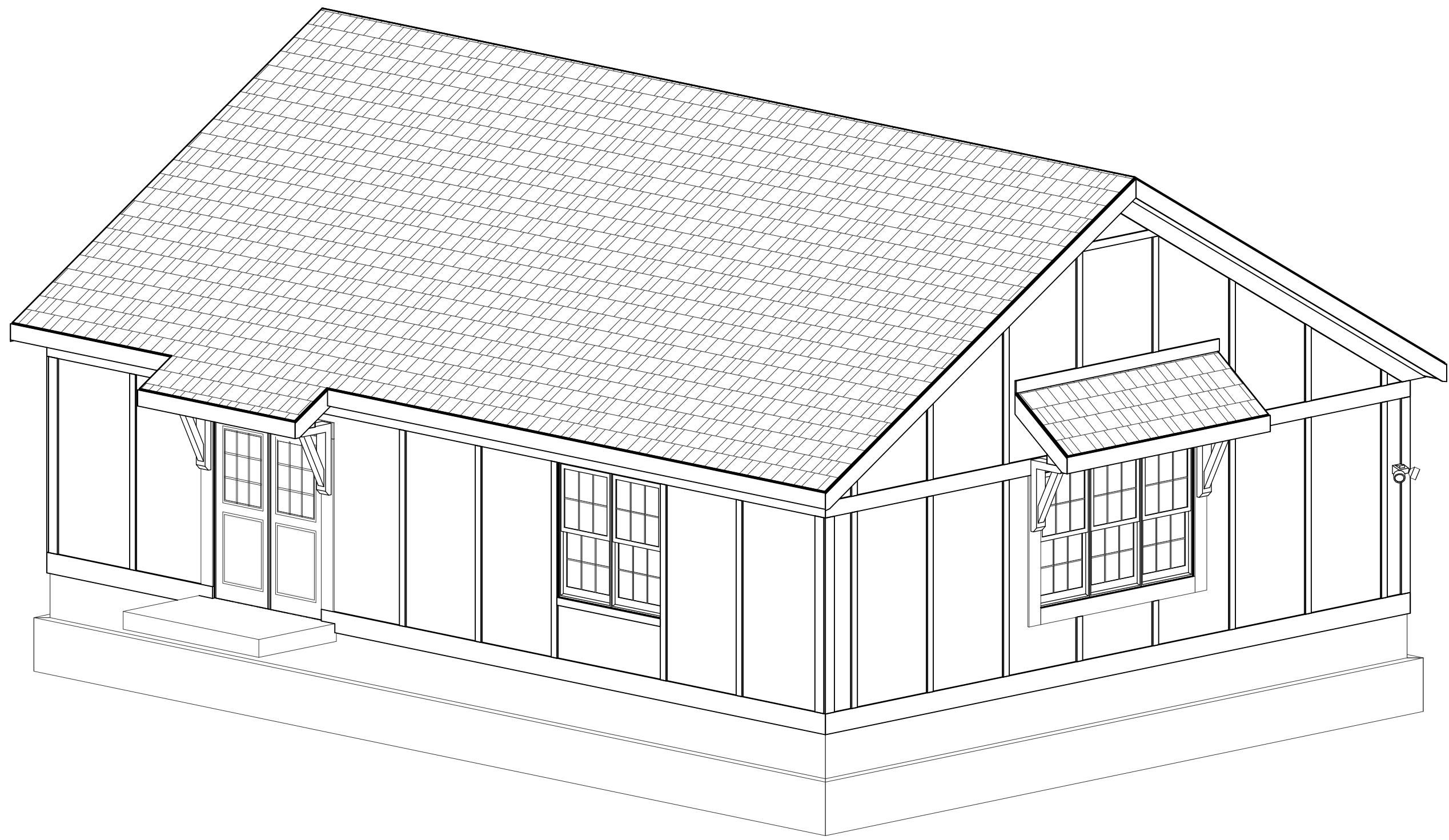
Zoning Map



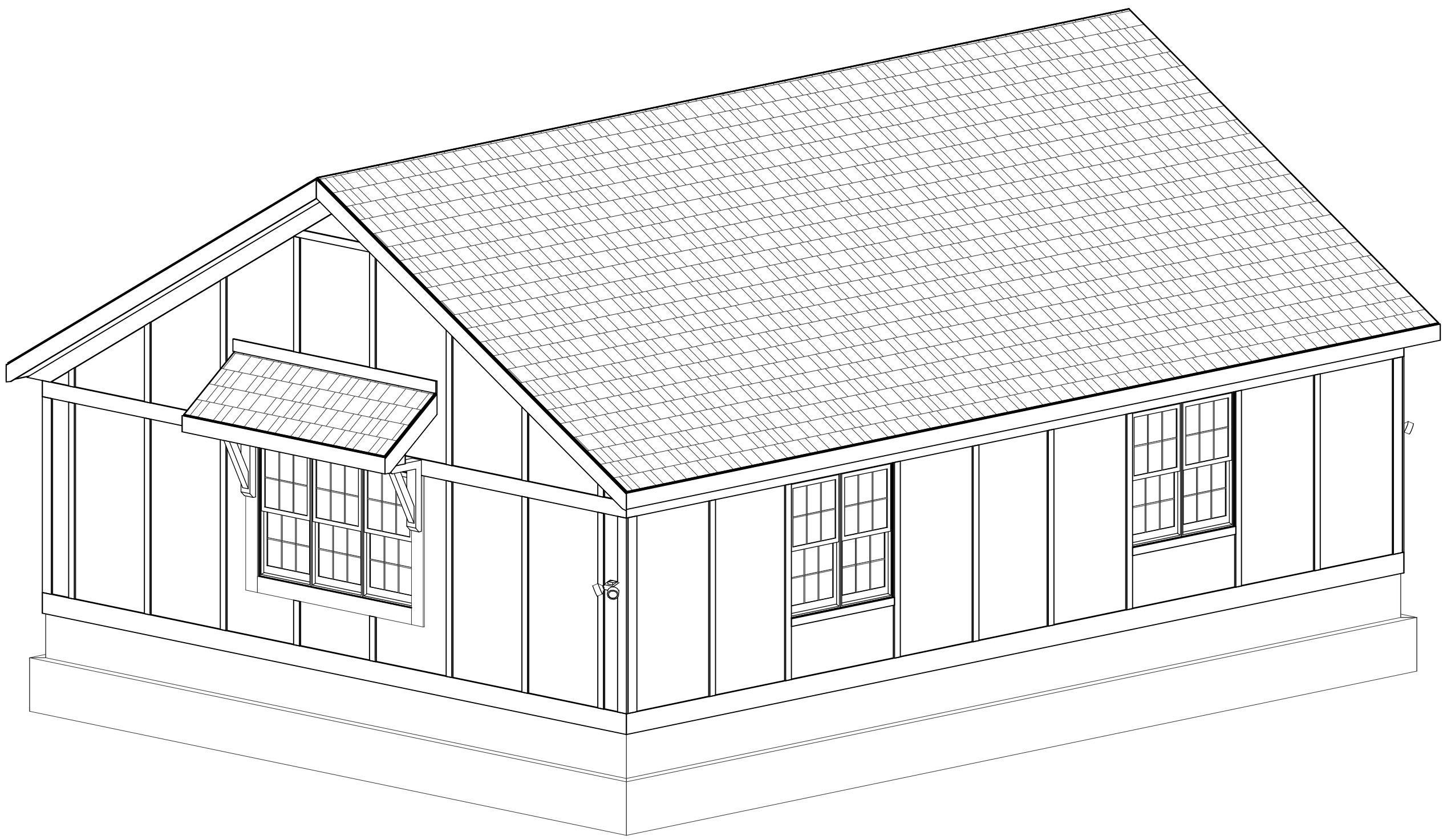
Zoning

- | | |
|--|--------------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | PUD (Planned Unit Development) |
| EI (Enclosed Industrial) | SF-2 (Single Family - 2) |
| OI (Open Industrial) | SF-5 (Single Family - 5) |
| | Parcel |

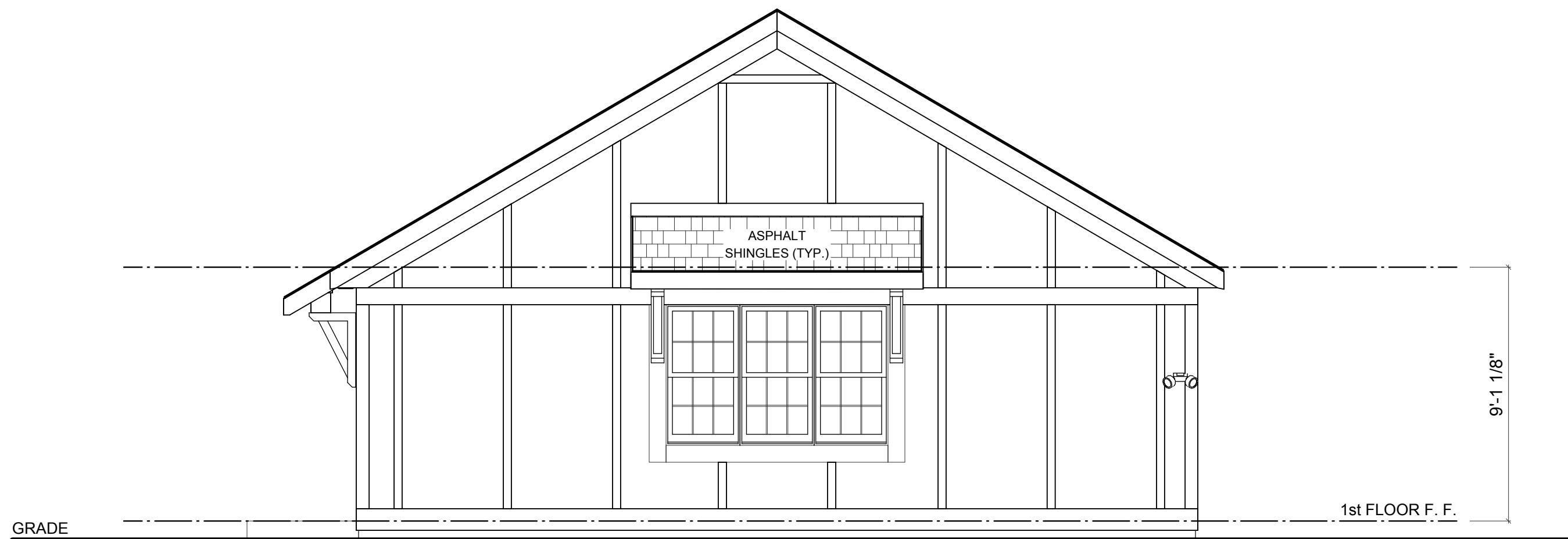




NORTHEAST ELEVATION



NORTHWEST ELEVATION



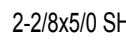
NORTH ELEVATION

SCALE: 1/4"=1'-0"

REV. NO.		DATE	REMARKS



PRINT DATE: 08/20/2015		
EH_MapleGlenElem		
FOR:	Maple Glen Elementary	
LOCATION:		
SHEET NUMBER		
A-01		



SCALE: 1/4"=1'-0"

© Estridae Homes 08/20/2015

ORDINANCE 15-45

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 04-02, AND TITLE 16 - LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1512-PUD-29), filed with the Commission requesting an amendment to Ordinance 04-02, enacted by the Town Council on February 9, 2004 (the “Maple Knoll PUD Ordinance”)

WHEREAS, on December 7th, 2015 the Commission took action to forward Docket 15-PUD-29 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on December 7th, 2015 the Secretary of the Commission certified the action of the Commission to the City Council; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE MAPLE KNOLL PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Maple Knoll PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” (the “Real Estate”). In all other respects, the Maple Knoll PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

- 2.1 Accessory Structure: For the terms of this Ordinance, as accessory structure shall refer to the outdoor classroom/greenhouse as generally located and identified in Exhibit B and as depicted in Exhibit C.

SECTION 3. Development and Architectural Standards: The Urban Residential District standards shall apply with the following exceptions:

- 3.1 **Building Orientation:** The Accessory Structure shall be developed in substantial compliance with the site plan with Exhibit B, attached hereto and incorporated herein.
- 3.2 **Building Material:** The building materials and elevations shall be developed in substantial compliance with Exhibit C, attached hereto and incorporated herein. In addition to permitted building materials in the Urban Residential District, materials listed in Exhibit C shall also be permitted.

SECTION 4. Upon motion duly made and seconded, this Ordinance 15-45 was fully passed by members of the Council this __ day of _____, 2015. Further, this Ordinance 15-45 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 15-45 are hereby amended. To the extent that this Ordinance 15-45 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-45 shall prevail.

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

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

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

Chuck Lehman

Chuck Lehman

Chuck 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

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

Signed

I hereby certify that ORDINANCE No. 15-__ was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-45

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-45

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: _____

EXHIBIT A

(Legal Description)

Part of the Northeast Quarter of Section 9, Township 18 North, Range East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD 83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 Page 665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

(Site Location Exhibit)

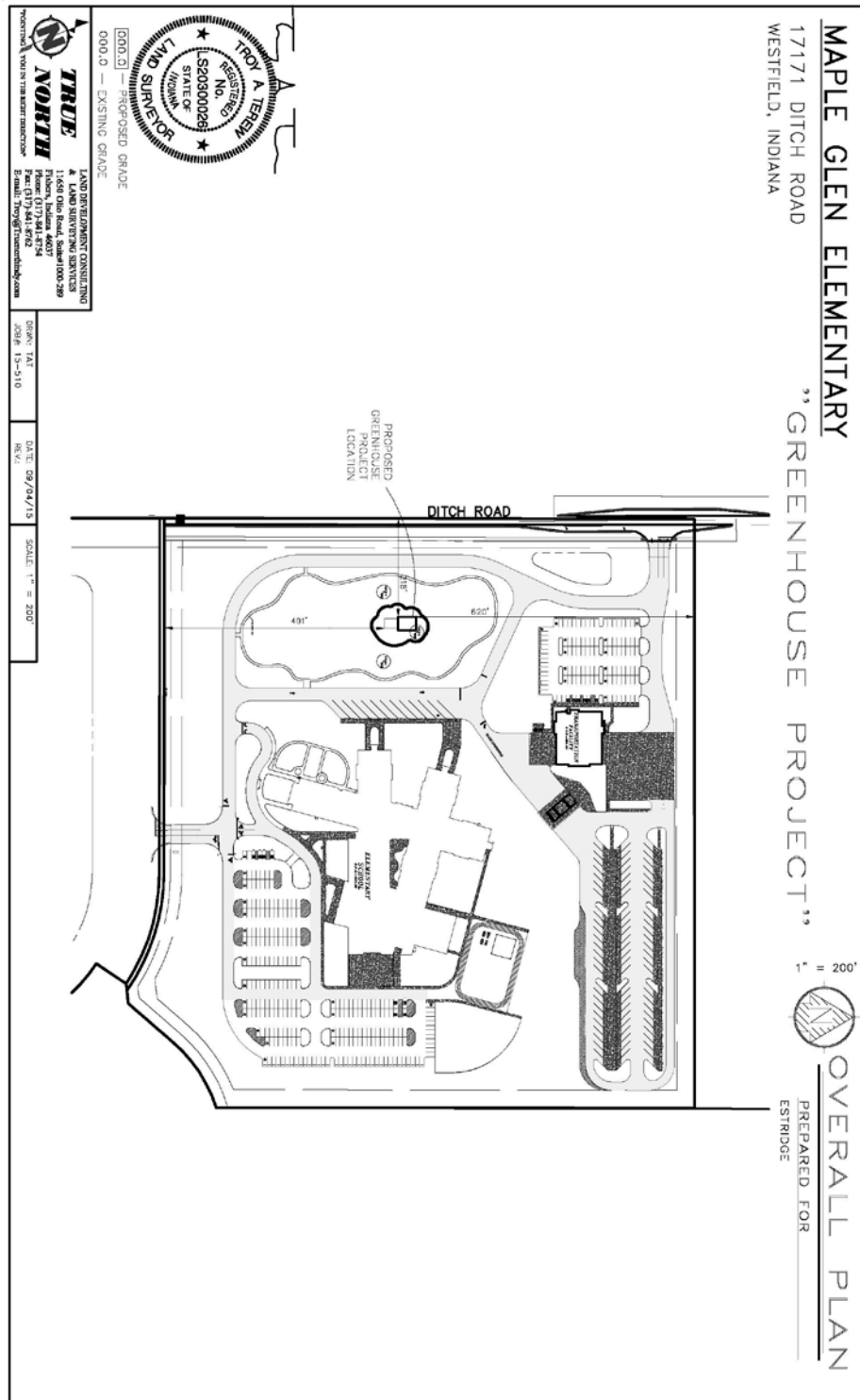


EXHIBIT C

(Elevations & Building Materials Exhibit)



Outdoor Classroom Building Materials:

Hardie Fiber Cement

LP Smart Trim

Greenhouse Building Materials

Steel or Aluminum Frame

Polyvinyl film, acrylic or glass

Green House Portion of Building



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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, December 7 5, 2015, to consider an amendment to the Maple Knoll Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1512-PUD-29
Ordinance No.	15-45
Petitioner	Westfield-Washington School Corporation
Description	Westfield-Washington School Corporation requests a text amendment to modify the accessory building location standards and building material standards applicable to the Urban Residential District of the Maple Knoll Planned Unit Development (PUD) District.

On December 7, 2015, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

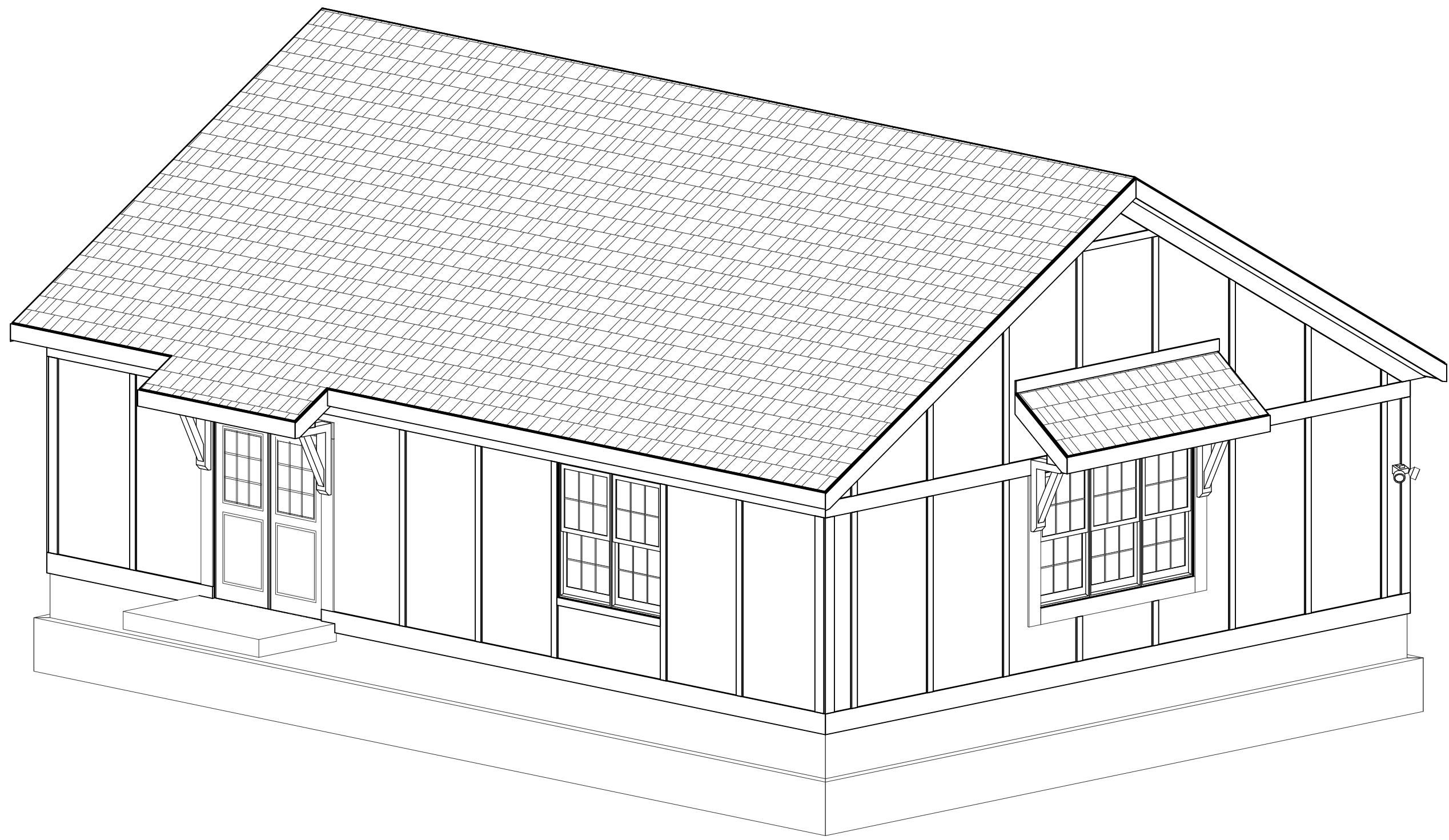
The above-mentioned proposal and the Advisory Plan Commission's recommendation thereof are hereby certified.


Matthew S. Skelton, Secretary

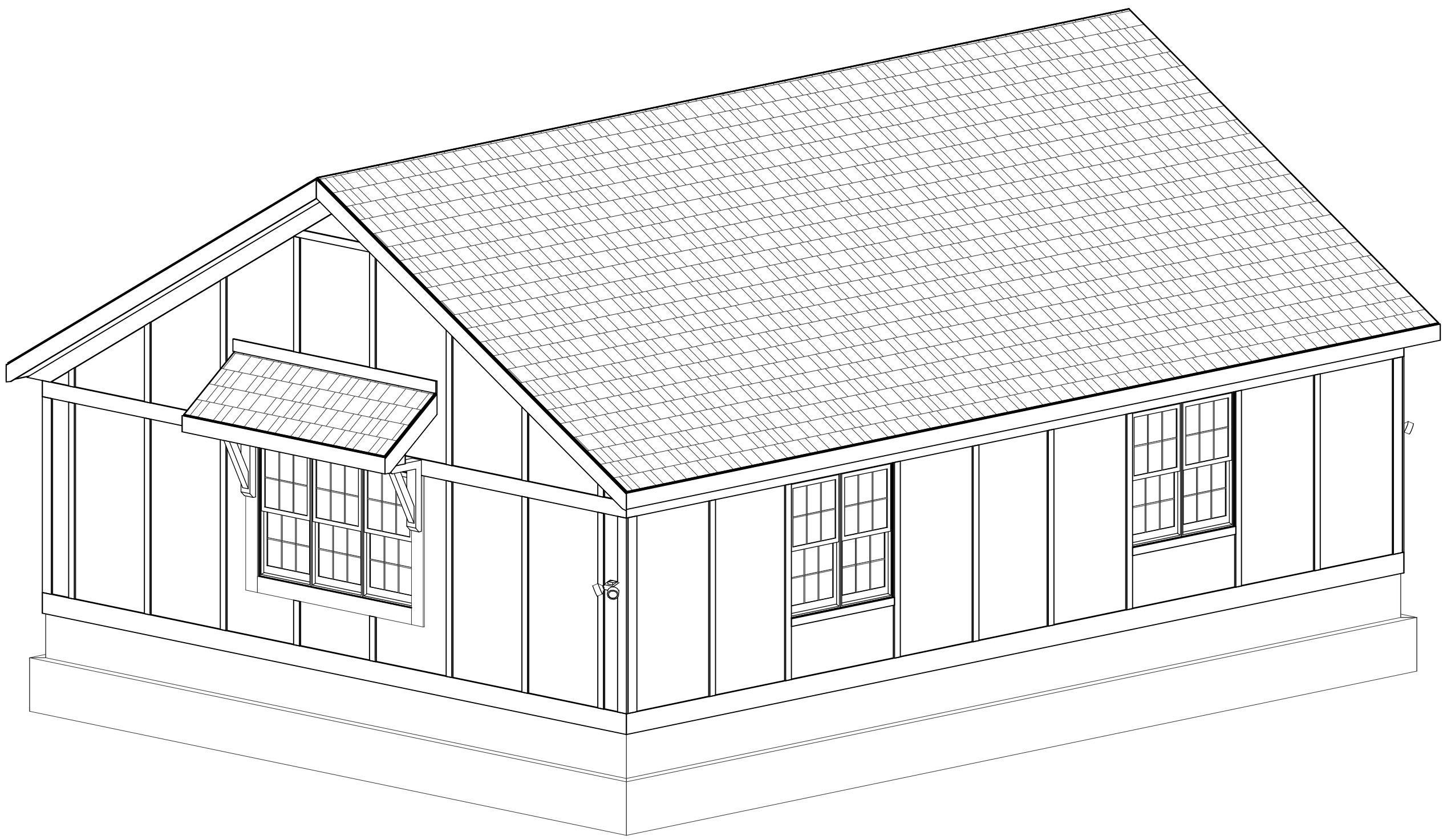
December 8, 2015

Date

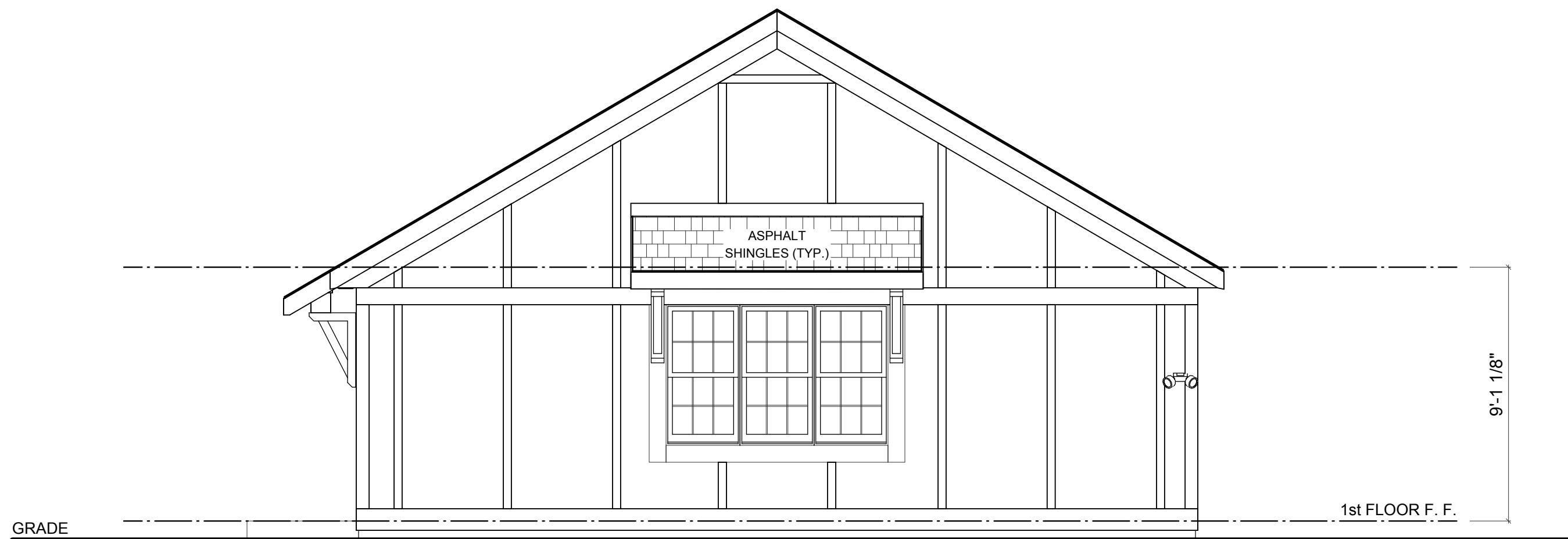




NORTHEAST ELEVATION



NORTHWEST ELEVATION



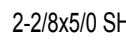
NORTH ELEVATION

SCALE: 1/4"=1'-0"

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EH_MapleGlenElem		
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SHEET NUMBER		
A-01		



SCALE: 1/4"=1'-0"

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WESTFIELD FIRE DEPARTMENT

"Weaving the Traditions of our Past into the Realities of our Future."

City Council Meeting

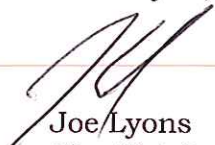
December, 2015

Please consider approving the following for write off of patient billing collection:

Approval for Write-offs-2015

Pt#	Amount Billed	Approve for write-off	Reason for Write-off
U114435	681.00	681.00	Financial Hardship
U111246	1515.00	1,515.00	Financial Hardship – Lost leg and cannot work now
	Total:	2,196.00	

Thank you,


Joe Lyons
Fire Chief

Account number	Current balance	Service Closed
119856	(\$0.02)	2/27/2015
119591	(\$0.09)	7/1/2015
115380	(\$0.12)	1/26/2015
100538	(\$0.13)	1/9/2015
116936	(\$0.13)	3/31/2015
120280	(\$0.34)	9/21/2015
101411	(\$0.43)	10/5/2015
103233	(\$0.43)	6/24/2015
109489	(\$0.43)	4/1/2015
104150	(\$0.43)	4/3/2015
119998	(\$0.43)	9/1/2015
104501	(\$0.43)	6/27/2015
118233	(\$0.43)	7/7/2015
102134	(\$0.43)	4/2/2015
107953	(\$0.43)	7/1/2015
105233	(\$0.48)	4/10/2015
106881	(\$0.50)	4/1/2015
119170	(\$0.54)	9/30/2015
119450	(\$0.57)	10/31/2014
118451	(\$0.59)	1/8/2015
105599	(\$0.63)	5/5/2015
104978	(\$0.65)	3/12/2014
117118	(\$0.65)	10/1/2015
112985	(\$0.65)	7/17/2014
113926	(\$0.66)	7/1/2015
115309	(\$0.66)	9/30/2015
103400	(\$0.72)	4/15/2015
100498	(\$0.77)	9/30/2015
118911	(\$0.82)	10/20/2014
105914	(\$0.84)	3/26/2015
103835	(\$0.90)	1/29/2015
116530	(\$0.92)	4/20/2015
117189	(\$0.98)	9/30/2015
113609	(\$0.99)	10/27/2014
106811	(\$1.00)	10/1/2015
112584	(\$1.10)	4/23/2015
118761	(\$1.30)	4/27/2015
120855	(\$1.38)	7/16/2015
100533	(\$1.44)	4/30/2015
119154	(\$1.44)	7/31/2015
116640	(\$1.44)	4/30/2015
121028	(\$1.44)	9/4/2015
117304	(\$1.58)	7/25/2015
121078	(\$1.62)	-1
106866	(\$1.65)	12/31/2014
112562	(\$1.72)	4/30/2015

115153	(\$1.72)	2/24/2015
105689	(\$1.83)	10/2/2015
107902	(\$2.12)	5/15/2015
118645	(\$2.17)	12/1/2014
101647	(\$2.39)	3/17/2015
115390	(\$2.39)	3/17/2015
105461	(\$2.56)	4/25/2014
109059	(\$2.75)	12/1/2014
101526	(\$2.83)	5/20/2015
104453	(\$2.93)	6/1/2015
119204	(\$2.93)	10/1/2014
114682	(\$3.70)	5/19/2014
120364	(\$3.78)	4/28/2015
119025	(\$3.95)	4/8/2015
114014	(\$4.30)	11/13/2014
119041	(\$4.31)	1/16/2015
108550	(\$4.32)	7/26/2015
118035	(\$4.32)	7/1/2015
100025	(\$4.32)	4/10/2015
118325	(\$4.32)	6/30/2015
107885	(\$4.32)	6/29/2015
101811	(\$5.03)	7/11/2014
105566	(\$5.07)	5/1/2015
120986	(\$5.32)	8/14/2015
121157	(\$5.33)	11/21/2015
104650	(\$5.44)	6/27/2014
110584	(\$5.67)	7/8/2014
104941	(\$5.67)	7/1/2014
117942	(\$5.67)	7/3/2014
104676	(\$5.67)	6/26/2014
115904	(\$5.67)	6/23/2014
105917	(\$5.67)	6/30/2014
110234	(\$5.67)	6/25/2014
110235	(\$5.90)	7/24/2015
118663	(\$5.95)	6/2/2014
Total credit write offs:	(\$181.32)	

EXHIBIT “A”

I. General Ambulance Fees

The Westfield Fire Department is authorized to provide Emergency Medical Services and charge fees from the citizens who benefit from said services in the amount of \$475.00 for basic life support service, \$575.00 for advanced life support 1, \$700.00 for advanced life support 2, \$800.00 for specialty care transport, \$525 for advanced life support assessment, as well as \$15.00 per loaded mile, and an additional \$200.00 for non-residents within the terms of Indiana Medical Act and other applicable laws.

II. Special Events

For all special events requiring or requesting attendance of Westfield Fire Department Personnel the following fees shall apply:

BLS Trained Firefighter	\$45.00 per hour
Ambulance (non-staffed)	\$200.00 per day
EMS Cart	\$100.00 per day

Policy: PK 05-11

Policy Title: Westfield Parks & Recreation Fee Schedule Exhibit A

Policy Purpose: Establish Fee Schedule for Westfield Parks & Recreation Department

Implementation Date: March 1, 2011

Revision Date: ~~January 1, 2016~~

**CITY OF WESTFIELD PARKS AND
RECREATION DEPARTMENT
FEE SCHEDULE
EXHIBIT A**

A. SINGLE SHELTER RENTALS

1. Shelters area located in Asa Bales Park; Quaker Park, and Simon Moon Park.
2. All park shelters are \$45.00 for 4 hours

B. PARK FACILITY RENTALS FOR EVENTS

1. In addition to renting a single shelter for a small event; Event Policy PK 01-11 details other permitted uses.
2. The fees are accessed by event per Event Policy PK 01-11.

C. PROGRAMMING FEES

1. Fees will range from \$5 to \$200 depending on the operating costs and processing fees associated with the program

D. ANNUAL FARM LAND RENTAL- OSBORNE PARK

1. \$150/acre for 20 acres

ORDINANCE 15-39

ORDINANCE TO AMEND WESTFIELD DEPARTMENTAL FEES, RULES OF OPERATION AND POLICIES

WHEREAS, The City of Westfield, (“City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (“Council”); and,

WHEREAS, the Council has the duty and authority to maintain current fees, fines as well as the policies and procedures for all departments operating within the City; and,

WHEREAS, it has come to the attention of the Council that an amendment to the current fee structures, rules of operation and policies are necessary.

NOW, THEREFORE, BE IT ORDAINED by the Westfield City Common Council meeting in session as follows:

- Section 1.** That the City hereby adopts the changes to the fees, policies and procedures maintained by the Westfield City Departments as outlined by Exhibit “A”, attached hereto and incorporated by reference herein.
- Section 2.** The Departments of the City of Westfield are hereby authorized to institute these changes as soon as practicable.
- Section 3.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed, all acts necessary in the creation of these amendments are hereby ratified.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ 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

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 15-39 was delivered to the Mayor of Westfield

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 15-39

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 15-39

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

This document prepared by
Brian J. Zaiger, Esq.
KRIEG DEVAULT, LLP
(317) 238-6266

Westfield City Council November 23, 2015

The Westfield City Council met in regular session on Monday November 23, 2015 at the Westfield City Hall. Members present were Chuck Lehman, Jim Ake, Steve Hoover, Bob Horkay, Cindy Spoljaric, Rob Stokes and Bob Smith. Also present were Records Manager, Kim Strang, Mayor Andy Cook and City Attorney Brian Zaiger.

Mayor Cook called the meeting to order at 6:59 p.m.

Approval of Minutes:

Bob Horkay made a motion to approve November 9, 2015. Jim Ake seconded. Vote: Yes-6; No-0. (Abstain Bob Smith) Motion carries.

Guest:

Jim Rosenberger, with Open Doors gave relocation update.

Claims:

Rob Stokes made a motion to approve the claims as presented. Bob Horkay seconded. Vote: Yes-7; No-0. Motion carries.

Miscellaneous Business/Special Presentations

None

Old Business:

Ordinance 15-40: Amending Trash Ordinance

Council Introduction: November 9, 2015

Adoption Consideration: November 23, 2015

Brian Zaiger presented stating there will be slight increase in fees and a change in the billing process.

Jim Ake made a motion to approve Ordinance 15-40 as presented. Cindy Spoljaric seconded. Vote: Yes-7; No-0. Motion carries.

Ordinance 15-34: Bridgewater PUD District Amendment-Bridgewater Parks Community

Council Introduction: October 12, 2015

APC Public Hearing: November 2, 2015

APC Recommendation: November 16, 2015

Adoption Consideration: November 23, 2015

Kevin Todd presented, stating the Amendment would allow for 10 additional lots and a golf maintenance facility. (An additional 12.75 acres +/-)

Steve Hoover made the motion to approve Ordinance 15-34 as presented. Rob Stokes seconded.

Vote: Yes-7; No-0 Motion carries.

Ordinance 15-35: Bridgewater PUD Amendment- Parcel L2 & L3

Council Introduction: October 12, 2015

APC Public Hearing: November 2, 2015

APC Recommendation: November 16, 2015

Adoption Consideration: November 23, 2015

Jeffery Lauer presented stating this is to rezone a portion of Parcel L2 to allow for the development of single-family homes.

Jim Ake made a motion to approve Ordinance 15-34 as presented. Bob Smith seconded. Vote: Yes-7; No-0. Motion carries.

New Business

Ordinance 15-36: Bridgewater PUD Amendment-Parcel J (Townhomes)

Council Introduction: November 23, 2015

APC Hearing: December 7, 2015

APC Recommendation: December 21, 2015

Adoption Consideration: January 11, 2016

Kevin Todd presented stating this would amend architectural standards which would allow for detached townhomes to be built.

Dave Burman, representing Pyatt Builders explained this will be done in two phases, 36 units in all, with five different plans.

Bill Evans, with H. Gibson Surveying LLC answered questions regarding setbacks.

Sent on to APC

Ordinance 15-32: 2016 Elected Officials Salary Ordinance

Council Introduction – November 23, 2015

Adoption Consideration –December 14, 2015

Brain Zaiger presented stating this is an annual update on salaries.

CITY COUNCIL COMMENTS:

Steve Hoover gave APC update

MAYOR COMMENTS:

Wished a Happy Thanksgiving to everyone.

With no further business the meeting was adjourned at 7:42 p.m.

Clerk-Treasurer

President

Executive Session was held starting at 7:48 PM.

Update on current litigation issues where given by City Attorney, Brian Zaiger.

Session ended at 8:45 PM.

I hereby certify that each of the above listed vouchers and invoices, or bills attached there to, are true and correct and I have audited same in accordance with IC5-11-10-1.6.

December 14, 2015

Fiscal Officer

ALLOWANCE OF ACCOUNTS PAYABLE VOUCHERS
--

CITY OF WESTFIELD

We have examined the Accounts Payable Vouchers listed on the foregoing Register of Accounts Payable Vouchers consisting of 26 pages and except for accounts payables not allowed as shown on the Register such account payables are hereby allowed in the total amount of \$0 and pending director approval such accounts payables are hereby allowed in the total amount of \$0.

Dated this 14 day of December, 2015

_____	_____	_____
_____	_____	_____
_____	_____	_____

Signatures of Governing Board

Approved by State Board of Accounts for the City of Westfield, 2013

Purchase Invoice Register

City of Westfield

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Administration									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101001119	ADM-HEALTH AND DENTAL	ins	9.39	58148	11/24/2015
VEN000847	Hamilton County Recorder	APP030333	11/20/2015	101001349	ADM-SERVICES	warr deed, ordinaces	154.00	58147	11/20/2015
VEN001537	Payroll	APP030367	11/30/2015	101001111	ADM-SALARY	sal	9,329.65	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101001120	ADM-FICA AND MEDICARE	fica	546.55	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101001120	ADM-FICA AND MEDICARE	med	127.84	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101001121	ADM-PERF	perf	897.98	103113015	11/30/2015
VEN000312	Busy Bee Cleaning Service	APP030373	11/24/2015	101001343	ADM-BUILDING	Office Cleaning at City Hall	425.00	58243	12/1/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101001119	ADM-HEALTH AND DENTAL	ins	2,644.27	58244	12/2/2015
VEN000534	Delta Dental	APP030475	12/3/2015	101001119	ADM-HEALTH AND DENTAL	ins	189.27	58252	12/4/2015
VEN002336	Citizens Westfield	APP030514	12/7/2015	101001342	ADM-WATER/SEWER	City Hall	63.86		
VEN002336	Citizens Westfield	APP030514	12/7/2015	101001342	ADM-WATER/SEWER	Historical Society	64.24		
VEN002336	Citizens Westfield	APP030514	12/7/2015	101001342	ADM-WATER/SEWER	DWNA	65.40		
VEN002336	Citizens Westfield	APP030514	12/7/2015	101001342	ADM-WATER/SEWER	Clinic House	64.24		
VEN000739	Frontier	APP030516	12/7/2015	101001343	ADM-BUILDING	City Hall alarm	45.11		
VEN000739	Frontier	APP030516	12/7/2015	101001343	ADM-BUILDING	City Services	325.95		
VEN000589	Duke Energy	APP030519	12/7/2015	101001341	ADM-ELECTRICITY	DWNA	43.72		
VEN000589	Duke Energy	APP030519	12/7/2015	101001341	ADM-ELECTRICITY	Clinic House	109.95		
VEN000405	Citizens Energy Group	APP030520	12/7/2015	101001328	ADM-HEAT/GAS	Women's Ministries	101.86		
VEN000405	Citizens Energy Group	APP030520	12/7/2015	101001328	ADM-HEAT/GAS	DWNA	38.64		
VEN000917	Humane Society for Hamilton Co	APP030525	12/2/2015	101001349	ADM-SERVICES	Strays	4,006.00		
VEN000345	Cave and Company Printing	APP030526	12/7/2015	101001337	ADM-PRINTING	Business cards	69.27		
VEN001264	Love At First Sight	APP030527	12/7/2015	101001347	ADM-PROMOTIONS	Sympathy floral arrangement	82.00		
VEN000678	Faegre Baker Daniels	APP030528	12/7/2015	101001330	ADM-ATTORNEY/CONSULT	Sale of Water Utility	768.00		
VEN002017	Unifirst Corporation	APP030529	12/7/2015	101001343	ADM-BUILDING	Mats for 10/30 and 11/6	328.75		
VEN002017	Unifirst Corporation	APP030530	12/7/2015	101001343	ADM-BUILDING	Mats for 11/20 11/13 12/4 11/	653.45		
VEN001637	Ray's Trash Service	APP030531	12/7/2015	101001349	ADM-SERVICES	HR cross shredder	31.35		
VEN000263	Bose Public Affairs Group LLC	APP030532	12/7/2015	101001349	ADM-SERVICES	Oct services	3,500.00		
VEN000931	Ice Miller LLP	APP030533	12/7/2015	101001331	ADM-CONSULTING	December retainer	5,000.00		
VEN001953	Thomson West	APP030534	12/7/2015	101001330	ADM-ATTORNEY/CONSULT	West Information Charges	163.80		
VEN000697	Finley and Cook	APP030536	12/7/2015	101001331	ADM-CONSULTING	Reporting Assist	190.00		
VEN000929	IBJ Media	APP030537	12/7/2015	101001350	ADM-SUB/DUES/MEMBERS	1 yr subscription	79.00		
VEN000931	Ice Miller LLP	APP030541	12/7/2015	101001331	ADM-CONSULTING	Oct retainer	5,000.00		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101 General									
Administration									
VEN002097	Westfield Chamber Of Commerce	APP030542	12/7/2015	101001347	ADM-PROMOTIONS	November Chamber Luncheon	30.00		
VEN000186	Bank Of New York Mellon	APP030544	12/7/2015	101001990	ADM-CIRCUIT BREAKER	income tax bond not admin fe	1,250.00		
VEN002213	Open Control Systems	APP030547	12/7/2015	101001343	ADM-BUILDING	Clerk Door Intercom	2,500.00		
VEN000763	General Alarm Inc	APP030552	12/7/2015	101001343	ADM-BUILDING	City Hall alarm	89.85		
VEN000837	Hamilton County Auditor Courthouse	APP030553	12/7/2015	101001349	ADM-SERVICES	transfer	10.00		
VEN000847	Hamilton County Recorder	APP030554	12/7/2015	101001349	ADM-SERVICES	warr deeds, ordinances	149.00		
VEN000312	Busy Bee Cleaning Service	APP030642	12/8/2015	101001343	ADM-BUILDING	Office Cleaning at City Servic	2,171.25		
Subtotal for Administration							41,318.64		
Police									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101002119	POLICE-HEALTH AND DENT	ins	140.85	58148	11/24/2015
VEN004277	Server supply.com	APP030300	11/30/2015	101002472	POLICE-EQUIP	50% DVR Server Upgrade Ha	7,475.00		
VEN000348	CDW Government Inc	APP030301	11/30/2015	101002472	POLICE-EQUIP	50% DVR Camera Upgrade N	438.51		
VEN002259	Central Indiana Hardware	APP030302	11/30/2015	101002223	POLICE-OFFICE SUPPLIES	Office Keys	771.84		
VEN003505	Smartstop Dry Cleaners	APP030303	11/30/2015	101002229	POLICE-UNIFORMS	Dry Cleaning 10-23 to 11-5	194.00		
VEN001537	Payroll	APP030367	11/30/2015	101002111	POLICE-SALARY	sal	146,461.70	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101002120	POLICE-FICA AND MEDICAR	fica	8,815.28	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101002120	POLICE-FICA AND MEDICAR	med	2,061.63	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101002121	POLICE-PERF	perf	19,560.06	103113015	11/30/2015
VEN001856	Sun Badge Co.	APP030386	12/2/2015	101002229	POLICE-UNIFORMS	Badges	137.00		
VEN002035	US Uniform and Supply	APP030393	12/2/2015	101002229	POLICE-UNIFORMS	New hire - T. Dougherty	2,421.05		
VEN002035	US Uniform and Supply	APP030393	12/2/2015	101002229	POLICE-UNIFORMS	Throgood shoes - Dine	93.95		
VEN002035	US Uniform and Supply	APP030393	12/2/2015	101002229	POLICE-UNIFORMS	Lieutenant bars - 1 Gentry, 2	36.75		
VEN003505	Smartstop Dry Cleaners	APP030394	12/2/2015	101002229	POLICE-UNIFORMS	Dry Cleaning	136.00		
VEN000348	CDW Government Inc	APP030395	12/2/2015	101002223	POLICE-OFFICE SUPPLIES	Flash Drives	342.06		
VEN000942	Imagery LLC	APP030396	12/2/2015	101002229	POLICE-UNIFORMS	Polo shirts	373.92		
VEN002017	Unifirst Corporation	APP030397	12/2/2015	101002343	POLICE-BUILDING MAINTEN	Mat rental	42.35		
VEN001728	Safety Kleen	APP030398	12/2/2015	101002349	POLICE-SERVICES	5G parts Wahser - Solvent	169.08		
VEN001637	Ray's Trash Service	APP030399	12/2/2015	101002349	POLICE-SERVICES	Document Shredding	26.13		
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101002119	POLICE-HEALTH AND DENT	ins	25,887.68	58244	12/2/2015
VEN001367	Midwest Toxicology Serv	APP030457	12/3/2015	101002349	POLICE-SERVICES	Alcohol and drug testing	214.33		
VEN000534	Delta Dental	APP030475	12/3/2015	101002119	POLICE-HEALTH AND DENT	ins	2,439.99	58252	12/4/2015
VEN000796	Govconnection	APP030488	12/7/2015	101002472	POLICE-EQUIP	50% PSB Digital IP Surveillan	2,308.02		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
	Police								
VEN002213	Open Control Systems	APP030504	12/7/2015	101002472	POLICE-EQUIP		3,987.50		
VEN000739	Frontier	APP030516	12/7/2015	101002335	POLICE-TELEPHONE	Elevator postage machine Ch	61.29		
VEN002123	Westfield-Washington Schools	APP030540	12/7/2015	101002360	POLICE-VEHICLE REPAIR	Fleet maint June - Oct	2,168.95		
VEN002336	Citizens Westfield	APP030556	12/7/2015	101002342	POLICE-WATER/SEWER	PSB water sewer	254.67		
VEN001052	IUPUI Lockbox	APP030617	12/8/2015	101002334	POLICE-TRAVEL/TRAINING/	Tuition - Jordan	1,439.87	58253	12/8/2015
VEN001459	North Central Co-Op	APP030618	12/8/2015	101002226	POLICE-VEHICLE GAS/SUPP	Unleaded fuel for Dec	5,839.38		
VEN001778	Shelby Materials	APP030628	12/8/2015	101002343	POLICE-BUILDING MAINTEN	Concrete stoop at PSB Police	216.00		
VEN000569	Don Hinds Ford Inc	APP030643	12/8/2015	101002345	POLICE-EQUIP REPAIR	Door latch, system test, batter	541.83		
VEN000569	Don Hinds Ford Inc	APP030643	12/8/2015	101002345	POLICE-EQUIP REPAIR	Window repair	461.95		
VEN000976	Indiana Paging Network	APP030644	12/8/2015	101002332	POLICE-CELL/PAGERS/MOBI		79.73		
VEN000314	C.A.R. Clinic	APP030645	12/8/2015	101002360	POLICE-VEHICLE REPAIR	Vehicle Repairs	39.00		
VEN002035	US Uniform and Supply	APP030646	12/8/2015	101002229	POLICE-UNIFORMS	New hire - Velazquez	3,719.65		
VEN002035	US Uniform and Supply	APP030646	12/8/2015	101002229	POLICE-UNIFORMS	Jackets - Henriquez	363.90		
VEN001178	Kiestler's Police Supply	APP030647	12/8/2015	101002472	POLICE-EQUIP	Glock 42's	1,465.00		
VEN000434	Comcast Cable	APP030648	12/8/2015	101002349	POLICE-SERVICES	Monthly Statement	68.24		
VEN001555	Pet Supplies Plus	APP030649	12/8/2015	101002355	POLICE-K-9 MAINT	Dog food, Cosequin, oil	259.84		
VEN001245	Lexisnexis	APP030650	12/8/2015	101002350	POLICE-SUBSCRIPTIONS/D	Monthly Statement	82.50		
VEN001320	Matthew Bender and Co	APP030651	12/8/2015	101002350	POLICE-SUBSCRIPTIONS/D	Criminal/Traffic Law Books	223.70		
VEN001812	Special Olympics Indiana	APP030652	12/8/2015	101002347	POLICE-PROMOTIONS	Torch Run	300.00		
VEN001942	The Uniform House, Inc	APP030653	12/8/2015	101002229	POLICE-UNIFORMS	Uniform pants/boots - Kang	215.95		
VEN000083	Amanda Nigh	APP030654	12/8/2015	101002334	POLICE-TRAVEL/TRAINING/	Application fees	60.00		
VEN001138	Josh Harrell	APP030655	12/8/2015	101002229	POLICE-UNIFORMS	Gloves	17.07		
VEN002116	Westfield Tire and Muffler	APP030656	12/8/2015	101002345	POLICE-EQUIP REPAIR	Tires/repairs	10,650.36		
VEN003505	Smartstop Dry Cleaners	APP030657	12/8/2015	101002229	POLICE-UNIFORMS	Dry Cleaning 11-20 to 12-3	128.00		
	Subtotal for Police						253,191.56		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
101	General								
Economic and Community Development									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101003119	ECD-HEALTH AND DENTAL	ins	28.17	58148	11/24/2015
VEN001318	Matt Skelton	APP030348	11/30/2015	101003347	ECD-PROMOTIONS	ED meeting with C Quick	27.18	58248	12/2/2015
VEN004361	Jeff Lauer	APP030349	11/30/2015	101003347	ECD-PROMOTIONS	lunch meeting	18.25	58247	12/2/2015
VEN000480	CSI Signs	APP030357	11/30/2015	101003337	ECD-PRINTING	Village Farms Pres Materials	451.46		
VEN001537	Payroll	APP030367	11/30/2015	101003111	ECD-SALARY	sal	21,112.19	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101003120	ECD-FICA AND MEDICARE	fica	960.75	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101003120	ECD-FICA AND MEDICARE	med	296.10	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101003121	ECD-PERF	perf	2,976.07	103113015	11/30/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101003119	ECD-HEALTH AND DENTAL	ins	3,590.97	58244	12/2/2015
VEN000534	Delta Dental	APP030475	12/3/2015	101003119	ECD-HEALTH AND DENTAL	ins	293.03	58252	12/4/2015
VEN004419	Amanda Rubadue	APP030502	12/7/2015	101003334	ECD-TRAVEL/TRAINING/SE	Certi ED Exam	477.96		
VEN002123	Westfield-Washington Schools	APP030540	12/7/2015	101003360	ECD-VEHICLE REPAIR	Fleet maint June - Oct	129.74		
VEN001459	North Central Co-Op	APP030618	12/8/2015	101003226	ECD-VEHICLE GAS/SUPPLIE	Unleaded fuel for Dec	42.50		
Subtotal for Economic and Community Development							30,404.37		
ECD - Building									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101004119	BLDG-HEALTH AND DENTA	ins	3.13	58148	11/24/2015
VEN001537	Payroll	APP030367	11/30/2015	101004111	BLDG-SALARY	sal	4,264.31	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101004120	BLDG-FICA AND MEDICARE	fica	256.31	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101004120	BLDG-FICA AND MEDICARE	med	59.95	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101004121	BLDG-PERF	perf	605.53	103113015	11/30/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101004119	BLDG-HEALTH AND DENTA	ins	1,991.36	58244	12/2/2015
VEN000534	Delta Dental	APP030475	12/3/2015	101004119	BLDG-HEALTH AND DENTA	ins	76.96	58252	12/4/2015
VEN001459	North Central Co-Op	APP030618	12/8/2015	101004226	BLDG-VEHICLE GAS	Unleaded fuel for Dec	132.09		
Subtotal for ECD - Building							7,389.64		

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Fund No. Fund Name									
101 General									
Parks									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101005119	PARKS-HEALTH AND DENT	ins	12.52	58148	11/24/2015
VEN000589	Duke Energy	APP030326	11/30/2015	101005341	PARKS-ELECTRIC	17415 Oak Ridge	13.35	58238	11/30/2015
VEN000381	Cherry Street Plaza LLC	APP030329	11/30/2015	101005366	PARKS-BUILDING LEASE	Westfield Parks and Rec Mon	1,630.35	102013015	11/30/2015
VEN000381	Cherry Street Plaza LLC	APP030329	11/30/2015	101005366	PARKS-BUILDING LEASE	Increase starting in March	49.43	102013015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101005111	PARKS-SALARY	sal	7,530.63	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101005120	PARKS-FICA AND MEDICAR	fica	458.74	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101005120	PARKS-FICA AND MEDICAR	med	107.28	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101005121	PARKS-PERF	perf	1,069.34	103113015	11/30/2015
VEN000312	Busy Bee Cleaning Service	APP030373	11/24/2015	101005349	PARKS-SERVICES	Office Cleaning at Main St	260.00	58243	12/1/2015
VEN000589	Duke Energy	APP030403	12/2/2015	101005341	PARKS-ELECTRIC	2690 171st St	16.37	58246	12/2/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101005119	PARKS-HEALTH AND DENT	ins	1,338.45	58244	12/2/2015
VEN002336	Citizens Westfield	APP030442	12/3/2015	101005342	PARKS-WATER/SEWER	Parks	1,491.10		
VEN000534	Delta Dental	APP030475	12/3/2015	101005119	PARKS-HEALTH AND DENT	ins	103.76	58252	12/4/2015
VEN002336	Citizens Westfield	APP030481	12/7/2015	101005342	PARKS-WATER/SEWER	Parks	204.12		
VEN000942	Imagery LLC	APP030490	12/7/2015	101005337	PARKS-PRINTING	Name badges	59.96		
VEN002123	Westfield-Washington Schools	APP030540	12/7/2015	101005360	PARKS-VEHICLE REPAIR	Fleet maint June - Oct	38.42		
VEN000405	Citizens Energy Group	APP030613	12/8/2015	101005328	PARKS- GAS HEAT	Main St	39.85		
VEN001459	North Central Co-Op	APP030618	12/8/2015	101005226	PARKS-VEHICLE GAS	Unleaded fuel for Dec	20.69		
Subtotal for Parks							14,444.36		

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Fund No. Fund Name									
101	General								
	Informatics								
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101007119	IT-HEALTH AND DENTAL	ins	18.78	58148	11/24/2015
VEN001274	M J Insurance	APP030288	11/25/2015	101007122	IT-WORKERS' COMP	Adding code	378.00	58235	11/25/2015
VEN003902	Oscar Winski Co	APP030355	11/30/2015	101007451	IT-COMPUTER/EQUIP	Recycling	83.58		
VEN000697	Finley and Cook	APP030356	11/30/2015	101007389	IT-SOFTWARE LICENSING	Jet Reports	1,005.60		
VEN000345	Cave and Company Printing	APP030358	11/30/2015	101007337	IT-PRINTING	Business cards	146.79		
VEN001537	Payroll	APP030367	11/30/2015	101007111	IT-SALARY	sal	31,433.98	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101007120	IT-FICA AND MEDICARE	fica	1,895.94	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101007120	IT-FICA AND MEDICARE	med	443.41	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101007121	IT-PERF	perf	1,907.64	103113015	11/30/2015
VEN000796	Govconnection	APP030382	12/2/2015	101007451	IT-COMPUTER/EQUIP	Replacement Desktops for W	8,581.80		
VEN000796	Govconnection	APP030384	12/2/2015	101007389	IT-SOFTWARE LICENSING		2,827.34		
VEN000796	Govconnection	APP030385	12/2/2015	101007451	IT-COMPUTER/EQUIP	Misc Patch Cables / KVM for	63.22		
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101007119	IT-HEALTH AND DENTAL	ins	5,223.25	58244	12/2/2015
VEN000534	Delta Dental	APP030475	12/3/2015	101007119	IT-HEALTH AND DENTAL	ins	357.44	58252	12/4/2015
VEN002213	Open Control Systems	APP030506	12/7/2015	101007451	IT-COMPUTER/EQUIP	DataCenter Backup Cooling U	41,089.04		
VEN002123	Westfield-Washington Schools	APP030540	12/7/2015	101007360	IT-VEHICLE REPAIR	Fleet maint June - Oct	60.80		
VEN002097	Westfield Chamber Of Commerce	APP030542	12/7/2015	101007347	IT-PROMOTION	November Chamber Luncheo	15.00		
VEN002213	Open Control Systems	APP030548	12/7/2015	101007451	IT-COMPUTER/EQUIP	Datacenter Humidification Ca	1,400.00		
VEN000037	Adam Green	APP030549	12/7/2015	101007451	IT-COMPUTER/EQUIP	Hardware	649.00		
VEN002012	U.S. Bank Equipment Finance	APP030550	12/7/2015	101007337	IT-PRINTING	Copy machine rental TF	87.72		
VEN002012	U.S. Bank Equipment Finance	APP030551	12/7/2015	101007337	IT-PRINTING	Copy machine rental	1,315.74		
VEN001459	North Central Co-Op	APP030618	12/8/2015	101007226	IT-VEHICLE GAS	Unleaded fuel for Dec	87.29		
VEN002044	Van Ausdall and Farrar	APP030658	12/8/2015	101007337	IT-PRINTING	Click charges for Oct	896.38		
	Subtotal for Informatics						99,967.74		

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Fund No. Fund Name									
101	General								
Clerk Treasurer									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101008119	CT-HEALTH AND DENTAL	ins	18.78	58148	11/24/2015
VEN004297	ADP-Payroll	APP030322	11/30/2015	101008331	CT-CONSULTING	Processing charges etime	2,223.81	101113015	11/30/2015
VEN004297	ADP-Payroll	APP030322	11/30/2015	101008331	CT-CONSULTING	Processing charges for period	856.64	101113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101008111	CT-SALARY	sal	20,375.97	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101008120	CT-FICA AND MEDICARE	fica	1,224.30	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101008120	CT-FICA AND MEDICARE	med	286.32	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101008121	CT-PERF	perf	1,676.09	103113015	11/30/2015
VEN004297	ADP-Payroll	APP030404	12/2/2015	101008331	CT-CONSULTING	Processing charges for period	559.20		
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101008119	CT-HEALTH AND DENTAL	ins	2,872.78	58244	12/2/2015
VEN000534	Delta Dental	APP030475	12/3/2015	101008119	CT-HEALTH AND DENTAL	ins	314.13	58252	12/4/2015
VEN001000	Indianapolis Star	APP030486	12/7/2015	101008338	CT-LEGAL NOTICES	Change of meeting notice	13.23		
VEN001637	Ray's Trash Service	APP030487	12/7/2015	101008349	CT-SERVICES	Purging	552.80		
VEN000697	Finley and Cook	APP030521	12/7/2015	101008331	CT-CONSULTING	2014 Audit Assist	902.50		
VEN000697	Finley and Cook	APP030521	12/7/2015	101008331	CT-CONSULTING	2014 Assist	1,520.00		
VEN004297	ADP-Payroll	APP030522	12/7/2015	101008331	CT-CONSULTING	Processing charges for period	1,120.47		
Subtotal for Clerk Treasurer							34,517.02		
Mayor									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101009119	MAYOR-HEALTH AND DENT	ins	3.13	58148	11/24/2015
VEN001537	Payroll	APP030367	11/30/2015	101009111	MAYOR-SALARY	sal	4,161.55	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101009120	MAYOR- FICA AND MEDICA	fica	253.35	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101009120	MAYOR- FICA AND MEDICA	med	59.25	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101009121	MAYOR-PERF	perf	590.94	103113015	11/30/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101009119	MAYOR-HEALTH AND DENT	ins	685.55	58244	12/2/2015
VEN000534	Delta Dental	APP030475	12/3/2015	101009119	MAYOR-HEALTH AND DENT	ins	50.16	58252	12/4/2015
VEN004354	Cari Hahn	APP030535	12/7/2015	101009347	MAYOR-PROMOTIONS	Fire station cookies	17.17		
VEN002029	URBAN LAND INSTITUTE	APP030538	12/7/2015	101009347	MAYOR-PROMOTIONS	Public Sector Member reg	30.00		
VEN001237	Legacy Fund	APP030539	12/7/2015	101009347	MAYOR-PROMOTIONS	2015 Legacy Fund 24	500.00		
VEN002097	Westfield Chamber Of Commerce	APP030542	12/7/2015	101009347	MAYOR-PROMOTIONS	November Chamber Luncheon	60.00		
Subtotal for Mayor							6,411.10		

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Fund No. Fund Name									
101	General								
City Council									
VEN002097	Westfield Chamber Of Commerce	APP030542	12/7/2015	101010347	CITY COUNCIL-PROMOTION	November Chamber Luncheo	75.00		
VEN001475	Office 360	APP030543	12/7/2015	101010349	CITY COUNCIL-SERVICES	Council members name plate	19.26		
Subtotal for City Council							94.26		
Public Works									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101013119	PW-HEALTH AND DENTAL	ins	106.42	58148	11/24/2015
VEN000345	Cave and Company Printing	APP030353	11/30/2015	101013223	PW-OFFICE SUPPLIES	Envelopes	291.40		
VEN001537	Payroll	APP030367	11/30/2015	101013111	PW-SALARY	sal	64,717.45	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101013120	PW-FICA AND MEDICARE	fica	3,778.58	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101013120	PW-FICA AND MEDICARE	med	883.71	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101013121	PW-PERF	perf	8,926.67	103113015	11/30/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101013119	PW-HEALTH AND DENTAL	ins	24,418.67	58244	12/2/2015
VEN001367	Midwest Toxicology Servic	APP030457	12/3/2015	101013349	CONTRACTUAL SERVICES	Alcohol and drug testing	108.34		
VEN000534	Delta Dental	APP030475	12/3/2015	101013119	PW-HEALTH AND DENTAL	ins	2,152.04	58252	12/4/2015
VEN002336	Citizens Westfield	APP030480	12/7/2015	101013342	PW-WATER/SEWER	City Services	678.03		
VEN002336	Citizens Westfield	APP030482	12/7/2015	101013342	PW-WATER/SEWER	1438 151st	65.40		
VEN000030	Ace-Pak Products	APP030497	12/7/2015	101013224	PW-OPERATING SUPPLIES	Toilet tissue	224.92		
VEN000487	Custom Touch Irrigation	APP030523	12/7/2015	101013349	CONTRACTUAL SERVICES	Irrigation System Analysis 161	550.00		
VEN002097	Westfield Chamber Of Commerce	APP030542	12/7/2015	101013347	PW-PROMOTIONS	November Chamber Luncheo	15.00		
VEN000589	Duke Energy	APP030615	12/8/2015	101013341	PW-ELECTRIC	INDOT 16098 Westfield Blvd	18.38		
VEN000589	Duke Energy	APP030615	12/8/2015	101013341	PW-ELECTRIC	Mill St	40.56		
Subtotal for Public Works							106,975.57		

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Fund No.	Fund Name									
101	General									
	Communications									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101020119	COMM-INSURANCE	ins	9.39	58148	11/24/2015	
VEN001537	Payroll	APP030367	11/30/2015	101020111	COMM-SALARY	sal	7,018.25	103113015	11/30/2015	
VEN001537	Payroll	APP030367	11/30/2015	101020120	COMM-FICA	fica	421.43	103113015	11/30/2015	
VEN001537	Payroll	APP030367	11/30/2015	101020120	COMM-FICA	med	98.56	103113015	11/30/2015	
VEN001537	Payroll	APP030367	11/30/2015	101020121	COMM-PERF	perf	778.12	103113015	11/30/2015	
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101020119	COMM-INSURANCE	ins	1,926.07	58244	12/2/2015	
VEN000942	Imagery LLC	APP030455	12/3/2015	101020347	COMM-PROMOTIONS	Jacket	106.65			
VEN000345	Cave and Company Printing	APP030456	12/3/2015	101020337	COMM-PRINTING	State of the City	293.20			
VEN004382	Wilkinson Bros	APP030458	12/3/2015	101020347	COMM-PROMOTIONS	Illustrated map grand park	4,000.00			
VEN003995	Prestige Performance II Inc	APP030459	12/3/2015	101020337	COMM-PRINTING	Activity Pad	459.18			
VEN003995	Prestige Performance II Inc	APP030459	12/3/2015	101020337	COMM-PRINTING	Welcome logo pen	2,072.20			
VEN000534	Delta Dental	APP030475	12/3/2015	101020119	COMM-INSURANCE	ins	144.81	58252	12/4/2015	
VEN002097	Westfield Chamber Of Commerce	APP030542	12/7/2015	101020347	COMM-PROMOTIONS	November Chamber Luncheon	60.00			
VEN002202	Keller Interactive Media	APP030635	12/8/2015	101020331	COMM- CONSULT	Nov Hosting	25.00			
VEN002202	Keller Interactive Media	APP030635	12/8/2015	101020331	COMM- CONSULT	Dec Hosting	25.00			
VEN002202	Keller Interactive Media	APP030635	12/8/2015	101020331	COMM- CONSULT	Westfield Welcome Work Mic	1,147.50			
VEN000480	CSI Signs	APP030636	12/8/2015	101020337	COMM-PRINTING	GP Logo for steel beam	337.04			
VEN003995	Prestige Performance II Inc	APP030637	12/8/2015	101020347	COMM-PROMOTIONS	Ornaments	268.35			
VEN000942	Imagery LLC	APP030638	12/8/2015	101020337	COMM-PRINTING	Soccer and Baseballs	2,087.68			
VEN003356	Workplace Dynamics	APP030639	12/8/2015	101020331	COMM- CONSULT	Management Intelligence	2,680.00			
Subtotal for Communications							23,958.43			

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Fund No.	Fund Name								
101	General								
Customer Service									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101021119	CUST SERVICE- INSURANC	ins	15.65	58148	11/24/2015
VEN001537	Payroll	APP030367	11/30/2015	101021111	CUST SERVICE- SAL	sal	8,516.94	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101021120	CUSTOMER SERV- FICA ME	fica	506.51	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101021120	CUSTOMER SERV- FICA ME	med	118.45	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101021121	CUSTOMER SERV- PERF	perf	1,209.40	103113015	11/30/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101021119	CUST SERVICE- INSURANC	ins	3,623.62	58244	12/2/2015
VEN000534	Delta Dental	APP030475	12/3/2015	101021119	CUST SERVICE- INSURANC	ins	373.95	58252	12/4/2015
VEN000942	Imagery LLC	APP030489	12/7/2015	101021347	CUST SERV- PROMO	Apparel	680.47		
VEN002097	Westfield Chamber Of Commerce	APP030542	12/7/2015	101021347	CUST SERV- PROMO	November Chamber Luncheon	30.00		
VEN000345	Cave and Company Printing	APP030555	12/7/2015	101021337	CUSTOMER SERV-PRINTIN	Business cards Hahn	48.93		
Subtotal for Customer Service							15,123.92		
Human Resources									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	101022119	HR- INSURANCE	ins	6.26	58148	11/24/2015
VEN001537	Payroll	APP030367	11/30/2015	101022111	HR - SAL	sal	4,061.09	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101022120	HR- FICA MED	fica	236.21	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101022120	HR- FICA MED	med	55.24	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	101022121	HR - PERF	perf	576.68	103113015	11/30/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	101022119	HR- INSURANCE	ins	1,371.10	58244	12/2/2015
VEN000534	Delta Dental	APP030475	12/3/2015	101022119	HR- INSURANCE	ins	100.32	58252	12/4/2015
Subtotal for Human Resources							6,406.90		
Subtotal for Fund 101 General							640,203.51		

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Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
Public Works									
VEN001716	Runyon Equipment Rental	APP030354	11/30/2015	201013476	MVH-EQUIP LEASES	Light plant 4 head	230.00		
VEN001716	Runyon Equipment Rental	APP030484	12/7/2015	201013472	MVH-EQUIP	Grand Park sun shade	610.00		
VEN003839	Harding Materials Inc	APP030491	12/7/2015	201013231	MVH-SUBGRADE MATERIAL	Patching	38.09		
VEN001622	Quality Truck and Trailer	APP030492	12/7/2015	201013345	MVH-EQUIP REPAIR	Sterling	174.95		
VEN001778	Shelby Materials	APP030494	12/7/2015	201013231	MVH-SUBGRADE MATERIAL	Gravel	213.00		
VEN004137	Synovia Solutions	APP030495	12/7/2015	201013349	MVH-SERVICES	lease invoice for GPS	2,448.00		
VEN000879	Heritage-crystal Clean	APP030496	12/7/2015	201013349	MVH-SERVICES	Solids pick up	658.44		
VEN002706	KJM Trucking Inc	APP030498	12/7/2015	201013231	MVH-SUBGRADE MATERIAL	171st Street	5,953.29		
VEN000589	Duke Energy	APP030518	12/7/2015	201013341	MVH-ELECTRIC	Farr Hills	123.92		
VEN002123	Westfield-Washington Schools	APP030540	12/7/2015	201013226	MVH-VEHICLE GAS/ SUPPLI	Diesel fuel from school June -	3,410.42		
VEN002123	Westfield-Washington Schools	APP030540	12/7/2015	201013360	MVH-VEHICLE REPAIR	Fleet maint June - Oct	651.79		
VEN001384	Milestone Contractors LLP	APP030571	12/8/2015	201013231	MVH-SUBGRADE MATERIAL	Surface	209.19		
VEN001731	Sagamore Ready Mix LLC	APP030572	12/8/2015	201013231	MVH-SUBGRADE MATERIAL	151st Market Center	475.50		
VEN001731	Sagamore Ready Mix LLC	APP030572	12/8/2015	201013231	MVH-SUBGRADE MATERIAL	151st Market Center	534.75		
VEN001459	North Central Co-Op	APP030618	12/8/2015	201013226	MVH-VEHICLE GAS/ SUPPLI	Unleaded fuel for Dec	4,554.10		
VEN000405	Citizens Energy Group	APP030640	12/8/2015	201013349	MVH-SERVICES	Mill	79.51		
Subtotal for Public Works							20,364.95		
Subtotal for Fund 201 Motor Vehicle Highway (MVH)							20,364.95		
Fund No. Fund Name									
202	Local Road and Street (LRS)								
Public Works									
VEN001778	Shelby Materials	APP030493	12/7/2015	202013432	LRS-SIDEWALK	Gravel	1,854.00		
VEN003771	Summit Electrical Co LLC	APP030505	12/7/2015	202013349	LRS-SERVICES	Solar Lighting Install Costs at	3,708.75		
VEN003771	Summit Electrical Co LLC	APP030505	12/7/2015	202013349	LRS-SERVICES	Added Labor Charge	560.00		
VEN000530	Delello and Sons Asphalt	APP030573	12/8/2015	202013349	LRS-SERVICES	remove & replace 3 base	5,056.50		
VEN003736	Wesco Distribution	APP030630	12/8/2015	202013349	LRS-SERVICES	Solar Lighting at 169th and C	13,500.00		
Subtotal for Public Works							24,679.25		
Subtotal for Fund 202 Local Road and Street (LRS)							24,679.25		

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Fund No. Fund Name									
203 Fire Operating									
Fire									
VEN001250	Lincoln National Life Insurance Co	APP030280	11/24/2015	203012119	FIRE-HEALTH AND DENTAL	ins	231.62	58148	11/24/2015
VEN004277	Server supply.com	APP030300	11/30/2015	203012472	FIRE-EQUIP	50% DVR Server Upgrade Ha	7,475.00		
VEN000348	CDW Government Inc	APP030301	11/30/2015	203012472	FIRE-EQUIP	50% DVR Camera Upgrade N	438.51		
VEN000903	Hoosier Fire Equipment	APP030334	11/30/2015	203012472	FIRE-EQUIP		672.60		
VEN003505	Smartstop Dry Cleaners	APP030336	11/30/2015	203012229	FIRE-UNIFORMS		50.00		
VEN000903	Hoosier Fire Equipment	APP030340	11/30/2015	203012472	FIRE-EQUIP		448.00		
VEN001637	Ray's Trash Service	APP030341	11/30/2015	203012349	FIRE-SERVICES		31.35		
VEN001537	Payroll	APP030367	11/30/2015	203012111	FIRE-SALARY	sal	198,799.59	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	203012120	FIRE-FICA AND MEDICARE	fica	11,821.08	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	203012120	FIRE-FICA AND MEDICARE	med	2,764.59	103113015	11/30/2015
VEN001537	Payroll	APP030367	11/30/2015	203012121	FIRE-PERF	perf	33,442.90	103113015	11/30/2015
VEN000052	Advantage HMO Health Plans	APP030406	12/2/2015	203012119	FIRE-HEALTH AND DENTAL	ins	50,800.76	58244	12/2/2015
VEN000633	Embroidery Plus	APP030448	12/3/2015	203012229	FIRE-UNIFORMS	hats, pants, shirts - restock	2,190.00		
VEN001376	Mike Sherley	APP030450	12/3/2015	203012334	FIRE-TRAVEL/TRAINING/SE	tolls, food - picking up L-81	17.26		
VEN001367	Midwest Toxicology Servic	APP030457	12/3/2015	203012354	FIRE-MEDICAL EXAMS/TEST	Alcohol and drug testing	280.33		
VEN000094	American Eagle Equipment	APP030460	12/3/2015	203012472	FIRE-EQUIP	2015 Chevy Tahoe Lights	3,271.59		
VEN001367	Midwest Toxicology Servic	APP030461	12/3/2015	203012354	FIRE-MEDICAL EXAMS/TEST	Drug testing	100.00		
VEN000534	Delta Dental	APP030475	12/3/2015	203012119	FIRE-HEALTH AND DENTAL	ins	4,663.80	58252	12/4/2015
VEN000796	Govconnection	APP030488	12/7/2015	203012472	FIRE-EQUIP	50% PSB Digital IP Surveillan	2,308.02		
VEN002213	Open Control Systems	APP030504	12/7/2015	203012343	FIRE-BUILDING MAINTENAN		3,987.50		
VEN000739	Frontier	APP030516	12/7/2015	203012343	FIRE-BUILDING MAINTENAN	Elevator postage machine	61.30		
VEN002336	Citizens Westfield	APP030556	12/7/2015	203012342	FIRE-WATER/SEWER	PSB water sewer	254.68		
VEN002336	Citizens Westfield	APP030557	12/7/2015	203012342	FIRE-WATER/SEWER	Sta 83 Domestic	299.34		
VEN002336	Citizens Westfield	APP030557	12/7/2015	203012342	FIRE-WATER/SEWER	Sta 83 Fire fill	110.32		
VEN000846	Hamilton County Professional	APP030558	12/7/2015	203012334	FIRE-TRAVEL/TRAINING/SE	Jason Gibbons - IAFF Class	988.96		
VEN000559	Discount Tire/America's Tire	APP030559	12/7/2015	203012360	FIRE-VEHICLE MAINT	Tires for 2013 Ram and 2012	1,657.28		
VEN001417	Napa Auto Parts	APP030560	12/7/2015	203012360	FIRE-VEHICLE MAINT	Misc. vehicle repairs	561.09		
VEN002028	UPS	APP030561	12/7/2015	203012333	FIRE-POSTAGE	shipping	9.81		
VEN002336	Citizens Westfield	APP030562	12/7/2015	203012342	FIRE-WATER/SEWER	Sta 82	188.85		
VEN000405	Citizens Energy Group	APP030614	12/8/2015	203012328	FIRE-GAS/HEAT	Sta 83	386.30		
VEN001459	North Central Co-Op	APP030618	12/8/2015	203012226	FIRE-VEHICLE GAS/SUPPLIE	Unleaded fuel for Dec	809.75		
Subtotal for Fire							329,122.18		

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Subtotal for Fund 203 Fire Operating								329,122.18			
Fund No.	Fund Name										
204	Park Impact										
	Public Works										
VEN000348	CDW Government Inc	APP030342	11/30/2015	204005349	PARK IMPACT-SERVICES	Asa Bales project	1,789.95				
	Subtotal for Public Works										1,789.95
Subtotal for Fund 204 Park Impact								1,789.95			
Fund No.	Fund Name										
206	Parks Programming/Events										
	Parks										
VEN001971	Tom Gidman	APP030328	11/30/2015	206005347	PARKS PROGRAM/PROMOT	Westfield in Lights	150.00	58240	11/30/2015		
VEN004352	Indiana Carriage	APP030330	11/30/2015	206005347	PARKS PROGRAM/PROMOT	Carriages for WIL	1,710.00	58239	11/30/2015		
VEN002205	Big Bounce Fun House Rentals LLC	APP030331	11/30/2015	206005347	PARKS PROGRAM/PROMOT	Westfield in Lights	762.00	58236	11/30/2015		
VEN001356	Michael Ottinger	APP030369	11/30/2015	206005347	PARKS PROGRAM/PROMOT	Westfield in Lights Sound & Li	1,000.00	58241	11/30/2015		
	Subtotal for Parks										3,622.00
Subtotal for Fund 206 Parks Programming/Events								3,622.00			
Fund No.	Fund Name										
264	Road and Street Improvement (Road Impact)										
	Public Works										
VEN001710	RQAW Corp	APP030509	12/7/2015	264013349	ROAD IMPACT-SERVICES	Towne Road PE	5,000.00				
	Subtotal for Public Works										5,000.00
Subtotal for Fund 264 Road and Street Improvement (Road Impact)								5,000.00			
Fund No.	Fund Name										
268	Emergency Medical and Equip										
	Fire										
VEN001050	IU Health Ball Memorial Hospital	APP030335	11/30/2015	268012224	EMS-OPERATING SUPPLIES		291.70				
VEN000403	Ciproms Inc	APP030337	11/30/2015	268012349	EMS-SERVICES		1,748.92				
VEN002426	Horizon Medical Products	APP030338	11/30/2015	268012224	EMS-OPERATING SUPPLIES		84.65				
VEN000266	Bound Tree Medical	APP030339	11/30/2015	268012224	EMS-OPERATING SUPPLIES		10.05				
VEN000065	Airgas Mid America	APP030447	12/3/2015	268012224	EMS-OPERATING SUPPLIES	oxygen	23.25				
VEN001849	Stryker Sales	APP030449	12/3/2015	268012472	EMS-EQUIPMENT	SMRT Battery Pack Option x6	2,100.00				
	Subtotal for Fire										4,258.57
Subtotal for Fund 268 Emergency Medical and Equip								4,258.57			

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Fund No. Fund Name									
269	Training Facility Center								
Public Safety (Police and Fire)									
VEN000405	Citizens Energy Group	APP030327	11/30/2015	269014342	TRAINING FAC-WATER/SE	Water Consumption at TF	38.98	58237	11/30/2015
VEN000434	Comcast Cable	APP030401	12/2/2015	269014350	TRAINING FAC-SUBSCRIPTI	Training Facility	237.85	58245	12/2/2015
VEN000589	Duke Energy	APP030402	12/2/2015	269014341	TRAINING FAC-ELECTRIC	Fire dept	230.65	58246	12/2/2015
VEN000589	Duke Energy	APP030402	12/2/2015	269014341	TRAINING FAC-ELECTRIC	Const Temp	97.77	58246	12/2/2015
VEN002191	City of Noblesville Utilities	APP030513	12/7/2015	269014342	TRAINING FAC-WATER/SE	November sewer charges	20.33		
VEN000905	Hoosier Portable Restroom	APP030515	12/7/2015	269014349	TRAINING FAC-SERVICES		220.00		
VEN002048	Vectren	APP030517	12/7/2015	269014328	TRAINING FAC-HEAT/GAS	Training Facility	85.05		
Subtotal for Public Safety (Police and Fire)							930.63		
Subtotal for Fund 269 Training Facility Center							930.63		
Fund No. Fund Name									
301	Eastside TIF								
RDC									
VEN000186	Bank Of New York Mellon	APP030545	12/7/2015	301018280	EASTSIDE TIF DEBT SERVIC	fee tax increment rev bond 20	750.00		
Subtotal for RDC							750.00		
Subtotal for Fund 301 Eastside TIF							750.00		
Fund No. Fund Name									
313	2012 and 2013 COIT BAN Construction								
Grand Park									
VEN004261	Alpha 5 Design LLC	APP030387	12/2/2015	313015474	2012-13 COIT BAN-CONSTR	Brickman Building Architectur	3,468.67		
VEN001363	Mid-state Truck Equipment	APP030441	12/3/2015	313015474	2012-13 COIT BAN-CONSTR	Scoop Dogg 8' Snow Push Bo	1,875.00		
VEN001710	RQAW Corp	APP030574	12/8/2015	313015474	2012-13 COIT BAN-CONSTR	TreeHopper Building Design	4,125.00		
Subtotal for Grand Park							9,468.67		
Subtotal for Fund 313 2012 and 2013 COIT BAN Construction							9,468.67		

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Fund No. Fund Name									
340	GO Bond 2015 Proceeds								
	Police								
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340002332	GO BOND 2015 PD MOBILE	Police radio	72,538.86	104113015	11/30/2015
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340002473	GO BOND 2015 POLICE VEH	Police vehicle	101,744.97	104113015	11/30/2015
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340002473	GO BOND 2015 POLICE VEH	Ambulance	57,398.67	104113015	11/30/2015
VEN000495	D and R Electronics	APP030451	12/3/2015	340002332	GO BOND 2015 PD MOBILE	Motorola	905.00		
VEN000094	American Eagle Equipment	APP030452	12/3/2015	340002332	GO BOND 2015 PD MOBILE	Install radios	8,277.00		
VEN000312	Motorola Solutions	APP030453	12/3/2015	340002332	GO BOND 2015 PD MOBILE	Radios	143,019.90		
VEN001206	L3 Mobile-Vision	APP030454	12/3/2015	340002332	GO BOND 2015 PD MOBILE	Radios	132,839.25		
	Subtotal for Police						516,723.65		
	Fire								
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340012332	GO BOND 2015 FIRE MOBIL	Fire radio	110,118.09	104113015	11/30/2015
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340012473	GO BOND 2015 FIRE VEH LE	2010 Pumper	179,559.15	104113015	11/30/2015
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340012473	GO BOND 2015 FIRE VEH LE	2013 Ambulance	94,113.66	104113015	11/30/2015
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340012473	GO BOND 2015 FIRE VEH LE	2012 Ladder Truck	700,696.25	104113015	11/30/2015
	Subtotal for Fire						1,084,487.15		
	Public Works								
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340013332	GO BOND 2015 PW MOBILE	PW radio	5,804.63	104113015	11/30/2015
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340013473	GO BOND 2015 PW VEH LE	PW truck	106,556.60	104113015	11/30/2015
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340013476	GO BOND 2015 PW EQUIP L	PW Sweeper	74,769.07	104113015	11/30/2015
	Subtotal for Public Works						187,130.30		
	Communications								
VEN000373	Chase Equipment Finance Inc	APP030371	11/30/2015	340020473	GO BOND 2015 COMM VEH	Comm vehicle	10,669.61	104113015	11/30/2015
	Subtotal for Communications						10,669.61		
Subtotal for Fund 340 GO Bond 2015 Proceeds							1,799,010.71		
Fund No. Fund Name									
511	Facade Improvement Grant								
	Economic and Community Development								
VEN003099	Grand Junction Properties	APP030483	12/7/2015	511003349	FACADE IMPROV GRANT-S	136 North Union St	2,900.00		
	Subtotal for Economic and Community Development						2,900.00		
Subtotal for Fund 511 Facade Improvement Grant							2,900.00		

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Fund No. Fund Name									
546	Debt Service PSB Lease Rental								
	Public Safety (Police and Fire)								
VEN002032	US Bank	APP030546	12/7/2015	546014366	PSB-LEASE RENTAL PYMT	psb lease	271,000.00		
	Subtotal for Public Safety (Police and Fire)						271,000.00		
	Subtotal for Fund 546 Debt Service PSB Lease Rental						271,000.00		

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Fund No. Fund Name									
640 Sports Campus Operating									
Grand Park									
VEN001469	O W Krohn and Associates	APP030265	11/20/2015	640015349	SPORTS CAMPUS-SERVICE	Services for Aug	290.00	1172	11/24/2015
VEN002336	Citizens Westfield	APP030563	12/8/2015	640015341	SPORTS CAMPUS-ELECTRI	General	135.52		
VEN002336	Citizens Westfield	APP030563	12/8/2015	640015341	SPORTS CAMPUS-ELECTRI	General	121.76		
VEN002336	Citizens Westfield	APP030563	12/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Field	365.28		
VEN002336	Citizens Westfield	APP030563	12/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Diam	487.04		
VEN002336	Citizens Westfield	APP030563	12/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Field	449.14		
VEN002336	Citizens Westfield	APP030563	12/8/2015	640015341	SPORTS CAMPUS-ELECTRI	Diam	552.62		
VEN000733	Freije Engineered Solutions Co	APP030564	12/8/2015	640015343	SPORTS CAMPUS-BLDG MA	clogged drains	272.50		
VEN001637	Ray's Trash Service	APP030565	12/8/2015	640015343	SPORTS CAMPUS-BLDG MA	711 E 191st St 10/30 11/2	593.43		
VEN002097	Westfield Chamber Of Commerce	APP030566	12/8/2015	640015224	SPORTS CAMPUS-OPERATI	November Chamber luncheon	45.00		
VEN002228	Indiana Sports Properties	APP030567	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Services for Dec	21,500.00		
VEN002228	Indiana Sports Properties	APP030568	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	GP Sales commission for Nov	4,366.11		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Field mowing	51,558.00		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Field marking	16,247.50		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Field irrig	7,533.75		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Field syn	2,992.00		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Common area maint irrig field	1,229.90		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Common area maint irrig dia	1,280.10		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Common area maint field	14,581.67		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Common area maint diam	15,176.83		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Janitorial	14,803.18		
VEN001912	The Brickman Group	APP030569	12/8/2015	640015349	SPORTS CAMPUS-SERVICE	Janitorial	19,622.82		
VEN000739	Frontier	APP030616	12/8/2015	640015224	SPORTS CAMPUS-OPERATI	711 E 191st Diam	209.06		
VEN000739	Frontier	APP030616	12/8/2015	640015224	SPORTS CAMPUS-OPERATI	5 E 191st Field	219.49		
Subtotal for Grand Park							174,632.70		
Subtotal for Fund 640 Sports Campus Operating							174,632.70		

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Vendor No.	Buy-From Vendor Name								
Fund No.	Fund Name								
641	Supplemental Reserv								
Administration									
VEN000485	Current Publishing	APP030524	12/7/2015	641001349	SUPPLE RESERV CONTR S	Census	650.00		
VEN000739	Frontier	APP030641	12/8/2015	641001349	SUPPLE RESERV CONTR S	Census	601.46		
Subtotal for Administration							1,251.46		
Subtotal for Fund 641 Supplemental Reserv							1,251.46		

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Fund No. Fund Name									
701	Payroll								
Clerk Treasurer									
VEN001550	PERF	APP030277	11/23/2015	701008133	PAYROLL-PERF	civilian perf	35,868.01	108112315	11/23/2015
VEN000008	77 Police and Fire Fund	APP030278	11/23/2015	701008133	PAYROLL-PERF	non civilian perf	48,783.99	101112315	11/23/2015
VEN002177	Indiana Members Credit Union	APP030279	11/23/2015	701008930	PAYROLL-INS. DED	hsa	220.68	16427	11/23/2015
VEN001098	Jeff Gilliam	APP030292	11/24/2015	701008930	PAYROLL-INS. DED	hsa refund/ overpay	133.07	16430	11/25/2015
VEN001100	Jeff Swiatkowski	APP030293	11/24/2015	701008930	PAYROLL-INS. DED	hsa refund/ overpay	300.02	16431	11/25/2015
VEN002177	Indiana Members Credit Union	APP030294	11/24/2015	701008930	PAYROLL-INS. DED	hsa	141.34	16429	11/25/2015
VEN001736	Sam Peterson	APP030295	11/24/2015	701008930	PAYROLL-INS. DED	hsa refund/ overpay	225.01	16428	11/25/2015
VEN000920	Huntington National Bank	APP030364	11/30/2015	701008131	PAYROLL-EMPLOYER'S FIC	fica	31,230.09	104113015	11/30/2015
VEN000920	Huntington National Bank	APP030364	11/30/2015	701008132	PAYROLL-EMPLOYER'S ME	med	7,375.21	104113015	11/30/2015
VEN000920	Huntington National Bank	APP030364	11/30/2015	701008921	PAYROLL-FEDERAL WITHH	fed	66,937.65	104113015	11/30/2015
VEN000920	Huntington National Bank	APP030364	11/30/2015	701008922	PAYROLL-EMPLOYEE FICA	med	7,375.20	104113015	11/30/2015
VEN000920	Huntington National Bank	APP030364	11/30/2015	701008922	PAYROLL-EMPLOYEE FICA	fica	31,230.17	104113015	11/30/2015
VEN000959	Indiana Dept Of Revenue	APP030365	11/30/2015	701008923	PAYROLL-STATE WITHHOL	state	16,234.62	106113015	11/30/2015
VEN000959	Indiana Dept Of Revenue	APP030365	11/30/2015	701008923	PAYROLL-STATE WITHHOL	coit	5,476.91	106113015	11/30/2015
VEN001537	Payroll	APP030368	11/30/2015	701008110	PAYROLL-NET SALARIES	net sal	364,100.83	107113015	11/30/2015
VEN000052	Advantage HMO Health Plans	APP030405	12/2/2015	701008930	PAYROLL-INS. DED	ins	6,596.43	16432	12/2/2015
VEN001117	Jim Ake	APP030423	12/3/2015	701008110	PAYROLL-NET SALARIES	payroll	2,033.10		
VEN004391	Christopher Woodward	APP030424	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	358.82		
VEN001169	Kenneth Kingshill	APP030425	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	357.16		
VEN004400	Robert Stokes	APP030426	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	1,934.42		
VEN003483	Robert Spratz	APP030427	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	345.28		
VEN004256	Cindy Spoljaric	APP030428	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	1,911.35		
VEN004399	Catherine Snedeker	APP030429	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	231.13		
VEN000255	Bob Smith	APP030430	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	1,661.35		
VEN004398	David Schmitz	APP030431	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	357.16		
VEN003481	Andre Maue	APP030432	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	352.20		
VEN004395	Charles Lehman	APP030433	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	1,956.23		
VEN001689	Robert Horkay	APP030434	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	2,049.80		
VEN001689	Robert Horkay	APP030435	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	325.05		
VEN001837	Steve Hoover	APP030436	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	321.05		
VEN001837	Steve Hoover	APP030437	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	1,190.77		
VEN002576	Randy Graham	APP030438	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	345.28		

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Fund No. Fund Name									
701 Payroll									
Clerk Treasurer									
VEN003118	Randell Graham	APP030439	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	231.13		
VEN003480	Nathan Day	APP030440	12/3/2015	701008110	PAYROLL-NET SALARIES	pay	353.46		
VEN000948	IN Family and Social Services Admin	APP030443	12/3/2015	701008140	PAYROLL-SUPPORT WITHH	child support	2,126.42	105120315	12/3/2015
VEN000703	Fire Fighters Credit Union	APP030444	12/3/2015	701008141	PAYROLL-UNION DUES	union dues	1,862.79	16459	12/3/2015
VEN001864	Supporting heroes	APP030445	12/3/2015	701008991	PAYROLL-MISC	contributions	120.88	16461	12/3/2015
VEN001583	Police and Firemen's Insurance	APP030446	12/3/2015	701008930	PAYROLL-INS. DED	ins	70.85	16460	12/3/2015
VEN001550	PERF	APP030462	12/3/2015	701008133	PAYROLL-PERF	civilian perf	41,345.01	109120315	12/3/2015
VEN000008	77 Police and Fire Fund	APP030463	12/3/2015	701008133	PAYROLL-PERF	non civilian perf	48,783.99	102120315	12/3/2015
VEN000163	Aul Retirement	APP030473	12/3/2015	701008931	PAYROLL-401A MATCHING-	retirement	16,265.13	103120315	12/3/2015
VEN000534	Delta Dental	APP030474	12/3/2015	701008930	PAYROLL-INS. DED	ins	2,940.39	16463	12/4/2015
VEN000058	AFLAC	APP030476	12/3/2015	701008930	PAYROLL-INS. DED	ins	8,191.98	16464	12/4/2015
Subtotal for Clerk Treasurer							760,251.41		
Subtotal for Fund 701 Payroll							760,251.41		
Fund No. Fund Name									
900 Stormwater									
Stormwater									
VEN004366	Todd Zerbe	APP030304	11/30/2015	900016370	STORMWATER-REFUND		3.76		
VEN004367	John Lawry	APP030305	11/30/2015	900016370	STORMWATER-REFUND		3.76		
VEN004368	Verl Riegsecker	APP030306	11/30/2015	900016370	STORMWATER-REFUND		5.04		
VEN004368	Verl Riegsecker	APP030306	11/30/2015	900016370	STORMWATER-REFUND	OP	141.96		
VEN004369	Josh Netherton	APP030307	11/30/2015	900016370	STORMWATER-REFUND		2.57		
VEN004248	Vera Mae Gunn	APP030308	11/30/2015	900016370	STORMWATER-REFUND		8.43		
VEN004371	Adam Flenar	APP030309	11/30/2015	900016370	STORMWATER-REFUND		3.39		
VEN004372	Corey McDole	APP030310	11/30/2015	900016370	STORMWATER-REFUND		3.76		
VEN004373	Weston Meeks	APP030311	11/30/2015	900016370	STORMWATER-REFUND		4.49		
VEN004373	Weston Meeks	APP030311	11/30/2015	900016370	STORMWATER-REFUND		4.32		
VEN004374	Benjamin Fuelbe	APP030312	11/30/2015	900016370	STORMWATER-REFUND		4.58		
VEN004375	Christina Duless	APP030313	11/30/2015	900016370	STORMWATER-REFUND		3.48		
VEN004376	Aino Indiana llc	APP030314	11/30/2015	900016370	STORMWATER-REFUND		3.94		
VEN002234	Land Collective LLC	APP030316	11/30/2015	900016309	STORM-CONSULTING FEES	Riperian Corridor Modeling by	1,120.00		
VEN004381	William Runyon	APP030343	11/30/2015	900016370	STORMWATER-REFUND		505.87		

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Fund No. Fund Name									
900	Stormwater								
	Stormwater								
VEN001146	Julie Winbun	APP030344	11/30/2015	900016370	STORMWATER-REFUND		159.34		
VEN004380	Ted and Catherine Eads	APP030345	11/30/2015	900016370	STORMWATER-REFUND	OP	180.01		
VEN004378	Barbara Senefeld	APP030346	11/30/2015	900016370	STORMWATER-REFUND		4.13		
VEN004377	Thomas Godden	APP030347	11/30/2015	900016370	STORMWATER-REFUND		4.49		
VEN004377	Thomas Godden	APP030347	11/30/2015	900016370	STORMWATER-REFUND	OP	43.17		
VEN001537	Payroll	APP030366	11/30/2015	900016111	STORM-SALARY	sal	888.00	103113015	11/30/2015
VEN001537	Payroll	APP030366	11/30/2015	900016120	STORM-FICA AND MEDICAR	fica	55.06	103113015	11/30/2015
VEN001537	Payroll	APP030366	11/30/2015	900016120	STORM-FICA AND MEDICAR	med	12.88	103113015	11/30/2015
VEN001537	Payroll	APP030366	11/30/2015	900016121	STORM-PERF	perf	126.10	103113015	11/30/2015
VEN002234	Land Collective LLC	APP030388	12/2/2015	900016309	STORM-CONSULTING FEES	Riperian Corridor Modeling by	910.00		
VEN002424	IUPPS	APP030499	12/7/2015	900016309	STORM-CONSULTING FEES	Tickets for Oct	1,017.45		
VEN000517	Daystar Directional Drilling	APP030501	12/7/2015	900016433	STORM-INFRASTRUCTURE	Provide core drill and pipe inst	200.00		
VEN000517	Daystar Directional Drilling	APP030503	12/7/2015	900016433	STORM-INFRASTRUCTURE	North Street SSD risor and cl	860.00		
VEN004421	The Townes At Noble West	APP030575	12/8/2015	900016370	STORMWATER-REFUND		1,341.54		
VEN004422	Robert Gaylor	APP030576	12/8/2015	900016370	STORMWATER-REFUND		2.66		
VEN004423	Frank Larr Jr	APP030577	12/8/2015	900016370	STORMWATER-REFUND		2.75		
VEN004424	Walter Burnham	APP030578	12/8/2015	900016370	STORMWATER-REFUND		1.47		
VEN000231	Bev Rawlings	APP030579	12/8/2015	900016370	STORMWATER-REFUND		4.03		
VEN004425	Daryl Grabowski	APP030580	12/8/2015	900016370	STORMWATER-REFUND		1.83		
VEN004426	David Marquam	APP030581	12/8/2015	900016370	STORMWATER-REFUND		3.48		
VEN004427	Ashley Quick	APP030582	12/8/2015	900016370	STORMWATER-REFUND		2.75		
VEN004428	Peter York	APP030583	12/8/2015	900016370	STORMWATER-REFUND		3.76		
VEN004429	Geo Orpha Sheet	APP030584	12/8/2015	900016370	STORMWATER-REFUND		3.03		
VEN004430	Andrew Cook	APP030585	12/8/2015	900016370	STORMWATER-REFUND		2.84		
VEN004431	Ron and Dianne Skinner	APP030586	12/8/2015	900016370	STORMWATER-REFUND		3.76		
VEN004432	Scott Kessler	APP030587	12/8/2015	900016370	STORMWATER-REFUND		1.19		
VEN004433	Daniel Coverdale	APP030588	12/8/2015	900016370	STORMWATER-REFUND		2.20		
VEN004434	Joseph and Amy Staurt	APP030589	12/8/2015	900016370	STORMWATER-REFUND		2.20		
VEN004435	Dorothy Snow	APP030590	12/8/2015	900016370	STORMWATER-REFUND		1.47		
VEN004436	Edward Koczan	APP030591	12/8/2015	900016370	STORMWATER-REFUND		2.20		
VEN004437	Dennis Porter	APP030592	12/8/2015	900016370	STORMWATER-REFUND		2.84		
VEN004438	Christopher Wright	APP030593	12/8/2015	900016370	STORMWATER-REFUND		1.93		

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Fund No. Fund Name									
900	Stormwater								
	Stormwater								
VEN004439	Byron Mayotte	APP030594	12/8/2015	900016370	STORMWATER-REFUND		3.12		
VEN004441	Blake & Kara Grider	APP030595	12/8/2015	900016370	STORMWATER-REFUND		2.84		
VEN004442	Gary Weiderhaft	APP030596	12/8/2015	900016370	STORMWATER-REFUND		1.56		
VEN004443	Tamara Sagstet	APP030597	12/8/2015	900016370	STORMWATER-REFUND		1.19		
VEN004444	Derek Cook	APP030598	12/8/2015	900016370	STORMWATER-REFUND		2.57		
VEN004445	Scott Sargent	APP030599	12/8/2015	900016370	STORMWATER-REFUND		3.67		
VEN004445	Scott Sargent	APP030599	12/8/2015	900016370	STORMWATER-REFUND	OP	5.33		
VEN004446	Brenda Kupecky	APP030601	12/8/2015	900016370	STORMWATER-REFUND		2.84		
VEN004447	D Brian Fulp	APP030602	12/8/2015	900016370	STORMWATER-REFUND	OP	208.56		
VEN004450	Mike Sherley	APP030603	12/8/2015	900016370	STORMWATER-REFUND	OP	123.54		
VEN004246	Brenda Virtue	APP030604	12/8/2015	900016370	STORMWATER-REFUND	OP	86.49		
VEN004448	Ashley Burgoyne	APP030605	12/8/2015	900016370	STORMWATER-REFUND	OP	71.89		
VEN004449	Angie Park	APP030606	12/8/2015	900016370	STORMWATER-REFUND	OP	474.38		
VEN004454	Talarha McDole	APP030607	12/8/2015	900016370	STORMWATER-REFUND		2.12		
VEN004457	Martin Keller	APP030608	12/8/2015	900016370	STORMWATER-REFUND		2.75		
VEN004456	Regina Vaugh	APP030609	12/8/2015	900016370	STORMWATER-REFUND		2.75		
VEN004452	Rob Palmer	APP030610	12/8/2015	900016370	STORMWATER-REFUND		1.40		
VEN004458	Christine Lucas	APP030611	12/8/2015	900016370	STORMWATER-REFUND		2.75		
VEN004455	Chris Reed	APP030612	12/8/2015	900016370	STORMWATER-REFUND		1.65		
Subtotal for Stormwater							8,669.31		
Subtotal for Fund 900 Stormwater							8,669.31		

Fund No. Fund Name

950 Trash

Trash									
VEN004386	Todd Zerbe	APP030304	11/30/2015	950017349	TRASH-ADM SERVICES		0.74		
VEN004386	Todd Zerbe	APP030304	11/30/2015	950017370	TRASH-REFUND		15.17		
VEN004367	John Lawry	APP030305	11/30/2015	950017349	TRASH-ADM SERVICES		0.74		
VEN004367	John Lawry	APP030305	11/30/2015	950017370	TRASH-REFUND		15.17		
VEN004368	Verl Riegsecker	APP030306	11/30/2015	950017349	TRASH-ADM SERVICES		0.99		
VEN004368	Verl Riegsecker	APP030306	11/30/2015	950017370	TRASH-REFUND		20.35		
VEN004369	Josh Netherton	APP030307	11/30/2015	950017349	TRASH-ADM SERVICES		0.50		

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Fund No. Fund Name									
950	Trash								
Trash									
VEN004369	Josh Netherton	APP030307	11/30/2015	950017370	TRASH-REFUND		10.36		
VEN004371	Adam Flenar	APP030309	11/30/2015	950017349	TRASH-ADM SERVICES		0.67		
VEN004371	Adam Flenar	APP030309	11/30/2015	950017370	TRASH-REFUND		13.69		
VEN004372	Corey McDole	APP030310	11/30/2015	950017349	TRASH-ADM SERVICES		0.74		
VEN004372	Corey McDole	APP030310	11/30/2015	950017370	TRASH-REFUND		15.17		
VEN004373	Weston Meeks	APP030311	11/30/2015	950017349	TRASH-ADM SERVICES		0.88		
VEN004373	Weston Meeks	APP030311	11/30/2015	950017370	TRASH-REFUND		18.13		
VEN004374	Benjamin Fuelbe	APP030312	11/30/2015	950017349	TRASH-ADM SERVICES		0.90		
VEN004374	Benjamin Fuelbe	APP030312	11/30/2015	950017370	TRASH-REFUND		18.50		
VEN004375	Christina Dules	APP030313	11/30/2015	950017349	TRASH-ADM SERVICES		0.68		
VEN004375	Christina Dules	APP030313	11/30/2015	950017370	TRASH-REFUND		14.06		
VEN004376	Aino Indiana Iic	APP030314	11/30/2015	950017349	TRASH-ADM SERVICES		0.77		
VEN004376	Aino Indiana Iic	APP030314	11/30/2015	950017370	TRASH-REFUND		15.91		
VEN004378	Barbara Senefeld	APP030346	11/30/2015	950017349	TRASH-ADM SERVICES		0.81		
VEN004378	Barbara Senefeld	APP030346	11/30/2015	950017370	TRASH-REFUND		16.65		
VEN004377	Thomas Godden	APP030347	11/30/2015	950017349	TRASH-ADM SERVICES		0.88		
VEN004377	Thomas Godden	APP030347	11/30/2015	950017370	TRASH-REFUND		18.13		
VEN001637	Ray's Trash Service	APP030400	12/2/2015	950017851	TRASH-RES QRTLY FEE CO		76,293.38	36141	12/2/2015
VEN004422	Robert Gaylor	APP030576	12/8/2015	950017349	TRASH-ADM SERVICES		0.52		
VEN004422	Robert Gaylor	APP030576	12/8/2015	950017370	TRASH-REFUND		10.73		
VEN004423	Frank Larr Jr	APP030577	12/8/2015	950017349	TRASH-ADM SERVICES		0.54		
VEN004423	Frank Larr Jr	APP030577	12/8/2015	950017370	TRASH-REFUND		11.10		
VEN004424	Walter Burnham	APP030578	12/8/2015	950017349	TRASH-ADM SERVICES		0.29		
VEN004424	Walter Burnham	APP030578	12/8/2015	950017370	TRASH-REFUND		5.92		
VEN000231	Bev Rawlings	APP030579	12/8/2015	950017349	TRASH-ADM SERVICES		0.79		
VEN000231	Bev Rawlings	APP030579	12/8/2015	950017370	TRASH-REFUND		16.28		
VEN004425	Daryl Grabowski	APP030580	12/8/2015	950017349	TRASH-ADM SERVICES		0.36		
VEN004425	Daryl Grabowski	APP030580	12/8/2015	950017370	TRASH-REFUND		7.40		
VEN004426	David Marquam	APP030581	12/8/2015	950017349	TRASH-ADM SERVICES		0.68		
VEN004426	David Marquam	APP030581	12/8/2015	950017370	TRASH-REFUND		14.06		
VEN004427	Ashley Quick	APP030582	12/8/2015	950017349	TRASH-ADM SERVICES		0.54		
VEN004427	Ashley Quick	APP030582	12/8/2015	950017370	TRASH-REFUND		11.10		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No. Fund Name									
950	Trash								
	Trash								
VEN004428	Peter York	APP030583	12/8/2015	950017349	TRASH-ADM SERVICES		0.74		
VEN004428	Peter York	APP030583	12/8/2015	950017370	TRASH-REFUND		15.17		
VEN004429	Geo Orpha Sheet	APP030584	12/8/2015	950017349	TRASH-ADM SERVICES		0.59		
VEN004429	Geo Orpha Sheet	APP030584	12/8/2015	950017370	TRASH-REFUND		12.21		
VEN004430	Andrew Cook	APP030585	12/8/2015	950017349	TRASH-ADM SERVICES		0.56		
VEN004430	Andrew Cook	APP030585	12/8/2015	950017370	TRASH-REFUND		11.47		
VEN004431	Ron and Dianne Skinner	APP030586	12/8/2015	950017349	TRASH-ADM SERVICES		0.74		
VEN004431	Ron and Dianne Skinner	APP030586	12/8/2015	950017370	TRASH-REFUND		15.17		
VEN004432	Scott Kessler	APP030587	12/8/2015	950017349	TRASH-ADM SERVICES		0.23		
VEN004432	Scott Kessler	APP030587	12/8/2015	950017370	TRASH-REFUND		4.81		
VEN004433	Daniel Coverdale	APP030588	12/8/2015	950017349	TRASH-ADM SERVICES		0.43		
VEN004433	Daniel Coverdale	APP030588	12/8/2015	950017370	TRASH-REFUND		8.88		
VEN004434	Joseph and Amy Staurt	APP030589	12/8/2015	950017349	TRASH-ADM SERVICES		0.43		
VEN004434	Joseph and Amy Staurt	APP030589	12/8/2015	950017370	TRASH-REFUND		8.88		
VEN004435	Dorothy Snow	APP030590	12/8/2015	950017349	TRASH-ADM SERVICES		0.29		
VEN004435	Dorothy Snow	APP030590	12/8/2015	950017370	TRASH-REFUND		5.92		
VEN004436	Edward Koczan	APP030591	12/8/2015	950017349	TRASH-ADM SERVICES		0.43		
VEN004436	Edward Koczan	APP030591	12/8/2015	950017370	TRASH-REFUND		8.88		
VEN004437	Dennis Porter	APP030592	12/8/2015	950017349	TRASH-ADM SERVICES		0.56		
VEN004437	Dennis Porter	APP030592	12/8/2015	950017370	TRASH-REFUND		11.47		
VEN004438	Christopher Wright	APP030593	12/8/2015	950017349	TRASH-ADM SERVICES		0.38		
VEN004438	Christopher Wright	APP030593	12/8/2015	950017370	TRASH-REFUND		7.77		
VEN004439	Byron Mayotte	APP030594	12/8/2015	950017349	TRASH-ADM SERVICES		0.61		
VEN004439	Byron Mayotte	APP030594	12/8/2015	950017370	TRASH-REFUND		12.58		
VEN004441	Blake & Kara Grider	APP030595	12/8/2015	950017349	TRASH-ADM SERVICES		0.56		
VEN004441	Blake & Kara Grider	APP030595	12/8/2015	950017370	TRASH-REFUND		11.47		
VEN004442	Gary Weiderhaft	APP030596	12/8/2015	950017349	TRASH-ADM SERVICES		0.31		
VEN004442	Gary Weiderhaft	APP030596	12/8/2015	950017370	TRASH-REFUND		6.29		
VEN004443	Tamara Sagstet	APP030597	12/8/2015	950017349	TRASH-ADM SERVICES		0.23		
VEN004443	Tamara Sagstet	APP030597	12/8/2015	950017370	TRASH-REFUND		4.81		
VEN004444	Derek Cook	APP030598	12/8/2015	950017349	TRASH-ADM SERVICES		0.50		
VEN004444	Derek Cook	APP030598	12/8/2015	950017370	TRASH-REFUND		10.36		

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Buy-From Vendor No.	Buy-From Vendor Name	Invoice No.	Date	G/L Acct.	G/L Account Name	Description	Amount	Check No.	Check Date
Fund No.	Fund Name								
950	Trash								
	Trash								
VEN004445	Scott Sargent	APP030599	12/8/2015	950017349	TRASH-ADM SERVICES		0.72		
VEN004445	Scott Sargent	APP030599	12/8/2015	950017370	TRASH-REFUND		14.80		
VEN004446	Brenda Kupecky	APP030601	12/8/2015	950017349	TRASH-ADM SERVICES		0.56		
VEN004446	Brenda Kupecky	APP030601	12/8/2015	950017370	TRASH-REFUND		11.47		
VEN004454	Talarha McDoie	APP030607	12/8/2015	950017349	TRASH-ADM SERVICES		0.41		
VEN004454	Talarha McDoie	APP030607	12/8/2015	950017370	TRASH-REFUND		8.52		
VEN004457	Martin Keller	APP030608	12/8/2015	950017349	TRASH-ADM SERVICES		0.54		
VEN004457	Martin Keller	APP030608	12/8/2015	950017370	TRASH-REFUND		11.10		
VEN004456	Regina Vaugh	APP030609	12/8/2015	950017349	TRASH-ADM SERVICES		0.54		
VEN004456	Regina Vaugh	APP030609	12/8/2015	950017370	TRASH-REFUND		10.10		
VEN004452	Rob Palmer	APP030610	12/8/2015	950017349	TRASH-ADM SERVICES		8.51		
VEN004458	Christine Lucas	APP030611	12/8/2015	950017349	TRASH-ADM SERVICES		0.54		
VEN004458	Christine Lucas	APP030611	12/8/2015	950017370	TRASH-REFUND		11.10		
VEN004455	Chris Reed	APP030612	12/8/2015	950017349	TRASH-ADM SERVICES		0.32		
VEN004455	Chris Reed	APP030612	12/8/2015	950017370	TRASH-REFUND		6.66		
	Subtotal for Trash						76,823.90		
	Subtotal for Fund 950 Trash						76,823.90		
	Posted Invoices Total						4,750,681.51		

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
701	Payroll						
	Clerk Treasurer						
VEN002177	Indiana Members Credit Union	ACP000704	11/23/2015	701008930	Payroll-Ins. Ded	Payroll-Ins. Ded	220.68
	Subtotal for						220.68
Subtotal by Fund 701 Payroll							220.68
Credit Memo Total							220.68

Policy: PK 01-11
Policy Title: Westfield Parks & Recreation Special Event Policy
Policy Purpose: Establish Non-Park Special Event Protocol
Implementation Date: March 1, 2011
Revision Date: ~~January 1, 2016~~

CITY OF WESTFIELD
PARKS AND RECREATION DEPARTMENT
NON-CITY SPONSORED ~~SPECIAL~~ EVENT POLICY

Commented [MJ1]:

Public Rental

A. Purpose and Intent

1. The Westfield Parks and Recreation Department assists in bringing group events to Westfield that contribute to the community's quality of life. In the continuing efforts by the City to provide the public with quality recreational choices in well maintained, clean, and safe parks, Westfield has developed the following standard operating procedures to review requests for Special Events to be held in the City Parks.
2. Park facilities may be made available for non park related uses consistent with the policies herein and subject to availability.

B. Definition

1. ~~Special~~ Event.

"~~Special~~ Event" means a group activity including, but not limited to, a performance, meeting, assembly, contest, exhibit, ceremony, parade, athletic competition, reading, or picnic involving more people than an individual shelter rental could accommodate or a group activity in which a specific park space is requested to be reserved. ~~Special~~ Events are not defined as casual park use by visitors or tourists, or individual shelter rental.

C. Uses

1. Priority shall be given to groups and individuals whose request reflects significant community interest and general value. The Westfield Parks Director or his/her designee will review and balance each request. The Westfield Parks Director or designee reserves the right to refuse rental/use.
2. Applicants wishing to use the park facilities shall meet requirements as outlined in the Eligible User Groups as developed by the Westfield Parks and Recreation Department.

C. Consideration

1. Scheduling priority will be given according to the order indicated below with Group 1 having the first priority and Group 4 having the last. Scheduling will be on a first come, first served basis within a group. A Group 1 organization may bump a lower priority group with a one month or greater notification.
2. In order to recover some of the costs associated with ~~special~~-events, ~~Special~~-Event Public Safety and Maintenance Fees may be charged.
3. The Westfield Parks Director reserves the right to waive rental fees.
4. Facilities shall be available for only non profit uses. Any exceptions shall be at the sole discretion of the Westfield Parks Director or designee and shall be evaluated by the benefit to the public.
5. In an emergency, the Parks Department shall cooperate with recognized state or federal agencies in the use of all park facilities without charge, superceding all other scheduled events and uses.
6. ~~Special~~-Events such as weddings or funerals shall be scheduled under exceptional conditions and as schedules allow.
7. City employees wishing to host a special event other than a shelter rental for individual use will adhere to this same policy.

F. Eligible User Groups

Group 1: Direct City Related Activities E.g. City Department meetings, classes, special events, or activities	No Rental Fee No Maintenance Fee No Public Safety Fee
Group 2: Joint Sponsored Events E.g. DWA, Washington Township Parks Department, Hamilton County Parks Department, Schools and Education Foundation, Library	No Rental Fee No Maintenance Fee No Public Safety Fee
Group 3: Civic and Service Organizations, Non-Profits E.g. Scouts, 4-H Clubs, Youth Athletics, Youth Organizations, Rotary, Lions, Kiwanis, Churches, Chamber of Commerce, Program Providers , other Community Groups	Rental Fee Maintenance Fee Public Safety Fee (if necessary)
Group 4: Private Businesses, Organizations, and Citizens Acceptable events will be determined by Parks & Recreation Director	Rental Fee Maintenance Fee Public Safety Fee (if necessary)

2. The requesting party shall protect and hold harmless the City of Westfield and its **elected officials, employees, staff and representatives, and each of them**, from any and all claims, suits, liabilities, damages or causes of action of any kind, provided such person was acting in the discharge of his/her duties.

I. Rules and Regulations

1. Applicants shall comply with all Rules of Park Operations set forth in – Ordinance 10-28 PK 02-11. A copy is posted on the Parks Department webpage and is available upon request.
2. Holders of permits shall confine their use strictly to the specific area approved and will not be permitted to use any other space, equipment or apparatus unless it is approved in the application.
3. The applicant and his/her organization shall be held strictly accountable for complying with the rules and regulations that govern use of the City Parks, and shall be responsible for damages, losses, or accidents, which might occur while the organization is using the site. If proper care is not exercised, the continued use of the City Parks may be denied.
4. The sponsoring organization must provide adequate supervision and must ensure visitors use only the areas approved for rental/use. The organization will also provide all necessary supporting personnel such as medical personnel, parking attendants, set up and cleanup crews. A Public Safety fee may be charged if these services are deemed necessary to be provided by the City.
5. It is the sole responsibility of the user to secure additional trash receptacles or have trash hauled away if park containers will not accommodate the needs of the event. Trash that is not disposed of properly or overfills a receptacle may result in a loss of deposit. The Westfield Parks and Recreation Administration will determine if the size of the event requires a rental of an outside dumpster. Dumpsters are only to be placed in designated areas approved by the Westfield Parks and Recreation Administration.
6. The sponsoring organization is required to provide portable restrooms if the special event will have attendance of over 500 persons. The requirement is one portable restroom per 500 attendees. At least one in every three rented must be handicap accessible. Delivery must be at the latest date and time possible prior to the event and removed from Park property no later than 24 hours after the event. Westfield Parks and Recreation Department is not responsible for any damage to portable restrooms. Portable restrooms are to be placed only in designated areas approved by Westfield Parks and Recreation Administration. Vendors are responsible for any water supply hoses.

19. Failure to comply with these rules and regulation will be sufficient reason to cancel future privileges.

20. No Park Facility may be used for a special event without the presence of a City representative.

J. Fees and Charges

1. See Exhibit A.

Titled: CITY OF WESTFIELD PARKS AND RECREATION DEPARTMENT
SPECIAL EVENT FEES AND CHARGES

Council Circle with Fire Pit, Fire Host (park staff), wood and fuel for fire, fire maintenance and extinguishing of fire, trail connection to Midland Trace Trail, 2-5-year old playground, 5-12 year old playground, drinking fountain, permanent grill, paved parking (eight spaces) and additional parking at the City Services Center.

Old Friends Cemetery Park (302 S. Union Street) \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged.

Amenities include: 1834 Historical Friends (Quaker) Cemetery in a beautiful serene setting in the heart of downtown Westfield, plaza, gazebo, Martha Doan Memorial Garden, stoned walkways, interpretive signage that shares Westfield's story, benches, drinking fountain, bike racks, adjacent to the Midland Trace Trail and Grand Junction Trail across the street.

Monon Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: 12-foot paved asphalt trails with two-foot stone shoulders, drinking fountain, benches, Greyhound Pass Trail Head (1155 E. Greyhound Pass) with parking, bike racks and restrooms, connection to Carmel/Indy Monon Trail and the Midland Trace Trail.

Midland Trace Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: Three sections of the trail now open (Carey Road to Union Street; Oak Ridge Road to Quaker Park and Springmill Road toward Ditch); 12-foot paved asphalt trails with two-foot stone shoulders, drinking fountains, benches, bike racks, connections to Simon Moon Park, Old Friends Cemetery Park, Grand Junction Trail/Natalie Wheeler Trail, Downtown Westfield and Quaker Park; parking available at Simon Moon Park and Quaker Park.

Grand Junction Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: 10-foot paved asphalt/brick trail with granite shoulder, benches, landscaping and bio-swales; leisure urban feeling; connections to Midland Trace Trail, Natalie Wheeler Trail, Old Friends Cemetery Park, Union Bible College, close proximity to Hadley Park and Asa Bales Park.

Natalie Wheeler Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: 12-foot paved asphalt trails, connecting to Grand Junction Trail, Cool Creek Park, future Cool Creek Trail extension and Liberty Park. Parking at Liberty Park and Cool Creek Park. North of 171st Street the amenities include: 10 foot paved asphalt/brick trail with granite shoulders, benches, landscaping and bio-swales; leisure urban feeling; connections to Midland Trace Trail, Old Friends Cemetery Park, Union Bible College, close proximity to Hadley Park and Asa Bales Park.

Programming Facility (330 E. Main Street) - \$100 for up to four (4) hours from 6 a.m. to 3 p.m. Mondays through Fridays, **\$20** for each additional hour. **\$300** for up to four (4) hours on weekends and after 3 p.m. Mondays through Fridays, **\$60** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities

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PERMIT FOR SPECIAL EVENT USE
WESTFIELD PARKS AND RECREATION DEPARTMENT

ALL REQUESTS ARE TO BE SUBMITTED AT LEAST 30 DAYS PRIOR TO USE

(Exhibit B-Policy PK 01-11)

TODAY'S DATE: _____ ORGANIZATION: _____
EVENT LOCATION: _____ SPECIFIC AREA: _____
DATE(S): _____ HOURS: _____ APPROX. ATTENDANCE: _____
EVENT NAME: _____ EVENT PURPOSE: _____

Specify, in as much detail as possible, what will be required for the event. Include set up (tents, tables, chairs), technology needs, use of public address systems, power, and who is supplying and setting up this equipment. Also, include event signage. Attach a map of the event layout.

A Certificate of Liability Insurance in the amount of \$100,000 property damage per occurrence and \$1,000,000 bodily injury per occurrence naming the City of Westfield as additional insured required. Certificate is due with payment of damage deposit and fees.

A signed Permit **For Special** Event Use form must be on file with the Park Administration Office to confirm scheduling of your event.

REPRESENTATIVE _____ ALTERNATE CONTACT NAME & PHONE _____
SIGNATURE OF REPRESENTATIVE _____ MAILING ADDRESS _____
HOME PHONE _____ WORK PHONE _____ CITY/STATE _____ ZIP _____
EMAIL _____ DATE _____

FOR OFFICE USE ONLY:

DEPOSIT AMT: _____ DATE RECEIVED: _____ RENTAL FEE: _____ DATE RECEIVED: _____
PUBLIC SAFETY FEE: _____ DATE RECEIVED: _____ MAINTENANCE FEE: _____ DATE RECEIVED: _____
APPROVED/DENIED: _____
CERTIFICATE OF INSURANCE RECEIVED: _____ PERMIT NUMBER: _____

Policy: PK 01-11
Policy Title: Westfield Parks & Recreation Special Event Policy
Policy Purpose: Establish Non-Park Special Event Protocol
Implementation Date: March 1, 2011
Revision Date: ~~January 1, 2016~~

**CITY OF WESTFIELD
PARKS AND RECREATION DEPARTMENT
NON-CITY SPONSORED PUBLIC RENTAL EVENT POLICY**

A. Purpose and Intent

1. The Westfield Parks and Recreation Department assists in bringing group events to Westfield that contribute to the community's quality of life. In the continuing efforts by the City to provide the public with quality recreational choices in well maintained, clean, and safe parks, Westfield has developed the following standard operating procedures to review requests for Special Events to be held in the City Parks.
2. Park facilities may be made available for non-park related uses consistent with the policies herein and subject to availability.

B. Definition

1. Public Rental Event.

" Public Rental Event" means a group activity including, but not limited to, a performance, meeting, assembly, contest, exhibit, ceremony, parade, athletic competition, reading, or picnic involving more people than an individual shelter rental could accommodate or a group activity in which a specific park space is requested to be reserved. Public Rental Events are not defined as casual park use by visitors or tourists, or individual shelter rental.

C. Uses

1. Priority shall be given to groups and individuals whose request reflects significant community interest and general value. The Westfield Parks Director or his/her designee will review and balance each request. The Westfield Parks Director or designee reserves the right to refuse rental/use.
2. Applicants wishing to use the park facilities shall meet requirements as outlined in the Eligible User Groups as developed by the Westfield Parks and Recreation Department.

C. Consideration

1. Scheduling priority will be given according to the order indicated below with Group 1 having the first priority and Group 4 having the last. Scheduling will be on a first come, first served basis within a group. A Group 1 organization may bump a lower priority group with a one month or greater notification.
2. In order to recover some of the costs associated with events, The Public Rental Event Public Safety and Maintenance Fees may be charged.
3. The Westfield Parks Director reserves the right to waive rental fees.
4. Facilities shall be available for only nonprofit uses. Any exceptions shall be at the sole discretion of the Westfield Parks Director or designee and shall be evaluated by the benefit to the public.
5. In an emergency, the Parks Department shall cooperate with recognized state or federal agencies in the use of all park facilities without charge, super-ceding all other scheduled events and uses.
6. Public Rental Events such as weddings or funerals shall be scheduled under exceptional conditions and as schedules allow.
7. City employees wishing to host a special event other than a shelter rental for individual use will adhere to this same policy.

F. Eligible User Groups

Group 1: Direct City Related Activities E.g. City Department meetings, classes, special events, or activities	No Rental Fee No Maintenance Fee No Public Safety Fee
Group 2: Joint Sponsored Events E.g. DWA, Washington Township Parks Department, Hamilton County Parks Department, Schools and Education Foundation, Library	No Rental Fee No Maintenance Fee No Public Safety Fee
Group 3: Civic and Service Organizations, Non-Profits E.g. Scouts, 4-H Clubs, Youth Athletics, Youth Organizations, Rotary, Lions, Kiwanis, Churches, Chamber of Commerce, other Community Groups	Rental Fee Maintenance Fee Public Safety Fee (if necessary)
Group 4: Private Businesses, Organizations, and Citizens Acceptable events will be determined by Parks & Recreation Director	Rental Fee Maintenance Fee Public Safety Fee (if necessary)

G. Application Procedure

1. All requests should be made in writing using the **Permit for Public Rental Event Use** form (Exhibit B) and submitted to the Westfield Parks and Recreation Administration Office at a minimum of 30 days prior to the requested event date. Applications are available online at the Westfield Parks and Recreation website below; at City Service Center – Customer Service and at the Westfield Parks and Recreation Administration Office.

<http://www.westfield.in.gov/parks>

Please note: if a large scale event (an event with estimated 500+ people in attendance) is being proposed, you may need as much as one year's preparation.

2. The application must state the specific time and date of the event as well as all facility needs to be furnished by the City.
3. The Westfield Parks Director will determine the merits of the application and availability of the location. A copy of the signed application will be given to the Westfield Fire Department, Westfield Police Department, and the Westfield Public Works Department for their comments regarding public safety and to determine if any public safety and maintenance fees will be charged.
4. Upon approval of the special event, all rental, maintenance and public safety fees will be invoiced with the due date indicated on the invoice.
5. All fees are final and nonrefundable. A refundable damage deposit of \$200 is required for all Public Rental events. If alcohol is served, the deposit increases to \$600. The damage deposit should be paid with a separate check from any rental and public safety fees. Renters agree to be responsible for any additional charges incurred or damages caused by renter's activities.
6. Upon receipt of certificate of insurance (please see Section H), and payment of damage deposit and fees, a copy of the approved application will be returned to serve as the permit.
7. Permits granted may be subject to cancellation at any time by the Westfield Parks Director or his/her designee.

H. Insurance and Liability

1. Any group using the Westfield City Parks for any purpose must provide a certificate of insurance showing proof of liability insurance in the amount of \$100,000 property damage per occurrence and \$1,000,000 bodily injury per occurrence naming the City of Westfield as an additional insured.

2. The requesting party shall protect and hold harmless the City of Westfield and its **elected officials, employees, staff and representatives, and each of them**, from any and all claims, suits, liabilities, damages or causes of action of any kind, provided such person was acting in the discharge of his/her duties.

I. Rules and Regulations

1. Applicants shall comply with all Rules of Park Operations set forth in – Ordinance 10-28 PK 02-11. A copy is posted on the Parks Department webpage and is available upon request.
2. Holders of permits shall confine their use strictly to the specific area approved and will not be permitted to use any other space, equipment or apparatus unless it is approved in the application.
3. The applicant and his/her organization shall be held strictly accountable for complying with the rules and regulations that govern use of the City Parks, and shall be responsible for damages, losses, or accidents, which might occur while the organization is using the site. If proper care is not exercised, the continued use of the City Parks may be denied.
4. The sponsoring organization must provide adequate supervision and must ensure visitors use only the areas approved for rental/use. The organization will also provide all necessary supporting personnel such as medical personnel, parking attendants, set up and cleanup crews. A Public Safety fee may be charged if these services are deemed necessary to be provided by the City.
5. It is the sole responsibility of the user to secure additional trash receptacles or have trash hauled away if park containers will not accommodate the needs of the event. Trash that is not disposed of properly or overfills a receptacle may result in a loss of deposit. The Westfield Parks and Recreation Administration will determine if the size of the event requires a rental of an outside dumpster. Dumpsters are only to be placed in designated areas approved by the Westfield Parks and Recreation Administration.
6. The sponsoring organization is required to provide portable restrooms if the special event will have attendance of over 500 persons. The requirement is one portable restroom per 500 attendees. At least one in every three rented must be handicap accessible. Delivery must be at the latest date and time possible prior to the event and removed from Park property no later than 24 hours after the event. Westfield Parks and Recreation Department is not responsible for any damage to portable restrooms. Portable restrooms are to be placed only in designated areas approved by Westfield Parks and Recreation Administration. Vendors are responsible for any water supply hoses.

7. Vehicles are not allowed on Park property that is not designated for parking. Deliveries or setup needs that require a vehicle to enter the park must be approved in advance by the Westfield Parks and Recreation Administration.
8. The sponsoring organization is responsible for providing information if tents are being proposed as part of the event set-up and for calling in utility locates to prevent interference with irrigation, fiber and utility infrastructures.
9. Users are encouraged to exercise Universal Precautions (Universal Precautions refers to the practice, in medicine, of avoiding contact with bodily fluids, by means of wearing medical gloves, goggles and face shields) and to have the necessary emergency first aid kits issued to their members.
10. A report of any personal injury must be submitted to the Westfield Parks and Recreation Administration Office by the person securing the permit within 24 hours after an injury.
11. Property damage must be reported immediately to the City representative on duty, and an itemized list of any property damage must be provided to the Westfield Parks and Recreation Administrative Office by the person securing the permit within 24 hours after any such damage.
12. No signs, displays, or materials may be attached, nailed or otherwise affixed to shelters, trees, buildings or existing signs.
13. For temporary signage at locations outside of the park, or road closures or blockages, the sponsoring organization must obtain an Encroachment Permit through the City of Westfield Community Development Department, which may carry an additional fee. The Encroachment Permit Application is available online at www.westfield.in.gov or at the City Service Center. Please allow ten (10) working days from receipt for approval.
14. No Park fixtures may be moved without consent of the Westfield Parks Director.
15. The use of special equipment, including but not limited to, cooking equipment, musical instruments, and public address systems and sports equipment will be reviewed per application.
16. Alcohol use is restricted and will be reviewed per application. All necessary licensing and insurance is required. If approved, the damage deposit increases from \$200 to \$600.
17. Use of the Park facilities will be terminated if the City determines the use is being diminished or compromised by the rental organization.
18. No group may monopolize more space and time than is needed to meet the needs of the approved event.

19. Failure to comply with these rules and regulation will be sufficient reason to cancel future privileges.
20. No Park Facility may be used for a special event without the presence of a City representative.

J. Fees and Charges

1. See Exhibit A.
Titled: CITY OF WESTFIELD PARKS AND RECREATION DEPARTMENT
Public Rental EVENT FEES AND CHARGES

EXHIBIT A
CITY OF WESTFIELD
PARKS AND RECREATION DEPARTMENT
PUBLIC RENTAL EVENT FEES AND CHARGES
(PK 01-11)

In order to recover some of the costs associated with events, when necessary, there may be additional charges for Public Safety and/or Maintenance Fees.

Asa Bales Park – North (205 W. Hoover Street) **\$150** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged.

Amenities include: three shelters, fourteen picnic tables, large permanent grill, drinking fountain, restrooms, Skate Park, playground, large open grass field, lots of trees, creek, paved trails and paved parking lot (twenty spaces). Asa Bales North is located across the street from Westfield High School, next to the Westfield Middle School, the Public Library and just two blocks from Freedom Trail Park.

Asa Bales Park – South (200 Camilla Court) **\$100** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: playground, natural amphitheater, paved trail, lots of trees, creek, paved parking lot (eighteen spaces), and paved trail access from Union Street.

Freedom Trail Park Fields (500 Deer Walk Trace) **\$200** for up to four (4) hours, **\$20** for each additional hour. This includes use of three football fields. The fields can be rented individually for \$100 for up to four (4) hours, \$20 for each additional hour.

Freedom Trail Park Play Area (500 Deer Walk Trace) **\$150** for up to four (4) hours, **\$20** for each additional hour. Amenities include: all-inclusive playground, sensory garden, paved and gravel trails, prairie establishment, and a paved parking lot.

Hadley Park (100 W. Main Street) **\$40** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Hadley Park is a small intimate space ideal for small weddings or small gatherings. It is located in the center of downtown Westfield. Amenities include: a portico, benches, memorial brick walkway, beautiful gardens, and trees. It is adjacent to Asa Bales Park.

Quaker Park (17501 Dartown Road) **\$150** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: Shelters 2, 3 & 4, eighteen picnic tables, playground, splash park, basketball goals, Midland Trace Trail, which includes Born Learning Trail, drinking fountain, permanent grill, restrooms, paved parking (44 spaces), large open grass field, trees, and creek. Shelter #1 cannot be included in special event rentals.

Simon Moon Park (2710 E. 171st Street) **\$100** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Anyone wanting to rent the shelter and use the Council Circle Fire Pit must apply as a special event. Amenities include: Shelter with six picnic tables, additional picnic tables on top of hill, sledding hill,

Council Circle with Fire Pit, Fire Host (park staff), wood and fuel for fire, fire maintenance and extinguishing of fire, trail connection to Midland Trace Trail, 2-5year old playground, 5-12 year old playground, drinking fountain, permanent grill, paved parking (eight spaces) and additional parking at the City Services Center.

Old Friends Cemetery Park (302 S. Union Street) **\$100** for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged.

Amenities include: 1834 Historical Friends (Quaker) Cemetery in a beautiful serene setting in the heart of downtown Westfield, plaza, gazebo, Martha Doan Memorial Garden, stoned walkways, interpretive signage that shares Westfield's story, benches, drinking fountain, bike racks, adjacent to the Midland Trace Trail and Grand Junction Trail across the street.

Monon Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: 12-foot paved asphalt trails with two-foot stone shoulders, drinking fountain, benches, Greyhound Pass Trail Head (1155 E. Greyhound Pass) with parking, bike racks and restrooms, connection to Carmel/Indy Monon Trail and the Midland Trace Trail.

Midland Trace Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: Three sections of the trail now open (Carey Road to Union Street; Oak Ridge Road to Quaker Park and Springmill Road toward Ditch); 12-foot paved asphalt trails with two-foot stone shoulders, drinking fountains, benches, bike racks, connections to Simon Moon Park, Old Friends Cemetery Park, Grand Junction Trail/Natalie Wheeler Trail, Downtown Westfield and Quaker Park; parking available at Simon Moon Park and Quaker Park.

Natalie Wheeler Trail - \$100 for up to four (4) hours, **\$20** for each additional hour. Based upon the number of attendees, public safety fees may be charged. Amenities include: 12-foot paved asphalt trails, connecting to Grand Junction Trail, Cool Creek Park, future Cool Creek Trail extension and Liberty Park. Parking at Liberty Park and Cool Creek Park. North of 171st Street the amenities include: 10 foot paved asphalt/brick trail with granite shoulders, benches, landscaping and bio-swales; leisure urban feeling; connections to Midland Trace Trail, Old Friends Cemetery Park, Union Bible College, close proximity to Hadley Park and Asa Bales Park.

**PERMIT FOR PUBLIC RENTAL EVENT USE
WESTFIELD PARKS AND RECREATION DEPARTMENT**

ALL REQUESTS ARE TO BE SUBMITTED AT LEAST 30 DAYS PRIOR TO USE

(Exhibit B-Policy PK 01-11)

TODAY'S DATE: _____ ORGANIZATION: _____

EVENT LOCATION: _____ SPECIFIC AREA: _____

DATE(S): _____ HOURS: _____ APPROX. ATTENDANCE: _____

EVENT NAME: _____ EVENT PURPOSE: _____

Specify, in as much detail as possible, what will be required for the event. Include set up (tents, tables, chairs), technology needs, use of public address systems, power, and who is supplying and setting up this equipment. Also, include event signage. Attach a map of the event layout.

A Certificate of Liability Insurance in the amount of \$100,000 property damage per occurrence and \$1,000,000 bodily injury per occurrence naming the City of Westfield as additional insured required. Certificate is due with payment of damage deposit and fees.

A signed Permit for Event Use form must be on file with the Park Administration Office to confirm scheduling of your event.

REPRESENTATIVE **ALTERNATE CONTACT NAME & PHONE**

SIGNATURE OF REPRESENTATIVE **MAILING ADDRESS**

HOME PHONE **WORK PHONE** **CITY/STATE** **ZIP**

EMAIL **DATE**

FOR OFFICE USE ONLY:

DEPOSIT AMT: _____ DATE RECEIVED: _____ RENTAL FEE: _____ DATE RECEIVED: _____

PUBLIC SAFETY FEE: _____ DATE RECEIVED: _____ MAINTENANCE FEE: _____ DATE RECEIVED: _____

APPROVED/DENIED: _____

CERTIFICATE OF INSURANCE RECEIVED: _____ PERMIT NUMBER: _____



Westfield City Council Report

Ordinance Number:	15-41
APC Petition Number:	1512-PUD-26
Petitioner:	Riverview Health by Nelson & Frankenberger
Requested Action:	An amendment to The Junction Planned Unit Development (PUD) District Ordinance.
Current Zoning:	The Junction PUD District (Ord. 14-22)
Current Land Use:	Undeveloped
Exhibits:	1. Location Map 2. Concept Plan 3. Illustrative Character Exhibit 4. The Junction PUD Ord. 14-22 5. Amendment Ord. 15-41 6. GJTG Letter of Support 7. APC Certification
Prepared by:	Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the November 9, 2015, City Council meeting. The petition was presented to the Grand Junction Task Group (the "GJTG") on November 10, 2015. The petition received a public hearing at the December 7, 2015, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting an amendment to The Junction Planned Unit Development (PUD) District Ordinance No. 14-22 (the "Original PUD Ordinance") (see **Exhibit 4**) for the 8.49-acres located on the northeast corner of U.S. Highway 31 and State Highway 32, west of Shamrock Boulevard (see **Exhibit 1**).

Property History: The Original PUD Ordinance was adopted by the Council in July 2014. In July 2015, the Plan Commission approved a primary plat that included this property. A secondary

plat was subsequently filed and is currently pending. This property is identified as Lot 1 of the Gateway Northeast Quadrant Subdivision.

AMENDMENT REQUEST

The petitioner requests this amendment to the Original PUD Ordinance to update the concept plan and illustrative character exhibits, and corresponding development standards, to accommodate the petitioner's proposed development.

Concept Plan and Illustrative Character Exhibit: The Original PUD Ordinance required the development of the real in substantial compliance with the preliminary concept plan and character exhibits incorporated within the ordinance. The petitioner's vision for the development of the real estate is depicted with the proposed Concept Plan (see **Exhibit 2**) and Illustrative Character Exhibit (see **Exhibit 3**).

Development Standards: The proposed development continues to default to the Original PUD Ordinance and underlying GB: General Business District of the Unified Development Ordinance; however, the proposed amendment addresses a handful of nuances specific to the proposed development as summarized below:

Building Height: The proposed amendment: (i) establishes a minimum building height of five (5) stories for the proposed "primary building"; (ii) acknowledges the primary building's "wing" may be a minimum of two (2) stories; (iii) requires the remaining two proposed "outlot" buildings to be a minimum of eighteen (18) feet. The Original PUD Ordinance established a minimum of three (3) stories along US31 and two (2) stories for the other buildings on the property.

Parking Standards: The petitioner has master planned the development as a single campus with shared parking for complementary uses that are anticipated to have off-set peak hours. As a result, this is reflected in the proposed amendment.

Landscaping Standards: The petitioner's design team anticipates that due to the more urbanized design and site constraints with utility easements, that the UDO's detention/retention and landscaping requirements may not be feasible. As a result, the amendment contemplates a hardscaped design and permissive adjustment to required plantings at the time of the development plan review and approval.

Comprehensive Plan: The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as the "Gateway Sub-District" within the "Downtown" land use classification. The Downtown area was further studied in 2008 after the formation of the Grand Junction Task Group (the "GJTG"). The study resulted in an amendment to the Comprehensive Plan know as the Grand Junction Master Plan and Addendum, adopted in 2009. Subsequently, amendments to the Comprehensive Plan were adopted in 2013, for the Grand Junction Implementation Plan (the "Implementation Plan"), and in 2015 with the adoption of the Grand Junction Sub-District Addendum (collectively, the "Grand Junction Plan").

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a broad summary of the goals and objectives of the Gateway Sub-District (as recently adopted by the [Grand Junction Sub-District Addendum](#)):

Vision: “[r]edevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield’s front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.”

Land Use: “Professional, medical, or general office uses (including a visitor’s center) are also desirable within this sub-district. These could be developed as standalone buildings or as part of a multi-story, mixed-use building.”

Design Requirements: “All designs should pay special attention to the street-level of the building by providing elements that are pedestrian scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians.”

Amenities: “It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.”

Site Access & Circulation: “Direct vehicular access from State Road 32 will not be allowed... safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important.”

Architectural Design: “[t]he buildings...need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district.”

As noted in the Grand Junction Sub-District Addendum, prior to the City’s approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the GJTG (or its designees, successors, or assigns). As a result, the petitioner met with the GJTG on November 10, 2015, to present the proposed amendment. Attached at **Exhibit 6** is the GJTG’s letter of support.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on December 7, 2015, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its December 7, 2015, meeting, the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 8 in favor, 0 opposed) (see **Exhibit 7**).

City Council

Introduction: November 9, 2015

Eligible for Adoption: December 14, 2015

Submitted by: Jesse M. Pohlman, Senior Planner
Economic and Community Development Department

Location Map

The Junction PUD District Amendment

1512-PUD-26 / Ordinance 15-41

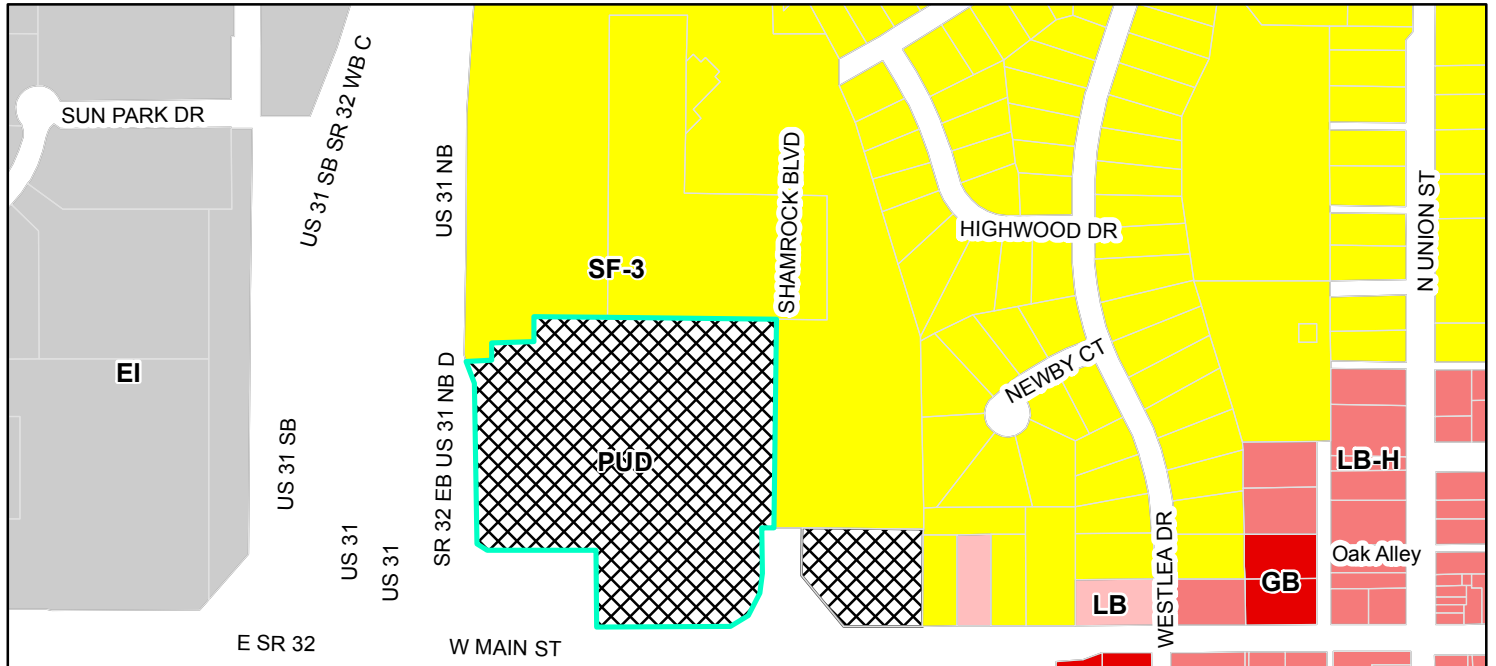


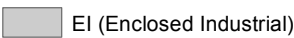
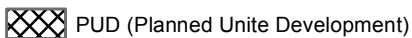
Aerial Location Map

 Site



Zoning Map



 Parcel	Zoning	 GB (General Business)	 LB-H (Local Business - Historical)
 EI (Enclosed Industrial)	 LB (Local Business)	 PUD (Planned Unite Development)	
		 SF-3 (Single Family - 3)	



U.S. Highway 31

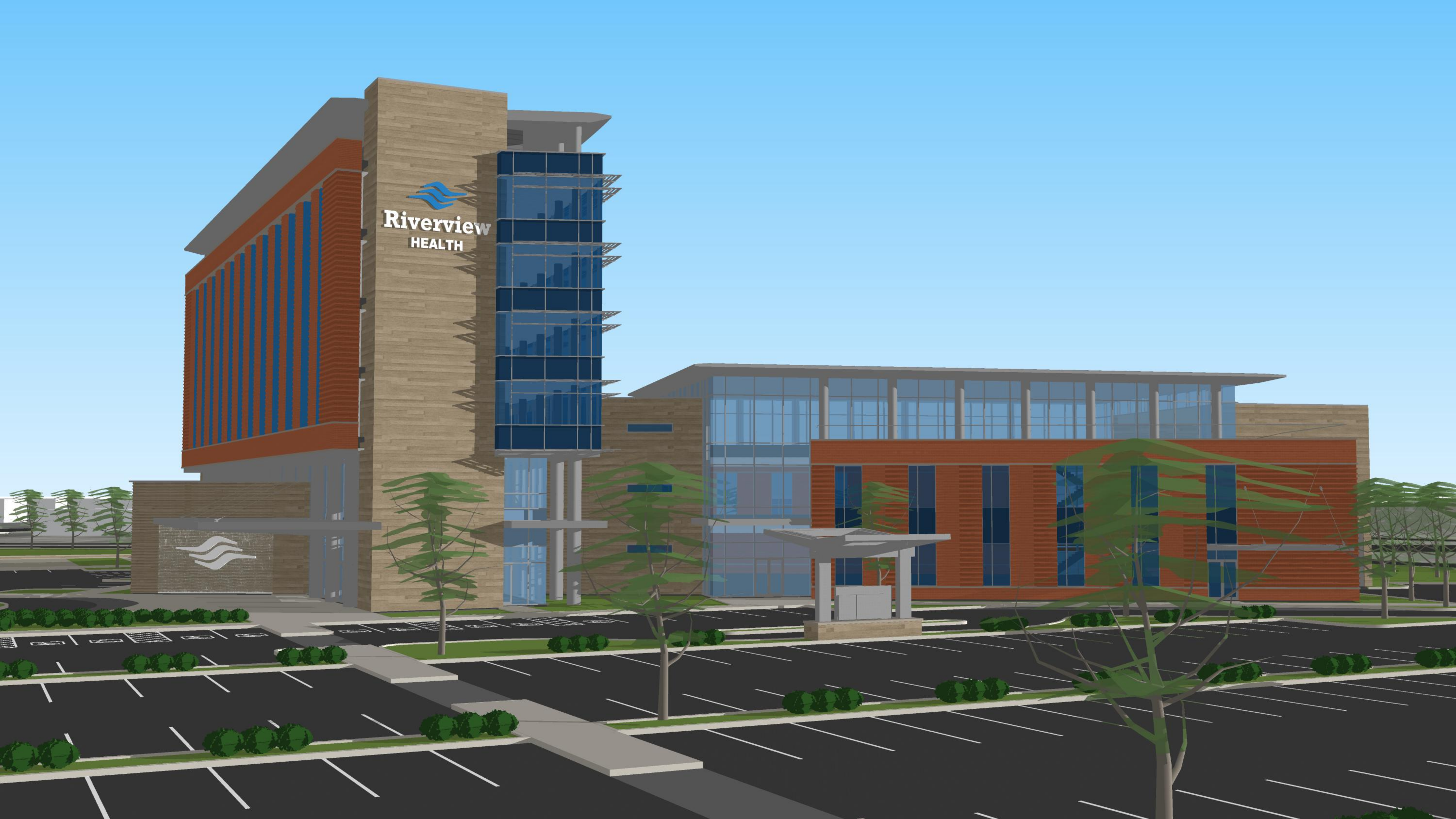
IN-32

Shamrock Blvd.

N





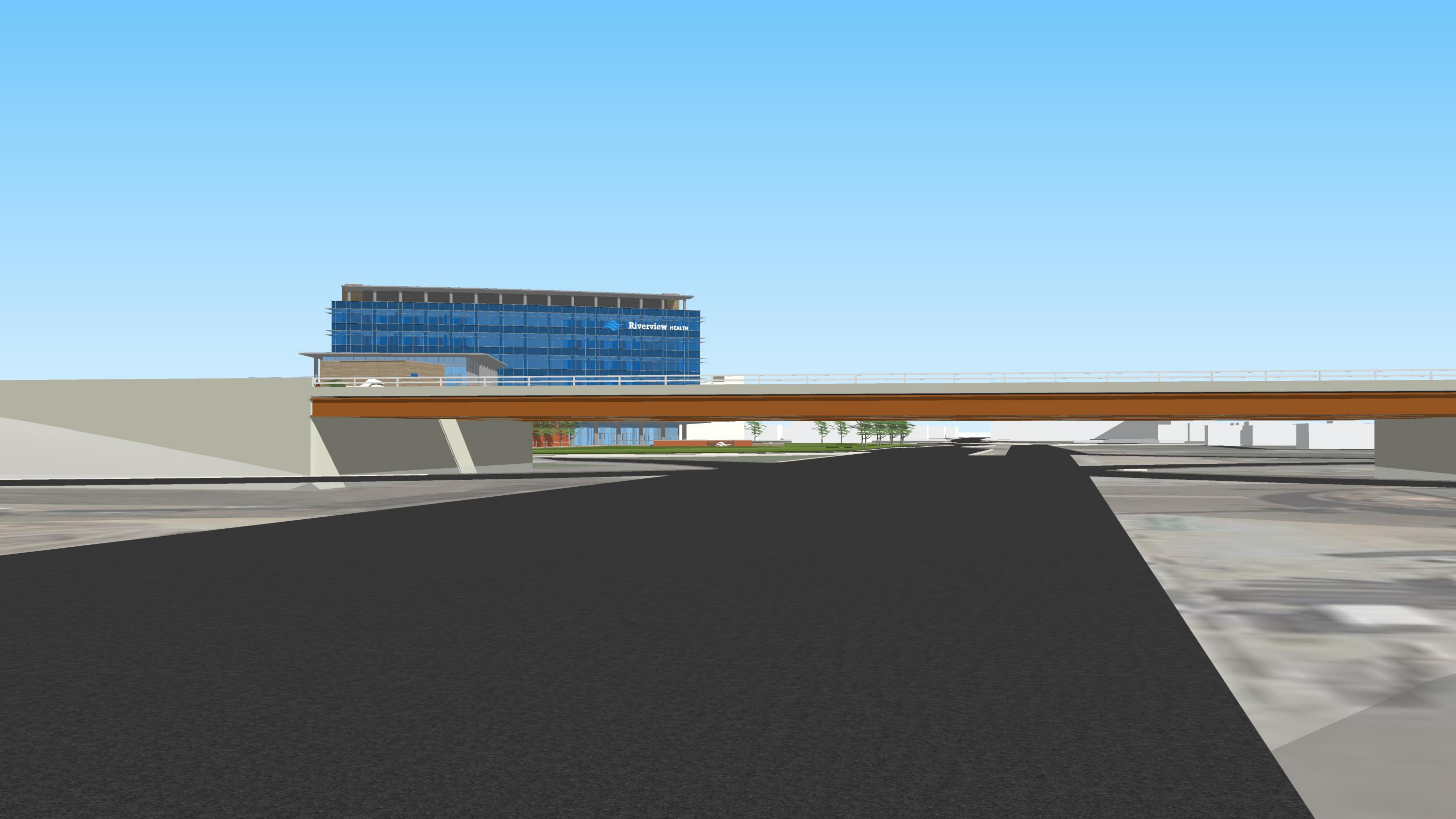



Riverview
HEALTH



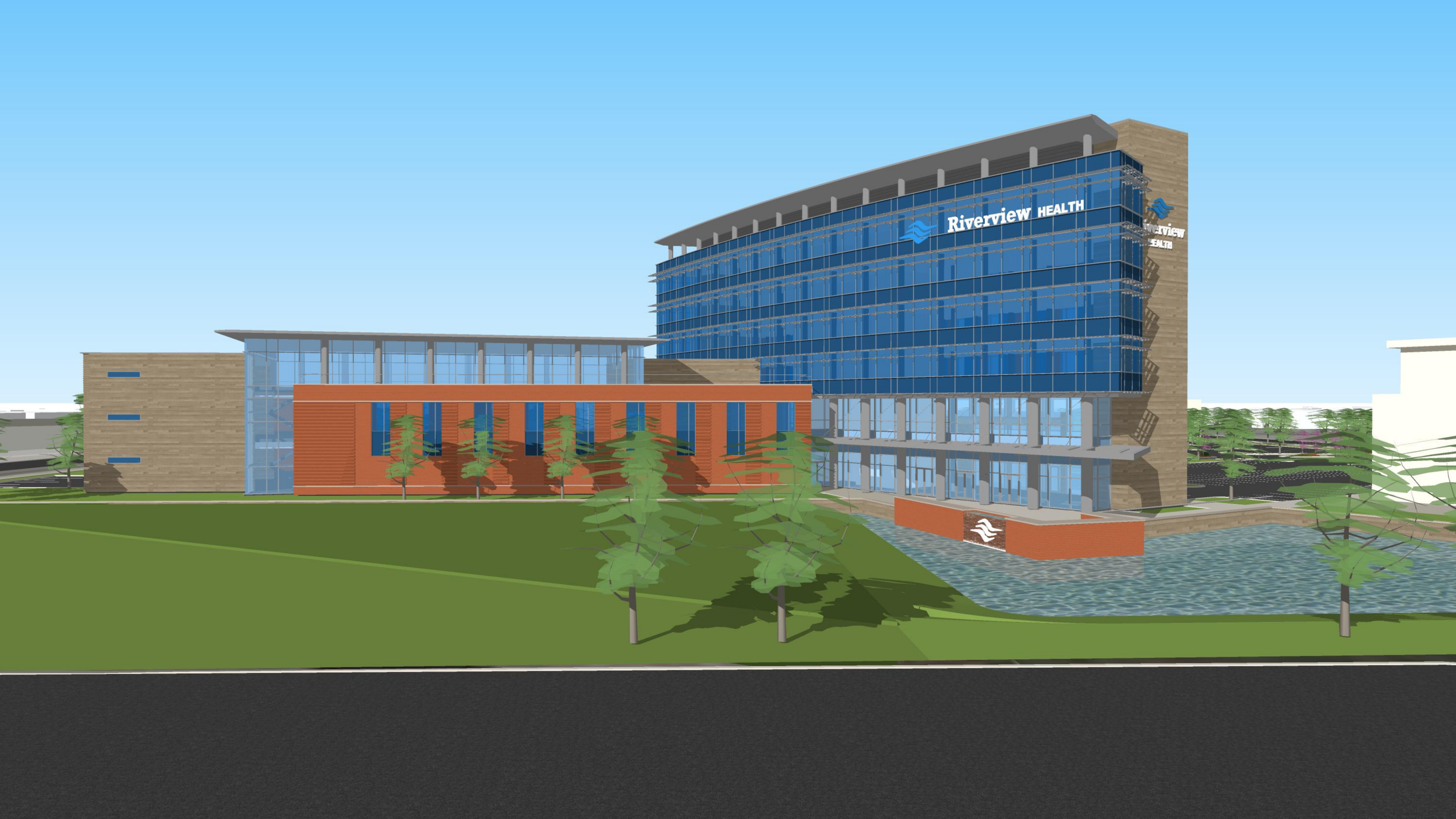






Riverview HEALTH









Riverview
HEALTH

ORDINANCE 14-22

The Junction PUD

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
TITLE 16 – LAND USE CONTROLS**

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1406-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1406-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 July 8, 2014; and,

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.

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate") and shall hereafter be referred to as the "**The Junction PUD**".
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district shall be the **GB – General Business District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

COPY

- 1.4 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

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

- 2.1 Site Concept Design Plan: The plan attached hereto and incorporated herein by reference as Exhibit B. Exhibit B is a general plan for the development of the Real Estate.
- 2.2 Illustrative Character Exhibit: A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as Exhibit C.
- 2.3 Pedestrian & Vehicular Accessibility Plan:
- A. Pedestrian Accessibility Plan: A general representation of the intended pedestrian connectivity with surrounding developments and enhanced pedestrian connectivity internal to the Real Estate herein referenced as Exhibit E.
- B. Vehicular Accessibility Plan: A general representation of the intended vehicular connectivity with surrounding developments and enhanced vehicular connectivity internal to the Real Estate herein referenced as Exhibit F.
- 2.4 Assisted Living Facility: A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but may or may not require 24 hour skilled medical care.
- 2.5 Independent Senior Living Facility: A senior living community commonly providing apartments but some also offer cottages, condominiums, and single-family homes. Residents are seniors who do not require assistance with daily activities or 24/7 skilled nursing but may benefit from convenient services, senior-friendly surroundings, and increased social opportunities that independent senior living communities offer.
- 2.6 Multi-story Parking Garage: This is a building designed for car parking and where there are a number of floors or levels on which parking takes place.

Section 3. **Permitted Uses.**

- 3.1 Assisted Living Facilities and Independent Senior Living Facilities.
- 3.2 Multi-story Parking Garage
- 3.3 All uses permitted in the Underlying Zoning District shall be permitted, except the following:

Auto Parts Sales	Auto Rental	Auto Sales, New or Used
Bus Stations	Carwash	Casket and Casket Supplies
Cemetery Monument Sales	Charitable Donation Pickup	Drive-In Food & Beverage
Electrical Supply Store	Embalming School	Exterminators
Farm Implement Store	Feed Store	Frozen Food Store/Locker
Gasoline Service Station	Laundromats	Liquor Stores
Locksmith Shop	Millinery	Mortuaries

Motorcycle Sales & Service	Nursery – Plants, Retail	Roller & Ice Skating Rink
Self-Service Car Wash	Semi-Automatic Car Wash	Tire & Auto Service Center
Tobacco Shops	Trailer Rental	Tool/Equipment Rental
Travel Trailer Sales/Rental	Typewriter Sales/Rental	Upholsters

Section 4. Development Standards.

- 4.1 General Regulations The regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein:

A. Minimum Setback Lines

Front Yard: No minimum
Side Yard abutting road or street: No minimum
Side Yard internal to development: No minimum
Side Yard abutting residential: 15 Feet
Rear Yard: No minimum

- B. Building Height The PUD will have three districts for building height standards. District 1 shall be defined as the parcels adjacent to US 31. District 2 shall be defined as the balance of Parcel 1 from District 1 to Shamrock Boulevard. District 3 shall be defined as all of Parcel 2 which is the tract of land to the east of Shamrock boulevard to the residential neighborhood.

- (i) District 1 Building Height: Minimum of three (3) stories. No maximum.
- (ii) District 2 Building Height: Minimum of two (2) stories. No maximum.
- (iii) District 3 Building Height: No Minimum. Maximum height is three (3) stories.
- (iv) Architectural Height Standard: Buildings with five (5) or more stories are encouraged to step back the façade by a minimum of ten (10) feet every four (4) stories.

- C. Pedestrian & Bicycle Accessibility The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Exhibit E

- (i) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- (ii) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- (iii) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

- D. Trash Enclosures Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

- 4.2 Off-Street Loading and Parking Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*), with the exception that *WC § 16.04.120(2)(e) Size*, shall be modified to 9 feet x 18 feet.
- 4.3 Landscaping and Screening Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as noted below; the Real Estate's minimum buffer yards are as illustrated in **Exhibit D** and additionally amended below.
- A. Buffer yard to any existing Single Family and all other zoning classifications to the south shall be none.
 - B. Buffer yard to any existing Single Family to the east shall be 15 feet.
 - C. All other buffer yard required minimums shall be 10 feet.
 - D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas and perimeter parking lot planting requirements shall supersede buffer yard planting requirements in those areas.
 - E. The buffer yard requirements in Zoning Ordinances for undulating mounds shall not apply.
 - F. If a masonry wall is constructed in the eastern buffer yard, then one (1) shrub every three (3) feet shall be installed on the eastern side of the wall. A minimum of two (2) shrub varieties shall be used.
- 4.4 Sign Standards Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08*).
- 4.5 Lighting Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). The following additional restrictions shall apply:
- A. Uniformity All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.
 - B. Decorative Fixtures Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
 - C. Full Cut-Off Fixtures With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

Section 5. **Architectural and Design Standards** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced by this Ordinance.

- 5.1 Special Requirements Buildings shall comply with *WC § 16.04.065(8) Architectural Design Requirements* of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the **The Junction**, with the following exceptions:

- A. *WC § 16.04.065(8)(h)(iii) Building Materials* shall allow textured or decorative tilt wall construction as a masonry material for buildings not adjacent to SR 32.
- B. Multi-story Parking Garage Standards
- (i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
 - (ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
 - (iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
 - (iv) If any part of the Multi-story Parking Garage building abuts Main Street (State Road 32) the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.
- 5.2 Site Concept Design Plan Site shall be developed in substantial compliance with Exhibit B.
- 5.3 Character and Quality Representative character and quality of buildings are illustrated in Exhibit C.
- 5.4 US 31 Overlay Requirements The regulations of *WC § 16.04.070 US 31 Overlay*. Shall not apply.
- 5.5 Usable Outdoor Public and/or Semi-public Spaces These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.
- 5.6 Public Art At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

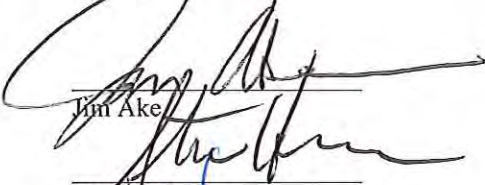
ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 14 DAY OF
July, 2014.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain


Jim Ake

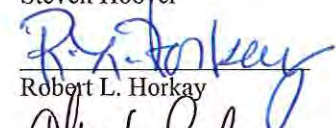
Jim Ake

Jim Ake


Steven Hoover

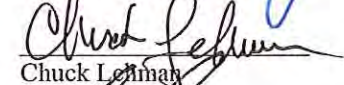
Steven Hoover

Steven Hoover


Robert L. Horkay

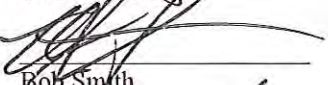
Robert L. Horkay

Robert L. Horkay


Chuck Lehman

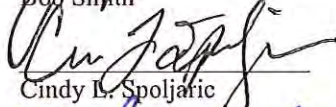
Chuck Lehman

Chuck Lehman


Bob Smith

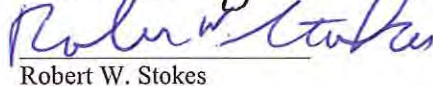
Bob Smith

Bob Smith


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric


Robert W. Stokes

Robert W. Stokes

Robert W. Stokes

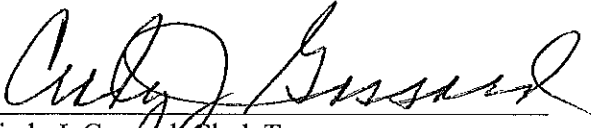
ATTEST:


Cindy J. Gossard, Clerk-Treasurer

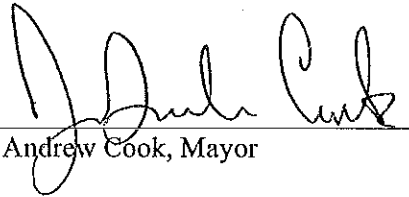
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Randy Zentz.

This Instrument prepared by: Randy Zentz
Westfield Community Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 14-22** was delivered to the Mayor of Westfield on the 15 day of July, 2014.


Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14-22
this 15 day of July, 2014.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-22
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

ATTEST:

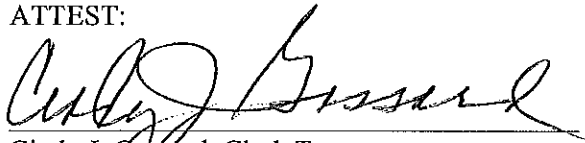

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: TRACT No. 1*

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS.

EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: TRACT No. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 1275.74 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 249.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST 455.58 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 256.37 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST TO THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400019188; THENCE ON THE SAID EAST LINE THE FOLLOWING FIVE COURSES:

1) SOUTH 18 DEGREES 01 MINUTES 29 SECONDS EAST 45.45 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

2) THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST 370.40 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

3) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 59.86 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

4) THENCE SOUTH 89 DEGREES 26 MINUTES 34 SECONDS WEST 0.32 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

5) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 193.64 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 172.21 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 39 DEGREES 54 MINUTES 32 SECONDS WEST 143.53 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 33 MINUTES 07 SECONDS EAST 102.76 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 08 SECONDS WEST 16.20 FEET TO THE POINT OF BEGINNING, CONTAINING 4.02 ACRES MORE OR LESS.

EXHIBIT B
SITE CONCEPT DESIGN PLAN

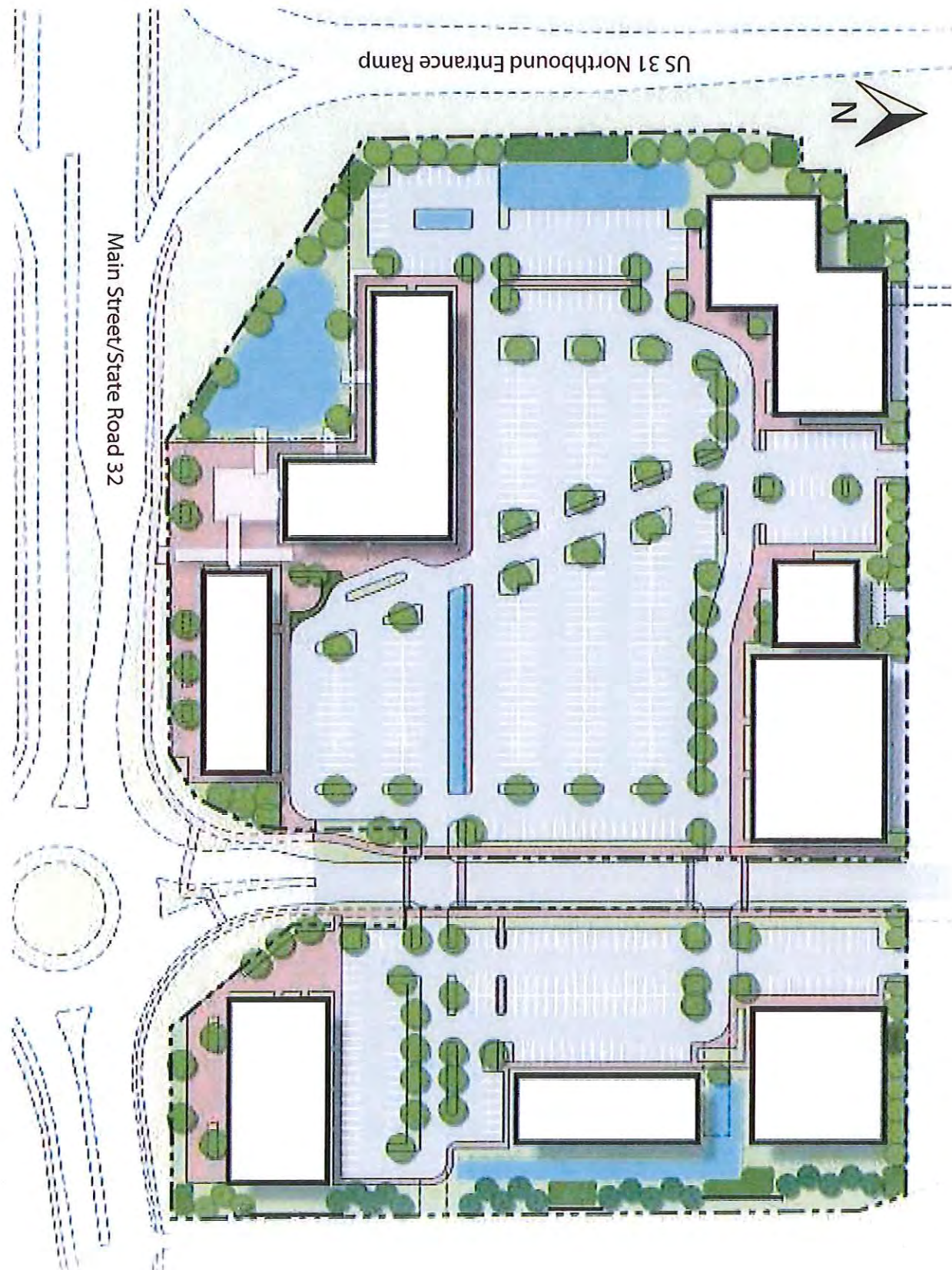


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS



Representative Character - Aerial Future Raised Intersection Perspective



Representative Character - Streetview Future Roundabout Perspective

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS – OVERVIEW

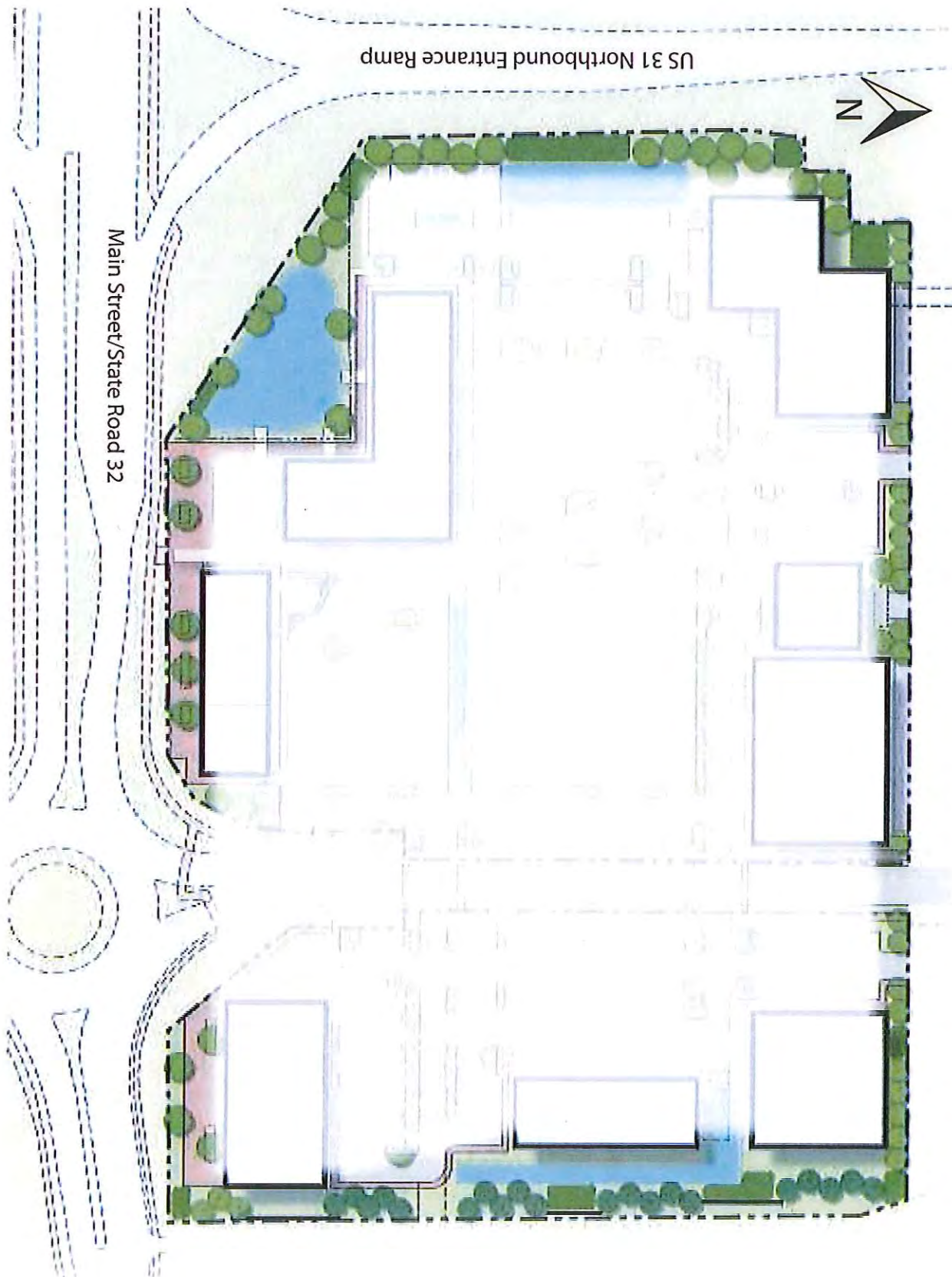


EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - WEST BUFFER



Western Buffer Perspective (east facing)



Western Buffer Cross Section (north facing)

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - EAST BUFFER

Eastern Buffer Perspective (west facing from residential)



Eastern Buffer Cross Section (north facing)

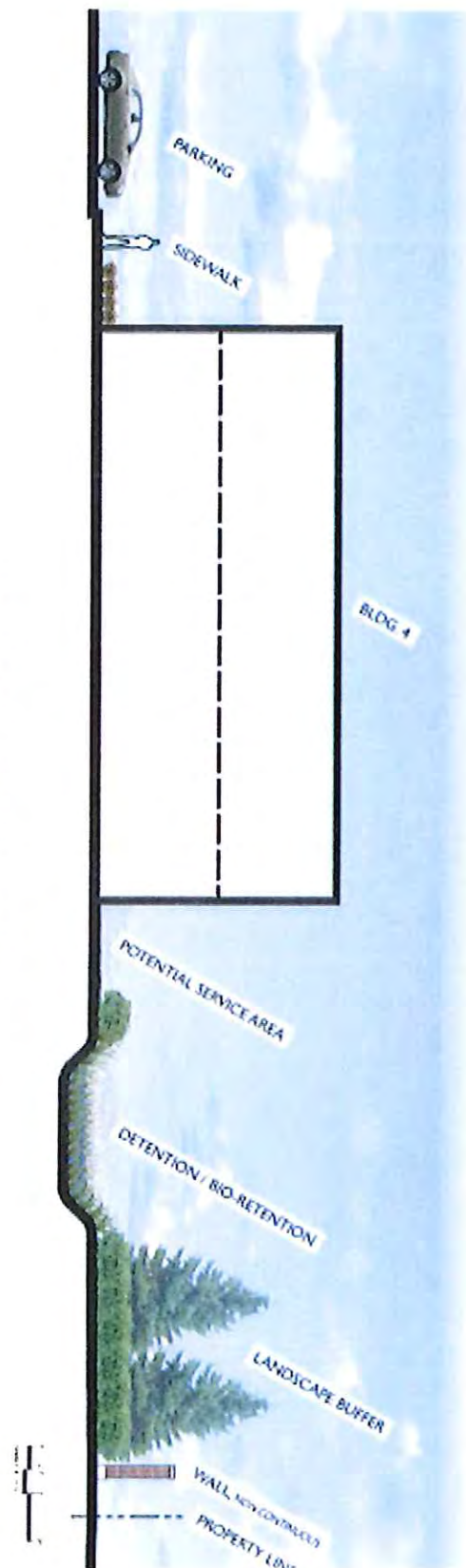


EXHIBIT E
PEDESTRIAN ACCESSIBILITY EXHIBIT

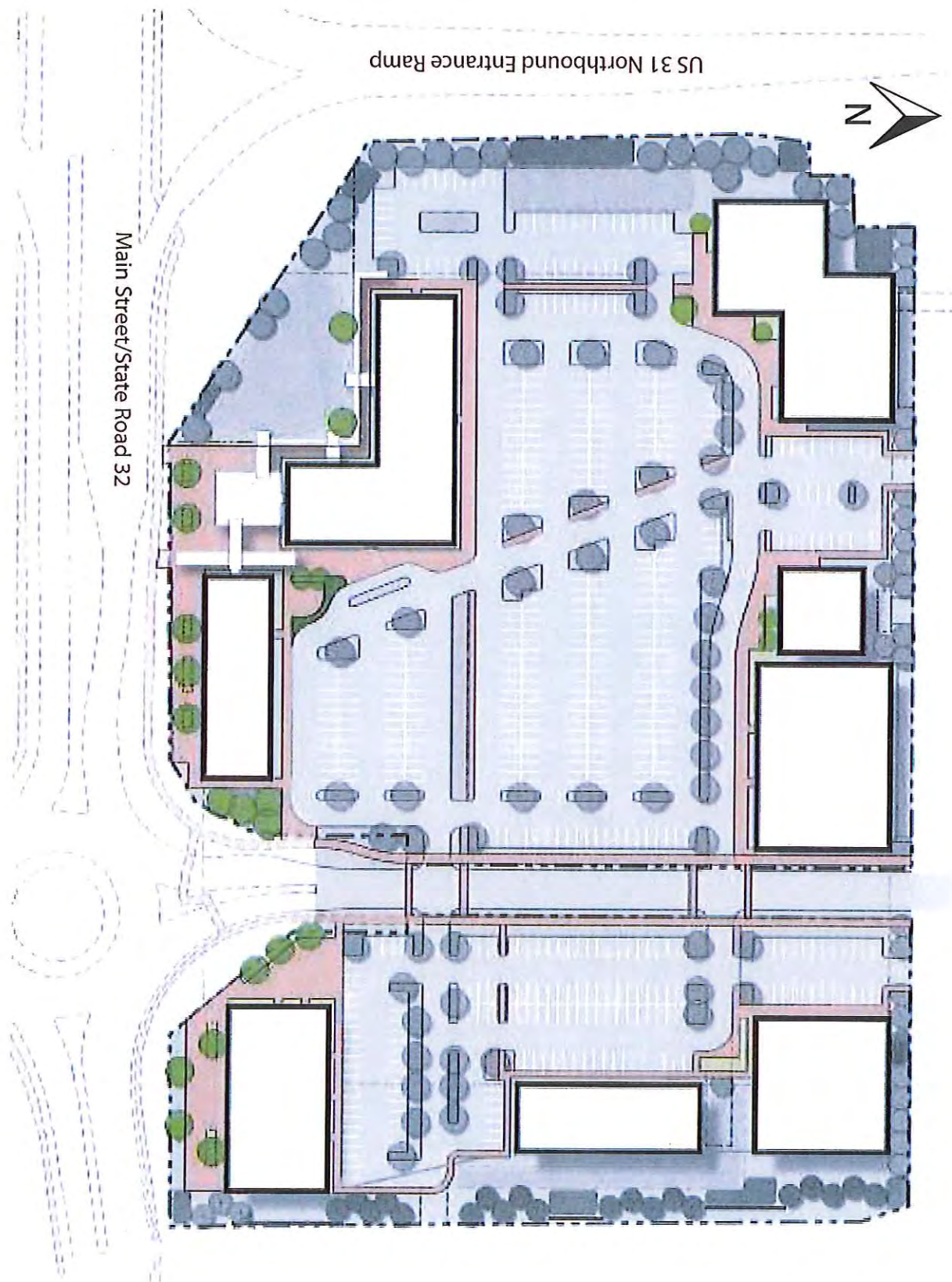
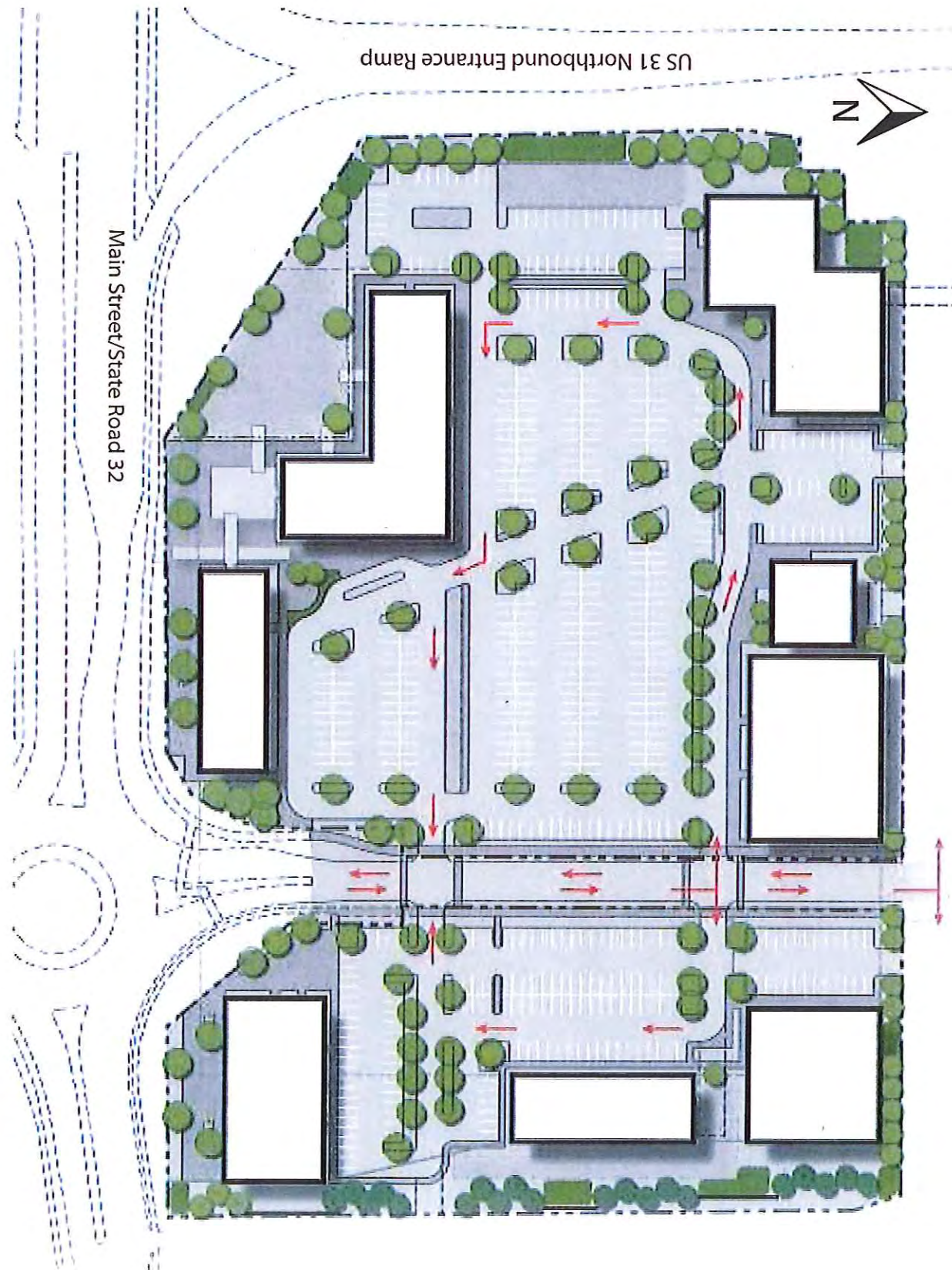


EXHIBIT F
VEHICULAR ACCESSIBILITY EXHIBIT



ORDINANCE NUMBER 15-41

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE JUNCTION PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an 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 Common Council enacted Ordinance No. 14-22, The Junction Planned Unit Development District (the "The Junction PUD Ordinance") on July 14, 2014;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1512-PUD-26**), requesting an amendment to The Junction 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. 1512-PUD-26** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a [REDACTED] 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 [REDACTED], 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 Junction PUD Ordinance and Unified Development Ordinance are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend The Junction PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Junction PUD Ordinance; and (iii) 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 or The Junction 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 provisions and representations of (i) the Unified Development Ordinance or (ii) The Junction PUD 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 or the Junction PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Illustrative Character Exhibit: The Illustrative Character Exhibit, as set forth in The Junction PUD Ordinance, shall be supplemented by the Illustrative Character Exhibit, attached hereto as **Exhibit C**.
- 2.2 Net Floor Area: The Gross Floor Area deducting for interior walls and common areas not directly devoted to the use (i.e. hallways, restrooms, elevators, stairs, closets, storage, waiting rooms, and maintenance areas).
- 2.3 Pedestrian & Vehicular Accessibility Plan: The Pedestrian Accessibility Plan and Vehicular Accessibility Plan, as set forth in The Junction PUD Ordinance, shall be replaced and superseded with the Concept Plan.
- 2.4 Site Concept Design Plan (the “Concept Plan”): The Site Concept Design Plan, as set forth in The Junction PUD Ordinance, shall be replaced and superseded with the Concept Plan, attached hereto as **Exhibit B**.

Section 3. **Development Standards.** The standards of The Junction PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- 3.1 Building Height: Section 4.1(B) of The Junction PUD Ordinance shall be replaced and superseded by the following:
 - A. One (1) building on the Real Estate shall have a minimum Building Height of five (5) stories (the “Primary Building”). Ancillary extensions of the Primary Building, as generally depicted on the Illustrative Character Exhibit attached hereto as **Exhibit C**, shall have a minimum Building Height of two (2) stories.
 - B. All other buildings on the Real Estate shall have a minimum Building Height of eighteen (18) feet.
- 3.2 Off-Street Loading and Parking: Article 6.14 Parking and Loading Standards of the

UDO (as referenced by Section 4.2 of The Junction PUD Ordinance) shall apply to the Real Estate, except as otherwise modified below.

A. Maximum Number of Off-street Parking Spaces: The maximum number of Parking Spaces for the Real Estate shall not exceed four (4) Parking Spaces per one thousand (1,000) square feet of Net Floor Area for the aggregate of all Buildings on the Real Estate. Shared parking shall be provided for the Real Estate.

3.3 Landscaping Standards: Article 6.8 Landscaping Standards of the UDO, as referenced and modified by Section 4.3 of The Junction PUD Ordinance, shall apply to the Real Estate, except as otherwise modified below.

A. Article 6.8(I)(1) Detention Area Natural Appearance: Shall not apply. A wall and hardscape areas are planned as illustrated on the Concept Plan and plantings shall be provided around the wet perimeter of ponds where adjacent to lawn areas. Subject to review and approval by the Public Works Department as part of a Detailed Development Plan, side slopes shall not exceed 3:1 above normal pool and may be 2:1 below the safety shelf to provide more depth in the pond.

B. Article 6.8.L(4) Foundation Plantings: Shall apply, except that planting beds of less than eight (8) feet in width shall be permitted where equivalent planting area is provided around the building perimeter.

C. Article 6.8.M(3) Easements: shall apply, however if easements restrict the placement of plantings, then the required number of plantings may be relocated elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

Section 4. Architectural and Design Standards. The standards of The Junction PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

4.1 Concept Plan: The Concept Plan 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.

4.2 Illustrative Character Exhibit: The Illustrative Character Exhibit is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

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

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

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

on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-__**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

The Junction PUD - 2015 Text Amendment 113015

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Character Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION; 2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS. EXCEPTING THEREFORM EXISTING AND PROPOSED RIGHT-OF-WAY FOR MAIN STREET AND SHAMROCK BOULEVARD FOR A NET ACREAGE OF 8.49 ACRES MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

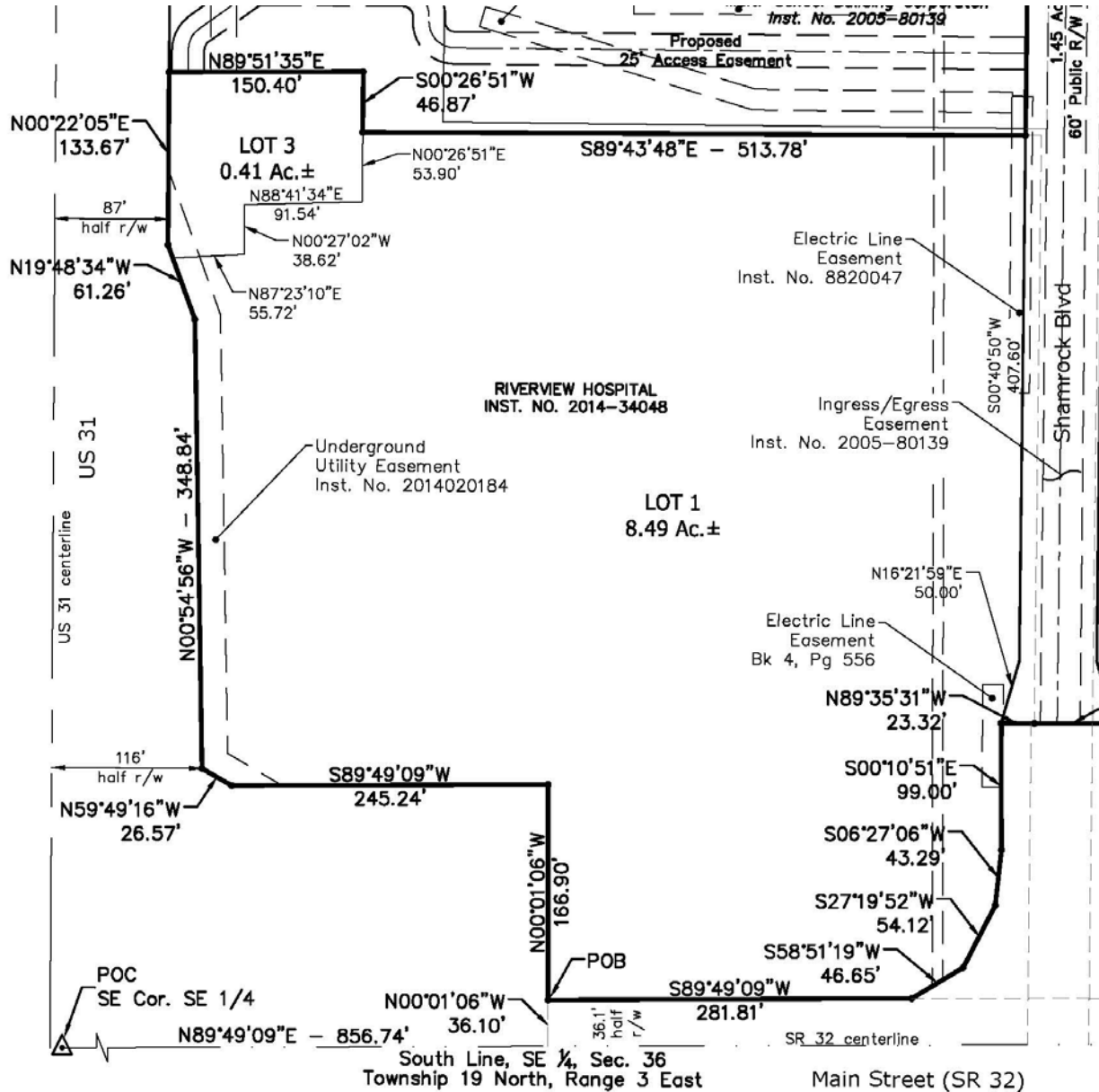


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 1 of 3)



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 2 of 3)



EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT
(Page 3 of 3)



November 12, 2015

Westfield Economic Development Staff:

As President of the Downtown Westfield Association (DWA) I am writing this letter of support for Riverview Health's proposal (Larry Christman), on behalf of the Grand Junction Task Group (GJTG).

The GJTG met Tuesday November 10, 2015 at the DWA office, 211 South Union Street. There were 19 members present to review Mr. Christman's proposal in building a new Health Center at State Road 32 (Main Street) and U.S. 31.

After review and some discussion the group was in support of the plans presented. There were no concerns or unanswered questions.

I am happy to answer any questions you have and appreciate the opportunity to submit this letter on behalf of the GJTG.

Teresa Otis Skelton, President
Downtown Westfield Association

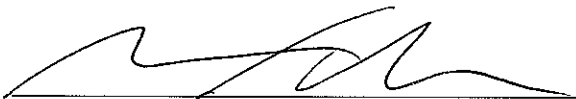
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, December 7, 2015, to consider an amendment to The Junction Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance. Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1512-PUD-26
Ordinance No.	15-41
Petitioner	Riverview Health by Nelson & Frankenberger
Description	The petitioner requests an amendment to the Junction PUD District Ordinance to modify the concept plan and associated development standards for 8.49 acres +/-, located in the Junction PUD District.

On December 7, 2015, a motion was made and passed to send a unanimous favorable recommendation to the City Council regarding this petition (Vote: 8 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

December 8, 2015

Date



Westfield City Council Report

Ordinance Number: 15-37
APC Petition Number: 1511-PUD-22
Petitioner: Beazer Homes Indiana, LLP by Nelson & Frankenberger
Requested Action: An amendment to replace and supersede the Centennial North Planned Unit Development (PUD) District with the West Rail Planned Unit Development (PUD) District.
Current Zoning: Centennial North PUD District
(Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33)
Current Land Use: Undeveloped / Agricultural
Exhibits:

1. Location Exhibit
2. Concept Plan
3. Centennial North PUD Ord. 11-33
4. Proposed West Rail Amendment Ord. 15-37
5. APC Certification

Prepared by: Jesse M. Pohlman, Senior Planner

PETITION HISTORY

This petition was introduced at the October 12, 2015, City Council meeting. The petition received a public hearing at the November 2, 2015, Advisory Plan Commission (the "Plan Commission") meeting. The Plan Commission forwarded this petition with a unanimous favorable recommendation at its November 16, 2015, meeting. This petition is eligible for adoption consideration at the December 8, 2015, Council meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a zoning change for the one hundred and eight (108) acres generally located east of Ditch Road, between 156th Street and 161st Street (see **Exhibit 1**).

Property History: The property is currently zoned the Centennial North PUD District (Ord. 05-10, as amended by Ord. 06-09 and Ord. 11-33) (the "Original PUD"). The original Centennial North PUD District was adopted in 2005, and included 157 acres. In 2011, an amendment was

adopted by the Council that accommodated the Epiphany Evangelical Lutheran Church (the "Church"). The Church has since acquired and developed the 10 acres directly on the northeast corner of Ditch Road and 156th Street (2012).

Original PUD Ordinance: The amendment in 2011 (see Exhibit 3) established a maximum density of 2.0 dwelling units per acre (236 lots). The ordinance created two subareas with minimum lot areas of 7,500 square feet and 10,000 square feet. The minimum open space was thirty percent (30%). Additionally, the ordinance established minimum architectural standards, which included permitting vinyl siding as well as requiring enhanced front and side facades through a minimum point system of optional architectural elements.

AMENDMENT REQUEST

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

Default Standards: The proposed ordinance (see Exhibit 4) maintains two (2) subareas, with increased minimum lot areas of 9,100 square feet and 10,500 square feet. The subareas default to the SF3: Single-Family Medium Density District and the SF4: Single-Family High Density District, which are consistent with the Original PUD Ordinance.

Permitted Uses: The PUD Ordinance permits those uses identified within the existing PUD Ordinance and the Underlying Zoning District and establishes a maximum density of one hundred and eighty-three (183) single-family dwellings, which is a lower density than the two hundred and sixteen (216) single-family dwellings permitted by the Original PUD Ordinance.

Development and Design Standards: The proposed ordinance generally defaults to the Unified Development Ordinance (the "UDO").

Architectural Standards: The UDO's architectural standards for perimeter lots abutting 156th Street, Ditch Road and 161st Street would apply and are not being proposed to be modified. The proposed ordinance establishes an alternative streetscape diversity standard and incorporates general architectural standards such as prohibiting vinyl and minimum roof overhangs. In addition, the proposed ordinance incorporates minimum requirements for enhanced front and side facades through a minimum point system of optional architectural elements.

Landscaping Standards: The proposed ordinance is not proposing to modify the UDO's landscaping standards, with the exception of accommodating the ability to shift around required landscaping where otherwise prohibited by the gas line easements. As such, the UDO's buffer yard, lot landscaping and external street frontage standards apply.

Open Space: The Original PUD Ordinance established a minimum open space requirement of thirty percent (30%). The proposed ordinance also requires a minimum open space of thirty percent (30%); however, the proposed development will have a net

increase in open space because the UDO limits the amount of open space that can qualify as open space within third-party easements, such as the gas line easements that bisect the site. In addition, the proposed ordinance incorporates a requirement that the open spaces be enhanced with wildflower and prairie plantings, as well as minimum amenity requirements.

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

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

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

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

PROCEDURAL

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

Statutory Considerations:

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

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

RECOMMENDATIONS / ACTIONS

Plan Commission Recommendation

At its November 16, 2015, meeting, the Plan Commission forwarded a unanimous favorable recommendation of this petition to the Council (Vote: 5 in favor, 0 opposed) (see **Exhibit 5**).

City Council

Introduction: October 12, 2015

Eligible for Adoption: December 8, 2015

Submitted by: Jesse M. Pohlman, Senior Planner
Economic and Community Development Department

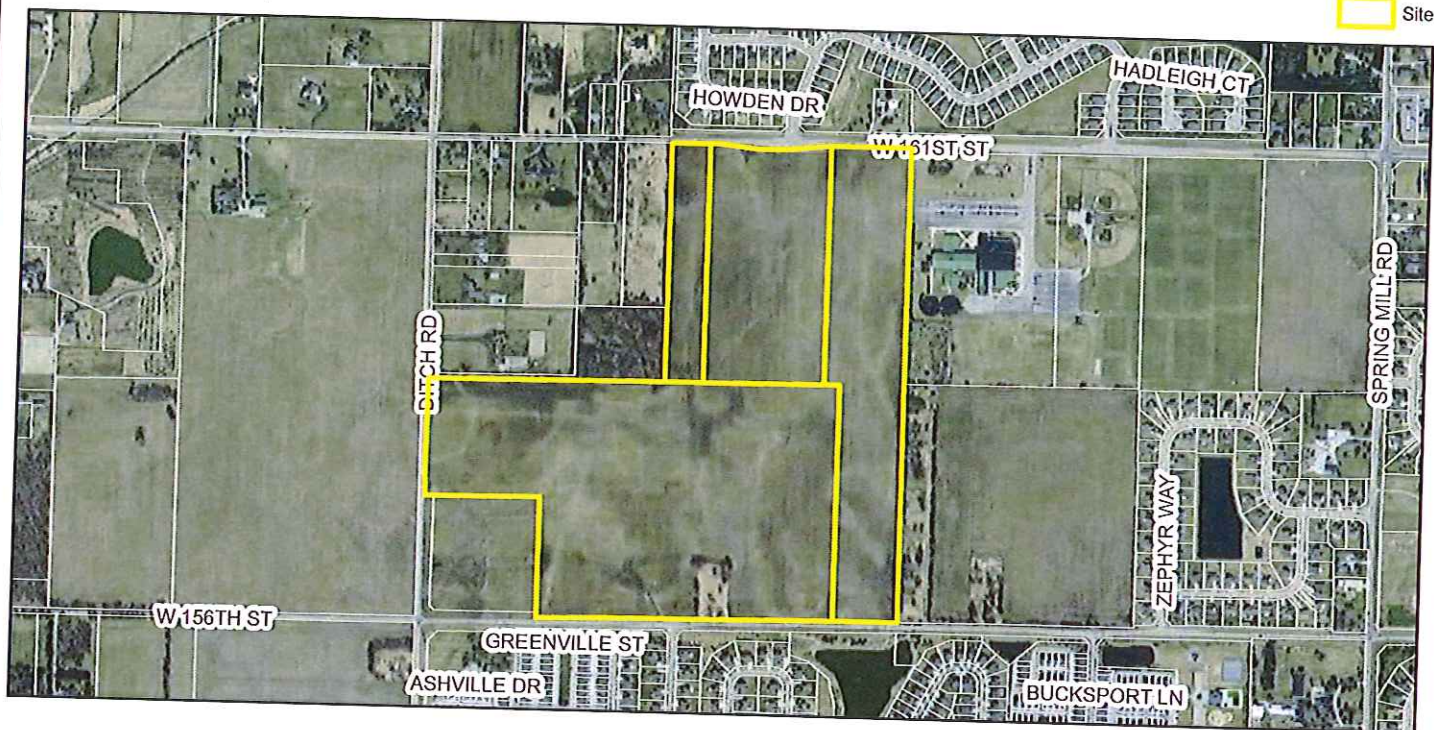


Property Location Map West Rail PUD District (Centennial North) 1511-PUD-22 / Ordinance 15-26



Not To Scale

Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- AG-SF1I (Agriculture - Single Family - 1 In-town)
- EI (Enclosed Industrial)
- EI-PD (Enclosed Industrial - Planned Development)
- GB (General Business)

- GB-PD (General Business - Planned Development)
- GO (General Office)
- GO-PD (General Office - Planned Development)
- LB (Local Business)
- LB-H (Local Business - Historical)
- LB-PD (Local Business - Planned Development)
- MF-1 (Multiple Family - 1)

- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- OI-PD (Open Industrial - Planned Development)
- PUD (Planned Unit Development)
- SB-PD (Special Business - Planned Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

- SF-3 (Cluster (Single Family - 3 Cluster))
- SF-4 (Single Family - 4)
- SF-4 Pre-1994 (Single Family - 4 Pre-1994)
- SF-5 (Single Family - 5)
- SF-A (Single Family - Attached)

L1 NATIVE BUFFER PLANTING
SCALE: 1" = 120' 0"

Native Buffer Planting Legend:



OEG OUTDOOR ENVIRONMENTS GROUP
1100 PARKWAY DRIVE
WESTFIELD, INDIANA 46084
PHONE: 317.266.0000
FAX: 317.266.0001



Prepared for:
Beazer Homes
West Rail at the Station



SITE ADDRESS:
161 ST. STREET, WESTFIELD, INDIANA 46084
SHEET: NATIVE BUFFER PLANTING
DATE: 10.1.2015
REVISION: 10.26.2015
DESIGN BY: OEG
DRAWN BY: DGS
SCALE: N.T.S.

Notes: This drawing is a preliminary design for planning purposes only. It is not a construction document. All dimensions, elevations, and other data are subject to change without notice.

2011065112 ORDINANCE \$51.00
12/14/2011 02:48:14P 20 PGS
Mary L. Clark
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 11-33

**AN ORDINANCE OF THE CITY OF WESTFIELD, INDIANA CONCERNING
CENTENNIAL NORTH PLANNED UNIT DEVELOPMENT ORDINANCE**

This is a Planned Unit Development District Ordinance to amend the Comprehensive Zoning Ordinance of Westfield - Washington Township, Hamilton County, Indiana, 1977 as amended (the "Zoning Ordinance") and to repeal Ordinance No. 05-10, as amended under Ordinance No. 06-09 and as amended under Ordinance No. 09-03 (collectively, the "Original Centennial North PUD"), enacted by the Common Council of the City of Westfield (the "Common Council") pursuant to its authority under the laws of the State of Indiana, including, in particular, Indiana 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 Zoning Ordinance;

WHEREAS, the Advisory Plan Commission of the City of Westfield and Washington Township (the "Commission") considered a petition (**Docket 1111-PUD-06**), filed with the Commission requesting an amendment to the zone maps incorporated into the Zoning Ordinance (the "Zoning Maps");

WHEREAS, the Commission forwarded **Docket 1111-PUD-06** to the Common Council with a unanimous positive 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 November 22, 2011;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Zoning Map is hereby amended to read as follows:

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Original Centennial North PUD and the district established hereby shall hereafter be referred to as the Centennial North Planned Unit Development District (the "District").
- 1.2 This Ordinance applies to the real estate more particularly described in Exhibit A attached hereto (the "Real Estate").

- 1.3 The underlying zoning district shall be the **SF 3 – Single Family Zoning District** (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.
- 1.4 Section cross-references of this Ordinance (e.g., “WC § _____”) shall hereinafter refer to the Section as specified and referenced in the Zoning Ordinance.
- 1.5 Any provision of the Zoning Ordinance that conflicts with any provision of this Ordinance shall be superseded by the terms of this Ordinance as applied to the Real Estate.

Section 2. **Definitions.** The terms defined in this Section shall, for all purposes of this Ordinance, have the meanings specified herein, unless the context otherwise requires. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

- 2.1 **Area:** A discrete geographic area within the District. “Area A” and “Area B” are conceptually represented on the Concept Plan and are regulated accordingly by the terms of this Ordinance.
- 2.2 **Concept Plan:** Collectively, the plans attached hereto and incorporated herein by reference as **Exhibit B** and **Exhibit C**. Exhibit B is a general plan for the development of the Real Estate and Exhibit C is an alternative for the development of the Real Estate that illustrates how a Church parcel may be incorporated into the District.
- 2.3 **Landscape Buffering Plan:** The plan attached hereto and incorporated by reference as **Exhibit E**.
- 2.4 **Living Area:** The square footage of a Dwelling exclusive of garages, porches, patios and basements.
- 2.5 **Open Space Concept Plan:** The plan attached hereto and incorporated by reference as **Exhibit D**, which conceptually illustrates how the network of Open Spaces and trails within the District may be structured.
- 2.6 **Perimeter Road(s):** An existing public road abutting the Real Estate which shall include 156th Street, 161st Street and Ditch Road.

Section 3. Permitted Uses.

- 3.1 All uses permitted in the Underlying Zoning District shall be permitted in the District.
- 3.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed two hundred and thirty-six (236) or a maximum gross density of 2.0 dwelling units per acre (exclusive of acreage developed for institutional uses), whichever is less. Residential Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance subject to the following: (i) a maximum of one hundred and twelve (112) Dwellings may be developed pursuant to the standards applicable to Area A; however, (ii) if a minimum of eighty-four (84) Dwellings are developed pursuant to the standards applicable to Area B, then a maximum of one hundred and twenty-eight (128) Dwellings may be developed pursuant to the standards applicable to Area A.

Section 4. Development Standards.

- 4.1 **General Regulations.** The regulations of *WC § 16.04.030 Residential Districts* applicable to the Underlying Zoning District shall apply except: (i) the maximum Building Height for a Church shall be forty-five (45) feet. Church steeples, spires or bell towers shall be permitted to exceed the maximum Building Height; (ii) the minimum setback lines for a Church from a road right-of-way shall be one hundred (100) feet and for any side yard or rear yard of a Church shall be fifty (50) feet; and (iii) as modified below for Dwellings:

Standard	Area A	Area B
Minimum Lot Area	7,500 SF	10,000 SF
Minimum Lot Frontage on Roads	45'	50'
Minimum Depth of Lot	125'	
Minimum Setback Lines		
Side Yard	5'	
Rear Yard	20'	
Minimum Lot Width	60'	80'
Min. Building Separation	12'	
Maximum Building Height	35'	
Minimum Living Area		
One Story Dwellings	1,340 SF	1,600 SF
Two Story Dwellings	1,760 SF	2,000 SF

- 4.2 **Off-Street Loading and Parking.** Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*).
- 4.3 **Landscaping and Screening.** Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as modified below:

- A. Road Frontage Standards. *WC § 16.06.050(B) Road Frontage Standards* shall apply; however, trees along Perimeter Roads shall not be required where detention ponds are located adjacent to a Perimeter Road or within the gas line easement currently encumbering the Real Estate.
- B. Buffer Yard Requirements. *WC § 16.06.050 Buffer Yard Requirements* shall apply, except as modified below:
- (i) Landscape buffering shall be required around the perimeter of the Real Estate, as illustrated on the Landscape Buffering Plan, and within the District between residential and institutional uses.
 - (ii) No landscape buffer yard shall be required: (i) where detention ponds are adjacent to the perimeter of the Real Estate; (ii) along the Real Estate's property line congruent with the school property, as labeled on the Landscape Buffering Plan; (iii) internal to the District along an institutional use's property line congruent with the common area or open space of the residential subdivision; or (iv) within the gas line easement currently encumbering the Real Estate.
 - (iii) Type A Buffer.
 - a) This buffer is intended to physically separate and visually screen the Real Estate from the adjoining residential uses as well as provide a buffer within the District between individual residential Lots and institutional uses.
 - b) The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree: shrub). At least fifty percent (50%) of the required tree planting shall be evergreen trees.
 - c) Where the buffer abuts existing woodlands at least fifty (50) feet deep, the buffer shall be a minimum of one (1) shade tree or evergreen tree and four (4) shrubs per twenty (20) linear feet of buffer. Trees may be substituted in lieu of shrubbery on a 1:3 basis (tree: shrub). At least fifty percent (50%) of the required tree planting shall be evergreen trees.
 - d) Plantings required to be placed in this buffer shall not be credited toward total on-site requirements for landscaping as set forth in the Zoning Ordinance (*WC § Table 16.06.050-01*).
 - (iv) Type B Buffer.

- a) This buffer is intended to soften the visual appearance of Dwellings from Perimeter Roads.
 - b) The buffer shall be a minimum of thirty (30) feet in width and planted with a minimum of one (1) shade tree or evergreen tree per thirty (30) linear feet of buffer. At least fifty percent (50%) of the required planting shall be evergreen trees.
 - c) Plantings required to be placed in this buffer shall be credited toward the on-site requirements for landscaping as set forth in the Zoning Ordinance (*WC § Table 16.06.050-01*).
- C. Parking Area Landscaping. *WC § 16.06.070 Parking Area Landscaping* shall apply; however, accessory parking lots for residential uses, if any, shall be located at the interior of the Real Estate and shall not be required to comply with the parking area landscaping requirements of the Zoning Ordinance.
- D. Open Space Standards. *WC § 16.04.230(7) Green Belt Space* shall apply. The abundance of Open Space within the District will offer active and passive opportunities for residents. Passive recreation opportunities will be provided around the ponds, pockets of Open Space and trails throughout the Open Space and adjoining perimeter paths. Active recreation opportunities will be focused around sports fields planned within the greenway illustrated on the Open Space Concept Plan. As such, the following shall also apply:
- (i) The District's plan is designed to intentionally situate Lots adjacent to Open Space to maximize connectivity where possible, which results in a minimum of ninety percent (90%) of the Lots abutting common areas.
 - (ii) A minimum of thirty percent (30%) of the District (exclusive of any institutional uses) shall be common area and set aside as Open Space.
 - (iii) No privately-owned Lot with a Dwelling shall be permitted to encroach into the gas line easements currently encumbering the Real Estate.
 - (iv) An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the Perimeter Road rights-of-way adjacent to the Real Estate.
 - (v) An eight-foot (8') wide multi-use path, constructed in accordance with the City's Construction Standards, shall be installed within the

District's Open Space extending from 156th Street to 161st Street, as generally illustrated on the Open Space Concept Plan.

- 4.4 Sign Standards. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08.010*); however, a maximum of one (1) monument sign shall be permitted per each residential subdivision entrance which shall not exceed nine (9) feet in height and sixty-four (64) square feet of sign area.
- 4.5 Lighting. Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). Dusk to dawn lights for Dwellings and uplights on entry walls may be installed in lieu of Street Lights (*WC § 16.04.240(I)*).

Section 5. **Architectural and Design Standards.** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying District shall apply except as modified by this Ordinance and as set forth below for Dwellings:

- 5.1 Area A Dwellings.
- A. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.
- B. Roof Form and Overhangs.
- (i) Roof form and design will include, where appropriate, varied pitches and ridge levels.
- (ii) All Dwellings shall have eaves of a minimum eight (8) inch overhang on the front and rear of the building.
- C. Design Objectives.
- (i) Dwellings adjacent to a Perimeter Road and located so as to have a rear or side façade oriented to the Perimeter Road shall utilize multiple textures (e.g., rough, smooth, striated, etc.) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks) on each façade visible from the Perimeter Road as set forth below.
- (ii) Identical Dwelling elevations shall be separated by at least one (1) Lot. Identical Dwelling elevations shall not be directly across the street from one another.
- D. Garage Composition and Orientation.
- (i) All Dwellings shall have a minimum two (2) car attached garage.
- (ii) Front load and side load garages shall be permitted.

E. Typical Lot Landscaping. Portions of the Lot draining to the front shall be sodded. Portions of the Lot draining to the rear shall be seeded.

F. Exterior Surfaces.

- (i) Permitted exterior surfaces shall include: vinyl (minimum .044 thickness), EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
- (ii) Generally, all Dwellings shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.
- (iii) Each Dwelling using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
 - a) Side load or angled garage
 - b) Covered front porch (at least six (6) feet in width and four (4) feet in depth;
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches;
 - d) Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - e) Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
 - f) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
 - g) Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
 - h) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or twenty-five percent (25%) of the total façade, exclusive of windows and doors;
 - i) Separate overhead door per car for each garage;

- j) Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
 - k) Architecturally-treated entranceways (for homes without a front porch);
 - l) Bay window;
 - m) Transom window(s);
 - n) Veranda/balcony;
 - o) Garage doors containing windows;
 - p) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - q) Exterior chase fireplace.
- (iv) Each Dwelling using vinyl siding on the sides of the residence shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:
- a) Side load or angled garage;
 - b) Hip roof;
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes;
 - d) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the clement requirements);
 - e) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a four (4) foot return on the first floor;
 - f) Three (3) or more windows on the façade;
 - g) Side yard landscaping to include at least one (1) tree a minimum of six (6) feet in height at the time of planting and three (3) shrubs three (3) feet in height at time of planting;
 - h) Bay window;
 - i) Transom window(s);
 - j) Veranda/balcony;
 - k) Architecturally-enhanced articulated trim moldings (e.g. fipons above windows); or
 - l) Exterior chase fireplace;
 - m) Architectural treatment on gable ends; or
 - n) Sunroom or screened porch.

(v) Each Dwelling using vinyl siding and located adjacent to a Perimeter Road that is oriented as to have the rear and/or side façade of the home predominately visible from a Perimeter Road shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing Perimeter Roads or a minimum of two (2) of the following design features on said façade(s):

- a) Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
- b) Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
- c) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (includes homes incorporating two (2) or more architectural breaks);
- d) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
- e) Hip roof (only for side facades facing Perimeter Roads) or two (2) or more roof planes;
- f) Elevated deck with decorative rail a minimum of twelve (12) feet in width;
- g) Roofline direction change or roofline height change greater than sixteen (16) inches;
- h) Bay window;
- i) Transom window(s);
- j) Veranda/balcony;
- k) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows);
- l) Exterior chase fireplace; or
- m) Architectural treatment on gable ends.

5.2 Area B Dwellings.

A. Design Elements. Design elements and detailing shall be cohesive around the structure. Such design elements shall include, but are not limited to, windows, window placement, trim detailing, and exterior wall materials. Architectural elements shall be used to create visual interest.

B. Roof Form and Overhangs.

- (i) Roof form and design will include, where appropriate, varied pitches and ridge levels.

- (ii) All Dwellings shall have eaves of a minimum eight (8) inch overhang on the front and rear of the building.

C. Design Objectives.

- (i) Dwellings located adjacent to a Perimeter Road and located so as to have a rear or side façade oriented to the Perimeter Road shall utilize multiple textures (e.g., rough, smooth, striated) or multiple architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, architectural breaks) on each façade visible from the Perimeter Road.
- (ii) Identical Dwelling elevations shall be separated by at least one (1) Lot. Identical Dwelling elevations shall not be directly across the street from one another.

D. Garage Composition and Orientation.

- (i) All Dwellings shall have a minimum two (2) car attached garage.
- (ii) Front load and side load garages shall be permitted.

E. Typical Lot Landscaping. Portions of the Lot draining to the front shall be sodded. Portions of the Lot draining to the rear shall be seeded.

F. Exterior Surfaces.

- (i) Permitted exterior surfaces shall include: vinyl (minimum .044 thickness), EIFS, stucco, cultured stone, masonry or equivalent, wood, and concrete fiber board, or equivalent materials as determined by the developer. Vinyl or aluminum clad windows, trim, and soffits shall be permitted.
- (ii) Generally, all Dwellings shall have masonry or equivalent, fiber cement siding, EIFS, cultured stone, stucco, or equivalent material on the first floor of the front of the home or equivalent percentages thereof exclusive of windows and doors, unless architectural style dictates otherwise.
- (iii) Each Dwelling using vinyl siding on the front façade shall utilize a minimum of three (3) of the following architectural elements on the front façade:
 - a) Side load or angled garage;
 - b) Covered front porch (at least six (6) feet in width and four (4) feet in depth;

- c) Roofline direction change or roofline height change greater than sixteen (16) inches;
 - d) Wood, concrete fiber board, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials;
 - e) Decorative shutters or other enhanced architectural window treatment on all windows, where feasible (a minimum of three (3) windows with shutters are required to meet this provision);
 - f) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the front façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements);
 - g) Primary roof pitches of 8/12 or greater and secondary roof pitches of 10/12 or greater;
 - h) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on a minimum of the first floor or twenty-five percent (25%) of the total façade, exclusive of windows and doors;
 - i) Separate overhead door per car for each garage;
 - j) Roof design featuring hip roof, dormers (a minimum of two (2) dormers), a reverse gable, a shed roof accent, two (2) or more roof planes or a covered front entry;
 - k) Architecturally-treated entranceways (for homes without a front porch);
 - l) Bay window;
 - m) Transom window(s);
 - n) Veranda/balcony;
 - o) Garage doors containing windows;
 - p) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows); or
 - q) Exterior chase fireplace.
- (iv) Each Dwelling using vinyl siding on the sides of the residence shall utilize a minimum of one (1) of the following architectural elements on each side façade. Side facades that face internal streets on corner lots shall utilize a minimum of two (2) of the following architectural elements on said side façade:
- a) Side load or angled garage;
 - b) Hip roof;
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes;
 - d) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along

- the side façade elevation, excluding relief for doors and windows and garage (homes incorporating two (2) or more architectural breaks shall be deemed to have met two of the element requirements);
- e) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a four (4) foot return on the first floor;
 - f) Three (3) or more windows on the façade;
 - g) Side yard landscaping to include at least one tree a minimum of six feet in height at the time of planting and three shrubs three feet in height at time of planting;
 - h) Bay window;
 - i) Transom window(s);
 - j) Veranda/balcony;
 - k) Architecturally-enhanced articulated trim moldings (e.g., fipons above windows);
 - l) Exterior chase fireplace;
 - m) Architectural treatment on gable ends; or
 - n) Sunroom or screened porch.
- (v) Each Dwelling using vinyl siding and located adjacent to a Perimeter Road that is oriented as to have the rear and/or side façade of the home predominately visible from a Perimeter Road shall have masonry or equivalent, EIFS, stucco, cultured stone or equivalent material on the first floor for rear facades facing Perimeter Roads or a minimum of two (2) of the following design features on said façade(s):
- a) Covered open or screened porch (minimum size ten (10) foot by ten (10) foot, includes porches with arbor or similar roof treatments);
 - b) Shutters on all windows, where feasible (a minimum of three (3) windows with shutters are required);
 - c) Architectural break, including cantilevered offsets, of at least two (2) feet of relief at two (2) or more points along the side façade elevation, excluding relief for doors and windows and garage (includes homes incorporating two (2) or more architectural breaks);
 - d) Masonry or equivalent, EIFS, stucco, cultured stone or equivalent material a minimum of eighteen (18) inches in height the entire length of the façade or a five (5) foot return on the first floor;
 - e) Hip roof (only for side facades facing Perimeter Roads) or two (2) or more roof planes;
 - f) Elevated deck with decorative rail a minimum of twelve (12) feet in width;

- g) Roofline direction change or roofline height change greater than sixteen (16) inches;
- h) Bay window;
- i) Transom window(s);
- j) Veranda/balcony;
- k) Architecturally-enhanced articulated trim moldings (e.g. finials above windows);
- l) Exterior chase fireplace; or
- m) Architectural treatment on gable ends.

Section 6. **Procedures.** The procedures set forth in the Zoning Ordinance shall apply; however, a Development Plan for the District may be submitted for approval pursuant to WC § 16.04.190 at any time within three (3) years from the enactment of this Ordinance. A Development Plan for the District may not be submitted more than three (3) years after the date of the enactment of this Ordinance without an extension of time from the Director.

Section 7. **Dedication of Road Right-of-Way.** The owner of the Real Estate shall dedicate to the City a 50-foot half right-of-way along 156th Street and a 60-foot half right-of-way along Ditch Road in accordance with the right-of-way widths set forth in the City's Thoroughfare Plan at no cost to the City. The dedication shall occur after approval of a development plan for all or a portion of the Real Estate and prior to issuance of an improvement location permit for any improvements on the Real Estate. The City reserves the right to allow dedications to occur at a later time if, in its sole discretion, it determines such delay is acceptable or desirable.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
WESTFIELD, INDIANA THIS 12 DAY OF Dec, 2011.

COMMON COUNCIL
OF THE CITY OF WESTFIELD, INDIANA

Voting For

John Dippel
John Dippel

Steven Hoover
Steven Hoover

Robert L. Horkay
Robert L. Horkay

Kenneth Kingshill
Kenneth Kingshill

Robert J. Smith
Robert J. Smith

Thomas Smith
Thomas Smith

Robert W. Stokes
Robert W. Stokes

Voting Against

John Dippel
John Dippel

Steven Hoover
Steven Hoover

Robert L. Horkay
Robert L. Horkay

Kenneth Kingshill
Kenneth Kingshill

Robert J. Smith
Robert J. Smith

Thomas Smith
Thomas Smith

Robert W. Stokes
Robert W. Stokes

Abstain

John Dippel
John Dippel

Steven Hoover
Steven Hoover

Robert L. Horkay
Robert L. Horkay

Kenneth Kingshill
Kenneth Kingshill

Robert J. Smith
Robert J. Smith

Thomas Smith
Thomas Smith

Robert W. Stokes
Robert W. Stokes

ATTEST:

Cindy J. Gossard
Cindy J. Gossard, Clerk-Treasurer

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

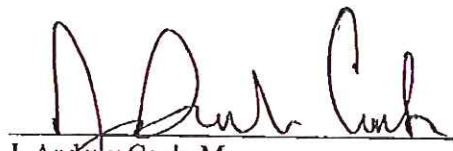
C. Gossard
Signed

This Instrument prepared by: Steven D. Hardin, Esq., Baker & Daniels, LLP, and Jesse M. Pohlman, Land Use
Consultant, Baker & Daniels, LLP, 600 East 96th Street, Suite 600, Indianapolis, Indiana 46240 (317) 569-9600

I hereby certify **ORDINANCE 11-33** was delivered to the Mayor of Westfield on the 13 day of Dec., 2011.


Cindy J. Gossard, Clerk-Treasurer

I hereby **APPROVE** ORDINANCE 11-33
this 13th day of Dec., 2011.


J. Andrew Cook, Mayor

I hereby **VETO** ORDINANCE 11-33
this ____ day of _____, 2011.

J. Andrew Cook, Mayor

ATTEST:


Cindy J. Gossard, Clerk-Treasurer

EXHIBIT A
REAL ESTATE

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the Southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the West line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section; thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

EXHIBIT B
CONCEPT PLAN

Centennial North
Concept Plan

Legend

-  Area A – 60' Wide Lots
-  Area B – 80' Wide Lots



EXHIBIT C CONCEPT PLAN

Centennial North
Concept Plan

Legend

-  Area A - 60' Wide Lots
-  Area B - 80' Wide Lots

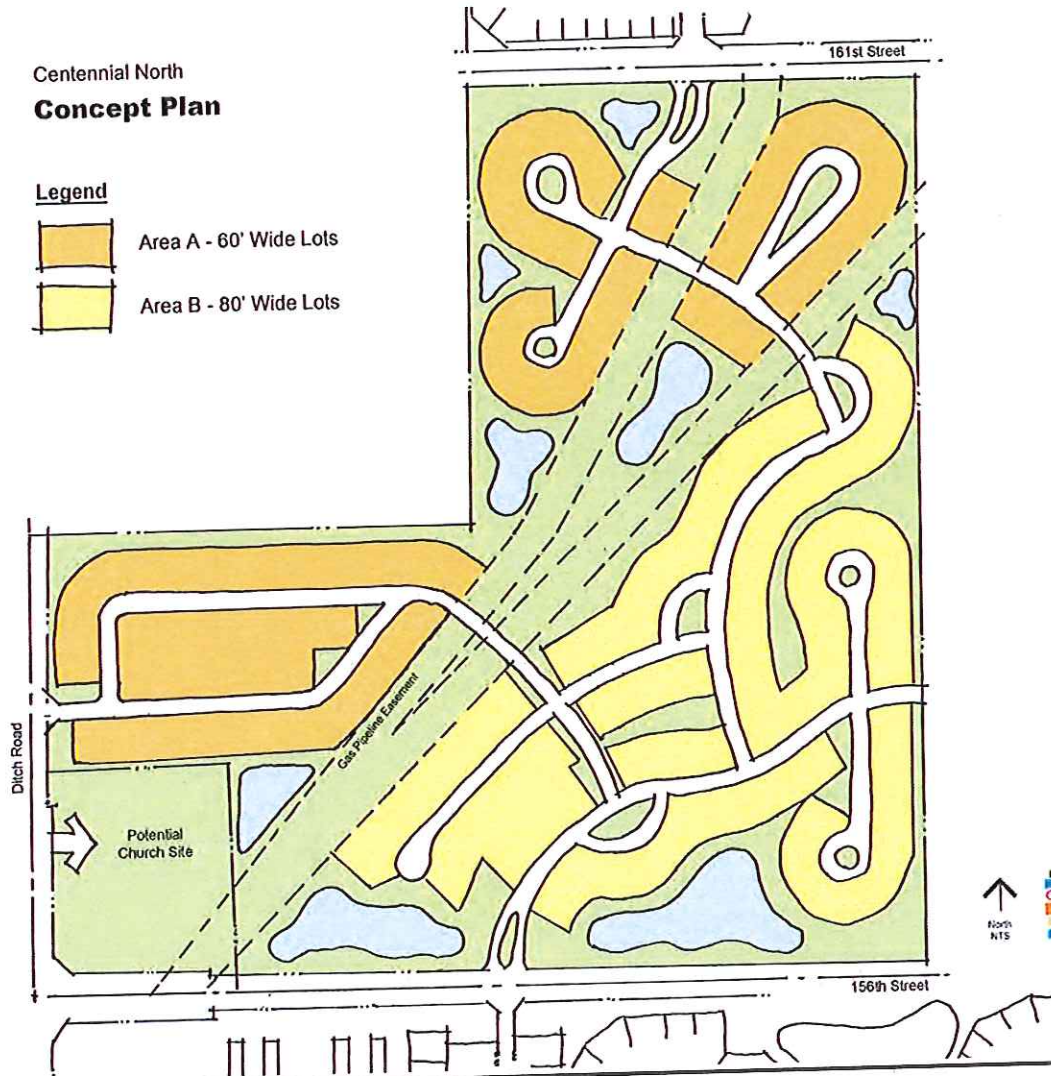


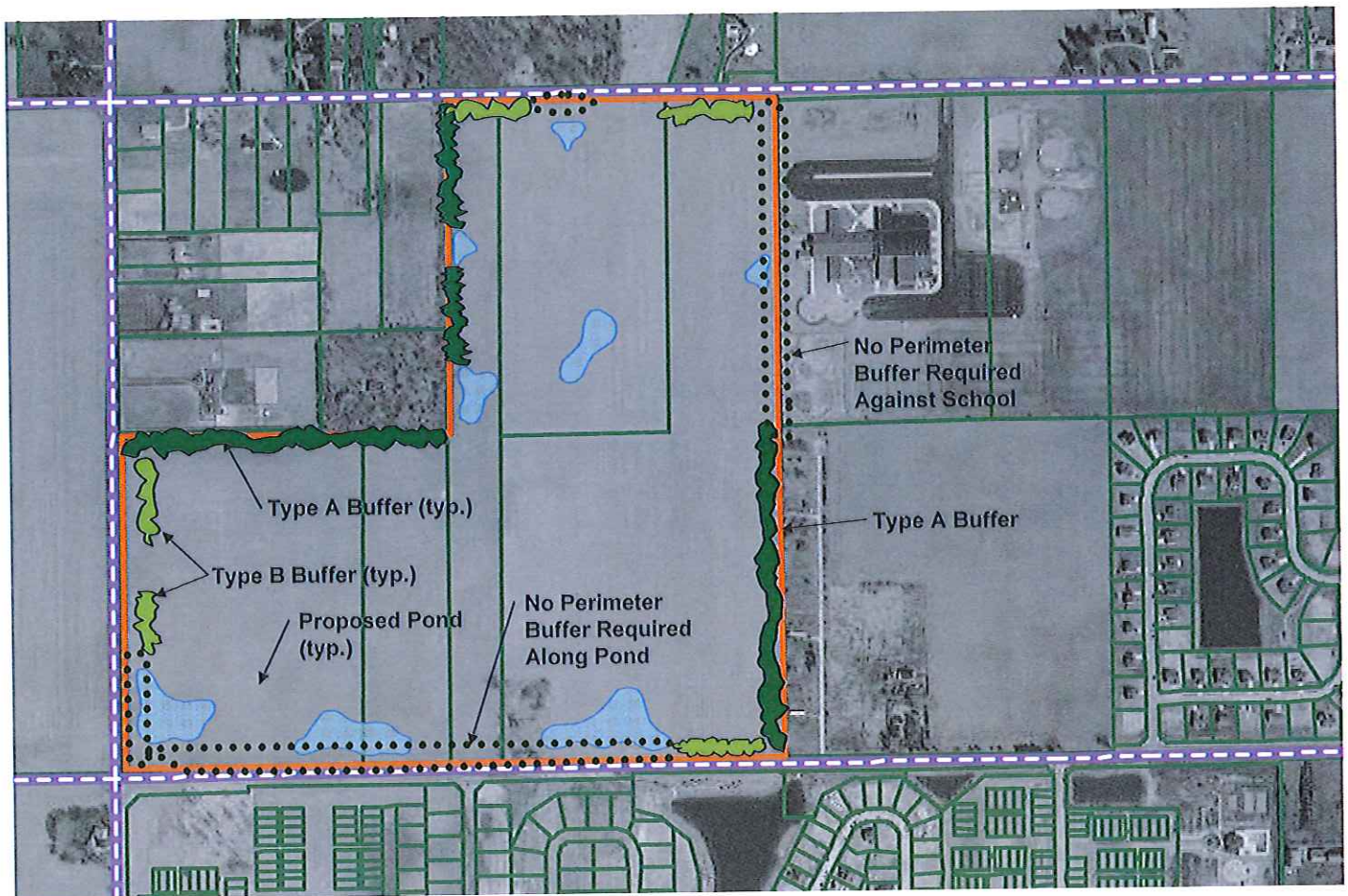
EXHIBIT D
OPEN SPACE CONCEPT PLAN

Legend

- Multi-purpose Path
- Greenway Trail



EXHIBIT E
LANDSCAPE BUFFERING PLAN



ORDINANCE NUMBER 15-37

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 "**WEST RAIL PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, on December 12, 2011, the Common Council of the City of Westfield, Hamilton County, Indiana, adopted Ordinance 11-33 (the "Amended Centennial North PUD District Ordinance"), recorded as Instrument No. 2011065112 in the Office of the Recorder of Hamilton County, Indiana, to repeal Ordinance No. 05-10, as amended under Ordinance 06-09 and Ordinance 09-03.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1511-PUD-22**), requesting an amendment to the Unified Development Ordinance, the Zoning Map and the Amended Centennial North PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1511-PUD-22** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (5-0) 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 November 17, 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 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 "**West Rail PUD District**" (the "District").
- 1.2 This Planned Unit Development District Ordinance (this "Ordinance") hereby repeals and supersedes in its entirety the Amended Centennial North PUD District Ordinance, as applicable to the Real Estate.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Area: A discrete geographic area within the District. The District contains two (2) Areas, "Area A" and "Area B", which are conceptually represented on the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.
- 2.2 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."
- 2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding,

vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

- 2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.6 Gas Line Easements: The easements recorded as (i) Instrument No. 7056 in Deed Record 175, page 311 and (ii) Instrument No. 7058, in Deed Record 175, page 315 in the Office of the Recorder of Hamilton County, Indiana, and as generally depicted on the Concept Plan.
- 2.7 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.8 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, English Revival, Farmhouse, Four Square, French Country, Shingle Style, Traditional and Victorian.
- 2.9 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance

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

Section 4. Underlying Zoning District(s). The Underlying Zoning District shall be as set forth below.

- 4.1 Area A: SF4: Single Family High Density District.
- 4.2 Area B: SF3: Single Family Medium Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred and eighty-three (183) Single-family Dwellings; however, a maximum of one hundred and nine (109) Lots may be developed pursuant to the standards applicable to Area A.

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. Lots may be developed pursuant to either the standards of Area A or the standards of Area B as set forth in this Ordinance and subject to Section 5.2 of this Ordinance.

Standard	Area A	Area B
Minimum Lot Area	9,100 SF	10,500 SF
Minimum Building Setback Lines		
Front Yard	20'	20'
Side Yard	6'	7'
Rear Yard	20'	20'
Minimum Lot Width	65'	75'
Maximum Building Height	2 ½ stories	
Minimum Living Area (Total)		
One Story Dwellings	1,800 SF	2,000 SF
Two Story Dwellings	2,000 SF	2,200 SF

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

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

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

	4	4
	3	3
	2	2
	1	1
Subject Home		1
	1	1
	2	2
	3	3
	4	4

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

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

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eight (8) inches, as measured prior to the installation of Masonry Materials.
- ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:
 - a) Side load or angled garage.
 - b) Covered front porch (minimum six (6) feet in width and four (4) feet in depth).
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches.
 - d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum five and one-half inch (5-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
 - f) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - g) A minimum roof pitch of 8/12 for the primary roof and 10/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
 - h) Masonry Materials on a minimum of twenty-five percent (25%) of the total Front Building Façade, exclusive of windows and doors.
 - i) Separate overhead garage door per garage bay.

- j) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
 - l) Bay window (a minimum of six (6) feet wide).
 - m) Transom or palladium window.
 - n) Garage doors containing decorative windows.
 - o) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
 - f) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
 - g) Bay window (a minimum of six (6) feet wide).
 - h) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
 - i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

- j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- k) Sunroom or screened porch (a minimum of one hundred and forty-four (144) square feet in size).

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

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

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

B. Gas Line Easements: Landscaping within the Gas Line Easements is restricted by the Grantee of the Gas Line Easements. As a result, if mounding and/or plantings required by this Ordinance are not permitted by the Grantee of the Gas Line Easement within the Gas Line Easement (e.g., Buffer Yard plantings, External Street Frontage Requirements), then the required plantings shall be relocated and installed elsewhere on the Real Estate within Buffer Yards and Common Areas. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

7.3 Article 6.17 Sign Standards: Shall apply; however, the words "at the Station" may be substituted for the words "of Westfield" following the subdivision name, as otherwise required by Article 6.17(F)(7).

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

A. Minimum Open Space: Shall be enhanced to require a minimum of thirty percent (30%) of the Real Estate, as generally shown on the Concept Plan.

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

C. Amenities: The following amenities shall be provided:

- i. Passive Amenities: Wildflower meadows and pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. A minimum separation of twenty-five (25) feet shall be maintained between Lots and wildflower and prairie plantings.
- ii. Active Amenities: An amenity center shall be provided in the middle of the District, as depicted on the Concept Plan. The amenity center shall include, at a minimum: a pool; bath house; playground; court games; and an open play field. These amenities are generally illustrated on the Amenity Area Concept Plan, attached hereto as Exhibit E.
- iii. Trails: Trails, including an eight-foot (8') wide multi-use path extending from 156th Street to 161st Street and Shamrock Springs Elementary School, shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2015.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ 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

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jon C. Dobosiewicz

I hereby certify that **ORDINANCE 15-37** was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 15-37**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 15-37**

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

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

West Rail - PUD District Ordinance 7 111615

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Amenity Area Concept Plan

EXHIBIT A
REAL ESTATE

A part of the Southwest Quarter of Section 10, Township 18 North, Range 3 East of the 2nd Principal Meridian, Hamilton County, Indiana more particularly described as follows:

Beginning at the southwest corner of the Southwest Quarter of said Section 10; thence North 00 degrees 21 minutes 58 seconds West (bearings based upon a survey by The Schneider Corporation dated May 18, 2004, project number 4481.002) along the west line of said Southwest Quarter a distance of 1312.55 feet to the northwest corner of the Southwest Quarter of said Southwest Quarter Section; thence North 88 degrees 51 minutes 08 seconds East along the north line of said Southwest Quarter-Quarter Section a distance of 1309.51 feet to the southwest corner of the Northeast Quarter of said Southwest Quarter Section; thence North 00 degrees 26 minutes 20 seconds West along the west line of said Northeast Quarter-Quarter Section a distance of 1310.74 feet to the northwest corner thereof; thence North 88 degrees 55 minutes 49 seconds East along the north line of said Northeast Quarter-Quarter Section a distance of 1307.83 feet to the northeast corner of the aforesaid Southwest Quarter Section, thence South 00 degrees 30 minutes 42 seconds East along the east line of said Southwest Quarter Section a distance of 2617.88 feet to the southeast corner of said Southwest Quarter Section; thence South 88 degrees 46 minutes 27 seconds West along the south line of said Southwest Quarter Section a distance of 2622.40 feet to the Point of Beginning, containing 118.20 acres, more or less.

EXCEPT therefrom that part conveyed to Epiphany Evangelical Lutheran Church, Inc. by Limited Warranty Deed recorded January 1, 2012 as Instrument No. 2012001063, described as follows:

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

BEGINNING at the southwest corner of said Southwest Quarter; thence North 00 degrees 09 minutes 21 seconds East along the west line of said Southwest Quarter (basis of bearings is the Indiana State Plane Coordinates East Zone) 676.00 feet; thence North 89 degrees 17 minutes 51 seconds East parallel with the south line of said Southwest Quarter 644.45 feet; thence South 00 degrees 09 minutes 21 seconds West parallel with the west line of said Southwest Quarter 676.00 feet to the south line of said Southwest Quarter; thence South 89 degrees 17 minutes 51 seconds West along said south line 644.45 feet to the POINT OF BEGINNING. Containing 10.000 acres, more or less.

EXHIBIT B CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1511-PUD-22.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 16)

ARTS AND CRAFTS (AC)



EXHIBIT C **CHARACTER EXHIBITS** (Page 2 of 16)

STYLE ELEMENTS

GABLE ELEMENTS

TRIANGLE OR SPLIT TRIANGLE VENTS

FRONT ENTRY

WIDE COVERED PORCHES OFTEN INCLUDE MULTIPLE COLUMNS

WINDOW TREATMENT

TYPICAL WINDOW STYLE WITH BOARD & BATTEN SHUTTERS

ADDITIONAL STYLE ELEMENTS

SHED DORMERS

3 OVER 1 GRIDS

This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.

ARTS & CRAFTS STYLE

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 16)

ENGLISH REVIVAL (ER)

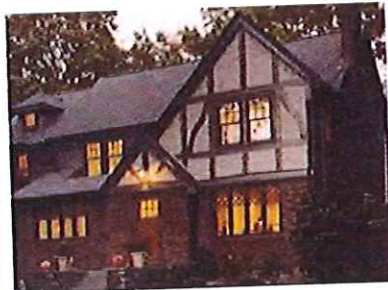


EXHIBIT C **CHARACTER EXHIBITS** (Page 4 of 16)

MATURE GABLED AND GABLED ROOF SYSTEMS PROJECTED GABLE DETAILS BRACKETS BOARD & BATTEN SHUTTERS ARCHITECTURAL WINDOW GRIDS WINDOW GRIDS COVERED PORCH STUCCO APPLICATIONS VERTICAL AND ANGLED TRIM DETAILS IN GABLES ARCHITECTURAL SPECIFIC GARAGE DOOR ENCLOSED VERANDAH ARCHITECTURAL DETAILS ARE COMMON	<table border="1"> <tr> <td data-bbox="860 432 974 1850"> STYLE ELEMENTS GABLE ELEMENTS STUCCO W/ TRIM AROUND WINDOWS AND/OR RECTANGULAR VENTS IS COMMON </td> <td data-bbox="974 432 1393 1850"> ADDITIONAL STYLE ELEMENTS COVERED PORCH W/ SQUARE POSTS DIAMOND GRIDS </td> </tr> <tr> <td colspan="2" data-bbox="860 1850 1393 1995"> ENGLISH REVIVAL STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style. </td> </tr> </table>	STYLE ELEMENTS GABLE ELEMENTS STUCCO W/ TRIM AROUND WINDOWS AND/OR RECTANGULAR VENTS IS COMMON	ADDITIONAL STYLE ELEMENTS COVERED PORCH W/ SQUARE POSTS DIAMOND GRIDS	ENGLISH REVIVAL STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.	
STYLE ELEMENTS GABLE ELEMENTS STUCCO W/ TRIM AROUND WINDOWS AND/OR RECTANGULAR VENTS IS COMMON	ADDITIONAL STYLE ELEMENTS COVERED PORCH W/ SQUARE POSTS DIAMOND GRIDS				
ENGLISH REVIVAL STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.					

EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 16)

FARMHOUSE (FH)



EXHIBIT C **CHARACTER EXHIBITS** (Page 6 of 16)

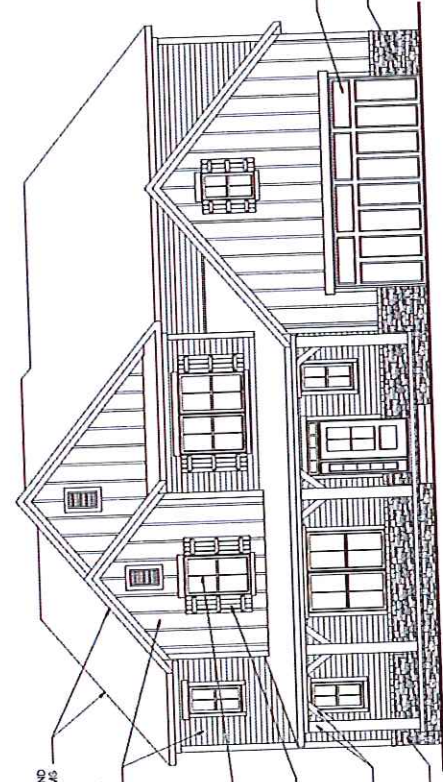
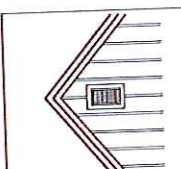
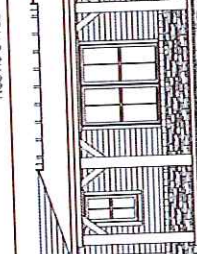
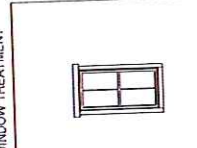
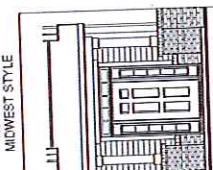
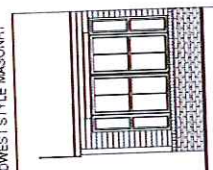
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EXHIBIT C
CHARACTER EXHIBITS
(Page 7 of 16)

FOUR SQUARE (FS)



EXHIBIT C **CHARACTER EXHIBITS** (Page 8 of 16)

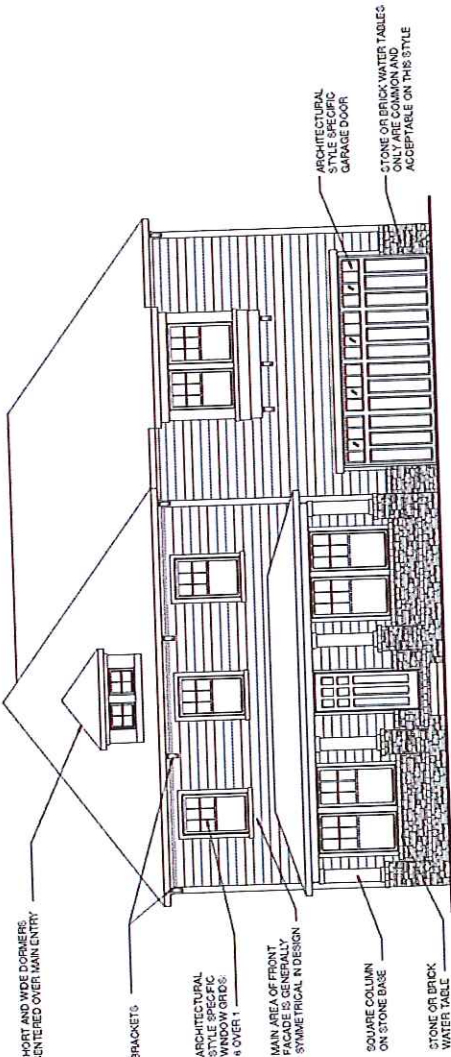
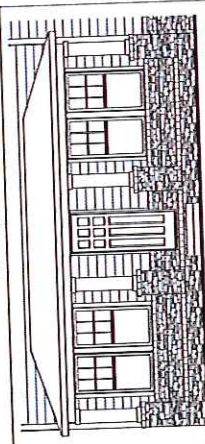
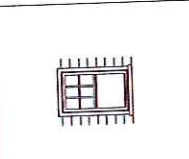
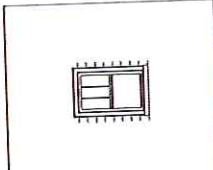
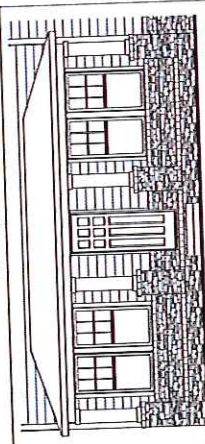
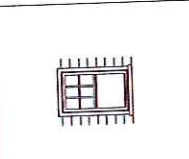
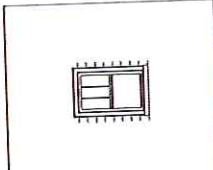
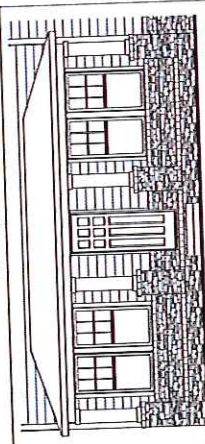
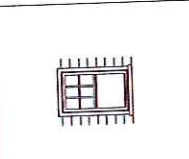
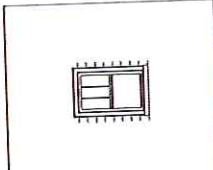
 Labels for main drawing: - SHORT AND WIDE DORMERS, CENTERED OVER MAIN ENTRY - BRACKETS - ARCHITECTURAL INTERESTING WINDOW GRIDS 8 OVER 1 - MAIN AREA OF FRONT FACADE IS GENERALLY SYMMETRICAL IN DESIGN - SQUARE COLUMN ON STONE BASE - STONE OR BRICK WATER TABLE - ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR - STONE OR BRICK WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE	<table border="1"> <tr> <th data-bbox="868 405 901 1818">STYLE ELEMENTS</th> <th data-bbox="901 405 1388 871">ADDITIONAL STYLE ELEMENTS</th> </tr> <tr> <td data-bbox="868 871 1388 1818">  FRONT ENTRY FRONT PORCH IS GENERALLY SYMMETRICAL IN DESIGN AND CENTERED ON MAIN FRONT FACADE  WINDOW TREATMENT TYPICAL SIMPLE TRIM DETAIL AROUND 8 OVER 1 WINDOW PATTERN </td> <td data-bbox="868 871 1388 1818">  3 OVER 1 GRIDS </td> </tr> </table>	STYLE ELEMENTS	ADDITIONAL STYLE ELEMENTS	 FRONT ENTRY FRONT PORCH IS GENERALLY SYMMETRICAL IN DESIGN AND CENTERED ON MAIN FRONT FACADE  WINDOW TREATMENT TYPICAL SIMPLE TRIM DETAIL AROUND 8 OVER 1 WINDOW PATTERN	 3 OVER 1 GRIDS
STYLE ELEMENTS	ADDITIONAL STYLE ELEMENTS				
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FOUR SQUARE STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.					

EXHIBIT C
CHARACTER EXHIBITS
(Page 9 of 16)

FRENCH COUNTRY (FC)



EXHIBIT C **CHARACTER EXHIBITS** (Page 10 of 16)

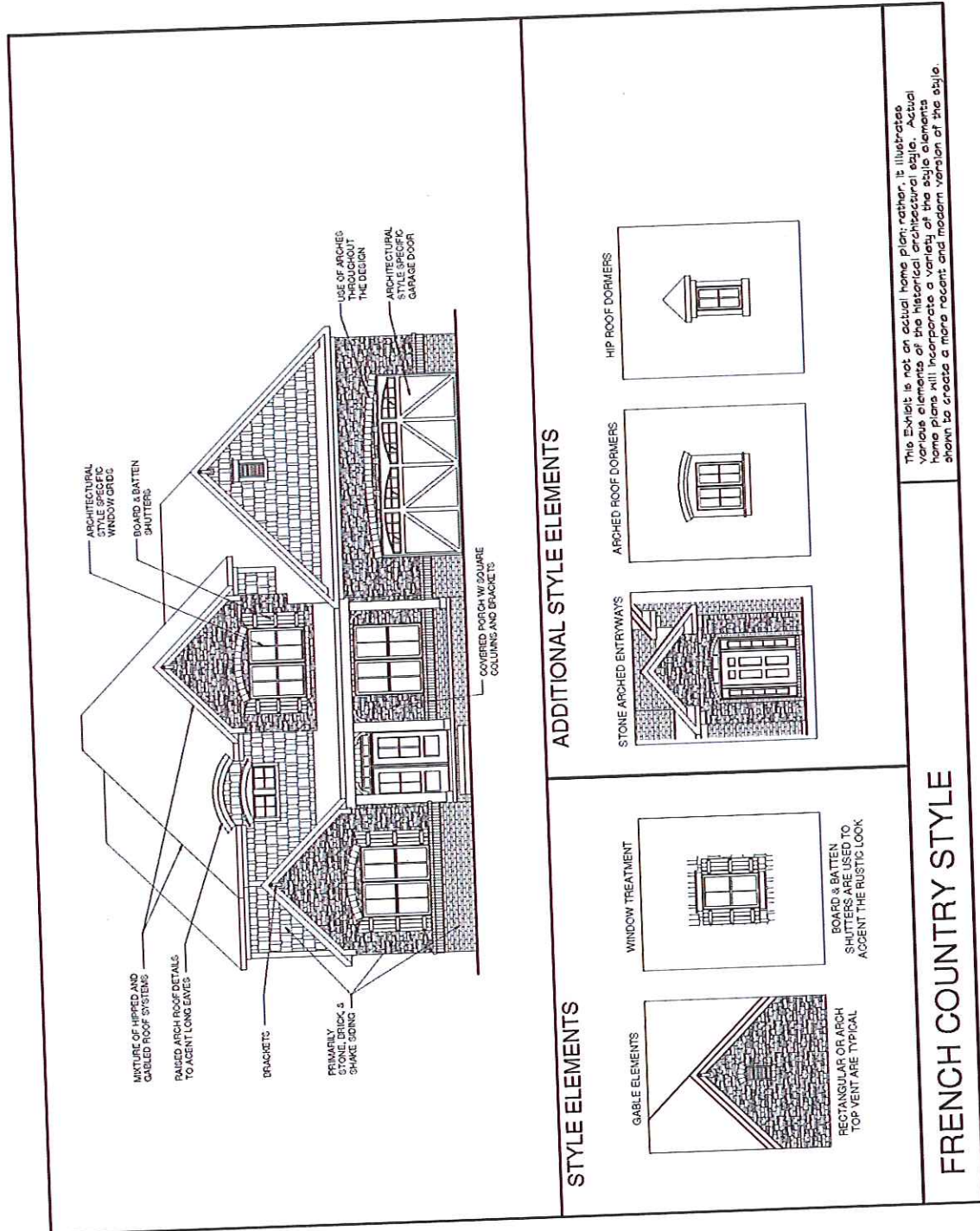


EXHIBIT C
CHARACTER EXHIBITS
(Page 11 of 16)

SHINGLE STYLE (SH)



EXHIBIT C
CHARACTER EXHIBITS
 (Page 12 of 16)

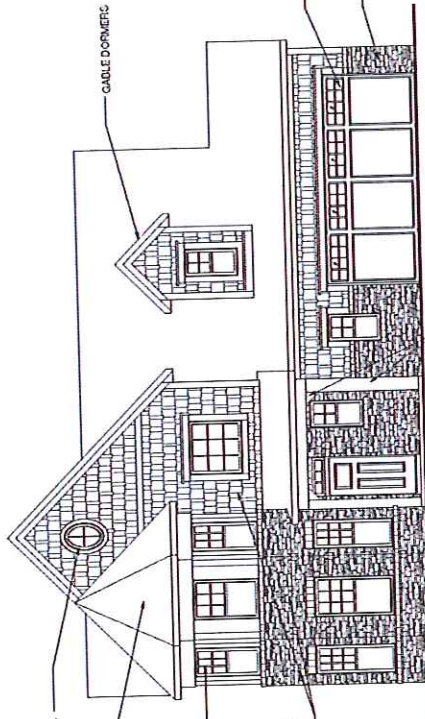
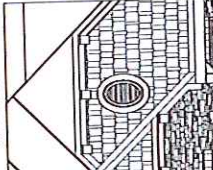
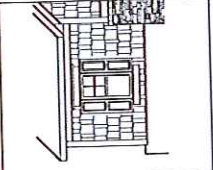
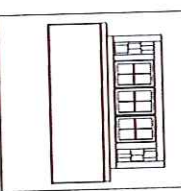
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	ADDITIONAL STYLE ELEMENTS SHED ROOF DORMERS 	This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.

EXHIBIT C
CHARACTER EXHIBITS
(Page 13 of 16)

TRADITIONAL (TR)

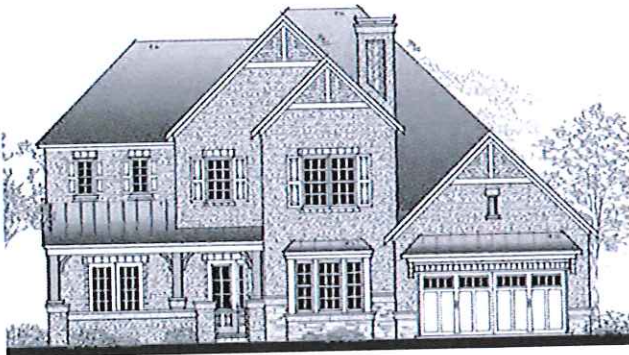
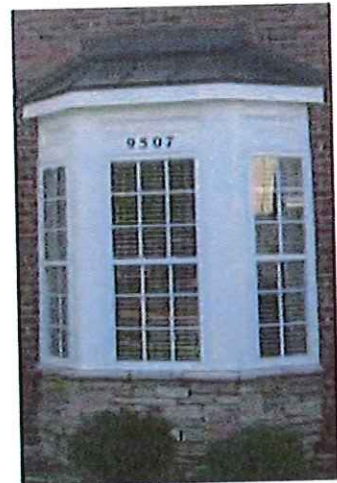
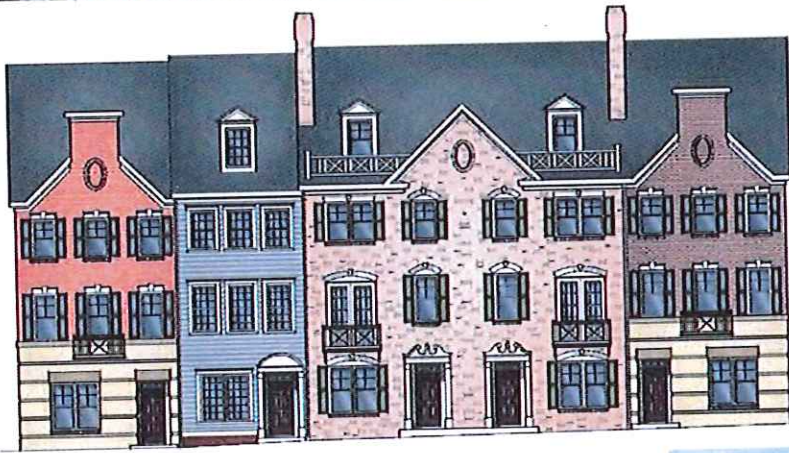


EXHIBIT C **CHARACTER EXHIBITS** (Page 14 of 16)

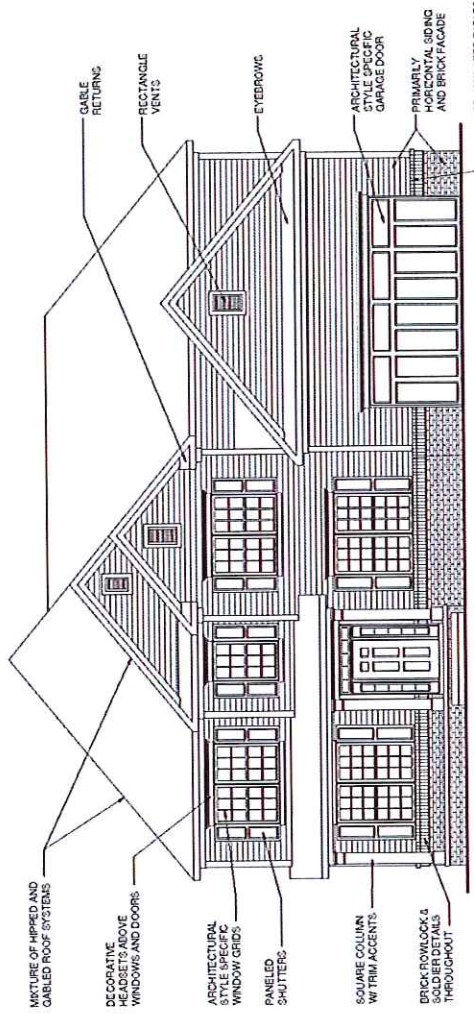
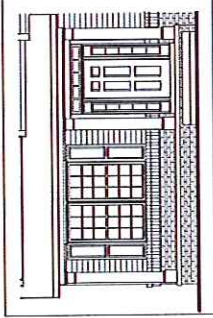
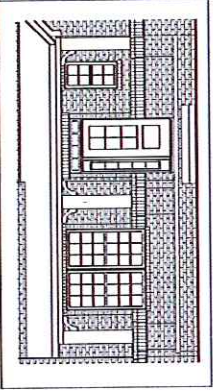
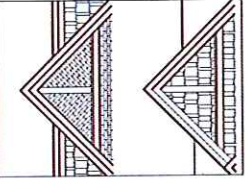
 MIXTURE OF HIPPED AND GABLED ROOF SYSTEMS DECORATIVE HEADSETS ABOVE WINDOWS AND DOORS ARCHITECTURAL STYLE SPECIFIC WINDOW GRIDS PANELED SHUTTERS SQUARE COLUMN W/ TRIM ACCENTS BRICK ROWLOCK & FLUTE DETAILS THROUGHOUT GABLE RETURNING RECTANGLE VENTS EYEBROWS ARCHITECTURAL STYLE SPECIFIC GARAGE DOOR PRIMARY HORIZONTAL SIDING AND BRICK FACADE BRICK WATER TABLES ONLY ARE COMMON AND ACCEPTABLE ON THIS STYLE	STYLE ELEMENTS  RECTANGLE OR ROUND VENTS  BIRD BOXES FRONT ENTRY TRADITIONAL STYLE  FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING ADDITIONAL STYLE ELEMENTS FRONT ENTRY MANOR STYLE  LARGE COLUMNS OVER BRICK BASES GABLE ELEMENTS MANOR STYLE  BRICK HERRING BONE OR SHAKE SIDING USED TO ACCENT THE GABLES	TRADITIONAL / MANOR STYLE This Exhibit is not an actual home plan, rather, it illustrates various elements of the architectural style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.
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EXHIBIT C
CHARACTER EXHIBITS
(Page 15 of 16)

VICTORIAN (VI)



EXHIBIT C **CHARACTER EXHIBITS** (Page 16 of 16)

STYLE ELEMENTS

GABLE ELEMENTS

GABLE PEDIMENTS AND FISH SCALE ACCENTS ADD TO THE DECORATIVE NATURE OF THE STYLE

FRONT ENTRY

FRONT PORCHES ARE GENERALLY WIDE WITH AMPLE SPACE FOR OUTDOOR SITTING

WINDOW TREATMENT

DOUBLE LAYER TRIM DETAILS AROUND WINDOWS AND VENTS

This Exhibit is not an actual home plan; rather, it illustrates various elements of the historical style. Actual home plans will incorporate a variety of the style elements shown to create a more recent and modern version of the style.

VICTORIAN STYLE

EXHIBIT D
AMENITY AREA CONCEPT PLAN
(Page 1 of 2)



EXHIBIT D
AMENITY AREA CONCEPT PLAN
(Page 2 of 2)



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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Tuesday, November 2, 2015, to consider an amendment to the Centennial North Planned Unit Development District and Westfield-Washington Township Unified Development Ordinance (to be known as the "West Rail Planned Unit Development District"). Notice of the public hearing was advertised and noticed in accordance with Indiana law and the Advisory Plan Commission's Rules of Procedure. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The petition is as follows:

Docket No.	1511-PUD-22
Ordinance No.	15-37
Petitioner	Beazer Homes Indiana, LLP by Nelson & Frankenberger
Description	The petitioner requests amendments to the Centennial North PUD Ordinance to modify the concept plan and associated development standards on approximately 108.2 acres +/-, located in the Centennial North PUD District (to be known as the "West Rail Planned Unit Development District").

On November 16, 2015, a motion was made and passed to send a unanimous favorable recommendation to the City Council regarding this petition (Vote: 5 in favor, 0 opposed).

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



Matthew S. Skelton, Secretary

November 17, 2015

Date

ORDINANCE 15-45

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE MAPLE KNOLL PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 04-02, AND TITLE 16 - LAND USE CONTROLS

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Docket 1512-PUD-29), filed with the Commission requesting an amendment to Ordinance 04-02, enacted by the Town Council on February 9, 2004 (the “Maple Knoll PUD Ordinance”)

WHEREAS, on December 7th, 2015 the Commission took action to forward Docket 15-PUD-29 to the Westfield City Council with a favorable recommendation in accordance with Ind. Code 36-7-4-608, as required by Ind. Code 36-7-4-1505;

WHEREAS, on December 7th, 2015 the Secretary of the Commission certified the action of the Commission to the City Council; and,

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

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE MAPLE KNOLL PUD ORDINANCE AND TITLE 16 OF THE WESTFIELD CODE OF ORDINANCES BE AMENDED AS FOLLOWS:

SECTION 1. The Maple Knoll PUD Ordinance is hereby amended so that the standards established in what is attached hereto and incorporated herein by reference as Exhibit “A” are applicable to the real estate described in what is attached hereto and incorporated herein by reference as Exhibit “B” (the “Real Estate”). In all other respects, the Maple Knoll PUD Ordinance shall remain in effect and unchanged.

SECTION 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Zoning Ordinance.

- 2.1 Accessory Structure: For the terms of this Ordinance, as accessory structure shall refer to the outdoor classroom/greenhouse as generally located and identified in Exhibit B and as depicted in Exhibit C.

SECTION 3. Development and Architectural Standards: The Urban Residential District standards shall apply with the following exceptions:

3.1 Building Orientation: The Accessory Structure shall be developed in substantial compliance with the site plan with Exhibit B, attached hereto and incorporated herein.

3.2 Building Material: The building materials and elevations shall be developed in substantial compliance with Exhibit C, attached hereto and incorporated herein.

SECTION 4. Upon motion duly made and seconded, this Ordinance 15-45 was fully passed by members of the Council this 14 day of December, 2015. Further, this Ordinance 15-45 shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict with this Ordinance 15-45 are hereby amended. To the extent that this Ordinance 15-45 conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 15-45 shall prevail.

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

**WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA**

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

Chuck Lehman

Chuck Lehman

Chuck 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

ATTEST:

Cindy Gossard, Clerk-Treasurer

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

I hereby certify that ORDINANCE No. 15-__ was delivered to the Mayor of Westfield
on the _____ day of _____, 2015, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE No. 15-45

This _____ day of _____, 2015.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE No. 15-45

this _____ day of _____, 2015.

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

Prepared by: Amanda Rubadue, City of Westfield Economic & Community Development Department
2728 East 171st Street, Westfield, IN 46074, 317.804.3170

EXHIBIT A

(Legal Description)

Part of the Northeast Quarter of Section 9, Township 18 North, Range East, Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 9, Township 18 North, Range 3 East, Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 58 minutes 41 seconds East (Indiana State Plane Coordinate System-East Zone NAD 83) a distance of 181.00 feet on the north line of said Northeast Quarter to the northeast corner of the real estate described in Deed Book 305 Page 665, in the Office of the Recorder, Hamilton County, Indiana, said corner being the point of beginning of the herein described parcel; thence South 00 degrees 08 minutes 09 seconds West 1314.99 feet on the east line of the real estate described in said Deed Book 305 Page 665, and the southerly prolongation thereof to a 5/8 inch diameter rebar with cap marked Weihe Engineers 0012 ("capped rebar") on the south line of the North Half of said Northeast Quarter; thence North 89 degrees 54 minutes 49 seconds East 762.15 feet on the south line of the North Half of said Northeast Quarter to a "capped rebar"; thence North 00 degrees 08 minutes 09 seconds East 1314.06 feet to a pk nail on the north line of said Northeast Quarter; thence South 89 degrees 58 minutes 41 seconds West 762.15 feet on the north line of said Northeast Quarter to the point of beginning, containing 23.00 acres, more or less.

(Site Location Exhibit)

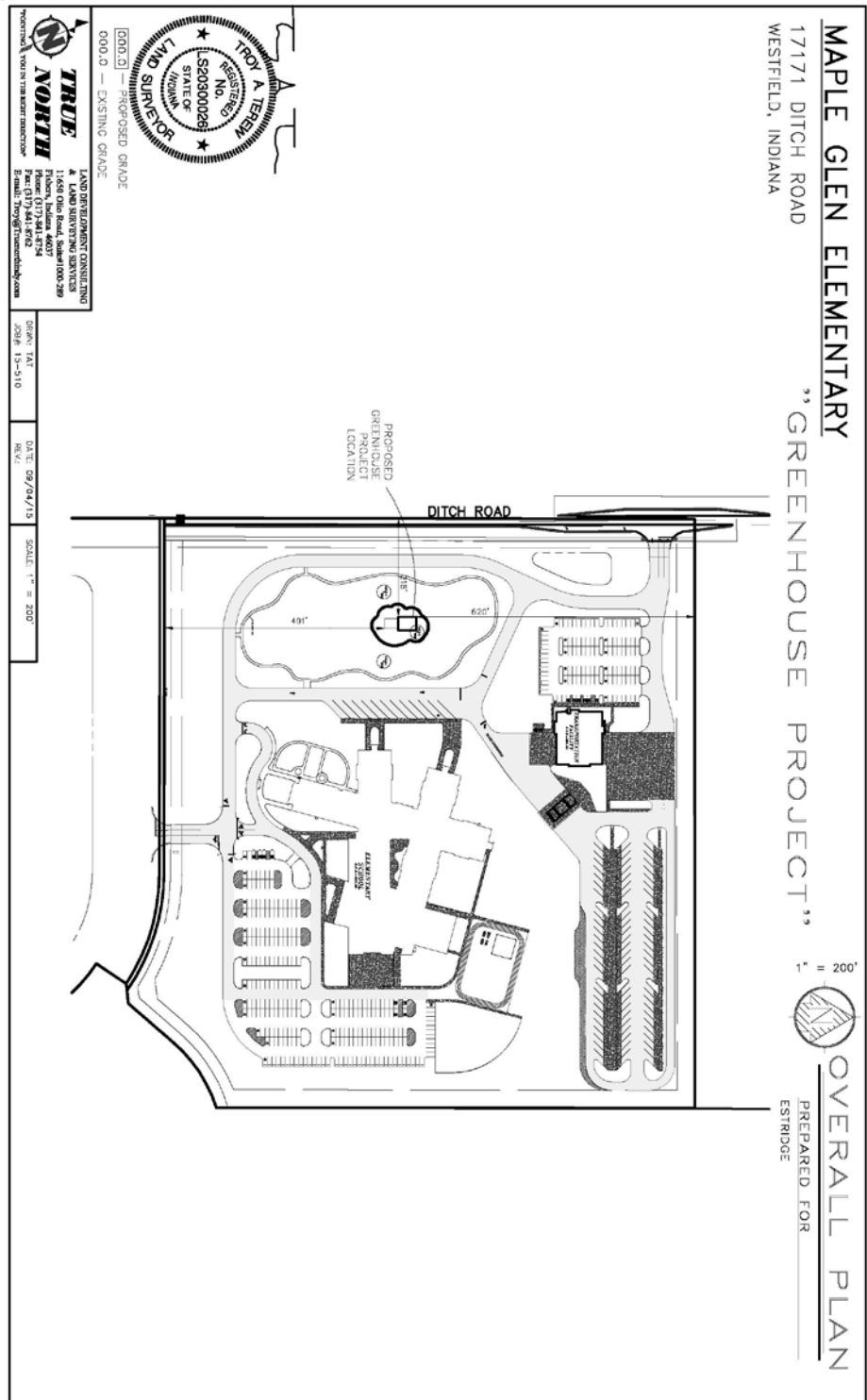


EXHIBIT C

(Elevations & Building Materials Exhibit)



Building materials:
Hardie Fiber Cement
LP Smart Trim
Aluminum
Glass

Green House Portion of Building

