

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_01_09_2017

Monday, January 09, 2017 at 07:00 PM

BOARD OR COMMISSION: City Council Meeting

MEETING DATE: Monday, January 09, 2017 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

***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

Election of New Council President

Announce any changes to Agenda

Approval of Minutes:

Documents: [Meeting Minutes 12-27-16](#)

Claims:

Approval of Claims

Documents: [Docket 48](#)

Miscellaneous Business/Special Recognition:

Old Business:

Ordinance 16-35: Aurora PUD District Amendment

Council Introduction: September 12, 2016

APC Public Hearing: October 3, 2016

APC Recommendation: January 4, 2017

Adoption Consideration: January 9, 2017

Documents: [Ordinance 16-35](#) | [Staff Report](#) | [Location Map](#) | [Concept Plan](#) | [Illustrative Character Exhibit](#)

Ordinance 16-36: The Depot at Spring Mill Station Planned Unit Development (PUD) District

Council Introduction: September 12, 2016

APC Public Hearing: October 3, 2016

APC Recommendation: December 19, 2016

Adoption Consideration: January 9, 2017

Documents: [Ordinance 16-36](#) | [Location Map](#) | [Concept Plan](#) | [Illustrative Character Exhibit](#) | [APC Certification](#) | [Spring Mill Station Plan](#) | [Staff Report](#)

Ordinance 16-42: Scofield Farms Planned Unit Development (PUD) District

Council Introduction: October 10, 2016

APC Public Hearing: November 9, 2016

APC Recommendation: December 19, 2016

Adoption Consideration: January 9, 2017

Documents: [Ordinance 16-42](#) | [Department Report](#) | [Location Map](#) | [Concept Plan](#) | [Petitioner's Presentation](#)

Resolution 16-126: Fiscal Plan for Annexation Ordinance 16-47 (Chatham Hills Phase 8)

Adoption Consideration: January 9, 2017

Documents: [Resolution 16-126](#)

Ordinance 16-47: 100% Voluntary Annexation (Chatham Hills Phase 8)

Council Introduction: December 12, 2016

Public Hearing: December 12, 2016

Adoption Consideration: January 9, 2017

Documents: [Ordinance 16-47](#) | [Concept Plan](#) | [Location Map](#)

Resolution 16-127: Fiscal Plan for Annexation Ordinance 16-48 (Chatham Hills Phase 9)

Adoption Consideration: January 9, 2017

Documents: [Resolution 16-127](#)

Ordinance 16-48: 100% Voluntary Annexation (Chatham Hills Phase 9)

Council Introduction: December 12, 2016

Public Hearing: December 12, 2016
Adoption Consideration: January 9, 2017
Documents: [Ordinance 16-48](#) | [Location Map](#)

Resolution 16-128: Fiscal Plan for Annexation Ordinance 16-49 (Chatham Hills Phase 10)
Adoption Consideration: January 9, 2017
Documents: [Resolution 16-128](#)

Ordinance 16-49: 100% Voluntary Annexation (Chatham Hills Phase 10)
Council Introduction: December 12, 2016
Public Hearing: December 12, 2016
Adoption Consideration: January 9, 2017
Documents: [Ordinance 16-49](#) | [Concept Plan](#) | [Location Map](#)

New Business:

Resolution 17-100: Real Property Tax Abatement for Southpark Drive, Lot 6
Council Introduction: January 9, 2017
Adoption Consideration: January 9, 2017
Documents: [Resolution 17-100](#) | [Location Map](#)

Appointment of two Council members to serve on the APC

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

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 16-36

The Depot at Spring Mill Station PUD

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1610-PUD-20**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1610-PUD-20** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (8-0) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 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 "**THE DEPOT AT SPRING MILL STATION PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance (also referred to herein as "UDO").

- 2.1 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.
- 2.2 Concept Plan: The plan attached hereto and incorporated herein by reference as **Exhibit B.**
- 2.3 Controlling Developer: The Controlling Developer shall initially be Quent Partners, LLC ("Quent"), its successors and assigns.
- 2.4 Right-of-Way Grant and Improvements Plan: The plan attached hereto and incorporated herein by reference as **Exhibit E.**
- 2.5 Architectural Character: The illustrations attached hereto and incorporated herein by reference as **Exhibit D.**
- 2.6 Landscape Character: The illustrations attached hereto and incorporated herein by reference as **Exhibit E.**
- 2.7 Alternate Concept Plan: The plan attached hereto and incorporated by reference as

Exhibit B-1.

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 Concept Plan includes both the North District and the South District. The Real Estate shall be developed in substantial compliance with the Concept Plan, except that the South District may be developed in substantial compliance with the Alternate Concept Plan attached hereto as **Exhibit B-1.**

Compliance: The building sizes and locations are a concept, not fixed. As long as the individual building sizes do not exceed the maximums provided for herein, and the overall building square footages do not exceed the overall maximums provided for herein, the Director may approve minor changes as being in substantial compliance with the sizes and locations shown on the Concept Plan, attached hereto as **Exhibit B.** or the Alternate Concept Plan attached hereto as **Exhibit B-1.** For example, the proposed bank building and the proposed restaurant (coffee shop), as depicted on the North District on the Concept Plan, may switch their locations and still be deemed by the Director to be in substantial compliance; and, one of the mixed-use/office buildings, as depicted on the South District on the Concept Plan, may be replaced by a bank, or a retail/office building, and still be deemed by the Director to be in substantial compliance.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the LB: Local and Neighborhood Business District of the Unified Development Ordinance.

Section 5. **Permitted Uses.**

- 5.1 Permitted Uses. The uses permitted in this District shall be limited to the following uses as defined in the UDO: Bank, Savings and Loan, Financial Institution (collectively “banks”); Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Public Safety and Service Use (Fire Station); Restaurant (Sit Down, Specialty, Takeout and Deli-style); Retail (Low Intensity, Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities.
- 5.2 Service Hours. Trash removal, compaction, service vehicles, deliveries, etc. (with the exception of snow removal and vehicles related to emergency situations) shall not be permitted between the hours of 10:00 p.m. and 7:00 a.m.
- 5.3 Hours of Operation. Any permitted restaurant, tavern/bar or retail use (excluding pharmacy/drug store) located on the Real Estate is prohibited from operating from the hours of 1:00 – 5:00 a.m.

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 modified herein below.

- 6.1 **General Requirements:** The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan attached hereto as **Exhibit B** including, but not limited to, the park and plaza on the north east corner, and the loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of the four (4) buildings fronting on 161st Street and on Spring Mill Road within the North District, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) buildings, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character **Exhibit D** attached hereto.

The Controlling Developer of the Real Estate agrees to collaborate with those associated with future development to the west of the Real Estate to effectuate connectivity, by the use of greenspaces, pedestrian pathways and vehicular access drives, and such connectivity amenities shall be completed on or before issuance of a Certificate of Occupancy for the fifth building located within the North District, unless otherwise approved by the Director. Such amenities shall substantially comply with the connection points depicted on **Exhibit B**.

- A. **Use of Required Yards.** As depicted in **Exhibit B** and **Exhibit E**, required front, side and rear yards may include driveways and parking areas, as depicted on the Concept Plan, provided that (i) except for the angled parking spaces constructed within the rights-of-way, no portion of the parking area may be located closer than four (4) feet to any right-of-way line or the Real Estate's west perimeter property line that is not right-of-way; and, (ii) the remainder of said required yard shall be maintained as green space free from buildings or structures.

B. **Maximum Building Sizes.**

- (i) The building labeled "Grocer" on Exhibit B shall contain no more than 29,000 square feet of gross leasable area if such building is used as a grocery store; no more than 25,000 square feet of gross leasable area if such building is used as a medical office building (including clinic or "micro" hospital); and no more than 20,000 square feet if used for any other retail or service retail use.

- (ii) The maximum square footage, in the aggregate, of all buildings on the Real Estate shall not exceed One Hundred Fifty Thousand (150,000) square feet of gross leasable area.

C. Minimum/Maximum Building Height.

- (i) The minimum building height for the two buildings fronting on the corner of Spring Mill Road and 161st Street and labeled as “Retail” and “Retail/Office” on Exhibit “B” shall be a minimum of two stories in height; provided, however no space on the second floor of such building needs to be finished or made available for occupancy.
- (ii) All other buildings fronting on either 161st Street or Spring Mill Road shall be a minimum of one and one half (1 ½) stories in height; provided, however, no space in the “half story” of any such building needs to be finished or made available for occupancy.
- (iii) The building labeled “Grocer” on Exhibit B shall have a minimum one and one half (1 ½) story height if the building features a pitched roof, or a minimum building height of eighteen feet (18’), if the building features a flat roof, as measured to the top of any parapet wall.
- (iv) No other building located on the Real Estate shall be subject to minimum height requirements.
- (v) The maximum height of any building or structure on the South District shall be limited to two (2) stories.
- (vi) Any fire station which may be built on the Real Estate shall be exempt from the requirements of this Section 6.1C.

D. Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate.

- (i) An eight (8) foot wide path shall be provided along the Real Estate’s 161st Street and Spring Mill Road frontages, as depicted in **Exhibit E**. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular intervals basis.
- (ii) 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, or brick. Notwithstanding the foregoing, there shall be raised speed table crosswalks, as depicted on the Concept Plan attached hereto as **Exhibit B**, designed to calm traffic and highlight pedestrian crossing areas. Unless otherwise approved by the Director, said speed tables

shall be situated as depicted on the Concept Plan, attached hereto as **Exhibit B**.

- (iii) A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the railroad theme gathering space. Such walkway shall be at least eight feet (8') in width and may encroach into the south and/or west property line buffer yards described in Section 7.1, B., and C., below, as depicted on the Concept Plan, attached hereto as **Exhibit B**.
- (iv) Bike parking and common area benches shall be provided for each building. The bike parking and common area benches shall be functional and architecturally consistent with the bike parking and common area bench facilities located, at the time of enactment of this ordinance, in the Spring Mill Station Northeast Quadrant PUD (Ordinance 14-39). Additionally, bike parking, common area benches, and similar amenities shall be generally uniform throughout the Real Estate to provide a cohesive and consistent theme. These amenities shall substantially comply with the amenities depicted on the Architectural Character **Exhibit D** attached hereto.

- 6.2 **Off-Street Loading and Parking.** Off-street loading and parking shall be provided in accordance with the provisions of the Unified Development Ordinance with the exception that the angled parking spaces located within the adjoining rights-of-way of 161st Street and Spring Mill Road, as depicted in **Exhibits B and E**, shall count toward the minimum required number of parking spaces.

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

- 7.1 **Landscaping and Screening.** Landscaping and screening shall be provided as depicted on the Landscape Character **Exhibit E** attached hereto. Due to the constraints caused by (i) the proposed angle parking to be located in the rights-of-way of 161st Street and Spring Mill Road; (ii) the locating of approximately six (6) of the proposed buildings close to the said rights-of-way; and, (iii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e., landscaping located in public right of way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

- A. **161st Street and Spring Mill Road.** The Real Estate's north and east property line landscaping shall be as depicted on Landscape Character **Exhibit E** attached hereto, which requires no buffer yard. Notwithstanding the foregoing,

a variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road, in substantial compliance with the site layout shown in the Concept Plan **Exhibit B** attached hereto and the landscaping depicted on Landscape Character **Exhibit E** attached hereto.

- B. **West Property Line.** The Real Estate's west property line shall consist of a minimum ten (10) foot wide buffer yard along both the right-of-way of the proposed new spine road (as identified on **Exhibit B**) and the balance of the west property line, unless otherwise approved by the Director. The buffer yard plantings and mounding shall consist of those required pursuant to the Unified Development Ordinance, provided, however, the Director may approve deviations for the requirements of the UDO by up to ten percent (10%).
- C. **South Property Line.** Except as provided hereinbelow, the Real Estate's south property line shall consist of a minimum of sixty (60) foot wide buffer yard. . Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted on Landscape Character **Exhibit E** attached hereto. The sole exception to the buffer yard and landscaping requirements pertaining to the south property line shall be that in the event that development of the south east corner of the South District is for a fire station as shown on the Alternate Concept Plan, **Exhibit B-1** attached hereto, the buffer yard and landscaping requirements set forth above shall not apply to such fire station parcel, and instead, the Westfield Fire Department shall work with the Director to reach agreement on the buffer yard and landscaping requirements for such parcel.
- D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas; provided, however, that in such instances, the required number of plantings for both perimeter parking lot and buffer yard areas shall be provided, however, the Director may approve deviations from the UDO by up to ten percent (10%).
- E. The Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping, shall be in substantial compliance with the landscaping depicted on Landscape Character **Exhibit E** attached hereto, as approved by the Director. The minimum area and interior parking area islands requirements of the Interior Parking Area Landscaping and the application, design and drive aisles requirements of the Perimeter Parking Area Landscaping, as set forth in Chapter 6, shall be modified as approved by the Director in order to accomplish the proposed parking areas as shown on the Concept Plan **Exhibit B** attached hereto.

- 7.2 Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially adhere to and be guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. 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 overall Spring Mill Station Plan.
 - 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 sign lighting (as provided for in Section 7.3), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward.
 - D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1 foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact residential areas to the south shall be dimmed after 11:00 pm to a level no greater than 65% of the maximum lighting levels.
 - E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base..
 - F. Neon Lights. Neon lighting shall not be permitted.
- 7.3 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the District. Incidental and Directional signs shall otherwise be governed by the UDO.
- A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
 - B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
 - C. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15)

feet in sign height and one hundred and twenty (120) square feet of sign area, per face.

- D. One internal circulation sign for each of the north and south districts, and identifying the tenants/occupants of said district, not to exceed seven feet (7') in height, and twenty two (22) square feet, shall be permitted. The square footage of said internal circulation signs shall not count toward the total permitted sign allocation which may be divided between wall, awning, and under canopy signs.
- E. Projecting signs and blade signs shall be permitted. Only one side of a projecting sign and of a blade sign shall count against sign area allocation for a site. Projecting signs and blade signs shall not exceed sixteen (16) square feet in sign area. Projection signs and blade signs shall substantially comply with those depicted on the Architectural Character **Exhibit D** attached hereto.

7.4 Drive-Through Regulations. Drive-through facilities shall only be permitted as follows and for the following uses:

- A. A Drug Store, as generally depicted in the North District on **Exhibit B** as the 15,000+/- square-foot retail building which shall be limited to one (1) drive through facility/lane.
- B. Two (2) Banks, one as generally depicted in the North District on **Exhibit B** as a bank building and another as generally depicted in the South District on **Exhibit B** as an mixed-use/office building; and, that if Bank drive-through facilities are proposed, there shall be no more than two (2) drive-through lanes (which may include either drive through window service or an ATM facility), for each bank use.
- C. A Restaurant (which shall be limited to a “Specialty” restaurant or “Take Out/Deli Style” Restaurant, as defined in the UDO) as generally depicted in the North District on **Exhibit B** as the 2,500+/- square-foot Restaurant, which shall be limited to one (1) drive through facility/lane.

Notwithstanding the foregoing, a building on the Real Estate may have a patient or customer pickup area as depicted generally on the Architectural Character Plan attached hereto as **Exhibit D**.

The stacking spaces provided for each drive-through facility shall be provided as depicted on the Concept Plan attached hereto as **Exhibit B**, and no pickup windows shall be located on a façade of a Building facing either 161st Street or Spring Mill Road, unless otherwise approved by the Director.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the

development of the District, except as otherwise modified herein.

- 8.1 Architectural Character Exhibit. The Architectural Character Exhibits, attached hereto as **Exhibit D**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. Each Building constructed in the District shall meet the intent of Exhibit D by containing a minimum number of Building Materials and Architectural Features as described in Sections 8.2 and 8.3 below.
- 8.2 Building Materials. The Building Materials Exhibit, attached hereto as **Exhibit D-1**, hereby incorporates building material requirements for each of three (3) major exterior components of each Building to be constructed in the District: Roofing; Primary Exterior Walls; and Secondary/Accent Walls. Each Building shall feature at least one item for each component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with **Exhibit D**, except that a Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component.
- 8.3 Architectural Features. The Architectural Features Exhibit, attached hereto as **Exhibit D-2**, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the District. Each Building to be constructed in the District must contain at least four (4) of the architectural features as set forth in **Exhibit D-2**.
- 8.4 Administration. Each Building shall be certified by the Controlling Developer as containing the requisite Building Materials and Architectural Features prior to submitting same to the Director for final approval.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DAY OF , 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark Keen

Mark Keen

Mark Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify under the penalties for perjury that I have exercised reasonable care to redact all social security numbers from this document unless required by law. Joseph D. Calderon

I hereby certify that **ORDINANCE 16-36** was delivered to the Mayor of Westfield
on the ____ day of _____, 2017, at _____. m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-36**
this ____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-36**
this ____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by: Joseph D. Calderon, Barnes & Thornburg LLP, 11 South Meridian
St., Indianapolis, IN 46204

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit B-1	Alternative Concept Plan
Exhibit C	Intentionally Deleted
Exhibit D	Architectural Character
Exhibit D-1	Building Materials
Exhibit D-2	Architectural Features
Exhibit E	Landscape Character

EXHIBIT A

SPRING MILL STATION SW CORNER

Quitclaim Deed - Instrument Number 200000060281

Begin 39 5/6 rods east of the southwest corner of the northeast quarter of the southeast quarter of Section 10, Township 18 North, Range 3 East, and run north 80 rods; east 40 1/6 rods to the east line of said section; south 80 rods; west to beginning containing 20 acres more or less.

Exception: Warranty Deed - Instrument Number 9423047

As part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 198 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

BEGINNING at the Northeast Corner of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds West (assumed bearing) 600.00 feet along the east line of said section; thence South 90 degrees 00 minutes 00 seconds West 45.00 feet; thence North 00 degrees 00 minutes 00 seconds West 525.00 feet; thence North 45 degrees 00 minutes 00 seconds West 49.50 feet; thence South 90 degrees 00 minutes 00 seconds West 577.25 feet; thence North 00 degrees 00 minutes 00 seconds West 40.00 feet; thence North 90 degrees 00 minutes 00 seconds East 657.25 feet along the north line of said quarter section to the POINT OF BEGINNING and containing 1.609 acres, more or less. The portion of the above described real estate which is not already embraced within public rights of way contains 0.612 acres, more or less.

THE DEPOT AT SPRING MILL STATION
EXHIBIT B - CONCEPT PLAN



THE DEPOT AT SPRING MILL STATION
EXHIBIT B1 - ALTERNATE CONCEPT PLAN



DESIGN CONCEPT: NEIGHBORHOOD CENTER

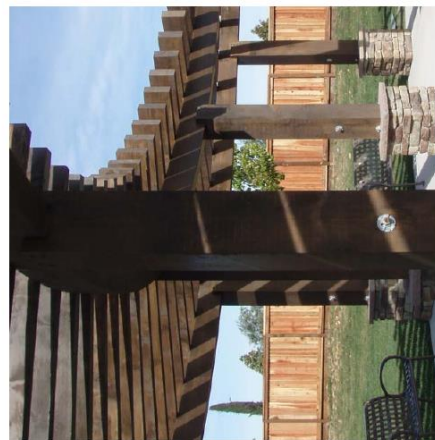
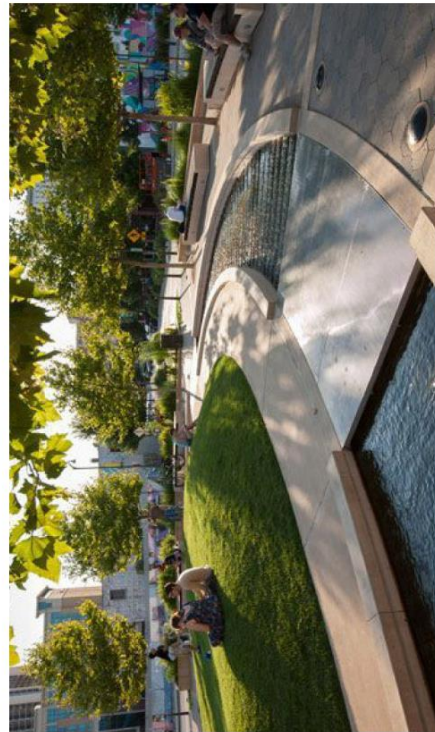


THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

- Foster Community Activity
- Promote Local Economy
- Enhance Community Identity
- Provide Site for a Flexible Event Space, Drawing People into the Development



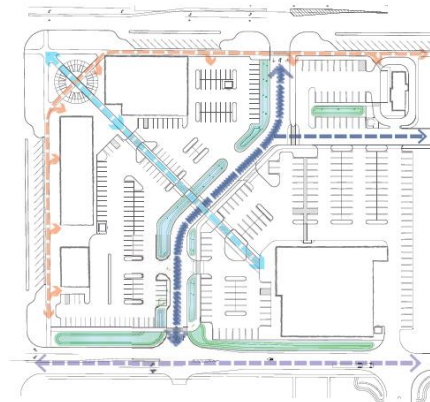
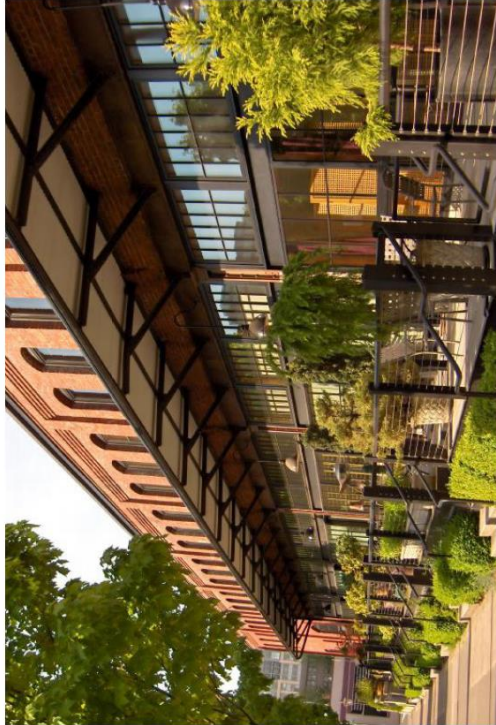
DESIGN CONCEPT: CONNECTIVITY



THE DEPOT AT SPRING MILL STATION EXHIBIT D - ARCHITECTURAL CHARACTER

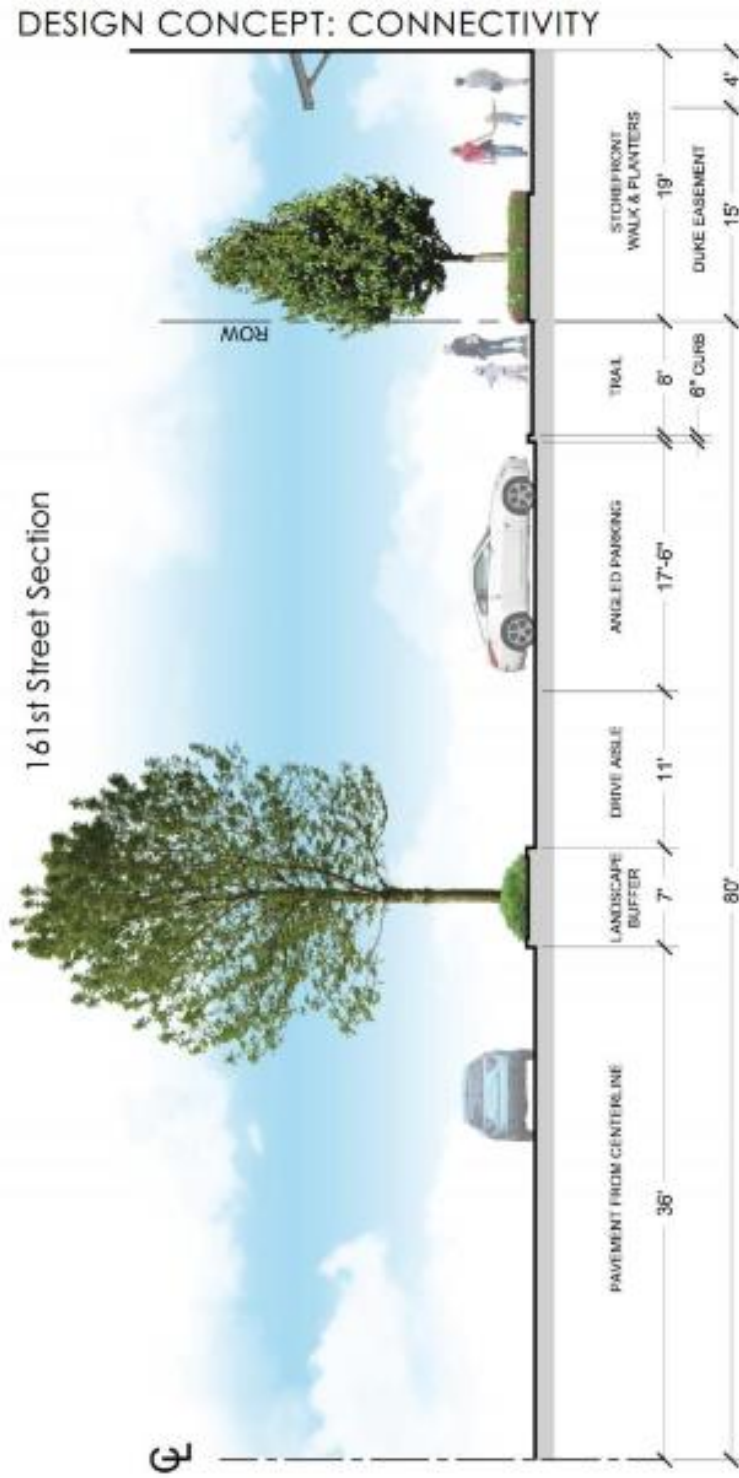
Design Goals:

- Promote Engagement with Pedestrians and Bike Users Utilizing the Trail
- Create a Strong Axis to Neighborhood Center
- Engage with Green Infrastructure
- Draw the Community Into the Site



THE DEPOT AT SPRING MILL STATION

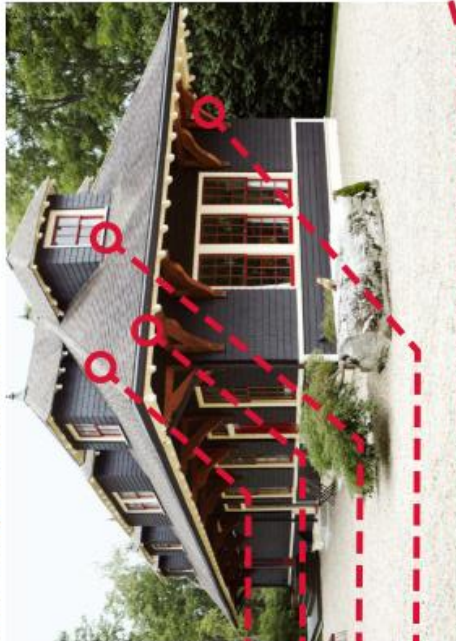
Exhibit D - Architectural Character



DESIGN CONCEPT: AMERICANA ARCHITECTURE



DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Hip Roofs

Broad Overhangs

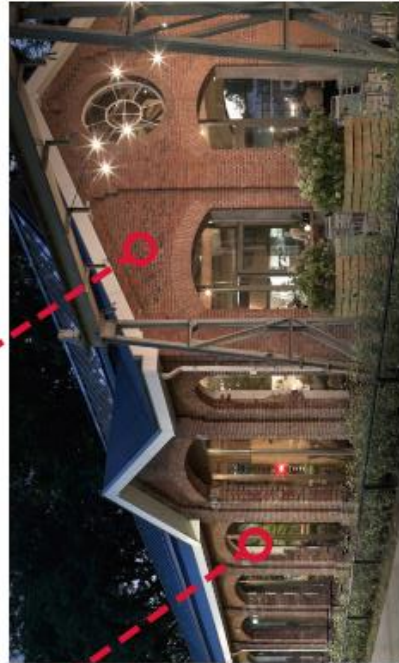
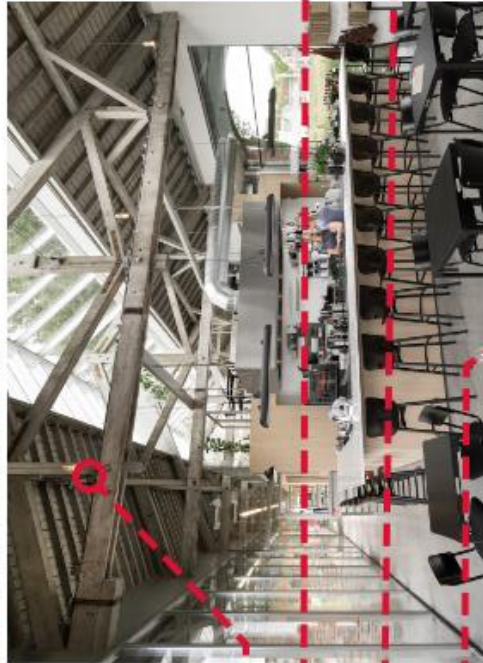
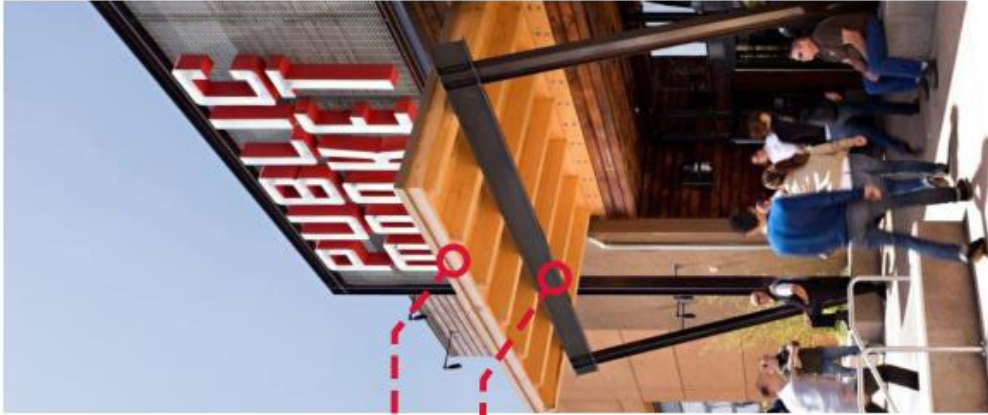
Dormers

Bracketed Eaves

Masonry Patterns &
Accents

Arched Doors &
Windows

DESIGN CONCEPT: AMERICANA ARCHITECTURE



THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Exposed Framing

Broad Overhangs

Covered Porches
and Walkways

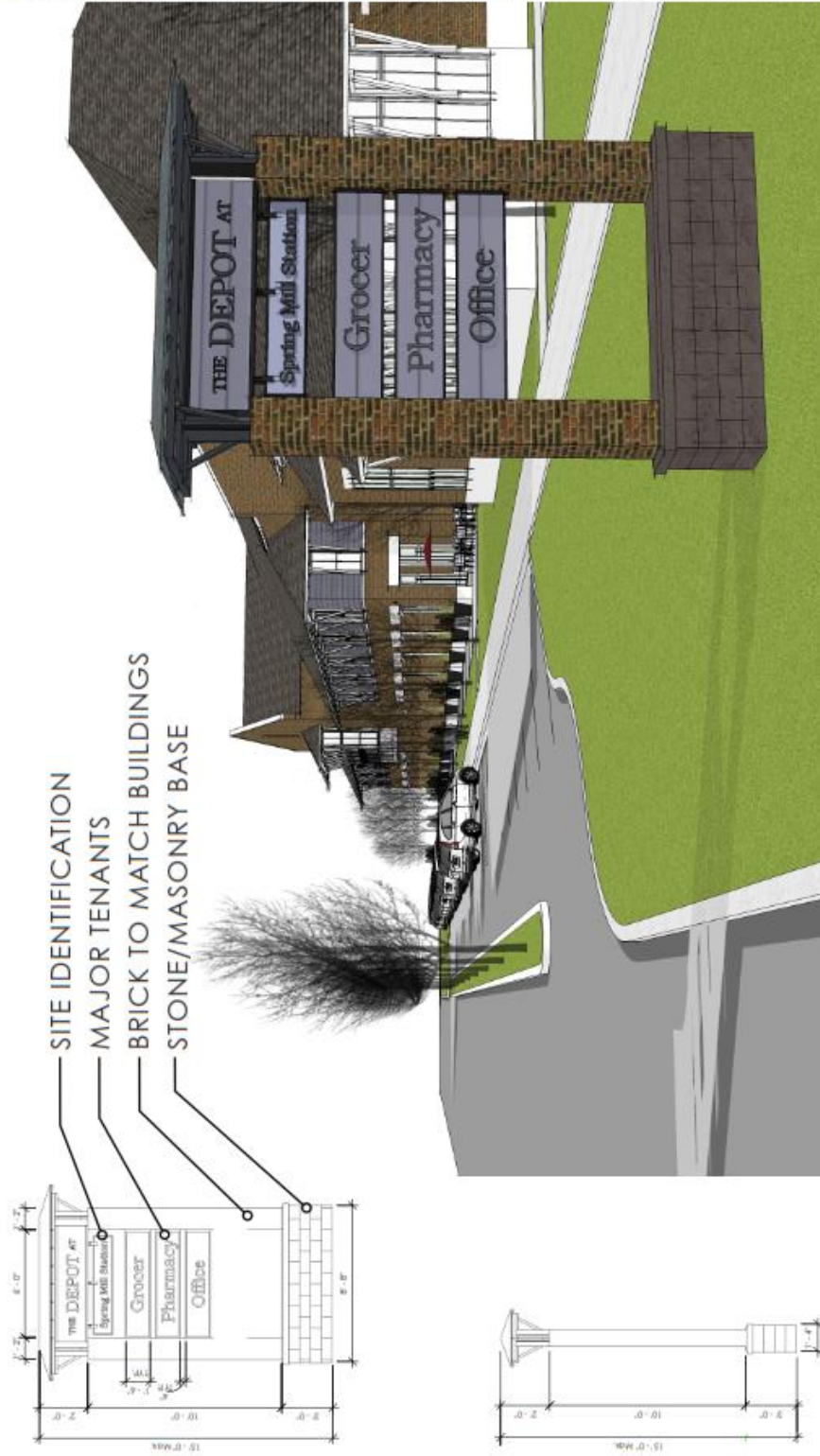
Brick/Stone Masonry
Exterior Materials

Arched Windows

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

DESIGN ELEMENT: CONCEPTUAL SITE SIGNAGE



CONCEPT EXAMPLE USING DESIGN ELEMENTS

THE DEPOT AT SPRING MILL STATION

EXHIBIT D1 - BUILDING MATERIALS

Roofing Material



Slate
or Slate Look Synthetic



Metal Roofing
Standing Seam or Hidden Fastener
Metal Panels



Shingles



Flat/Low Slope with
Parapet Walls
Fully Screened Equipment

Primary Exterior Wall Materials (80% of Solid Wall Area Minimum)



Brick Masonry



Stone Masonry



Lap Siding
Wood or Fiber Cement - No Vinyl
Siding



Board and Batten Siding
Wood or Fiber Cement - No Vinyl
Siding

Secondary/Accent Wall Materials (20% of Solid Wall Area Maximum)



Stucco/EIFS



Metal Panel Siding



Shake Shingles



Fiber Cement Panel

THE DEPOT AT SPRING MILL STATION

EXHIBIT D2 - ARCHITECTURAL FEATURES

DESIGN ELEMENTS: AMERICANA ARCHITECTURE



Sloped Roofs - Gable Roofs,
Hip Roofs, Shed Roofs



Roof Elements - Dormers,
Turrets, Cupolas, Chimneys,
etc.



Entrance Canopies, Porches,
and Covered Walkways



Masonry Water Table/Base Detail



Arched Windows or Doors



Columns with an Articulated
Base, Middle, and Top.



Prominent Masonry Patterns,
accents, and textures. Stone
Sills & Lintels in Brick Walls, Etc.



Broad Overhangs, Eaves
with Brackets, or Exposed
Framing Members

THE DEPOT AT SPRING MILL STATION

EXHIBIT E - CONCEPT LANDSCAPE PLAN

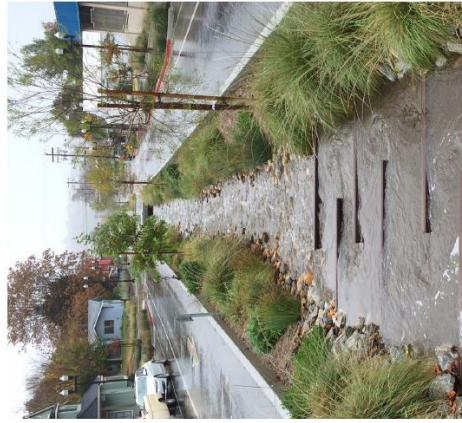
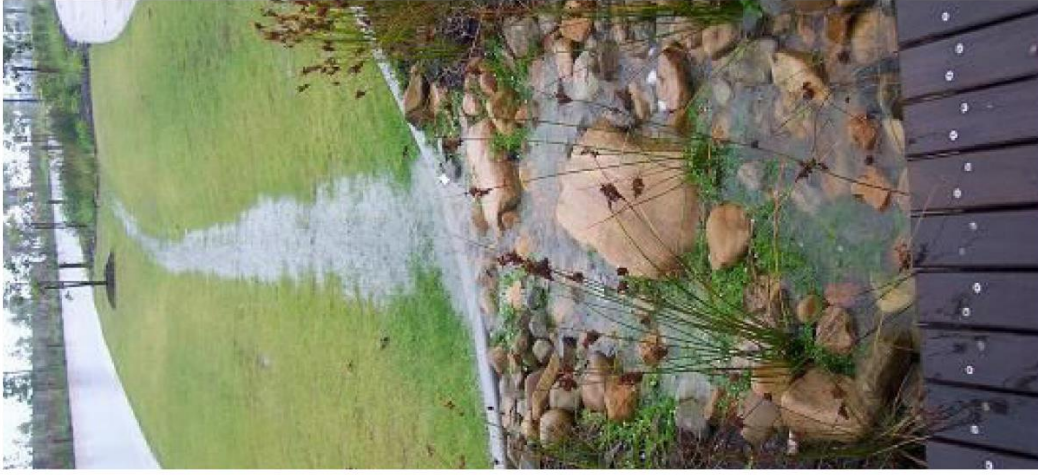
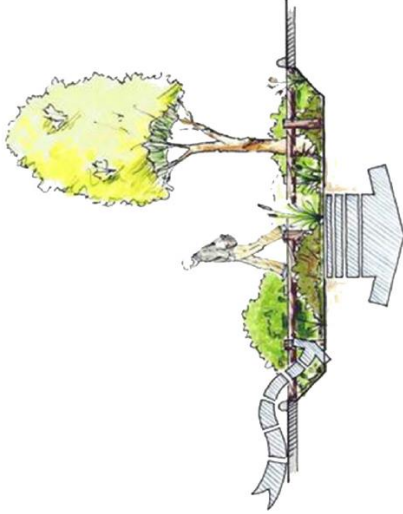


THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER

DESIGN GOALS

Natural Water Infiltration
Improved Water Quality
Protected Local Ecology
Public Furniture/Amenities
Delineated Pedestrian Paths
Coordinated Site Lighting



THE DEPOT AT SPRING MILL STATION

EXHIBIT E - LANDSCAPE CHARACTER

DESIGN GOALS

- Natural Water Infiltration
- Improved Water Quality
- Protected Local Ecology
- Public Furniture/Amenities
- Delineated Pedestrian Paths
- Coordinated Site Lighting



DESIGN CONCEPT: CONNECTIVITY

THE DEPOT AT SPRING MILL STATION
EXHIBIT E - LANDSCAPE CHARACTER



THE DEPOT AT SPRING MILL STATION
EXHIBIT E - CONCEPT LANDSCAPE PLAN

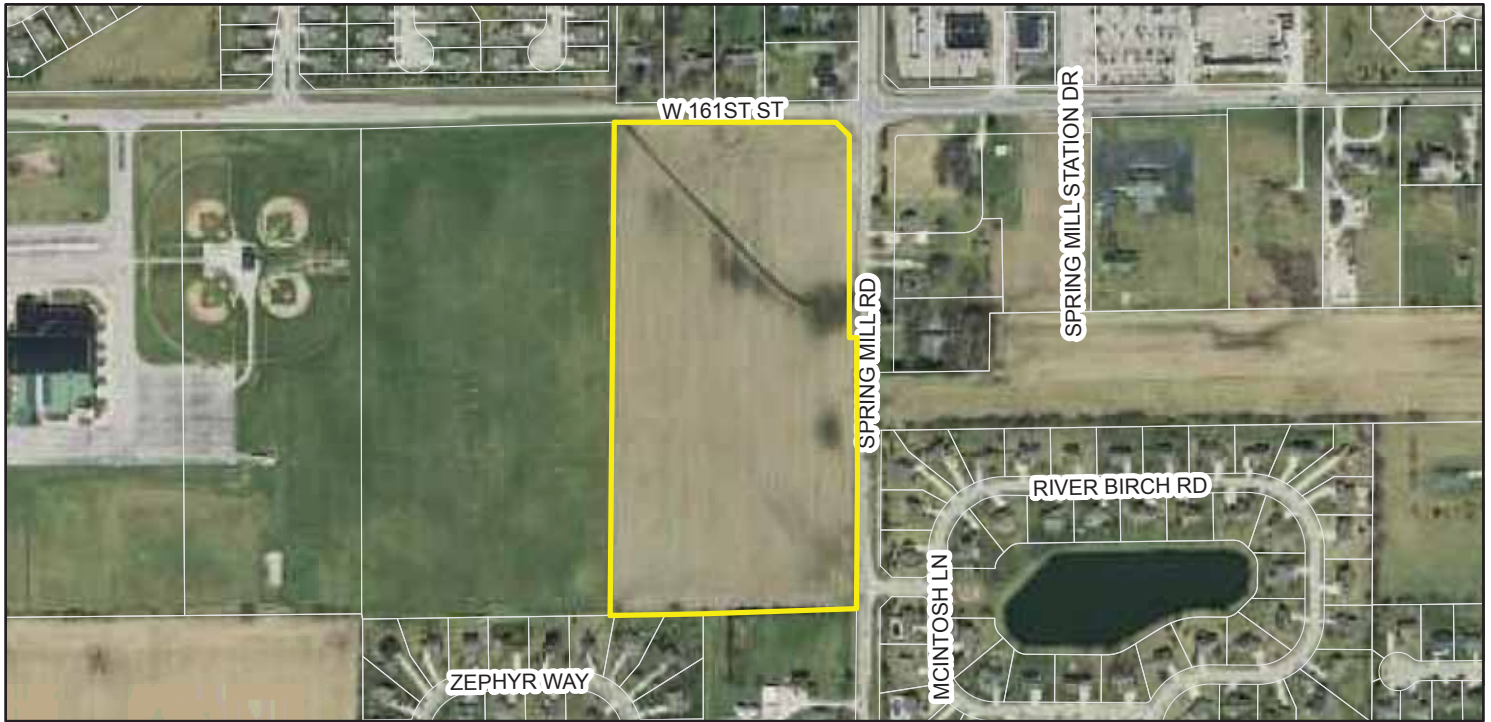




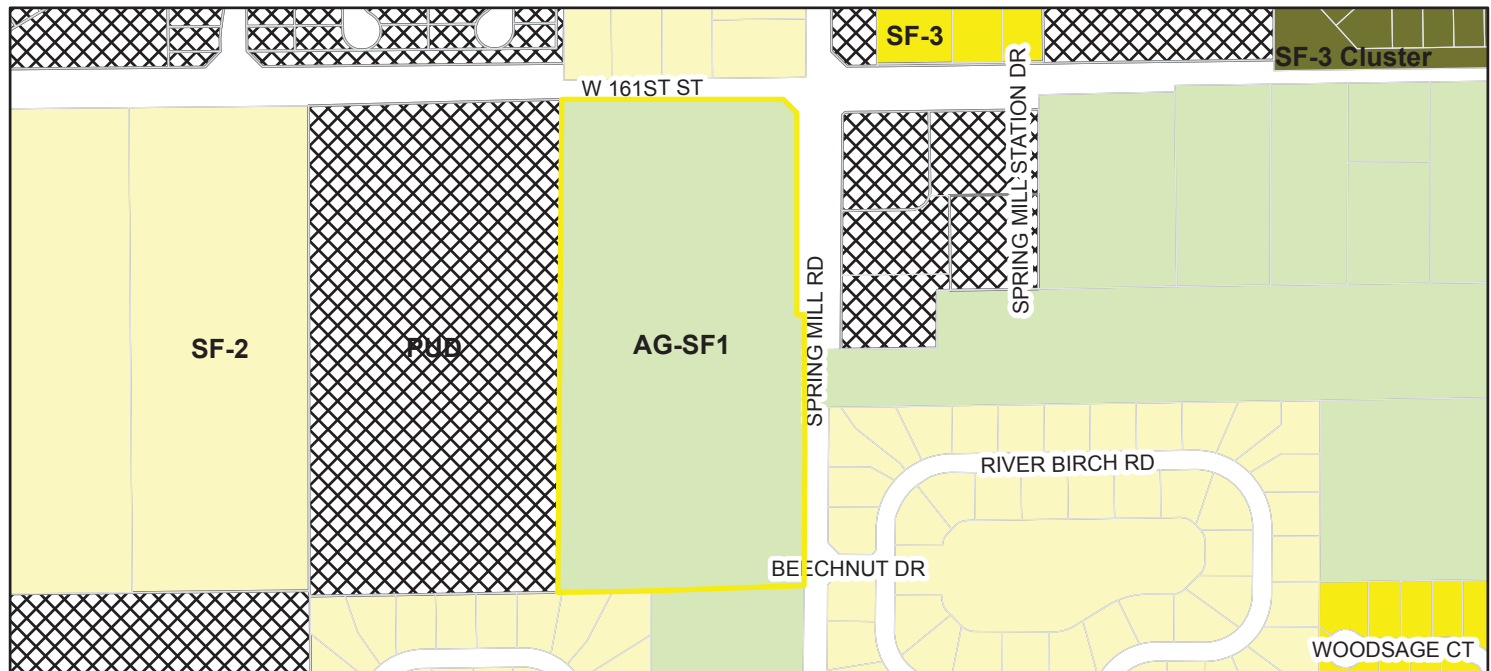
Property Location Map
1610-PUD-20
The Depot at Spring Mill Station
Planned Unit Development



Aerial Location Map



Zoning Map



Parcel
**Zoning - All
Zoning**

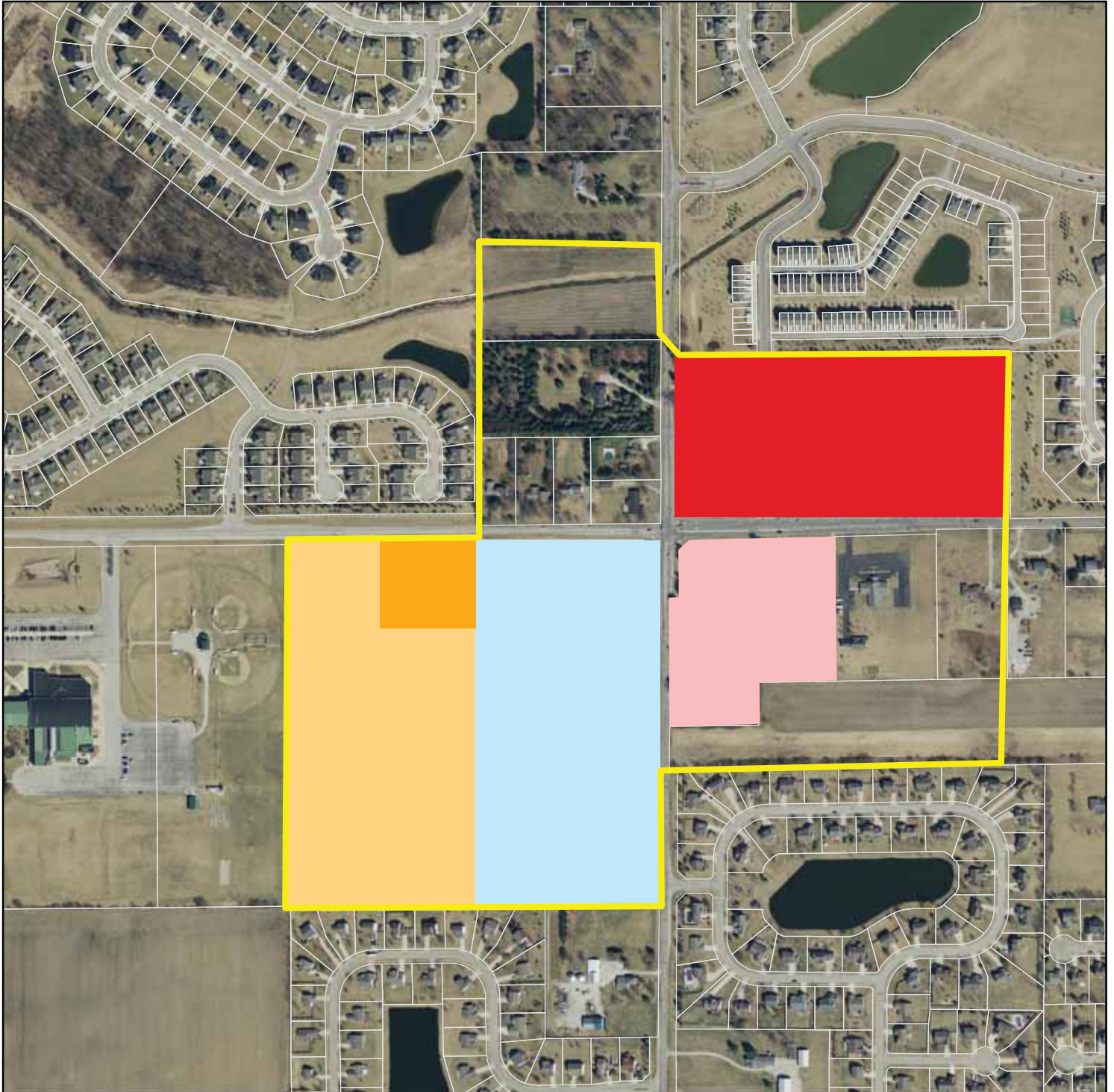
AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-3 (Single Family - 3)

SF-3 Cluster



- | | |
|--|---|
|  Spring Mill Station Study Area |  Spring Mill Commons, Existing Commercial |
|  Spring Mill Station SWC, Multi-family Residential
1610-SPP-09 & 1610-ODP-10 |  Spring Mill Station SE Corner PUD, Existing and Future Commercial |
|  Rainbow Child Care, 1610-DDP-30 |  The Depot at Spring Mill Station, Commercial
1610-PUD-20 |

THE DEPOT AT SPRING MILL STATION
EXHIBIT B - CONCEPT PLAN



THE DEPOT AT SPRING MILL STATION
EXHIBIT B1 - ALTERNATE CONCEPT PLAN



THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Design Goals:

Foster Community Activity

Promote Local Economy

Enhance Community Identity

Provide Site for a Flexible Event Space, Drawing People into the Development



DESIGN CONCEPT: NEIGHBORHOOD CENTER

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

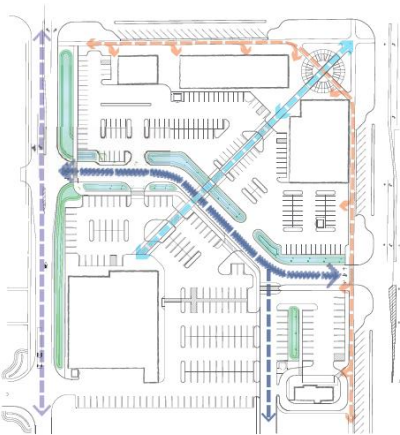
Design Goals:

Promote Engagement with
Pedestrians and Bike Users
Utilizing the Trail

Create a Strong Axis to
Neighborhood Center

Engage with Green
Infrastructure

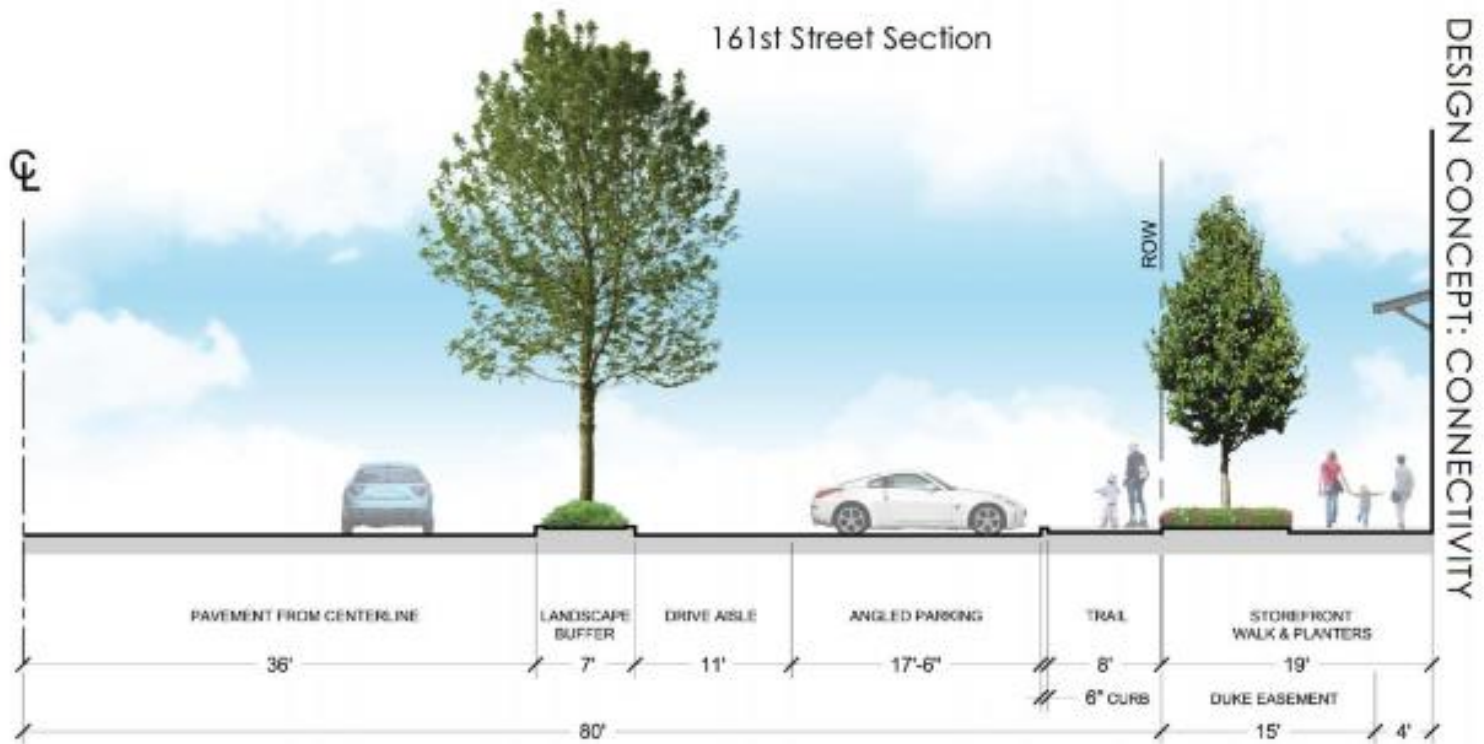
Draw the Community Into
the Site



DESIGN CONCEPT: CONNECTIVITY

THE DEPOT AT SPRING MILL STATION

Exhibit D - Architectural Character



THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

Covered Porches
and Walkways

Exposed Framing
Members

Brick Patterns

Broad Overhangs

Hip Roofs

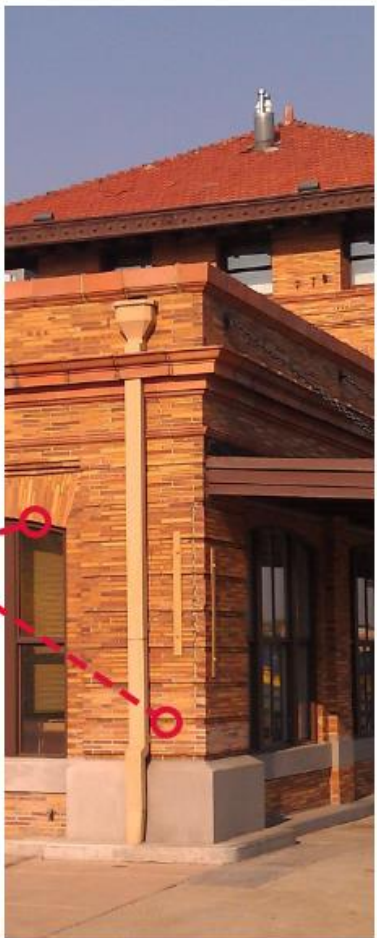
Bracketed Eaves

Masonry Water Table



DESIGN CONCEPT: AMERICANA ARCHITECTURE

DESIGN CONCEPT: AMERICANA ARCHITECTURE



- Hip Roofs
- Broad Overhangs
- Dormers
- Bracketed Eaves
- Masonry Patterns & Accents
- Arched Doors & Windows

THE DEPOT AT SPRING MILL STATION
EXHIBIT D - ARCHITECTURAL CHARACTER

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER

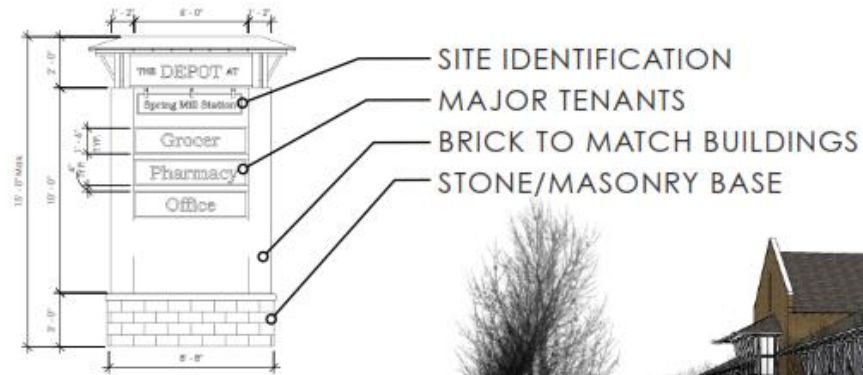
- Exposed Framing
- Broad Overhangs
- Covered Porches and Walkways
- Brick/Stone Masonry Exterior Materials
- Arched Windows



DESIGN CONCEPT: AMERICANA ARCHITECTURE

THE DEPOT AT SPRING MILL STATION

EXHIBIT D - ARCHITECTURAL CHARACTER



CONCEPT EXAMPLE USING DESIGN ELEMENTS

DESIGN ELEMENT: CONCEPTUAL SITE SIGNAGE

THE DEPOT AT SPRING MILL STATION

EXHIBIT D1 - BUILDING MATERIALS

Roofing Material



Slate
or Slate Look Synthetic



Metal Roofing
Standing Seam or Hidden Fastener
Metal Panels



Shingles



Flat/Low Slope with
Parapet Walls
Fully Screened Equipment

Primary Exterior Wall Materials (80% of Solid Wall Area Minimum)



Brick Masonry



Stone Masonry



Lap Siding
Wood or Fiber Cement - No Vinyl
Siding



Board and Batten Siding
Wood or Fiber Cement - No Vinyl
Siding

Secondary/Accent Wall Materials (20% of Solid Wall Area Maximum)



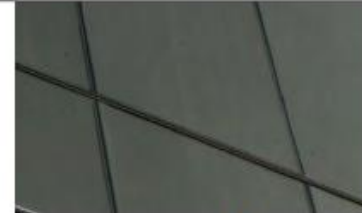
Stucco/EIFS



Metal Panel Siding



Shake Shingles



Fiber Cement Panel

THE DEPOT AT SPRING MILL STATION

EXHIBIT D2 - ARCHITECTURAL FEATURES



Sloped Roofs - Gable Roofs, Hip Roofs, Shed Roofs



Roof Elements - Dormers, Turrets, Cupolas, Chimneys, etc.



Entrance Canopies, Porches, and Covered Walkways



Masonry Water Table/Base Detail



Arched Windows or Doors



Columns with an Articulated Base, Middle, and Top.



Prominent Masonry Patterns, accents, and textures. Stone Sills & Lintels in Brick Walls, Etc.



Broad Overhangs, Eaves with Brackets, or Exposed Framing Members

DESIGN ELEMENTS: AMERICANA ARCHITECTURE

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 3, 2016 to consider an amendment to the Zoning Map 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.	1610-PUD-20
Ordinance No.	16-36
Petitioner	The Depot at Spring Mill Station
Description	Petitioner requests a change in zoning from the AG/SF-1: Agriculture / Single-Family Rural District to The Depot at Spring Mill Station PUD District to accommodate a single-family residential district.

On December 19, 2016, a motion was made and passed to send a favorable recommendation of the change in zoning request to the City Council (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 20, 2016
Date

SPRING MILL STATION PLAN



2014

AN ADDENDUM TO THE WESTFIELD WASHINGTON TOWNSHIP
COMPREHENSIVE PLAN

V. 3/26/14



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Andy Cook

CLERK TREASURER:

Cindy Gossard

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Matt Skelton, Economic and Community Development
Ken Alexander, Public Works
Melody Jones, Parks and Recreation
Derrick Cash, Informatics
Joel Rush, Chief of Police
Joe Lyons, Fire Chief
Erin Verplank, Communications



EXECUTIVE SUMMARY:

This Spring Mill Station Plan (the “Plan”) is an addendum to the Westfield-Washington Township Comprehensive Plan. The Plan: (1) provides a history of past events and current activities related to the vicinity of the 161st Street and Spring Mill Road intersection (named “Spring Mill Station” in this Plan); (2) identifies the geographic area of the Spring Mill Station Study Area; and (3) sets forth several recommendations pertaining to the future development and design of private developments and public infrastructure within the Study Area that are suggested as being essential for achieving the Spring Mill Station vision described in this Plan.

The Spring Mill Station Plan process included several meetings, or charrettes, of the Spring Mill Station Study Group comprised primarily of community leaders from the various residential neighborhoods within close proximity of the Study Area. Through the process of these Study Group meetings and other input meetings with stakeholders, residents and developers, the Study Group arrived at the following policy recommendations which are discussed in further detail in this Plan:

1. **Spring Mill Station Task Group:** Establish the “Spring Mill Station Task Group,” which is contemplated as a neighborhood land use committee that will, among other things, review proposed zoning petitions and provide recommendations regarding such projects to City representatives.
2. **Branding:** Further develop the Spring Mill Station “brand” and incorporate such brand into development projects and public infrastructure projects.
3. **Land Uses:** Develop land uses within the Study Area in a manner consistent with the concepts envisioned the Spring Mill Station Plan (e.g., a mix of complementary uses, a neighborhood “hub”).
4. **Architecture and Site Design:** The design and quality of building architecture and site designs within the Study Area should be developed in a manner consistent with the Spring Mill Station Plan (e.g., high quality buildings, pedestrian orientation, people spaces).
5. **Development Strategy:** A coordinated development strategy for the Study Area should be developed (e.g., coordinated amenities, infrastructure, vehicular accesses and pedestrian trails).
6. **Financial Strategy:** Develop and implement a financial strategy to make desired infrastructure improvements within the Study Area.
7. **Economic Development:** Be proactive in attracting desirable development projects and businesses within the Study Area.

The Spring Mill Station Plan recommends that this planning process be revisited periodically, ideally every year: (1) to measure progress toward accomplishing the planning objectives included in the Plan; (2) to revise or refine the planning objectives of the Plan as needed; and (3) to aid in work planning and project prioritization in order to accomplish the Spring Mill Station vision.



CHAPTER 1: OVERVIEW

This document, the Spring Mill Station Plan (the “Spring Mill Station Plan”), is intended to be adopted as an addendum to the Westfield-Washington Township Comprehensive Plan under the IC 36-7-4-500 Series. The intent of the Spring Mill Station Plan is to clearly identify the surrounding community’s vision for the future of the area in the vicinity of 161st Street and Spring Mill Road. Residents in the surrounding neighborhoods are hopeful that this plan will encourage coordination and cooperation among the development community and the neighborhoods within the vicinity of 161st Street and Spring Mill Road to ultimately achieve the Spring Mill Station vision.

The Spring Mill Station Plan: (1) identifies important historical events which have occurred over the past ten (10) years related to the 161st Street and Spring Mill Road area; (2) inventories the relative recent events, plans, nonconforming uses, development interests, and infrastructure plans for the area; (3) identifies the geographic scope of the study area to which the recommendations of the Spring Mill Station Plan apply; (4) identifies land uses, architectural styles, transitions, buffers, and circulation preferences in Spring Mill Station area; (5) summarizes feedback received from the development community and residents about the feasibility and desirability of the various Spring Mill Station elements; and (6) sets forth policy recommendations necessary to accomplish the Spring Mill Station vision.

The process of preparing the Spring Mill Station Plan involved a series of neighborhood charrettes hosted by a group of 161st Street and Spring Mill Road area HOA leaders, City Council Committee on Ordinance Revisions members, and the Superintendent of Westfield Washington Schools. Study group members include:

•Chris Bluto	Countryside Subdivision (Past President of Countryside HOA)
•Steve Hoover	City Council (Council Committee on Ord. Revision member)
•Jeff Boller	Countryside Subdivision
•Jeanine Fortier	Enclave at Maple Knoll Subdivision
•Dr. Mark Keen	School Superintendent (Westfield-Washington Township Schools)
•Jim Ake	City Council (Council Committee on Ordinance Revision member)
•Cindy Spoljaric	City Council (Council Committee on Ordinance Revision member)
•Mark Christoffersen	Mulberry Farms Subdivision
•Butch Meese	Enclave at Maple Knoll Subdivision (Maple Knoll Advisory Board)

The work product of the planning charrettes is included in this Spring Mill Station Plan. Each of the planning charrettes is described in much more detail within the appendices to this plan. Copies of materials discussed in the planning charrettes are also included or at least described in the appendices.



CHAPTER 2: CHRONOLOGY OF RELATED EVENTS

Over the past several years, the area within the vicinity of 161st Street and Spring Mill Road has experienced a significant amount of attention from the development community, residents and the City of Westfield. This section of the Spring Mill Station Plan is intended to summarize the recent historical context of this area related to land use and development.

June 23, 2003 – A change in zoning request was introduced at the Westfield-Washington Township Advisory Plan (the “APC”) Commission meeting. The request was to rezone approximately 16.8 acres of property, located at the northeast corner of 161st Street and Spring Mill Road, from SF-3 and AG-SF1 zoning classifications to the General Business zoning classification (Case No. 0306-REZ-02). The proposal, filed by Flynn and Zinkan Realty Company, LLC, was to develop a retail shopping center at this location. The proposal was forwarded to a committee for analysis against the Comprehensive Plan.

The property was not within the corporate limits of Westfield at the time, but was within Washington Township. Through a joinder agreement, the Town of Westfield was given zoning jurisdiction over all of Washington Township in the late 1970’s.

August 25, 2003 – The APC held a public hearing, where 4 people spoke in favor of the project and 17 people spoke in opposition of the project. In addition to comments made at the meeting, approximately 75 pieces of written comment were received prior to the meeting, the majority of which were in opposition of the project. The Comprehensive Plan Committee of the APC recommended that the proposal receive a negative recommendation from the full APC.

The APC voted 6-1 to send a negative recommendation of Flynn and Zinkan’s rezoning petition 0306-REZ-02 to the Westfield Town Council.

October 13, 2003 – The Westfield Town Council (the “Council”) approved Ordinance 03-28, which changed the zoning of the 16.8 acres at the northeast corner of 161st Street and Spring Mill Road to the General Business District.

Winter 2003/Spring 2004 – The events surrounding the zoning decision at the intersection of 161st Street and Spring Mill Road caused many residents to voice their opinions and concerns with Westfield decision-makers about the Flynn and Zinkan project. At the time the area around 161st Street and Spring Mill Road was an unincorporated area of the township, and therefore, the residents in the area did not have the ability to vote for the Council members. Many residents were frustrated by this situation. Discussions between residents and the City of Carmel occurred regarding the possibility of the south-central/south-western portion of Washington Township being annexed into Carmel, instead of Westfield. Carmel put plans together to annex up to 10 square miles of Washington Township, which had long been assumed to be “Westfield’s territory”. Westfield leaders met with residents and ultimately convinced them that it would be in their best interest



to be annexed by Westfield instead of Carmel. A citizen group called “Citizens for Responsible Annexation” was instrumental in building support amongst the residents for incorporation into Westfield.

February 9, 2004 – Platinum Properties, LLC requested that the 24 acres located immediately north of the Flynn and Zinkan property be rezoned from SF-3 (Cluster) to Multi-Family 2 (Case No. 0312-REZ-07).

February 10, 2004 – Developer Flynn and Zinkan filed a Development Plan with the APC for a retail shopping center at the northeast corner of 161st Street and Spring Mill Road (Case No. 0402-DP-08). The shopping center was named SpringMill Commons.

March 22, 2004 – The APC was not able to obtain majority vote to either approve (3-5-1 vote) or deny (4-3-2 vote) the Development Plan for Springmill Commons. The project was continued to the April 26, 2004 APC meeting.

April 26, 2004 – Flynn and Zinkan withdrew its Development Plan item for Springmill Commons (Case No. 0402-DP-08).

June 28, 2004 – The APC voted 6-1 to send a recommendation for approval of the Platinum Properties petition 0312-REZ-07 (called “Townhomes at Countryside”) to the Council.

July 12, 2004 – The Council initiated the rezoning of the property at the northeast corner of 161st Street and Springmill Road from SF-3 (Cluster) to the MF-2 District. The Council directed the APC to hold a public hearing and send the item back to the Council with a recommendation on how to act on the case.

July 12, 2004 – The Westfield City Council approved Ordinance 04-28, changing the zoning of the area for the Townhomes at Countryside from SF-3 (Cluster) to the MF-2 District.

September 27, 2004 – The APC approved the Development Plan for the Townhomes at Countryside project (Case No. 0405-DP-24).

September 27, 2004 – The APC held a public hearing on the petition sent to them from the Council to rezone the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 zoning classifications (Case No. 0408-REZ-07). The APC voted 5-1 to send a recommendation for approval of the petition to the Council.

September 27, 2004 – Flynn and Zinkan requested that the APC suspend its rules and make a determination on the previously-withdrawn Development Plan (Case No. 0402-DP-08). The APC did not take action on this request at the September 27, 2004 meeting. This matter was never discussed again at subsequent meetings.



October 11, 2004 – Flynn and Zinkan filed a lawsuit against the Town of Westfield in Hamilton County Superior Court No. 3 (Cause No. 29D03-0410-PL-914). The lawsuit requested a judgment mandating that the Town of Westfield approve the Development Plan for Springmill Commons and issue all necessary permits for the project.

October 25, 2004 – The Council rezoned the property at the northeast corner of 161st Street and Spring Mill Road back to its original SF-3 and AG-SF1 classifications (Ordinance 04-36).

November 2, 2004 – 82 percent of Westfield voters voted to change from a Town to a City. The conversion to a City would not take effect until January 1, 2008.

August 27, 2005 – The Hamilton County Superior Court found that the Development Plan for Springmill Commons was compliant with applicable zoning regulations and ordered the Town of Westfield to approve the Development Plan (Case No. 0402-DP-08) for Springmill Commons (Cause No. 29D03-0410-PL-914).

August 31, 2005 – As ordered by the Hamilton County Superior Court, the Advisory Plan Commission approved the Development Plan for Springmill Commons (Case Nos. 0402-DP-08 and 0508-DP-32).

September 12, 2005 – The “Southwest Annexation” was approved by the Westfield Town Council (Ordinance 05-09). This was a large annexation that incorporated much of the south-central and south-western portions of Washington Township into the Town of Westfield.

November 1, 2005 – A minor amendment to the rear façade of the Kroger building in Springmill Commons was approved administratively (Case No. 04-02-DP-08). The minor amendment approved moving the truck dock forty feet towards the center of the store and adding a fourteen foot tall masonry wall to screen the trash dumpster and refrigeration equipment.

November 22, 2005 – A minor amendment to the building size, drive-thru location, and number of drive-thru lanes for the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 04-02-DP-08).

May 26, 2006 – A minor amendment to the building size of the Chase Bank outlot building in Springmill Commons was approved administratively (Case No. 0605-DP-12).

July 9, 2007 – Zinkan and Barker, successor to Flynn and Zinkan, requested that the 16.8 acres located at the northeast corner of 161st Street and Spring Mill Road (Springmill Commons plus the additional 2-acre parcel that was owned by Crossroads Church, and part of the original rezoning petition) be rezoned from SF-3 and AG-SF1 to General Business (Case No. 0707-REZ-02).

July 13, 2007 – Douglas Realty Group, LLC filed a request that the 20 acres located at the southwest corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to Local Business (Case



No. 0709-REZ-04). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Spring Mill Road Special Study to be completed.

August 1, 2007 – The City began studying the area around the intersection of 161st Street and Spring Mill Road. The study was named “161st and Spring Mill Road Special Study and Community Design Gallery Report” (the “Special Study”). The Special Study included stakeholder interviews, market analysis, capacity/demand analysis, and a community design preference survey using renderings of possible future build-out scenarios at the intersection. The Special Study also included recommendations for the area, based on information gathered at the time. The Special Study was adopted by the City Council on March 3, 2008.

August 13, 2007 – Peacock Springmill, LLC requested that the 6.9 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to General Business (Case No. 0708-REZ-03). This rezoning request was subsequently continued until the July 7, 2008 APC meeting, in order to allow the 161st Street and Springmill Road Special Study to be completed. This case was withdrawn before the July 7, 2008 APC Meeting.

November 26, 2007 – The APC voted 6-1-1 to send a negative recommendation of Zinkan and Barker’s rezoning petition (0707-REZ-02) to the Council.

December 6, 2007 – Zinkan and Barker withdrew its rezoning request, (Case No. 0707-REZ-02).

May 12, 2008 – The Special Study was presented to the Council, and the Council adopted the Special Study under Resolution 08-12.

June 9, 2008 – CrossRoads Church at Westfield, Inc. requested that approximately 2 acres located north of the Spring Mill Road entrance to Springmill Commons (the “Church Property”) be rezoned from AF-SF1 to General Business (Case No. 0807-REZ-02). This property was part of the initial rezoning request by Flynn and Zinkan in 2003.

July 7, 2008 – Peacock Springmill, LLC withdrew its rezoning request, (Case No. 0708-REZ-03).

July 21, 2008 – The APC voted 9-0 to send a negative recommendation of Douglas Realty Group’s rezoning petition 0709-REZ-04 to the Council.

July 21, 2008 – The APC voted 9-0 to send a negative recommendation of Cross Road Church’s rezoning petition 0807-REZ-02 to the Westfield City Council. The church withdrew its petition at the APC meeting.

August 11, 2008 – The Council denied Douglas Realty Group’s rezoning petition, (Ordinance 08-43).

May 9, 2011 – M & I Bank requested that the Church Property be rezoned from AF-SF1 to General



Business (Case No. 1106-REZ-02).

June 30, 2011 – M & I Bank withdrew its rezoning request, (Case No. 1106-REZ-02).

January 23, 2012 – Cross Roads Church of Westfield, Inc. requested that the Church Property be rezoned from AG-SF1 to the CrossRoads Church PUD District (Case No. 1202-PUD-01).

March 5, 2012 – The APC voted 9-0 to send a recommendation for the approval of the CrossRoads Church PUD petition (1202-PUD-01) to the Council. The PUD proposal limits the allowable uses on the site to banks and other professional office uses.

March 12, 2012 – The Council approved Ordinance 12-03, changing the zoning of the Church Property from AG-SF1 to the CrossRoads Church PUD District.

August 13, 2012 – Cooperstown Partners, LLC requested that the approximately 6.5 acres located at the southeast corner of 161st Street and Spring Mill Road be rezoned from AG-SF1 to the Springmill Corner PUD District (Case No. 1209-PUD-11).

This petition remains pending as of the writing of this plan. Several other development inquiries have been received from would-be developers regarding the status of this Spring Mill Station planning initiative by the time of this writing. This would seem to indicate a substantial amount of development interest in the Spring Mill Station area.



CHAPTER 3: RECENT EVENTS

The City of Westfield (the “City”) is a dynamic development environment with several plans and projects (public and private) related to the Spring Mill Station Study Area under way. This section of the Spring Mill Station Plan is intended to provide a summary of recent activities that have occurred or that are in the process of occurring that affect (or will affect) the area in the vicinity of 161st Street and Spring Mill Road.

Spring Mill Road and 161st Street Engineering and Programming Study Summary

The Spring Mill Road and 161st Street Engineering and Programming Study was completed on April 30, 2013. The purpose of the study is to assess future traffic needs of the 161st Street and Spring Mill Road corridors to plan for future roadway improvements. A summary of the study follows:

Spring Mill Road Corridor: No additional lanes are identified as being needed through 2033. However, it is recommended that the roadway from 146th Street to 161st Street be updated by 2018 and continue to SR 32 by 2023 in accordance with the City’s Complete Streets Policy (Resolution 12-114). At the time the study was completed, 161st Street was classified as a secondary arterial which contemplates one hundred and twenty (120) feet of right-of-way. Since that time, the City’s Thoroughfare Plan was amended to identify 161st Street as a primary arterial which contemplates one hundred and fifty (150) feet of right-of-way (Resolution 13-115).

161st Street Corridor: It is recommended that an additional lane be added in each direction by 2028 to maintain an acceptable level of service and to implement the City’s Complete Streets Policy. A roundabout is scheduled to be constructed at Oak Ridge Road and 161st Street in the fall of 2014.

Existing Conditions of the 161st Street and Spring Mill Road Intersection: The signalized intersection northbound approach includes one through lane, a 170 feet long left turn lane, and a 100 feet long right turn lane. The westbound approach includes one through lane, a 460 feet long left turn lane and a 260 feet long right turn lane. The southbound approach includes one 310 feet long left turn lane and one shared through/right turn lane. The eastbound approach includes a 150 feet long left turn land and one shared through/right turn lane.

Springmill Commons Shopping Center – Zinkan and Barker

The northeast corner of 161st Street and Spring Mill Road, named “Springmill Commons,” was developed by a development firm named Flynn & Zinkan (now Zinkan & Barker) with a large grocery store anchor, with additional outlots and an in-line multi-tenant retail building in 2004. The property is presently zoned for single-family residential use. The existing commercial development constitutes a legally established nonconforming use on the property, resulting from certain legal



proceedings requiring the City's approval of the project. Any proposed changes to the existing development would require the site to be rezoned.

The Spring Mill Study Group has identified several issues associated with Springmill Commons that, if adequately addressed, would enhance the development:

1. Traffic Circulation and Parking: The traffic and pedestrian circulation patterns within the shopping center function at a suboptimal level with multiple points of conflict on the internal access ways and drive aisles in the development, leading to potentially dangerous interactions. The internal drive running north to south across the development causes confusion as stop signs control traffic movements along the access road but there are no restrictions on automobiles entering from the existing parking lot. There is no vehicular or pedestrian access planned in order to access the parcel (the "CrossRoads Church PUD" Ordinance 12-03) to the northwest of Springmill Commons from within Springmill Commons. This prohibits the shopping center and the CrossRoads Church PUD from operating as a coordinated integrated commercial center.

2. Sign Area: The sign standards applicable to Springmill Commons are lesser than what is permitted for a similar center under the present zoning ordinance. The sign standards applicable to the shopping center currently permit one (1) square foot of wall signage for each linear foot of tenant front facade while the present zoning ordinance permits two (2) square feet of signage for each linear foot of tenant front facade. Also, no sign shall be restricted to be less than twenty-five (25) square feet of sign area under the present zoning ordinance.

3. Landscaping: Compared to the normally applicable zoning standards, Springmill Commons is deficient on several landscaping standards. There is little or no landscaping along structures that exceed eighty (80) feet in length without corner breaks, which would not be permitted under current zoning requirements. Also, the site is deficient in the number of shade trees for a commercial development. Most notably the development lacks the normally applicable shade trees along the 161st Street road frontage. 161st Street also lacks the normally required buffer yard distance from the road right-of-way. As a result, the parking lot appears expansive in this area and there is insufficient landscaping to help break up the monotony of the parking lot. The interior parking lot also lacks shade trees in most parking lot islands as required by the zoning ordinance today. Such additional landscaping would greatly enhance the feel of the development. The overall development is also deficient in the number of shrubs required in buffer yards.

4. ROW Widths: 161st Street is classified as a primary arterial in the City's Thoroughfare Plan which contemplates a seventy five (75) feet wide half right-of-way. Currently, 161st Street possesses a half right-of-way of approximately forty (40') feet (which would require up to an additional thirty-five (35') feet of right-of-way in order to comply with the recommendations of the Thoroughfare Plan).



5. Architectural Standards: State Highway 32 Overlay Zone: The State Highway 32 Overlay Zone (the “32 Overlay”; WC 16.04.065) is a set of standards applicable to new developments along the State Highway 32 Corridor. The architectural standards and urban design standards included in the 32 Overlay are frequently imposed on new community development during the zoning approval process. If the Spring Mill Commons were approved today, these standards would likely apply. Compared to these standards, the strip center development does not have any building offsets for elevations that are greater than 90 feet in length. Also, the layout of the gas station would not be permitted due to location of the fuel pump canopy and the actual convenience store location under the pumps.

US 31 Major Moves Project

The U.S. Highway 31 Major Moves project will upgrade U.S. Highway 31 through Hamilton County to freeway standards from I-465 to State Highway 38. Once complete, the new highway within Westfield will be accessed via interchanges located at 146th/151st Streets, 161st Street, State Highway 32, 191st Street and at State Highway 38. The intent of the project is to reduce congestion, improve safety and provide continuity for commerce and travel on U.S. Highway 31, which extends from Michigan to Alabama.

Construction of the 161st Street bridge and interchange began in 2011 and numerous on-line and off-line improvements have been made to U.S. Highway 31 in Westfield since that time. Most notably in August 2013, a double tear drop roundabout interchange was completed at the U.S. Highway 31 and 161st Street intersection. West of the interchange, where the Monon Trail intersects with 161st Street, initial work has been completed for the Monon Trail to tunnel underneath 161st Street. The initial work included installing tunnel infrastructure under 161st Street which enables the City to extend the Monon Trail under 161st Street while keeping the road open to traffic when the rest of the tunnel project is completed. It is expected that 161st Street will be the primary east/west vehicular travel corridor for the City’s existing population.



161st Street Bridge Rendering



Possible Intersection Improvements for 161st Street/Spring Mill Road

The City Engineer has indicated the following possible future improvements to the intersection of 161st Street and Spring Mill Road. The intersection of 161st Street and Spring Mill Road currently functions at an acceptable Level of Service (“LOS”) for current traffic levels. 161st Street and Spring Mill Road both currently function at an A or B LOS for all four approaches to the intersection. A curb on the southeast corner of the intersection was installed in 2012 to prevent continued encroachment into the corner yard from automobiles driving through the corner of the intersection. Improvements to the intersection that may occur in the future include relocating electric lines that are installed at nearly the same height as the hanging street lights, creating visibility obstructions. The street light poles themselves might be updated to a higher quality pole than those that are currently in place. Lastly, reprogramming the traffic light to meet the demands of future traffic patterns may occur.

Spring Mill Road Programming and Engineering Draft Study

Future improvements to the 161st Street and Spring Mill Road area are recommended by the United Consulting Engineers’ Spring Mill Road Programming and Engineering Study. Future improvements not included in the study may be added at a later date if needed. The study recommends that a roundabout be installed at both the intersections of 161st Street and Oak Ridge Road, as well as 156th Street and Spring Mill Road. Both roundabouts are expected to be completed by fall of 2014. It is also recommended that 161st Street be widened to include an additional lane on each side of the road to allow cycle tracks to be added to the road cross section.

Grand Park

The Grand Park Sports Campus is located approximately 2.5 miles north of the Spring Mill Station Study Area and is anticipated to generate approximately 1.5 million visitors per year. This level of tourism activity will likely generate a significant amount of consumer activity in Westfield. Spring Mill Station may experience increased demand due to its proximity to the Sports Campus. Due to





the nature of how Grand Park is expected to function, extreme traffic spikes are not expected in the Study Area; however, overall traffic levels may be greater than previously expected.

The Grand Park Sports Campus may also affect the use of the southwest corner of Spring Mill Station, where approximately fourteen (14) soccer fields are currently used by the Westfield Youth Soccer Association. The Westfield Youth Soccer Association is one of the key users expected to host activities at the Sports Campus. Demand for the fields, currently owned by the Westfield-Washington School Corporation, may be reduced if the demand for fields is otherwise met at the Sports Campus.

Viking Meadows and Maple Knoll Subdivisions Permit Activity:

Located in close proximity to the Spring Mill Station study area are the subdivisions of Viking Meadows and Maple Knoll. The Viking Meadows Subdivision had the highest number of new single-family home starts in Westfield for 2013, accounting for twenty five (25%) percent of all permits. In 2012, Viking Meadows accounted for twenty five (25%) percent of all new single-family home starts in Westfield. The Maple Knoll subdivision located to the northwest of Spring Mill Station had the third highest number of new single-family housing starts at thirteen (13%) percent for 2013. In 2012, Maple Knoll accounted for twenty seven (27%) percent of all new single-family home starts in Westfield. These new homes located in close proximity to Spring Mill Station will likely increase the viability of and need for a neighborhood hub as contemplated in this Plan.

Townhomes at Countryside

On the northeast corner of 161st Street and Spring Mill Road and north of Springmill Commons is the Townhomes of Countryside, an owner occupied multi-family development. The development consists of nine (9) three (3) story townhome buildings with approximately forty-eight (48) units and three (3) single story buildings with nine (9) units. The development gained zoning approval in July of 2004 and development plan approval for the townhomes was granted in September of 2004. This approval occurred after the Springmill Commons project was approved.

Nine (9) of the three (3) story townhome buildings were constructed by Ryland Homes and the single story buildings were constructed by Shoopman Homes, who acquired the remaining unimproved building pads in the project. During the recent economic downturn, owner-occupied townhome buildings struggled to remain as viable as traditional single family homes. As a result, Shoopman Homes acquired the remaining building pads and began constructing single family attached units in 2010. Nine (9) separate single story units have been constructed by Shoopman Homes since that time and nine (9) building pads remain to complete the build out of the project. As indicated by Shoopman Homes, it chose this area because of the amenities in the immediate vicinity and easy road connections to the surrounding area.



Development Interest

The four corners of the 161st Street and Spring Mill intersection have seen an increased level of development interest over the past several years. Currently, one formal rezoning petition has been filed with the Advisory Planning Commission for the southeast corner of 161st Street and Spring Mill Road. The proposal would permit a variety of local business (LB) uses such as a drug stores, banks and medical offices on a seven (7) acre site. The proposed site plan illustrates four (4) structures with a drug store (approximately 15,000 square feet) on the corner of 161st and Spring Mill and three other separate buildings totaling 16,000 square feet.



CHAPTER 4: PLANNING AREA



The Spring Mill Station planning area consists of approximately ninety (90) acres around the four corners of the 161st Street and Spring Mill Road intersection. The area is approximately two (2) miles west of US Highway 31 and three (3) miles from downtown Westfield, also known as Grand Junction. The planning area is comprised of an existing shopping center to the northeast, residential lots and part of an airport runway to the southeast, a vacant field and soccer fields to the southwest, and residential lots and a large wooded estate to the northwest.

Rationale:

The planning area is identified in order to prevent commercial creep down the 161st Street and Spring Mill Road. Both corridors are zoned entirely for single-family residential use and the study area itself is envisioned as the only location non-residential activity may occur in this vicinity. It is not intended that the planning area be entirely commercial. Residential uses may occupy a significant portion of the planning area. Areas outside of the planning area are envisioned to remain as single-family homes. The planning area is designed to allow adequate space for internal buffering and transitions to the surrounding neighborhoods. Specific descriptions of the planning area as well as rationale for the inclusion of each individual corner of the planning area are included below:



Northwest Corner of 161st/Spring Mill Road



The northwest corner of the planning area includes approximately fourteen (14) acres of land, comprised of seven (7) parcels. The corner is bound by the Enclave at Maple Knoll residential development to the west and a five (5) acre residential parcel to the north. The area includes six (6) residential homes and a vacant parcel with a regulated drain (John Edwards Ditch) running through the center of the parcel. The west boundary along Maple Knoll includes a dense planting of trees.

Rationale: The northernmost parcel with the regulated drain was included for enhanced trail access from the Maple Knoll trail network to provide a connection to the extensive Countryside Subdivision trail network and also access to a planned roadside trail to be installed along Spring Mill Road. The connection point would also give residents access to the fifteen (15) acre Armstrong

Park located inside the Countryside subdivision. This boundary also lines up closely with the northern property line of the CrossRoads Church Planned Unit Development and the Springmill Commons shopping center located directly east of this area.

Northeast Corner of 161/Spring Mill Road



The northeast corner of the planning area includes approximately fifteen (15) acres of land comprised of five (5) parcels. This corner of the Study Area is bound by the Townhomes at Countryside to the north and the Countryside Subdivision to the east. The area includes Spring Mill Commons, a Kroger anchored shopping center, which includes in-line B-shoppes, three outlots, and a gasoline fueling station. A vacant, dilapidated, single family home with a pole barn is also located

north of the gasoline fueling station. The buffer area located north of the B-shops between the townhomes of Countryside includes a large earthen mound with evergreen and deciduous landscaping. A pedestrian trail connects the shopping center with the Countryside Subdivision to the north.

Rationale: The existing and Spring Mill Commons development was included in the study area since the existing commercial center is a large component of the functional area within the vicinity of 161st Street and Spring Mill Road. A zoning nonconformity also exists for the



shopping center as the development is zoned Single-Family 3. This study acknowledges this issue and suggests that this issue be appropriately addressed in order to accommodate the further development of future redevelopment of this property. The eastern common area is also included and may be desirable to provide a trail connection area from Countryside Subdivision to 161st Street.

Southeast Corner of 161/Spring Mill



The southeast corner includes approximately twenty-two (22) acres of land, comprised of eight (8) parcels. The area follows the same eastern boundary as Spring Mill Commons to the north. The area is bound by the Mulberry Farms Subdivision to the south and a residential home to the east. The area includes a church, five (5) residential homes, two vacant lots, and approximately half of a grass airport runway. A tree stand runs intermittently along the Mulberry Farms boundary.

Rationale: The intention for the eastern boundary is to create a seamless transition on both sides of 161st Street. Mulberry Farms Subdivision serves as a natural boundary to the south. The intention of the twenty-two (22) acre area would allow for residential and commercial development to include a large buffer and landscape area to provide transition between newly developed areas and adjacent development.

Southwest Corner of 161/Spring Mill



The southwest corner includes approximately thirty-seven (37) acres, comprised of two parcels of land. The area is bounded by the Crosswind Commons Subdivision to the south and Shamrock Springs Elementary School to the west. Both parcels are approximately eighteen (18) acres in size. The parcel located on the immediate corner of Spring Mill Road and 161st Street is undeveloped and currently farmed. The school-owned parcel currently contains fourteen (14) soccer fields.

Rationale: The thirty-seven (37) acres of the corner were included to ensure coordinated design and transitioning with surrounding neighborhoods and the rest of the planning area should any redevelopment occur. The corner is not envisioned to develop entirely as neighborhood commercial and would mostly likely include a large residential or medical component. If development occurs, special attention should be given to the soccer fields as an amenity for the planning area.



CHAPTER 5: IDENTITY– “SPRING MILL STATION”

The Spring Mill Station Study Group quickly determined that establishing a clear identity for the planning area is of critical importance to create the desired neighborhood hub. The area is intended to function as a “hub” of activity and social connections for the surrounding neighborhoods and the name “Spring Mill Station” was chosen to embody that concept. The hub concept envisions local residents using multiple modes of transportation to access the various amenities that are contemplated in this plan. The hub is intended to function as both a community gathering place as well as a neighborhood center to meet the local consumer needs of the community.

To create the desired identity and community hub of activity, “Spring Mill Station” was chosen as the name of this planning area for the following reasons:

1. “Station” continues the downtown Westfield rail road-like theme of “Grand Junction” and its relation to the abandoned rail lines in the area.
2. “Station” also relates to Westfield’s involvement in the Underground Railroad and the continuation of that theme west of US 31.
3. “Spring Mill” connotes a certain community pride and identify that is easily recognizable and should be retained for this neighborhood hub area.
4. The railroad identity should be translated and emphasized throughout the architecture and design of the site.

Spring Mill Station is envisioned to be a high quality development area that has a timeless feel, a place where people feel comfortable simply spending time outdoors, a place away from home and work that one can relax and play. The quality of development contemplated in this plan is intended to focus attention on aesthetic detail and reduce the generic feel of typical strip mall shopping centers. Architectural themes that possess a long lasting appeal are recommended in order to create a timeless “feel” for this area and prevent trendier architectural themes that could be outdated in a decade.

To fulfill this vision and work within the “Spring Mill Station” name, a railroad era architectural theme was chosen to be continued throughout the planning area. The theme presents an opportunity for not only railroad era architecture, but a branding of railroad style designs all throughout Spring Mill Station. Such elements can be utilized in public rights-of-way as art pieces as well as within common areas. The history of railroads in Westfield and the United States presents design opportunities that are as timeless as any architecture we have in the country. Recreating that visual effect can further the brand of this area and create the desired space that is unique from other areas.



CHAPTER 6: LAND USES



To fulfill the vision of a neighborhood center or hub, the mix of permitted land uses is critical. The intent is to create a neighborhood center where auto and pedestrian trips are generated from a close proximity and to discourage uses that tend to generate largely auto trips from further away. The contemplated land uses for Spring Mill Station are aimed to help achieve the feel of a neighborhood center and meet the needs and desires of local residents.

Recommended land uses include eating and dining establishments, convenience retail stores, food and beverage retail stores, multi-family uses, small business offices and community facilities. All of these uses are contemplated as serving the basic needs of surrounding residential neighborhoods. Below is a list of the recommended land use categories with specific local examples identified:

A. Retail sales as envisioned by the Spring Mill Station Study Group, includes the sale or rental of common goods or services. (excluding agricultural, animal, automotive, business equipment, construction sales, gas sales, prominent drive-up orientation). Retail sales can be broken into the following groups:

1) **Convenience retail sales:** As envisioned by the Spring Mill Station study group this type of use includes the sale of frequent or reoccurring small personal items or services for residents located in close proximity. Typical uses include neighborhood grocery and drug stores. *Examples: Pharmacy, Small Retail Establishment*

2) **Restaurants and Pubs:** Establishments primarily engaged in sale of foods and beverages for on-premise consumption. Typical uses include restaurants, short order eating places or pubs. *Examples: Restaurants – Yat’s, Kona Grill, Granite City Food and Brewery, Mitchell’s Fish Market, Keltie’s, Mama Corollas Old Italian Restaurant, Aristocrat Pub and Restaurant, Ice Cream shop, Pizza Shop, Dunkin Donuts*



Unique outdoor eating establishment



3) Food and Beverage Retail Sales: Establishments primarily engaged in the sale of food and beverages for home consumption. Typical uses include groceries or delicatessens.

Examples: Trader Joe's, Butcher Shop, Bakery, Fresh Market

4) General Retail Sales: Sale or rental of goods and merchandise for personal or household items but different from the uses listed above. Typical uses include boutique stores, apparel stores, paint stores, hardware stores, bike shops, hobby stores and specialty stores. *Examples: Art Gallery, Design Gallery, Music Store, Florists, Pottery, Clothing Store.* Big box retail stores are not contemplated uses in this area.

B. Administrative and Professional Services refer to businesses which typically provide professional, executive, management or administrative services. Typical uses include administrative offices, legal offices, accounting offices, and engineering or architecture firms.

C. Business and Personal Services includes the use categories of banks, financial services, medical services, and personal and repair services. Business and Personal services can be broken into the following groups:

1) Banks and Savings and Loan: Financial institutions providing on site retail services to individuals and businesses.

2) Finance, Insurance and Real Estate Services: Establishments primarily engaged in financial, insurance, real estate, or security brokerage services. Typical uses include banks, insurance agencies or real estate firms.

3) Medical Services: Personal health services for the prevention, diagnosis and treatment or rehabilitation services. Typical uses include clinics, medical specialty offices and dentist's offices.

4) Personal and Repair Services: Establishments primarily engaged in the provision of repair service to individuals and households. Typical uses include photography studios, dry cleaners, apparel repair business or musical instrument repair business.

D. Community Facilities to provide a physical meeting space for residents to hold meetings or special events/activities. (e.g. Gazebo)

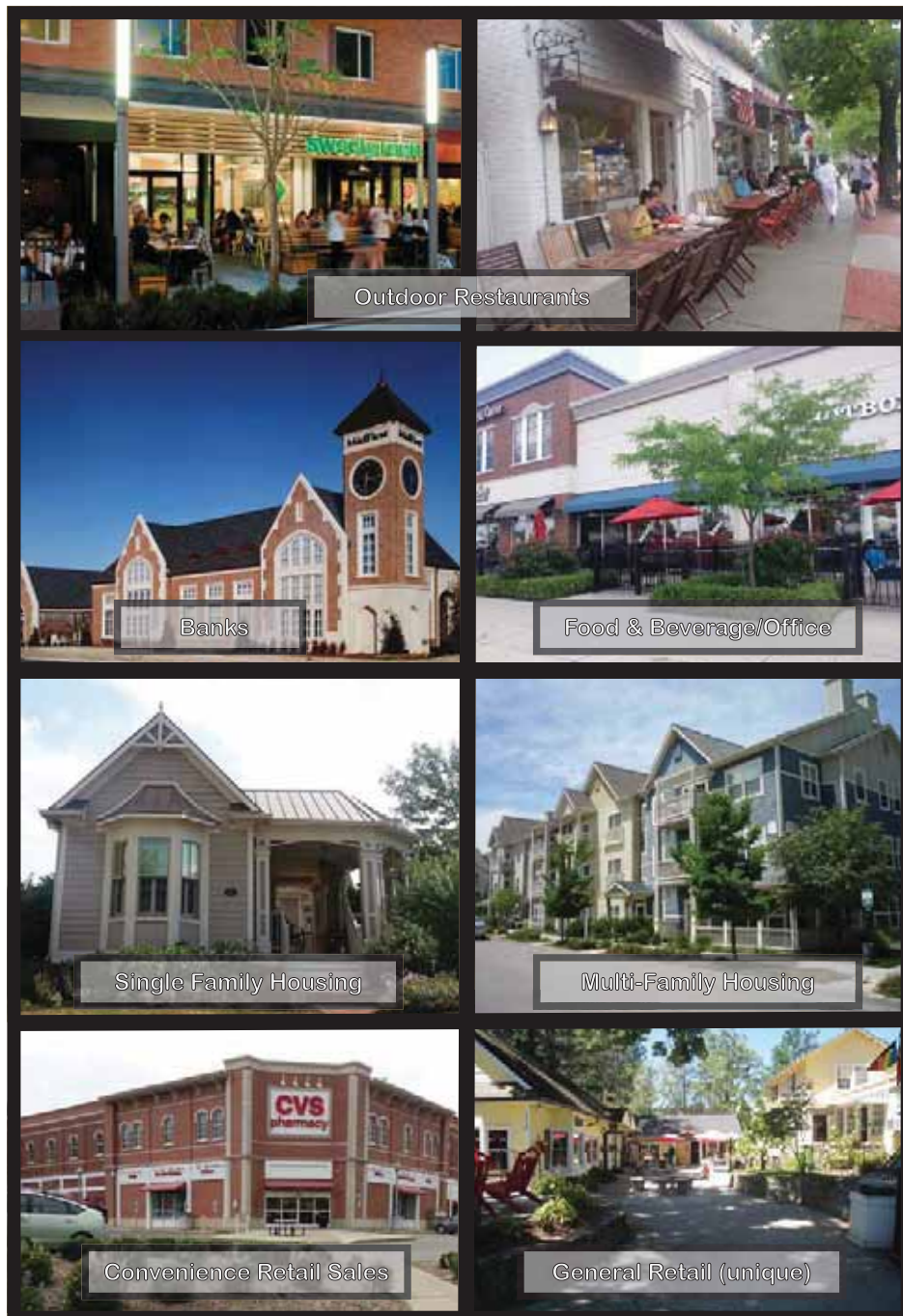
E. Assisted Living Facilities to provide housing opportunities for individuals with additional needs and assistance.

F. Multi-Family housing for apartments, townhomes, and condominiums intermixed with other approved uses and as a transition from more intense uses.



G. Single Family housing as envisioned by the Spring Mill Station Study Group include village or cottage style residential development in a compact arrangement to blend in with the neighborhood hub.

Spring Mill Station Land Use Examples:





CHAPTER 7: SITE DESIGN & ARCHITECTURE

In order to create a residential neighborhood center which blends into the surrounding single-family residential fabric of the area, specific architecture and site design concepts should be thoughtfully crafted to create the desired effect. It is envisioned that the (4) four corners of the planning area should be developed in such a manner where buildings are located up closer to the street rights-of-way on two (2) or three (3) of the four (4) hard corners of 161st Street and Spring Mill Road. It is not contemplated that building should be built right along the street rights-of-way on all four (4) corners. Buildings located along the street should range between 1.5 to 2.5 stories and promote pedestrian connectivity over vehicular access. Generous buffer areas are recommended between the edge of the developed areas of the Spring Mill Station and existing residential/institutional areas. Spring Mill Station is envisioned as including a significant residential component in addition to the various commercial uses described in this plan. It is envisioned that Spring Mill Station will be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.

Village Green

A village green located near the intersection is desired by residents to provide a place to relax and socialize, and to serve as a community gathering place for the local neighborhoods. The village green is envisioned as a place including public art, outdoor seating, heavy landscaping, and mixed use buildings that front on the village green. The space is meant to be intimate and freely accessible to all while also providing a comfortable setting for restaurants or businesses to use part of the green as an amenity. Ideally the space would also include a clubhouse or community meeting room area to serve as a meeting place for the surrounding neighborhoods. The green would function to diversify the entire neighborhood center to create multiple reasons why someone might visit the area and ultimately increase impromptu interactions with others.





Thematic Design: Railroad

The Spring Mill Station study group selected a railroad style architectural theme to be carried out throughout the entire Spring Mill Station Study Area. This theme should be continued throughout the architecture of the buildings, common areas, and amenities of Spring Mill Station. This theme will help to carry a consistent vision on all four corners and create a custom feel for the area. The buildings should utilize quality building materials (e.g., brick, stone, wood) and be built at a scale that is comfortable for pedestrians using the neighborhood center. The architecture should be similar to what is described below and as illustrated in the following examples:

The following is a list of encouraged architectural designs for Spring Mill Station:

Railroad Theme Architecture: Quality and Theme

- 1) Verge board (gingerbread style detail)
- 2) Gable roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Variation of architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents/fenestration
- 11) Iron work/accents
- 12) Undulating facades to prevent box like structures
- 13) Inviting entrances/covered entrances to buildings
- 14) Pedestrian scale: windows and building massing designed for pedestrians

The following is a list of encouraged features for public art in Spring Mill Station:

Public Art (Desired Features)

- 1) Water tower feature
- 2) Railroad style public furnishings (e.g., benches, pergolas, playscapes)
- 3) Use of red/black/rust colors
- 4) Use of old railroad track or steam engine as part of common area



Site Design Concepts

To help illustrate the concepts and objectives set forth in the Spring Mill Station Plan, two conceptual renderings were created that would both be considered consistent with the vision set forth in this document. The purpose of the illustrations is to represent two potential build out scenarios of the entire planning area that are consistent with the Spring Mill Station vision. These two illustrations are not an either/or scenario, rather two of many possible build-out scenarios that could meet the intent of the Spring Mill Station Plan. Any two building locations or land uses shown on the conceptual plans could be placed many other ways on the sites. The renderings are presented to provide additional clarity to the concepts set forth in the Spring Mill Station plan.

Conceptual Plan A



Conceptual Plan B



The Spring Mill Station Study Group acknowledges that Conceptual Plan A would take more time to accomplish and would require additional assistance from the City in order to acquire additional right-of-way and construct the necessary infrastructure to achieve the overall vision. It is acknowledged that Plan B would require less time and coordination from different stakeholders to achieve the goals of the Spring Mill Station vision.



Conceptual Plan A

Plan A is consistent with the Spring Mill Station Plan for the following reasons:

- 1) A neighborhood “hub” center is located in the center of the planning area around the ponds.
- 2) A nontraditional street network that slows traffic traveling through the planning area to create a more pedestrian friendly environment.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffering areas separating existing neighborhoods but still providing pedestrian connectivity.
- 6) Mix of land uses spread throughout the planning area.





Conceptual Plan B

Plan B is consistent with the Spring Mill Station Plan for the following reasons:

- 1) A neighborhood “hub” area and village green is located on the southwest corner of the planning area.
- 2) Mixed use buildings are located adjacent to the village green area with common areas on the green.
- 3) Increased pedestrian connectivity via trails/paths connecting to both existing neighborhoods and throughout the entire planning area.
- 4) Building massing along the street with parking primarily along the sides and rear of buildings.
- 5) Large buffer areas separating existing neighborhoods but still providing for pedestrian connectivity between neighborhoods.
- 6) Mix of land uses spread throughout the planning area.





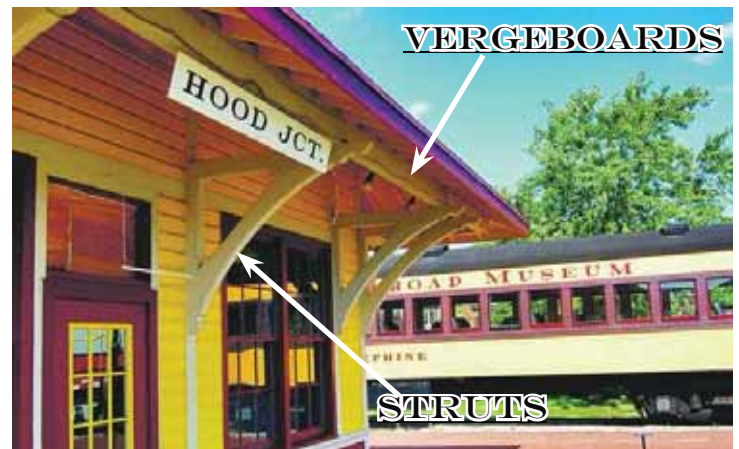
The following are examples of site design elements that are encouraged to be within the Spring Mill Station:



Spring Mill Station



The following are examples of railroad themed architectural elements that are encouraged to be incorporated within Spring Mill Station:





IRON DETAIL



INVITING ENTRANCES/
COVERED ENTRANCES

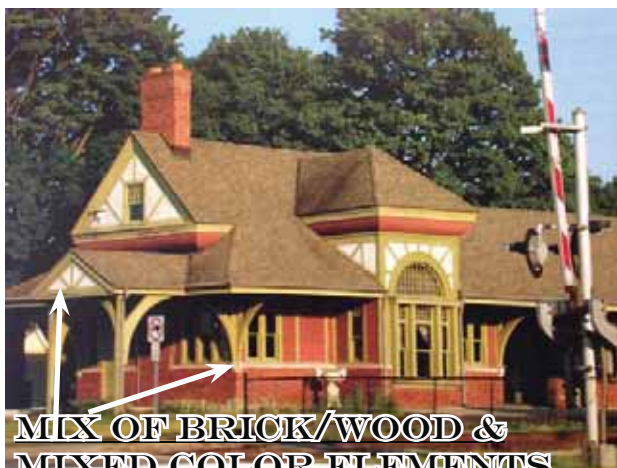


VARIATION OF
ARCHITECTURAL
ELEMENTS

WINDOWS AND PANES



TOWER/CUPOLA



MIX OF BRICK/WOOD &
MIXED COLOR ELEMENTS



WINDOW ACCENTS



The following are examples of encouraged features for public art in Spring Mill Station:



RAILROAD INSPIRED ART



WATER TOWERS



RAILROAD BENCHES



**CLOCK
TOWER**





Specific examples of site design and quality architecture to be emulated include the following:

- 1) ***Buckingham Development:*** Old Meridian Street Carmel - Potential for this style development on the two hard corners and smaller Broad Ripple scale buildings on other corners. Three story structures are not encouraged on hard corners of the intersection.
- 2) ***Scottsdale, Arizona:*** Architecture and quality design that tie area together.
- 3) ***Soulard in St. Louis:*** Residential neighborhood with many restaurants, pubs, and other businesses.
- 4) ***The Hill in St. Louis:*** Family area feel with active people places on sidewalks.
- 5) ***Breckenridge, Colorado:*** Walkable downtown with many shoppes and restaurants.
- 6) ***Downtown Zionsville, Indiana:*** Smaller building massing with good internal landscaping.
- 7) ***Manchester, Vermont:*** Old world feel
- 8) ***Bloomington, Indiana:*** Hodgepodge of architecture and eclectic feel.
- 9) ***Fountain Square, Indiana:*** Interesting mix of architecture, dining, entertainment

Massing

The buildings in Spring Mill Station should have a comfortable scale in relationship to pedestrians and should not be overwhelming.

The following is a list of encouraged massing elements:

- 1) Curvilinear elements
- 2) Broken planes
- 3) Staggered/varied styles/textures
- 4) Trees/comfort/elements that draw people to space
- 5) Ornamental parapets
- 6) Three story buildings when used in context sensitive design (i.e., layered). Closer to intersection buildings should range in size for 1.5 to 2.5 stories; however, buildings could range to 3 stories if nearer higher intensity uses and built in proportion and scale to surrounding buildings.

The following is a list of discouraged massing elements:

- 1) Traditional strip center style development (e.g., lack of bump out/offsets)
- 2) Movie set look (e.g., fake design)
- 3) Lack of rooftop modulation



CHAPTER 8: TRANSITIONS AND BUFFERING

Establishing appropriate transitions and buffers is paramount to reducing the possible negative impacts of development to the surrounding residential neighborhoods. The intent of the Spring Mill Study Group is to create a clearly defined boundary for the Spring Mill Station Planning Area in order to prevent higher intensity development activity from occurring outside such area. As contemplated, large buffer areas along the perimeter of the Spring Mill Station Study Area will provide opportunities for pedestrian connectivity and create good transitions to surrounding uses. Spring Mill Station is contemplated as transitioning from the highest intensity uses in the center of the Study Area to less intense uses and building sizes toward the perimeter of the Study Area. Assisted Living facilities and multi-family uses could be appropriate transitional uses from more commercial or retail uses, but special attention should be paid to building height and orientation along perimeters of the Study Area. The Study Group strongly recommends that commercial uses not be permitted outside of the Study Area.

Connected, But Protected Design

The buffer areas around the perimeter of the Study Area are intended to protect nearby uses from the impact of more intense land uses, but also to connect the surrounding neighborhoods to Spring Mill Station. The Study Group sees such connections as being critical to accomplishing the Spring Mill Station vision – creating a “hub” of activity, land uses and social interaction. Traffic calming measures are recommended in order to ensure a safe pedestrian environment. Spring Mill Station is envisioned as being a place where pedestrians can easily access all parts of Spring Mill Station without the use of a vehicle.

The Study group recommends that there be a strong focus on landscaping installations in site designs in order to create an intimate and comfortable pedestrian feel for the area. This will help to ensure the high quality and timeless character of development the Group has envisioned for this area.



(Connected pedestrian path shielded from surrounding uses)



Buffering:

The Spring Mill Station Study Group offers the following recommendation within and near to transitional buffer areas along the perimeter of the Spring Mill Station Study Area.

The following is a list of encouraged buffer standards:

- 1) Continuation of the “railroad theme” throughout the buffer areas.
- 2) Large natural buffer areas with a mix of hardscapes and mature landscaping. Brick fences with wrought iron elements are identified as desirable hardscape types. The use of long, unbroken expanses of wood fencing used as a buffer to screen from adjacent uses should be discouraged within the Study Area, unless desired by adjacent residential uses for security purposes.
- 3) Landscaping should be clustered in groups in order to create a natural feel instead of a regimented design. Special attention should be given to sight lines so as to visually buffer development attributes that are less slightly.
- 4) Evergreen trees in conjunction with deciduous trees for year round buffering should be utilized.
- 5) Earthen berms are encouraged to be used for buffering purposes as long as they are not regimented in appearance and they are designed so as not to prevent connectivity with surrounding neighborhoods. Undulating berms and mounds (with varying heights and widths) are preferred.
- 6) Native plantings should be used where appropriate.
- 7) Contextually sensitive design is desired. For example, berms or mounds should be designed not just to screen uses from each other, but also to enhance the pedestrian experience within transitional buffer areas. More intensive buffering should be provided nearest to more intensive uses and structures, unless such buffering would prevent a given use or building from being showcased in an aesthetically pleasing manner.
- 8) Special attention should be given to installing landscaping in a manner that would screen or block headlights.
- 9) Pedestrian pathways and/or trails should be installed within transitional buffer areas which provide connectivity within the Study Area and also to the surrounding neighborhoods.
- 10) Delivery trucks should not be permitted to remain idling while deliveries are being made.
- 11) Trash pickup should be restricted to normal waking hours.
- 12) Loading areas should be fully enclosed in order to shield from view and reduce noise pollution.



13) Lighting should be fully shielded from encroaching into neighboring residential areas.

Site Sensitive Buffer Areas: The following areas should be designed with a heightened sensitivity to surrounding existing residential uses.

1) The area abutting the Enclave at Maple Knoll. Special attention should be given to preserving as many of the existing mature trees as possible in this area so as to provide a visual and sound buffer. At least a 50' wide buffer is recommended if the adjacent use is of lower intensity and greater buffer width is recommended for if a higher intensity use is developed.

2) The area abutting Mulberry Farms. Maintain a 150' wide buffer area along this boundary of the Study Area.



(Earthen mound w/mix of trees and hardscapes)



(Mix of evergreen and deciduous trees w/ wrought iron fence)

3) The area abutting Crosswind Commons Subdivision. Maintain a considerable buffer between residential area and adjacent uses within the Study Area. The higher the intensity of the adjacent use developed, the greater the buffer that should be provided.

4) The border between Springmill Commons and Countryside. Further improvements should be installed to enhance the existing Countryside trail network to provide access around and through Springmill Commons as to provide a good connection to Armstrong Park (located a short distance to the north of Kroger).



CHAPTER 9: ACCESS AND CIRCULATION:

The Spring Mill Study Group envisions Spring Mill Station to be a place accessed by multiple modes of transportation, including but not limited to bicycles, pedestrians and motorized vehicles. To slow traffic speeds in the area, a roundabout is the preferred intersection type for the 161st Street and Spring Mill Road intersection. A roundabout is desired for its aesthetic appeal with possibilities for landscaping and branding in the public right-of-way as opposed to a traditional intersection with a traffic light. The Study Group also recommends that the City consider taking other appropriate steps to reduce traffic speeds in the area in order to create a safer and more desirable environment for pedestrians to cross the main thoroughfares.

The Study Group recommends site designs within the Study Area that connect all parts of Spring Mill Station to surrounding areas by coordinated street connections and pedestrian trails. Pedestrian trails should be extended throughout buffer areas and along main thoroughfares to provide connectivity. Improvements on the parcels fronting on the hard corners of 161st Street and Spring Mill Road should be designed to create a traffic calming effect in the area. Entrances to developments within the Study Area should be designed, controlled and located in a manner so as to not create conflicting traffic movements and to provide for the orderly development and build out of the Study Area.



CHAPTER 10: PUBLIC INPUT

In order to obtain feedback on the Spring Mill Station Plan, the Spring Mill Study Group met with numerous stakeholders, hosted a public open house, and met with selected developers over the course of five (5) meetings. The feedback from those groups is presented below:

- 1) Stakeholder Input
- 2) Public Open House Comments
- 3) Developer Input

1) Stakeholder Input:

Stakeholder Concerns:

1. Find the balance between groups desires and marketplace realities.
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center.
3. Opposed to any change of the existing alignment of 161st Street and Spring Mill Road.
 - a. Time to obtain approval and agreements.
 - b. Expense of relocating utilities and infrastructure, legal fees, design.
4. The cost of complying with the Spring Mill Station vision will likely increase costs for the retailer to enter the market. Retailers are now competing in a national marketplace instead of regionally. The more hurdles there are for the retailer, the less chance the retailer will enter the marketplace.
5. The conceptual plans not realistic for development on southwest corner.
 - a. The site layout is too different from the national prototype plans. (e.g. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. The demand for “office” space is weak. There is potential for garden offices, but more of a long term prospect.
7. Village Green: The park on southwest corner is a nonstarter as the most valuable land is being used for a park and is not providing an economic benefit to Westfield.
8. Concept plan A (4.1) is not workable do to extraordinary infrastructure costs of installing the illustrated infrastructure. This would appear to be impractical and unachievable.
9. Concerns with Concept Plan B (4.2)
 - a. Construction: Clients are not interested in the construction of buildings along the street in the configuration shown.
 - b. Parking: At least two (2) rows of parking between the building and the street is a necessity. The appearance of this parking can be mitigated by landscaping and hardscapes.
 - c. Drive-thrus: Prohibition of drive-thrus would be problematic as heavy demand for drive thrus with the type of uses Spring Mill Station Study Group desires.



Stakeholder Affirmations:

1. A majority of the principles of the plan as presented by the Spring Mill Station Study Group are desirable.
2. Agreement and support of the proposed areas of plan, the name of plan, the proposed development theme, the general designs illustrated, and the proposed land uses.
3. Upgraded Architectural Design: National retailers are more likely to expend resources on architectural design over other aspects such as site design.
4. Supportive of intensive and quality landscaping throughout planning area.
5. Apartments- There is significant demand for this type of use at this location.
6. Concept Plan B (4.2)
 - a. Buffering: Supportive of a Unified and consistent landscape plan around entire planning area.
 - b. Connectivity: Supportive of extensive pedestrian and vehicular connectivity with provision of safe access to, from, around the development. Traffic flow is beneficial for both pedestrians and automobiles.
 - c. Identity and Theme: Supportive of conformity with railroad federalist architecture and the creation of marquee elements at SE corner, such as clock tower, etc.
 - d. Architecture: Supportive of the use of variable and high quality materials.
 - e. Road improvements: Stakeholders would consider a contribution to the roundabout construction and dedicating the required right-of-way to meet the vision of the plan.
 - f. Community: Supportive of designing hardscape elements to promote quality public spaces.

2) Public Open House Comments:

1. Concerned about the noise that could be generated from store deliveries and trash pick-up.
2. Would like to see adequate tree preservation at Mulberry Farms boundary.
3. All owners should be notified of planning process before any zoning change could occur.
4. Drive-thrus should be permitted in planning area due to needs of older people and parents.
5. Building Height: Buildings over three (3) stories in height are too tall.
6. Safety: Pedestrian paths are shown too close to the roads. The village green could become a gathering place for teens.
7. The roads should be straight streets and not curved as shown on one of the concept plans.
8. Fencing should be of high quality.
9. Buffer Yard: Lack of mature vegetation in buffer yards may provide insufficient protection.
10. Water/Drainage: Water retention should be designed as "rain gardens" for enhanced mitigation.
11. Environmental Concerns: The surface color parking lots should be considered to reduce the heat island effect. Also building arrangement should be considered to not affect wind flow.
12. Concept Plan A: This concept is too costly to construct and too time consuming.
13. The CrossRoads property should not be used as gas station and a bank is an appropriate use.
14. Gas Station: If a gas station use is permitted in this area, light and noise should be adequately addressed.



15. Crime: Too many multi-family apartments are shown in the plans, which can lead to crime.
16. Will Grand Park affect this future intersection/development?
17. Gas stations should not be allowed on any corner of the planning area.
18. What type of signage will be permitted?
19. What type of lighting will be permitted?
20. The development of the study area could lead to increased traffic congestion of the commercial area.
21. Private businesses should be encouraged over national chain businesses.
22. Minimize disruption to surrounding neighborhoods during construction.
23. Pedestrian connectivity between the Enclave at Maple Knoll and Springmill Commons should be provided.
24. Auto Oriented Traffic: Increase green space in the area in order to encourage pedestrian traffic.
25. Railroad Theme: Existing businesses should also adhere to these guidelines.

3) Developer Input

Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Must strike a balance between the cost of accomplishing the thematic design objectives without overpricing the market for rent prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners and multiple developers will increase the difficulty of achieving the overall vision. Need to develop a coordinated development strategy for the entire study area.
- 5) The land uses proposed are vehicular intensive. Careful consideration should be given to how you promote pedestrian connections.
- 6) For buildings constructed on hard corners of the intersections, you must strike a balance between the community's objectives and the developer's objectives by creating a unique design, but allow retailer to have a presence so community is aware of business location. The two entrance design (i.e., stores required to have public entrances on two sides, can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can and cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to work out. The park can add value for certain users in its proposed location on the intersection. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of a linear park along the road.
- 9) Consider a stronger focus on integration to the existing, surrounding land uses.
- 10) Consider potential pedestrian bridges incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.



Quality Apartment Development in planning area:

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

Concept A

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

Concept B

- 1) Establishes a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design Concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. There could be a benefit for a reduced buffer distance to the sports fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings is not a very creative design for achieving the critical mass of apartments that is desirable.



CHAPTER 11: PLANNING OBJECTIVES AND POLICY RECOMMENDATIONS

The Spring Mill Station Study Group has identified the following planning objectives which, if accomplished, would advance the realization of the vision established in this plan.

1) *Spring Mill Station Task Group:* The Study Group recommends the establishment of the “Spring Mill Station Task Group.” This group of community members (contemplated as initially consisting of the Spring Mill Station Study Group citizen members) would function in a manner similar to that of the Grand Junction Task Group. The group would engage in at least the following activities: (a) it would review zoning petitions for potential development within the Spring Mill Station Study Area to determine consistency with the Spring Mill Station vision; (b) it would collaborate with would-be developers of projects in the Study Area in order to ensure consistency with the Spring Mill Station visions; (c) it would provide recommendations to the Westfield Advisory Plan Commission and City Council members regarding zoning petitions in the Study Area; (d) it would collaborate with City representatives in order to guide decisions related to public infrastructure improvements in the Study Area; and (e) it would engage in periodic planning activities and analysis in order to keep this Spring Mill Station Plan current and further the accomplishment of the planning objectives set forth herein.

2) *Branding:* The Study Group recommends further development of the Spring Mill Station “brand.” Once further developed, this brand should be incorporated into the various private development projects and public infrastructure projects envisioned within the Spring Mill Station Study Area.

3) *Land Uses:* The Study Group recommends that land uses within the Study Area be developed in a manner consistent with the concepts envisioned this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.

4) *Architecture and Site Design:* The Study Group recommends that the design and quality of building architecture and site designs within the Study Area be developed in a manner consistent with the concepts envisioned in this Plan. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions.



5) *Development Strategy:* The Study Group recommends that a coordinated strategy for development (and in some cases redevelopment) be developed for the Study Area. Specifically, the Group is concerned about the effect of ad-hoc, uncoordinated private developments occurring within the Study Area. In a perfect world, the Group believes that it would be desirable for the entire Study Area to be developed by a single developer. This would likely ensure coordination of vehicular connectivity, pedestrian connectivity, water detention facilities, open spaces, thematic architecture and site design. The Group acknowledges, however, that it is probably unrealistic to expect a single developer to develop the entire Study Area. With that in mind, the Group recommends that measures be taken to ensure this level of coordination among different (and possibly competing) developments within the Study Area. As contemplated, the Spring Mill Station Task Group will actively work with would-be developers and City officials to ensure that this occurs prior to making its recommendation to the Westfield Advisory Plan Commission and City Council members on zoning petitions. The Study Group also recommends that the City explore other possible ways to encourage or compel coordination of development within the Study Area.

6) *Financial Strategy:* The Study Group recommends that a financial strategy be developed and implemented that would advance the City's efforts to make infrastructure improvements within the Study Area consistent with the concepts envisioned in this Plan. The group suggested that the City explore the possibility of establishing an Economic Development Area for the Study Area that would provide the option of using Tax Increment Financing for making desired infrastructure improvements. The Study Group also recommends that the City explore other financial sources or mechanisms for making such improvements that may be available (or may become available) to the City.

7) *Economic Development:* The Study Group recommends that the City and the Study Group work together to be proactive in attracting quality development within the Study Area and also to attract the specific businesses and services desired by the Spring Mill Station Task Group. Rather than wait for would-be development projects to come forth on their own, the Group expressed a desire to proactively reach out to desirable developers and businesses to educate them and attract them to Spring Mill Station.



CHAPTER 12: GOING FORWARD

The Spring Mill Station Plan recommends that this planning document be revisited periodically. Ideally this activity would occur annually. This periodic exercise is recommended to include the following elements:

- 1) **Measuring Progress:** The Spring Mill Station Task Group should periodically review the progress made toward accomplishing the planning objectives identified in Chapter 11 of this Spring Mill Station Plan.
- 2) **Important Factors:** The Group should document any events or factors which have inhibited or facilitated progress toward accomplishing the planning objectives stated in this Plan.
- 3) **Validation of Existing Objectives:** Each planning objective stated in this plan should be reviewed by the Group in order to determine if it is still a priority in order to accomplish the Spring Mill Station vision.
- 4) **Revising Planning Objectives:** The Group should identify any new or refined planning objectives not previously listed in the Spring Mill Station Plan and determine if it is desirable to add such items to the list of planning objectives stated in the Plan. To the extent that any of the previously identified planning objectives are completed or substantially accomplished, the Group may choose to remove such items from the list of planning objectives stated in the Plan.
- 5) **Prepare Addendum:** A summary document, a Spring Mill Station Plan Addendum (the “Addendum”), should be prepared which explains the process and details outlined above. It is recommended that the Addendum be adopted in accordance with the process for a comprehensive plan amendment as contemplated in the 500 Series of Ind. Code 36-7-4.

If completed in a timely manner, this document is easily useable for the purpose of guiding annual work planning and budgeting for City departments and the various stakeholder organizations working to accomplish the Spring Mill Station vision. The Spring Mill Station Plan, as amended, is designed and intended to act as a living, breathing document which chronicles the Westfield community’s Spring Mill Station accomplishments, charts a course through the often complicated process of placemaking, and acknowledges and coordinates the efforts and energies of the stakeholders actively working to make the Spring Mill Station vision a reality. By engaging in this planning dialogue on a regular, recurring basis, the community will be well-positioned to reach its goal of creating the vibrant neighborhood “hub” envisioned in the Plan.



APPENDICES

- Appendix A – Charrette 1: Orientation and Introduction
- Appendix B – Charrette 2: Planning Area and Land Use
- Appendix C – Charrette 3: Architecture and Urban Design
- Appendix D – Charrette 4: Transitions and Vehicular Access
- Appendix E – Charrette 5: Rail Road Era Architecture and Design
- Appendix F – Charrette 6: Stakeholder Meeting Feedback
- Appendix G – Charrette 7: Public Open House
- Appendix H – Charrette 8: Developer Input Meeting
- Appendix I – Advisory Plan Commission Public Hearing Summary (03/18/14)



Appendix A – Charrette 1: Orientation and Introduction

161st/Spring Mill Plan
Charrette #1 Summary
July 17, 2013

The meeting began with an introduction by the participants including where they reside in Westfield and why they are interested in developing a plan for the 161st and Spring Mill area. The format for the future meeting and the topics to be discussed was then explained.

A summary of the history of the 161st Street and Spring Mill Road intersection was handed out to the participants. Participants were encouraged to read through summary and provide any events they felt was absent from the document for future meetings. Participants explained why they felt the plan was important for the community moving forward.

The group then reviewed the Grand Junction Implementation Plan to show a recent work product that could be similar to the final work product for 161st/Spring Mill corner.

The group then discussed the geographic area which should be the subject of the 161st/Spring Mill Plan. Maps were distributed of the general area and the group drew boundaries for the plan. A consensus was then reached for the boundary of the study area.

Homework was passed out to the group to identify a name for the study area and list potential land uses that would be desirable for the area.



161st & Spring Mill Plan

Charrette #2 Homework Handout – Study Area & Land Use

July 31, 2013

(6:30 PM – 8:30 PM)

1. Study Area:

- a. Please spend some time thinking about your neighborhood and your local community in the vicinity of the 161st Street and Spring Mill Road intersection.
- b. Review the aerial photographs distributed to the group showing this geographic area.
- c. Ultimately the group should agree on the geographic area it will be discussing over the next several weeks.
- d. Please draw a line on at least one of the aerial photographs showing what you believe should be the limits of the study area.
- e. Please come to the meeting scheduled for July 31, 2013 willing to share your work and the rationale behind it.

2. Develop Name/Identity (if desired):

- a. Is it important to you that the area in the vicinity of the 161st Street and Spring Mill Road intersection have an independent name or identity? Or, are the various names of the developments within the vicinity of this area adequate to establish the level of neighborhood/community identity you desire/prefer?
- b. Before the July 31, 2013 meeting, the City will do a little research into the property ownership history in the area to provide the group with interesting/important historical names relevant to the area. The group is free to determine the extent to which any of this information may be helpful (if any is desired at all) in arriving at a name.
- c. Do you have any name ideas for the vicinity (if a name is desired)?
- d. Do you have any other ideas or resources that might assist in arriving at a name (if one is desired)?

Land Uses:

- e. It is fine if you do not wish to see any change at all in the study area. This is certainly an option. If this is your mindset, please do not respond to the following questions.
- f. If you could have any new land uses located within the study area, what would they be? Why?
- g. Are there any existing land uses present in the vicinity that you wish were not present? Why?
- h. Have you visited an area that you wish could be replicated in the study area? What is it? Where is it? Why? Please provide pictures if reasonably possible.
- i. Specifically, what new stores, restaurants, services, etc. do you wish were located in the study area (that are not already present). Why? It is fine to use actual store names,



but not necessary. Please provide pictures if reasonably possible.

If possible, please provide any feedback pertaining to Item #3 (Land Uses) to Ryan Clark (rclark@westfield.in.gov) by end of day on July 24th. This will allow us an opportunity to organize/summarize the information before meeting with the study group on July 31st. If you cannot send your responses by end of day on July 24th, please send as soon as you can thereafter. We will do the best we can to incorporate for the group's discussion.

Thanks and please let us know if you have any questions or need any clarification.



(Consensus Map Area chosen)

Planning Area Boundary





Appendix B: - Charrette 2: Planning Area and Land Use

161st/Spring Mill Plan

Charrette #2 Summary

July 31, 2013

The meeting began by reviewing the study area boundary identified by the participants at the first charrette. The meeting area was confirmed by group with the addition of adding pedestrian connectivity along the east side of the Kroger building for a better connection with Countryside subdivision. The group then reviewed the homework exercise from Charrette #1 that asked group to identify a name/identify for the agreed upon study area as well as land uses that group felt were appropriate in that area should they desire the area to redevelop.

The group identified several names for the study area including Spring Mill Station, Mill Point, Four Points at the Mill, Spring Mill Acres, Trails at Spring Mill, and Water Tower Place. Spring Mill Station was chosen as the working name for the following reasons:

1. The group acknowledged the “Station” part of the name played well with the existing “Grand Junction” theme that Westfield is branding its own downtown.
2. Makes references to the history of the underground railroad in the area.
3. The name “Station” also functions like a meeting place and hub to which the group envisions this area becoming.
4. The group agreed that the name “Spring Mill” has a certain aura and pride for the area that is easily recognizable and should not be excluded from the name.
5. The area could be easily branded with references to the railroad.

The group then broadly discussed land uses they feel would be appropriate in the study area, what uses are missing from the current development, what specific places they would like to emulate, and what uses they would not like to see in the area.

Uses:

1. *The groups discussed the Buckingham mixed use development in Carmel along old Meridian St. and the desire for some level of mixed use development that fronts on the street.*
 - a. The group indicated development on the street of all four corners was not desired, however, two corners would be more palatable.
2. *Uses*
 - a. The group desired more upscale restaurants that were local or homegrown, family orientated, and had a funky or electric feel.
 - i. Restaurant examples: Yats, Kona Grill, Granite City, Mitchells, Kelties, Mama Corolas, The Aristocrat)
 - b. Ice Cream
 - c. Bakery
 - d. Florist



- e. Medical Specialty
 - i. Eye doctor, dentist, pediatrician, etc.
- f. Apartments with first floor retail were agreed as being a desirable use.
 - i. The group wants to see higher quality architecture, comparable or better in quality to surrounding area. (example. Illinois and 56th St.)
- g. Insurance
- h. Assisted Living
- i. Art Gallery
- j. Clothing Store
- k. Design Gallery
- l. Pizza
 - i. The group identified a strong need for a good sit down pizza restaurant in the area.
- m. Dunkin Donuts or similar
- n. Pilates
- o. Music store
- p. Florists
- q. Beauty salon
- r. Pottery
- s. Rentable space for hosting
- t. Butcher shop
- u. Trader Joes or similar
- v. GNC or supplement store
- w. Upstairs office
- x. Tae kwon do or similar karate venues
- y. Church
- z. Walk-in movie theatre

The group then discussed the neighborhood hub concept and what size the area should be to accomplish this feel.

1. The group agreed Village Park Plaza along US 31 and 146th Street is too large and intense for this area.
2. The ability to sit on one corner of the intersection and see someone you know on the other corner.
3. The group agrees the area cannot be wall to wall commercial and residential aspects will have to be part of the plan. Assisted living facilities could also be appropriate.
4. The group envisions the area to be a unique and vibrant people space that features winding outdoor common areas with small parks and places for people to sit.
5. The group gave the examples of West Clay, downtown Noblesville, and Broad ripple for offering a destination of shops, sustained property values, and mature growth that could be desirable in this area.



The group then discussed corner development examples they feel aspects of which could work well in the area:

- 1) The Buckingham development in Carmel on two corners and then smaller development similar to Broad Ripple on the other corners.
- 2) Scottsdale, Arizona
 - a)Architecture and quality design that tie area together.
- 3) Souldard in St. Louis
- 4) The Hill in St. Louis
 - a)Family area feel with active people spaces on sidewalks.
- 5) Breckenridge, Colorado
- 6) Zionsville, Indiana
 - a)Smaller building massing and good internal landscaping
- 7) Manchester, Vermont
 - a)Old world feel
- 8) Bloomington, Indiana
 - a)Hodgepodge of architecture
- 9) Fountain Square, Indiana
 - a)The group likes the notable character of the area and with its interesting mix of architecture, dining, and entertainment.

Existing preferred uses in Study Area:

The group then discussed the uses at the existing shopping center that like:

- 1) Bank
- 2) Chinese restaurant
- 3) Liquor store
- 4) The Mill
- 5) Kroger
- 6) Mexican restaurant (ability to sit outside)
- 7) Starbucks (ability to sit outside)
- 8) The convenience of having these close to homes, not the uses themselves
- 9) Gas Station

What about the center do you not like?

The group agreed that that they do not like strip development, the elevations of the strip center, and the vehicle focused nature of the center. Specific examples are below:

- 1) The group agreed the traffic flow in and around the development was subpar.
- 2) The aesthetic appeal of the center is poor.
- 3) Parking lot design and landscaping is poor.
- 4) No landscape buffer on south side of development between the street.



5) An overall lack of creativity in the design.

161st & Spring Mill Plan

Proposed Discussion Outline & Meeting Schedule

Last Updated – June 31, 2013

Charrette 2 – Planning Area & Land Use (July 31, 2013 – 6:30 P.M.-8:30 P.M.)

- a. Identifying the Planning Area – Review Results
- b. Naming the Planning Area/Community Identity
 - i. Interested in naming corner?
 - ii. Ideas
 - iii. Selection
- c. Identify/Discuss Desired Land Uses
 - iv. Is change desired?
 - v. Places you would like to replicate?
 - vi. Existing uses you like/don't like?



Appendix C - Charrette 3: Architecture and Urban Design

161st/Spring Mill Plan
Charrette #3 Summary
August 7, 2013

The meeting began with the group discussing the history of Spring Mill Road and whether any notable historical events took place on the corner of 161st Street and Spring Mill Road. The group decided to stick with the working name of “Spring Mill Station”, as it represented both a historical relevance to the Underground Railroad and Grand Junction theme of downtown, as well as maintaining the aura that Spring Mill road induces in the area.

The group then reviewed three separate handouts images of buildings pertaining to 1) massing 2) building setbacks and orientation and 3) architecture and building materials. The images were chosen from pictures submitted by group members as well images submitted by staff as a way for the group to review and discuss what they liked and disliked pertaining to the three topics. In summary, the group preferred a building massing that was staggered with broken planes and curvilinear elements had many architectural elements, and included dormers and ornamental parapets. The group decided a three story building would be too tall on the hard corners of the intersection but could possibly be blended well into the entire development. The group did want to create a typical strip mall style development.

Building setbacks and orientation were reviewed and the group discussed liking buildings designed with landscaping that doubled as protection from the street and to create a comfortable pedestrian environment. The setbacks should be large enough to have hardscape and landscape elements to create that environment.

Lastly, architecture was reviewed and the group preferred residential compatible design that focused on each building having its own architectural identify and high mix of materials. The buildings should include numerous arches and angles, as well as window fenestration, and high quality design. The group was supportive a consistent theme through the whole study area (i.e. Railroad) could provide for a coordinated design.

- 1) Building Massing
 - a) review images
 - b) Discuss
 - i. The group discussed the following elements as being desirable relating to massing:
 - a. Intersection of 126th and Gray
 - b. Architectural Detail
 - c. Iron work/accents
 - d. Curvilinear elements



- e. Broken planes
- f. Staggered/varied styles/textures
- g. The Library- use of timeless architecture, elements to draw people in
- h. Dormers
- i. Use of ornamental parapets
- j. Trees/comfort/draw people to space
- k. Entrance features/signs

ii. The group discussed the following elements as being undesirable relating to massing:

- a. Strip Center development
- b. Movie set look (fake)
- c. Limited amount of flat rooftops

2) Building Setbacks and Orientation

- a) review images
- b) Discuss

1. Positive elements relating to massing:

- a. hardscape and landscape elements important
- b. design for protection of pedestrian space using landscaping to create a comfortable feeling
- c. Three story buildings could be appropriate in some areas but would most likely be too tall on hard corners of the intersection (context sensitive).

3) Architecture and Building Materials

- a) review images
- b) Discuss

1) Positive elements relating to architecture and building materials

- 1. Heavy use of arches and angles
- 2. Unusual architecture that is not simply a box design
- 3. Need a heavy mix of materials
- 4. EIFS can be used as an accent material
- 5. Dormers to match residential character
- 6. Covered entrances to buildings
- 7. Use of window fenestration
- 8. Residential compatible design to blend into surrounding area
- 9. Use of wrought iron in building design
- 10. Each building to have own identity

4) The group discussed and agreed upon the idea of having a thematic consistency for the whole study area. The idea of railroad style theme that plays off the Grand Junction concept was viewed upon favorably. The group was tasked with looking more into this concept and what elements could be incorporated.



5) Lastly, the group was asked what does connected and protected mean to them? The general them was connected was being able to get from all surrounding neighborhoods and across the development in all modes of transit, while protected meant achieving that access in relative safety.

Spring Mill Station Plan

Charrette 3 Discussion Outline – Architecture & Urban Design

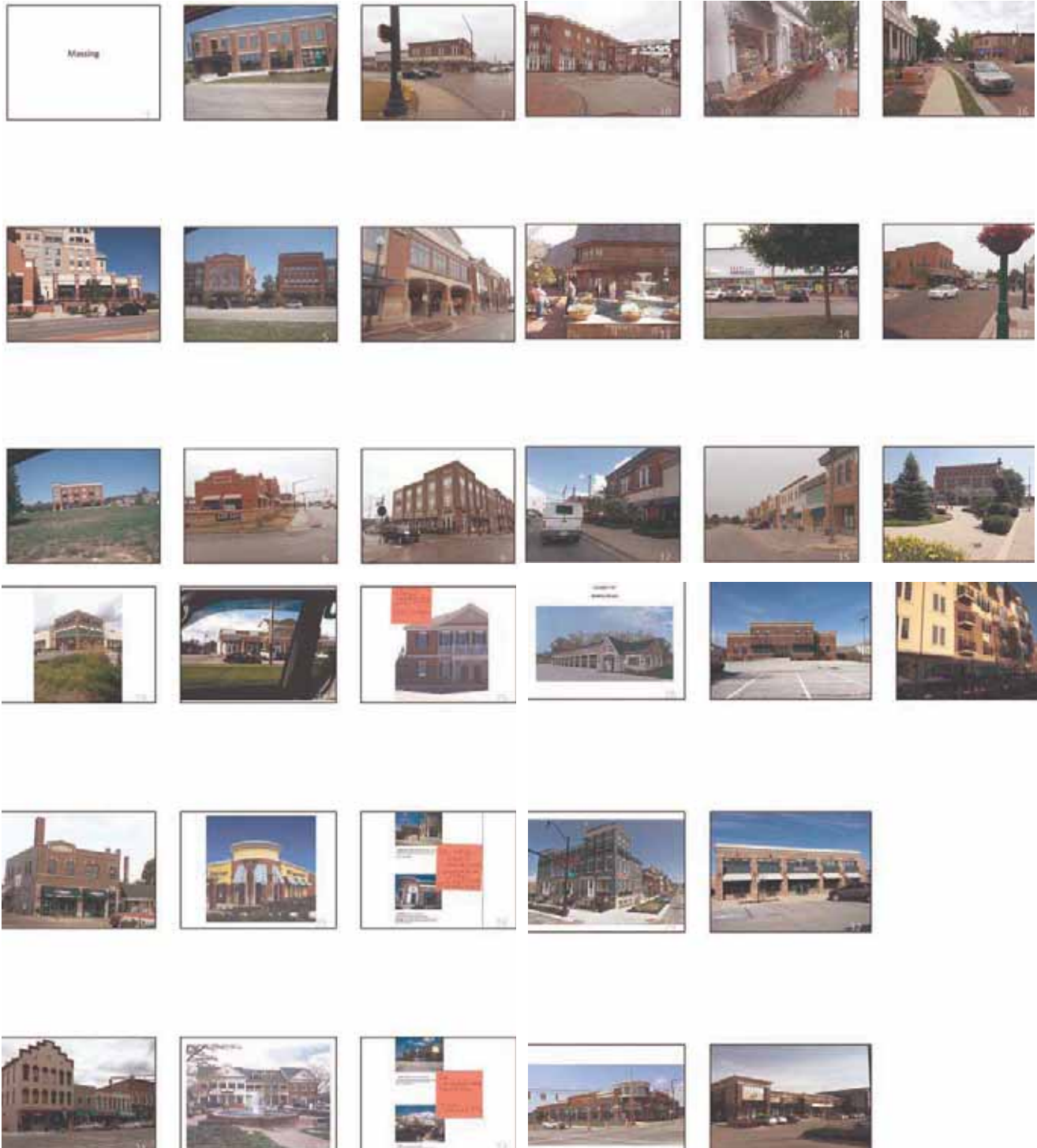
August 7, 2013

(6:30 PM – 8:30 PM)

1. Building Massing: (HANDOUT #1)
 - a. Review Images
 - b. Discuss
2. Building Setbacks & Orientation: (HANDOUT #2)
 - a. Review Images
 - b. Discuss
3. Architecture & Building Materials: (HANDOUT #3)
 - a. Review Images
 - b. Discuss
4. Service Area: Confirm/Discuss
5. Connectivity: Connected/Protected

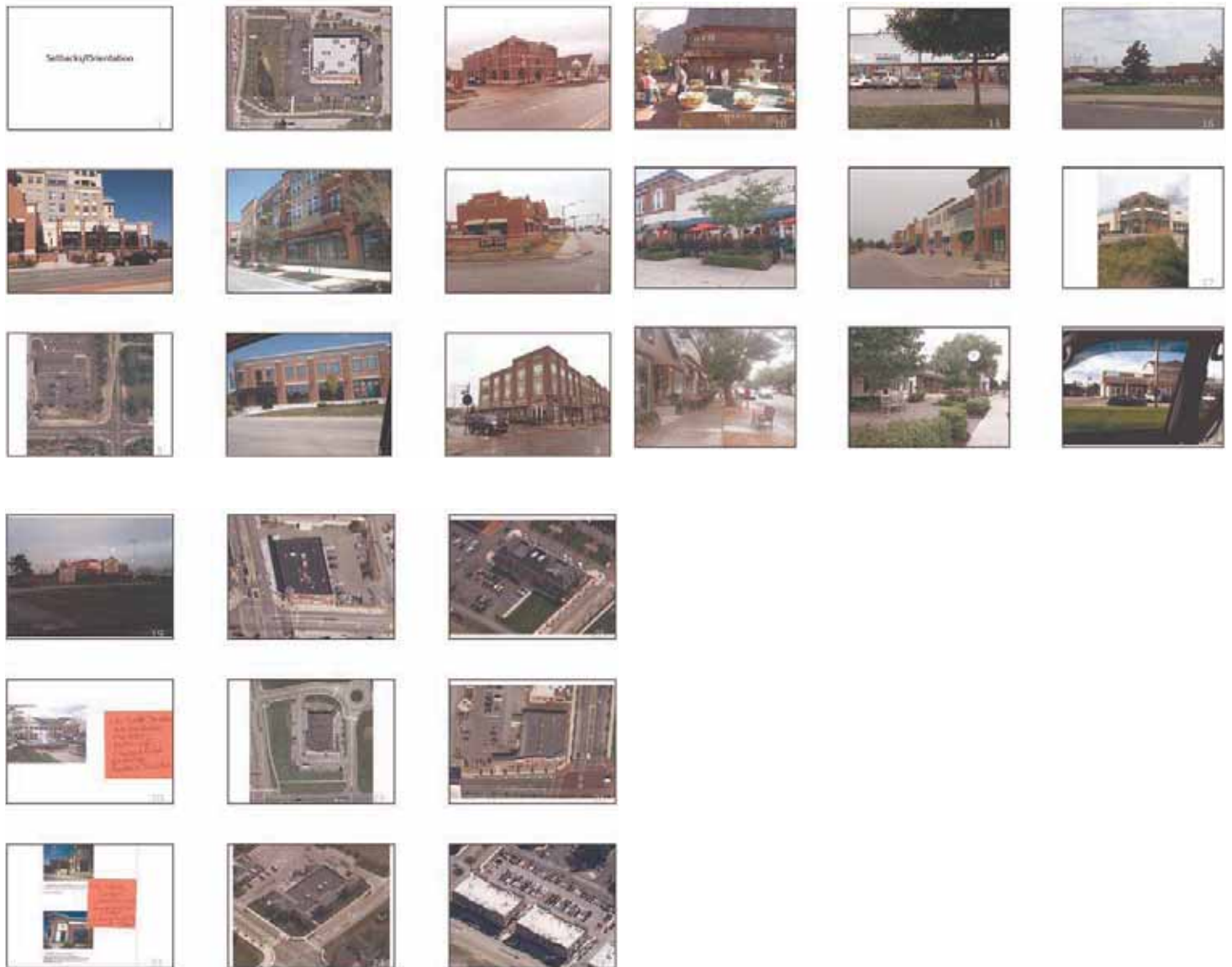


Handout 1: Massing



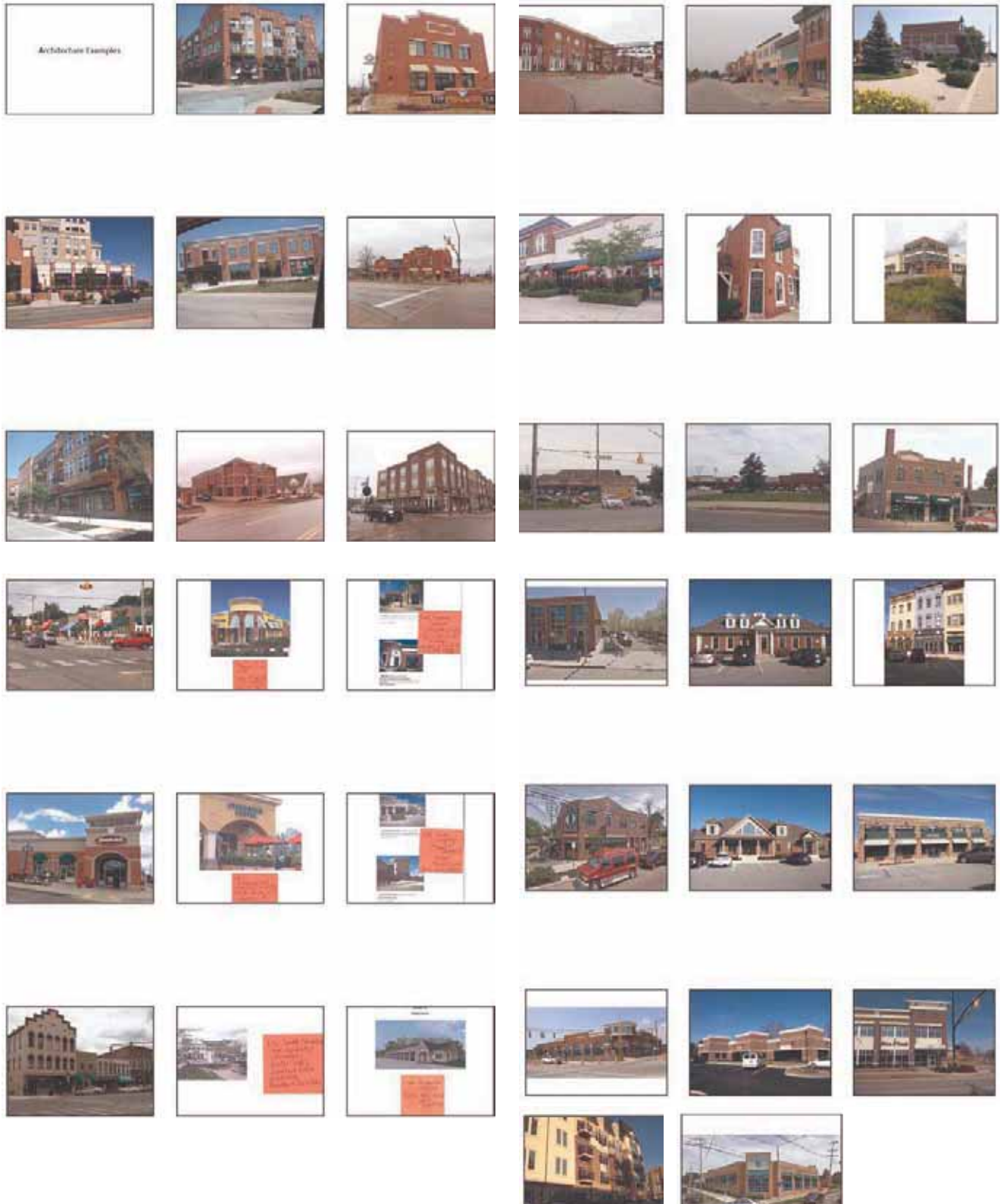


Handout 2: Setbacks





Handout 3: Architecture





Appendix D – Charrette 4: Transitions and Vehicular Access

161st/Spring Mill Plan
Charrette #4 Summary
August 14, 2013

The meeting began with a review of the connected vs. protected discussion regarding alternative access to the study area that was also safe. The group agreed protection was relating to preserving property values and traffic calming measures to ensure pedestrian safety and connection dealt with both getting to and from the site as well social connections that occur once on site.

Buffering/Transition Areas

The group then discussed buffering and transition methods in the study area and were handed an exhibit of aerial images depicting various Hamilton County developments for the purpose of commenting on preferences and dislikes. The group first identified three areas within the study boundary that would require special attention on buffering and transition. The first area was the northwest corner of 161st and Spring Mill on the eastern boundary of the Enclave at Maple Knoll. The group was interested in maintaining the existing tree line and keeping a 50 foot buffer in that location to aid as a sound and visual barrier. The next area was the Mulberry Farms homes that bordered the airport strip in the south east quadrant. The group was interested in maintaining a 150 foot buffer from those homes. Lastly, the area bordering Crosswinds Commons residential subdivision on the southwest quadrant was identified as a sensitive area.

Buffer Preferences/Concerns

After reviewing the aerial image exhibit, the group identified buffer preferences to prevent commercial creep in the study area. The group focused on a context sensitive design for the buffer areas meaning different areas could be more or less intense than others. The group agreed that along a residential area a solid fence as a buffer could serve well for security reason. However, a solid fence would not be appropriate when an existing residential area abuts a new residential area. The group preferred buffers that would minimize noise, provide visual screen, serve a year round function, use native landscaping when possible, and lastly have a taller buffer when abutting taller buildings. The group was concerned about flat, unbroken, monotonous fences that tend look poorly.

Site Plan Renderings

The group then reviewed several artist renderings of what the proposed development could look like based on the input from the three previous charrette meetings. The rendering were not detail oriented and intended to serve as a basis of discussion for which concepts the group liked and disliked



as well as variations in road network layout. The group reviewed a connectivity plan and reaffirmed the preference for a high level of trail connections to the site from surrounding neighborhoods. The group also expressed an interest in an alternative road network that includes a roundabout configuration located further south than the existing intersection and creating four new corners at 161st and Spring Mill. Lastly, the group reaffirmed the preference for a “village green” style park amenity with common areas and buildings front on the park and wanted to see how this design could work on other corners.

- 1) Transitions/Buffering
 - a. Connected vs protected
 - i. The group discussed the concept of protected vs connected and agreed upon the following:
 1. Protected:
 - a. Preserve property value
 - b. Traffic calming (bending roads etc)
 2. Connected:
 - a. Social connectivity in the study area
 - b. Pedestrian connectivity in the study area
 - b. Blending/Transition
 - ii. The group discussed the following areas as being more sensitive to buffer design:
 1. Enclave at Maple Knoll (NW quadrant-residential boundary)
 - a. Preservation of trees along boundary to serve as visual and sound barrier, 50’ buffer preferred (including trees)
 2. Mulberry Farms (SE quadrant residential boundary)
 - a. Maintaining a 150’ buffer between residential area potential commercial area to north.
 3. Crosswind Common Subdivision (SW quadrant-residential boundary)
 - a. Maintaining a considerable buffer between residential area and potential commercial area.
 - iii. The group discussed the following items as being preferences for buffer areas:
 1. Elevation changes
 2. Minimizing sound impacts
 3. Creating visual screen
 4. Combination of evergreen and shade trees
 5. Year round function
 6. Strong growth rate for landscaping (trees)
 7. Taller buildings require taller buffer blocks
 8. Native plantings where appropriate.
 9. Context sensitive design (berms that have pedestrian connectivity thru



them)

- iv. The group had the following concerns for buffer areas:
 - 1. Fences that are long, unbroken, and lacking character
 - a. Fences of this style could be ok when serving as security boundary along a residential area
- v. The group discussed keeping the “Spring Mill Station” railroad theme even throughout the buffer transition areas when appropriate. The group agreed that thematic areas tended to develop with more mature and higher quality landscaping and hardscaping than non-themed area.

c. Site Plan Rendering

- i. The group reviewed four conceptual renderings of the study area based on input from the previous charrettes.
 - 1. The group preferred an exhibit showing an alternative road layout that installed a roundabout off center from existing intersection creating four new corners.
 - a. The following reasons were identified as why this approach was preferred:
 - i. Natural traffic calming
 - ii. Develop all corners to build how group would prefer
 - iii. Simplifies amount of landowners involved
 - 2. The group also preferred a design showing “slip lane” parking off Spring Mill Road and 161st that fronted onto a village green concept. The group asked to see more variations of this design on other corners.
 - 3. The group also preferred a connectivity plan that showed trails along all roads and buffer areas and included connectivity to surrounding neighborhoods.



Spring Mill Station Plan

Charrette 4 Discussion Outline – Transitions & Vehicular Access

August 14, 2013

(6:30 PM – 8:30 PM)

1. Transitions/Buffering:
 - a. Connected and Protected: Review & Discussion [HANDOUT #1]
 - b. Connecting: Review and Confirmation of Strategy
 - c. Protecting:
 - i. Blending/Transitioning
 - ii. Buffering/Preventing Commercial Creep
 - iii. Transition Methods [HANDOUT #2]
 1. Distance/Space
 2. Improvements
 - a. Landscaping
 - b. Mounds/Berms
 - c. Hardscapes/Walls/Fences
 3. Adjacent Buildings/Design/Scale/Architecture
 2. Vehicular Access/Circulation:
 - a. Quick Review
 - b. Review Exhibits
 - i. Preliminary Draft Design [HANDOUT #3]
 - ii. Connectivity Plan [HANDOUT #4]
 - iii. Alternative Road Configuration [HANDOUT #5]
 - iv. Village Green Concept [HANDOUT #6]
 - c. Discuss Preferences/Observations

Protected vs Connected Discussion

Ability to walk to commercial areas

Can I get there safely

Synergy across the different developments

Preservation of existing mature tree in the area

Pedestrian path network

Well planned transitions between commercial and residential areas

Foot and bike connectivity



Appendix E – Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan
Charrette #5 Rail Road Era Architecture and Design
September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents



Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.



Spring Mill Station meeting

Protected vs Connected Discussion

<u>Connected</u>	<u>Protected</u>
Ability to walk to commercial areas	Can I get there safely
Synergy across the different developments	Preservation of existing mature tree in the area
Pedestrian path network	Well planned transitions between commercial and residential areas
Foot and bike connectivity	



Handout # 2 Transition Methods

Transitions

1



2



3



4



5



6



7



8



9



10



11



12



13



14



15



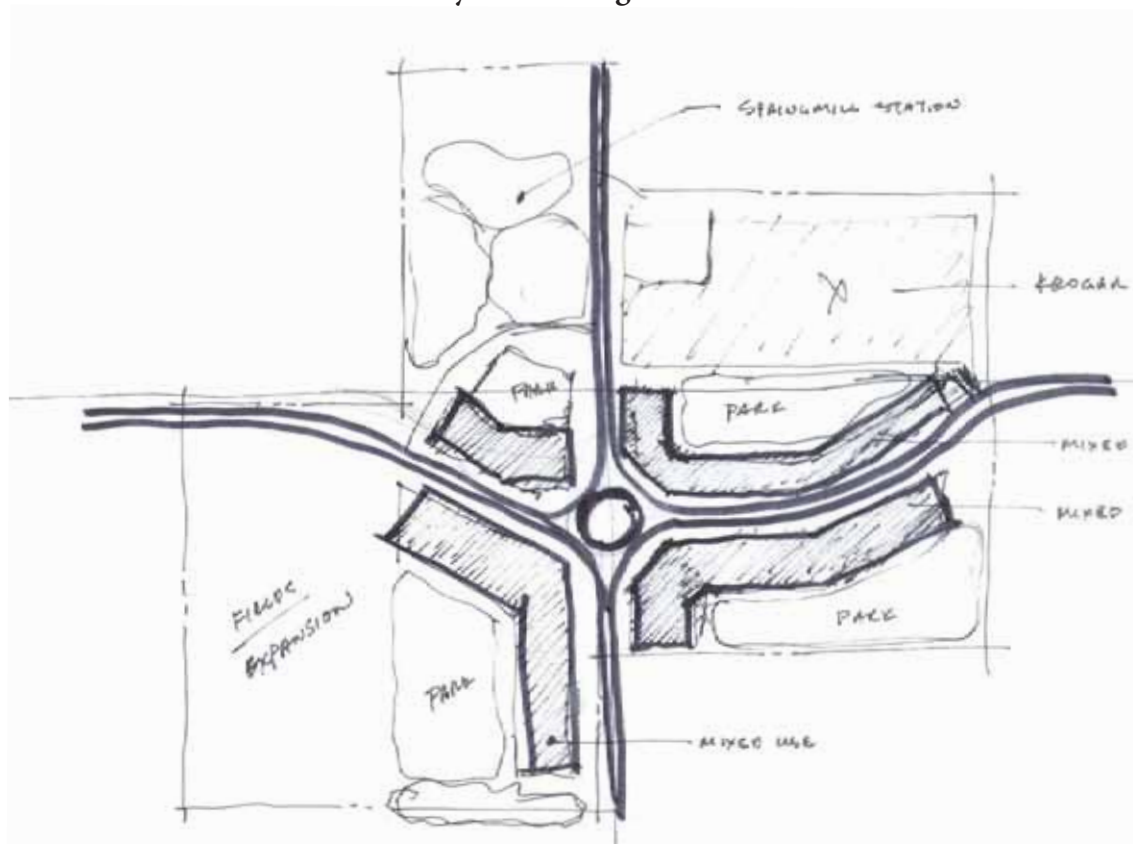
16

Spring Mill Station





Handout # 3 Preliminary Draft Design

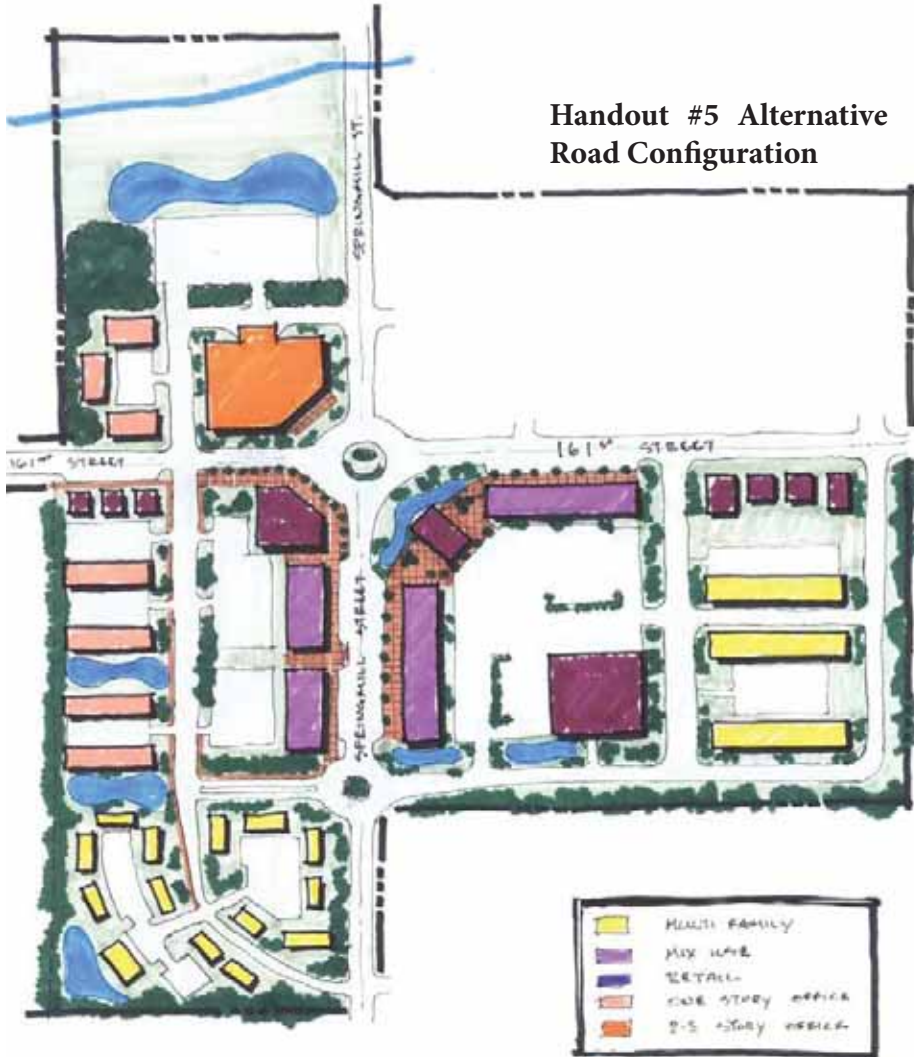


Handout #4 Connectivity Plan





Handout #5 Alternative Road Configuration



Handout #6 Village Green Concept





Appendix E - Charrette 5: Rail Road Era Architecture and Design

161st/Spring Mill Plan

Charrette #5 Summary

September 25, 2013

The meeting began with a review of the first draft of the Spring Mill Station Plan prepared by staff. The draft was a text only version of the document and an attempt to capture the essence of the key points, ideas, and concepts of the first four planning charrettes. The group reviewed document commenting on various concepts and points that needed to be expanded or clarified upon going forward.

Next the group discussed how they would like to incorporate the railroad design concepts into the common area, public right-of-way, as well as building design and architecture. The group was given a handout of images broken into three categories being: 1) Railroad Public Art 2) Railroad Theme Architecture (elements and ornamentation) 3) Architecture Quality and Form

The group agreed nearly all the images should be included in the Spring Mill Station plan as examples of the type and quality of development they would like to see in the area. For each of the three categories, the following elements were identified as being desired in the study area:

Public Art (Desired Features)

- 1) Images did good job encapsulating desire and intent of public art
- 2) Water tower feature
- 3) Railroad style public furnishings (i.e., benches, pergolas, playscapes)
- 4) Use of red/black/rust colors
- 5) Use of old railroad track or steam engine as part of common area

Railroad Theme Architecture

- 1) Verge board (gingerbread style detail)
- 2) Gables roofs (steep pitch)
- 3) Strut detail
- 4) Mixed colors and stacked elements
- 5) Windows and panes
- 6) Towers/cupolas
- 7) Different architecture elements
- 8) Arches
- 9) Mix of brick and wood
- 10) Window accents



Architecture Quality and Theme

- 1) See pictures included in Architecture section for Railroad era design

The group then discussed the process for going forward with the plan in regards to modifications, meeting with developers, and holding a public hearing. The group decided there should be an open house for the community to discuss the plan and receive feedback. The group also decided to meet with interested developers in the future to judge feedback and make adjustments as necessary. Lastly, the group reviewed two new site plan concepts that were prepared for the group based off previous input. Going forward, the group would like to show these potential plans at the open house and with developers to judge feedback and identify preferences for the layouts. Both designs stress the importance of interconnectivity from a bike standpoint and pedestrian standpoint and address buffer concerns around the entire Spring Mill Station Planning Area.

Charrette #5 Discussion Outline – Draft #1 Review

September 25, 2013

(6:30 PM – 8:30 PM)

1. Review Spring Mill Station Plan Text

- 1) Executive Summary
- 2) Overview
- 3) Chronology of Related Events
- 4) Recent Events
- 5) Planning Area
- 6) Identity – “Spring Mill Station
- 7) Land Uses
- 8) Architecture and Site Design
 - i. Discuss Railroad theme Pictures for Public Art, theme example (elements and ornamentation), arch quality and form (HANDOUT #1)
- 9) Transitions and Buffering
- 10) Access and Circulation
- 11) Stakeholder Feedback
- 12) Policy Recommendations
- 13) Going Forward
- 14) Appendices

2. Review Spring Mill Station Concept Plan

- (a) Plan A (HANDOUT #2)
- (b) Plan B (HANDOUT #3)

3. Strategy Regarding Development Input

4. Strategy Regarding Community Input

5. Process/ Timing



Handout #1 Rail Road Era public art, thematic examples and architecture quality and form

Railroad Public Art

1



2



3



4



5



6



7



8



9



10



11



12

Railroad Theme examples
(elements and ornamentation)

13



14



15



16

Spring Mill Station



Architecture Quality and Form

by Windows User





Handout #2 Spring Mill Station Concept Plan A





Handout #3 Spring Mill Station Concept Plan B





Appendix F - Charrette 6: Stakeholder Meeting Feedback

161st/Spring Mill Plan

Charrette #6 Stakeholder Meeting Feedback

October 16, 2013; October 23, 2013; November 20, 2013; January 16, 2014

Stakeholder Concerns:

1. Find the balance between groups desires/marketplace realities
2. Opposed to any rerouting or recirculation of roads that will impact site lines, accessibility, parking traffic flow, and overall convenience of existing shopping center
3. Opposed to any change of the existing 161st and Spring Mill Road
 - a. Time to obtain approval and agreements
 - b. Expense of relocating utilities and infrastructure, legal fees, design
4. Cost of reaching Spring Mill Station vision increase costs for the retailer to enter the market
 - a. Now competing on national marketplace not regional dollars, more hurdles equals less likely to enter marketplace
5. Both conceptual plans not realistic for development on SW corner.
 - a. Too different national retailers prototype plan (ex. access, convenience, efficiency, traffic/shopping patterns, behaviors, other factors)
6. Demand for “office” is weak (potential for garden offices, but more long term prospect)
7. Village Green: Park on SW corner is non starter; most valuable land used for a park, not a benefit to Westfield (economic opportunity/value)
8. Concept plan 1 (4.1) is not workable do to extraordinary infrastructure costs (question practicality, achievability)
9. Concerns with Concept Plan 4.2
 - a. Construction: Clients not interested in the construction of buildings along the street (massing on street)
 - b. Parking: 2 rows of parking between building is necessity (can be mitigated by landscaping and hardscapes)
 - c. Drive-thrus: Prohibition would be problematic as heavy demand for the type of uses SS desires

Stakeholder Affirmations:

1. Majority of the principles of the plan
2. Agreement and support of proposed areas of plan, name of plan, theme, and general design, uses
3. Upgraded architectural design: National retailers likely to stretch in this aspect vs others.
4. Landscaping



5. Apartments- Demand for this type of use at this location
6. Concept Plan (4.2)
 - a. Buffering: unified and consistent landscape plan
 - b. Connectivity: extensive connectivity with provision of safe access to, from, around the development. Traffic flow beneficial to pedestrian and automobiles
 - c. Identity and Theme: Conformity to railroad federalist arch; creation of marquee elements at SE corner, such as clock tower
 - d. Architecture: Use of variable and high quality materials
 - e. Road improvements: Contribution to roundabout construction and required ROW
 - f. Community: Design of hardscape elements to promote public space



Appendix G – Charrette 7: Public Open House

161st/Spring Mill Plan
Charrette #7 Public Open House
December 11, 2014

A public open house was held for the community to review and provide comment regarding the Spring Mill Station Study Groups work to date. Over 100 individuals attended the open house and provided comment as summarized below. The attendees were presented with two (2) handouts:

- 1) HANDOUT #1 (Spring Mill Station Display Boards)
- 2) HANDOUT #2 (Spring Mill Station Narrative Description)

Public Open House Comments:

Community Residents Affirmations:

1. Whole Spring Mill Station concept and holistic planning
2. Concept Plan A (4.1)- Nice town center feel, roundabouts, unique feel, different character to area, relaxed and people friendly
3. Spring Mill Station “theme” and “architecture”
4. Pedestrian connectivity
5. Buffer areas
6. Prefer conceptual plan B (4.2)
7. Railroad thematic architecture
8. Hardware store
9. Interconnected planned areas with trails, natural boundaries
10. Walgreens has shown in other cities they will commit to arch change

Community Residents Concerns:

1. Noise: trash pickup/delivery
2. Tree preservation at Mulberry Farms
3. All owners should be notified of planning process
4. Drive thrus- should be permitted due to needs of older people and parents
5. Building Height - 3 stories too tall for area
6. Safety: Pedestrian paths too close to roads; village green could be gathering place for teens
7. Straight streets, not curved streets
8. Fencing
9. Buffer Yard- lack of mature vegetation
10. Water/drainage- water retention should be “rain gardens” for mitigation
11. Environmental concerns- water retention “rain gardens”, surface color parking lots (temp), building arrangement (wind flow)
12. Concept A- too costly and time consuming
13. CrossRoads property- should not be used as gas station (bank appropriate use)
14. Gas station: concerns of lights, noise
15. Crime: reduce number of multi-family apartments



16. Will Grand Park affect this future intersection/development?
17. Gas station: do not allow on corner
18. What type of signage permitted?
19. What type of lighting permitted?
20. Traffic Flow/congestion of commercial area
21. Prevalence of chain restaurants- Encourage private business
22. Minimize disruption to surrounding neighborhoods during construction
23. No pedestrian connectivity between Enclave at Maple Knoll and Springmill Commons
24. Auto oriented traffic: Increase green space to encourage pedestrian traffic
25. Railroad theme: Existing businesses should adhere to these guidelines as well

Open House images:





Handout #1 Spring Mill Station Display Boards





SPRING MILL STATION

LAND USE & URBAN DESIGN

2.1

Land Use

- **Neighborhood Retail Sales** (Pharmacy, Neighborhood Grocery, Drug Store)
- **Restaurants** (Restaurants (focus on original & unique), Ice Cream Shops, Pizza Shops)
- **Food and Beverage Retail Sales** (Groceries or Delicatessens)
- **General Retail Sales** (Boutique Stores, Apparel Stores, hardware Stores, Specialty Stores)
- **Administrative and Professional Services** (Professional, Executive, Management or Administrative Services)
- **Financial, Medical, & Personal Services** (Banks, Insurance Offices, Medical and Dentist Offices)
- **Multi-Family housing** (Apartments, Condos)
- **Assisted Living Facilities**
- **Single Family Housing**

SPRING MILL STATION

LAND USE & URBAN DESIGN

2.2

Urban Design

- **Context Sensitive Design**
- **Neighborhood Hub Concept** (Impromptu Interactions)
- **Village Green**
- **Mixed-Use Buildings Surrounding Village Green**
- **Building Massing Along Street**
- **Heightened Pedestrian Connectivity**
- **Quality Design With Public Amenities**
- **Large Buffer Areas with Pedestrian Connectivity**
- **Thematic Design and Consistent Architecture**



SPRING MILL STATION

THEMATIC ARCHITECTURE

3

Encouraged Architecture Standards:

- Verge Boards
- Gable Roofs
- Strut Detail
- Mixed Colors
- Fenestration
- Windows and Panes
- Towers/Cupolas
- Window Accents
- Undulating Facades
- Pedestrian Scale

Railroad Era Architecture

Encouraged Public Art:

- Railroad Style Public Furnishings (benches, pergolas, playscapes)
- Water Tower feature
- Use of old railroad track as art feature

Public Art (Desired Features)

SPRING MILL STATION

CONCEPTUAL PLANS

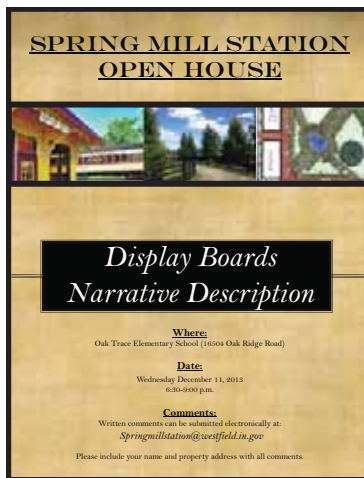
4.1

Conceptual Plan "A"





Handout #2 Spring Mill Station Display Boards Narrative Description



1) Work Station #1

a. Planning Area (1.1)

- i. Entire map area is currently zoned for single-family residential, the planning area shown in yellow was selected by the Spring Mill Station Study Group as potential for infill development with a mix of uses.
- ii. Planning area boundary chosen by group to provide a clear border of where infill development activity shall cease in order to prevent non-residential creep along the corridors.
- iii. Included northeast corner in planning area to incorporate existing commercial center into the overall vision and provide for potential future redevelopment/development.
- iv. Group consists of neighborhood representatives from the surrounding neighborhoods.
- v. Planning area provides adequate space for internal buffering to existing communities and allows for pedestrian connectivity.

b. Identity (1.2)

- i. Group envisions and desires a “neighborhood hub” concept to link the surrounding neighborhoods both physically (trails and paths) and socially (impromptu interactions among visitors).
- ii. Group seeks to brand the planning area and desires a consistent theme throughout the area.
- iii. “Spring Mill Station” name chosen for the following reasons:
 1. “Station” continues the Downtown Westfield theme of “Grand Junction” and acknowledges the railroad lines in the area.
 2. “Station” as a reference to the history of the underground railroad in Westfield.
 3. The prominence of “Spring Mill” Road in Indianapolis and there is a certain community pride associated with the road.
 4. Incorporation of the neighborhood “hub” concept and the concept behind multiple routes coming together in one area.



2) Work Station #2

a. Land Use (2.1)

- i. Planning area envisioned to serve the needs of the local community (not a regional draw) and reduce the need to travel across the community fulfill basic needs.
- ii. Heavy preference for additional restaurants and outdoor eating areas.
- iii. Heavy preference for “unique” style of stores/restaurants in the planning area.
- iv. Desired uses:
 1. Neighborhood Retail Sales: (for example: neighborhood grocery and drug store, restaurants, groceries/delicatessens, hardware stores, bikes shops, hobby shops)
 2. Administrative and Professional Services: (for example: legal offices, engineering offices, architects office)
 3. Business Services: (for example: local bank branch, finance and real estate office, medical office)
 4. Personal Services: (for example: photography studio, dry cleaner)
 5. Desire for community meeting facility as most of the surrounding neighborhoods do not have a facility of their own.
 6. Multi-Family Living: Multi-Family could be incorporated in a context sensitive manner throughout the site (2-3 stories)
 7. Assisted Living: (same as multi-family)
 8. Single-Family Housing: Appropriate where supported by marketplace

b. Urban Design (2.2)

- i. Context Sensitive Design: Design buildings in accordance with and of similar scale to buildings and neighborhoods in surrounding area in order to blend into the existing environment.
- ii. Neighborhood “Hub” Concept: A high activity area located in the heart of Spring Mill Station that is well connected to surrounding neighborhoods, by pedestrian paths to allow for impromptu interactions between residents, featuring public amenities to enhance the area.
- iii. Village Green: An amenity filled park built into the development that would be a comfortable place for visitors to congregate/relax/play, etc. The area is envisioned to be heavily landscaped and feature public art components.
- iv. Mixed Use on Village Green: Buildings fronting on the village green to activate the green space and enable restaurants to have outdoor seating/patio space integrated into the overall design.
- v. Building Massing on the street: The intersection of 161st Street and Spring Mill Road is envisioned to have buildings constructed along the right-of-way of the street and not to have a typical auto oriented design of a sparsely landscaped parking lot in front of the building. A small single lane of parking (slip lane) could be integrated in front of the buildings with landscaping (similar to Clay Terrace). The buildings



- are envisioned to be no taller than 1.5 to 2 stories on the corner of the intersection.
- vi. Heightened Pedestrian Connectivity: Strong emphasis on providing pedestrian connectivity through trails both throughout the planning area and also connecting to the existing residential neighborhoods that surround Spring Mill Station.
- vii. Large Buffer Areas: Providing large buffer areas to protect surrounding neighborhoods from potential negative impacts of noise, light, traffic, smell, etc. from the use of tree plantings, berms, and length of open space.
- viii. Thematic Design: Use components of railroad era design across the entire planning area.

3) Work Station #3

- a. Thematic Railroad Era Architecture (2)
 - i. Spring Mill Station: Building off the railroad inspired name and applying a thematic railroad era design across the entire planning area to provide a consistent and timeless feel and to eliminate typical franchise architecture. Also provides for coordinated development instead of different themes for each individual project that is brought forward.
 - ii. Architectural Elements: Incorporate elements of railroad era architecture such as verge boards, gabled roofs, struts, use of colors, window fenestration, windows and panels, towers/cupolas, undulating facades, and built to a pedestrian scale. The architectural elements allow for easy way to make this area distinct from typical commercial/residential developments.
 - iii. Public Art: Provides another method to apply consistent design across the planning area with rail inspired public art that can be used as an amenity. Examples include bench covers and bike racks, water towers, murals, clock towers, and other sculptures related to railroads.

4) Conceptual Plans

- a. Overview
 - i. Both conceptual plans are consistent with the vision of “Spring Mill Station” and incorporate a heavy reliance on pedestrian connectivity paths, large buffering areas from existing neighborhoods, the neighborhood “hub” concept and village greens.
 - ii. Each conceptual plan represents ONE possible build out scenario showing how this area could potentially develop in the future. There are possibly an unlimited number of build out scenarios which, if created, would accomplish the Spring Mill Station vision.
- b. Conceptual Plan “A” (4.1)
 - i. Incorporates a rerouting of 161st Street and Spring Mill Road that shows the neighborhood “hub” in center of the planning area.
- c. Conceptual Plan “B” (4.2)
 - i. Incorporates a more traditional street layout and roundabout with the village



green concept on the southwest corner of the planning area. The plan also depicts buildings being constructed close to the right-of-way with a slip lane of parking.

d. Buffering and Connectivity (4.3)

- i. Highlights pedestrian paths and buffer areas with image depictions of what those areas could look like.
- ii. Highlights some basic concepts incorporated into both plans.



Appendix H– Charrette 8: Developer Feedback

161st/Spring Mill Plan
Charrette #8 Developer Feedback
January 16, 2014

The Spring Mill Station Group met with several developers who were not current stakeholders in the study area in order to garner feedback regarding the Spring Mill Station Plan. The developers were given the Spring Mill Station display board handout and narrative description handout (found in Appendix G) from the public open house to review prior to the meeting. Listed below is a summary of the key concepts the Spring Mill Station group received from the developers:

Key Points:

- 1) Trail access that connects not only to the planning area, but to the overall trail network is a must.
- 2) Strike a balance between the cost of reaching the thematic design concepts without overpricing the market for rental prices. Consider allowing developers more square footage in order to meet design requirements.
- 3) Consider adding public buildings (government buildings, etc.) throughout the planning area to increase more pedestrian traffic.
- 4) Having multiple land owners increase difficulty of achieving overall vision.
- 5) The land uses proposed are vehicular intensive, careful consideration should be given to how promote pedestrian connections.
- 6) For buildings constructed on hard corners of intersection, strike a balance between community and developer objectives by creating an untypical design, but allow retailer to have a presence so community is aware of business location.
 - a. Two entrance design can be difficult for retailers to orient business for point-of-sale inside building.
- 7) Building standards and hard rules for development are helpful for developers to understand what they can/cannot build.
- 8) How the financing would be achieved for the village green and how costs would be shared is something important to consider. The park can add value for certain users in its proposed location on the intersection.
 - a. The village green could also be located in an alternative manner to incorporate buffer areas and provide more of linear park along the road.
- 9) Stronger focus on integration to the existing, surrounding land uses.
- 10) Potential pedestrian bridge incorporating railroad elements for better pedestrian connectivity. Pedestrian tunnels could also be incorporated for main thoroughfares.



Quality Apartment Development in planning area:

- 1) Density should be encouraged in the planning area, as high as 30 units per acre.
- 2) An apartment community of less than 200 units is not conducive due to economies of scale.
- 3) Heights of buildings should be limited by number of stories, not actual height, in order to encourage flexibility in design.
- 4) Buildings should be allowed to be constructed on the street and have on-street parking. Parking should be hidden and out of sight as much as possible.
- 5) Building location should encourage informal human interaction and allow for pocket park development.
- 6) Pedestrian walkways should provide easy and safe access to other areas within the overall plan.

Concept A

- 1) Lacks a sense of arrival when driving through the planning area.
- 2) Visibility is poor on the intersections when inside the planning area.
- 3) Design is suitable for achieving many of the quality apartment design objectives.
- 4) Street layout allows for safer pedestrian access which will in turn help all businesses in planning area.
- 5) Cost of the street network would be too great for any one developer and would require additional development support from a funding source like Tax Increment Financing.

Concept B

- 1) Established a sense of arrival when driving through planning area.
- 2) The village green on the corner creates a non-traditional intersection that is unique.
- 3) Retailers will react better to this design concept over design concept A.
- 4) More roundabouts could be incorporated to slow traffic thru planning area and also add more public space.
- 5) Additional flexibility should be considered for buffer areas. Surrounding land uses should dictate buffer distance. Could be a benefit for a reduced buffer distance to the baseball fields on west side of planning area.
- 6) The preliminary layout of the apartment buildings are not very conducive for creative design or for achieving the critical mass of apartments that is desirable.



Appendix I– Advisory Plan Commission Public Hearing Summary (3/18/14)

Julie Sole, 125 Mill Street: I am speaking tonight on behalf of the Westfield Chamber of Commerce Board of Directors. We commend the City and its Economic and Community Development Department on the process that was implemented in the planning of area known as Spring Mill Station. We believe that by engaging the community in having a part in designing the area they call home serves both the City and its citizenry in an equitable manner. As you may recall, in October of 2012 the Chamber Board issued the following statement.

As the Board of Directors of the Westfield Chamber of Commerce, we support the targeted development of the four corners of 161st and Springmill Road. With the present development and use by the community, commercial growth is natural for these four corners and keeps the dollars spent in our community. Additional quality businesses will generate additional tax revenues and assist in lowering the tax burden for all businesses and citizens. This statement has been vetted by the chamber's bylaws and has met the criteria so it has been consented to with the appropriate abstentions.

We look forward to the quality development we trust will take place at this corner and believe it will serve the community well.

Diane Zeph, 16310 Spring Mill Road: Diane and her husband bought this land 40 years ago and have been living there all this time. She believes that your planning idea is probably a really good thing, since she has seen a lot of very bad things happening for this site. Diane wants to make sure that the developers stick to their architectural and landscaping ideals when letting this build. Don't let down on it. The one thing that she really wanted to say is that she was shocked at the open house because her property is right next to this and she would like to mention that she and her husband would be willing to talk about developing it and thinks that it would be an asset to the project (identified her home on the map). She believes that if this project and her property were combined (which most of the land south of her is a floodplain), it seems you would be able to use more land if you combined it with her property for development, it would increase your options. Her land is also across the street from the entrance to Countryside so that would give a great shot in if anyone developed it. Diane is just putting it out there for everyone to know that she and her husband would be willing to talk about it and they were just surprised that they were not included (Spring Mill Estates is the name of the parcel). She does not know why they stopped short of her land. All she is asking is to keep them in mind and she hopes that they continue with developing the area in a better fashion then it has been so far. Thank you.

Cindy Spoljaric, 16131 Chancellors Ridge Way: Having worked on this project with this group, I can't tell you how special it has been both as an urban planner, council member, and previous planning commissioner. It is not often that we get people that are this interested and will devote this



amount of time to a project like this. We are looking at a win-win situation, we have development pressure, we need economic development, and we have neighbors now who have been dealing with the uncertainty of what is going to happen in the area for so many years. So now a little bit more comfort level and security to the investors in the area who have homes and/or business interests, land holdings and also provides a lot of the architecture and buffering which are key features there. It is very important that they make it feel very unique hopefully in the future. Cindy would really like to thank the group that have been fantastic to work with and is looking forward to working with them in the future.

Leighton Drake, 15873 River Birch Road: Leighton and his family just moved from Phoenix, AZ and part of the reason they wanted to move to the Midwest was to get away from all of the sprawl in Phoenix. Lived in the same house and raised 5 kids. His small children love to play in the backyard so his main concern is that he wants his kids to be able to play in the backyard and not have the back of an office complex right behind his yard. As a resident and also as a family, that is something that they are concerned about. He understands that a lot of thought and planning has gone into this. If you are living up to the ideals that you have planned it should be ok. He had seen in Arizona the same type of thing and it never developed as planned. Influx of cheap architecture and bad landscaping that did not result in desired outcome. Understands the economics of how this would work. It sounds great but as a resident there, I would just ask that you would really ensure that there is some kind of buffer like lots of trees. If you could do that, it would be a neat place for his family to go. Would like to keep the area open and safe and not have to put in a fence.

ORDINANCE NUMBER 16-42

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1611-PUD-22**), requesting an amendment to the Unified Development Ordinance and the Zoning Map real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1611-PUD-42** 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 21, 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 "**SCOFIELD FARMS PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Area A: The part of the Real Estate depicted on the Concept Plan as Area A.
- 2.2 Area B: The part of the Real Estate depicted on the Concept Plan as Area B.
- 2.3 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 two hundred and thirty-five (235).

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. The standards for Area A and Area B shall be applied to the areas as depicted on the Concept Plan.

Standard	AREA A	AREA B
Minimum Lot Area	10,000 SF	8,500 SF
Minimum Lot Frontage	40'	40'
Minimum Building Setback Lines		
Front Yard	20'	20'
Side Yard	6'	6'
Rear Yard	20'	20'
Minimum Lot Width	72'	62'
Maximum Building Height	*1 ½ stories	2 ½ stories
Minimum Living Area (Total)		
One Story Dwellings	**1,400 SF	***1,800 SF
Two Story Dwellings	N/A	***2,000 SF

- * All Dwellings in Area A shall be One Story Dwellings and may have a maximum of seven hundred (700) square feet of finished living area above the first story ("1 ½ stories").
- ** The Homes in Area A along the 196th Street frontage shall be a minimum of 1,900 square feet of living area.
- ***The Homes in Area B backing up to 191st Street and Moontown Road (Lots #1-10 on the Concept Plan) shall be a minimum of 2,000 square feet for one-story homes and 2,400 square feet living area for 2-story homes.

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. Character Exhibit: 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.
- B. Additional Architectural Standards: The following shall apply to all Dwellings:
 - i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.

- ii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors based on the architectural style of the dwelling. Garage doors with different window designs shall qualify as a different style.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
 - b) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - c) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - d) Architecturally-treated entranceways (for homes without a front porch).
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.
 - a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.

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

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

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

- i. All Single-family Residential Lots shall be landscaped with the following Plant Materials; Two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs.
- 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 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: 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 shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.
 - ii. Playground. Playground equipment, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan.
 - iii. Pool & Pool House. A swimming pool, pool house and parking lot shall be constructed within the Open Space area, as generally depicted on **Exhibit D** shall be provided within the area depicted on the Concept Plan. An alternative pool and pool house location within the Open Space area may be approved by the Director.

Section 9. Annexation. The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties 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 16-42** was delivered to the Mayor of Westfield

on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-42**

this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-42**

this _____ day of _____, 2017.

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

Scofield PUD - 4 122716

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibits
Exhibit D	Playground Equipment / Pool Amenity

EXHIBIT A
REAL ESTATE

The East half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana.

EXCEPT: Beginning at the Northeast corner of the Northeast Quarter of Section Twenty-nine, Township Nineteen North, Range Four East, in Washington Township; thence North 89 degrees 9 minutes West with North Line of said Section Twenty-nine, 408 feet to corner of this tract; thence, South 900 feet to corner of this tract; thence, South 89 degrees, 9 minutes East 408 feet to corner in Section line; thence, North with Section line 900 feet to the place of beginning, said exception containing 8.4 acres, more or less,

ALSO EXCEPT: Commencing at a 5/8 inch rebar marking the Northeast corner of the East half of the Northeast quarter of Section 29, Township 19 North, Range 4 East; thence South 00 degrees 50 minutes 37 seconds East 900.00 feet with the East line of said East half quarter to a mag nail and the true point of beginning of the real estate herein described; thence South 00 degrees 50 minutes 37 seconds East 250.00 feet with said East line to a mag nail; thence North 89 degrees 59 minutes 51 seconds West 408.00 feet to a 5/8 inch rebar; thence North 00 degrees 50 minutes 37 seconds West 250.00 feet to a 5/8 inch rebar marking the Southwest corner of an 8.4 acre tract; thence South 89 degrees 59 minutes 51 seconds East 408.00 feet with the South line of said 8.4 acre tract to the point of beginning, containing 2.34 acres, more or less.

TOGETHER WITH:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

BEGINNING at the southwest corner (PK nail found) of the Northeast Quarter of Section 29, Township 19 North, Range 4 East; thence North 90 degrees 00 minutes 00 seconds East 650.90 feet on and along the south line of said Northeast Quarter to a point said point being South 90 degrees 00 minutes 00 seconds West 677.11 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 33 minutes 50 seconds West 525.71 feet; thence North 90 degrees 00 minutes 00 seconds East 678.64 feet parallel with the south line of said Northeast Quarter to the east line of the west half of said Northeast Quarter said point being North 00 degrees 23 minutes 50 seconds West 525.70 feet from the southeast corner of the west half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 536.08 feet on and along the east line of the west half of said Northeast Quarter, said point being South 00 degrees 23 minutes 50 seconds East 1597.01 feet from the northeast corner of the west half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 1328.26 feet parallel with the north line of said Northeast Quarter to the west line of said Northeast Quarter; thence South 00 degrees 21 minutes 15 seconds East 1072.08 feet on and along the west line of said Northeast Quarter to the POINT OF BEGINNING, Containing 24.35 acres, more or less, being subject to all applicable easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 1597.01 feet on and along the East line of the West Half of said Northeast Quarter to the North line of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to a point, said point being South 89 degrees 33 minutes 19 seconds East 664.225 feet from the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 03 seconds East 1597.01 feet to the point of beginning, containing 24.35 acres, more or less.

EXCEPTING THEREFROM:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the point of beginning of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

BEGINNING at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 107208 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter; thence North 00 degrees 24 minutes 03 seconds West 1597.01 feet to the North line of said Northeast Quarter, said point being North 89 degrees 33 minutes 19 seconds West 664.225 feet from the Northeast corner of the West half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.225 feet on and along the North line of said Northeast Quarter to the Northwest corner (railroad spike found) of said Northeast Quarter; thence South 00 degrees 24 minutes 15 seconds East 1597.01 feet on and along the West line of said Northeast Quarter to the POINT OF BEGINNING. Containing 24.35 acres, more or less, being subject to an

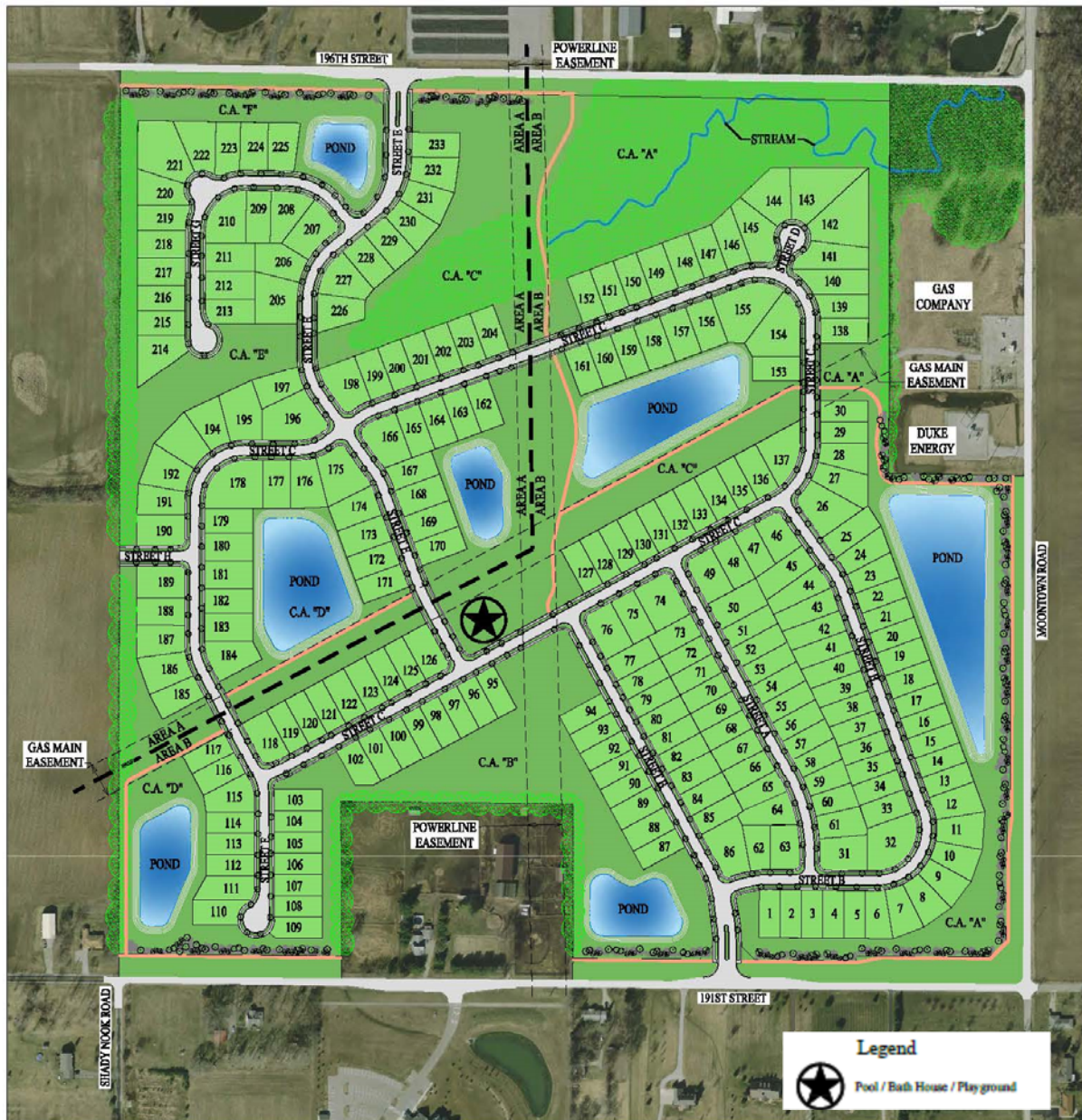
easement for the Ellis Barker Drain, also being subject to all other easements and rights-of-way of record.

ALSO:

A part of the West Half of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at a point on the West line of the Northeast Quarter of Section 29, Township 19 North, Range 4 East, said point being North 00 degrees 24 minutes 15 seconds West 1072.08 feet from the Southwest corner (PK nail found) of said Northeast Quarter; thence South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence continue South 89 degrees 33 minutes 19 seconds East 664.13 feet parallel with the North line of said Northeast Quarter to the East line of the West Half of said Northeast Quarter, said point being North 00 degrees 23 minutes 50 seconds West 1061.78 feet from the Southeast corner of the West Half of said Northeast Quarter; thence North 00 degrees 23 minutes 50 seconds West 393.57 feet on and along the East line of the West Half of said Northeast Quarter; thence North 89 degrees 33 minutes 19 seconds West 664.15 feet, more or less to a point that bears North 00 degrees 24 minutes 03 seconds West from the point of beginning; thence South 00 degrees 24 minutes 03 seconds East 393.57 feet to the point of beginning, containing 6.00 acres, more or less.

EXHIBIT B
CONCEPT PLAN
 (Page 1 of 2)



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 1611-PUD-42.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)

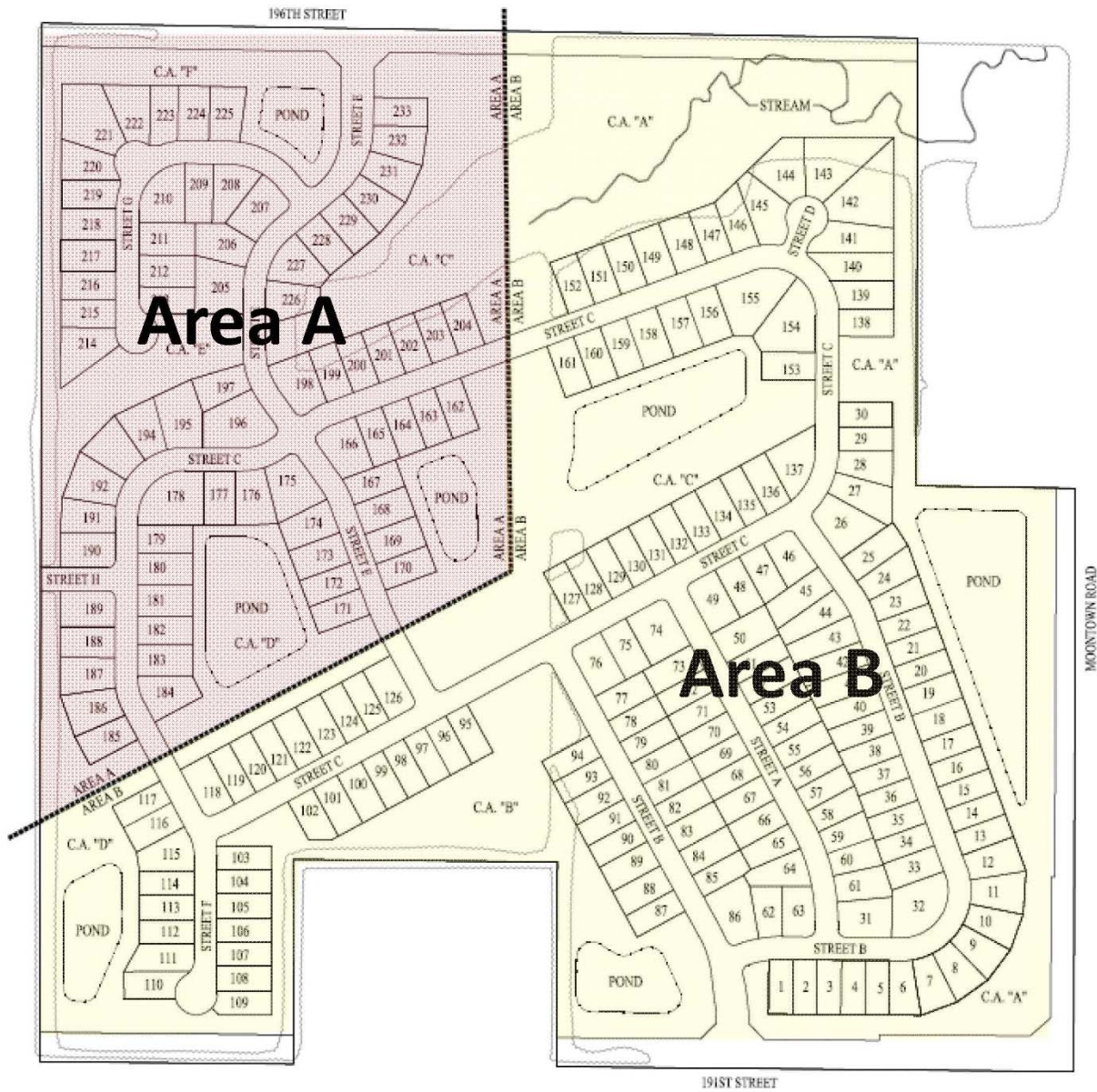


EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 12)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 12)



EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
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EXHIBIT C
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EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
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EXHIBIT C
CHARACTER EXHIBITS
(Page 11 of 12)



*Front Door Upgrade: DRS3CB03P



EXHIBIT C
CHARACTER EXHIBITS
(Page 12 of 12)



EXHIBIT D
Playground Equipment / Pool Amenity
(Page 1 of 1)





Westfield City Council Report

Ordinance Number:	16-42
APC Petition Number:	1611-PUD-22
Petitioner:	M/I Homes of Indiana, L.P. by Nelson & Frankenberger (the "Petitioner")
Requested Action:	A change of zoning of 143 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Scofield Farms Planned Unit Development (PUD) District to allow for the development of 232 single-family residential lots.
Current Zoning:	AG-SF1: Agriculture / Single-Family Rural District
Current Land Use:	Undeveloped / Agriculture
Exhibits:	1. Staff Report 2. Location Map 3. Ordinance 16-42 4. Concept Plan and Character Exhibits 5. Traffic Impact Study 6. Neighborhood Meeting Summary 7. Public Comment 8. APC Certification
Prepared by:	Pam Howard, Associate Planner

PETITION HISTORY

This petition was introduced at the October 10, 2016, City Council meeting. The petition will receive a public hearing at the November 9, 2016, Advisory Plan Commission (the "APC") meeting, and received a favorable recommendation at the December 12, 2016 APC meeting.

The petitioner hosted an informational meeting on October 26, 2016, at City Hall for neighbors and other interested parties. A summary of the meeting is included at **Exhibit 7** (in accordance with Article 10.9(C)(1)(f)).

PROJECT OVERVIEW

Location: This subject properties (collectively, the “property”) encompass approximately one hundred and forty-three (143) acres and includes real estate extending from 191st Street north to 196th Street, on the west side of Moontown Road (see **Exhibit 2**). The property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District and has been primarily used for agricultural purposes. Other properties in the area include agriculture and large lot residential, as well as single-family subdivisions and planned unit development districts to the south (Andover North, Andover, Sheffield Park, Lakes at Grassy Branch, Lakes at Shady Nook).

Property Description: The petitioner is requesting a change of zoning to a Planned Unit Development (PUD) District to be known as “Scofield Farms”, that would allow 232 single-family homes. The proposed ordinance defaults to the SF4: Single-Family High Density District as the underlying zoning district for both areas.

The proposed ordinance establishes two (2) areas for the development of the property, as generally illustrated on the Concept Plan at **Exhibit 3**:

Area A: Proposed to include all 1 ½ story homes.

Area B: Proposed to include a mix of single-story and two-story homes.

Bulk and Density Standards: The proposed ordinance establishes a maximum of 235 single-family dwellings (1.6 units per acre). The minimum lot size is 10,000 square feet for Area A, and 8,500 square feet for Area B.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning District. The development standards of note are briefly highlighted below:

Architectural Standards: The UDO’s architectural standards for lots abutting perimeter streets would apply, as would the UDO’s streetscape diversity standards. The proposed ordinance incorporates additional general architectural standards such as prohibiting vinyl siding, varying garage door designs, minimum roof overhangs, and incorporating minimum requirements for front and side facades through a point system. A Character Exhibit is also provided to establish the intended quality and architecture for the development.

Landscaping Standards: The proposed ordinance modifies the UDO’s individual lot landscaping standards by requiring two (2) Shade Trees, two (2) Ornamental Trees, and eight (8) shrubs for all lots.

Design Standards: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning Districts. The design standards of note are briefly highlighted below:

Minimum Open Space: The proposed ordinance requires a minimum open space of thirty percent (30%), an increase from the fifteen percent (15%) required by the UDO for the SF4 Zoning District. Additionally, the proposed ordinance requires certain amenities, including a

playground, pool, and pool house. Character exhibits for these amenities have been incorporated into the proposed ordinance (see **Exhibit 4**).

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT:

In accordance with Article 10.9 of the UDO, a petition for a Planned Unit Development (PUD) District is required to include the following:

Concept Plan Article 10.9(F)(2): The Concept Plan is required to show in general terms the following: major circulation; generalized location and dimensions of buildings, structures, and Parking Areas; Open Space areas; recreation facilities; and other details to indicate the character of the proposed development. In addition, the Concept Plan is required to show in detailed terms the following:

- 1) A site location map showing the project location and other development projects in the vicinity.
- 2) The name of the development, with the words "Concept Plan".
- 3) Boundary lines and acreage of each land use component.
- 4) Existing easements, including location, width and purpose.
- 5) Existing land use on abutting properties.
- 6) Other conditions on the site and adjoining land: topography (at 10-foot contours) including any embankments or retaining walls; use and location of buildings, railroads, power lines, towers and other influences; name of any adjoining subdivision.
- 7) Existing Streets on and adjacent to the tract, including Street name, Right-of-way width, walks, pathways and bridges and other drainage structures.
- 8) Proposed public improvements: collector and arterial Streets and other major improvements planned by the public for future construction on or adjacent to the tract.
- 9) Existing utilities on the tract.
- 10) Any land on the tract within the floodplain as depicted on the Flood Insurance Rate Maps dated March 11, 1983, and as subsequently amended.
- 11) Other conditions on the tract, including water courses, wetlands, sinkholes, wooded areas, existing structures and other significant features such as significant isolated trees.
- 12) Existing vegetation to be preserved and the locations, nature, and purpose of proposed landscaping.
- 13) Map data such as north point, graphic scale and date of preparation.

Written Character Statement (Article 10.9(F)(3): A written statement of character of the PUD District shall provide an explanation of the character of the PUD District and the reasons why it has been planned to take advantage of the flexibility of these regulations. The written statement shall include:

- 1) A specific explanation of how the proposed PUD District meets the objectives of all adopted land use policies which affect the land in question.
- 2) Development phasing indicating:
 - a. Phases in which the project will be built, including the area, density, use, public facilities, and Open Space to be developed with each phase. Each phase shall be described and mapped.
 - b. Projected dates for beginning and completion of each phase.
 - c. General details of the proposed uses:
- 3) Residential Uses: gross area, architectural concepts (narrative, sketch, or representative photo), number of units for each residential component; ii. Nonresidential Uses: specific nonresidential uses, including gross areas, architectural concepts (narrative, sketch, or representative photo), and Building Heights.
- 4) Preliminary feasibility reports for the infrastructure and facilities, including:
 - a. Streets
 - b. Street lighting
 - c. Sidewalks and pathways
 - d. Sanitary sewers
 - e. Water supply system
 - f. Other utilities
 - g. Storm water management
 - h. Schools

Development Amenities and Open Space (Article 10.9(F)(4)): The PUD District Ordinance must include a statement of recreational amenities and open space. Such statements shall designate and convey active and/or passive recreational areas in accordance with the following:

- 1) Recreational amenities and open space shall be allocated to the property in proportion to the uses assigned in the PUD District and shall be located within reasonable walking distance to those uses; however, the recreational amenities need not be located in proximity to the use in the case of preservation of existing features.
- 2) If the PUD District Ordinance provides for development in stages, then amenities and open space shall be provided in each stage of the PUD District in proportion to that stage, unless otherwise indicated and approved in the PUD District Ordinance.
- 3) Amenities shall be conveyed in one of the following forms:
 - a. To a municipal or public corporation;
 - b. To a not-for-profit corporation or entity established for the purpose of benefiting the owners and tenants of the PUD District. All conveyances hereunder shall be structured to insure that the grantee has the obligation and the right to effect

maintenance and improvement of the amenities and that such duty of maintenance and improvement is enforced by the owners and tenants of the PUD District; or

- c. To owners other than those specified in subsections (i) and (ii) above, and subject to restrictive covenants describing and guaranteeing the amenities and its maintenance and improvement, running with the land for the benefit of residents of the PUD District or adjoining property owners or the community, or any combination of these.

Traffic Impact Study (Article 10.9(F)(5): A Traffic Impact Study may be required to be conducted at the discretion of the Director, the Department of Public Works Director, or the Plan Commission. If a Traffic Impact Study is required, then it shall be prepared by a registered professional engineer and shall evaluate the impact of present and future traffic generated by the proposed development on the adjacent roadway system. Prior to commencement, an Applicant shall meet with the Department to determine the appropriate scope for the study.

Comment: A traffic impact study was submitted on 12/9/16.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “New Suburban”. 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 “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

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.

PLANNED UNIT DEVELOPMENT (PUD) DISTRICT REVIEW CRITERIA:

In accordance with Article 5.6 of the Unified Development Ordinance:

Purpose and Intent (Article 5.6(C)): The PUD District is intended to:

- 1) Encourage flexibility and innovation in the development of land in order to promote its most appropriate use.
- 2) Improve the design, character and quality of new developments.
- 3) Encourage a harmonious and appropriate mix of uses.
- 4) Facilitate the adequate and economic provision of streets, utilities and municipal services.
- 5) Preserve the natural environmental and scenic features of the site.
- 6) Encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features.
- 7) Mitigate problems which may be presented by specific site conditions.

Standard Criteria (Article 5.6(D)): A PUD District shall comply with the provisions of the UDO. In addition, a proposed PUD District should include concepts and development and design standards that generally offer the following advantages over a standard Zoning District:

- 1) Address the policies included in the Comprehensive Plan specific to the neighborhood so as to encourage consistency with the community’s vision as presented in the Comprehensive Plan.
- 2) Use design to provide compatibility between areas of different land uses and development intensities within the PUD District.
- 3) Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.

- 4) Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide enhance amenities and open space.
- 5) Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.
- 6) Promote architecture that complements the surroundings.
- 7) Counteract urban monotony and congestion on streets.

Review Criteria (Article 5.6(J)): In their consideration of a PUD District, the Department in its report to the Plan Commission, the Plan Commission in its recommendation, and the Council in its decision, shall consider as many of the following as may be relevant to the specific proposal:

- 1) The extent to which the proposed PUD District meets this Ordinance's purposes and intent of a PUD District, the Comprehensive Plan, and any other adopted planning policies, objectives or regulations of the jurisdiction.
 - 2) The extent to which the proposed PUD District departs from the underlying Zoning District(s) and other regulations that are otherwise applicable to the subject property, including but not limited to, the density, dimension, bulk, use, required improvements, and construction and design standards and the reasons, which such departures are or are not deemed to be in the public interest.
 - 3) The proposal will not be injurious to the public health, safety, and general welfare.
 - 4) The physical design proposed by the PUD District and the extent to which it makes adequate provision for:
 - a) Public services;
 - b) Adequate control over vehicular traffic;
 - c) Protection of designated permanent Open Space; and
 - d) Furthering the amenities of light, air, recreation and visual appeal.
 - 5) The relationship and compatibility of the proposed PUD District to the adjacent properties and neighborhood.
 - 6) The desirability of the proposed PUD District in relation to the community's physical development, tax base and economic well-being.
 - 7) The development proposed by the PUD District will not cause undue traffic congestion, and can be adequately served by existing or programmed public facilities and services or improvements that are proposed by the developer as a part of the project approval.
 - 8) The development proposed by the PUD District preserves significant ecological, natural, historical, and architectural resources to the extent possible.
-

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the November 9, 2016, 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 12, 2016 meeting, the Plan Commission forwarded a favorable recommendation of this petition to the Council (Vote: 6 in favor, 2 opposed) (see **Exhibit 7**).

City Council

Introduction: October 10, 2016

Eligible for Adoption: January 9, 2017

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

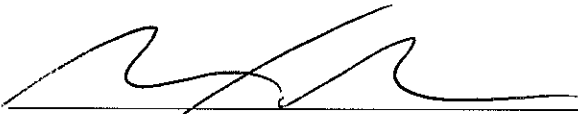
**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, November 9, 2016, to consider an amendment to the Zoning Map 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.	1611-PUD-22
Ordinance No.	16-42
Petitioner	M/I Homes of Indiana, L.P.
Description	The petitioner requests a change in zoning of approximately 143 acres +/-, generally located on the west side of Moontown Road between 191 st Street and 196 th Street, from AG-SF1: Agriculture / Single-Family Rural District to the Scofield Farms Planned Unit Development (PUD) District.

On December 19, 2016, a motion was made and passed to send a favorable recommendation to the City Council regarding this petition (Vote: 6 in favor, 2 opposed).

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


Matthew S. Skelton, Secretary

December 21, 2016

Date

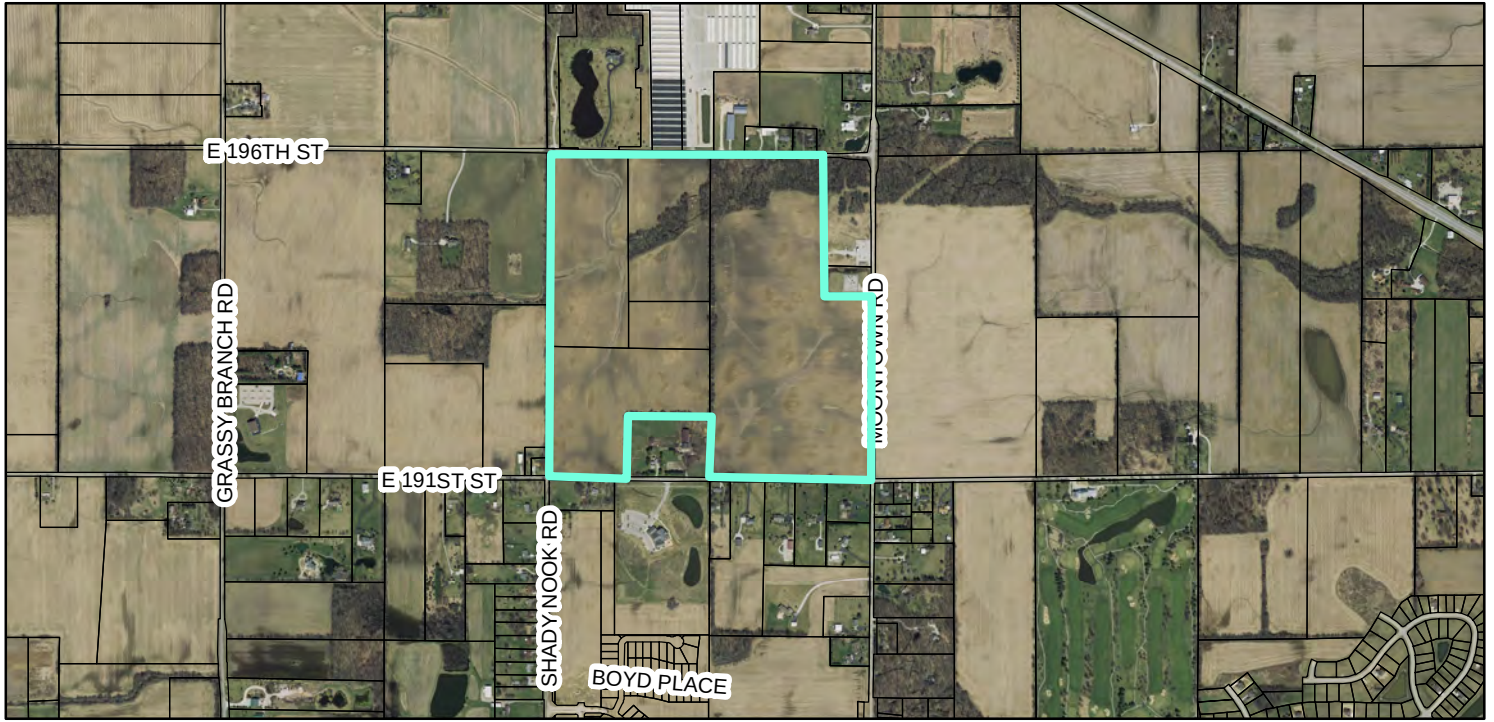


Location Map Scofield Farms 1611-PUD-22, 1611-ODP-11, & 1611-SPP-11

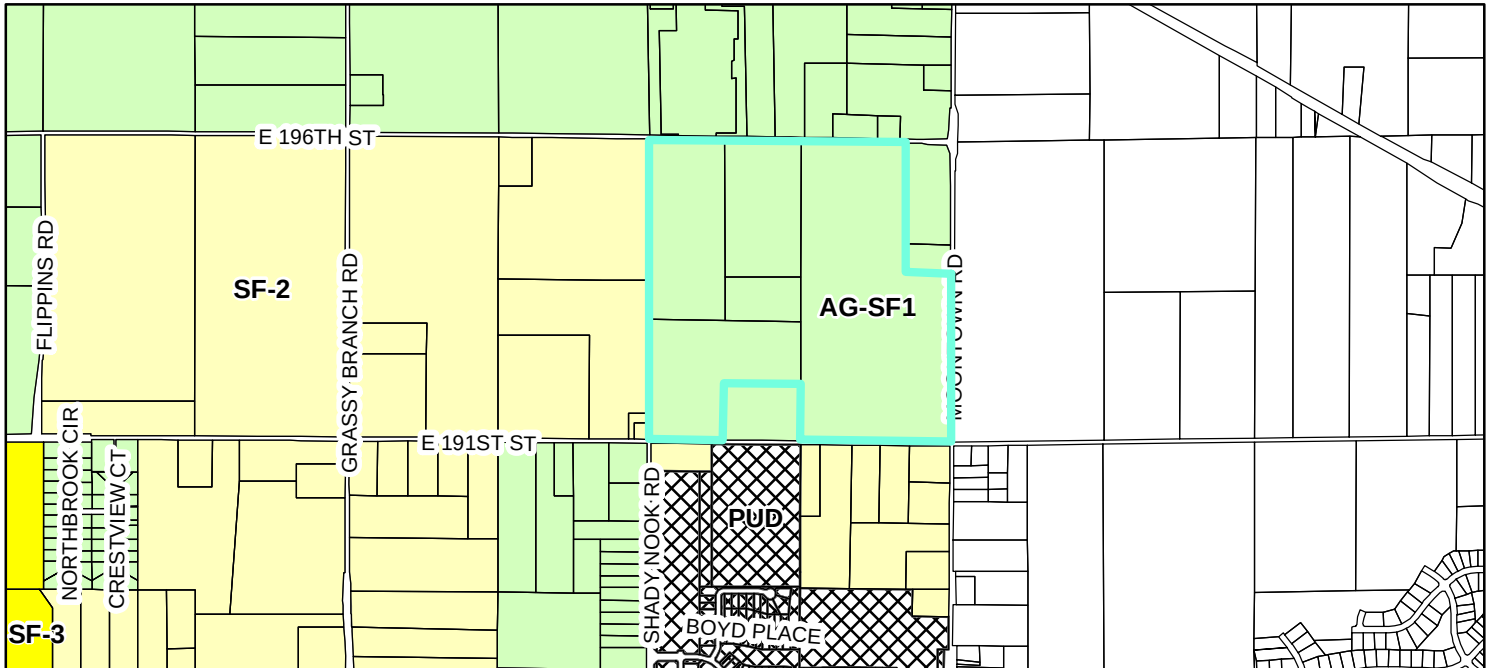


Aerial Location Map

Site



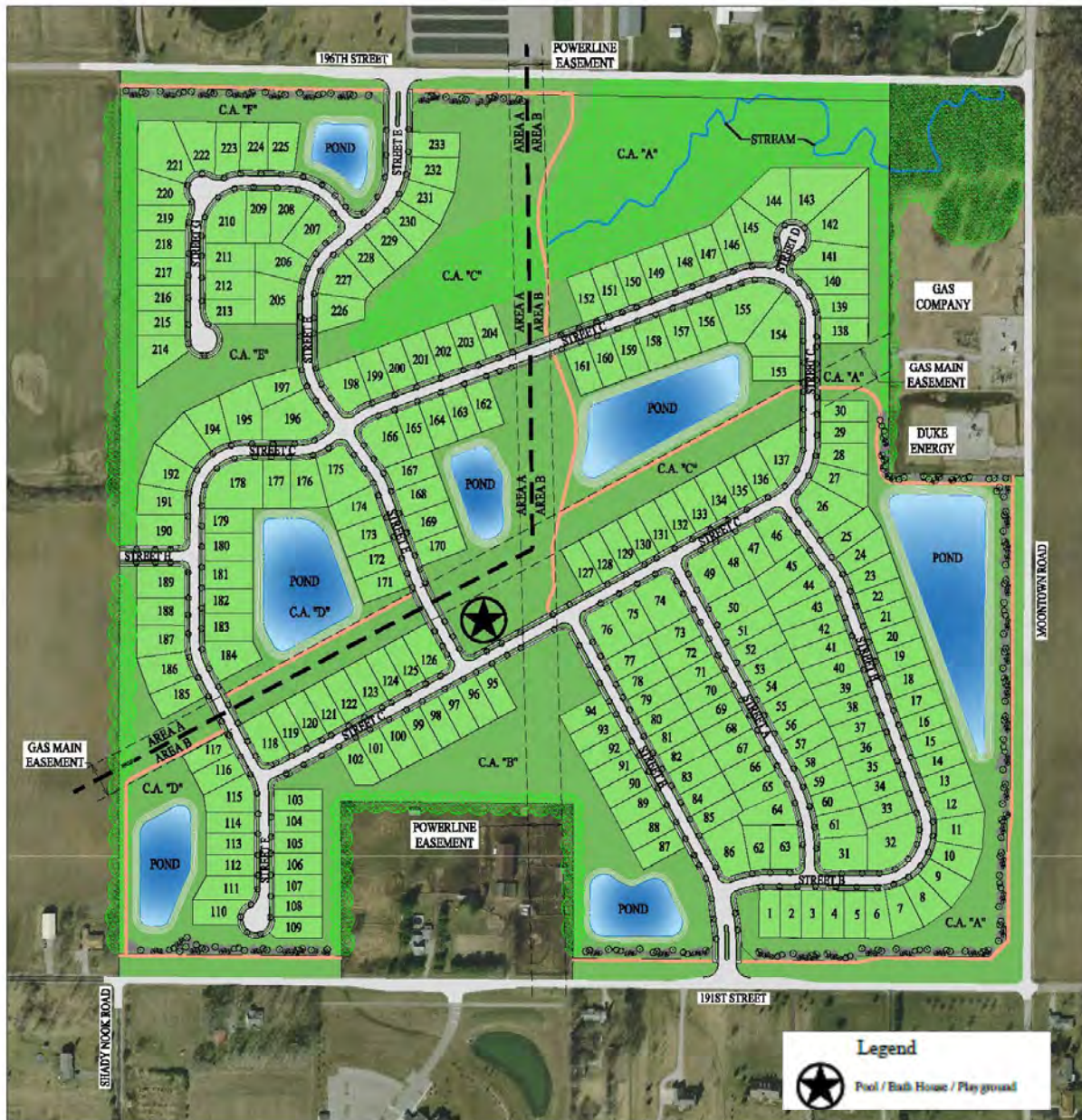
Zoning Map



Zoning

- | | |
|---|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  PUD (Planned Unit Development) |  SF-3 (Single Family - 3) |
| |  Parcels |

EXHIBIT B
CONCEPT PLAN
 (Page 1 of 2)



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 1611-PUD-42.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)

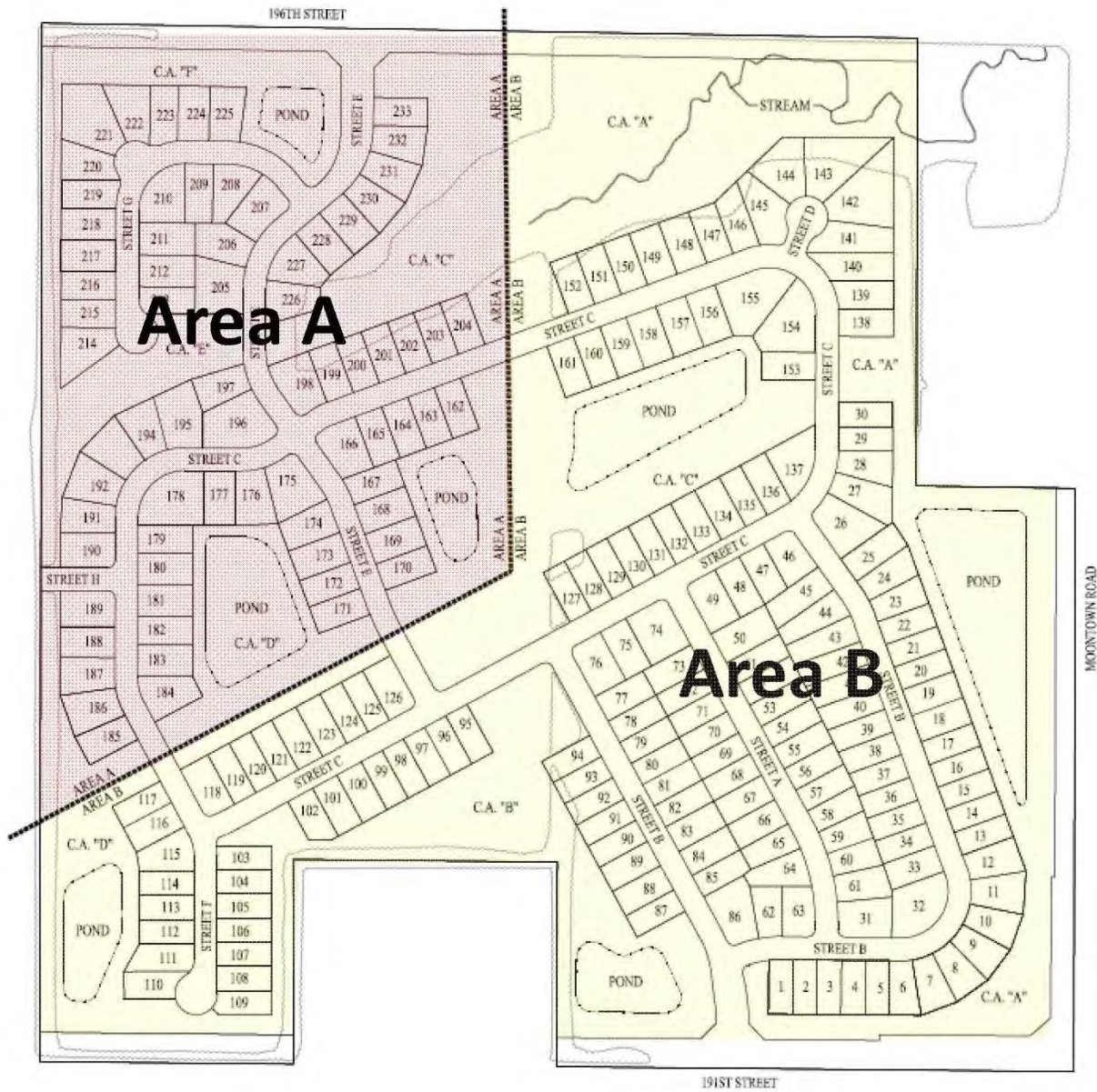


EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 12)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 12)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 12)



EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
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EXHIBIT C
CHARACTER EXHIBITS
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EXHIBIT C
CHARACTER EXHIBITS
(Page 10 of 12)



EXHIBIT C
CHARACTER EXHIBITS
(Page 11 of 12)



*Front Door Upgrade: DRS3CB03P



EXHIBIT C
CHARACTER EXHIBITS
(Page 12 of 12)



EXHIBIT D
Playground Equipment / Pool Amenity
(Page 1 of 1)



RESOLUTION 16-126

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 16-47

WHEREAS, the City of Westfield (the “City”) desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the “Fiscal Plan”) and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF JANUARY, 2017, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 16-126 was delivered to the Mayor of Westfield
on the _____ day of January, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 16-126
this _____ day of January, 2017.

J. Andrew Cook, Mayor

I hereby VETO Resolution 16-126
this _____ day of January, 2017.

J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA

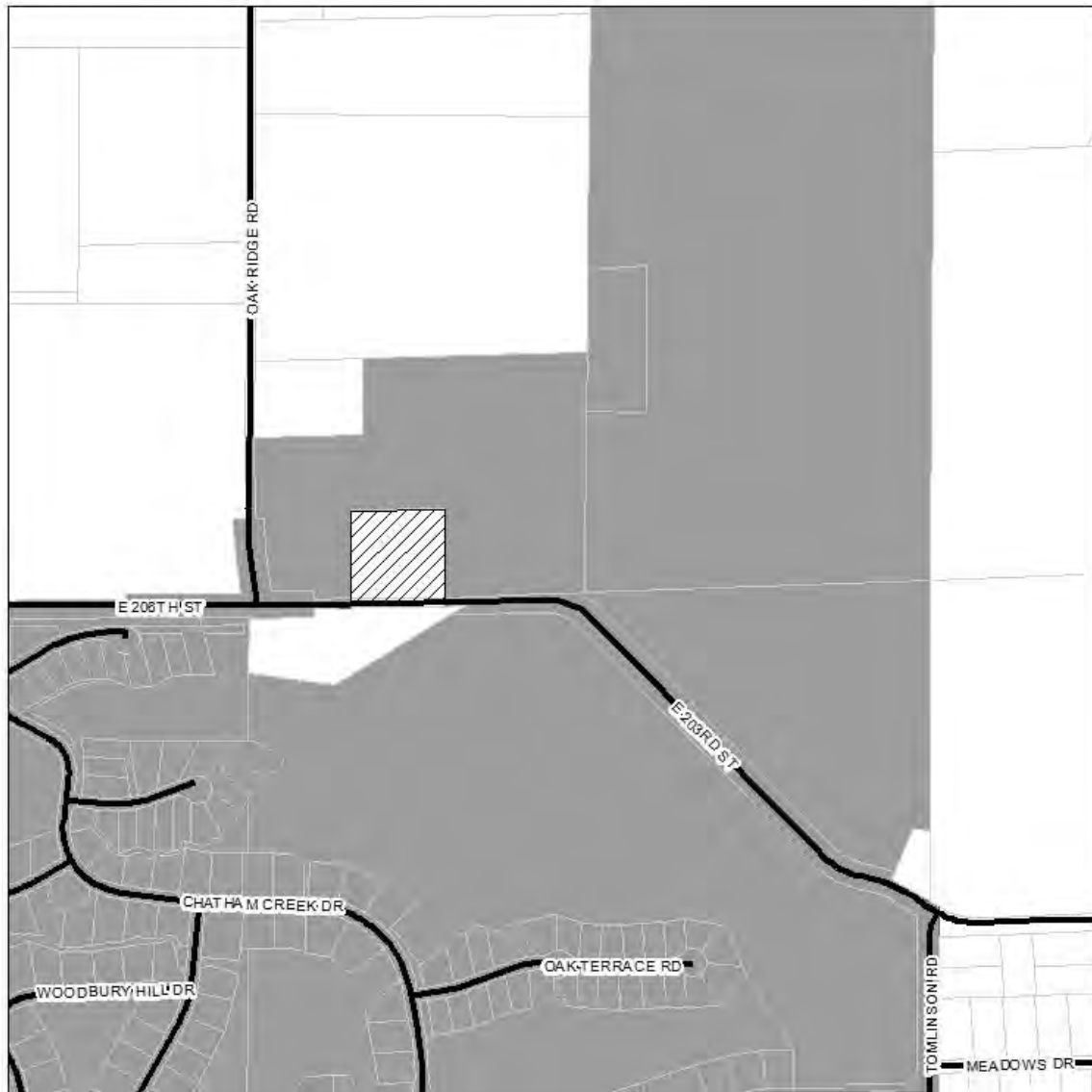


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

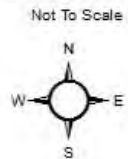


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTIONS

This description includes one (1) parcel of land:

Parcel No. 08-05-13-00-00-027.002

A Part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 88 degrees 55 minutes 44 seconds East (assumed basis of bearings) along the South line of said Quarter Section 395.64 feet to a Railroad spike, being the Point of Beginning; thence North 0 degrees 00 minutes 00 seconds East, parallel with the West line of said Quarter 360.06 feet to a 5/8" rebar with red cap; thence North 88 degrees 55 minutes 44 seconds East, parallel with the South line of said Quarter Section 363.00 feet to a 5/8" rebar with red cap; thence South 0 degrees 00 minutes 00 seconds West, parallel with the West line of said Quarter Section, 360.06 feet to a Railroad spike on the South line of said Quarter Section; thence South 88 degrees 55 minutes 44 seconds West along said South line; 363.00 feet to the point of beginning and containing 3.00 acres, more or less. Subject to the right of way for 206th Street off the entire South side thereof.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of 206th Street.



Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

**Generally described as real estate located on the
north side of 206th Street and east of Oak Ridge Road**

**This Fiscal Plan Supports
Ordinance 16-47**

**This Fiscal Plan is Exhibit C
of Resolution 16-126**

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the “City”) and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the “Annexation Area”, as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City’s corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4**).
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5**).

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

Parcel Analysis

A. Description

The Annexation Area is generally described as real estate located on the north side of 206th Street and east of Oak Ridge Road (see attached **Exhibit 1**) and encompasses an area of approximately three (3) acres. The Annexation Area is the first in a series of annexations of various properties zoned by an amendment to the Chatham Hills PUD District (Ordinance No. 16-46).

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area has an estimated three (3) inhabitants and contains one (1) residential structure and accessory structure.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is Planned Unit Development District (Chatham Hills PUD District Ordinance No. 13-24, as amended by Ordinance Nos. 15-28 and 16-46).

E. Property Tax Assessment

The 2016 pay 2017 total net assessed valuation of all real property and its improvements located within the Annexation Area is \$135,800.

F. Municipal Property Tax Rate

The existing 2015 pay 2016 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.4228 per \$100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

The build-out of the Annexation Area is planned to include a portion of a larger residential golf course development pursuant to the approved Chatham Hills Planned Unit Development District. Site construction for the Annexation Area is planned by the developer to be initiated in 2017. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Single-Family Homes¹:

- 2017: One (1) unit with an estimated market value of \$1,000,000 per unit.
- 2018: One (1) unit with an estimated market value of \$1,000,000 per unit.
- 2019: One (1) unit with an estimated market value of \$1,000,000 per unit.
- 2020: One (1) unit with an estimated market value of \$1,000,000 per unit.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

¹ Improvements are estimated to be comparable to the following subdivisions in Westfield: Hidden Oaks of the Bridgewater Club.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2016 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The forty-five (45) uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The seventy (70) Firefighters, EMS and Paramedics personnel employed by the Fire Department of the City respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of the City and throughout the remainder of Washington Township, Hamilton County (the “Township”).

The personnel of the Fire Department are assigned to three (3) fire stations located on Dartown Road (headquarters), 151st Street, and Grassy Branch Road. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout the Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and

replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (“MVH”) fund, the Local Road and Street Fund (“LR&S”), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S was approximately \$1.7 million in 2015, which is approximately \$8,057 per road mile².

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, based upon estimated 0.19 miles (1000 feet) of new road miles to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the “Utility”) operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility’s water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility’s policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility’s policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major

² Based on an estimated two hundred and eleven miles of road.

interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

D. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

Provision of planned service of a non-capital nature within one year: The Annexation Area will have full access to existing park facilities and will continue to be supported by the City. The incremental cost to maintain park facilities is set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The capital services required for future growth in parks will be accomplished through the annual budgeting process, and the collection of park impact fees from new development will defray the costs to maintain the community's current level of service of park facilities. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Clerk-Treasurer's Office

The Clerk-Treasurer of the City is responsible for the maintenance of all City records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Economic and Community Development Department

a. Planning and Zoning Services

The Economic and Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals. These

responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Economic Development Services

The Economic and Community Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

c. Building and Construction Services

The Economic and Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

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Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$135,800. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately one hundred (100) feet of road.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

Assuming the annexation is effective prior to January 1, 2018; the property within the Annexation Area will then be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2018, will not be realized until May and November of 2019. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is not subdivided and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2016 is \$2.4228. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$2.8546, an increase of \$0.4318. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction

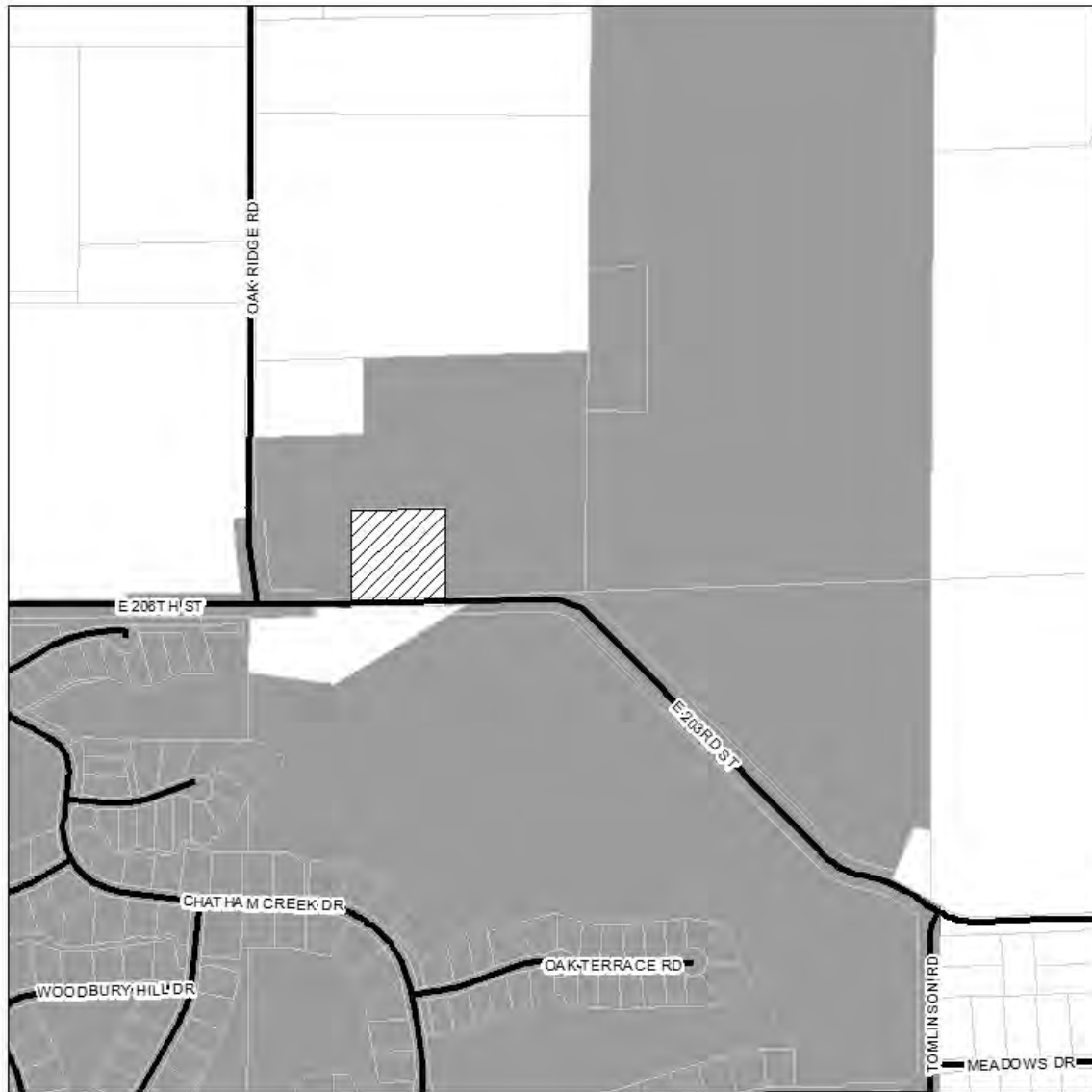


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

Not To Scale

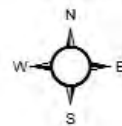


Exhibit 2

Annexation Area: Legal Description

This description includes one (1) parcel of land:

Parcel No. 08-05-13-00-00-027.002

A Part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 88 degrees 55 minutes 44 seconds East (assumed basis of bearings) along the South line of said Quarter Section 395.64 feet to a Railroad spike, being the Point of Beginning; thence North 0 degrees 00 minutes 00 seconds East, parallel with the West line of said Quarter 360.06 feet to a 5/8" rebar with red cap; thence North 88 degrees 55 minutes 44 seconds East, parallel with the South line of said Quarter Section 363.00 feet to a 5/8" rebar with red cap; thence South 0 degrees 00 minutes 00 seconds West, parallel with the West line of said Quarter Section, 360.06 feet to a Railroad spike on the South line of said Quarter Section; thence South 88 degrees 55 minutes 44 seconds West along said South line; 363.00 feet to the point of beginning and containing 3.00 acres, more or less. Subject to the right of way for 206th Street off the entire South side thereof.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of 206th Street.

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-126"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Computation of Estimated Property Taxes

<u>Year</u>	<u>Estimated Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Net Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
1st	\$ 134,400 (1)	\$ 66,035 (2)	\$ 68,365	\$ 0.7839 (3)	\$ 536
2nd	1,000,000	241,200	758,800	0.7839	5,948
3rd	2,000,000	482,400	1,517,600	0.7839	11,896
4th	3,000,000	723,600	2,276,400	0.7839	17,845
5th	4,000,000	964,800	3,035,200	0.7839	23,793

(1) Assumes 1 home is built, per year, at \$1,000,000 per home

(2) Assumes homestead, supplemental homestead and mortgage deductions on all homes

(3) Assumes the final tax rate for 2016

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Estimated Revenue Generated

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Net Assessed Value	\$ 68,365	\$ 758,800	\$ 1,517,600	\$ 2,276,400	\$ 3,035,200
Property Tax Revenue	536	5,948	11,896	17,845	23,793
Income Tax - COIT	-	214	2,379	4,758	7,138
Excise Tax/CVET	15	90	199	398	418
Circuit Breaker Reduction (1)	-	(2,985)	(5,970)	(8,956)	(11,941)
Motor Vehicle Highway	-	-	-	-	-
Local Roads & Street	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenue	<u>\$ 551</u>	<u>\$ 3,267</u>	<u>\$ 8,504</u>	<u>\$ 14,046</u>	<u>\$ 19,408</u>

(1) Estimated Circuit Breaker reduction based upon Pay 2016 tax rate and estimated build out

General Notes

- Five years is considered a standard planning period for annexation analysis.
- Population based revenue will not go up unless a Census occurs or a Special Census is prepared.

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Police (1)	\$ 114	\$ 828	\$ 1,341	\$ 2,367	\$ 4,142
Fire (1)	114	975	1,462	2,193	3,838
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	50	50	300	400	420
Park (1)	29	657	526	578	607
<u>Admin. & General Dpts. (1)</u>					
Administrative	29	657	2,628	2,891	3,035
Community Dev. Planning	8	189	756	832	873
Building Dept.	2	45	180	198	208
Information Tech.	12	270	1,080	1,188	1,247
Clerk	5	105	420	462	485
Mayor	1	24	96	106	111
City Council	1	24	96	106	111
Street Dept	18	411	1,644	1,808	1,899
Total Non-Capital Costs	<u>\$ 384</u>	<u>\$ 4,235</u>	<u>\$ 10,529</u>	<u>\$ 13,128</u>	<u>\$ 16,977</u>

(1) Assumes allocation of the specific budget; in the event you need further information, please contact the City. The increase in Street cost is due to the increase in road mileage.

(2) No additional cost is estimated to be incurred.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Estimated Capital Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Street Department (1)	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lighting (1)	-	-	-	-	-
Wastewater (1)	-	-	-	-	-
Water (1)	-	-	-	-	-
Electric (1)	-	-	-	-	-
Cumulative Capital (1)	-	-	-	-	-
Cumulative Fire (1)	-	-	-	-	-
Total Capital Costs	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(1) No capital costs are expected to occur, in this time period, in the Area.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Fiscal Plan Summary

	1st Year	2nd Year	3rd Year	4th Year	5th Year	Total
Revenue	\$ 551	\$ 3,267	\$ 8,504	\$ 14,046	\$ 19,408	\$ 45,776
Non-Capital Costs	384	4,235	10,529	13,128	16,977	45,253
Capital Costs	-	-	-	-	-	-
Net	\$ 167	\$ (968)	\$ (2,025)	\$ 918	\$ 2,431	\$ 523
Percentage	30.3%	-29.6%	-23.8%	6.5%	12.5%	1.1%

General Notes

- Five years is considered a standard planning period for annexation analysis.
- To be funded by the General Fund balance

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-126"

EXHIBIT 4

Property Tax Impact & Circuit Breaker Report by Parcel

CITY OF WESTFIELD, INDIANA

**Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-027.002**

	Westfield Taxing District	Washington Twp. Taxing District
<u>Homestead Portion</u>		
Gross Assessed Value	\$ 105,100	\$ 105,100
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	21,035	21,035
Net Assessed Value	\$ 39,065	\$ 39,065
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 1,034	\$ 865
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 1,034</u>	<u>\$ 865</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 29,300	\$ 29,300
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 775	\$ 649
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 775</u>	<u>\$ 649</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 1,809	\$ 1,514
Plus School Referendum (Tax Rate .2090)	\$ 143	\$ 143
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 1,952</u>	<u>\$ 1,657</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-027.002 - Current

<u>Before Annexation</u>	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 192	\$ -	\$ 192
Washington Township	0.3621	16.36%	248	-	248
Westfield Library	0.0358	1.62%	24	-	24
Westfield School Corporation	1.5313	69.17%	1,048	-	1,048
Solid Waste District	0.0032	0.14%	2	-	2
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 1,514</u>	<u>\$ -</u>	<u>\$ 1,514</u>
<u>After Annexation</u>	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 192	\$ -	\$ 192
Washington Township	0.0100	0.38%	7	-	7
Westfield Library	0.0358	1.35%	24	-	24
Westfield School Corporation	1.5313	57.88%	1,048	-	1,048
Solid Waste District	0.0032	0.12%	2	-	2
City of Westfield	0.7839	29.63%	536	-	536
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 1,809</u>	<u>\$ -</u>	<u>\$ 1,809</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Annual Property Tax and Circuit Breaker Credit - Future
Parcel #08-05-13-00-00-027.002 (all original parcels combined into one)**

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ 4,000,000	\$ 4,000,000
Homestead - Standard Deduction	180,000	180,000
Mortgage Deduction	12,000	12,000
Other Deductions	-	-
Homestead - Supplemental Deduction	<u>772,800</u>	<u>772,800</u>
Net Assessed Value	\$ 3,035,200	\$ 3,035,200
Pay 2016 Tax Rate	<u>\$ 2.6456</u>	<u>\$ 2.2138</u>
Gross Taxes before Circuit Breaker	\$ 80,299	\$ 67,193
Circuit Breaker Credit - (1% Cap)	<u>40,299</u>	<u>27,193</u>
Estimated Net Property Taxes Paid by Owner	<u><u>\$ 40,000</u></u>	<u><u>\$ 40,000</u></u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	<u>\$ 2.6456</u>	<u>\$ 2.2138</u>
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	<u>-</u>	<u>-</u>
Estimated Net Property Taxes Paid by Owner	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	<u>\$ 2.6456</u>	<u>\$ 2.2138</u>
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	<u>-</u>	<u>-</u>
Estimated Net Property Taxes Paid by Owner	<u><u>\$ -</u></u>	<u><u>\$ -</u></u>
Total Estimated Net Property Taxes Paid by Owner	\$ 40,000	\$ 40,000
Plus School Referendum (Tax Rate .2090)	<u>\$ 6,344</u>	<u>\$ 6,344</u>
Total Estimated Net Property Taxes Paid by Owner	<u><u>\$ 46,344</u></u>	<u><u>\$ 46,344</u></u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit - Parcel #08-05-13-00-00-027.002 - Future Combined

Before Annexation

	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 8,541	\$ 3,456	\$ 5,085
Washington Township	0.3621	16.36%	10,990	4,448	6,542
Westfield Library	0.0358	1.62%	1,087	440	647
Westfield School Corporation	1.5313	69.17%	46,478	18,810	27,668
Solid Waste District	0.0032	0.14%	97	39	58
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 67,193</u>	<u>\$ 27,193</u>	<u>\$ 40,000</u>

After Annexation

	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 8,541	\$ 4,286	\$ 4,255
Washington Township	0.0100	0.38%	304	152	152
Westfield Library	0.0358	1.35%	1,087	545	542
Westfield School Corporation	1.5313	57.88%	46,477	23,326	23,151
Solid Waste District	0.0032	0.12%	97	49	48
City of Westfield	0.7839	29.63%	23,793	11,941	11,852
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 80,299</u>	<u>\$ 40,299</u>	<u>\$ 40,000</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-126"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 16-126"

Parcel ID	Owner	Parcel Address	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Net AV
08-05-13-00-00-027.002	Chatham Hills LLP	802 E. 206th St., Sheridan, IN 46069	\$ 105,100	\$ -	\$ 29,300	\$ 134,400	\$ 45,000	\$ 21,035	\$ -	\$ 68,365
			<u>\$ 105,100</u>	<u>\$ -</u>	<u>\$ 29,300</u>	<u>\$ 134,400</u>	<u>\$ 45,000</u>	<u>\$ 21,035</u>	<u>\$ -</u>	<u>\$ 68,365</u>

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-126"

EXHIBIT 6

Estimated Impact to other Governmental Entities

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Hamilton County, Indiana

Calculation of Estimated District Tax Rate Impact

	<u>Washington Twp.</u>	<u>Westfield City</u>
<u>District Tax Rate Impact - Year 1 of Annexation</u>		
Estimated District Tax Rate (1)	\$ 2.5173	\$ 2.9659
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.5173	\$ 2.9659
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.5173	\$ 2.9659
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.5173	\$ 2.9659
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%

(1) Based upon certified Pay 2016 tax rates plus an estimated 3.9% statewide growth factor

(2) The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Hamilton County, Indiana

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2017 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924
Washington Township	0.3762	0.3762	0.3762	0.3762	0.3762
Westfield Library	0.0372	0.0372	0.0372	0.0372	0.0372
Westfield School Corporation	1.8082	1.8082	1.8082	1.8082	1.8082
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	-	-	-	-	-
Total	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>
<u>After Annexation</u>	Estimated Pay 2017 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924
Washington Township	0.0104	0.0104	0.0104	0.0104	0.0104
Westfield Library	0.0372	0.0372	0.0372	0.0372	0.0372
Westfield School Corporation	1.8082	1.8082	1.8082	1.8082	1.8082
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	0.8145	0.8145	0.8145	0.8145	0.8145
Total	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>

The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 100,000.00	\$ 850.84	\$ 850.84	\$ -	0.00%
City of Westfield	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

Assumes residential property is homestead property and receives homestead, supplemental homestead and mortgage deductions

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Hamilton County, Indiana

Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 242,000.00	\$ 4,840.00	\$ 4,840.00	\$ -	0.00%
City of Westfield	242,000.00	4,840.00	4,840.00	-	0.00%

NOTES

Agricultural property is limited to a 2% maximum property tax rate.

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Hamilton County, Indiana

Commercial

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 500,000.00	\$ 12,586.45	\$ 12,586.45	\$ -	0.00%
City of Westfield	500,000.00	14,829.65	14,829.65	-	0.00%

NOTE: The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Hamilton County, Indiana

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2016	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,846,497	\$ 3,846,495	\$ (2)	\$ 3,846,481	\$ (14)	\$ 3,846,451	\$ (31)	\$ 3,846,390	\$ (61)
Adams Township	20,438	20,438	(0)	20,438	(0)	20,438	(0)	20,437	(0)
Clay Township	411,005	411,004	(0)	411,003	(1)	411,000	(3)	410,993	(7)
Delaware Township	38,644	38,644	(0)	38,644	(0)	38,644	(0)	38,643	(1)
Fall Creek Township	45,101	45,101	(0)	45,101	(0)	45,100	(0)	45,100	(1)
Jackson Township	22,647	22,647	(0)	22,647	(0)	22,646	(0)	22,646	(0)
Noblesville Township	109,601	1,049	(0)	1,049	(0)	1,048	(1)	1,046	(2)
Washington Township	57,046	57,046	(0)	57,046	(0)	57,046	(0)	57,045	(1)
Wayne Township	18,722	18,722	(0)	18,721	(0)	18,721	(0)	18,721	(0)
White River Township	19,730	19,730	(0)	19,730	(0)	19,730	(0)	19,729	(0)
Carmel Civil City	3,253,801	1,531	(2)	1,519	(12)	1,493	(26)	1,442	(52)
Noblesville Civil City	1,813,889	1,813,888	(1)	1,813,882	(7)	1,813,867	(14)	1,813,839	(29)
Arcadia Civil Town	42,093	42,093	(0)	42,092	(0)	42,092	(0)	42,091	(1)
Atlanta Civil Town	12,404	3,461	(0)	3,461	(0)	3,461	(0)	3,461	(0)
Cicero Civil Town	103,111	103,111	(0)	103,111	(0)	103,110	(1)	103,108	(2)
Fishers Civil Town	2,013,281	2,013,280	(1)	2,013,273	(7)	2,013,257	(16)	2,013,225	(32)
Sheridan Civil Town	79,057	79,057	(0)	79,057	(0)	79,056	(1)	79,055	(1)
Westfield Civil Town	1,048,905	1,048,920	15	1,049,010	90	1,049,209	199	1,049,607	398
Carmel Schools	3,245,300	3,245,298	(2)	3,245,286	(12)	3,245,261	(26)	3,245,209	(52)
Hamilton Heights Schools	572,000	572,000	(0)	571,998	(2)	571,993	(5)	571,984	(9)
HSE Schools	3,339,814	3,339,812	(2)	3,339,800	(12)	3,339,774	(27)	3,339,720	(53)
Noblesville Schools	1,877,000	1,876,999	(1)	1,876,992	(7)	1,876,977	(15)	1,876,947	(30)
Sheridan Schools	293,886	293,886	(0)	293,885	(1)	293,882	(2)	293,878	(5)
Westfield Schools	1,835,115	1,835,114	(1)	1,835,107	(7)	1,835,093	(15)	1,835,064	(29)
Hamilton North Public Library	34,110	34,110	(0)	34,110	(0)	34,110	(0)	34,109	(1)
Carmel-Clay Public Library	373,151	412,419	(0)	412,417	(1)	412,414	(3)	412,408	(6)
Hamilton East Public Library	426,035	426,035	(0)	426,034	(2)	426,030	(3)	426,023	(7)
Sheridan Public Library	16,264	16,264	(0)	16,264	(0)	16,263	(0)	16,263	(0)
Westfield Public Library	61,221	61,221	(0)	61,221	(0)	61,220	(0)	61,219	(1)
Hamilton County Solid Waste	43,263	43,263	(0)	43,263	(0)	43,263	(0)	43,262	(1)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Hamilton County, Indiana

Summary of Estimated Impact on County Option Income Taxes

Government Unit	Certified 2016 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 35,643,274	\$ 35,643,274	\$ -	\$ 35,643,215	\$ (59)	\$ 35,642,557	\$ (658)	\$ 35,641,241	\$ (1,315)
Adams Township	189,387	189,387	-	189,387	(0)	189,383	(3)	189,376	(7)
Clay Township	3,808,542	3,808,542	-	3,808,536	(6)	3,808,465	(70)	3,808,325	(141)
Delaware Township	358,095	358,095	-	358,094	(1)	358,088	(7)	358,075	(13)
Fall Creek Township	417,925	417,925	-	417,924	(1)	417,917	(8)	417,901	(15)
Jackson Township	209,853	209,853	-	209,853	(0)	209,849	(4)	209,841	(8)
Noblesville Township	1,015,607	1,015,607	-	1,015,605	(2)	1,015,587	(19)	1,015,549	(37)
Washington Township	528,616	528,616	-	528,615	(1)	528,605	(10)	528,586	(20)
Wayne Township	173,482	173,482	-	173,482	(0)	173,479	(3)	173,472	(6)
White River Township	182,826	182,826	-	182,826	(0)	182,822	(3)	182,816	(7)
Carmel Civil City	30,151,095	30,151,095	-	30,151,045	(50)	30,150,488	(556)	30,149,376	(1,113)
Noblesville Civil City	16,808,268	16,808,268	-	16,808,240	(28)	16,807,930	(310)	16,807,310	(620)
Arcadia Civil Town	390,048	390,048	-	390,047	(1)	390,040	(7)	390,026	(14)
Atlanta Civil Town	114,944	114,944	-	114,944	(0)	114,942	(2)	114,937	(4)
Cicero Civil Town	955,470	955,470	-	955,468	(2)	955,451	(18)	955,416	(35)
Fishers Civil Town	18,655,919	18,655,919	-	18,655,888	(31)	18,655,544	(344)	18,654,855	(689)
Sheridan Civil Town	732,578	732,578	-	732,577	(1)	732,563	(14)	732,536	(27)
Westfield Civil Town	9,719,598	9,719,598	-	9,719,812	214	9,722,191	2,379	9,726,949	4,758
Hamilton North Public Library	316,080	316,080	-	316,079	(1)	316,074	(6)	316,062	(12)
Carmel-Clay Public Library	3,457,774	3,457,774	-	3,457,768	(6)	3,457,704	(64)	3,457,577	(128)
Hamilton East Public Library	3,947,824	3,947,824	-	3,947,817	(7)	3,947,745	(73)	3,947,599	(146)
Sheridan Public Library	150,706	150,706	-	150,706	(0)	150,703	(3)	150,697	(6)
Westfield Public Library	567,298	567,298	-	567,297	(1)	567,287	(10)	567,266	(21)
Hamilton County Airport	32,941	32,941	-	32,941	(0)	32,940	(1)	32,939	(1)
Hamilton County Solid Waste	400,896	400,896	-	400,895	(1)	400,888	(7)	400,873	(15)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-126"

Hamilton County, Indiana

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2016	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,876,843	\$ 3,876,843	\$ -	\$ 3,877,982	\$ 1,139	\$ 3,881,400	\$ 3,418	\$ 3,891,654	\$ 10,254
Adams Township	5,791	5,791	-	5,791	-	5,791	-	5,791	-
Clay Township	117,455	117,455	-	117,455	-	117,455	-	117,455	-
Delaware Township	6,014	6,014	-	6,014	-	6,014	-	6,014	-
Fall Creek Township	16,783	16,783	-	16,783	-	16,783	-	16,783	-
Jackson Township	13,676	13,676	-	13,676	-	13,676	-	13,676	-
Noblesville Township	49,903	49,903	-	49,903	-	49,903	-	49,903	-
Washington Township	110,550	110,550	-	110,594	44	110,727	133	111,125	398
Wayne Township	4,726	4,726	-	4,726	-	4,726	-	4,726	-
White River Township	62	62	-	62	-	62	-	62	-
Carmel Civil City	1,132,485	1,132,485	-	1,132,485	-	1,132,485	-	1,132,485	-
Noblesville Civil City	5,155,218	5,155,218	-	5,155,218	-	5,155,218	-	5,155,218	-
Arcadia Civil Town	33,004	33,004	-	33,004	-	33,004	-	33,004	-
Atlanta Civil Town	6,434	6,434	-	6,434	-	6,434	-	6,434	-
Cicero Civil Town	99,068	99,068	-	99,068	-	99,068	-	99,068	-
Fishers Civil Town	1,431,012	1,431,012	-	1,431,012	-	1,431,012	-	1,431,012	-
Sheridan Civil Town	256,430	256,430	-	256,430	-	256,430	-	256,430	-
Westfield Civil Town	3,430,772	3,430,772	-	3,433,506	2,734	3,441,706	8,201	3,466,308	24,602
Carmel Schools	1,002,043	1,002,043	-	1,002,043	-	1,002,043	-	1,002,043	-
Hamilton Heights Schools	198,047	198,047	-	198,047	-	198,047	-	198,047	-
HSE Schools	2,562,340	2,562,340	-	2,562,340	-	2,562,340	-	2,562,340	-
Noblesville Schools	4,423,662	4,423,662	-	4,423,662	-	4,423,662	-	4,423,662	-
Sheridan Schools	178,342	178,342	-	178,342	-	178,342	-	178,342	-
Westfield Schools	7,986,350	7,986,350	-	7,990,339	3,989	8,002,305	11,966	8,038,204	35,899
Hamilton North Public Library	17,168	17,168	-	17,168	-	17,168	-	17,168	-
Carmel-Clay Public Library	121,645	121,645	-	121,645	-	121,645	-	121,645	-
Hamilton East Public Library	450,084	450,084	-	450,084	-	450,084	-	450,084	-
Sheridan Public Library	14,657	14,657	-	14,657	-	14,657	-	14,657	-
Westfield Public Library	195,986	195,986	-	196,092	106	196,408	317	197,358	950
Hamilton County Solid Waste	43,724	43,724	-	43,734	10	43,763	29	43,851	88

NOTE: Assumes all non-annexation levies grow at the same rate as assessed value growth

ORDINANCE 16-47

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the “Council”) has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on December 12, 2016, as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 16-126); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the north side of 206th Street and east of Oak Ridge Road, and adjacent to the existing corporate limits along all boundaries of the Annexation Area, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF JANUARY, 2017.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 16-47** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 16-47
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 16-47
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA

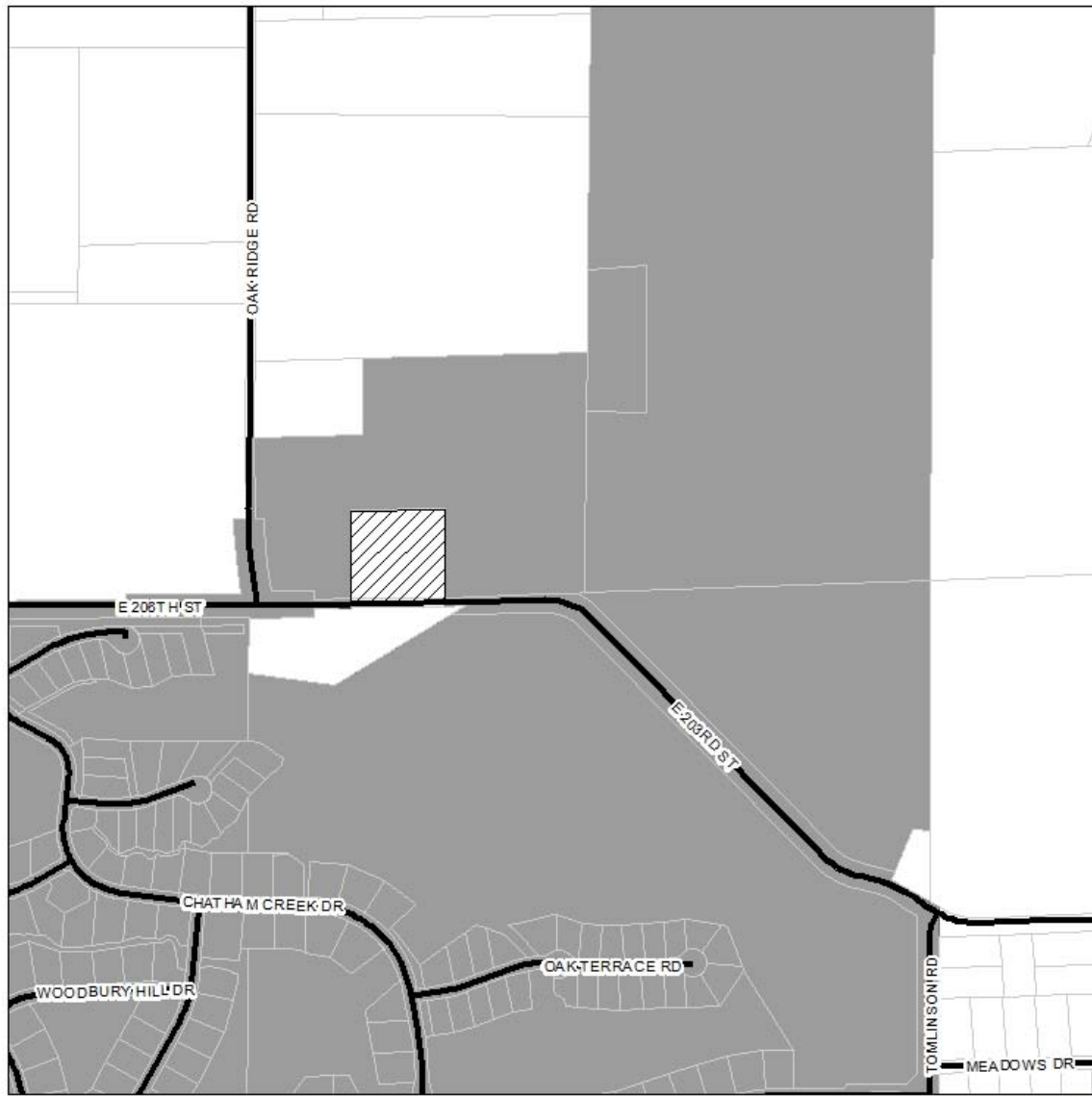


EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

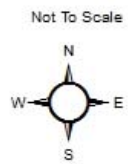


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes one (1) parcel of land:

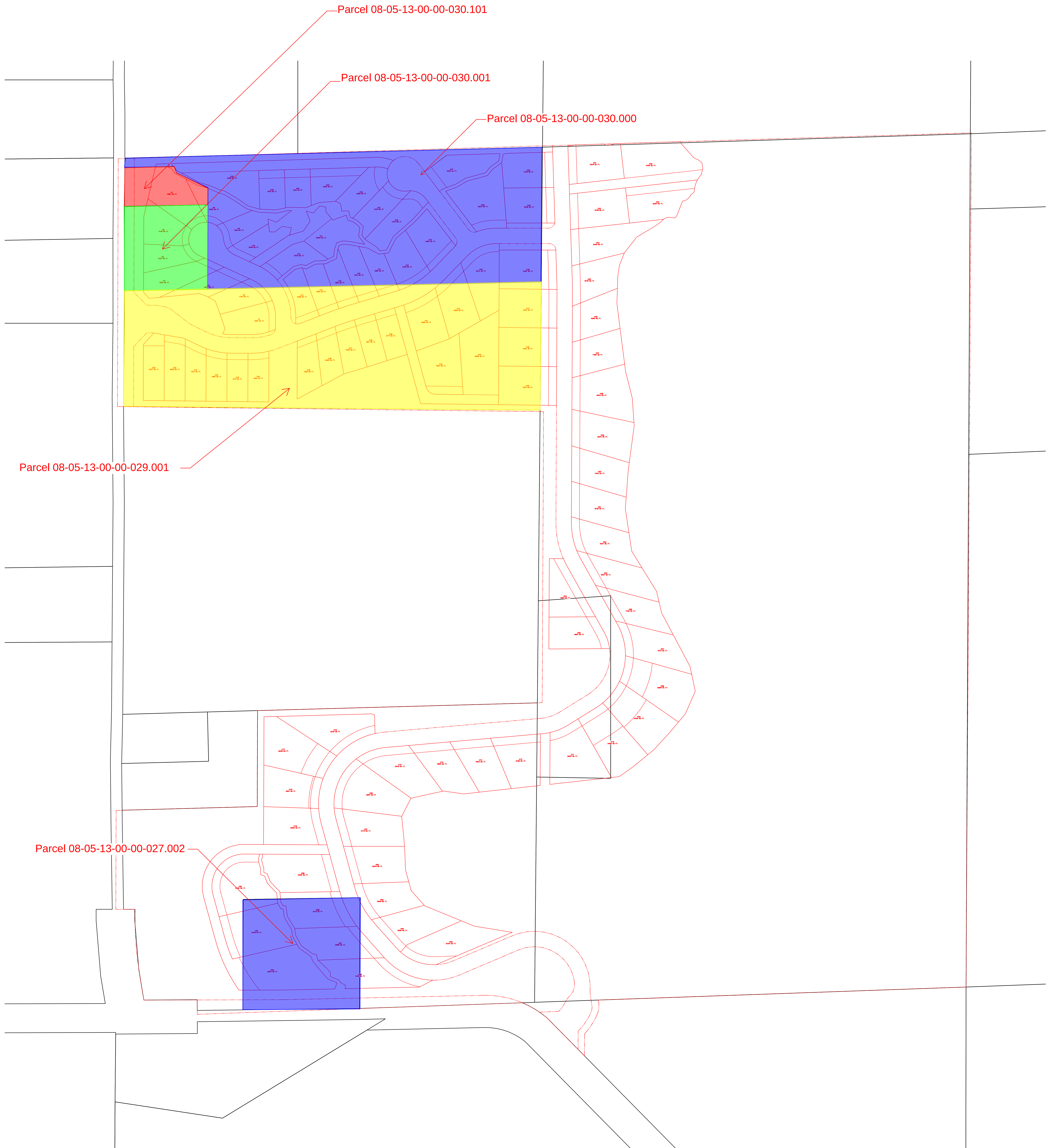
Parcel No. 08-05-13-00-00-027.002

A Part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Quarter Section; thence North 88 degrees 55 minutes 44 seconds East (assumed basis of bearings) along the South line of said Quarter Section 395.64 feet to a Railroad spike, being the Point of Beginning; thence North 0 degrees 00 minutes 00 seconds East, parallel with the West line of said Quarter 360.06 feet to a 5/8" rebar with red cap; thence North 88 degrees 55 minutes 44 seconds East, parallel with the South line of said Quarter Section 363.00 feet to a 5/8" rebar with red cap; thence South 0 degrees 00 minutes 00 seconds West, parallel with the West line of said Quarter Section, 360.06 feet to a Railroad spike on the South line of said Quarter Section; thence South 88 degrees 55 minutes 44 seconds West along said South line; 363.00 feet to the point of beginning and containing 3.00 acres, more or less. Subject to the right of way for 206th Street off the entire South side thereof.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of 206th Street.



Annexation Area

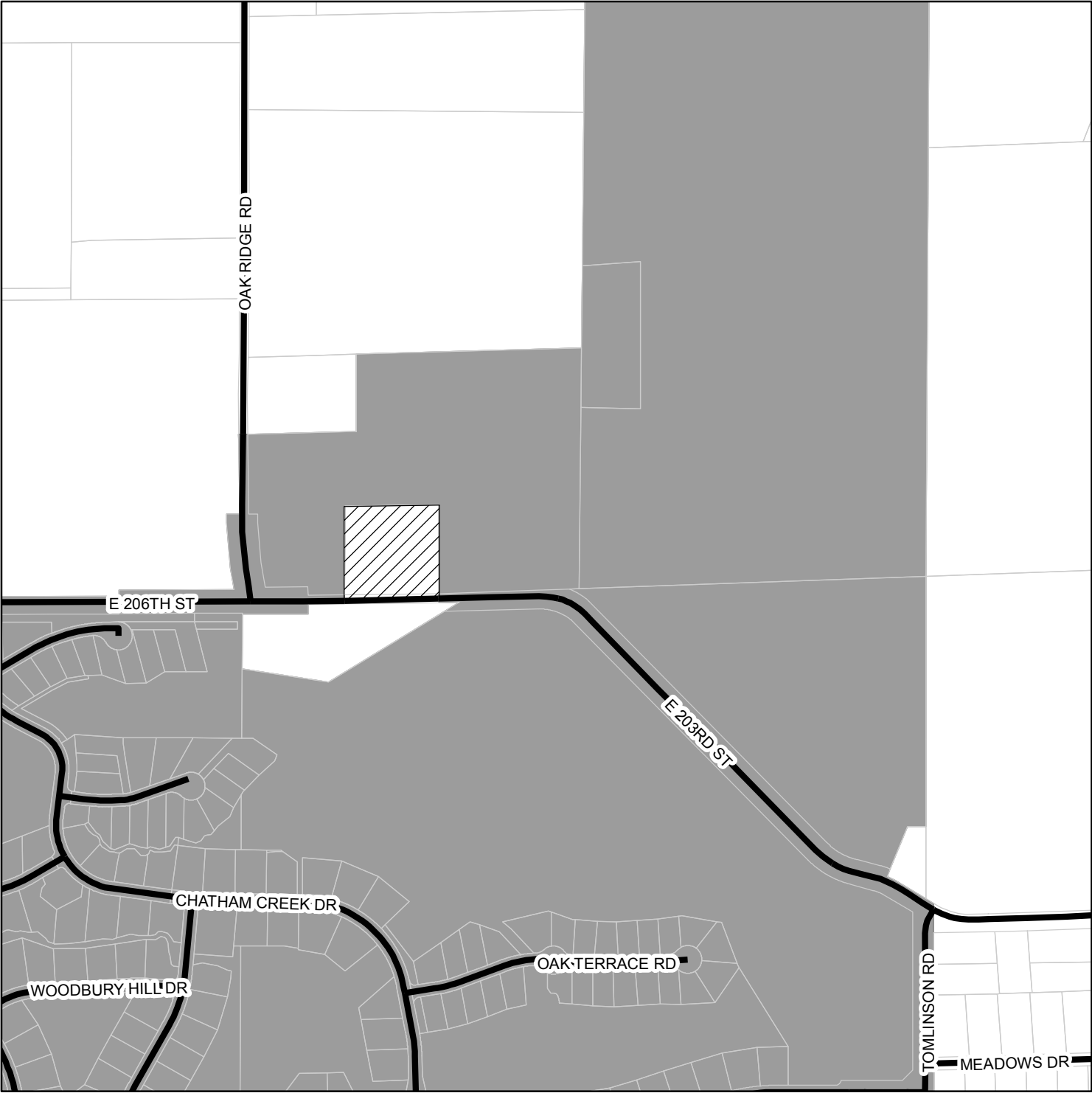
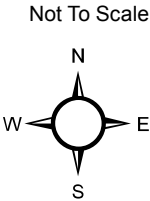


EXHIBIT LEGEND

- | | | | |
|---|----------------------|---|---------|
|  | ANNEXATION AREA |  | PARCELS |
|  | EXISTING CITY LIMITS |  | STREETS |



RESOLUTION 16-127

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 16-47

WHEREAS, the City of Westfield (the “City”) desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the “Fiscal Plan”) and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF JANUARY, 2017, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 16-127 was delivered to the Mayor of Westfield
on the _____ day of January, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 16-127
this _____ day of January, 2017.

I hereby VETO Resolution 16-127
this _____ day of January, 2017.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA



EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |



EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTIONS

This description includes one (1) parcel of land:

Parcel No. 08-05-24-00-00-004.000

Part of the Northwest Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning 1394 feet Northerly of the center of Section 24, Township 19 North, Range 3 East, and on the East line of the Northwest Quarter of said Section; thence North 56 degrees 50.5 minutes West on and along the center of a Country Road, 135.5 feet; thence North 68 degrees 13.5 minutes West on and along said centerline 45 feet; thence North 22 degrees 05 minutes East 227.00 feet; thence South 89 degrees 15 minutes East 70.00 feet to the East line of said Northwest Quarter; thence South on and along said East line 300.00 feet to the place of beginning, containing 0.69 acres, more or less

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Cox Avenue/203rd Street.



Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

**Generally described as real estate located on the
northwest corner of Cox Avenue/203rd Street and Tomlinson Road**

**This Fiscal Plan Supports
Ordinance 16-48**

**This Fiscal Plan is Exhibit C
of Resolution 16-127**

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the “City”) and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the “Annexation Area”, as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City’s corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4**).
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5**).

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

Parcel Analysis

A. Description

The Annexation Area is generally described as real estate located on the the northwest corner of Cox Avenue/203rd Street and Tomlinson Road (see attached **Exhibit 1**) and encompasses an area of approximately 0.69 acres. The Annexation Area is the first in a series of annexations of various properties zoned by an amendment to the Chatham Hills PUD District (Ordinance No. 16-46).

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area has an estimated three (3) inhabitants and contains one (1) residential structure and accessory structure.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is Planned Unit Development District (Chatham Hills PUD District Ordinance No. 13-24, as amended by Ordinance Nos. 15-28 and 16-46).

E. Property Tax Assessment

The 2016 pay 2017 total net assessed valuation of all real property and its improvements located within the Annexation Area is \$114,300.

F. Municipal Property Tax Rate

The existing 2015 pay 2016 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.4228 per \$100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

The build-out of the Annexation Area is planned to include a portion of a larger residential golf course development pursuant to the approved Chatham Hills Planned Unit Development District. Site construction for the Annexation Area is planned by the developer to be initiated in 2017. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Single-Family Homes¹:

- 2017: One (1) unit with an estimated market value of \$500,000 per unit.

Estimated property taxes and revenue generated from the projected build-out are set forth in Exhibit 3, Table 1 and Table 2.

¹ Improvements are estimated to be comparable to the following subdivisions in Westfield: Hidden Oaks of the Bridgewater Club.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2016 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The forty-five (45) uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The seventy (70) Firefighters, EMS and Paramedics personnel employed by the Fire Department of the City respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of the City and throughout the remainder of Washington Township, Hamilton County (the “Township”).

The personnel of the Fire Department are assigned to three (3) fire stations located on Dartown Road (headquarters), 151st Street, and Grassy Branch Road. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout the Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and

replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (“MVH”) fund, the Local Road and Street Fund (“LR&S”), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S was approximately \$1.7 million in 2015, which is approximately \$8,057 per road mile².

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, based upon estimated 0.19 miles (1000 feet) of new road miles to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the “Utility”) operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility’s water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility’s policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility’s policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major

² Based on an estimated two hundred and eleven miles of road.

interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

D. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

Provision of planned service of a non-capital nature within one year: The Annexation Area will have full access to existing park facilities and will continue to be supported by the City. The incremental cost to maintain park facilities is set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The capital services required for future growth in parks will be accomplished through the annual budgeting process, and the collection of park impact fees from new development will defray the costs to maintain the community's current level of service of park facilities. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Clerk-Treasurer's Office

The Clerk-Treasurer of the City is responsible for the maintenance of all City records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Economic and Community Development Department

a. Planning and Zoning Services

The Economic and Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals. These

responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Economic Development Services

The Economic and Community Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

c. Building and Construction Services

The Economic and Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

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Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$114,300. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately one hundred (100) feet of road.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

Assuming the annexation is effective prior to January 1, 2018; the property within the Annexation Area will then be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2018, will not be realized until May and November of 2019. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is not subdivided and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2016 is \$2.4228. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$2.8546, an increase of \$0.4318. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction



EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |



Exhibit 2

Annexation Area: Legal Description

This description includes one (1) parcel of land:

Parcel No. 08-05-24-00-00-004.000

Part of the Northwest Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning 1394 feet Northerly of the center of Section 24, Township 19 North, Range 3 East, and on the East line of the Northwest Quarter of said Section; thence North 56 degrees 50.5 minutes West on and along the center of a Country Road, 135.5 feet; thence North 68 degrees 13.5 minutes West on and along said centerline 45 feet; thence North 22 degrees 05 minutes East 227.00 feet; thence South 89 degrees 15 minutes East 70.00 feet to the East line of said Northwest Quarter; thence South on and along said East line 300.00 feet to the place of beginning, containing 0.69 acres, more or less

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Cox Avenue/203rd Street.

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-127"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Computation of Estimated Property Taxes

<u>Year</u>	<u>Estimated Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Net Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
1st	\$ 112,600 (1)	\$ 71,065 (2)	\$ 41,535	\$ 0.7839 (3)	\$ 326
2nd	500,000	206,200	293,800	0.7839	2,303
3rd	500,000	206,200	293,800	0.7839	2,303
4th	500,000	206,200	293,800	0.7839	2,303
5th	500,000	206,200	293,800	0.7839	2,303

(1) Assumes 1 home is built at \$500,000 per home

(2) Assumes homestead, supplemental homestead and mortgage deductions on all homes

(3) Assumes the final tax rate for 2016

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Estimated Revenue Generated

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Net Assessed Value	\$ 41,535	\$ 293,800	\$ 293,800	\$ 293,800	\$ 293,800
Property Tax Revenue	326	2,303	2,303	2,303	2,303
Income Tax - COIT	-	130	921	921	921
Excise Tax/CVET	15	90	90	90	90
Circuit Breaker Reduction (1)	-	(822)	(822)	(822)	(822)
Motor Vehicle Highway	-	-	-	-	-
Local Roads & Street	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenue	<u>\$ 341</u>	<u>\$ 1,701</u>	<u>\$ 2,492</u>	<u>\$ 2,492</u>	<u>\$ 2,492</u>

(1) Estimated Circuit Breaker reduction based upon Pay 2016 tax rate and estimated build out

General Notes

- Five years is considered a standard planning period for annexation analysis.
- Population based revenue will not go up unless a Census occurs or a Special Census is prepared.

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Police (1)	\$ 75	\$ 433	\$ 551	\$ 590	\$ 620
Fire (1)	26	224	336	378	397
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	50	50	200	220	231
Park (1)	18	79	83	87	92
<u>Admin. & General Dpts. (1)</u>					
Administrative	18	396	416	437	458
Community Dev. Planning	5	114	120	126	132
Building Dept.	1	27	28	30	31
Information Tech.	7	168	176	185	194
Clerk	3	63	66	69	73
Mayor	1	15	16	17	17
City Council	1	15	16	17	17
Street Dept	11	249	261	275	288
Total Non-Capital Costs	<u>\$ 215</u>	<u>\$ 1,833</u>	<u>\$ 2,270</u>	<u>\$ 2,430</u>	<u>\$ 2,552</u>

(1) Assumes allocation of the specific budget; in the event you need further information, please contact the City. The increase in Street cost is due to the increase in road mileage.

(2) No additional cost is estimated to be incurred.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Estimated Capital Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Street Department (1)	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lighting (1)	-	-	-	-	-
Wastewater (1)	-	-	-	-	-
Water (1)	-	-	-	-	-
Electric (1)	-	-	-	-	-
Cumulative Capital (1)	-	-	-	-	-
Cumulative Fire (1)	-	-	-	-	-
Total Capital Costs	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(1) No capital costs are expected to occur, in this time period, in the Area.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Fiscal Plan Summary

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>	<u>Total</u>
Revenue	\$ 341	\$ 1,701	\$ 2,492	\$ 2,492	\$ 2,492	\$ 9,518
Non-Capital Costs	215	1,833	2,270	2,430	2,552	9,300
Capital Costs	-	-	-	-	-	-
Net	<u>\$ 126</u>	<u>\$ (132)</u>	<u>\$ 222</u>	<u>\$ 62</u>	<u>\$ (60)</u>	<u>\$ 218</u>
Percentage	<u>37.0%</u>	<u>-7.8%</u>	<u>8.9%</u>	<u>2.5%</u>	<u>-2.4%</u>	<u>2.3%</u>

General Notes

- Five years is considered a standard planning period for annexation analysis.
- To be funded by the General Fund balance

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-127"

EXHIBIT 4

Property Tax Impact & Circuit Breaker Report by Parcel

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-24-00-00-004.000**

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ 110,900	\$ 110,900
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	3,000	3,000
Other Deductions	-	-
Homestead - Supplemental Deduction	23,065	23,065
Net Assessed Value	\$ 39,835	\$ 39,835
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 1,054	\$ 882
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 1,054</u>	<u>\$ 882</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 1,700	\$ 1,700
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 45	\$ 38
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 45</u>	<u>\$ 38</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 1,099	\$ 920
Plus School Referendum (Tax Rate .2090)	\$ 87	\$ 87
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 1,186</u>	<u>\$ 1,006</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-24-00-00-004.000 - Current

<u>Before Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 117	\$ -	\$ 117
Washington Township	0.3621	16.36%	150	-	150
Westfield Library	0.0358	1.62%	15	-	15
Westfield School Corporation	1.5313	69.17%	637	-	637
Solid Waste District	0.0032	0.14%	1	-	1
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 920</u>	<u>\$ -</u>	<u>\$ 920</u>
 <u>After Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 117	\$ -	\$ 117
Washington Township	0.0100	0.38%	4	-	4
Westfield Library	0.0358	1.35%	15	-	15
Westfield School Corporation	1.5313	57.88%	636	-	636
Solid Waste District	0.0032	0.12%	1	-	1
City of Westfield	0.7839	29.63%	326	-	326
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 1,099</u>	<u>\$ -</u>	<u>\$ 1,099</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Future
Parcel #08-05-24-00-00-004.000 (All Original Parcels Combined into One)**

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ 500,000	\$ 500,000
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	3,000	3,000
Other Deductions	-	-
Homestead - Supplemental Deduction	158,200	158,200
Net Assessed Value	\$ 293,800	\$ 293,800
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 7,773	\$ 6,504
Circuit Breaker Credit - (1% Cap)	2,773	1,504
Estimated Net Property Taxes Paid by Owner	<u>\$ 5,000</u>	<u>\$ 5,000</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 5,000	\$ 5,000
Plus School Referendum (Tax Rate .2090)	\$ 614	\$ 614
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 5,614</u>	<u>\$ 5,614</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit - Parcel #08-05-24-00-00-004.000 - Future Combined

Before Annexation

	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 828	\$ 191	\$ 637
Washington Township	0.3621	16.36%	1,064	246	818
Westfield Library	0.0358	1.62%	105	24	81
Westfield School Corporation	1.5313	69.17%	4,498	1,041	3,457
Solid Waste District	0.0032	0.14%	9	2	7
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 6,504</u>	<u>\$ 1,504</u>	<u>\$ 5,000</u>

After Annexation

	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 827	\$ 295	\$ 532
Washington Township	0.0100	0.38%	29	10	19
Westfield Library	0.0358	1.35%	105	38	67
Westfield School Corporation	1.5313	57.88%	4,500	1,605	2,895
Solid Waste District	0.0032	0.12%	9	3	6
City of Westfield	0.7839	29.63%	2,303	822	1,481
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 7,773</u>	<u>\$ 2,773</u>	<u>\$ 5,000</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-127"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 16-127"

Parcel ID	Owner	Parcel Address	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Net AV
08-05-24-00-00-004.000	Chatham Hills LLP	1210 E. 230th St., Sheridan, IN 46069	\$ 110,900	\$ -	\$ 1,700	\$ 112,600	\$ 45,000	\$ 23,065	\$ 3,000	\$ 41,535
			\$ 110,900	\$ -	\$ 1,700	\$ 112,600	\$ 45,000	\$ 23,065	\$ 3,000	\$ 41,535

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-127"

EXHIBIT 6

Estimated Impact to other Governmental Entities

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Hamilton County, Indiana

Calculation of Estimated District Tax Rate Impact

	<u>Washington Twp.</u>	<u>Westfield City</u>
<u>District Tax Rate Impact - Year 1 of Annexation</u>		
Estimated District Tax Rate (1)	\$ 2.5173	\$ 2.9659
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.5173	\$ 2.9659
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.5173	\$ 2.9659
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.5173	\$ 2.9659
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%

(1) Based upon certified Pay 2016 tax rates plus an estimated 3.9% statewide growth factor

(2) The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Hamilton County, Indiana

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2017 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924
Washington Township	0.3762	0.3762	0.3762	0.3762	0.3762
Westfield Library	0.0372	0.0372	0.0372	0.0372	0.0372
Westfield School Corporation	1.8082	1.8082	1.8082	1.8082	1.8082
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	-	-	-	-	-
Total	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>
<u>After Annexation</u>	Estimated Pay 2017 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924
Washington Township	0.0104	0.0104	0.0104	0.0104	0.0104
Westfield Library	0.0372	0.0372	0.0372	0.0372	0.0372
Westfield School Corporation	1.8082	1.8082	1.8082	1.8082	1.8082
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	0.8145	0.8145	0.8145	0.8145	0.8145
Total	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>

The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 100,000.00	\$ 850.84	\$ 850.84	\$ -	0.00%
City of Westfield	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

Assumes residential property is homestead property and receives homestead, supplemental homestead and mortgage deductions

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Hamilton County, Indiana

Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 242,000.00	\$ 4,840.00	\$ 4,840.00	\$ -	0.00%
City of Westfield	242,000.00	4,840.00	4,840.00	-	0.00%

NOTES

Agricultural property is limited to a 2% maximum property tax rate.

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Hamilton County, Indiana

Commercial

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 500,000.00	\$ 12,586.45	\$ 12,586.45	\$ -	0.00%
City of Westfield	500,000.00	14,829.65	14,829.65	-	0.00%

NOTE: The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Hamilton County, Indiana

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2016	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,846,497	\$ 3,846,495	\$ (2)	\$ 3,846,481	\$ (14)	\$ 3,846,467	\$ (14)	\$ 3,846,454	\$ (14)
Adams Township	20,438	20,438	(0)	20,438	(0)	20,438	(0)	20,438	(0)
Clay Township	411,005	411,004	(0)	411,003	(1)	411,001	(1)	411,000	(1)
Delaware Township	38,644	38,644	(0)	38,644	(0)	38,644	(0)	38,644	(0)
Fall Creek Township	45,101	45,101	(0)	45,101	(0)	45,101	(0)	45,100	(0)
Jackson Township	22,647	22,647	(0)	22,647	(0)	22,646	(0)	22,646	(0)
Noblesville Township	109,601	1,049	(0)	1,049	(0)	1,048	(0)	1,048	(0)
Washington Township	57,046	57,046	(0)	57,046	(0)	57,046	(0)	57,046	(0)
Wayne Township	18,722	18,722	(0)	18,721	(0)	18,721	(0)	18,721	(0)
White River Township	19,730	19,730	(0)	19,730	(0)	19,730	(0)	19,730	(0)
Carmel Civil City	3,253,801	1,531	(2)	1,519	(12)	1,508	(12)	1,496	(12)
Noblesville Civil City	1,813,889	1,813,888	(1)	1,813,882	(7)	1,813,875	(7)	1,813,869	(7)
Arcadia Civil Town	42,093	42,093	(0)	42,092	(0)	42,092	(0)	42,092	(0)
Atlanta Civil Town	12,404	3,461	(0)	3,461	(0)	3,461	(0)	3,461	(0)
Cicero Civil Town	103,111	103,111	(0)	103,111	(0)	103,110	(0)	103,110	(0)
Fishers Civil Town	2,013,281	2,013,280	(1)	2,013,273	(7)	2,013,266	(7)	2,013,259	(7)
Sheridan Civil Town	79,057	79,057	(0)	79,057	(0)	79,057	(0)	79,056	(0)
Westfield Civil Town	1,048,905	1,048,920	15	1,049,010	90	1,049,100	90	1,049,190	90
Carmel Schools	3,245,300	3,245,298	(2)	3,245,286	(12)	3,245,275	(12)	3,245,263	(12)
Hamilton Heights Schools	572,000	572,000	(0)	571,998	(2)	571,996	(2)	571,993	(2)
HSE Schools	3,339,814	3,339,812	(2)	3,339,800	(12)	3,339,788	(12)	3,339,776	(12)
Noblesville Schools	1,877,000	1,876,999	(1)	1,876,992	(7)	1,876,985	(7)	1,876,979	(7)
Sheridan Schools	293,886	293,886	(0)	293,885	(1)	293,884	(1)	293,883	(1)
Westfield Schools	1,835,115	1,835,114	(1)	1,835,107	(7)	1,835,101	(7)	1,835,094	(7)
Hamilton North Public Library	34,110	34,110	(0)	34,110	(0)	34,110	(0)	34,110	(0)
Carmel-Clay Public Library	373,151	412,419	(0)	412,417	(1)	412,416	(1)	412,415	(1)
Hamilton East Public Library	426,035	426,035	(0)	426,034	(2)	426,032	(2)	426,030	(2)
Sheridan Public Library	16,264	16,264	(0)	16,264	(0)	16,264	(0)	16,263	(0)
Westfield Public Library	61,221	61,221	(0)	61,221	(0)	61,220	(0)	61,220	(0)
Hamilton County Solid Waste	43,263	43,263	(0)	43,263	(0)	43,263	(0)	43,263	(0)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Hamilton County, Indiana

Summary of Estimated Impact on County Option Income Taxes

Government Unit	Certified 2016 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 35,643,274	\$ 35,643,274	\$ -	\$ 35,643,238	\$ (36)	\$ 35,642,983	\$ (255)	\$ 35,642,729	\$ (255)
Adams Township	189,387	189,387	-	189,387	(0)	189,385	(1)	189,384	(1)
Clay Township	3,808,542	3,808,542	-	3,808,538	(4)	3,808,511	(27)	3,808,484	(27)
Delaware Township	358,095	358,095	-	358,095	(0)	358,092	(3)	358,090	(3)
Fall Creek Township	417,925	417,925	-	417,925	(0)	417,922	(3)	417,919	(3)
Jackson Township	209,853	209,853	-	209,853	(0)	209,851	(1)	209,850	(1)
Noblesville Township	1,015,607	1,015,607	-	1,015,606	(1)	1,015,599	(7)	1,015,591	(7)
Washington Township	528,616	528,616	-	528,615	(1)	528,612	(4)	528,608	(4)
Wayne Township	173,482	173,482	-	173,482	(0)	173,481	(1)	173,479	(1)
White River Township	182,826	182,826	-	182,826	(0)	182,825	(1)	182,823	(1)
Carmel Civil City	30,151,095	30,151,095	-	30,151,065	(30)	30,150,849	(215)	30,150,634	(215)
Noblesville Civil City	16,808,268	16,808,268	-	16,808,251	(17)	16,808,131	(120)	16,808,011	(120)
Arcadia Civil Town	390,048	390,048	-	390,048	(0)	390,045	(3)	390,042	(3)
Atlanta Civil Town	114,944	114,944	-	114,944	(0)	114,943	(1)	114,942	(1)
Cicero Civil Town	955,470	955,470	-	955,469	(1)	955,462	(7)	955,455	(7)
Fishers Civil Town	18,655,919	18,655,919	-	18,655,900	(19)	18,655,767	(133)	18,655,634	(133)
Sheridan Civil Town	732,578	732,578	-	732,577	(1)	732,572	(5)	732,567	(5)
Westfield Civil Town	9,719,598	9,719,598	-	9,719,728	130	9,720,649	921	9,721,570	921
Hamilton North Public Library	316,080	316,080	-	316,080	(0)	316,077	(2)	316,075	(2)
Carmel-Clay Public Library	3,457,774	3,457,774	-	3,457,771	(3)	3,457,746	(25)	3,457,721	(25)
Hamilton East Public Library	3,947,824	3,947,824	-	3,947,820	(4)	3,947,792	(28)	3,947,764	(28)
Sheridan Public Library	150,706	150,706	-	150,706	(0)	150,705	(1)	150,704	(1)
Westfield Public Library	567,298	567,298	-	567,297	(1)	567,293	(4)	567,289	(4)
Hamilton County Airport	32,941	32,941	-	32,941	(0)	32,941	(0)	32,940	(0)
Hamilton County Solid Waste	400,896	400,896	-	400,896	(0)	400,893	(3)	400,890	(3)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-127"

Hamilton County, Indiana

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2016	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,876,843	\$ 3,876,843	\$ -	\$ 3,877,138	\$ 295	\$ 3,877,433	\$ 295	\$ 3,877,728	\$ 295
Adams Township	5,791	5,791	-	5,791	-	5,791	-	5,791	-
Clay Township	117,455	117,455	-	117,455	-	117,455	-	117,455	-
Delaware Township	6,014	6,014	-	6,014	-	6,014	-	6,014	-
Fall Creek Township	16,783	16,783	-	16,783	-	16,783	-	16,783	-
Jackson Township	13,676	13,676	-	13,676	-	13,676	-	13,676	-
Noblesville Township	49,903	49,903	-	49,903	-	49,903	-	49,903	-
Washington Township	110,550	110,550	-	110,560	10	110,570	10	110,580	10
Wayne Township	4,726	4,726	-	4,726	-	4,726	-	4,726	-
White River Township	62	62	-	62	-	62	-	62	-
Carmel Civil City	1,132,485	1,132,485	-	1,132,485	-	1,132,485	-	1,132,485	-
Noblesville Civil City	5,155,218	5,155,218	-	5,155,218	-	5,155,218	-	5,155,218	-
Arcadia Civil Town	33,004	33,004	-	33,004	-	33,004	-	33,004	-
Atlanta Civil Town	6,434	6,434	-	6,434	-	6,434	-	6,434	-
Cicero Civil Town	99,068	99,068	-	99,068	-	99,068	-	99,068	-
Fishers Civil Town	1,431,012	1,431,012	-	1,431,012	-	1,431,012	-	1,431,012	-
Sheridan Civil Town	256,430	256,430	-	256,430	-	256,430	-	256,430	-
Westfield Civil Town	3,430,772	3,430,772	-	3,431,594	822	3,432,416	822	3,433,238	822
Carmel Schools	1,002,043	1,002,043	-	1,002,043	-	1,002,043	-	1,002,043	-
Hamilton Heights Schools	198,047	198,047	-	198,047	-	198,047	-	198,047	-
HSE Schools	2,562,340	2,562,340	-	2,562,340	-	2,562,340	-	2,562,340	-
Noblesville Schools	4,423,662	4,423,662	-	4,423,662	-	4,423,662	-	4,423,662	-
Sheridan Schools	178,342	178,342	-	178,342	-	178,342	-	178,342	-
Westfield Schools	7,986,350	7,986,350	-	7,987,955	1,605	7,989,560	1,605	7,991,165	1,605
Hamilton North Public Library	17,168	17,168	-	17,168	-	17,168	-	17,168	-
Carmel-Clay Public Library	121,645	121,645	-	121,645	-	121,645	-	121,645	-
Hamilton East Public Library	450,084	450,084	-	450,084	-	450,084	-	450,084	-
Sheridan Public Library	14,657	14,657	-	14,657	-	14,657	-	14,657	-
Westfield Public Library	195,986	195,986	-	196,024	38	196,062	38	196,100	38
Hamilton County Solid Waste	43,724	43,724	-	43,727	3	43,730	3	43,733	3

NOTE: Assumes all non-annexation levies grow at the same rate as assessed value growth

ORDINANCE 16-48

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the “Council”) has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on December 12, 2016, as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 16-126); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the northwest corner of Cox Avenue/203rd Street and Tomlinson Road, and adjacent to the existing corporate limits along the northern and western boundaries of the Annexation Area, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF JANUARY, 2017.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 16-48** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 16-48
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 16-48
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA



EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

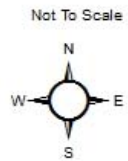


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes one (1) parcel of land:

Parcel No. 08-05-24-00-00-004.000

Part of the Northwest Quarter of Section 24, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows: Beginning 1394 feet Northerly of the center of Section 24, Township 19 North, Range 3 East, and on the East line of the Northwest Quarter of said Section; thence North 56 degrees 50.5 minutes West on and along the center of a Country Road, 135.5 feet; thence North 68 degrees 13.5 minutes West on and along said centerline 45 feet; thence North 22 degrees 05 minutes East 227.00 feet; thence South 89 degrees 15 minutes East 70.00 feet to the East line of said Northwest Quarter; thence South on and along said East line 300.00 feet to the place of beginning, containing 0.69 acres, more or less

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Cox Avenue/203rd Street.

Annexation Area

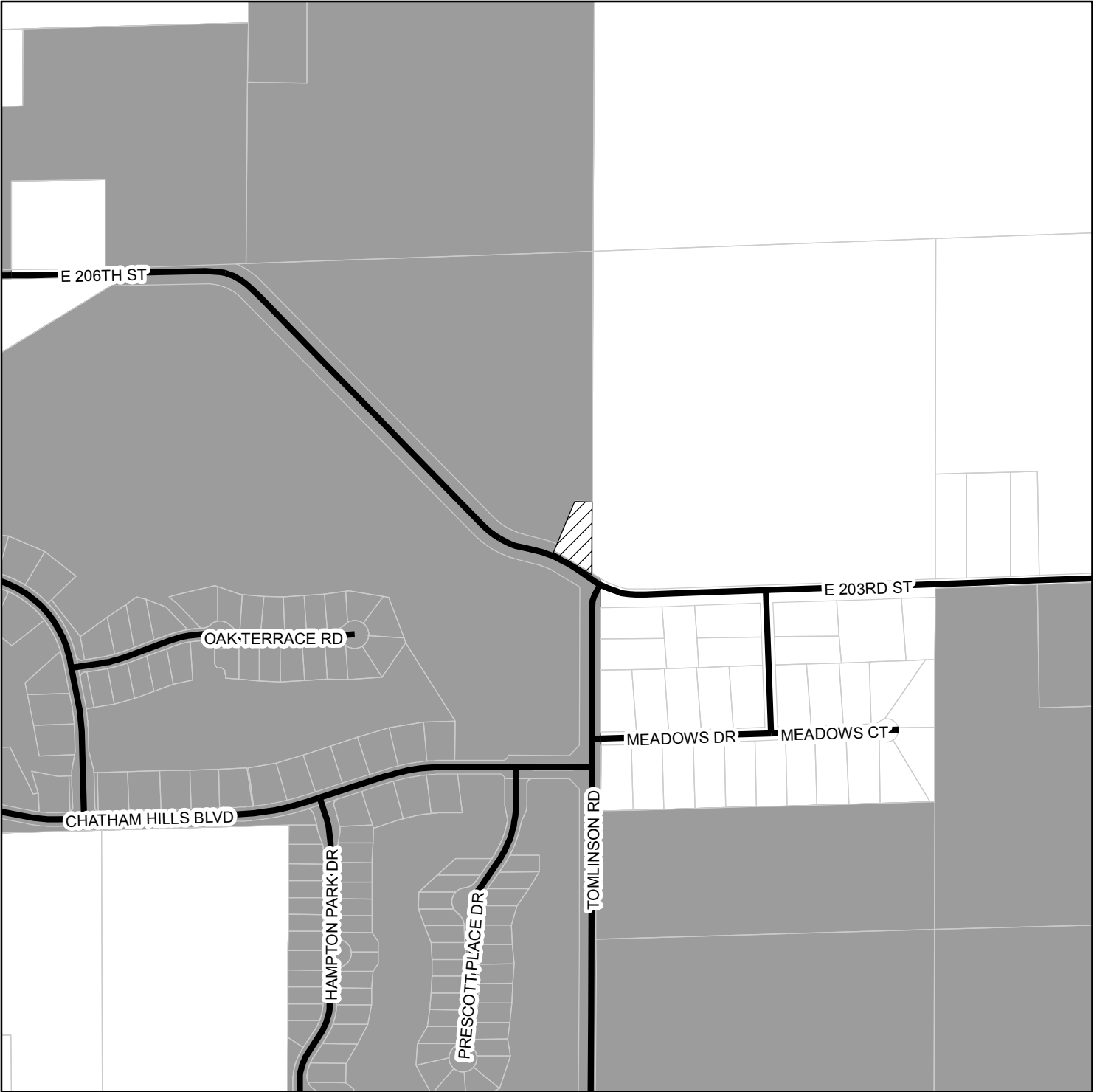
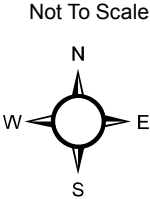


EXHIBIT LEGEND

- | | | | |
|---|----------------------|---|---------|
|  | ANNEXATION AREA |  | PARCELS |
|  | EXISTING CITY LIMITS |  | STREETS |



RESOLUTION 16-128

A RESOLUTION ADOPTING A FISCAL PLAN FOR THE ANNEXATION OF LANDS DEFINED IN ORDINANCE 16-49

WHEREAS, the City of Westfield (the “City”) desires to annex certain parcels as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) into the municipality; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-3.1 a fiscal plan must be prepared and adopted by resolution prior to such annexation; and,

WHEREAS, the required fiscal plan, included as **Exhibit C** (the “Fiscal Plan”) and attached hereto and made a part hereof, has been prepared and presented to the Council for consideration; and

WHEREAS, the Fiscal Plan has been reviewed and complies with the requirements of Indiana Code § 36-4-3-13.

NOW, THEREFORE, BE IT RESOLVED that the Fiscal Plan attached hereto and made a part hereof is hereby approved and adopted by the Westfield City Council.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ADOPTED AND PASSED THIS _____ DAY OF JANUARY, 2017, BY THE WESTFIELD CITY COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that RESOLUTION 16-128 was delivered to the Mayor of Westfield
on the _____ day of January, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution 16-128
this _____ day of January, 2017.

J. Andrew Cook, Mayor

I hereby VETO Resolution 16-128
this _____ day of January, 2017.

J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA



EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |



EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTIONS

This description includes four (4) parcels of land:

Parcel No. 08-05-13-00-00-029.001

Part of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point of the West line of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, which is 411.19 feet South 00 degrees 00 minutes 00 seconds (assumed bearing) of the Northwest corner of said West Half; thence North 88 degrees 04 minutes 29 seconds East parallel with the North line of said West Half 1324.68 feet to the East line of said West Half; thence South 00 degrees 04 minutes 32 seconds West on and along said East line 415.00 feet; thence North 89 degrees 30 minutes 47 seconds West 1323.43 feet to the West line of said West Half; thence North 00 degrees 00 minutes 00 seconds on and along said West line 359.25 feet to the place of beginning, containing 11.763 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.

ALSO INCLUDING:

Parcel No. 08-05-13-00-00-030.000

A part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 13, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 25.00 feet along the West line of said Southwest Quarter to the Northwest corner of a 2.500 acre tract of land described in Instrument No. 35665 and recorded in Deed Record 311, page 460 in the records of Hamilton County, Indiana, the next Four (4) courses are along the boundary of said 2.500 acre tract of land; 1.) thence North 88 degrees 04 minutes 29 seconds East 166.00 feet (North 89 degrees 03 minutes East 166.00 feet deed) parallel with the North line of said Southwest Quarter; 2.) thence South 20 degrees 06 minutes 31 seconds East 20.00 feet (South 19 degrees 08 minutes East 20.00 feet deed); 3.) thence South 65 degrees 05 minutes 39 seconds East 108.52 feet (South 63 degrees 41 minutes East 110.58 feet deed) 4.) thence South 00 degrees 00 minutes 00 seconds 318.17 feet parallel with the West line of said Southwest Quarter to the South line of 12 ½ acres off the North end of the West half of said Southwest Quarter; thence North 88 degrees 04 minutes 29 seconds East 1,053.32 feet along the South line of said 12 ½ acre tract of land to its Southeast corner and the East line of the West half of said Southwest Quarter; thence North 00 degrees 04 minutes 32

seconds East 411.21 feet along the East line of the West half of said Southwest Quarter to the Northeast corner of the West half of said Southwest Quarter, said corner is collinear with and equidistant from the Northeast corner and the Northwest corner of said Southwest Quarter; thence South 88 degrees 04 minutes 29 seconds West 1,325.22 feet along the North line of said Southwest Quarter to the point of beginning.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.

ALSO INCLUDING:

**Parcel Nos. 08-05-13-00-00-030.001
08-05-13-00-00-030.101**

A part of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Beginning on the west line of said half-quarter section a distance of 25.00 feet South from the northwest corner of said half-quarter section (this and all subsequent bearings in this description being based on the same system); thence North 89 degrees 03 minutes East 166.00 feet parallel with the north line of said half-quarter section; thence South 19 degrees 08 minutes East 20.00 feet; thence South 63 degrees 41 minutes East 110.58 feet; thence South 349.40 feet parallel with the west line of said half-quarter section; thence South 89 degrees 03 minutes West 271.36 feet parallel with the north line of said half-quarter section to the west line of said half quarter section; thence North 417.42 feet along said west line to the point of beginning and containing 2.500 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.



Fiscal Plan for the Voluntary Annexation of Real Estate Contiguous to the City of Westfield, Indiana

**Generally described as real estate located on the
east side of Oak Ridge Road and north of 206th Street**

**This Fiscal Plan Supports
Ordinance 16-49**

**This Fiscal Plan is Exhibit C
of Resolution 16-128**

Introduction

The purpose of this report is to outline the estimated fiscal impact of annexation upon the City of Westfield, Hamilton County, Indiana (the “City”) and ability of the City to provide necessary municipal capital and non-capital services to an area proposed for annexation. The area proposed for annexation that is analyzed in this report is referred to as the “Annexation Area”, as further described herein, and is located adjacent to the existing corporate limits of the City. The annexation is one hundred percent (100%) voluntary.

The Indiana Statute (I.C. § 36-4-3-13(d)) governing annexation activity by the City requires the preparation of a written fiscal plan and the establishment of an annexation policy, by resolution, as of the date of the annexation ordinance. The fiscal plan is required to address the following, as further summarized herein and the exhibits attached hereto:

1. The cost estimates of planned services, capital and non-capital in nature, to be provided within the area proposed for annexation (as set forth in **Exhibit 3**).
2. The method or methods of financing the planned services.
3. The plan for the organization and extension of services.
4. Municipal services of a non-capital nature, including police protection, fire protection, street and road maintenance and other non-capital services, to be provided within one (1) year of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the city limits.
5. Municipal services of a capital improvement nature, including street construction, sewer facilities, water facilities and storm water drainage facilities, to be provided within three (3) years of the effective date of the annexation ordinance to the extent that such services are equivalent in standard and scope to those services already provided within the City’s corporate limits.
6. Estimated effect of the proposed annexation on taxpayers in each of the political subdivisions to which the proposed annexation applies, including the expected tax rates, tax levies, expenditure levels, service levels and annual service payments in those subdivisions for four (4) years (as set forth in **Exhibit 4** and **Exhibit 6**).
7. Estimated effect of the proposed annexation on city finances and revenue for the next four (4) years (as set forth in **Exhibit 3** and **Exhibit 4**).
8. Estimated impact on political subdivisions in the county that are not part of the annexation and on taxpayers in those political subdivisions for four (4) years (as set forth in **Exhibit 6**).
9. A list of all parcels of property in the proposed annexation area, including the name of the parcel owner, the parcel number and the most recent assessed value of the parcel (as set forth in **Exhibit 5**).

This report contains an analysis of the revenues and expenditures that will result from the annexation of certain territory by the City. While the City is committed to providing the highest quality service to all areas of the community, the dollar figures presented here are only estimates and are subject to change. Variations may occur depending upon the rate and extent of future development, an increase or decrease in the cost of providing municipal services, or fluctuations in future property assessments.

City of Westfield Annexation Philosophy and Plan

A. Fiscal Policy of the City

The annexation policies of the City are expected to correspond with the fiscal policies of the City. Therefore, it is the policy of the City that annexation(s) should only be undertaken under circumstances which are not adverse to the fiscal interests of the current residents and taxpayers of the City.

B. General Philosophy and Plan

The philosophy and plan of the City is to annex real estate into its corporate limits in accordance with the terms of Title 36, Article 4, Chapter 3 of the Indiana Code. The adoption of an ordinance authorizing such annexation shall:

1. Provide the residents of the City with a broad, stable and growing economic tax base; and,
2. Provide a plan for the quality and quantity of urban development in a coordinated manner; and,
3. Provide for preservation and enhancement of the public's overall health, safety, and welfare, regarding all of the City's residents; and,
4. Allow for the provision of services to the annexed area in a cost effective manner that will not significantly impact existing residents.

C. Further the City Shall:

1. First seek the voluntary annexations of new developments contiguous to the current City boundaries. It is the preference of the City to implement annexation action under the most amenable conditions possible. Therefore, in cases where it is practical and possible to achieve consensus, the City prefers to proceed with annexation under the "voluntary" provisions of the statute (I.C. § 36-4-3-5);
2. Enhance the existing assessed valuation of the municipality through voluntary annexations;
3. Consider any requests for voluntary annexation from existing parcels; and
4. Consider any forced annexations that will positively impact the future economic development opportunity of the community.

Parcel Analysis

A. Description

The Annexation Area is generally described as real estate located on east side of Oak Ridge Road and north of 206th Street (see attached **Exhibit 1**) and encompasses an area of approximately twenty-four (24) acres. The Annexation Area is the first in a series of annexations of various properties zoned by an amendment to the Chatham Hills PUD District (Ordinance No. 16-46).

B. Contiguity

Property contiguous with the City's corporate limits may be annexed into the City's corporate limits (I.C. § 36-4-3-1.5). I.C. § 36-4-3-1.5 provides that property is considered "contiguous" if at least one-eighth (1/8) of the aggregate external boundaries of the property coincides with the boundaries of the City's corporate limits. In determining if property is contiguous, a strip of land less than one hundred fifty (150) feet wide which connects the City's corporate limits to the Annexation Area is not considered a part of the boundaries of either the City's corporate limits or the property to be annexed. The Annexation Area meets the contiguity requirements of I.C. § 36-4-3-1.5.

C. Population and Structures

The Annexation Area has an estimated three (12) inhabitants and contains four (4) residential structures and nine (9) accessory structures.

D. Zoning

The Annexation Area is currently located within the planning and zoning jurisdiction of the City through a joinder agreement with Washington Township served by the Westfield-Washington Township Advisory Plan Commission. If annexed, then the parcels will remain in the same planning jurisdiction. The zoning designation of the Annexation Area is Planned Unit Development District (Chatham Hills PUD District Ordinance No. 13-24, as amended by Ordinance Nos. 15-28 and 16-46).

E. Property Tax Assessment

The 2016 pay 2017 total net assessed valuation of all real property and its improvements located within the Annexation Area is \$790,500.

F. Municipal Property Tax Rate

The existing 2015 pay 2016 property tax rate assessed to all real property and its improvements within the Annexation Area is \$2.4228 per \$100 of assessed valuation. This is the total Washington Township tax rate assessed to all real property and its improvements, subject to any property tax "cap" which may apply.

G. Council District

The Annexation Area will be incorporated into Council District 3.

H. Proposed Build-out

The build-out of the Annexation Area is planned to include a portion of a larger residential golf course development pursuant to the approved Chatham Hills Planned Unit Development District. Site construction for the Annexation Area is planned by the developer to be initiated in 2017. For purposes of this analysis, the following improvements are projected to be completed during the five (5) year period following annexation:

a. Single-Family Homes¹:

- 2017: Ten (10) unit with an estimated market value of \$600,000 per unit.
- 2018: Ten (10) unit with an estimated market value of \$600,000 per unit.
- 2019: Ten (10) unit with an estimated market value of \$600,000 per unit.
- 2020: Ten (10) unit with an estimated market value of \$600,000 per unit.
- 2021: Ten (10) unit with an estimated market value of \$600,000 per unit.

Estimated property taxes and revenue generated from the projected build-out are set forth in **Exhibit 3**, Table 1 and Table 2.

¹ Improvements are estimated to be comparable to the following subdivisions in Westfield: Dartmouth Park at Chatham Hills, The Terrace at Chatham Hills, and Chatham Creek at Chatham Hills.

Municipal Services

The City currently extends to its citizens a range of public services. These services are provided by different municipal departments. Each department has a unique function within the municipal service system of the City. These departments include: Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development.

Each of the municipal service sectors are analyzed in this section to determine the impact of annexation on their ability to provide both capital and non-capital services to the area proposed for annexation as required by Indiana law. The method used to determine the fiscal impact of annexation is known as "fiscal impact analysis".

Fiscal impact analysis is a method of evaluation that is used to measure and project the direct public costs and revenues associated with residential and non-residential growth within a municipality. It explores public (government) costs and revenues. It does not consider private costs of public actions. Therefore, special assessments on real property or the value of land dedications required of developers are considered private revenues. Individual services contracted for homeowners associations, neighborhoods, and similar groups are also considered private.

All municipal departments were analyzed to determine the extent of the effect of annexation. The Police, Fire, Public Works, Clerk/Treasurer's Office, Informatics, Administration, Parks and Recreation, and Economic and Community Development were identified as being affected by the annexation of new territory.

The cost estimates of planned services to be furnished to the Annexation Area have been computed based on the 2016 budget. Input from all departments was gathered, and a careful analysis was prepared in an effort to meet all the requirements of Indiana Code § 36-4-3. Each capital service was assessed by Department of Public Works and where required, specific improvements and costs have been programmed. The findings and proposed improvements for each capital service are detailed in this report. Some services may already be available to the Annexation Area, while others will have to be initiated. In each case, it is shown in this report, that service is being/will be proposed to the Annexation Area, in a manner equivalent in standard and scope to the services being providing within the City's corporate boundaries.

The existing levels and costs of service provisions for each department are outlined below:

A. Police Department

The forty-five (45) uniformed officers of the Police Department of the City provide the citizens of the City with public safety and emergency response service throughout the corporate limits of the City. The individual services include: neighborhood patrols for the prevention of crime; detection and apprehension of criminal offenders; resolution of domestic disputes; anti-crime and anti-drug public education; traffic control and accident reporting; and the creation and maintenance of a general feeling of safety and security throughout the community.

The services provided by the Police Department vary in their individual requirements for personnel and financial resources and are subject to annual review and approval by the City Council.

Annual operating costs associated with the incremental cost of one (1) uniformed police officer(s) include salary, overtime pay, holiday pay, clothing and uniform allowance, health insurance, training, pension benefits and administrative overhead.

Capital one-time costs associated with the addition of one (1) uniformed police officer(s) include a patrol vehicle and related equipment. These costs have not been factored together to arrive at necessary service level increases for various areas under consideration for annexation.

The City will provide police service to the Annexation Area upon the effective date of annexation through the extension of an existing patrol area with existing personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts pressure on the existing staffing levels.

Provision of planned services of a capital improvement nature within three years: Any additional capital requirements can be accommodated in future budgets through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

B. Fire Department

The seventy (70) Firefighters, EMS and Paramedics personnel employed by the Fire Department of the City respond to fire emergencies, chemical and hazardous material spills, and general life safety emergencies throughout the corporate limits of the City and throughout the remainder of Washington Township, Hamilton County (the “Township”).

The personnel of the Fire Department are assigned to three (3) fire stations located on Dartown Road (headquarters), 151st Street, and Grassy Branch Road. Each station is the primary respondent to emergencies within its assigned geographical area. Secondary response is provided by personnel and equipment by volunteer and paid city and town fire departments in adjacent communities.

The existing Fire Department currently has the entire responsibility for services throughout the Township; therefore, the annexation of this new territory will not change the impact or the need for additional personnel.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel because current services already serve the Township.

Provision of planned service of a capital nature within three years: The capital services required for future growth in the fire services for the Township will be managed through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3, and Table 4.

C. Public Works Department

a. Street Division

The Street Division is part of the Public Works Department of the City and has responsibility for the maintenance and upkeep of all streets and public rights-of-way within the corporate limits of the City. Maintenance activities include potholes and curb repair, mowing of weeds and other vegetation, street sweeping, sign maintenance and

replacement, pavement striping, and snow removal. It is also responsible for reconstruction of sidewalks and policing of rights-of-way to support safe travel.

Other responsibilities include resurfacing and reconstruction of all public roads with the exception of the roads falling under the jurisdiction of the Indiana Department of Transportation or the Hamilton County Highway Department. These operations are primarily funded from the Motor Vehicle Highway (“MVH”) fund, the Local Road and Street Fund (“LR&S”), and the Road and Street Improvement Fund. The budgeted expenditures for MVH and LR&S was approximately \$1.7 million in 2015, which is approximately \$8,057 per road mile².

Provision of planned service of a non-capital nature within one year: Street Division services can be provided for the Annexation Area with existing personnel, based upon estimated 0.19 miles (1000 feet) of new road miles to be built by the developer within the Annexation Area. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The intent of the City with respect to future road construction is to require future developers to improve, or contribute financially to the improvement of existing roadways in accordance with the impact of any proposed development. Potential road improvements are evaluated each year and the Annexation Area will be part of that annual review process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Water and Sewer Services

Citizens Westfield Water, LLC and Citizens Westfield Wastewater, LLC (collectively the “Utility”) operates the water and wastewater works within the City. Services for both water and sewer are provided within the corporate limits of the City and into portions of the Township. The Annexation Area is not currently served by the Utility’s water and sewer service.

The Utility provides the service of pumping water from the water source, treating the water to some level, distributing the water into the system of water lines, storing the water for peak demand and fire protection purposes, and maintaining the system, in its entirety. The Utility meets the parameters of providing access to water utility service, to a property, when a water distribution line is within the distributive area of a main trunk line or lateral line. When water lines are already developed with respect to a specific property, the water utility is made directly available to that property when a water line is located within three hundred (300) lineal feet of the nearest property line of the developed parcel.

Fire hydrants are generally supported by the user charge system of the Utility. The developer of any new development is generally responsible for installing the fire hydrants necessary to protect the proposed development from catastrophic fire, unless otherwise provided by the Utility or the Utility’s policies.

The installation and extension of sewer service for any proposed development in the Annexation Area will be provided in accordance with the Utility’s policies. The Utility provides access to wastewater collection, treatment and disposal service to all properties within the corporate limits of the City. The Utility meets the parameters of providing access to wastewater service when the parcel is within the drainage watershed of a major

² Based on an estimated two hundred and eleven miles of road.

interceptor, trunk or lateral sewer which ultimately delivers wastewater to the wastewater treatment plant. In cases where sewer laterals are made available to developed parcels, the standard for service is met when the Utility's sewer is located within three hundred (300) lineal feet of the nearest property line of the parcel.

Property tax revenues are not a part of the Utility's budget. In addition to monthly service charges, the Utility has established a system of fees for other services such as various connection fees, and/or supplemental fees for special facilities installed to meet the needs and demands of various customers. The cost of extending water and wastewater lines within the Utility's service area is done in accordance with the Utility's policies. The Utility is also subject to regulatory requirements which are administered at the State and Federal level. As such, the system of fees and charges must be adjusted from time to time to remain current with regulatory and other requirements.

D. Parks and Recreation Department

Services by the Parks and Recreation Department of the City are funded out of the City's Parks and Recreation Department budget. The existing inventory of facilities include: Armstrong Park, Old Friends Cemetery Park, Osborne Park, Raymond Worth Park, Quaker Park, Simon Moon Park, Asa Bales Park, Liberty Park, Hadley Park and Freedom Trail Park. The existing inventory of trails include: Monon, Midland Trace, Natalie Wheeler, Anna Kendall, and Cool Creek. These parks and recreation operations are supported by the City's General Fund. The Annexation Area is not anticipated to have an appreciable effect on existing park facilities and no additional costs for this function are anticipated.

Provision of planned service of a non-capital nature within one year: The Annexation Area will have full access to existing park facilities and will continue to be supported by the City. The incremental cost to maintain park facilities is set forth in **Exhibit 3**, Table 3.

Provision of planned service of a capital nature within three years: The capital services required for future growth in parks will be accomplished through the annual budgeting process, and the collection of park impact fees from new development will defray the costs to maintain the community's current level of service of park facilities. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

E. Clerk-Treasurer's Office

The Clerk-Treasurer of the City is responsible for the maintenance of all City records.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, but each annexation puts continued pressure on additional needs

Provision of planned service of a capital nature within three years: The capital services required for this department can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

F. Economic and Community Development Department

a. Planning and Zoning Services

The Economic and Community Development Department of the City is responsible for all of the planning and zoning support for the Westfield-Washington Township Advisory Plan Commission and the Westfield-Washington Township Board of Zoning Appeals. These

responsibilities currently involve the entire Township; therefore, no service level increases are expected for this division with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

b. Economic Development Services

The Economic and Community Development Department of the City is responsible for all of the economic development functions within the corporate limits of the City. No service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

c. Building and Construction Services

The Economic and Community Development Department of the City currently processes building permits throughout the entire Township. It conducts inspections on new buildings and unsafe structures. Since this service is already being provided throughout the entire Township, no service level increases are expected with respect to the Annexation Area.

Provision of planned service of a non-capital nature within one year: The services can be provided for the Annexation Area with existing personnel, who already serve the entire Township.

Provision of planned service of a capital nature within three years: The capital services required for this division can be accomplished through the annual budgeting process. Cost estimates for planned services are set forth in **Exhibit 3**, Table 3 and Table 4.

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Financial Summary

The Annexation Area has been researched and analyzed in accordance with the terms of the Indiana Code, Title 36, Article 4, Chapter 3.

The primary source of revenue for the City is that which is received from property taxes and County Option Income Tax (COIT). The existing net assessed valuation of all real property and its improvements within the Annexation Area is \$135,800. Improvements in the Annexation Area that are projected to be completed during the five (5) year period following annexation include approximately 2,684 feet of road.

As a result of additional population and road miles, the City also receives revenue from other sources that include Alcohol Gallonage Taxes, Cigarette Tax, Vehicle Excise Tax, MVH road miles tax, and LR& S road mile tax.

Assuming the annexation is effective prior to January 1, 2018; the property within the Annexation Area will then be entered into public record and assessed for taxation as an incorporated area. Revenue received by the City from property assessed on or before January 1, 2018, will not be realized until May and November of 2019. The delay in the collection of property taxes will cause the City to experience a cost of services from existing budgets due to the required provision of non-capital services in the first year following annexation. To the extent that real costs exceed revenue as a result of this annexation, the City is prepared to use funds from other budgeted line items in order to assure that services required by State Statute are provided to the Annexation Area.

Currently, the Annexation Area is not subdivided and the City will receive nominal property taxes from the existing assessed value within the Annexation Area. It should be understood, however, that the annexation of undeveloped land has a very minimal impact on municipal revenue streams and generally a minor impact on the provision of municipal services, if proper fiscal planning is performed.

When development occurs, the impact of that development on various revenue streams, as well as the impact of that development on the demand for municipal services, is to be examined by the City as a part of the development approval process. It is the City's stated goal that it seeks to establish fiscal policies which would result in no negative impact on property taxes for existing City residents as a result of growth. Therefore, the City will seek to assure that all proposed development offers a balance between the cost of services demanded and the revenues produced.

It is the intent of the City to pay for extension of all municipal services to the area from revenues generated as a result of the annexation, which will be derived from property taxes, along with other state distributions. The total property tax rate in Washington Township outside of the corporate limits for pay 2016 is \$2.4228. The tax rate for all taxpayers in the City/Washington Township, including all overlapping taxing units, is equal to \$2.8546, an increase of \$0.4318. A summary of the estimated fiscal impact is set forth in **Exhibit 3**, Table 5.

Exhibit 1

Annexation Area: Graphic Depiction



EXHIBIT LEGEND

- | | |
|--|---|
|  ANNEXATION AREA |  PARCELS |
|  EXISTING CITY LIMITS |  STREETS |

Not To Scale



Exhibit 2

Annexation Area: Legal Description

This description includes four (4) parcels of land:

Parcel No. 08-05-13-00-00-029.001

Part of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point of the West line of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, which is 411.19 feet South 00 degrees 00 minutes 00 seconds (assumed bearing) of the Northwest corner of said West Half; thence North 88 degrees 04 minutes 29 seconds East parallel with the North line of said West Half 1324.68 feet to the East line of said West Half; thence South 00 degrees 04 minutes 32 seconds West on and along said East line 415.00 feet; thence North 89 degrees 30 minutes 47 seconds West 1323.43 feet to the West line of said West Half; thence North 00 degrees 00 minutes 00 seconds on and along said West line 359.25 feet to the place of beginning, containing 11.763 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.

ALSO INCLUDING:

Parcel No. 08-05-13-00-00-030.000

A part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 13, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 25.00 feet along the West line of said Southwest Quarter to the Northwest corner of a 2.500 acre tract of land described in Instrument No. 35665 and recorded in Deed Record 311, page 460 in the records of Hamilton County, Indiana, the next Four (4) courses are along the boundary of said 2.500 acre tract of land; 1.) thence North 88 degrees 04 minutes 29 seconds East 166.00 feet (North 89 degrees 03 minutes East 166.00 feet deed) parallel with the North line of said Southwest Quarter; 2.) thence South 20 degrees 06 minutes 31 seconds East 20.00 feet (South 19 degrees 08 minutes East 20.00 feet deed); 3.) thence South 65 degrees 05 minutes 39 seconds East 108.52 feet (South 63 degrees 41 minutes East 110.58 feet deed) 4.) thence South 00 degrees 00 minutes 00 seconds 318.17 feet parallel with the West line of said Southwest Quarter to the South line of 12 ½ acres off the North end of the West half of said Southwest Quarter; thence North 88 degrees 04 minutes 29 seconds East 1,053.32 feet along the South line of said 12 ½ acre tract of land to its Southeast corner and the East line of the West half of said Southwest Quarter; thence North 00 degrees 04 minutes 32

seconds East 411.21 feet along the East line of the West half of said Southwest Quarter to the Northeast corner of the West half of said Southwest Quarter, said corner is collinear with and equidistant from the Northeast corner and the Northwest corner of said Southwest Quarter; thence South 88 degrees 04 minutes 29 seconds West 1,325.22 feet along the North line of said Southwest Quarter to the point of beginning.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.

ALSO INCLUDING:

**Parcel Nos. 08-05-13-00-00-030.001
08-05-13-00-00-030.101**

A part of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Beginning on the west line of said half-quarter section a distance of 25.00 feet South from the northwest corner of said half-quarter section (this and all subsequent bearings in this description being based on the same system); thence North 89 degrees 03 minutes East 166.00 feet parallel with the north line of said half-quarter section; thence South 19 degrees 08 minutes East 20.00 feet; thence South 63 degrees 41 minutes East 110.58 feet; thence South 349.40 feet parallel with the west line of said half-quarter section; thence South 89 degrees 03 minutes West 271.36 feet parallel with the north line of said half-quarter section to the west line of said half quarter section; thence North 417.42 feet along said west line to the point of beginning and containing 2.500 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-128"

EXHIBIT 3

TABLE 1

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Computation of Estimated Property Taxes

<u>Year</u>	<u>Estimated Assessed Value</u>	<u>Exemptions</u>	<u>Estimated Net Assessed Value</u>	<u>Tax Rate</u>	<u>Estimated Tax Revenue</u>
1st	\$ 778,800 (1)	\$ 267,850 (2)	\$ 510,950	\$ 0.7839 (3)	\$ 4,005
2nd	7,200,000	2,894,400	4,305,600	0.7839	33,752
3rd	15,000,000	6,030,000	8,970,000	0.7839	70,316
4th	22,200,000	8,924,400	13,275,600	0.7839	104,067
5th	30,000,000	12,060,000	17,940,000	0.7839	140,632

(1) Assumes 50 total homes are built at \$600,000 per home

(2) Assumes homestead, supplemental homestead and mortgage deductions on all homes

(3) Assumes the final tax rate for 2016

TABLE 2

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Estimated Revenue Generated

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Net Assessed Value	\$ 510,950	\$ 4,305,600	\$ 8,970,000	\$ 13,275,600	\$ 17,940,000
Property Tax Revenue	4,005	33,752	70,316	104,067	140,632
Income Tax - COIT	-	1,602	13,501	28,126	41,627
Excise Tax/CVET	160	1,350	2,813	4,163	5,625
Circuit Breaker Reduction (1)	(358)	(12,418)	(25,871)	(38,288)	(51,741)
Motor Vehicle Highway	-	-	-	-	-
Local Roads & Street	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Revenue	<u>\$ 3,807</u>	<u>\$ 24,286</u>	<u>\$ 60,759</u>	<u>\$ 98,068</u>	<u>\$ 136,143</u>

(1) Estimated Circuit Breaker reduction based upon Pay 2016 tax rate and estimated build out

General Notes

- Five years is considered a standard planning period for annexation analysis.
- Population based revenue will not go up unless a Census occurs or a Special Census is prepared.

TABLE 3

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Estimated Non-Capital Costs

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>
Police (1)	\$ 662	\$ 5,364	\$ 9,468	\$ 17,676	\$ 30,933
Fire (1)	910	7,798	11,697	17,545	30,703
Lighting (2)	-	-	-	-	-
Fire Hydrants (2)	-	-	-	-	-
Streets & Road Maint. (1)	50	50	300	400	420
Park (1)	218	4,896	3,917	4,308	4,524
<u>Admin. & General Dpts. (1)</u>					
Administrative	218	4,896	19,584	21,542	22,620
Community Dev. Planning	63	1,410	5,640	6,204	6,514
Building Dept.	15	333	1,332	1,465	1,538
Information Tech.	90	2,025	8,100	8,910	9,356
Clerk	35	789	3,156	3,472	3,645
Mayor	8	177	708	779	818
City Council	7	168	672	739	776
Street Dept	136	3,069	12,276	13,504	14,179
Total Non-Capital Costs	<u>\$ 2,411</u>	<u>\$ 30,975</u>	<u>\$ 76,849</u>	<u>\$ 96,544</u>	<u>\$ 126,026</u>

(1) Assumes allocation of the specific budget; in the event you need further information, please contact the City. The increase in Street cost is due to the increase in road mileage.

(2) No additional cost is estimated to be incurred.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 4

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Estimated Capital Costs

	1st Year	2nd Year	3rd Year	4th Year	5th Year
Street Department (1)	\$ -	\$ -	\$ -	\$ -	\$ -
Street Lighting (1)	-	-	-	-	-
Wastewater (1)	-	-	-	-	-
Water (1)	-	-	-	-	-
Electric (1)	-	-	-	-	-
Cumulative Capital (1)	-	-	-	-	-
Cumulative Fire (1)	-	-	-	-	-
Total Capital Costs	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

(1) No capital costs are expected to occur, in this time period, in the Area.

General Note

- Five years is considered a standard planning period for annexation analysis.

TABLE 5

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Fiscal Plan Summary

	<u>1st Year</u>	<u>2nd Year</u>	<u>3rd Year</u>	<u>4th Year</u>	<u>5th Year</u>	<u>Total</u>
Revenue	\$ 3,807	\$ 24,286	\$ 60,759	\$ 98,068	\$ 136,143	\$ 323,063
Non-Capital Costs	2,411	30,975	76,849	96,544	126,026	332,805
Capital Costs	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Net	<u>\$ 1,396</u>	<u>\$ (6,689)</u>	<u>\$ (16,090)</u>	<u>\$ 1,524</u>	<u>\$ 10,117</u>	<u>\$ (9,742)</u>
Percentage	<u>36.7%</u>	<u>-27.5%</u>	<u>-26.5%</u>	<u>1.6%</u>	<u>7.4%</u>	<u>-3.0%</u>

General Notes

- Five years is considered a standard planning period for annexation analysis.
- To be funded by the General Fund balance

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-128"

EXHIBIT 4

Property Tax Impact & Circuit Breaker Report by Parcel

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-029.001**

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ 259,600	\$ 259,600
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	75,110	75,110
Net Assessed Value	\$ 139,490	\$ 139,490
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 3,690	\$ 3,088
Circuit Breaker Credit - (1% Cap)	1,094	492
Estimated Net Property Taxes Paid by Owner	<u>\$ 2,596</u>	<u>\$ 2,596</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 17,500	\$ 17,500
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 463	\$ 387
Circuit Breaker Credit - (2% Cap)	113	37
Estimated Net Property Taxes Paid by Owner	<u>\$ 350</u>	<u>\$ 350</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 28,400	\$ 28,400
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 751	\$ 629
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 751</u>	<u>\$ 629</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 3,697	\$ 3,575
Plus School Referendum (Tax Rate .2090)	\$ 387	\$ 387
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 4,084</u>	<u>\$ 3,962</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-029.001 - Current

<u>Before Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 522	\$ 67	\$ 455
Washington Township	0.3621	16.36%	671	87	584
Westfield Library	0.0358	1.62%	66	9	57
Westfield School Corporation	1.5313	69.17%	2,839	365	2,474
Solid Waste District	0.0032	0.14%	6	1	5
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 4,104</u>	<u>\$ 529</u>	<u>\$ 3,575</u>
 <u>After Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 522	\$ 128	\$ 394
Washington Township	0.0100	0.38%	19	5	14
Westfield Library	0.0358	1.35%	66	16	50
Westfield School Corporation	1.5313	57.88%	2,838	699	2,139
Solid Waste District	0.0032	0.12%	6	1	5
City of Westfield	0.7839	29.63%	1,453	358	1,095
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 4,904</u>	<u>\$ 1,207</u>	<u>\$ 3,697</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-030.000**

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ 142,700	\$ 142,700
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	3,000	3,000
Other Deductions	-	-
Homestead - Supplemental Deduction	34,195	34,195
Net Assessed Value	\$ 60,505	\$ 60,505
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 1,601	\$ 1,339
Circuit Breaker Credit - (1% Cap)	174	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 1,427</u>	<u>\$ 1,339</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 134,600	\$ 134,600
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 3,561	\$ 2,980
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 3,561</u>	<u>\$ 2,980</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 4,988	\$ 4,319
Plus School Referendum (Tax Rate .2090)	\$ 408	\$ 408
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 5,396</u>	<u>\$ 4,727</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-030.000 - Current

<u>Before Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 549	\$ -	\$ 549
Washington Township	0.3621	16.36%	706	-	706
Westfield Library	0.0358	1.62%	70	-	70
Westfield School Corporation	1.5313	69.17%	2,988	-	2,988
Solid Waste District	0.0032	0.14%	6	-	6
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 4,319</u>	<u>\$ -</u>	<u>\$ 4,319</u>
 <u>After Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 549	\$ 19	\$ 530
Washington Township	0.0100	0.38%	20	1	19
Westfield Library	0.0358	1.35%	70	2	68
Westfield School Corporation	1.5313	57.88%	2,989	100	2,889
Solid Waste District	0.0032	0.12%	6	-	6
City of Westfield	0.7839	29.63%	1,530	52	1,478
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 5,164</u>	<u>\$ 174</u>	<u>\$ 4,990</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-030.001**

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ 103,700	\$ 103,700
Homestead - Standard Deduction	45,000	45,000
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	20,545	20,545
Net Assessed Value	\$ 38,155	\$ 38,155
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 1,009	\$ 845
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 1,009</u>	<u>\$ 845</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 16,100	\$ 16,100
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 426	\$ 356
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ 426</u>	<u>\$ 356</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 1,435	\$ 1,201
Plus School Referendum (Tax Rate .2090)	\$ 113	\$ 113
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 1,548</u>	<u>\$ 1,315</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-030.001 - Current

<u>Before Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 153	\$ -	\$ 153
Washington Township	0.3621	16.36%	196	-	196
Westfield Library	0.0358	1.62%	19	-	19
Westfield School Corporation	1.5313	69.17%	831	-	831
Solid Waste District	0.0032	0.14%	2	-	2
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 1,201</u>	<u>\$ -</u>	<u>\$ 1,201</u>
 <u>After Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 153	\$ -	\$ 153
Washington Township	0.0100	0.38%	5	-	5
Westfield Library	0.0358	1.35%	19	-	19
Westfield School Corporation	1.5313	57.88%	831	-	831
Solid Waste District	0.0032	0.12%	2	-	2
City of Westfield	0.7839	29.63%	425	-	425
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 1,435</u>	<u>\$ -</u>	<u>\$ 1,435</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

Total Annual Property Tax and Circuit Breaker Credit - Current and Estimated Change
Parcel #08-05-13-00-00-030.101

	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
<u>Homestead Portion</u>		
Gross Assessed Value	\$ -	\$ -
Homestead - Standard Deduction	-	-
Mortgage Deduction	-	-
Other Deductions	-	-
Homestead - Supplemental Deduction	-	-
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (1% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ -	\$ -
<u>Agricultural Portion</u>		
Net Assessed Value	\$ 75,900	\$ 75,900
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 2,008	\$ 1,680
Circuit Breaker Credit - (2% Cap)	490	162
Estimated Net Property Taxes Paid by Owner	\$ 1,518	\$ 1,518
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ 300	\$ 300
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 8	\$ 7
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	\$ 8	\$ 7
Total Estimated Net Property Taxes Paid by Owner	\$ 1,526	\$ 1,525
Plus School Referendum (Tax Rate .2090)	\$ 159	\$ 159
Total Estimated Net Property Taxes Paid by Owner	\$ 1,685	\$ 1,684

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit-Parcel #08-05-13-00-00-030.101 - Current

<u>Before Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 214	\$ 21	\$ 193
Washington Township	0.3621	16.36%	276	26	250
Westfield Library	0.0358	1.62%	27	3	24
Westfield School Corporation	1.5313	69.17%	1,168	112	1,056
Solid Waste District	0.0032	0.14%	2	-	2
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 1,687</u>	<u>\$ 162</u>	<u>\$ 1,525</u>
 <u>After Annexation</u>					
	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 214	\$ 52	\$ 162
Washington Township	0.0100	0.38%	8	2	6
Westfield Library	0.0358	1.35%	27	7	20
Westfield School Corporation	1.5313	57.88%	1,168	283	885
Solid Waste District	0.0032	0.12%	2	1	1
City of Westfield	0.7839	29.63%	597	145	452
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 2,016</u>	<u>\$ 490</u>	<u>\$ 1,526</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

**Total Annual Property Tax and Circuit Breaker Credit - Future
Parcel #08-05-13-00-00-027.002 (All Original Parcels Combined into One)**

<u>Homestead Portion</u>	<u>Westfield Taxing District</u>	<u>Washington Twp. Taxing District</u>
Gross Assessed Value	\$ 30,000,000	\$ 30,000,000
Homestead - Standard Deduction	2,250,000	2,250,000
Mortgage Deduction	150,000	150,000
Other Deductions	-	-
Homestead - Supplemental Deduction	9,660,000	9,660,000
Net Assessed Value	\$ 17,940,000	\$ 17,940,000
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ 474,621	\$ 397,156
Circuit Breaker Credit - (1% Cap)	174,621	97,156
Estimated Net Property Taxes Paid by Owner	<u>\$ 300,000</u>	<u>\$ 300,000</u>
<u>Agricultural Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (2% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
<u>Non-Homestead Portion</u>		
Net Assessed Value	\$ -	\$ -
Pay 2016 Tax Rate	\$ 2.6456	\$ 2.2138
Gross Taxes before Circuit Breaker	\$ -	\$ -
Circuit Breaker Credit - (3% Cap)	-	-
Estimated Net Property Taxes Paid by Owner	<u>\$ -</u>	<u>\$ -</u>
Total Estimated Net Property Taxes Paid by Owner	\$ 300,000	\$ 300,000
Plus School Referendum (Tax Rate .2090)	\$ 37,495	\$ 37,495
Total Estimated Net Property Taxes Paid by Owner	<u>\$ 337,495</u>	<u>\$ 337,495</u>

CITY OF WESTFIELD, INDIANA

Estimated Allocation of Annual Property Tax and Circuit Breaker Credit - Parcel #08-05-13-00-00-027.002 - Future Combined

Before Annexation

	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	12.71%	\$ 50,476	\$ 12,348	\$ 38,128
Washington Township	0.3621	16.36%	64,961	15,891	49,070
Westfield Library	0.0358	1.62%	6,423	1,571	4,852
Westfield School Corporation	1.5313	69.17%	274,722	67,206	207,516
Solid Waste District	0.0032	0.14%	574	140	434
Total	<u>\$ 2.2138</u>	<u>100.00%</u>	<u>\$ 397,156</u>	<u>\$ 97,156</u>	<u>\$ 300,000</u>

After Annexation

	Pay 2016 Tax Rate	Percentage of Total Rate	Estimated Gross Property Tax	Estimated Circuit Breaker Credit	Estimated Net Property Tax
Hamilton County	\$ 0.2814	10.64%	\$ 50,483	\$ 18,574	\$ 31,909
Washington Township	0.0100	0.38%	1,794	660	1,134
Westfield Library	0.0358	1.35%	6,423	2,363	4,060
Westfield School Corporation	1.5313	57.88%	274,715	101,072	173,643
Solid Waste District	0.0032	0.12%	574	211	363
City of Westfield	0.7839	29.63%	140,632	51,741	88,891
Total	<u>\$ 2.6456</u>	<u>100.00%</u>	<u>\$ 474,621</u>	<u>\$ 174,621</u>	<u>\$ 300,000</u>

NOTE: The School Corporation tax rate does not include .2090 referendum tax rate that is exempt from Circuit Breaker.

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-128"

EXHIBIT 5

Parcel Listing

CITY OF WESTFIELD, INDIANA

Parcel Listing

"Resolution No. 16-128"

Parcel ID	Owner	Parcel Address	1% Cap Property Assessed Value	2% Cap Property Assessed Value	3% Cap Property Assessed Value	Total Gross Assessed Value	Homestead Deduction	Supplemental Homestead Deduction	Mortgage Deduction	Net AV
08-05-13-00-00-029.001	Chatham Hills LLP	20991 Oak Ridge Rd, Sheridan, IN 46069	\$ 259,600	\$ 17,500	\$ 28,400	\$ 305,500	\$ 45,000	\$ 75,110	\$ -	\$ 185,390
08-05-13-00-00-030.000	Chatham Hills LLP	21019 Oak Ridge Rd, Sheridan, IN 46069	142,700		134,600	277,300	45,000	34,195	3,000	195,105
08-05-13-00-00-030.001	Chatham Hills LLP	21011 Oak Ridge Rd, Sheridan, IN 46069	103,700		16,100	119,800	45,000	20,545		54,255
08-05-13-00-00-030.101	Chatham Hills LLP	21011 Oak Ridge Rd, Sheridan, IN 46069		75,900	300	76,200				76,200
			<u>\$ 506,000</u>	<u>\$ 93,400</u>	<u>\$ 179,400</u>	<u>\$ 778,800</u>	<u>\$ 135,000</u>	<u>\$ 129,850</u>	<u>\$ 3,000</u>	<u>\$ 510,950</u>

CITY OF WESTFIELD, INDIANA

"Resolution No. 16-128"

EXHIBIT 6

Estimated Impact to other Governmental Entities

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Hamilton County, Indiana

Calculation of Estimated District Tax Rate Impact

	<u>Washington Twp.</u>	<u>Westfield City</u>
<u>District Tax Rate Impact - Year 1 of Annexation</u>		
Estimated District Tax Rate (1)	\$ 2.5173	\$ 2.9659
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Estimated Tax Rate Change (2)	\$ -	\$ -
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.5173	\$ 2.9659
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%
<u>District Tax Rate Impact - Year 5 of Annexation</u>		
Estimated District Tax Rate	\$ 2.5173	\$ 2.9659
<u>Estimated Increase/(Decrease) due to Annexation</u>		
Net Tax Rate Impact due to Annexation	\$ -	\$ -
Estimated District Tax Rate with Annexation	\$ 2.5173	\$ 2.9659
Estimated Tax Rate Increase/(Decrease) due to Annexation- Year 1	\$ -	\$ -
Estimated Percentage Increase/(Decrease) - Year 1	0.00%	0.00%

(1) Based upon certified Pay 2016 tax rates plus an estimated 3.9% statewide growth factor

(2) The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Hamilton County, Indiana

Estimated Tax Rate Impact by Political Subdivision

<u>Before Annexation</u>	Estimated Pay 2017 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924
Washington Township	0.3762	0.3762	0.3762	0.3762	0.3762
Westfield Library	0.0372	0.0372	0.0372	0.0372	0.0372
Westfield School Corporation	1.8082	1.8082	1.8082	1.8082	1.8082
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	-	-	-	-	-
Total	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>	<u>\$ 2.5173</u>
<u>After Annexation</u>	Estimated Pay 2017 Tax Rate	Estimated Year 1 Tax Rate	Estimated Year 2 Tax Rate	Estimated Year 3 Tax Rate	Estimated Year 4 Tax Rate
Hamilton County	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924	\$ 0.2924
Washington Township	0.0104	0.0104	0.0104	0.0104	0.0104
Westfield Library	0.0372	0.0372	0.0372	0.0372	0.0372
Westfield School Corporation	1.8082	1.8082	1.8082	1.8082	1.8082
Solid Waste District	0.0033	0.0033	0.0033	0.0033	0.0033
City of Westfield	0.8145	0.8145	0.8145	0.8145	0.8145
Total	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>	<u>\$ 2.9659</u>

The estimated increase in property tax levy needed to provide revenue to fund increases in the City's budget as a result of the annexation is assumed to be offset by increases in the City's assessed value as a result of the annexation. Therefore, no tax rate impact is shown.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Hamilton County, Indiana

Impact of Circuit Breaker by Property Class - Residential

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 100,000.00	\$ 850.84	\$ 850.84	\$ -	0.00%
City of Westfield	100,000.00	1,000.00	1,000.00	-	0.00%

NOTES

Assumes residential property is homestead property and receives homestead, supplemental homestead and mortgage deductions

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Hamilton County, Indiana

Agricultural (100 Acres)

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 242,000.00	\$ 4,840.00	\$ 4,840.00	\$ -	0.00%
City of Westfield	242,000.00	4,840.00	4,840.00	-	0.00%

NOTES

Agricultural property is limited to a 2% maximum property tax rate.

The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Hamilton County, Indiana

Commercial

<u>Taxing District</u>	<u>Property Value</u>	<u>Estimated 2018 Total Taxes (Year 1)</u>	<u>Estimated 2017 Total Taxes</u>	<u>Dollar Increase/ (Decrease)</u>	<u>Percentage Increase/ (Decrease)</u>
Washington Township	\$ 500,000.00	\$ 12,586.45	\$ 12,586.45	\$ -	0.00%
City of Westfield	500,000.00	14,829.65	14,829.65	-	0.00%

NOTE: The estimated tax impact is expected to remain the same over the first 5 years of the annexation.

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Hamilton County, Indiana

Summary of Estimated Impact on Auto Excise and Commercial Vehicle Taxes

Government Unit	Estimated 2016	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,846,497	\$ 3,846,473	\$ (25)	\$ 3,846,266	\$ (207)	\$ 3,845,834	\$ (431)	\$ 3,845,195	\$ (639)
Adams Township	20,438	20,438	(0)	20,437	(1)	20,434	(2)	20,431	(3)
Clay Township	411,005	411,002	(3)	410,980	(22)	410,934	(46)	410,865	(68)
Delaware Township	38,644	38,644	(0)	38,642	(2)	38,638	(4)	38,631	(6)
Fall Creek Township	45,101	45,101	(0)	45,098	(2)	45,093	(5)	45,086	(7)
Jackson Township	22,647	22,646	(0)	22,645	(1)	22,643	(3)	22,639	(4)
Noblesville Township	109,601	1,049	(1)	1,043	(6)	1,031	(12)	1,013	(18)
Washington Township	57,046	57,046	(0)	57,043	(3)	57,037	(6)	57,027	(9)
Wayne Township	18,722	18,721	(0)	18,720	(1)	18,718	(2)	18,715	(3)
White River Township	19,730	19,730	(0)	19,729	(1)	19,727	(2)	19,723	(3)
Carmel Civil City	3,253,801	1,531	(21)	1,356	(175)	991	(365)	451	(540)
Noblesville Civil City	1,813,889	1,813,878	(12)	1,813,780	(98)	1,813,577	(203)	1,813,276	(301)
Arcadia Civil Town	42,093	42,092	(0)	42,090	(2)	42,085	(5)	42,078	(7)
Atlanta Civil Town	12,404	3,461	(0)	3,460	(1)	3,459	(1)	3,457	(2)
Cicero Civil Town	103,111	103,110	(1)	103,105	(6)	103,093	(12)	103,076	(17)
Fishers Civil Town	2,013,281	2,013,269	(13)	2,013,160	(108)	2,012,934	(226)	2,012,600	(334)
Sheridan Civil Town	79,057	79,057	(1)	79,052	(4)	79,044	(9)	79,030	(13)
Westfield Civil Town	1,048,905	1,049,065	160	1,050,415	1,350	1,053,228	2,813	1,057,391	4,163
Carmel Schools	3,245,300	3,245,279	(21)	3,245,105	(175)	3,244,740	(364)	3,244,202	(539)
Hamilton Heights Schools	572,000	571,996	(4)	571,966	(31)	571,901	(64)	571,806	(95)
HSE Schools	3,339,814	3,339,793	(21)	3,339,613	(180)	3,339,238	(375)	3,338,684	(554)
Noblesville Schools	1,877,000	1,876,988	(12)	1,876,887	(101)	1,876,676	(211)	1,876,365	(312)
Sheridan Schools	293,886	293,884	(2)	293,868	(16)	293,835	(33)	293,787	(49)
Westfield Schools	1,835,115	1,835,103	(12)	1,835,004	(99)	1,834,799	(206)	1,834,494	(305)
Hamilton North Public Library	34,110	34,110	(0)	34,108	(2)	34,104	(4)	34,099	(6)
Carmel-Clay Public Library	373,151	412,419	(2)	412,399	(20)	412,357	(42)	412,295	(62)
Hamilton East Public Library	426,035	426,033	(3)	426,010	(23)	425,962	(48)	425,891	(71)
Sheridan Public Library	16,264	16,264	(0)	16,263	(1)	16,261	(2)	16,258	(3)
Westfield Public Library	61,221	61,220	(0)	61,217	(3)	61,210	(7)	61,200	(10)
Hamilton County Solid Waste	43,263	43,263	(0)	43,261	(2)	43,256	(5)	43,249	(7)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Hamilton County, Indiana

Summary of Estimated Impact on County Option Income Taxes

Government Unit	Certified 2016 Distribution	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 35,643,274	\$ 35,643,274	\$ -	\$ 35,642,831	\$ (443)	\$ 35,639,099	\$ (3,732)	\$ 35,631,323	\$ (7,776)
Adams Township	189,387	189,387	-	189,385	(2)	189,365	(20)	189,323	(41)
Clay Township	3,808,542	3,808,542	-	3,808,495	(47)	3,808,096	(399)	3,807,265	(831)
Delaware Township	358,095	358,095	-	358,091	(4)	358,053	(37)	357,975	(78)
Fall Creek Township	417,925	417,925	-	417,920	(5)	417,876	(44)	417,785	(91)
Jackson Township	209,853	209,853	-	209,850	(3)	209,828	(22)	209,783	(46)
Noblesville Township	1,015,607	1,015,607	-	1,015,594	(13)	1,015,488	(106)	1,015,266	(222)
Washington Township	528,616	528,616	-	528,609	(7)	528,554	(55)	528,439	(115)
Wayne Township	173,482	173,482	-	173,480	(2)	173,462	(18)	173,424	(38)
White River Township	182,826	182,826	-	182,824	(2)	182,805	(19)	182,765	(40)
Carmel Civil City	30,151,095	30,151,095	-	30,150,720	(375)	30,147,563	(3,157)	30,140,986	(6,578)
Noblesville Civil City	16,808,268	16,808,268	-	16,808,059	(209)	16,806,299	(1,760)	16,802,632	(3,667)
Arcadia Civil Town	390,048	390,048	-	390,043	(5)	390,002	(41)	389,917	(85)
Atlanta Civil Town	114,944	114,944	-	114,943	(1)	114,931	(12)	114,905	(25)
Cicero Civil Town	955,470	955,470	-	955,458	(12)	955,358	(100)	955,150	(208)
Fishers Civil Town	18,655,919	18,655,919	-	18,655,687	(232)	18,653,734	(1,954)	18,649,664	(4,070)
Sheridan Civil Town	732,578	732,578	-	732,569	(9)	732,492	(77)	732,332	(160)
Westfield Civil Town	9,719,598	9,719,598	-	9,719,812	214	9,722,191	2,379	9,726,949	4,758
Hamilton North Public Library	316,080	316,080	-	316,076	(4)	316,043	(33)	315,974	(69)
Carmel-Clay Public Library	3,457,774	3,457,774	-	3,457,731	(43)	3,457,369	(362)	3,456,615	(754)
Hamilton East Public Library	3,947,824	3,947,824	-	3,947,775	(49)	3,947,362	(413)	3,946,500	(861)
Sheridan Public Library	150,706	150,706	-	150,704	(2)	150,688	(16)	150,655	(33)
Westfield Public Library	567,298	567,298	-	567,291	(7)	567,232	(59)	567,108	(124)
Hamilton County Airport	32,941	32,941	-	32,941	(0)	32,937	(3)	32,930	(7)
Hamilton County Solid Waste	400,896	400,896	-	400,891	(5)	400,849	(42)	400,762	(87)

CITY OF WESTFIELD, INDIANA "RESOLUTION NO. 16-128"

Hamilton County, Indiana

Summary of Estimated Impact on Circuit Breaker Credits

Government Unit	Estimated 2016	Estimated 1st Year Annexation	\$ Change 1st Year Annexation	Estimated 2nd Year Annexation	\$ Change 2nd Year Annexation	Estimated 3rd Year Annexation	\$ Change 3rd Year Annexation	Estimated 4th Year Annexation	\$ Change 4th Year Annexation
Hamilton County	\$ 3,876,843	\$ 3,876,843	\$ -	\$ 3,877,982	\$ 1,139	\$ 3,881,400	\$ 3,418	\$ 3,891,654	\$ 10,254
Adams Township	5,791	5,791	-	5,791	-	5,791	-	5,791	-
Clay Township	117,455	117,455	-	117,455	-	117,455	-	117,455	-
Delaware Township	6,014	6,014	-	6,014	-	6,014	-	6,014	-
Fall Creek Township	16,783	16,783	-	16,783	-	16,783	-	16,783	-
Jackson Township	13,676	13,676	-	13,676	-	13,676	-	13,676	-
Noblesville Township	49,903	49,903	-	49,903	-	49,903	-	49,903	-
Washington Township	110,550	110,550	-	110,594	44	110,727	133	111,125	398
Wayne Township	4,726	4,726	-	4,726	-	4,726	-	4,726	-
White River Township	62	62	-	62	-	62	-	62	-
Carmel Civil City	1,132,485	1,132,485	-	1,132,485	-	1,132,485	-	1,132,485	-
Noblesville Civil City	5,155,218	5,155,218	-	5,155,218	-	5,155,218	-	5,155,218	-
Arcadia Civil Town	33,004	33,004	-	33,004	-	33,004	-	33,004	-
Atlanta Civil Town	6,434	6,434	-	6,434	-	6,434	-	6,434	-
Cicero Civil Town	99,068	99,068	-	99,068	-	99,068	-	99,068	-
Fishers Civil Town	1,431,012	1,431,012	-	1,431,012	-	1,431,012	-	1,431,012	-
Sheridan Civil Town	256,430	256,430	-	256,430	-	256,430	-	256,430	-
Westfield Civil Town	3,430,772	3,430,772	-	3,433,506	2,734	3,441,706	8,201	3,466,308	24,602
Carmel Schools	1,002,043	1,002,043	-	1,002,043	-	1,002,043	-	1,002,043	-
Hamilton Heights Schools	198,047	198,047	-	198,047	-	198,047	-	198,047	-
HSE Schools	2,562,340	2,562,340	-	2,562,340	-	2,562,340	-	2,562,340	-
Noblesville Schools	4,423,662	4,423,662	-	4,423,662	-	4,423,662	-	4,423,662	-
Sheridan Schools	178,342	178,342	-	178,342	-	178,342	-	178,342	-
Westfield Schools	7,986,350	7,986,350	-	7,990,339	3,989	8,002,305	11,966	8,038,204	35,899
Hamilton North Public Library	17,168	17,168	-	17,168	-	17,168	-	17,168	-
Carmel-Clay Public Library	121,645	121,645	-	121,645	-	121,645	-	121,645	-
Hamilton East Public Library	450,084	450,084	-	450,084	-	450,084	-	450,084	-
Sheridan Public Library	14,657	14,657	-	14,657	-	14,657	-	14,657	-
Westfield Public Library	195,986	195,986	-	196,092	106	196,408	317	197,358	950
Hamilton County Solid Waste	43,724	43,724	-	43,734	10	43,763	29	43,851	88

NOTE: Assumes all non-annexation levies grow at the same rate as assessed value growth

ORDINANCE 16-49

AN ORDINANCE ANNEXING CERTAIN REAL ESTATE TO THE CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA

WHEREAS, the Westfield City Council (the “Council”) has the authority and desires to annex lands into the municipality as defined by Indiana Code 36-4-3; and,

WHEREAS, one hundred percent (100%) of the owners of the parcels proposed for annexation as identified in **Exhibit A** and **Exhibit B** (the “Annexation Area”) have filed a petition with the Council; and,

WHEREAS, the Council has conducted a public hearing on December 12, 2016, as required by law with regard to the annexation of the Annexation Area; and,

WHEREAS, the Council has adopted a fiscal plan for the annexation of the Annexation Area in accordance with Indiana Code 36-4-3-3.1 (Resolution 16-126); and,

WHEREAS, the Annexation Area meets the contiguity requirements of Indiana Code 36-4-3-1.5; and,

WHEREAS, the Council now finds that the statutory criteria for annexation have been met; and,

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD CITY COUNCIL THAT THE OFFICIAL CITY MAP ADOPTED BY REFERENCE IN SECTION 2-515 OF THE WESTFIELD CODE BE MODIFIED AS FOLLOWS:

Section 1. The Annexation Area, generally located on the east side of Oak Ridge Road and north of 206th Street, and adjacent to the existing corporate limits along the eastern boundary of the Annexation Area, is hereby annexed to and declared to be a part of the City.

Section 2. The Annexation Area is to further include the contiguous public highways and rights-of-way of the public highways which are adjacent to the annexation area per Indiana Code 36-4-3-2.5.

Section 3. The Annexation Area is hereby assigned to City Council District 3 and shall become a part thereof immediately upon the effective date of this Ordinance.

Section 4. This Ordinance shall be in full force and effect upon its passage by the Council, its publication, and upon the passage of any applicable waiting period, all as provided by the laws of the State of Indiana. All ordinances or parts thereof in conflict herewith are hereby repealed. Any portion of the Ordinance later to be found void or invalid shall not affect the remaining portions of this Ordinance.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS _____ DAY OF JANUARY, 2017.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 16-49** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 16-49
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 16-49
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

EXHIBIT A
ANNEXATION AREA



EXHIBIT LEGEND

- | | | | |
|---|----------------------|---|---------|
|  | ANNEXATION AREA |  | PARCELS |
|  | EXISTING CITY LIMITS |  | STREETS |

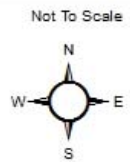


EXHIBIT B
ANNEXATION AREA
LEGAL DESCRIPTION

This description includes four (4) parcels of land:

Parcel No. 08-05-13-00-00-029.001

Part of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at a point of the West line of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, which is 411.19 feet South 00 degrees 00 minutes 00 seconds (assumed bearing) of the Northwest corner of said West Half; thence North 88 degrees 04 minutes 29 seconds East parallel with the North line of said West Half 1324.68 feet to the East line of said West Half; thence South 00 degrees 04 minutes 32 seconds West on and along said East line 415.00 feet; thence North 89 degrees 30 minutes 47 seconds West 1323.43 feet to the West line of said West Half; thence North 00 degrees 00 minutes 00 seconds on and along said West line 359.25 feet to the place of beginning, containing 11.763 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.

ALSO INCLUDING:

Parcel No. 08-05-13-00-00-030.000

A part of the Southwest Quarter of Section 13, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Beginning at the Northwest corner of the Southwest Quarter of Section 13, Township 19 North, Range 3 East; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) 25.00 feet along the West line of said Southwest Quarter to the Northwest corner of a 2.500 acre tract of land described in Instrument No. 35665 and recorded in Deed Record 311, page 460 in the records of Hamilton County, Indiana, the next Four (4) courses are along the boundary of said 2.500 acre tract of land; 1.) thence North 88 degrees 04 minutes 29 seconds East 166.00 feet (North 89 degrees 03 minutes East 166.00 feet deed) parallel with the North line of said Southwest Quarter; 2.) thence South 20 degrees 06 minutes 31 seconds East 20.00 feet (South 19 degrees 08 minutes East 20.00 feet deed); 3.) thence South 65 degrees 05 minutes 39 seconds East 108.52 feet (South 63 degrees 41 minutes East 110.58 feet deed) 4.) thence South 00 degrees 00 minutes 00 seconds 318.17 feet parallel with the West line of said Southwest Quarter to the South line of 12 ½ acres off the North end of the West half of said Southwest Quarter; thence North 88 degrees 04 minutes 29 seconds East 1,053.32 feet along the South line of said 12 ½ acre tract of land to its Southeast corner and

the East line of the West half of said Southwest Quarter; thence North 00 degrees 04 minutes 32 seconds East 411.21 feet along the East line of the West half of said Southwest Quarter to the Northeast corner of the West half of said Southwest Quarter, said corner is collinear with and equidistant from the Northeast corner and the Northwest corner of said Southwest Quarter; thence South 88 degrees 04 minutes 29 seconds West 1,325.22 feet along the North line of said Southwest Quarter to the point of beginning.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.

ALSO INCLUDING:

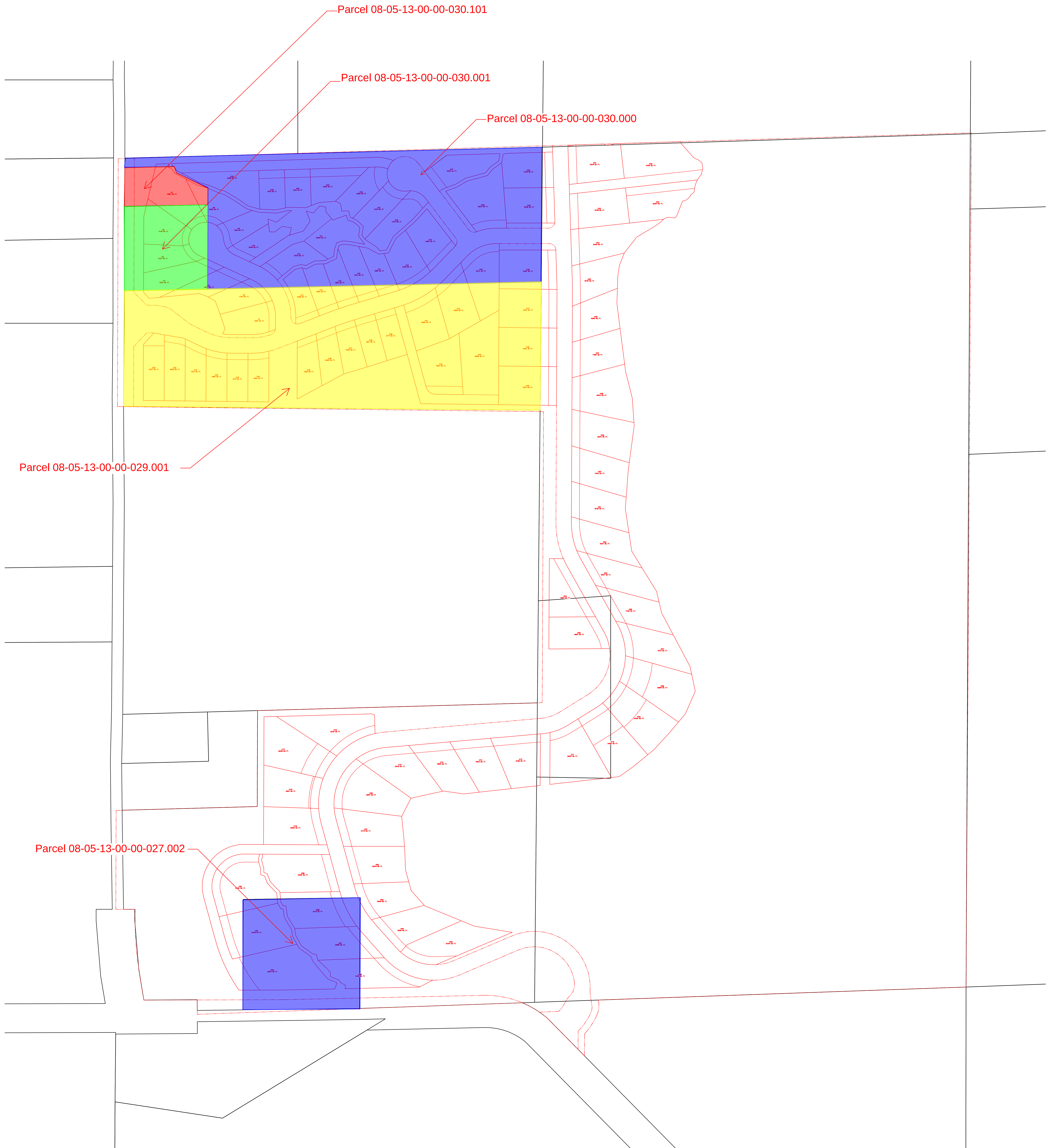
**Parcel Nos. 08-05-13-00-00-030.001
 08-05-13-00-00-030.101**

A part of the West Half of the Southwest Quarter of Section 13, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

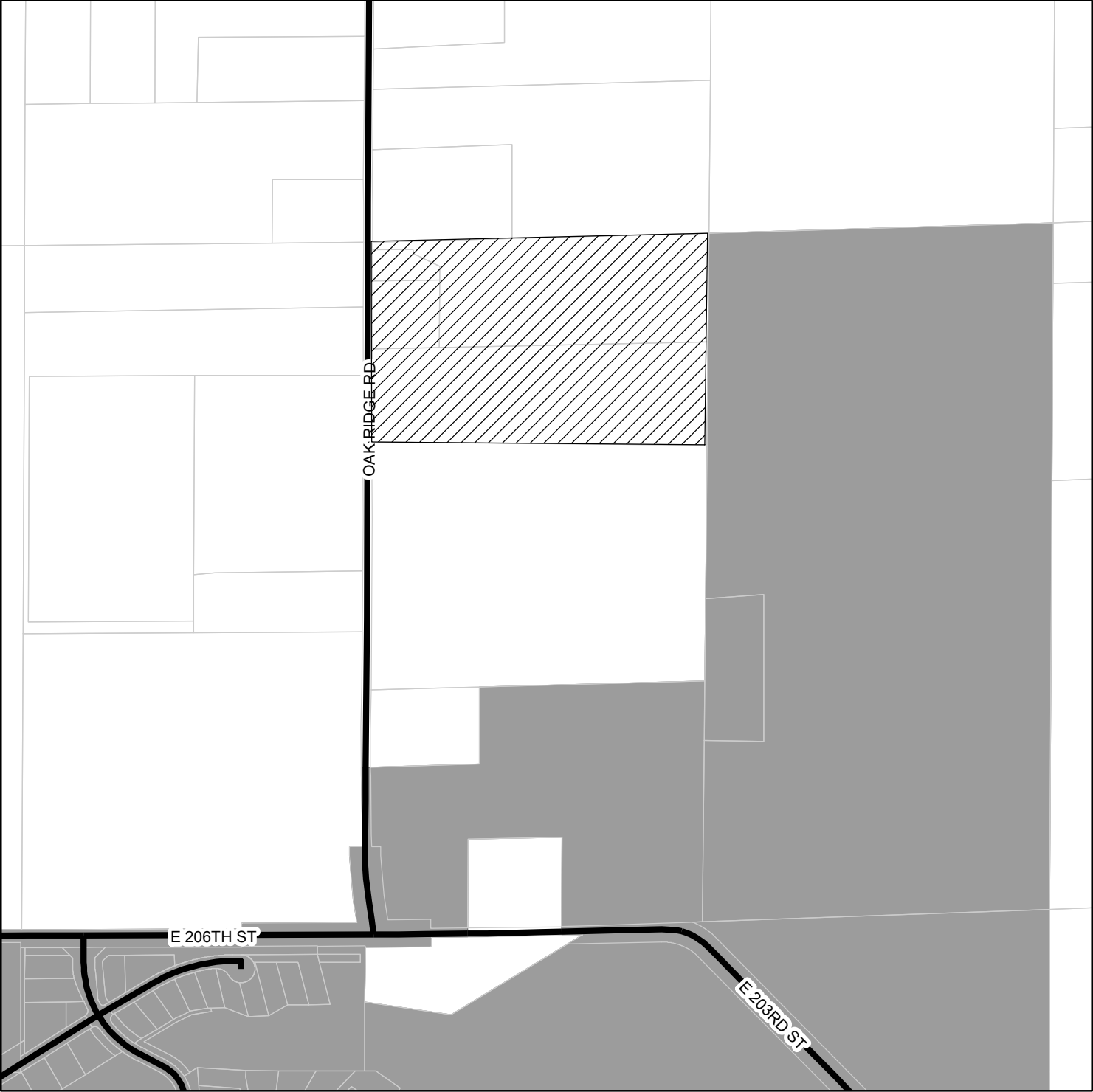
Beginning on the west line of said half-quarter section a distance of 25.00 feet South from the northwest corner of said half-quarter section (this and all subsequent bearings in this description being based on the same system); thence North 89 degrees 03 minutes East 166.00 feet parallel with the north line of said half-quarter section; thence South 19 degrees 08 minutes East 20.00 feet; thence South 63 degrees 41 minutes East 110.58 feet; thence South 349.40 feet parallel with the west line of said half-quarter section; thence South 89 degrees 03 minutes West 271.36 feet parallel with the north line of said half-quarter section to the west line of said half quarter section; thence North 417.42 feet along said west line to the point of beginning and containing 2.500 acres, more or less.

ALSO INCLUDING:

In addition to the aforementioned, the annexed area shall include those public highways and rights-of-way of public highways required to be annexed by Indiana Code § 36-4-3-2.5, including the relevant portions of Oak Ridge Road.



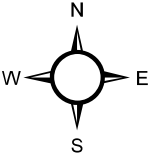
Annexation Area



Not To Scale

EXHIBIT LEGEND

- | | | | |
|---|----------------------|---|---------|
|  | ANNEXATION AREA |  | PARCELS |
|  | EXISTING CITY LIMITS |  | STREETS |



Westfield City Council December 27, 2016

The Westfield City Council met in regular session on Monday December 27, 2016 at the Westfield City Hall. Members present were Chuck Lehman, Steve Hoover, Jim Ake, Joe Edwards, Bob Horkay and Mark Keen. Also present were Clerk Treasurer, Cindy Gossard and City Attorney, Brian Zaiger.

Mayor Cook called the meeting to order at 9:30 AM

Approval of Minutes:

Steve Hoover made a motion to approve December 12, 2016 minutes as presented and Joe Edwards seconded. Vote: Yes-6; No-0.

Claims:

Mark Keen made a motion to approve the claims as presented. Bob Horkay seconded. Vote: Yes-6; No-0. Motion carries.

Old Business:

Ordinance 16-39: 2017 Elected Officials Salary

Council Introduction: December 12, 2016

Adoption Consideration: December 27, 2016

Chuck Lehman presented stating this is the annual Ordinance for salaries of the elected officials. The Ordinance would allow for a 2% increase across the board.

Jim Ake made the motion to approve Ordinance 16-39 as presented. Steve Hoover seconded. Vote: Yes-6; No-0. Motion carries.

Report from Public Works regarding Oak Ridge Road-Greyhound Pass Intersection

Jeremy Lollar presented stating some of the issues that they are having with surrounding neighbors of this intersection. The city has received federal funding for this project. (est. \$2 million) Neighbors have concerns that the proposed RBA will cause increased traffic flow, have worries about pedestrian safety, and the effect it will have on their properties. The decision that needs to be made is to proceed with the RBA or return the federally funded monies and do nothing to the intersection.

Joe Edwards made the motion to NOT stop the process and proceed with the RBA. Jim Ake seconded

After Council discussion and legal counsel input, it was decided that no vote was needed. The project would go forward.

Joe Edwards retracted his motion and Jim Ake retracted his second of the motion.

Mark Keen and Bob Horkay had to be excused from the meeting.

New Business:

Resolution 16-131: 2016 Year End Transfers

Council Introduction – December 27, 2016

Adoption Consideration- December 27, 2016

Brian Zaiger presented stating this is the annual year end Resolution, which allows the Clerk Treasurer to move monies between allocated funds to maintain the fiscal integrity of the City.

Jim Ake made the motion to approve Resolution 16-131 as written. Joe Edwards seconded.

Vote: Yes-4; No-0. Motion carries.

Resolution 16-132: City of Westfield Creating New Funds and Authorizing Transfers Between Funds

Council Introduction: December 27, 2016

Adoption Consideration: December 27, 2016

Brian Zaiger presented stating this Resolution allows new funds to be created as well as it allows transfers into these funds from existing funds.

Steve Hoover made the motion to approve Resolution 16-132 as presented. Joe Edwards seconded.

Vote: Yes-4; No-0. Motion carries.

City Council Comments

Steve Hoover gave APC Update

Without any further business the meeting was adjourned at 10:24 AM

Clerk-Treasurer

President



Westfield City Council Report

Ordinance Number:	16-35
APC Petition Number:	1609-PUD-14
Petitioner:	CR White Aurora, LLC
Request:	Petitioner requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 314 acres +/-.
Current Zoning:	Aurora PUD District
Current Land Use:	Agricultural
Acreage:	314 acres +/-
Current Zoning	Aurora PUD (Ord. 06-55)
Current Land Use:	Agricultural
Approximate Acreage:	314 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Illustrative Character Exhibits 5. Additional Reference Material can be found on the APC Agenda for 01/04/17
Prepared By:	Kevin M. Todd, AICP

PETITION HISTORY

September 12, 2016 – The petition was introduced at the September 12, 2016, City Council meeting.

September 29, 2016 – The petitioner held a neighborhood meeting.

October 3, 2016 – The petition received a public hearing at the October 3, 2016, Advisory Plan Commission (the “APC”) meeting.

November 1, 2016 – The petitioner held a second neighborhood meeting.

December 5, 2016 – The petitioner provided an update at the December 5, 2016 APC meeting. Additional public feedback was received based on the modifications made since October 2016.

January 4, 2017 – The APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of 9 in favor, 0 opposed), with the condition that Section 3.2 and Section 3.3 of the Aurora PUD Ordinance be modified ([as presented](#) at the meeting) to add a table that establishes a range of maximum number of residential units for various minimum acreages, rather than establish an overall density ratio.

This petition is eligible for adoption consideration at the January 9, 2017 Council meeting.

PROCEDURAL

Public Hearing: Changes in zoning are required to be considered at a public hearing by the APC. The public hearing for this petition was held at the October 3, 2016 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 314-acre Aurora PUD is located on the east side of U.S. 31, and has frontage on the south side of State Road 38. The Aurora PUD also fronts on the west side of Grassy Branch Road. 202nd Street/203rd Street bisects the real estate east to west (see **Exhibit 2**). Adjacent property to the north, west, and south is zoned AG-SF1. Adjacent property in the southwest corner is zoned General Business. A future extension of East Street will traverse the Aurora PUD project and align with Anthony Road at State Road 38.

Project History: The Original Aurora PUD Ordinance was approved by the Westfield Town Council on December 11, 2006 (Ord. 06-55). The property was not developed after the 2006 approval.

The proposed PUD Ordinance would replace the original Aurora PUD Ordinance (Ord. 06-55) (the "Original Aurora PUD Ordinance").

ZONING REQUEST

The petitioner requests this modification to the Aurora PUD to reconfigure the project and update the standards to provide development opportunities for the current market. The items below highlight the big-picture modifications between the approved 2006 Aurora project and the current proposal:

1. Default to the UDO Standards. Just like any new PUD proposal, the Aurora PUD Ordinance defaults to the Westfield Unified Development Ordinance, except as modified by the PUD Ordinance. Standards from the Original Aurora PUD Ordinance make up most of the listed modifications from the UDO's standards.
2. Residential Units Reduced by Nearly 450 Units. The Aurora PUD Ordinance reduces the total maximum number of permitted residential units from 694 units to 250 units (which is an increase of 56 units from the October 2016 version). The number of residential districts was reduced from four (4) in the Original Aurora PUD to two (2) in the proposed Aurora PUD. The two remaining residential districts (the Townes and the Villas) are on the eastern edge of the project and serve as a transition from existing residential to commercial/industrial.

Architectural requirements are largely unchanged from the Original Aurora PUD District requirements for each of these districts. Character exhibits are also included in the ordinance.

3. Industrial Park (Commerce Parke) Size Increased. The Aurora PUD Ordinance increases the size of the Commerce Parke District from 85 acres to 216 acres. Architectural requirements are largely unchanged from the Original Aurora PUD District requirements for the Commerce Parke District. Character exhibits are also included in the ordinance. All three areas allow outdoor storage areas and include screening requirements that are similar to what is found in the UDO for Open Industrial uses.
4. Industrial Park (Commerce Parke) Uses Limited. The Original Aurora PUD Ordinance included two (2) separate Commerce Parke Districts. The proposed Aurora PUD Ordinance separates the Commerce Parke into three (3) different districts. District 2 is the largest Commerce Parke District, and it would allow enclosed industrial uses, general business uses, and about ten (10) additional uses that would otherwise be an open industrial use. District 1 serves as a transition down from District 2 by only allowing enclosed industrial and local business uses. Finally, District 3 serves as another transitional step down by allowing only enclosed industrial and local business uses, but requiring enhanced architectural treatment for buildings abutting roadways or residential areas.

5. U.S. Highway 31 Uses (Business Parke) Size Reduced. The Aurora PUD decreases the size of the Business Parke, which fronts along U.S. Highway 31, from 56 acres to 20 acres. This district allows only hotels, office uses, and ancillary retail/service uses, while requiring three-story buildings, at a minimum. The architectural and development standards of the Original Aurora PUD would still apply to this smaller area. Character exhibits are also included in the ordinance. And just as in the Original Aurora PUD Ordinance, the U.S. Highway 31 Overlay standards do not apply, as more enhanced architectural and development standards are included in the Aurora PUD Ordinance. See the [01/04/17 APC Staff Report](#) (starting on Page 4) for a comparison summary. The Business Parke also defaults to State Highway 32 Overlay District architectural requirements.
6. Commercial/Retail Uses (The Shoppes) Architecture Increased. The proposed Aurora PUD Ordinance defaults to the Local Business list of permitted uses for the retail/commercial area (The Shoppes). The proposal also allows for a hotel/motel use west of the East Street extension. The Shoppes District defaults to the State Road 32 Overlay requirements for architecture. Character exhibits are also included in the ordinance. Additionally, signage limitations were added to The Shoppes District. Electronic signage is not allowed and reverse channel lighting is required for wall signs facing State Road 38 as long as there is active residential home(s) on the north side of State Road 38.
7. Landscaping and Buffer Requirements Increased. The Aurora PUD defaults to the UDO for landscaping, except modified buffer yard standards (including increased number of plantings and increased size of plantings at installation) are established in the PUD Ordinance.
8. East Street Extension Designed. The Westfield Thoroughfare Plan contemplates East Street running from State Road 32 to State Road 38. Currently, East Street spans from State Road 32 to 196th Street. The last segment of the road would run from 196th Street to State Road 38. The proposed alignment of East Street through the Aurora project area was designed by the City. It aligns with Anthony Road because it is the safest and most cost-effective route for this final segment of East Street. The petitioner submitted a Traffic Impact Letter, which notes that a future signal at East Street and State Road 38 will likely be warranted when the retail is developed, but is not warranted now. The Westfield Public Works Department concurs with this assessment.

9. Heitman Property. The version of the Aurora PUD that was filed in September 2016 included three (3) additional acres into the Commerce Parke District. The three (3) acre property is currently owned by the Heitmans (see Figure 1 below). After the December 5, 2016 APC meeting, the Heitmans formally withdrew their property from this zoning petition, and it is no longer part of the Aurora project. Modifications to the ordinance have been made accordingly.

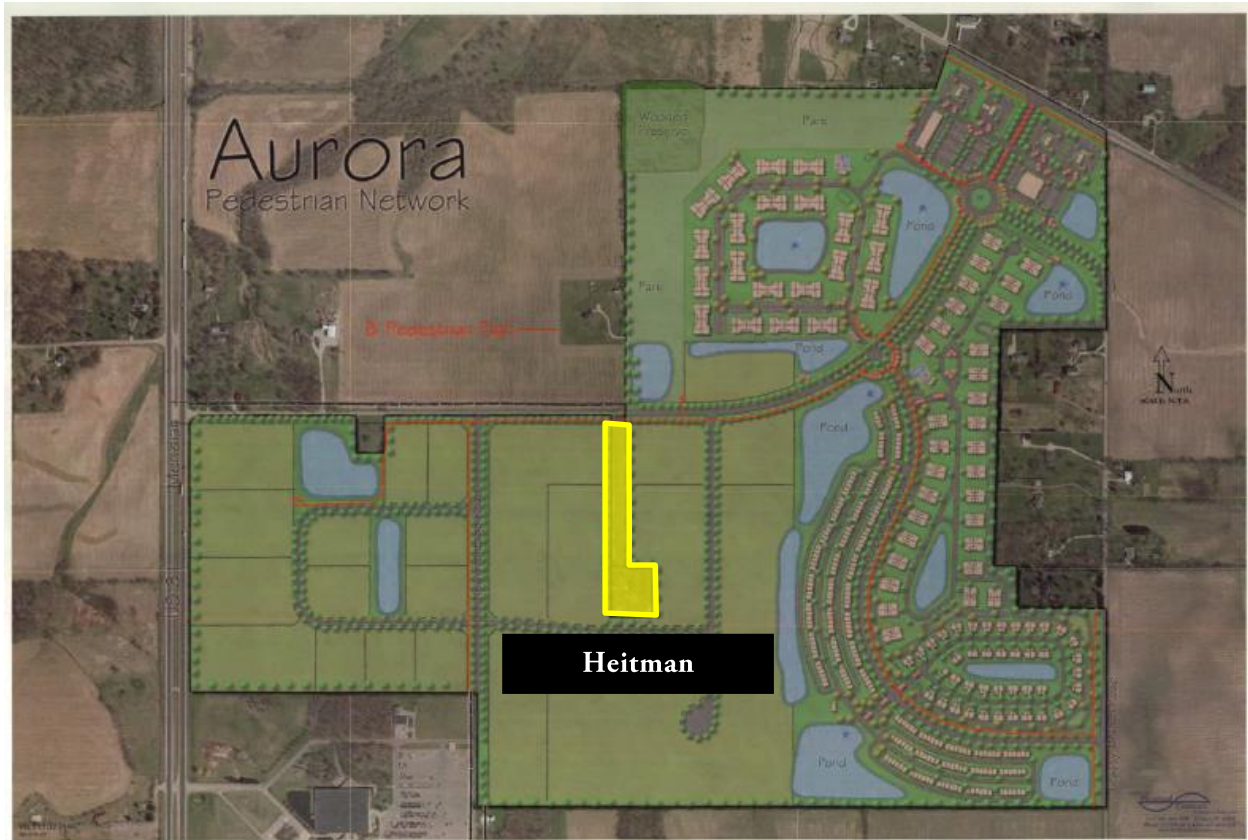


Figure 1: Heitman Property

10. Land Use Districts Modification Summary. The various land use districts were reconfigured from the Original Aurora PUD, as identified in the table below and shown in Figure 2:

DISTRICT	ORIGINAL SIZE	PROPOSED SIZE	UNDERLYING ZONING
Business Parke (US 31 frontage/3-story office buildings)	56 ac	20 ac	GB
Commerce Parke (industrial park)	85 ac	216 ac	
Commerce Parke Dist 1			EI
Commerce Parke Dist 2			EI
Commerce Parke Dist 3			EI
The Shoppes (retail/commercial)	17 ac	17 ac	LB
The Townes (residential)	40 ac	38 ac	SF-4 (single-family detached) MF-2 (multi-family)
The Villas (single-family; duplexes/quads)	36 ac	23 ac	SF-4 (single-family detached) SF-A (duplexes or quads)
The Vistas (multi-family)	36 ac	0 ac	-
The Gardens (single-family)	18 ac	0 ac	-
Sunrise Park (city park)	24 ac	0 ac	-

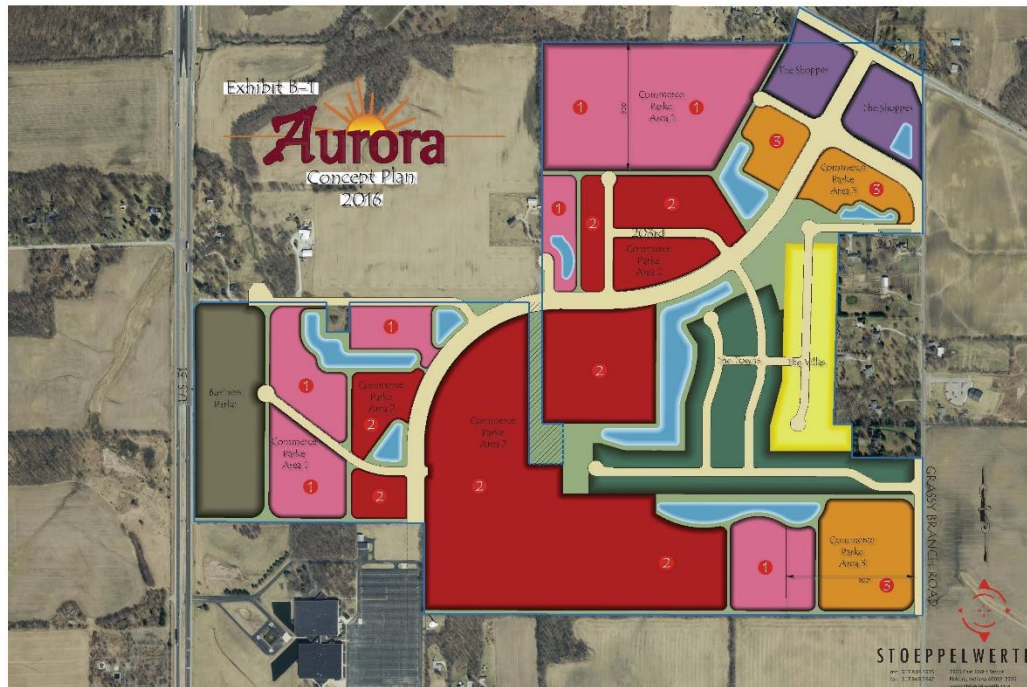


Figure 2: Aurora District Map

11. Traffic Impact Study: The petitioner has submitted a letter from the City's traffic engineering consultant that offers recommendations for traffic improvements, noting that the intersection of SR 38 and East Street will likely require a signal in the future, once retail is developed there. The City Engineer has reviewed the letter and concurs. The City does not believe a full update to Aurora's 2006 traffic impact study is warranted.
12. Comprehensive Plan: The Aurora PUD falls within an area that has been planned to be developed as a business park at least since the community's 2020 Comprehensive Plan in 1999¹. The Aurora PUD falls within the Business Park land use area of the current Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan")². Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

MODIFICATIONS SINCE THE COUNCIL INTRODUCTION

Since the Council Introduction on September 12, 2016 meeting, there were numerous changes to the proposal. Collectively, the APC Staff reports listed below offer a comprehensive summary of the major modifications that were made throughout the process. Each report contains a "Modifications Since..." section. The page number of each of those sections has been listed below for ease of review.

- [12/05/16 APC Staff Report](#) (Modifications Since The Public Hearing | Page 6)
- [01/04/17 APC Staff Report](#) (Modifications Since December 5, 2016 | Page 12)

RECOMMENDATIONS / ACTIONS

APC Recommendation

At its January 4, 2017 meeting, the APC forwarded a favorable recommendation of this change in zoning request to the Council (Vote of 9 in favor, 0 opposed), with the condition that Section 3.2 and Section 3.3 of the Aurora PUD Ordinance be modified ([as presented](#) at the meeting) to add a table that establishes a range of maximum number of residential units for various minimum acreages, rather than establish an overall density ratio.

¹ Westfield's 2020 Comprehensive Plan: Comprehensive Plan Map (Figure 40 on Page 47) shows the area east of U.S. 31, south of State Road 38, west of Grassy Branch Road, and north of 196th Street as appropriate for low and medium intensity commercial/industrial. The area immediately adjacent to Grassy Branch Road was identified as medium density, varied residential. The 2020 Comprehensive Plan was adopted in December 1999 (Res. 99-10).

² Westfield-Washington Comprehensive Plan: Future Land Use Map (Page 24). The Comprehensive Plan identifies the area east of U.S. 31, south of State Road 38, west of Grassy Branch Road, and north of 196th Street as appropriate for business park development. The current Comprehensive Plan was adopted in February 2007 (Res. 07-06).

City Council

Introduction: September 12, 2016

Eligible for Adoption: January 9, 2017

NOTE: The condition above has been fulfilled, and the modifications are incorporated in the Aurora PUD Ordinance (Ord. 16-35) that is before the City Council.

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

The Westfield-Washington Township Advisory Plan Commission held a public hearing on Monday, October 3, 2016 to consider an amendment to the Zoning Map and Westfield-Washington Township Unified Development Ordinance (the “UDO”). 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.	1609-PUD-14
Ordinance No.	16-35
Petitioner	CR White Aurora, LLC
Site Location	East of U.S. 31, South of S.R. 38
Description	Petitioner requests a change of zoning to expand and an amendment to the Aurora Planned Unit Development (PUD) District, consisting of 314 acres +/-.

On January 4, 2017, a motion was made and passed to send a favorable recommendation of this change in zoning request to the Council (Vote of 9 in favor, 0 opposed), with the condition that Section 3.2 and Section 3.3 of the Aurora PUD Ordinance be modified ([as presented](#) at the meeting) to add a table that establishes a range of maximum number of residential units for various minimum acreages, rather than establish an overall density ratio.

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



Matthew S. Skelton, Secretary

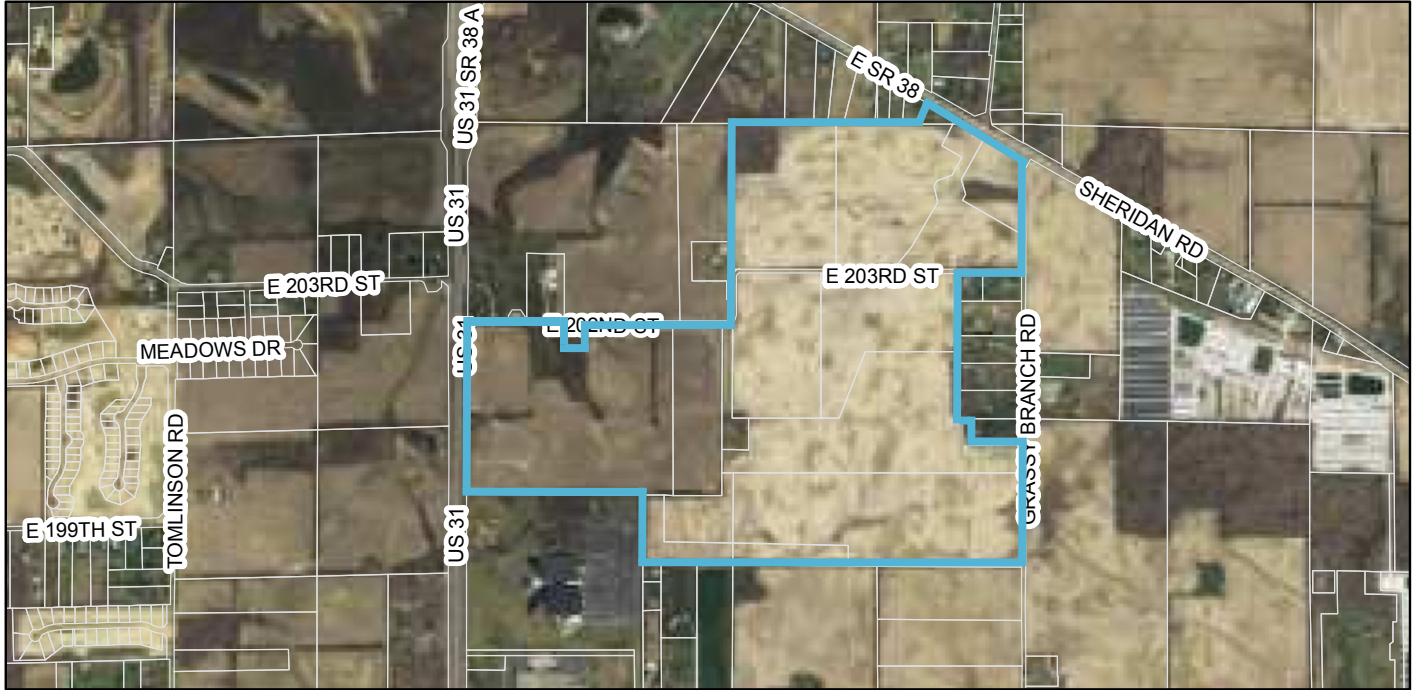
January 5, 2017

Date

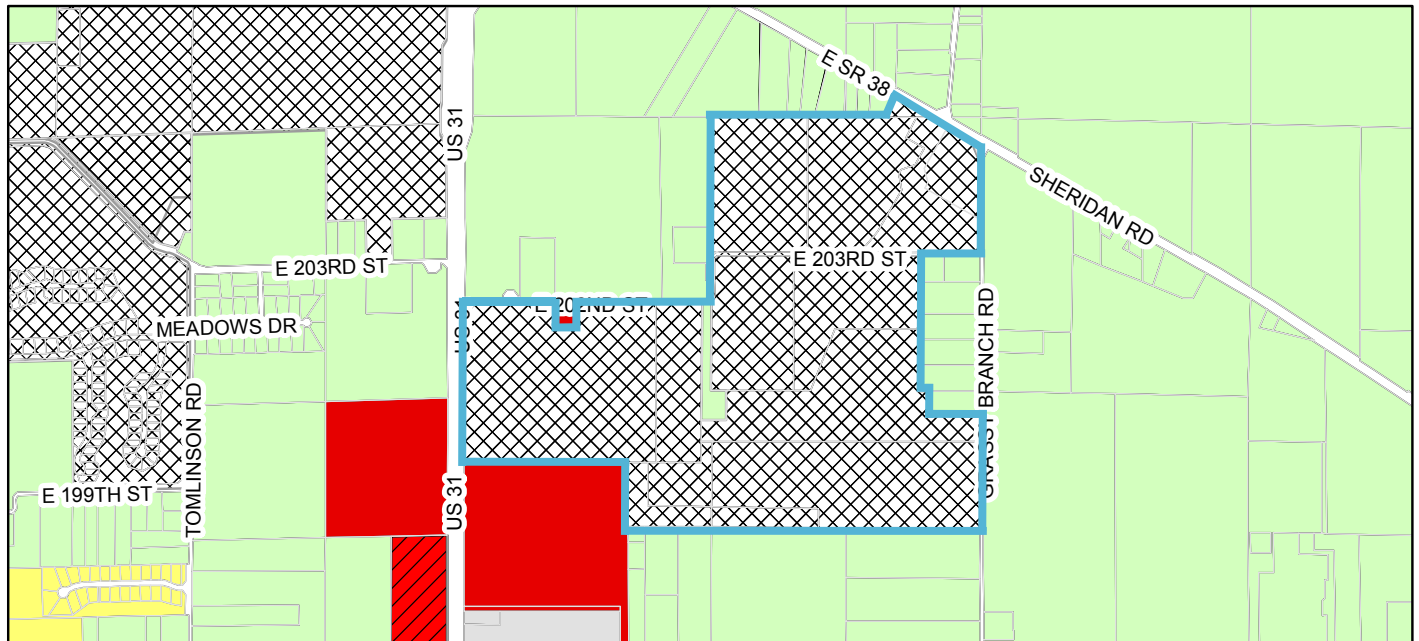
Property Location Map
Aurora PUD Amendment
1610-PUD-19



Aerial Location Map



Zoning Map



Zoning

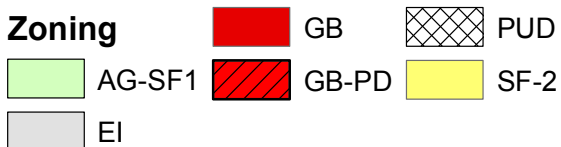


EXHIBIT E
TOWNES CHARACTER EXHIBIT


CALATLANTIC HOMES™
Stratford




CALATLANTIC HOMES™
McKinley



EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

EXHIBIT G
VILLAS CHARACTER EXHIBIT

**RYLAND
HOMES®**

Elevations

Wilmington



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



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RYLAND
HOMES

Elevations

Chesapeake



CLASSIC



CRAFTSMAN



TRADITIONAL

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minor discrepancies. See Sales Contract for details and available options. Preserve the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes
are derived by third parties and are licensed to Ryland Homes. Some of plans is strictly prohibited. Equal Housing Opportunity.

RYLAND
HOMES®

Elevations

McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



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RYLAND
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Elevations

Potomac

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

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**RYLAND
HOMES®**

Elevations

Hatteras



CLASSIC



CRAFTSMAN



TRADITIONAL

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Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Resale of plans is strictly prohibited. Equal Housing Opportunity.

EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT

BUSINESS PARKE

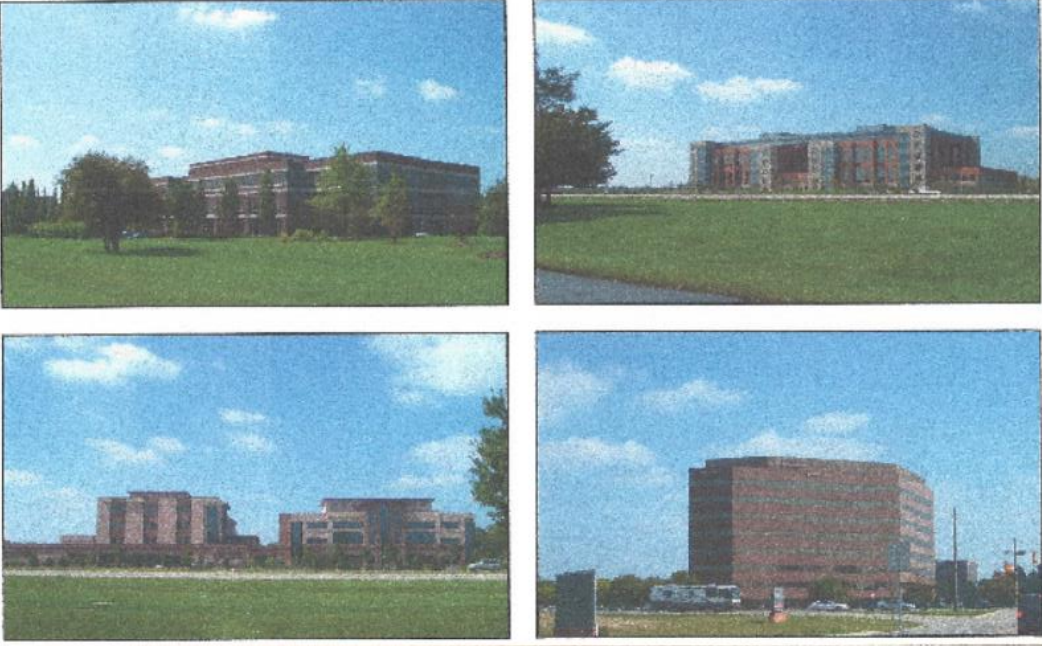
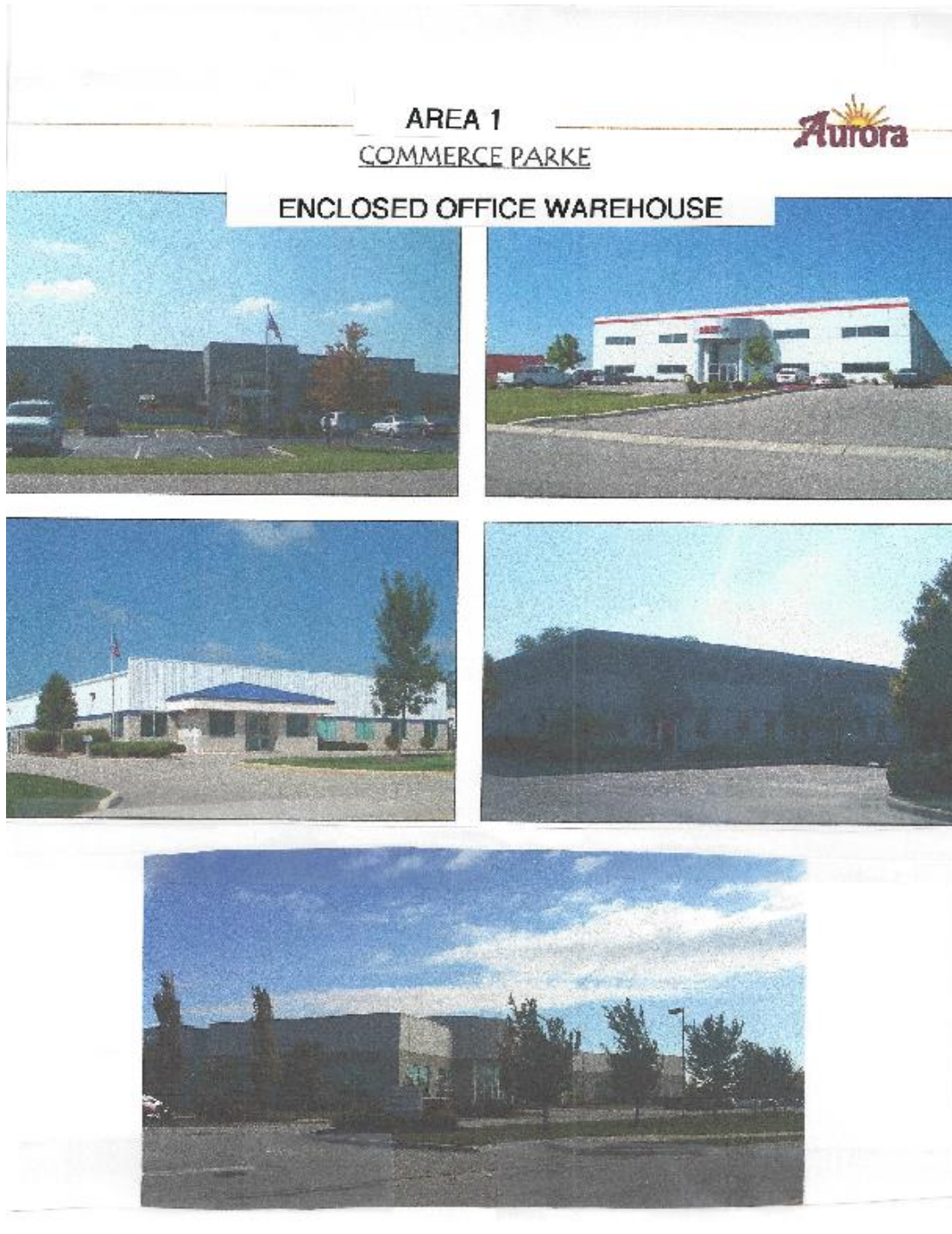


EXHIBIT I

COMMERCE PARKE CHARACTER EXHIBIT



COMMERCE PARKE

AREA 2



GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND



COMMERCE PARKE



AREA 2



FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

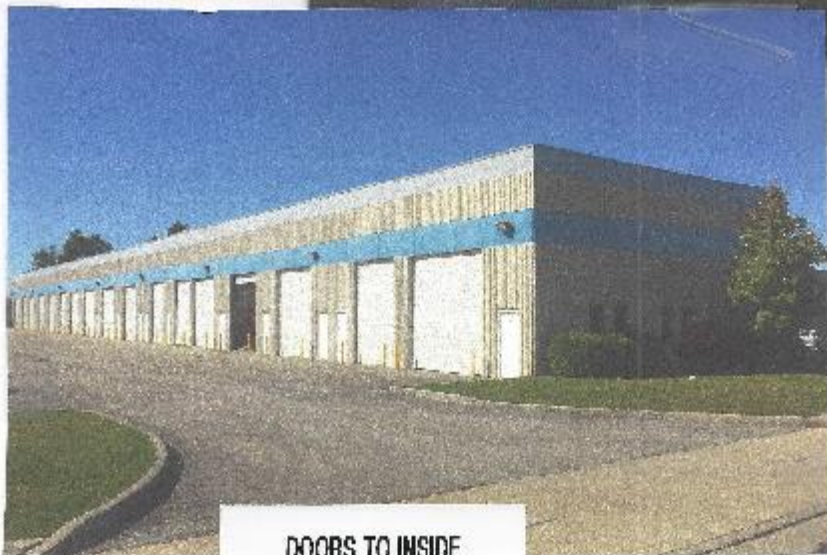
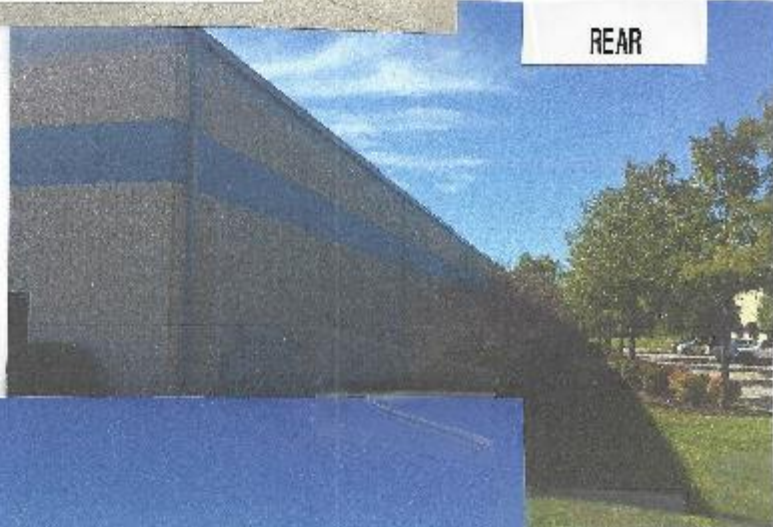


AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

EXHIBIT J

THE SHOPPES CHARACTER EXHIBIT

THE SHOPPES



RESOLUTION NUMBER 17-100

RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF WESTFIELD, INDIANA REGARDING CERTAIN TAX ABATEMENT DEDUCTIONS FOR DEARRINGER BUILDINGS, LLC

WHEREAS, pursuant to Indiana Code 6-1.1-12.1-1, *et. seq.* (the “Act”), the City of Westfield, Indiana (the “City”) by and through its Common Council acting in its capacity as the fiscal body of the City and acting as the designating body identified in the Act (the “Council”) has the right and opportunity to abate the payment of real property taxes for real estate located within an area declared by the Council to be an Economic Revitalization Area and to also abate the payment of personal property taxes within the Economic Revitalization Area;

WHEREAS, pursuant to the Act, the Council may find that a particular area within the jurisdiction of the City is an Economic Revitalization Area and may by adoption of a resolution declare such area to be an Economic Revitalization Area which resolution must be confirmed, modified, or rescinded;

WHEREAS, the Council adopted its Resolution Number 15-122 (the “Declaratory Resolution”) on September 14, 2015 pursuant to the Act declaring the area whose boundaries are located within the corporate boundaries of the City more particularly described in Exhibit A attached hereto and made a part hereof which is also shown on the map attached hereto as Exhibit B (the “Area”) and made a part hereof as an Economic Revitalization Area in which property owners making application to the City pursuant to the Act subsequently approved by this Council pursuant to the Act may receive real property tax abatement and/or personal property tax abatement pursuant to the applicable procedures of the Act;

WHEREAS, the Council, after following all applicable procedures of the Act, took final action adopting Resolution Number 15-126 (the “Confirmatory Resolution”) on October 12, 2015 confirming the Declaratory Resolution, thereby establishing an Economic Revitalization Area.

WHEREAS, Dearranger Buildings, LLC (the “Applicant”) has filed with this Council a Statement of Benefits, Real Property (Form SB-1/RP) (“Form SB-1”) attached hereto as Exhibit C which describes the proposed project (the “Project”) to be installed by the Applicant, in order to receive real property tax abatement for the Project;

WHEREAS, the Project includes the construction of a 50,000 square foot building in the Area on approximately 3.7+/- acres of land;

WHEREAS, this Council has reviewed the Form SB-1;

WHEREAS, the improvement of the Area will be of public utility and will be to the benefit and welfare of the citizens and taxpayers of the City.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF WESTFIELD, INDIANA AS FOLLOWS:**

SECTION I. The proposed Project will be located in the Area which has been confirmed as an economic revitalization area pursuant to the Act.

SECTION II. Based upon the information in the Form SB-1, this Council makes the following findings:

- (1) The estimate of Four Million Dollars (\$4,000,000) as the assessed value of the Project is reasonable.
- (2) The estimate of Fourteen (14) individuals whose employment will be retained can be reasonably expected to result from the proposed Project.
- (3) The estimate of hiring two (2) new individuals who will be employed through term of the abatement period can be reasonably expected to result from the proposed Project.
- (4) The estimate of Seven Hundred Thousand Dollars (\$700,000) for the aggregate annual salaries without benefits of those individuals who will be employed can be reasonably expected to result from the proposed Project.
- (5) The other benefits about which information has been presented to this Council are benefits that can be reasonably expected to result from the proposed Project.
- (6) The totality of benefits is sufficient to justify the granting of a ten (10) year real property tax abatement to the Applicant.

SECTION III. The Form SB-1 submitted by the Applicant is approved.

SECTION IV. Real property tax deductions for the Project are hereby approved. The period for real property tax deductions under the Act for the Project shall be ten (10) years, utilizing the following schedule:
Year 1 – 100%
Year 2 – 90%
Year 3 – 80%
Year 4 – 70%

Year 5 – 60%
Year 6 – 50%
Year 7 – 40%
Year 8 – 30%
Year 9 – 20%
Year 10 – 10%

SECTION V. Pursuant to the Act, the Council shall cause to be filed a certified copy of this Resolution with the Hamilton County Auditor.

SECTION VI. This Resolution shall be in full force and effect immediately upon its adoption.

THE REMAINDER OF THIS PAGE IS BLANK INTENTIONALLY

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF JANUARY,
2017.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Chuck Lehman	_____ Chuck Lehman	_____ Chuck Lehman
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ Joe Edwards	_____ Joe Edwards	_____ Joe Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Dr. Mark Keen	_____ Dr. Mark Keen	_____ Dr. Mark Keen
_____ 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: Amanda Rubadue

I hereby certify that RESOLUTION _____ was delivered to the Mayor of Westfield on the _____ day of _____, 2017, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Resolution _____
This _____ day of _____, 2017

I hereby VETO Resolution _____
This _____ day of _____, 2017

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

Prepared By:
Amanda Rubadue, Associate Planner
Economic and Community Development Department
City of Westfield, Indiana

EXHIBIT A

Legal Description of Area

LAND DESCRIPTION

Exhibit "A"

A part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 03 minutes 25 seconds West (assumed bearing) on the west line of said Northwest Quarter 1183.04 feet to the northwest corner of Ridgewood Section Two, as recorded in Plat Book 6, pages 75-77 in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 41 minutes 43 seconds East on the north line of said Subdivision and the prolongation thereof 1290.23 feet to the Point of Beginning of the herein described real estate, said point being marked by a 5/8" rebar with WEIHE cap ("capped rebar"); thence North 00 degrees 11 minutes 26 seconds East 331.27 feet to a capped rebar; thence North 87 degrees 41 minutes 26 seconds East 526.44 feet to a capped rebar; thence South 00 degrees 11 minutes 26 seconds West 331.32 feet to a capped rebar on the prolongation of said north line of said Subdivision; thence South 87 degrees 41 minutes 43 seconds West on said line 526.44 feet to the Point of Beginning, containing 4.00 acres, more or less.

EXCEPT:

A part of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northwest Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana; thence South 00 degrees 03 minutes 25 seconds West (assumed bearing) on the West line of said Northwest Quarter 1183.04 feet, to the Northwest corner of Ridgewood Section Two, as recorded in Plat Book 6, pages 75-77, in the Office of the Recorder of Hamilton County, Indiana; thence North 87 degrees 41 minutes 43 seconds East, on the North line of said Subdivision, and the prolongation thereof, 1290.23 feet, to the Southwest corner of the parent tract of real estate, said point being marked by a 5/8" rebar with WEIHE cap ("capped rebar"); thence continuing North 87 degrees 41 minutes 43 seconds East, along the prolongation of the North line of said subdivision, 486.40 feet, to the POINT OF BEGINNING of the herein described real estate; thence North 00 degrees 11 minutes 26 seconds East, 331.31 feet; thence North 87 degrees 41 minutes 26 seconds East, along the South right-of-way line of Southpark Drive, 40.04 feet to a capped rebar; thence South 00 degrees 11 minutes 26 seconds West 331.32 feet, to a capped rebar on the prolongation of said north line of said Subdivision; thence South 87 degrees 41 minutes 43 second West, on said line, 40.04 feet to the POINT OF BEGINNING, containing 0.304 acres, more or less.

THE ABOVE DESCRIBED REAL ESTATE IS SUBJECT TO AND/OR TOGETHER WITH THE FOLLOWING:

Utility Easement for Sanitary Sewer, Surface Drainage, and Municipal Water per Instrument No. 2001-32168.

Oakridge 169th Street Agreement per Instrument No. 2003-6509. [not plottable]

South Oak Industrial Park Declaration of Covenants and Restrictions per Instrument No. 2003-100398. [not plottable]

Utility Easement to the Town of Westfield per Instrument No. 2004-22995.

Drainage Easement per Instrument No. 2006-36329.

Subject to all other easements, restrictions, and rights-of-way of record.

Done

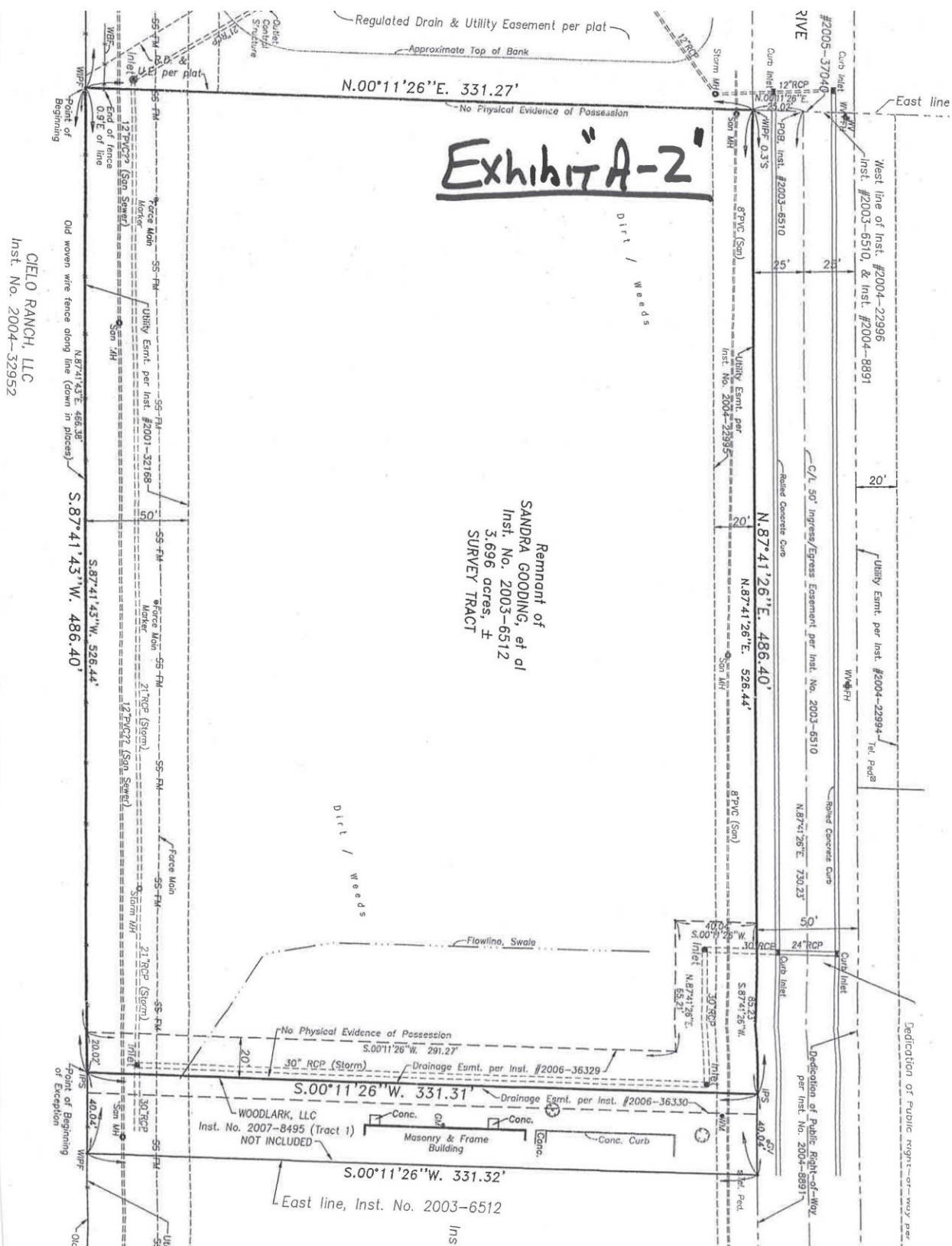


EXHIBIT B

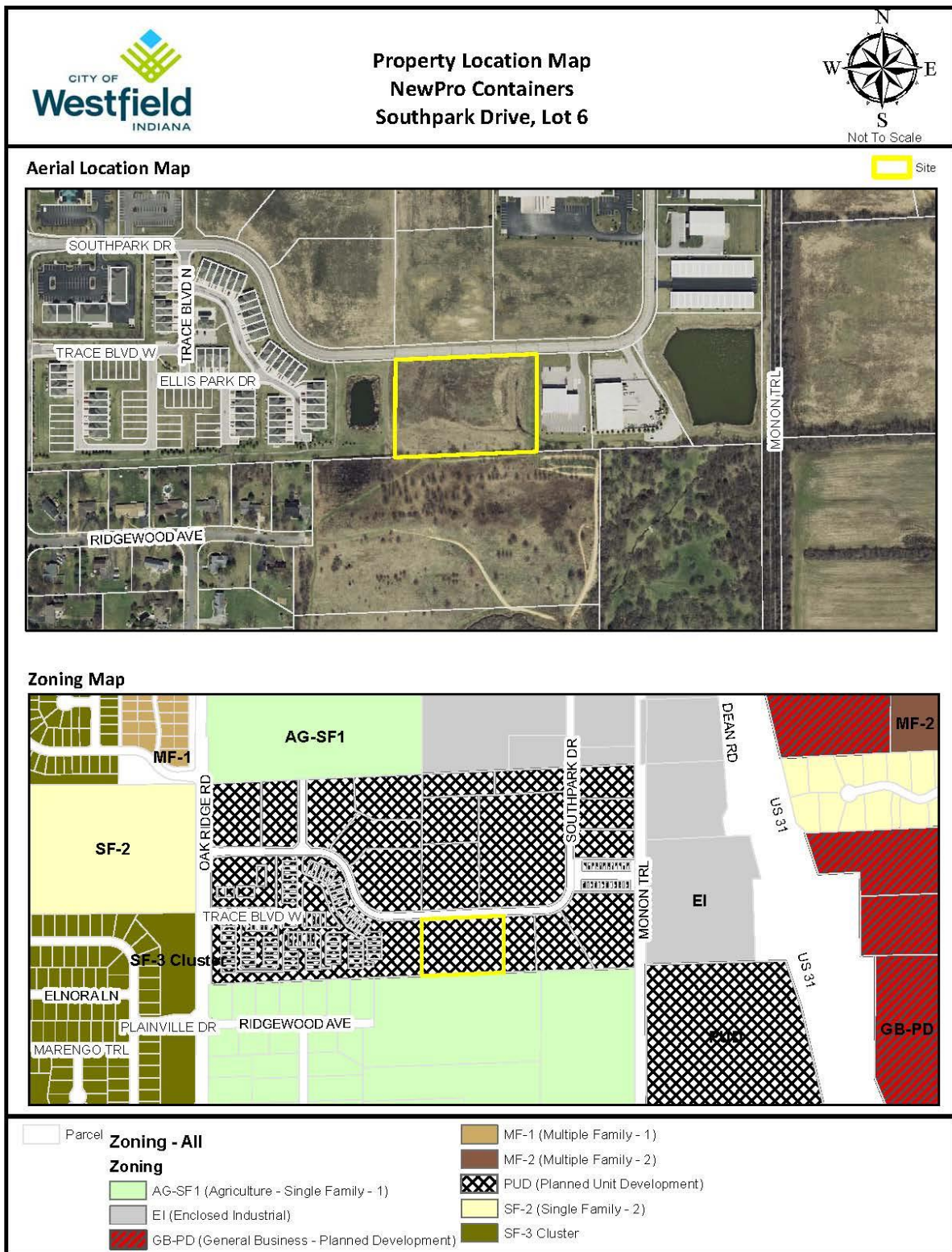


EXHIBIT C

Statement of Benefits Form



STATEMENT OF BENEFITS REAL ESTATE IMPROVEMENTS

State Form 51767 (R6 / 10-14)

Prescribed by the Department of Local Government Finance

This statement is being completed for real property that qualifies under the following Indiana Code (check one box):

- ☐ Redevelopment or rehabilitation of real estate improvements (IC 6-1.1-12.1-4)
☐ Residentially distressed area (IC 6-1.1-12.1-4.1)

INSTRUCTIONS:

1. This statement must be submitted to the body designating the Economic Revitalization Area prior to the public hearing if the designating body requires information from the applicant in making its decision about whether to designate an Economic Revitalization Area. Otherwise, this statement must be submitted to the designating body **BEFORE** the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction.
2. The statement of benefits form must be submitted to the designating body and the area designated an economic revitalization area before the initiation of the redevelopment or rehabilitation for which the person desires to claim a deduction.
3. To obtain a deduction, a Form 322/RE must be filed with the County Auditor before May 10 in the year in which the addition to assessed valuation is made or not later than thirty (30) days after the assessment notice is mailed to the property owner if it was mailed after April 10. A property owner who failed to file a deduction application within the prescribed deadline may file an application between March 1 and May 10 of a subsequent year.
4. A property owner who files for the deduction must provide the County Auditor and designating body with a Form CF-1/Real Property. The Form CF-1/Real Property should be attached to the Form 322/RE when the deduction is first claimed and then updated annually for each year the deduction is applicable. IC 6-1.1-12.1-5.1(b)
5. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. For a Form SB-1/Real Property that is approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. IC 6-1.1-12.1-17

20__ PAY 20__
FORM SB-1 / Real Property
PRIVACY NOTICE Any information concerning the cost of the property and specific salaries paid to individual employees by the property owner is confidential per IC 6-1.1-12.1-5.1.

SECTION 1 TAXPAYER INFORMATION					
Name of taxpayer DEARRINGER BUILDINGS LLC					
Address of taxpayer (number and street, city, state, and ZIP code) 21477 ANTHONY ROAD WESTFIELD, IN 46062					
Name of contact person JEREMY DEARRINGER		Telephone number (317) 733-8499		E-mail address jeremy@newprocontainers.com	
SECTION 2 LOCATION AND DESCRIPTION OF PROPOSED PROJECT					
Name of designating body The City of Westfield				Resolution number 17-100	
Location of property Southpark Drive, Lot 6		County Hamilton		DLGF taxing district number 29-015	
Description of real property improvements, redevelopment, or rehabilitation (use additional sheets if necessary) Construction of approximately 50,000 SF distribution center on 3.7 acres.				Estimated start date (month, day, year) March 1, 2017	
				Estimated completion date (month, day, year) September 1, 2017	
SECTION 3 ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT					
Current number	Salaries	Number retained	Salaries	Number additional	Salaries
14	\$625,000	14	\$625,000	2	\$75,000
SECTION 4 ESTIMATED TOTAL COST AND VALUE OF PROPOSED PROJECT					
			REAL ESTATE IMPROVEMENTS		
			COST	ASSESSED VALUE	
Current values					
Plus estimated values of proposed project			\$4,000,000	\$4,000,000	
Less values of any property being replaced					
Net estimated values upon completion of project			\$4,000,000	\$4,000,000	
SECTION 5 WASTE CONVERTED AND OTHER BENEFITS PROMISED BY THE TAXPAYER					
Estimated solid waste converted (pounds) _____			Estimated hazardous waste converted (pounds) _____		
Other benefits					
SECTION 6 TAXPAYER CERTIFICATION					
I hereby certify that the representations in this statement are true.					
Signature of authorized representative 				Date signed (month, day, year) 1-3-2017	
Printed name of authorized representative Jeremy R. Dearringer				Title Owner / Operating Manager	

FOR USE OF THE DESIGNATING BODY

We find that the applicant meets the general standards in the resolution adopted or to be adopted by this body. Said resolution, passed or to be passed under IC 6-1.1-12.1, provides for the following limitations:

- A. The designated area has been limited to a period of time not to exceed _____ calendar years* (see below). The date this designation expires is _____.
- B. The type of deduction that is allowed in the designated area is limited to:
1. Redevelopment or rehabilitation of real estate improvements ☐ Yes ☐ No
 2. Residentially distressed areas ☐ Yes ☐ No
- C. The amount of the deduction applicable is limited to \$ _____.
- D. Other limitations or conditions (specify) _____
- E. Number of years allowed: ☐ Year 1 ☐ Year 2 ☐ Year 3 ☐ Year 4 ☐ Year 5 (~ see below)
☐ Year 6 ☐ Year 7 ☐ Year 8 ☐ Year 9 ☐ Year 10
- F. For a statement of benefits approved after June 30, 2013, did this designating body adopt an abatement schedule per IC 6-1.1-12.1-17?
☐ Yes ☐ No
 If yes, attach a copy of the abatement schedule to this form.
 If no, the designating body is required to establish an abatement schedule before the deduction can be determined.

We have also reviewed the information contained in the statement of benefits and find that the estimates and expectations are reasonable and have determined that the totality of benefits is sufficient to justify the deduction described above.

Approved (signature and title of authorized member of designating body)	Telephone number ()	Date signed (month, day, year)
Printed name of authorized member of designating body	Name of designating body	
Attested by (signature and title of attester)	Printed name of attester	

* If the designating body limits the time period during which an area is an economic revitalization area, that limitation does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years that is less than the number of years designated under IC 6-1.1-12.1-17.

- A. For residentially distressed areas where the Form SB-1/Real Property was approved prior to July 1, 2013, the deductions established in IC 6-1.1-12.1-4.1 remain in effect. The deduction period may not exceed five (5) years. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. The deduction period may not exceed ten (10) years. (See IC 6-1.1-12.1-17 below.)
- B. For the redevelopment or rehabilitation of real property where the Form SB-1/Real Property was approved prior to July 1, 2013, the abatement schedule approved by the designating body remains in effect. For a Form SB-1/Real Property that is approved after June 30, 2013, the designating body is required to establish an abatement schedule for each deduction allowed. (See IC 6-1.1-12.1-17 below.)

IC 6-1.1-12.1-17

Abatement schedules

Sec. 17. (a) A designating body may provide to a business that is established in or relocated to a revitalization area and that receives a deduction under section 4 or 4.5 of this chapter an abatement schedule based on the following factors:

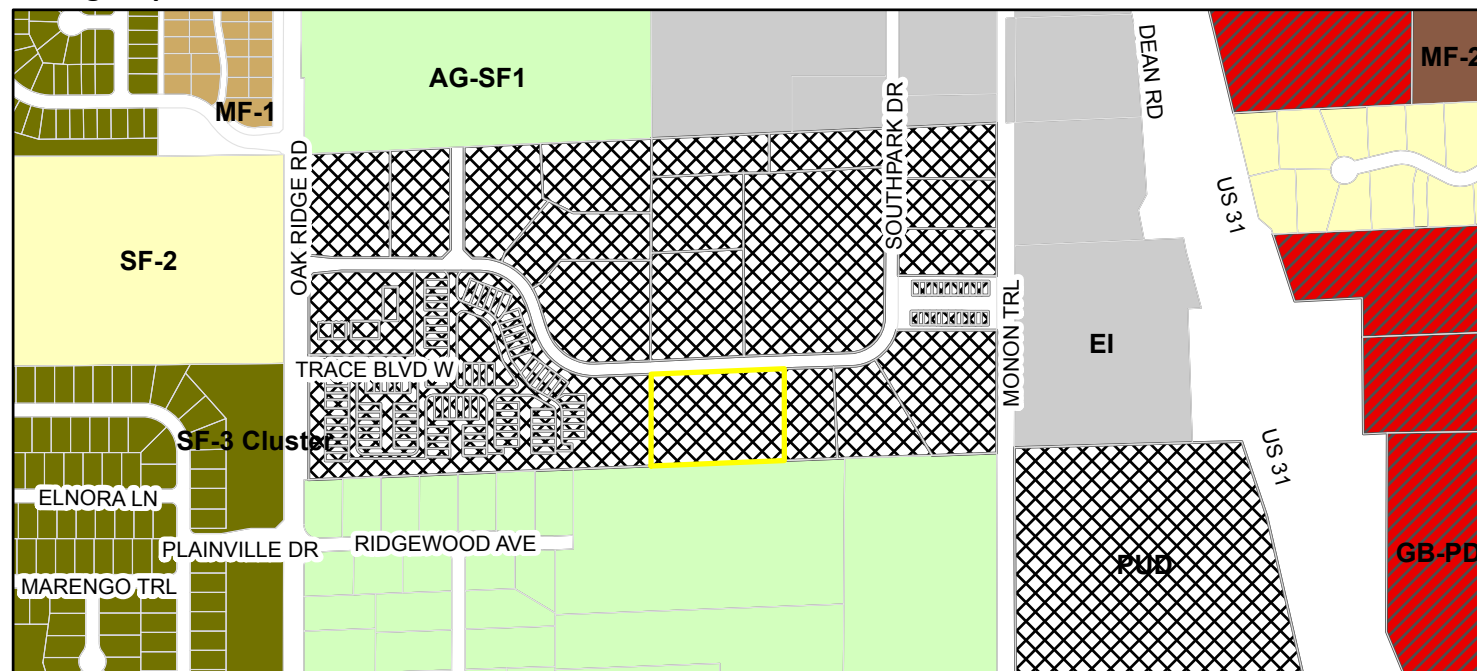
- (1) The total amount of the taxpayer's investment in real and personal property.
 - (2) The number of new full-time equivalent jobs created.
 - (3) The average wage of the new employees compared to the state minimum wage.
 - (4) The infrastructure requirements for the taxpayer's investment.
- (b) This subsection applies to a statement of benefits approved after June 30, 2013. A designating body shall establish an abatement schedule for each deduction allowed under this chapter. An abatement schedule must specify the percentage amount of the deduction for each year of the deduction. An abatement schedule may not exceed ten (10) years.
- (c) An abatement schedule approved for a particular taxpayer before July 1, 2013, remains in effect until the abatement schedule expires under the terms of the resolution approving the taxpayer's statement of benefits.

Aerial Location Map

 Site



Zoning Map



 Parcel	Zoning - All	 MF-1 (Multiple Family - 1)
 AG-SF1 (Agriculture - Single Family - 1)	Zoning	 MF-2 (Multiple Family - 2)
 EI (Enclosed Industrial)		 PUD (Planned Unit Development)
 GB-PD (General Business - Planned Development)		 SF-2 (Single Family - 2)
		 SF-3 Cluster

Ordinance Number: 16-36

Petition Number: 1610-PUD-20

Petitioner: Quent Partners, LLC by Barnes & Thornburg, LLC

Request: A change in zoning from the AG-SF1: Agriculture / Single-Family Rural District to The Depot at Spring Mill Station Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Agriculture

Acreage: 18.39 acres +/-

Exhibits:

1. Ordinance 16-36
2. Staff Report
3. Location Map
4. Concept Plans
5. Illustrative Character Exhibits
6. APC Certification
7. Spring Mill Station Plan

Staff Reviewer: Amanda Rubadue, Associate Planner

PETITION HISTORY

This petition was introduced at the September 12, 2016, City Council meeting. The petition received a public hearing at the October 3, 2016, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on October 13, 2016. The APC forwarded this petition with a favorable recommendation at its December 19, 2016 meeting. The petition is eligible for adoption consideration at the January 9, 2017 Council meeting.

PROJECT OVERVIEW

Project Location: The petitioner is requesting a change in zoning to The Depot at Spring Mill Station Planned Unit Development (PUD) District (see **Exhibit 1**) for approximately 18.39 acres located on the southwest corner of 161st Street and Spring Mill Road (see **Exhibit 3**).

The property is currently zoned AG-SF-1: Agriculture / Single-Family Rural District. Adjacent properties to the north are zoned SF-2. Properties to the south are zoned AG-SF1 and SF-2: Single-family, Low Density District. Properties to the east are zoned AG-SF1, SF-2: Single-family, Low Density District, and Spring Mill Station SEC PUD. Property to the west is zoned Spring Mill Station SWC PUD.

The property is located within Spring Mill Station as set forth in the Spring Mill Station Plan Addendum of the Westfield-Washington Township Comprehensive Plan. The Spring Mill Station Plan Addendum (the “Spring Mill Station Plan”) further identifies this property as primarily located within Southwest Corner of 161st/Spring Mill (see **Exhibit 7**).

ZONING REQUEST

The petitioner requests this change in zoning to allow for a mixed-use development on the subject property.

Default Standards: The Depot at Spring Mill Station PUD Ordinance (the “PUD Ordinance”) (see **Exhibit 1**) defaults to the LB: Local and Neighborhood Business District as the Underlying Zoning District.

Permitted Uses: The PUD Ordinance limits uses to Bank, Savings and Loan, Financial Institution; Childcare / Daycare Center; Development Amenities; Hardware Store (large); Health, Fitness and Exercise Center; Grocery/Supermarket (large); Office (General Services, Medical, Professional); Public Safety and Service Use (Fire Station); Restaurant (Sit Down, Specialty, Takeout and Deli-style); Retail (Low Intensity, Medium Intensity); Tavern (Micro-Brewery); Temporary Use and Event; Utilities.

General Regulations: As proposed, the PUD Ordinance establishes enhanced or modified general regulations from the Underlying Zoning District standards as identified in the Westfield-Washington Township Unified Development Ordinance (the “UDO”). The modifications are intended to accommodate the vision of the Spring Mill Station Plan. The general standards of note are briefly highlighted below:

1. **Minimum/Maximum Building Height:** The PUD Ordinance requires a minimum building height of two (2) stories for the two (2) “Retail” buildings fronting Spring Mill Road and 161st Street. Any other building fronting Spring Mill Road or 161st Street shall be a minimum of one and one half (1 ½) stories. Buildings located on the South District are restricted to two (2) stories, excluding the proposed fire station.
2. **Pedestrian Accessibility:** The PUD Ordinance requires the eight (8) foot perimeter path to be enhanced with a Spring Mill Station themed print pressed onto the hard surface of the path at regular intervals. All walkways that intersect vehicular ways are required to be distinguished from driving surfaces by different materials (i.e. concrete pavers, scored or textured concrete, or brick). Bike parking and common area benches are required for each building.
3. **Off-Street Loading and Parking:** The PUD Ordinance modifies the parking standards to incorporate the angled parking spaces located along Spring Mill Road and 161st Street right-of-ways.

Development Standards: As proposed, the PUD Ordinance defaults to the Underlying Zoning District (Chapter 6 of the UDO). The PUD Ordinance proposes modifications that accommodate the proposed development and are generally consistent with the Spring Mill Station Plan. The development standards of note are briefly highlighted below:

1. Landscaping and Screening: The PUD Ordinance modifies the landscaping standards to accommodate the unique nature of the proposed development and allows a provision to reduce the sixty (60) foot buffer yard along the southern property line in the event a fire station is developed on the southeast corner of the property.
2. Lighting: The PUD Ordinance further restricts the maximum light levels from the UDO standard of one-half (0.5) foot-candles to one-tenth (0.1) foot-candles along the southern property line, and requires that lighting shall be dimmed a minimum of thirty-five percent (35%) after 11:00 p.m. The permitted maximum height for light poles is also reduced from twenty-five (25) feet to twenty (20) feet. Any pole lighting proposed along the path shall not exceed fifteen (15) feet in height.
3. Sign Standards: The PUD Ordinance restricts signage to either reverse channel or externally lit with gooseneck light fixtures. A pylon sign, not to exceed fifteen (15) feet in height and one hundred and twenty (120) square feet, is permitted on both Spring Mill Road frontage and 161st Street frontage.
4. Drive-Through Regulations: Drive-through facilities are limited to the following:
 - Drug Stores (limited to one (1) lane)
 - Banks (limit of two (2) banks on the property, limited to two (2) lanes each)
 - Restaurant (coffee shop, limited to one (1) lane)

Design Standards: As proposed, the PUD Ordinance would modify and enhance the Architectural Standards of the UDO by requiring a minimum of three (3) major exterior components and four (4) Architectural Features incorporated into each building (see Exhibit D of **Exhibit 4**). These Architectural Character Exhibits are generally consistent with the railroad themed architectural elements within the Spring Mill Station Plan.

Round-About: As detailed in the Spring Mill Station Plan, a round-about is contemplated at the intersection of 161st Street and Spring Mill Road. In working with the City's Public Works Department and this Department, the petitioner's proposed PUD Ordinance accommodates the anticipated round-about (see Concept Plan).

Comprehensive Plan: The area surrounding the intersection of 161st Street and Spring Mill Road was included in the Spring Mill Station Plan, an addendum to The Westfield-Washington Township Comprehensive Plan. The proposed mix of land uses including retail, office and medical are contemplated uses in the Spring Mill Station Plan for the southwest corner. The Spring Mill Station Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

The petitioner has actively worked with the Spring Mill Station Task Group to ensure the proposed development meets the vision of the Spring Mill Station Plan. This vision includes the style of architecture, layout of the site, buffering, connectivity to surrounding developments.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the October 3, 2016, 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

APC Recommendation

At its December 19, 2016, meeting, the APC forwarded a favorable recommendation of this petition to the Council (vote of: 8 in favor, 0 opposed) (see **Exhibit 6 – APC Certification**).

City Council

Introduction: September 12, 2016

Eligible for Adoption: January 9, 2017

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

1/6/2017 11:37:45 AM

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.

January 09, 2017

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 15 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 9 day of January, 2017

Signatures of Governing Board

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

Purchase Invoice Register

City of Westfield

Report Date Range: 12/23/16..01/06/17

1/6/2017 11:36 AM

Page 1 of 15

WESTFIELD\kgagnon

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								
VEN001537	Payroll	APP039684	1/3/2017	101001111	ADM-SALARY	sal	8,236.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101001119	ADM-HEALTH AND DENTAL	hsa	1,500.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101001120	ADM-FICA AND MEDICARE	fica	489.71	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101001120	ADM-FICA AND MEDICARE	med	114.53	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101001121	ADM-PERF	perf	929.07	500000130	1/3/2017
VEN001248	LifeServices EAP	APP039751	1/6/2017	101001119	ADM-HEALTH AND DENTAL	1st quart EAP	16.65		
VEN000739	Frontier	APP039756	1/6/2017	101001343	ADM-BUILDING	City Hall alarm	63.29	61384	1/6/2017
VEN000739	Frontier	APP039756	1/6/2017	101001343	ADM-BUILDING	City Services	381.43	61384	1/6/2017
VEN000849	Hamilton County Treasurer	APP039761	1/6/2017	101001111	ADM-SALARY	2017 YAP interlocal agreeme	47,090.00		
VEN000849	Hamilton County Treasurer	APP039761	1/6/2017	101001119	ADM-HEALTH AND DENTAL	2017 YAP interlocal agreeme	30,735.00		
VEN000849	Hamilton County Treasurer	APP039761	1/6/2017	101001120	ADM-FICA AND MEDICARE	2017 YAP interlocal agreeme	3,605.00		
VEN000849	Hamilton County Treasurer	APP039761	1/6/2017	101001121	ADM-PERF	2017 YAP interlocal agreeme	6,690.00		
VEN001469	O W Krohn and Associates	APP039762	1/6/2017	101001349	ADM-SERVICES	Oct services	1,866.25		
VEN001469	O W Krohn and Associates	APP039762	1/6/2017	101001349	ADM-SERVICES	Nov services	595.00		
VEN000940	ILMCT	APP039763	1/6/2017	101001350	ADM-SUB/DUES/MEMBERS	2017 IACT dues	5,901.00		
VEN000534	Delta Dental	APP039796	1/6/2017	101001119	ADM-HEALTH AND DENTAL	Dental ins	145.31	61381	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	101001119	ADM-HEALTH AND DENTAL	Life ins prem	6.50	61386	1/6/2017
	Subtotal for Administration						108,364.74		

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Fund No. Fund Name									
101	General								
	Police						24.80		
VEN001537	Payroll	APP039683	1/3/2017	101002120	POLICE-FICA AND MEDICAR	fica adj dec	5.80		
VEN001537	Payroll	APP039683	1/3/2017	101002120	POLICE-FICA AND MEDICAR	med adj dec	133,117.89	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101002111	POLICE-SALARY	sal	24,500.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101002119	POLICE-HEALTH AND DENT	hsa	7,947.05	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101002120	POLICE-FICA AND MEDICAR	fica	1,858.57	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101002120	POLICE-FICA AND MEDICAR	med	20,498.64	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101002121	POLICE-PERF	perf	24.80	500000132	12/30/2016
VEN001537	Payroll	APP039690	12/29/2016	101002120	POLICE-FICA AND MEDICAR	Adj to 1/3 payroll	5.80	500000132	12/30/2016
VEN001537	Payroll	APP039690	12/29/2016	101002120	POLICE-FICA AND MEDICAR	Adj to 1/3 payroll	277.50		
VEN001248	LifeServices EAP	APP039751	1/6/2017	101002119	POLICE-HEALTH AND DENT	1st quart EAP	60.09	61384	1/6/2017
VEN000739	Frontier	APP039756	1/6/2017	101002335	POLICE-TELEPHONE	Postage machine Elevator Chi	2,672.64	61381	1/6/2017
VEN000534	Delta Dental	APP039796	1/6/2017	101002119	POLICE-HEALTH AND DENT	Dental ins	162.50	61386	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	101002119	POLICE-HEALTH AND DENT	Life ins prem	191,156.08		
	Subtotal for Police								
	Economic and Community Development								
VEN001537	Payroll	APP039684	1/3/2017	101003111	ECD-SALARY	sal	22,395.01	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003111	ECD-SALARY	sal	5,789.69	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003119	ECD-HEALTH AND DENTAL	hsa	5,500.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003120	ECD-FICA AND MEDICARE	fica	1,338.50	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003120	ECD-FICA AND MEDICARE	fica	341.14	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003120	ECD-FICA AND MEDICARE	med	313.03	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003120	ECD-FICA AND MEDICARE	med	79.79	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003121	ECD-PERF	perf	3,180.09	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003121	ECD-PERF	perf	822.14	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101003121	ECD-PERF	perf	72.15		
VEN001248	LifeServices EAP	APP039751	1/6/2017	101003119	ECD-HEALTH AND DENTAL	1st quart EAP	174.30		
VEN001000	Indianapolis Star	APP039764	1/6/2017	101003338	ECD-LEGAL	Legal notices	475.23	61381	1/6/2017
VEN000534	Delta Dental	APP039796	1/6/2017	101003119	ECD-HEALTH AND DENTAL	Dental ins	42.25	61386	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	101003119	ECD-HEALTH AND DENTAL	Life ins prem	40,523.32		
	Subtotal for Economic and Community Development								

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Fund No. Fund Name									
101	General								
	Parks								
		APP039684	1/3/2017	101005111	PARKS-SALARY	sai	7,819.49	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101005119	PARKS-HEALTH AND DENT	hsa	1,250.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101005120	PARKS-FICA AND MEDICAR	fica	468.94	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101005120	PARKS-FICA AND MEDICAR	med	109.67	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101005121	PARKS-PERF	perf	1,110.36	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101005121	PARKS-PROMOTION	WR4	3,150.00		
VEN001008	Indy Pro Audio Production Ser	APP039714	1/4/2017	101005347	PARKS-HEALTH AND DENT	1st quart EAP	22.20		
VEN001248	LifeServices EAP	APP039751	1/6/2017	101005119	PARKS-SUBSCRIPTIONS/DU	Music license	793.00		
VEN001765	Sesac Inc	APP039759	1/6/2017	101005350	PARKS-SUBSCRIPTIONS/DU	Music license 2017	341.00		
VEN000149	ASCAP	APP039760	1/6/2017	101005350	PARKS-SUBSCRIPTIONS/DU	Music license 2017	71.77	61381	1/6/2017
VEN000534	Delta Dental	APP039796	1/6/2017	101005119	PARKS-HEALTH AND DENT	Dental ins	13.00	61386	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	101005119	PARKS-HEALTH AND DENT	Life ins prem	15,149.43		
	Subtotal for Parks								
	Informatics								
		APP039684	1/3/2017	101007111	IT-SALARY	sai	14,621.01	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101007119	IT-HEALTH AND DENTAL	hsa	3,500.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101007120	IT-FICA AND MEDICARE	fica	859.83	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101007120	IT-FICA AND MEDICARE	med	201.10	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101007120	IT-FICA AND MEDICARE	med	2,076.18	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101007121	IT-PERF	perf	2,180.36	61385	1/6/2017
VEN001537	Payroll	APP039750	1/6/2017	101007335	IT-TELEPHONE	Land lines and long distance	33.30		
VEN003729	Metronet	APP039751	1/6/2017	101007119	IT-HEALTH AND DENTAL	1st quart EAP	167.00		
VEN001248	LifeServices EAP	APP039770	1/6/2017	101007347	IT-PROMOTION	HagTAG GIS	87.72		
VEN001231	Leane Kmetz	APP039771	1/6/2017	101007337	IT-PRINTING	Copy machine for Training Fa	405.37	61381	1/6/2017
VEN002012	U.S. Bank Equipment Finance	APP039796	1/6/2017	101007119	IT-HEALTH AND DENTAL	Dental ins	19.50	61386	1/6/2017
VEN000534	Delta Dental	APP039798	1/6/2017	101007119	IT-HEALTH AND DENTAL	Life ins prem	24,151.37		
VEN004479	Symetra Life Insurance								
	Subtotal for Informatics								

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Fund No.	Fund Name								
101	General								
	Clerk Treasurer								
VEN001537	Payroll	APP039684	1/3/2017	101008111	CT-SALARY	sal	15,949.04	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101008119	CT-HEALTH AND DENTAL	hsa	2,250.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101008120	CT-FICA AND MEDICARE	fica	932.84	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101008120	CT-FICA AND MEDICARE	med	218.22	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101008121	CT-PERF	perf	1,877.57	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101008121	CT-PERF	perf	137,987.70	500000133	12/28/2016
VEN001142	JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	550.00		
VEN000940	ILMCT	APP039718	1/4/2017	101008350	CT-SUBSCRIPTIONS/DUES/	2017 ilmct dues	37.00	500000134	1/5/2017
VEN000847	Hamilton County Recorder	APP039740	1/5/2017	101008338	CT-LEGAL NOTICES	Easements	904.43		
VEN004297	ADP-Payroll	APP039747	1/6/2017	101008331	CT-CONSULTING	Charges for period ending 12/	332.50		
VEN000697	Finley and Cook	APP039749	1/6/2017	101008331	CT-CONSULTING	Clerks office assistance	33.30		
VEN001248	LifeServices EAP	APP039751	1/6/2017	101008119	CT-HEALTH AND DENTAL	1st quart EAP	1,443.75		
VEN001469	O W Krohn and Associates	APP039762	1/6/2017	101008349	CT-SERVICES	Nov services	297.17	61381	1/6/2017
VEN000534	Delta Dental	APP039796	1/6/2017	101008119	CT-HEALTH AND DENTAL	Dental ins	19.50	61386	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	101008119	CT-HEALTH AND DENTAL	Life ins prem	162,833.02		
	Subtotal for Clerk Treasurer								
	Mayor								
VEN001537	Payroll	APP039684	1/3/2017	101009111	MAYOR-SALARY	sal	4,244.77	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101009119	MAYOR-HEALTH AND DENT	hsa	750.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101009120	MAYOR- FICA AND MEDICA	fica	258.31	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101009120	MAYOR- FICA AND MEDICA	med	60.41	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101009121	MAYOR-PERF	perf	602.76	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101009121	MAYOR-PERF	perf	5.55		
VEN001248	LifeServices EAP	APP039751	1/6/2017	101009119	MAYOR-HEALTH AND DENT	1st quart EAP	47.80	61381	1/6/2017
VEN000534	Delta Dental	APP039796	1/6/2017	101009119	MAYOR-HEALTH AND DENT	Dental ins	2.21	61386	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	101009119	MAYOR-HEALTH AND DENT	Life ins prem	5,971.81		
	Subtotal for Mayor								

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Fund No. Fund Name									
101	General								
	Public Works						32.24		
VEN001537	Payroll	APP039683	1/3/2017	101013120	PW-FICA AND MEDICARE	fica adj dec	7.55		
VEN001537	Payroll	APP039683	1/3/2017	101013120	PW-FICA AND MEDICARE	med adj dec	62,161.07	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101013111	PW-SALARY	sal	23,250.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101013119	PW-HEALTH AND DENTAL	hsa	3,635.90	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101013120	PW-FICA AND MEDICARE	fica	850.30	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101013120	PW-FICA AND MEDICARE	med	8,590.46	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101013121	PW-PERF	perf	32.24	500000132	12/30/2016
VEN001537	Payroll	APP039690	12/29/2016	101013120	PW-FICA AND MEDICARE	Adj to 1/3 payroll	7.55	500000132	12/30/2016
VEN001537	Payroll	APP039690	12/29/2016	101013120	PW-FICA AND MEDICARE	Adj to 1/3 payroll	60.58	61383	1/6/2017
VEN001537	Payroll	APP039716	1/4/2017	101013341	PW-ELECTRIC	151st	222.00		
VEN000589	Duke Energy	APP039751	1/6/2017	101013119	PW-HEALTH AND DENTAL	1st quart EAP	2,643.37	61381	1/6/2017
VEN001248	LifeServices EAP	APP039796	1/6/2017	101013119	PW-HEALTH AND DENTAL	Dental ins	124.67	61386	1/6/2017
VEN000534	Delta Dental	APP039798	1/6/2017	101013119	PW-HEALTH AND DENTAL	Life ins prem	3,175.62	61380	1/6/2017
VEN004479	Symetra Life Insurance	APP039799	1/6/2017	101013342	PW-WATER/SEWER	Storm water	194.93		
VEN000412	City of Westfield Utility	APP039804	1/6/2017	101013224	PW-OPERATING SUPPLIES	Supplies for City Services	104,988.48		
VEN000030	Ace-Pak Products								
	Subtotal for Public Works								
	Communications						7,496.78	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101020111	COMM-SALARY	sal	1,000.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101020119	COMM-INSURANCE	hsa	450.28	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101020120	COMM-FICA	fica	105.31	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101020120	COMM-FICA	med	843.88	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101020121	COMM-PERF	perf	11.10		
VEN001537	Payroll	APP039751	1/6/2017	101020119	COMM-INSURANCE	1st quart EAP	186.38	61381	1/6/2017
VEN001248	LifeServices EAP	APP039796	1/6/2017	101020119	COMM-INSURANCE	Dental ins	9.75	61386	1/6/2017
VEN000534	Delta Dental	APP039798	1/6/2017	101020119	COMM-INSURANCE	Life ins prem			
VEN004479	Symetra Life Insurance						10,103.48		
	Subtotal for Communications								

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Fund No. Fund Name									
101	General								
	Customer Service								
VEN001537	Payroll	APP039684	1/3/2017	101021111	CUST SERVICE- SAL	sal	7,593.60	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101021119	CUST SERVICE- INSURANC	hsa	2,500.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101021120	CUSTOMER SERV- FICA ME	fica	444.86	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101021120	CUSTOMER SERV- FICA ME	med	104.05	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101021121	CUSTOMER SERV- PERF	perf	1,078.29	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101021121	CUSTOMER SERV- PERF	perf	27.75		
VEN001248	LifeServices EAP	APP039751	1/6/2017	101021119	CUST SERVICE- INSURANC	1st quart EAP	331.69	61381	1/6/2017
VEN000534	Delta Dental	APP039796	1/6/2017	101021119	CUST SERVICE- INSURANC	Dental ins	13.00	61386	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	101021119	CUST SERVICE- INSURANC	Life ins prem	12,093.24		
	Subtotal for Customer Service								
	Human Resources								
VEN001537	Payroll	APP039684	1/3/2017	101022111	HR - SAL	sal	4,574.83	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101022119	HR- INSURANCE	hsa	1,500.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101022120	HR- FICA MED	fica	272.69	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101022120	HR- FICA MED	med	63.77	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101022121	HR - PERF	perf	649.63	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	101022121	HR - PERF	perf	11.10		
VEN001248	LifeServices EAP	APP039751	1/6/2017	101022119	HR- INSURANCE	1st quart EAP	145.31	61381	1/6/2017
VEN000534	Delta Dental	APP039796	1/6/2017	101022119	HR- INSURANCE	Dental ins	6.50	61386	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	101022119	HR- INSURANCE	Life ins prem	7,223.83		
	Subtotal for Human Resources						682,558.80		
	Subtotal for Fund 101 General								
Fund No. Fund Name									
201	Motor Vehicle Highway (MVH)								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	9,197.24	500000133	12/28/2016
	Subtotal for Clerk Treasurer						9,197.24		
	Public Works								
VEN000589	Duke Energy	APP039715	1/4/2017	201013341	MVH-ELECTRIC	186th RAB	9.40	61382	1/6/2017
VEN000859	Hare Chevrolet	APP039769	1/6/2017	201013476	MVH-EQUIP LEASES	Truck repair	387.83		
	Subtotal for Public Works						397.23		
	Subtotal for Fund 201 Motor Vehicle Highway (MVH)						9,594.47		

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Fund No. Fund Name									
202	Local Road and Street (LRS)								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	219.81	500000133	12/28/2016
	Subtotal for Clerk Treasurer						219.81		
	Public Works								
VEN005642	Continental Signal Equipment	APP039754	1/6/2017	202013472	LRS-EQUIPMENT	Cantilever arm brackets for M	1,203.00		
VEN000998	Indianapolis Metropolitan Planning Orga	APP039788	1/6/2017	202013350	LRS-SUBS/DUES/MEMBERS	Local Match dues for 2017	10,763.00		
	Subtotal for Public Works						11,966.00		
	Subtotal for Fund 202 Local Road and Street (LRS)						12,185.81		
Fund No. Fund Name									
203	Fire Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	12,090.30	500000133	12/28/2016
	Subtotal for Clerk Treasurer						12,090.30		

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Fund No. Fund Name									
203	Fire Operating								
	Fire								
VEN001537	Payroll	APP039684	1/3/2017	203012111	FIRE-SALARY	sal	201,496.68	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	203012119	FIRE-HEALTH AND DENTAL	hsa	38,500.00	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	203012120	FIRE-FICA AND MEDICARE	fica	11,959.99	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	203012120	FIRE-FICA AND MEDICARE	med	2,797.06	500000130	1/3/2017
VEN001537	Payroll	APP039684	1/3/2017	203012121	FIRE-PERF	perf	30,679.42	500000130	1/3/2017
VEN001248	LifeServices EAP	APP039751	1/6/2017	203012119	FIRE-HEALTH AND DENTAL	1st quart EAP	388.50		
VEN000739	Frontier	APP039756	1/6/2017	203012343	FIRE-BUILDING MAINTENAN	Postage machine Elevator	60.10	61384	1/6/2017
VEN000403	Ciproms Inc	APP039772	1/6/2017	203012349	FIRE-SERVICES	Billing Services for November	812.50		
VEN001615	Public Safety Medical Services	APP039774	1/6/2017	203012354	FIRE-MEDICAL EXAMS/TEST	Gary Biggs - Fit for Duty	82.80		
VEN001478	Office Team	APP039775	1/6/2017	203012111	FIRE-SALARY	Fire Temp	652.51		
VEN001341	MES-Indiana	APP039776	1/6/2017	203012229	FIRE-UNIFORMS	Dyna Fit Suspenders-2	97.22		
VEN004477	EFES	APP039778	1/6/2017	203012472	FIRE-EQUIP	Dual Raker Repair Kit - Chain	45.75		
VEN002148	Witmer Public Safety Group	APP039779	1/6/2017	203012229	FIRE-UNIFORMS	Pro-Tech 8 Titan Short Cuff G	190.00		
VEN000903	Hoosier Fire Equipment	APP039780	1/6/2017	203012472	FIRE-EQUIP	Fire Hose - Testing	142.75		
VEN000713	Flag and Banner Co.	APP039781	1/6/2017	203012343	FIRE-BUILDING MAINTENAN	6x10 Flag	90.00		
VEN005006	Team Pride Athletic Apparel	APP039784	1/6/2017	203012229	FIRE-UNIFORMS	2-adidas speed trainer - shoe	112.62		
VEN000569	Don Hinds Ford Inc	APP039785	1/6/2017	203012360	FIRE-VEHICLE MAINT	Fix Low Beam Lights - U-81	90.00		
VEN005648	Task Force 1 Inc	APP039786	1/6/2017	203012334	FIRE-TRAVEL/TRAINING/SE	Officer Prep School - Brian Ti	750.00		
VEN001572	Pike Township Fire Dept	APP039787	1/6/2017	203012334	FIRE-TRAVEL/TRAINING/SE	Safety Officer Class - Jan 9-1	150.00		
VEN001417	Napa Auto Parts	APP039789	1/6/2017	203012360	FIRE-VEHICLE MAINT	shop supplies, batteries, oil, e	895.33		
VEN005651	ISFSI	APP039790	1/6/2017	203012350	FIRE-SUBSCRIPTIONS/DUE	Membership for Chief Shoaf	125.00		
VEN000534	Delta Dental	APP039796	1/6/2017	203012119	FIRE-HEALTH AND DENTAL	Dental ins	4,658.57	61381	1/6/2017
VEN004479	Symetra Life Insurance	APP039798	1/6/2017	203012119	FIRE-HEALTH AND DENTAL	Life ins prem	229.71	61386	1/6/2017
VEN001417	Napa Auto Parts	APP039807	1/6/2017	203012343	FIRE-BUILDING MAINTENAN	Window seal at HQ	25.16		
Subtotal for Fire							295,031.67		
Subtotal for Fund 203 Fire Operating							307,121.97		
Fund No. Fund Name									
206	Parks Programming/Events								
	Parks								
VEN001335	Melody Jones	APP039702	1/4/2017	206005347	PARKS PROGRAM/PROMOT	Jan Bingo Brunch	188.93	61376	1/4/2017
Subtotal for Parks							188.93		

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Fund No. Fund Name									
206	Parks Programming/Events								
	Clerk Treasurer						6,235.14	500000133	12/28/2016
	VEN001142 JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	6,235.14		
	Subtotal for Clerk Treasurer						6,424.07		
	Subtotal for Fund 206 Parks Programming/Events								
Fund No. Fund Name									
239	Law Enforcement								
	Clerk Treasurer						1,490.36	500000133	12/28/2016
	VEN001142 JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	1,490.36		
	Subtotal for Clerk Treasurer						1,490.36		
	Subtotal for Fund 239 Law Enforcement								
Fund No. Fund Name									
264	Road and Street Improvement (Road Impact)								
	Clerk Treasurer						1,285.09	500000133	12/28/2016
	VEN001142 JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	1,285.09		
	Subtotal for Clerk Treasurer								
	Public Works						33,375.00		
	VEN000010 A and F Engineering	APP039765	1/6/2017	264013349	ROAD IMPACT-SERVICES	GHP Moderization	93,597.00		
	VEN000010 A and F Engineering	APP039766	1/6/2017	264013309	RAOD IMPACT-CONSULTIN	Road Impact Fee Study	6,200.00		
	VEN005658 John J Davis	APP039811	1/6/2017	264013349	ROAD IMPACT-SERVICES	Parcel 1	58,400.00		
	VEN005656 Towne Road Development	APP039812	1/6/2017	264013349	ROAD IMPACT-SERVICES	Parcel 10	12,900.00		
	VEN001169 Kenneth Kingshill	APP039813	1/6/2017	264013349	ROAD IMPACT-SERVICES	Parcel 4	28,605.00		
	VEN005657 Sarah Jane Brigham	APP039814	1/6/2017	264013349	ROAD IMPACT-SERVICES	Parcel 12	233,077.00		
	Subtotal for Public Works						234,362.09		
	Subtotal for Fund 264 Road and Street Improvement (Road Impact)								
Fund No. Fund Name									
268	Emergency Medical and Equip								
	Clerk Treasurer						9.99	500000133	12/28/2016
	VEN001142 JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	9.99		
	Subtotal for Clerk Treasurer								

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Fund No. Fund Name									
309	Eagletown TIF								
	RDC								
VEN000920	Huntington National Bank	APP039667	12/28/2016	309018349	EAGLETOWN TIF SERVICES	Bond Series 2016 Admin and	800.00	61374	12/28/2016
VEN000920	Huntington National Bank	APP039668	12/28/2016	309018349	EAGLETOWN TIF SERVICES	Fee proposal for registrar and	500.00	61375	12/28/2016
	Subtotal for RDC						1,300.00		
	Subtotal for Fund 309 Eagletown TIF						1,300.00		
Fund No. Fund Name									
312	GO Bond #3 2005 Debt Service								
	Clerk Treasurer								
VEN002032	US Bank	APP039703	1/4/2017	312008280	GO BOND #3 DEBT SERVIC	Bond of 2005	227,468.75		
	Subtotal for Clerk Treasurer						227,468.75		
	Subtotal for Fund 312 GO Bond #3 2005 Debt Service						227,468.75		
Fund No. Fund Name									
316	Main St TIF 2011B								
	Clerk Treasurer								
VEN001652	Regions Bank	APP039704	1/4/2017	316008280	MAIN ST TIF DEBT	Rev bond series 2012B	50,293.98		
	Subtotal for Clerk Treasurer						50,293.98		
	Subtotal for Fund 316 Main St TIF 2011B						50,293.98		
Fund No. Fund Name									
591	Round 156-Spring M Grant								
	Public Works								
VEN002225	Butler Fairman and Seufert	APP039758	1/6/2017	591013349	ROUND 156-SPRINGM SERV	156th and Springmill RAB repl	1,173.51		
	Subtotal for Public Works						1,173.51		
	Subtotal for Fund 591 Round 156-Spring M Grant						1,173.51		
Fund No. Fund Name									
595	Monon Trail Grant								
	Public Works								
VEN000562	DLZ	APP039753	1/6/2017	595013349	MONON TRAIL GRANT 191-2	Monon 7 R/W Eng.	3,906.00		
	Subtotal for Public Works						3,906.00		
	Subtotal for Fund 595 Monon Trail Grant						3,906.00		

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Fund No. Fund Name									
599	MPO Grey-Oak Grant								
	Public Works								
VEN000103	American Structurepoint Inc	APP039748	1/6/2017	599013349	MPO GREY-OAKRIDGE GRA	Oakridge GHP RAB replaces	2,748.25		
	Subtotal for Public Works						2,748.25		
Subtotal for Fund 599 MPO Grey-Oak Grant							2,748.25		
Fund No. Fund Name									
640	Sports Campus Operating								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	1,988.31	500000133	12/28/2016
	Subtotal for Clerk Treasurer						1,988.31		
	Grand Park								
VEN000412	City of Westfield Utility	APP039801	1/6/2017	640015342	SPORTS CAMPUS-WAT SE	Storm Water	1,180.50	1493	1/6/2017
	Subtotal for Grand Park						1,180.50		
	Sport Campus Indoor Event Ctr								
VEN003729	Metronet	APP039755	1/6/2017	640023349	GP INDOOR-SERVICE CONT	GP Indoor	145.85		
	Subtotal for Sport Campus Indoor Event Ctr						145.85		
Subtotal for Fund 640 Sports Campus Operating							3,314.66		
Fund No. Fund Name									
651	Infrastructure Improv								
	Public Works								
VEN002957	Synthesis Corp	APP039752	1/6/2017	651013474	INFRASTRUCTURE IMPRO	Midland Trail Phase 4 (GUnth	340.00		
VEN001671	Rieth-Riley Construction	APP039757	1/6/2017	651013474	INFRASTRUCTURE IMPRO	Grand Park Blvd Extension	8,341.47		
VEN001778	Shelby Materials	APP039767	1/6/2017	651013474	INFRASTRUCTURE IMPRO	Mill St	2,421.13		
VEN000608	Eco-Infrastrcture Solution	APP039768	1/6/2017	651013474	INFRASTRUCTURE IMPRO	Mill Street	3,002.50		
	Subtotal for Public Works						14,105.10		
Subtotal for Fund 651 Infrastructure Improv							14,105.10		

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Fund No. Fund Name									
701	Payroll								
Clerk Treasurer									
VEN001537	Payroll	APP039678	1/3/2017	701008110	PAYROLL-NET SALARIES	net	352,050.05	700000172	1/3/2017
VEN000920	Huntington National Bank	APP039679	1/3/2017	701008131	PAYROLL-EMPLOYER'S FIC	fica	28.52		
VEN000920	Huntington National Bank	APP039679	1/3/2017	701008132	PAYROLL-EMPLOYER'S ME	med	6.67		
VEN000920	Huntington National Bank	APP039679	1/3/2017	701008922	PAYROLL-EMPLOYEE FICA	fica	28.52		
VEN000920	Huntington National Bank	APP039679	1/3/2017	701008922	PAYROLL-EMPLOYEE FICA	med	6.68		
VEN000959	Indiana Dept Of Revenue	APP039680	1/3/2017	701008923	PAYROLL-STATE WITHHOL	state	15,144.79	700000171	1/3/2017
VEN000959	Indiana Dept Of Revenue	APP039680	1/3/2017	701008923	PAYROLL-STATE WITHHOL	coit	5,507.14	700000171	1/3/2017
VEN000920	Huntington National Bank	APP039681	1/3/2017	701008131	PAYROLL-EMPLOYER'S FIC	fica	30,243.87	700000170	1/3/2017
VEN000920	Huntington National Bank	APP039681	1/3/2017	701008132	PAYROLL-EMPLOYER'S ME	med	7,073.16	700000170	1/3/2017
VEN000920	Huntington National Bank	APP039681	1/3/2017	701008921	PAYROLL-FEDERAL WITHH	fed	59,170.64	700000170	1/3/2017
VEN000920	Huntington National Bank	APP039681	1/3/2017	701008922	PAYROLL-EMPLOYEE FICA	med	7,073.11	700000170	1/3/2017
VEN000920	Huntington National Bank	APP039681	1/3/2017	701008922	PAYROLL-EMPLOYEE FICA	fica	30,243.86	700000170	1/3/2017
VEN002177	Indiana Members Credit Union	APP039686	1/3/2017	701008930	PAYROLL-INS. DED	Emplr portion to HSA	106,000.00	16666	1/3/2017
VEN000920	Huntington National Bank	APP039689	12/29/2016	701008131	PAYROLL-EMPLOYER'S FIC	1/3 payroll	28.52	700000173	12/30/2016
VEN000920	Huntington National Bank	APP039689	12/29/2016	701008132	PAYROLL-EMPLOYER'S ME	1/3 payroll	6.67	700000173	12/30/2016
VEN000920	Huntington National Bank	APP039689	12/29/2016	701008922	PAYROLL-EMPLOYEE FICA	1/3 payroll	28.52	700000173	12/30/2016
VEN000920	Huntington National Bank	APP039689	12/29/2016	701008922	PAYROLL-EMPLOYEE FICA	1/3 payroll	6.68	700000173	12/30/2016
VEN000163	Aul Retirement	APP039694	1/3/2017	701008931	PAYROLL-401A MATCHING-	Contributions and loans	16,304.42	700000175	1/3/2017
VEN000008	77 Police and Fire Fund	APP039695	1/3/2017	701008133	PAYROLL-PERF	Non Civilian PERF	47,861.60	700000174	1/3/2017
VEN001550	PERF	APP039696	1/3/2017	701008133	PAYROLL-PERF	Civilian PERF	38,579.65	700000177	1/3/2017
VEN000948	IN Family and Social Services Admin	APP039697	1/3/2017	701008140	PAYROLL-SUPPORT WITHH	Child Support	2,072.84	700000176	1/3/2017
VEN000703	Fire Fighters Credit Union	APP039698	1/4/2017	701008141	PAYROLL-UNION DUES	Union Dues	1,754.38	16670	1/4/2017
VEN001583	Police and Firemens Insurance	APP039699	1/3/2017	701008930	PAYROLL-INS. DED	Ins Prem	70.85	16668	1/4/2017
VEN004836	Nationwide Retirement Solutions	APP039700	1/3/2017	701008931	PAYROLL-401A MATCHING-	Employee contribution	1,145.00	16667	1/4/2017
VEN001864	Supporting Heroes	APP039701	1/3/2017	701008991	PAYROLL-MISC	Employee contribution	111.64	16669	1/4/2017
VEN000534	Delta Dental	APP039795	1/6/2017	701008930	PAYROLL-INS. DED	Dental ins	4,231.16	16671	1/6/2017
Subtotal for Clerk Treasurer							724,778.94		
Subtotal for Fund 701 Payroll							724,778.94		

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Fund No.	Fund Name								
900	Stormwater								
	Clerk Treasurer								
VEN001142	JP Morgan Chase	APP039692	12/27/2016	101965	PCARD PAYABLE	pcard closing 113016	2,784.96	500000133	12/28/2016
	Subtotal for Clerk Treasurer						2,784.96		
	Stormwater								
VEN001537	Payroll	APP039682	1/3/2017	900016111	STORM-SALARY	sal	14,366.54	900000025	1/3/2017
VEN001537	Payroll	APP039682	1/3/2017	900016120	STORM-FICA AND MEDICAR	fica	843.83	900000025	1/3/2017
VEN001537	Payroll	APP039682	1/3/2017	900016120	STORM-FICA AND MEDICAR	med	197.35	900000025	1/3/2017
VEN001537	Payroll	APP039682	1/3/2017	900016121	STORM-PERF	perf	1,546.77	900000025	1/3/2017
VEN003611	White River Alliance	APP039802	1/6/2017	900016350	STORM-SUBSCRIPTIONS/D	UW Memb. Dues, Regional M	7,000.00		
VEN002424	IUPPS	APP039803	1/6/2017	900016309	STORM-CONSULTING FEES	November tickets-Storm	1,265.40		
VEN001778	Shelby Materials	APP039806	1/6/2017	900016231	STORM-SUBGRADE MATERI	15226 Shoreway East Court	222.00		
	Subtotal for Stormwater						25,441.89		
	Subtotal for Fund 900 Stormwater						28,226.85		

Fund No. Fund Name

950 Trash

	Trash								
VEN001637	Ray's Trash Service	APP039741	1/6/2017	950017851	TRASH-RES QRTLY FEE CO	Collections for November and	140,158.60		
	Subtotal for Trash						140,158.60		
	Subtotal for Fund 950 Trash						140,158.60		
	Posted Invoices Total						2,642,430.44		

Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
101	General						
	Police						
VEN001537	Payroll	ACP001011	1/3/2017	101002120	Police-FICA and Medicare	Police-FICA and Medicare	24.80
VEN001537	Payroll	ACP001011	1/3/2017	101002120	Police-FICA and Medicare	Police-FICA and Medicare	5.80
	Subtotal for						30.60

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Credit Memos

Vendor No.	Vendor Name	Cr. Memo No.	Date	GL Acct.	GL Account Name	Description	Amount
Fund No.	Fund Name						
101	General						
	Public Works						
VEN001537	Payroll	ACP001011	1/3/2017	101013120	PW-FICA and Medicare	PW-FICA and Medicare	32.24
VEN001537	Payroll	ACP001011	1/3/2017	101013120	PW-FICA and Medicare	PW-FICA and Medicare	7.55
	Subtotal for						39.79
	Subtotal by Fund 101 General						70.39
Fund No.	Fund Name						
701	Payroll						
	Clerk Treasurer						
VEN000920	Huntington National Bank	ACP001012	1/3/2017	701008922	Payroll-Employee FICA	Payroll-Employee FICA	28.52
VEN000920	Huntington National Bank	ACP001012	1/3/2017	701008131	Payroll-Employer's FICA	Payroll-Employer's FICA	28.52
VEN000920	Huntington National Bank	ACP001012	1/3/2017	701008922	Payroll-Employee FICA	Payroll-Employee FICA	6.68
VEN000920	Huntington National Bank	ACP001012	1/3/2017	701008132	Payroll-Employer's Medicare	Payroll-Employer's Medicare	6.67
	Subtotal for						70.39
	Subtotal by Fund 701 Payroll						70.39
Fund No.	Fund Name						
900	Stormwater						
	Stormwater						
VEN005059	Carol Struewing	ACP001009	12/27/2016	900016370	StormWater-Refund	CM StormWater-Refund	26.06
	Subtotal for						26.06
	Subtotal by Fund 900 Stormwater						26.06
	Credit Memo Total						166.84

ORDINANCE NUMBER 16-35

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE AURORA PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 06-55 and THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance (this “Ordinance”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended;

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the “UDO”), 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 Common Council enacted Ordinance No. 06-55, Aurora Planned Unit Development District on December 11, 2006, recorded as Instrument No. 2007002778 in the Office of the Recorder of Hamilton County, Indiana (the “Original PUD Ordinance”);

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (**Petition No. 1609-PUD-19**) filed with the Commission requesting an amendment to the Unified Development Ordinance, the Original PUD Ordinance, and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1609-PUD-19** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (9 in favor 0 against) 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 January 5, 2017;

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

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 Association. A home owners association, property owners association or other organization formed order to govern and maintain the various Districts as established by Declaration.
- 2.2 Build-To Line. A designated line at which construction of a building facade is to occur.
- 2.3 Corner Break. An exterior corner along the facade of a structure.
- 2.4 Declaration. A Declaration of Covenants, Conditions and Restrictions for one (1) or more areas of the Real Estate which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may be from time to time amended.
- 2.5 Developer. The Developer shall be the entities engaged in the development of the Districts within the Real Estate, and the successors or assigns of such entities.
- 2.6 District. Any of the Residential Districts, the Commercial District, and/or the Business Districts as identified in this Ordinance.
- 2.7 District, Residential. The Townes and The Villas.
- 2.8 Dormer. Projecting framed structure set vertically on the rafters of a pitched roof, with its own roof (pitched or flat), sides (dormer cheeks), and a window set vertically in front.
- 2.9 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.10 Exterior Material. The separate architectural siding materials and patterns on a 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).
- 2.11 External Street. Grassy Branch Road, U.S. 31 and State Highway 38.
- 2.12 Facade, Primary. The primary architectural facade which contains commercial or

- retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.13 **Facade, Secondary.** Any building elevation not having commercial or retail public entrances and does not contain tenant signs. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.14 **Gable.** That part of the end wall of a building between the eaves and a pitched or gambrel roof.
- 2.15 **Internal Street.** Any public street, private street, or shared drive other than an External Street.
- 2.16 **Low Slope Roof.** A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.17 **Natural Materials.** Brick, wood, limestone, fiber cement siding, cultured stone, or natural stone.
- 2.18 **Real Estate.** The real estate, as described in **Exhibit A** to the 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.

3.1 The Concept Plan hereby allocates the Real Estate into the following Districts:

- Business Parke;
- Commerce Parke;
- The Shoppes;
- The Townes; and
- The Villas.

3.2 The approximate size of each District is as follows. The size of the Commerce Parke or The Shoppes may be increased or decreased by up to 15%. The size of the Business Parke may be increased by up to 15%, but may not be decreased. The total acreage comprising The Townes and The Villas may not decrease below sixty (61) acres total. The total acreage comprising The Townes and the Villas may increase, so long as the number of residences or the ratio of Single-family Dwellings to acres does not exceed the provisions of Section 3.3 hereof.

<u>District</u>	<u>Area</u>
Business Parke	20 Acres
Commerce Parke	216 Acres
The Shoppes	17 Acres
The Townes	38 Acres
<u>The Villas</u>	<u>23 Acres</u>
Total acreage	314 Acres

3.3 The total of residential units on the Real Estate shall not exceed two hundred fifty (250).

The actual number of detached Single-family Dwellings shall be governed by the number of acres

dedicated to detached Single-family Dwellings as governed by the following charts:

<u>Minimum Acreage</u>	<u>Maximum Units</u>
61 Acres	180 units
71 Acres	205 units
81 Acres	225 units
91 Acres	250 units

3.4 It is anticipated that the development of The Townes and The Villas will commence prior to the construction of the East Street extension. In this event, 203rd Street shall remain open and as access to the residential uses which are located west of Grassy Branch and which currently access their residential uses via 203rd Street. Upon completion of East Street to a point north or south of the current location of 203rd Street, any and all access from 203rd Street to East Street from Grassy Branch shall be eliminated and the internal streets servicing The Townes and The Villas shall be constructed in substantial accordance with the Concept Plan as amended.

Section 4. Underlying Zoning District(s).

- 4.1 The Underlying Zoning District of each District shall be:
- | | |
|----------------|--|
| Business Parke | GB; |
| Commerce Parke | EI |
| The Shoppes | LB; |
| The Townes | SF-4 (as to Single-family Dwellings) and
MF2 (for attached multifamily); and |
| The Villas | SF-4 (as to Single-family Dwellings) and
SFA (for Duplex or Quadraplex Dwellings) |
- (the “Underlying Zoning District”).

4.2 Article 5.2 (U.S. Highway 31 Overlay Zone) of the UDO shall not apply to the Real Estate.

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

- 5.1 Only the uses identified below shall be permitted in the various Districts. Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.
- A. Permitted Uses for Business Parke.
1. Offices
 2. Hotels
 3. Retail and Services
 - a. May be included in one or more buildings within a Development Plan (DP), subject to the following:

- i. May comprise up to fifteen percent (15%) of the Gross Floor Area (GFA) of any building; or
- ii. Up to thirty percent (30%) of GFA of one building may be retail uses, provided that:
 - Total square footage of retail uses designated in the development plan does not exceed fifteen percent (15%) of the GFA of all buildings combined; or,
 - Retail uses over fifteen percent (15%) of the GFA of any one building be located on the ground floor or below grade.
4. Accessory buildings and uses customarily incidental to any of the permitted uses. Any attached or detached Accessory building shall have on all sides the same building proportions, architectural features, construction materials, and in general be architecturally compatible with the Principal Building(s) with which it is associated.

B. Permitted Uses for Commerce Parke:

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted in District 2 of Commerce Parke. All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB category shall be permitted in Districts 1 and 3 of Commerce Parke except a Tavern or Nightclub (excluding a microbrewery which shall be permitted). The use of a Hotel (or Motel) shall also be permitted in District 3 west of the East Street extension.
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones; laundry and dry cleaning plants; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted use in District 2 of the Commerce Parke. Only EI uses shall be permitted in Districts 1 and 3 of the Commerce Parke.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. In District 2, the Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(B)(2).
4. Accessory buildings and uses customarily incidental to any of the permitted uses.

- C. Permitted Uses for The Shoppes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or the use of Hotel (or Motel) shall be permitted in The Shoppes. A Hotel (or Motel) use shall only be permitted west of the East Street extension.
- D. Permitted Uses for The Townes: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Townes.
1. Townhomes.
 2. Multi-story condominium;
 3. Public Parks.
 4. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 5. Model homes and sales offices therein and temporary trailers from which lot and home sales activities may be conducted with outside sales persons.
 6. Child care home - in accordance with IC 36-7-4-1108, so long as the home is not located within seven hundred (700') feet of Grassy Branch.
- E. Permitted Uses for The Villas: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the SF-4 category and those specifically provided below shall be permitted in The Villas.
1. Two-unit thru four-unit single family attached dwellings (n/k/a Duplex or Quadraplex Dwellings).
 2. Temporary buildings and job site trailers for construction purposes for a period not to exceed such construction.
 3. Single-family Dwellings. Maintenance of outside lawn and landscaping areas by the homeowner's association shall be offered as an option to buyers.

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.

- A. Lot Standards for Business Parke:
1. Minimum Lot Size.
 - a. Lots abutting U.S. Highway 31 - 5 acres
 - b. All other lots - 2 acres
 2. Build-To Lines.
 - a. Lots abutting U.S. Highway 31 - 90 feet
 - b. All other lots - None
 - c. All principal buildings on lots with Meridian Corridor frontage shall be located on the Build-To Line.
 - d. Dimensional requirements for the Build-To Line shall be measured from the road right-of-way line.
 3. Minimum Front Yard - 60 feet
 4. Minimum Side Yard.

- a. Adjacent to any residential use or zone 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
5. Minimum Aggregate Side Yard.
 - a. Adjacent to any residential use or zone - 90 feet
 - b. Adjacent to any non-residential use or zone - 30 feet
6. Minimum Rear Yard.
 - a. Adjacent to any residential use or zone - 45 feet
 - b. Adjacent to any non-residential use or zone - 15 feet
7. Minimum Lot Width. Shall equal or exceed that amount which is one-half (1/2) the depth of the lot.
8. Minimum Gross Floor Area.
 - a. 15,000 square feet per building (exclusive of parking garages, basements or accessory buildings).
 - b. Permitted accessory buildings need not meet this minimum floor area requirement. The intent of this minimum gross floor area requirement is to preclude small, freestanding buildings and uses not in character with the Business Parke.
9. Maximum Lot Coverage. - 65%
10. Minimum Lot Frontage on Road. - 50 feet
11. Minimum Lot Width at Building Line. – No Minimum

B. Lot Standards for Commerce Parke:

Minimum Lot Area:	1 acre
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum gross square feet per a single building in District 3:	65,000 gross square feet

C. Lot Standards for The Shoppes:

1. No single occupancy may exceed 65,000 gross square feet.. .
2. Bulk and Density Standards.
 - a. Setbacks.
 - i. Front - 50 feet
 - ii. Side - 10 feet
 - iii. Rear - 20 feet
 - b. Lot coverage. Lot coverage shall not exceed seventy five (75) percent and is inclusive of buildings, parking areas and all

other impervious surfaces which results in a minimum open space requirement of twenty five (25) percent of the land area.

D. Lot Standards for The Townes:

1. Minimum lot area for Attached Multi-Family Dwellings. - None
2. Minimum lot frontage on road for Attached Multi-Family Dwellings. - None
3. Minimum setback lines - for Attached Multi-Family Dwellings.
 - a. Front yard -(corner lots are required two front yard setbacks)
 - i. 10 feet alley load
 - ii. 22 feet front load
 - b. Side yard - minimum 15' between buildings
 - c. Rear yard - None
4. Minimum lot width at building line for Attached Multi-Family Dwellings. - None
5. Minimum total square footage per dwelling unit, exclusive of porches, terraces, and garages) for Attached Multi-Family Dwellings. – 1,200 square feet per dwelling unit
6. Maximum parcel coverage for Attached Multi-Family Dwellings. – None
7. Minimum Open Space for Attached Multi-Family Dwellings. - 15% of the District
8. Minimum lot area for permitted Single-family dwellings – 6,000 square feet.
9. Minimum lot frontage on road for permitted Single-family dwellings – 40’.
10. Minimum setback lines for permitted Single-family dwellings
 - a. Front Yard – 20’
 - b. Side Yard – 5’
 - c. Rear Yard – 20’
11. Minimum Lot Width for permitted Single-family dwellings – 50’
12. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family dwellings:
 - a. One story dwelling – 1,400 square feet
 - b. Two story dwelling – 1,800 square feet

E. Lot Standards for The Villas:

1. Minimum lot area for Duplex or Quadraplex Dwellings. - None
2. Minimum lot frontage on road for Duplex or Quadraplex Dwellings. - None
3. Minimum setback lines for Duplex or Quadraplex Dwellings.
 - a. 30 feet from arterials
 - b. 20 feet from collectors and local streets
4. Minimum distance between structures for Duplex or Quadraplex Dwellings.

- a. Two-unit single family attached - 15'
- b. Four-unit single family attached - 25'
- 5. Minimum square footage per dwelling unit, exclusive of porches, terraces, and garages for Duplex or Quadraplex Dwellings.
 - a. Single story - 1,300 square feet
 - b. Two story - 1,600 square feet
- 6. Minimum Open Space for Duplex or Quadraplex Dwellings. - 15% of the District
- 7. Minimum lot area for permitted Single-family Dwellings – 7,200 square feet.
- 8. Minimum lot frontage on road for permitted Single-family Dwellings – 40’.
- 9. Minimum setback lines for permitted Single-family Dwellings
 - a. Front Yard – 20’
 - b. Side Yard – 5’
 - c. Rear Yard – 20’
- 10. Minimum Lot Width for permitted Single-family Dwellings – 60’
- 11. Minimum square footage per dwelling unit, exclusive of porches, terraces and garages for permitted Single-family Dwellings:
 - a. One story single-family dwelling – 1,400 square feet
 - b. One and one half store single family dwelling – 1,500 square feet

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:

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit E** (As to the Townes), **Exhibit F** (as to Quadraplex Dwellings in the Villas) **Exhibit G** (as to the Villas), **Exhibit H** (as to the Business Parke), **Exhibit I** (as to the Commerce Parke) and **Exhibit J** (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.
- B. Architectural Standards for Business Parke.
 - 1. All buildings shall be designed with respect to the general character of the Business Parke, and particularly, with due consideration to buildings located on lots that abut the project site.
 - 2. A minimum of three (3) materials shall be used for building exteriors, from the following list: stone, brick, architectural pre-cast (panels or detailing), architectural metal panels, glass, or ornamental metal. One (1) of the materials shall be either stone or brick.
 - 3. Large expanses of glass are allowed, up to seventy percent (70%) of the facade area.
 - 4. The building shall not be constructed entirely of a metal and glass

curtain wall.

5. Concrete block is not allowed as an exterior finish material.

6. All front and side facades visible from U.S. Highway 31 shall comply with the architecture requirements of Article 5.3(K)(2)(a)-(i) and (M)(2) of the UDO with references to State Road 32 therein interpreted to apply to the right of way of U.S. Highway 31.

C. Architectural Standards for Commerce Parke:

1. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts. The facades of structures within District 3 which do not front on a public right of way, or which are not visible from adjoining residential uses, shall comply with the requirements provided below.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.

3. Facade Rule. - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road or East Street shall meet the Primary Façade requirements contained herein.

4. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass

storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Facade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on primary facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Facade elevations.

b. Secondary Façades Materials.

i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.

ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.

iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.

D. Architectural Standards for The Shoppes:

1. General Architectural Standards The Shoppes shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to State Road 38 for this Ordinance.

E. Architectural Standards for The Townes:

1. Architectural Standards for Attached Multi-Family Dwellings.

a. Elevations.

i. The front elevation of a building shall be the facade containing a front door to the building.

ii. Fifty percent (50%) of the front facade of each building, excluding openings such as doors and windows, roofs, and any area within a dormer projecting from a roof, shall have masonry as the exterior building material.

iii. The surface area of all remaining elevations shall have masonry or natural materials as the exterior building material. A masonry water table shall be located on all elevations except the front façade.

b. A townhome building shall have a minimum of five (5) ridge lines.

c. Windows.

- i. A building shall have a minimum of three (3) windows on the front facade of the structure per unit.
- ii. A building shall have two (2) windows on each of the two (2) side facades.
- iii. Building shall have three (3) windows per unit on the rear facade of the structure.
- iv. A double window will count as two (2) windows.
- v. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of 1/2 the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.
- d. Garages shall be attached to the primary structure.
- e. Garage doors shall not be oriented towards East Street.
- f. Carports shall be prohibited.
- g. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.
- h. The minimum roof pitch of the main roof of the residence shall be 6:12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.
- i. Roof overhangs shall be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.
- j. Roof vents shall be located to the rear half of the home/structure when possible. All vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.
- k. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.

2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Townes, and The Townes Character Exhibit, attached hereto as **Exhibit E**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Townes Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.

3. Additional Architectural Standards for permitted Single-family dwellings

- a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
- b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- c. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
- d. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
 - iii. 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.
- e. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:
 - i. A minimum of three (3) windows with an aggregate minimum of forty (40) square feet in size.
 - ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of half (½) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

f. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(E)(3)(e) of this Ordinance.

F. Architectural Standards for The Villas:

1. Architectural Standards for Duplex or Quadraplex Dwellings.

a. Elevations.

i. Masonry shall be the exterior building material on at least thirty percent (30%) of the surface of all buildings, excluding openings, such as doors and windows, roofs, and the area within any dormer projecting from a roof.

ii. Masonry or natural materials shall be the exterior building material on the remaining exterior surfaces of the building, excluding openings, such as doors and windows, roofs, and any facade area within a dormer projecting from a roof.

b. Windows.

i. Each unit shall have a minimum of three (3) windows on each facade.

ii. A double window will count as two (2) windows.

iii. All windows shall have either shutters and/or architectural treatment. For windows in brick facade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-brick facade, the treatment shall be of natural materials and be applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of one half (1/2) the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

c. Garage doors shall not be oriented towards East Street

d. A landing, stoop or porch is required on all homes. The minimum size shall be no less than four (4) feet in width and depth.

e. The minimum roof pitch of the main roof of the residence shall be 6/12. Secondary elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch.

f. Roof overhangs shall, be a minimum of 8". Secondary elements such as porches, bays, walkways, etc., may be covered with fewer inches of overhang.

g. Roof vents will be positioned to be minimally visible from the street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

- h. Each four-unit single family attached building shall be substantially similar in quality and character to the illustrative elevations found in **Exhibit F**.
 - i. The Director has the authority to determine if a specific house plan meets these architectural building requirements and may allow deviations from the above standards so long as the deviations are in conformance with the intent of the established architectural requirements.
- 2. Streetscape Diversity. Article 6.3(C)(2) of the UDO shall apply to the Villas, and The Villas Character Exhibit, attached hereto as **Exhibit G**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Villas Character Exhibit, but encourage a diversity in architecture of Dwellings in the District.
- 3. Additional Architectural Standards for permitted Single-family Dwellings
 - a. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.
 - b. Garage Composition and Orientation:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - c. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements shall include, but not be limited to, the garage door, the garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
 - d. Building Materials: In addition the prohibited materials included under Article 6.3(C)(3) of the UDO, vinyl and aluminum siding shall be prohibited.
 - e. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners (at least five (5) inches in width), frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

iii. 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.

f. Side Building Façade Requirements (Corner Lots only): Side Building Façades that face Internal Streets shall contain the following architectural requirements on the Side Building Façade:

i. A minimum of three (3) windows with an aggregate minimum of forty (40) feet in size.

ii. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header and a minimum. For windows in a non-masonry façade, the treatment shall be of natural materials and applied to the sill, header and jams. The width of the architectural treatment shall be a minimum of ½ the vertical reveal dimension of the base siding material in no cases no less than five (5) inches in width.

g. Article 6.3(c)(1)(b) of the UDO shall not apply to Single-Family Dwellings. However, any Single-Family Dwelling denoted with a star on **Exhibit D** hereto shall only be constructed as a one story or one and one half story dwelling. The Side Building Façade nearest the public right of way on these lots shall also comply with Section 7.1(F)(3)(f) of this Ordinance.

7.2 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for each of the following shall apply to the various Districts:

A. Business Parke:

1. Minimum Building Height.

- a. Lots abutting U.S. Highway 31 - Thirty-eight (38) feet and three (3) occupiable floors
- b. All other lots - Fourteen (14) feet

2. Maximum Building Height.

- a. One Hundred Fifty (150) feet, except that the maximum height may not exceed forty percent (40%) of the distance from any residential use or structure.

B. Commerce Parke:

1. Maximum Building Height:

- a. District 1 and 2: Forty five (45) feet.
- b. District 3: Thirty five (35) feet.

2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.

3. Any new structure within two hundred fifty (250) feet of the residential structure/home at 2429 E. 202nd Street, 2502 E. 202nd

Street, 1910 E. 202nd Street, shall be limited to a height of thirty five (35) feet so long as those properties are utilized residentially.

- C. The Shoppes:
 - 1. Maximum Building Height. Buildings are restricted to 35 feet maximum height or a maximum of two stories
- D. The Townes:
 - 1. Maximum building height for Attached Multi-Family Dwellings. - 45 feet.
 - 2. Lots marked with a star on **Exhibit D** shall be subject to restrictions included in Section 7.1(E)(3)(f) hereof.
- E. The Villas:
 - 1. Detached Single-family Dwellings in The Villas shall be no taller than one and one half story.

7.3 Article 6.8 Landscaping Standard: Shall apply, except as follows:

- A. Article 6.8 N of the UDO shall be replaced by this section.
- B. 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 (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty four (24) inches tall when planted. Evergreen trees required for screening must be between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- C. A twenty foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 - 1. No buffer yards shall be required:
 - a. internal to the Aurora PUD, except as provided in Subsections C(2)(c)) and C(3) below;
 - b. adjacent to proposed greenways and park areas; and
 - c. within easements prohibiting landscaping.
 - 2. A fifty foot (50') buffer yard shall be required along the existing home sites on Grassy Branch Road (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall be improved as follows:
 - a. The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard (in addition to the mounding, the median of 203rd street shall maintain fifty percent (50%) of the existing treeline, and no additional plantings shall be required in this median). The mound shall be designed in order to protect the root system and drip lines of existing trees on adjacent properties.
 - b. The buffer yard shall be landscaped per this Ordinance.
 - c. A fifty foot (50') buffer yard shall be required along the existing homestead parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). If any portion of the Real Estate is added to the Heitman

- property, it shall be buffered in accordance with this provision. If the Heitman property is no longer utilized as a residential use, the requirements of this section 7.3 (C)(2)(c) shall no longer apply to the Heitman property:
- d. A thirty foot (30') buffer yard shall be required along the eastern and western borders of the driveway parcel of the Heitman property (as shown on the Buffer Exhibit, **Exhibit D**). The buffer yard shall have a six foot (6') mound that runs the entire length of the buffer yard.
 - e. The buffer yard shall be landscaped per this Ordinance.
- 3. Buffer between The Shoppes and adjoining Residential District (to the west) (as shown on the Buffer Exhibit, **Exhibit D**)
 - a. A thirty foot (30') buffer yard shall be required and shall be landscaped per this Ordinance:
 - 4. Buffer along the northern, western southern and eastern borders of the Commerce Parke
 - a. A forty foot (40') buffer yard shall be required and shall be improved as follows:
 - b. The buffer yard shall have a six foot (6') mound.
 - c. Shall be landscaped per this Ordinance.
 - d. Evergreen trees shall be planted on or near the top of the mound.
 - e. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
 - 5. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements and not per this Ordinance's Road Frontage landscaping requirements.
- D. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred 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. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
- E. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.

- F. In residential districts, plantings required to be placed in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- G. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- H. Buffer yards shall not be required between uses within the same districts or within subdivisions.

7.4 Article 6.12 Outdoor Storage and Display shall apply except as specifically modified to the various Districts:

A. Commerce Parke:

- 1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- 2. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
- 3. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension or US 31 within District 2.
- 4. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

B. The Shoppes:

- 1. No outdoor sales areas or permanent outdoor display areas are permitted unless surrounded by a permanent structure consistent with material of the building.

7.5 Article 6.14 Parking and Loading Standards shall apply except as specifically modified to the various Districts:

A. Business District:

- 1. Loading and Unloading Areas.
 - a. Loading and Unloading Berth shall not be oriented to or visible from U.S. Highway 31.
 - b. Loading and Unloading Berths oriented toward any other public right-of-way, shall be landscaped/screened using Masonry wall(s), plant material, or a combination thereof.
- 2. For buildings fronting on US Highway 31, no more than one (1) row of parking shall be located between the building's Primary Façade and the right of way for US Highway 31.

B. Commerce Parke:

1. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

7.6 Article 6.15 Performance Standards shall apply except as specifically modified to the various districts:

A. Commerce Parke:

In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

7.7 Article 6.17 Sign Standards shall apply except as specifically modified to the various districts:

A. The Shoppes:

So long as the uses abutting State Road 38 immediately north of the Shoppes remain residentially utilized, the following restrictions shall apply to signage immediately adjacent to State Road 38:

All sign materials shall be architecturally complimentary to the materials utilized in The Shoppes.

No Pole Signs shall be permitted.

No Electronic Signage shall be permitted.

Reverse channel lighting shall be utilized for all Wall Signs on the facades of buildings facing and visible from State Road 38.

The lighting of all signs in The Shoppes shall comply with Article 6.9(G)(3) of the UDO, regardless of the source of the signs lighting.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(i) shall be reduced to six (6) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(ii) shall be reduced to nine (9) feet.

The maximum allowable Sign Height in Article 6.17(J)(2)(a)(iii) shall be reduced to twelve (12) feet.

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 8.7, Pedestrian Network Standards, shall apply except as follows:

A. The Shoppes:

1. Pedestrian Circulation.

a. Continuous internal pedestrian walkways, no less than eight (8) feet in width, shall be provided from the public sidewalk or right-of-way to the principal customer entrance of all structures on the site. At a minimum, walkways shall connect focal points of pedestrian activity such as, but not limited to, street crossings, building and store entry points, and shall feature adjoining landscaped areas that include trees, shrubs, benches, flower beds and ground cover.

b. Sidewalks, no less than eight (8) feet in width, shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting public parking areas. Such sidewalks shall be located at least six feet from the facade of the building to provide planting facade.

d. Internal pedestrian walkways provided in conformance with part b above shall provide weather protection features such as awnings or arcades within 30 feet of customer entrances.

e. All internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks or scored concrete to enhance pedestrian safety and comfort, as well as the attractiveness of the walkways.

Section 10. **Amenities.** In accordance with Article 10.9(F)(4) of the UDO, the following Amenities will be distributed throughout the Residential Districts, for use by residents of districts designated by the Developer within the Real Estate:

A. A minimum of two (2) small parks. One small park shall be installed with the first section of The Townes and one small park shall be installed with the first section of The Villas.

B. A minimum of one (1) swimming pool and swimming pool area and a Bathhouse. This shall be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and the Villas.

C. A minimum of one (1) 3,000 square foot playground to be installed no later than the completion of seventy (70%) percent of the total lots comprising the Townes and Villas.

D. Integrated trail system of a minimum eight (8') foot asphalt path connecting all districts as shown on the Pedestrian Network Exhibit (**Exhibit C**).

E. The swimming pool and playground amenities shall not be located adjacent to the perimeter buffer yard for the existing home sites on Grassy Branch Road.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2017.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-35** was delivered to the Mayor of Westfield
on the _____ day of _____, 2017, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-35**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-35**
this _____ day of _____, 2017.

J. Andrew Cook, Mayor

This document prepared by:
Russell L. Brown, Clark, Quinn, Moses, Scott & Grahn, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis,
Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Pedestrian Network
Exhibit D	Buffer Plan
Exhibit E	Townes Character Exhibit
Exhibit F	Four Family Attached Illustrative Elevations
Exhibit G	Villas Character Exhibit
Exhibit H	Business Parke Character Exhibit
Exhibit I	Commerce Parke Character Exhibit
Exhibit J	The Shoppes Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER'S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER, PART OF THE SOUTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF IF E SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA;

THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD 83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY , INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 1101.42 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER

OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 50 MINUTES 20 SECONDS WEST 2671.16 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 35 SECONDS WEST 825.00 FEET ON THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19 TO THE SOUTHWEST CORNER OF TRACT “C” AS RECORDED IN DEED BOOK 345, PAGE 360 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THE FOLLOWING TWELVE (12) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 635.25 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 35 SECONDS EAST 734.25 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 417.56 FEET; 4) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 238.00 FEET; 5) THENCE NORTH 00 DEGREES (10 MINUTES 29 SECONDS EAST 284.87 FEET; 6) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 7) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 8) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 9) THENCE SOUTH 01 DEGREES 28 MINUTES SECONDS WEST 1336.02 FEET; 10) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 11) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 233.82 FEET; 12) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 154.55 ACRES, MORE OR LESS.

EXCEPT:

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST (INDIANA STATE PLANE COORDINATE SYSTEM-EAST ZONE NAD83) A DISTANCE OF 237.40 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE REAL ESTATE DESCRIBED IN DEED BOOK 310, PAGE 449 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID CORNER BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 00 MINUTES 19 SECONDS EAST 254.67 FEET ON THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 2761.71 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER TO A WEST LINE OF THE REAL ESTATE DESCRIBED IN DEED BOOK 345, PAGE 360, IN SAID RECORDER’S OFFICE; THE FOLLOWING TEN (10) COURSES ARE ON THE PERIMETER OF THE REAL ESTATE DESCRIBED IN SAID DEED BOOK 345, PAGE 360; 1) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 208.21 FEET; 2) THENCE SOUTH 89 DEGREES 54 MINUTES 43 SECONDS EAST 2,8.00 FEET; 3) THENCE NORTH 00 DEGREES 00 MINUTES 29 SECONDS EAST 284.87 FEET; 4) THENCE NORTH 89 DEGREES 51 MINUTES 38 SECONDS WEST 147.25 FEET; 5) THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET; 6) THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 2079.90 FEET; 7) THENCE SOUTH 01 DEGREE 28 MINUTES 38 SECONDS

WEST 1336.02 FEET; 8) THENCE SOUTH 89 DEGREES 51 MINUTES 38 SECONDS EAST 129.97 FEET; 9) THENCE SOUTH 00 DEGREES 06 MINUTES 14 SECONDS EAST 2 82 FEET; 10) THENCE SOUTH 89 DEGREES 26 MINUTES 46 SECONDS EAST 495.09 FEET TO THE POINT OF BEGINNING, CONTAINING 90.22 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2ND P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED “WEIHE ENGR 0012” AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON SOUTH LINE OF SAID SOUTHEAST QUARTER 409.0 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE NORTH PARALLEL WITH WEST LINE OF SAID EAST 242.0 FEET TO A POINT R/W OF STATE ROAD #38. THENCE SOUTHEASTERLY R/W OF SAID STATE ROAD WHERE IT INTERSECTS THE SOUTH LINE OF SAID QUARTER SECTION 858.0 FEET EAST OF THE SOUTHWEST CORNER OF SAID EAST HALF. THENCE WEST ON SAID SOUTH LINE 449.0 FEET TO IRON STAKE OR PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA, EXCEPT: A PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, STATE OF INDIANA, DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER 409.00 FEET EAST OF THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 19 NORTH, RANGE 4 EAST IN SAID COUNTY AND STATE, THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID EAST HALF 242.6 FEET TO A POINT IN THE RIGHT OF WAY OF STATE ROAD NUMBER 38, THENCE SOUTHEASTERLY IN SAID RIGHT OF WAY 66.0 FEET TO A POINT, THENCE DIVERT TO THE RIGHT OF SOUTHWESTERLY 223.0 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

FORTY-SEVEN AND THREE-FOURTHS (47%) ACRES OFF THE SOUTH SIDE OF THE NORTHWEST QUARTER OF SECTION NINETEEN (19), TOWNSHIP NINETEEN (19) NORTH, RANGE FOUR (4) EAST. ALSO, THE NORTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 19, CONTAINING 74.3 ACRES, MORE OR LESS, EXCEPT BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTH HALF OF SAID SOUTHWEST QUARTER AND RUN NORTH 659 FEET, THENCE EAST 148.75 RODS, THENCE SOUTH 38 1/2 RODS, THENCE WEST 148.62 RODS TO THE PLACE OF BEGINNING, CONTAINING 36.74 ACRES,

MORE OR LESS. ALSO, EXCEPT A STRIP OF LAND FIVE AND ONE-HALF (5½) RODS WIDE OFF THE ENTIRE EAST END OF THE ABOVE TWO TRACTS, REMAINING AFTER THE AFORESAID EXCEPTION, CONTAINING 3.2 ACRES, MORE OR LESS. ALSO, EXCEPT A CEMETERY LOT DESCRIBED AS FOLLOWS: BEGINNING 78 RODS EAST OF THE NORTHWEST CORNER OF THE FIRST DESCRIBED TRACT AND RUN SOUTH 9 3/4 RODS; EAST 10 RODS; NORTH 9 3/4 RODS; WEST 10 RODS TO THE PLACE OF BEGINNING, CONTAINING 0.61 ACRES, MORE OR LESS. CONTAINING AFTER SAID EXCEPTIONS EIGHTY-ONE AND ONE-HALF (81 ½) ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN

EXHIBIT B-1
ZONING BUBBLE PLAN

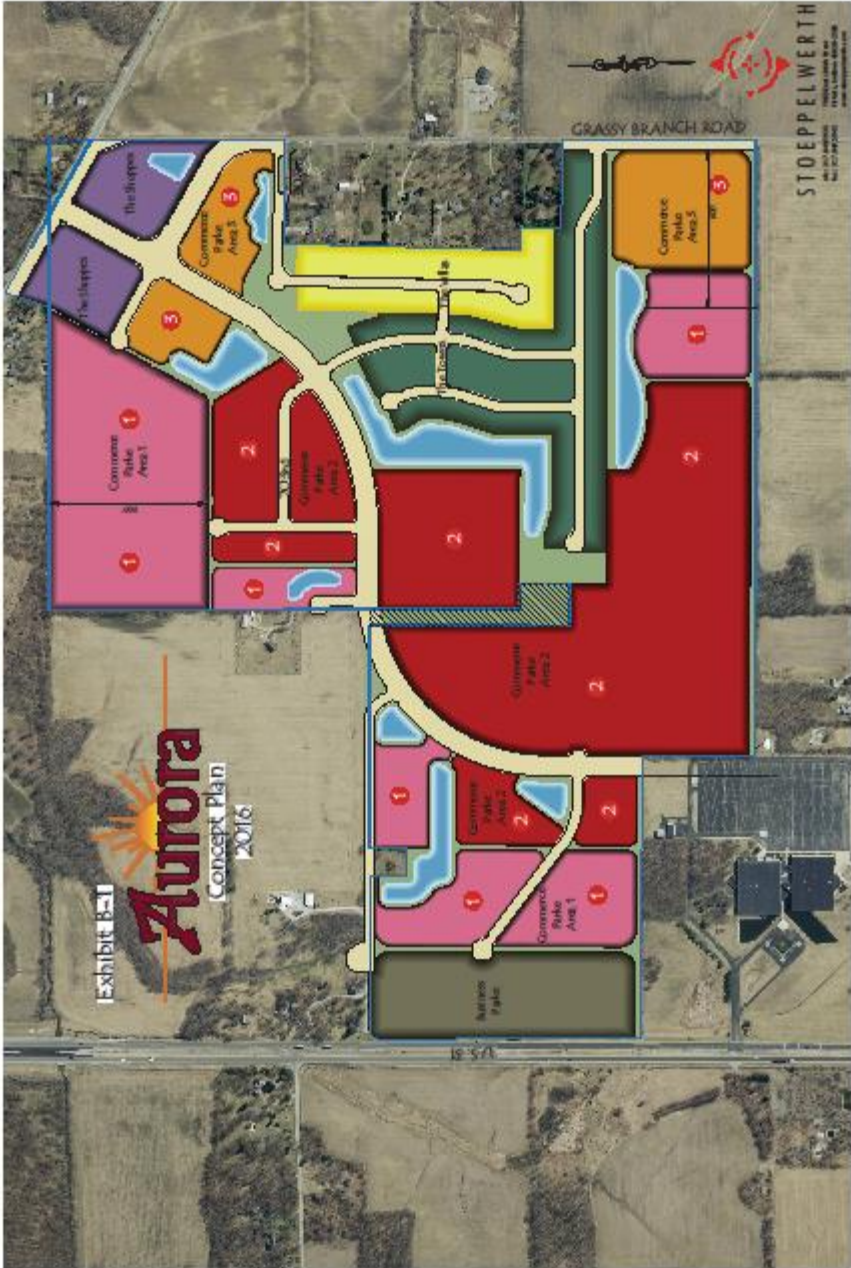


EXHIBIT B-2 CONCEPT PLAN



EXHIBIT C PEDESTRIAN NETWORK



EXHIBIT E
TOWNES CHARACTER EXHIBIT

CALATLANTIC HOMESSM
Stratford



CALATLANTIC HOMESSM
McKinley



CALATLANTIC HOMESSM
Providence



CALATLANTIC HOMESSM
Jackson



CALATLANTIC HOMESSM
Wilmington



CALATLANTIC HOMESSM
McHenry



EXHIBIT F
FOUR FAMILY ATTACHED ILLUSTRATIVE ELEVATIONS



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**



**Four Family Attached
Illustrative Elevations**

EXHIBIT G
VILLAS CHARACTER EXHIBIT

Wilmington



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



Chesapeake



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES
ryland.com

McHenry

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



Potomac

"Americana Collection"



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



05/17/2016
JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity.

Hatteras



CLASSIC



CRAFTSMAN



TRADITIONAL

RYLAND HOMES®
ryland.com



05/17/2016
JL

Plans, specifications, included features, available options and elevations are subject to change without notice. All dimensions and square footages are approximate. Renderings are artist conceptions. See Sales Counselor for details and available options. Plans are the copyrighted property of Ryland Homes. A limited number of plans utilized by Ryland Homes are owned by third parties and use is licensed to Ryland Homes. Reuse of plans is strictly prohibited. Equal Housing Opportunity. **Page | 49**

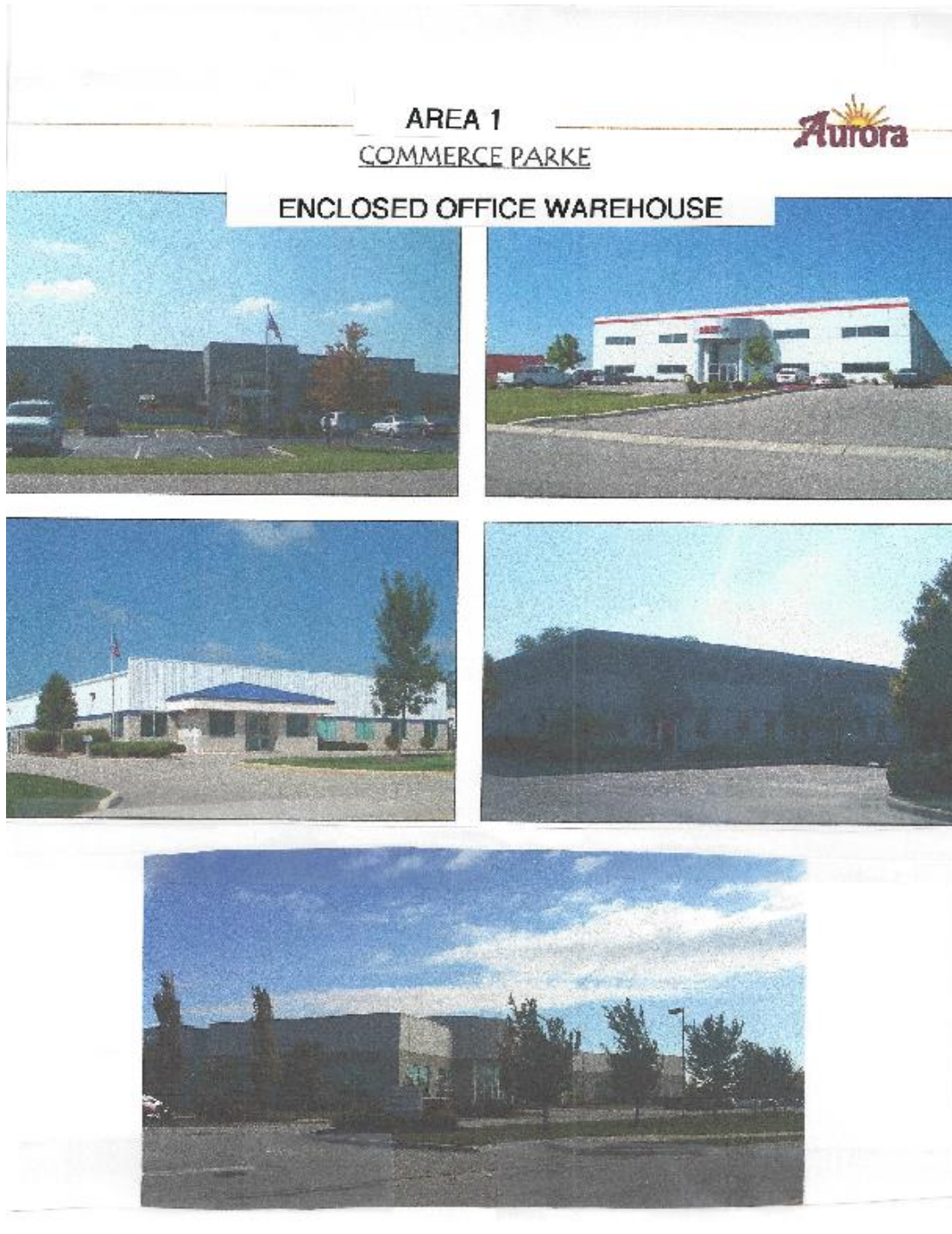
EXHIBIT H

BUSINESS PARKE CHARACTER EXHIBIT



EXHIBIT I

COMMERCE PARKE CHARACTER EXHIBIT





DESIGN



COMMERCE PARKE

AREA 2



GENERAL CONTRACTORS
SCREENED OUTSIDE STORAGE BEHIND



COMMERCE PARKE



AREA 2



FOOD PROCESSING DISTRIBUTION AMERIPLEX



COMMERCE PARKE

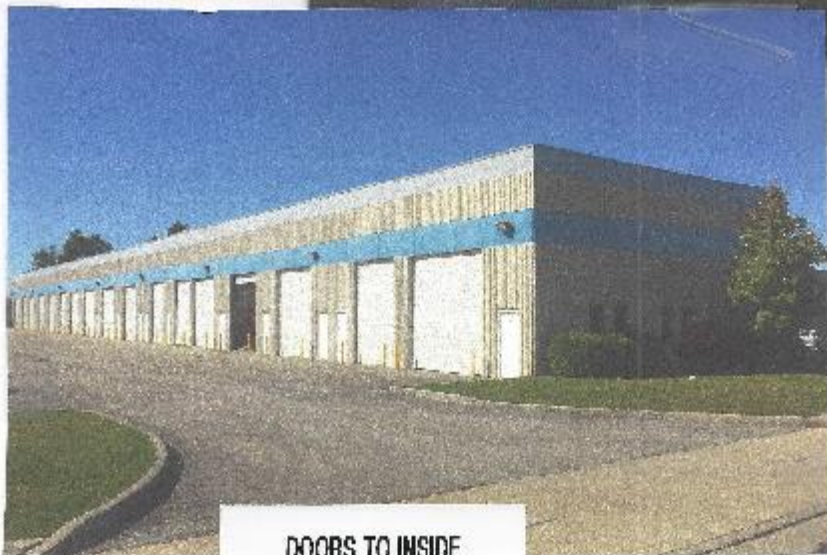
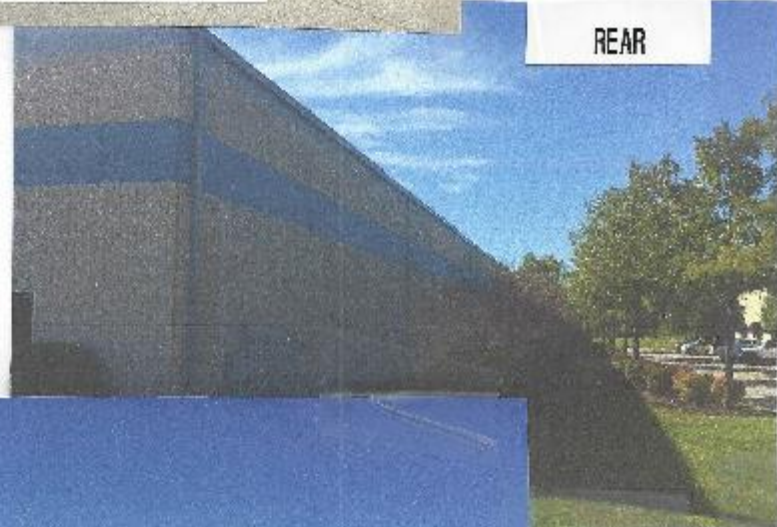


AREA 3



MULTIPLE USER OFFICE FRONT

REAR



DOORS TO INSIDE

EXHIBIT J

THE SHOPPES CHARACTER EXHIBIT



EXHIBIT B-1

ZONING BUBBLE PLAN

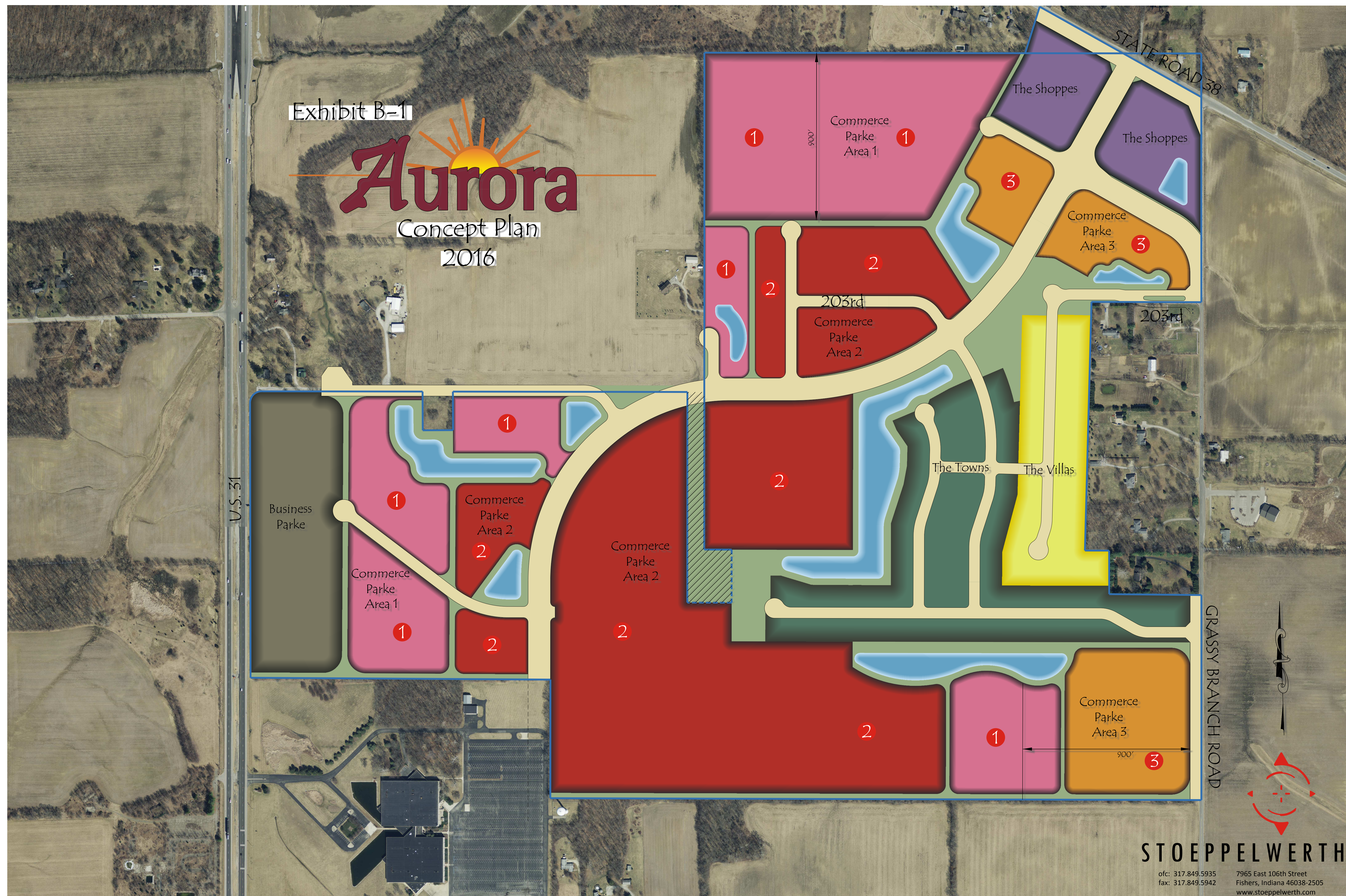
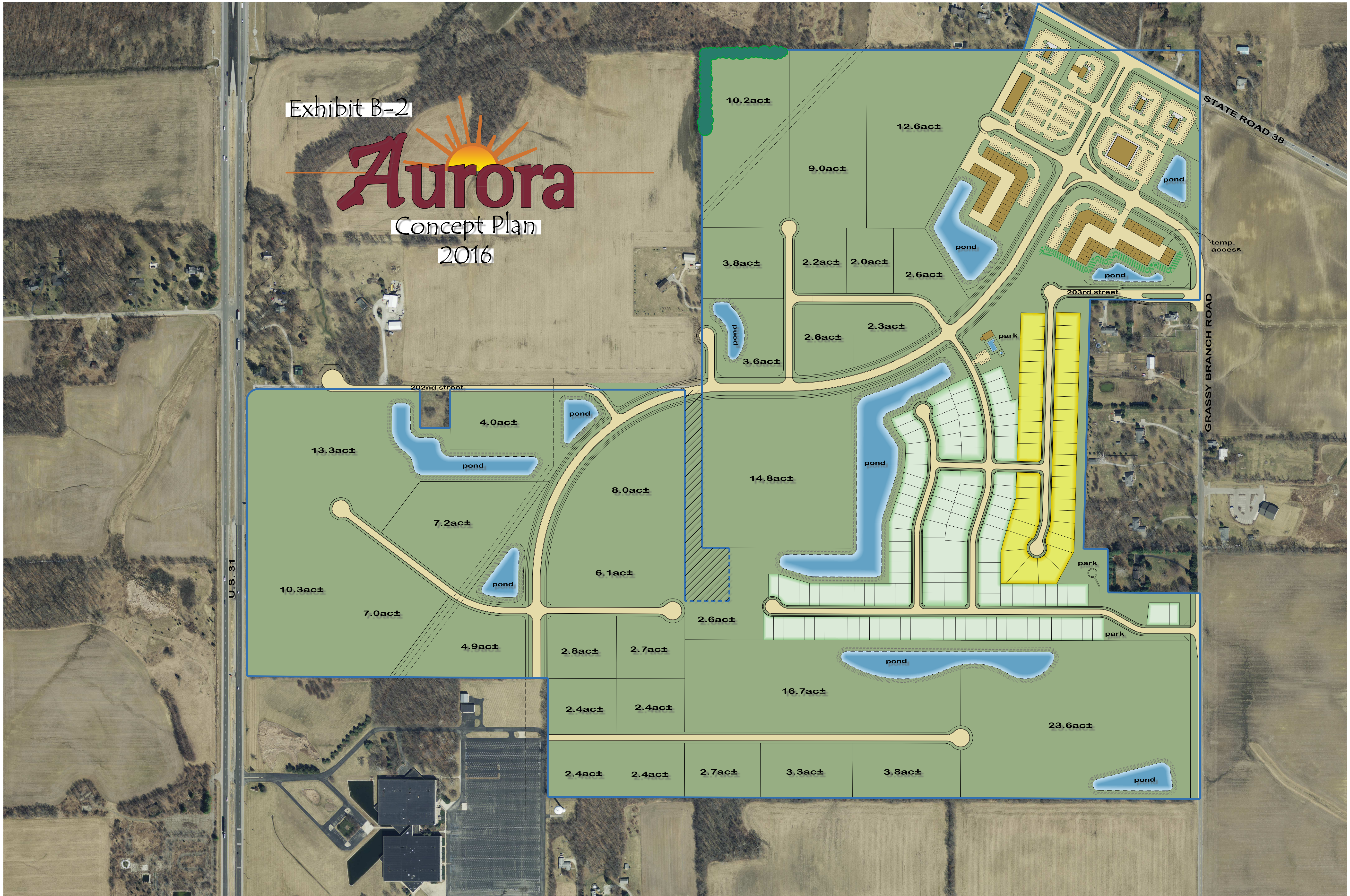
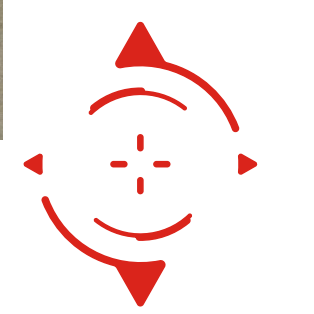
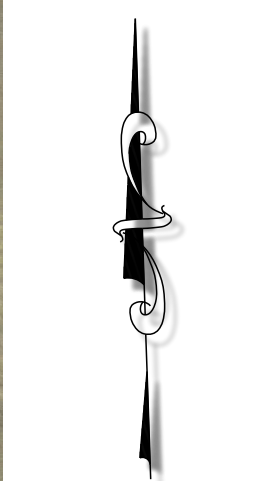
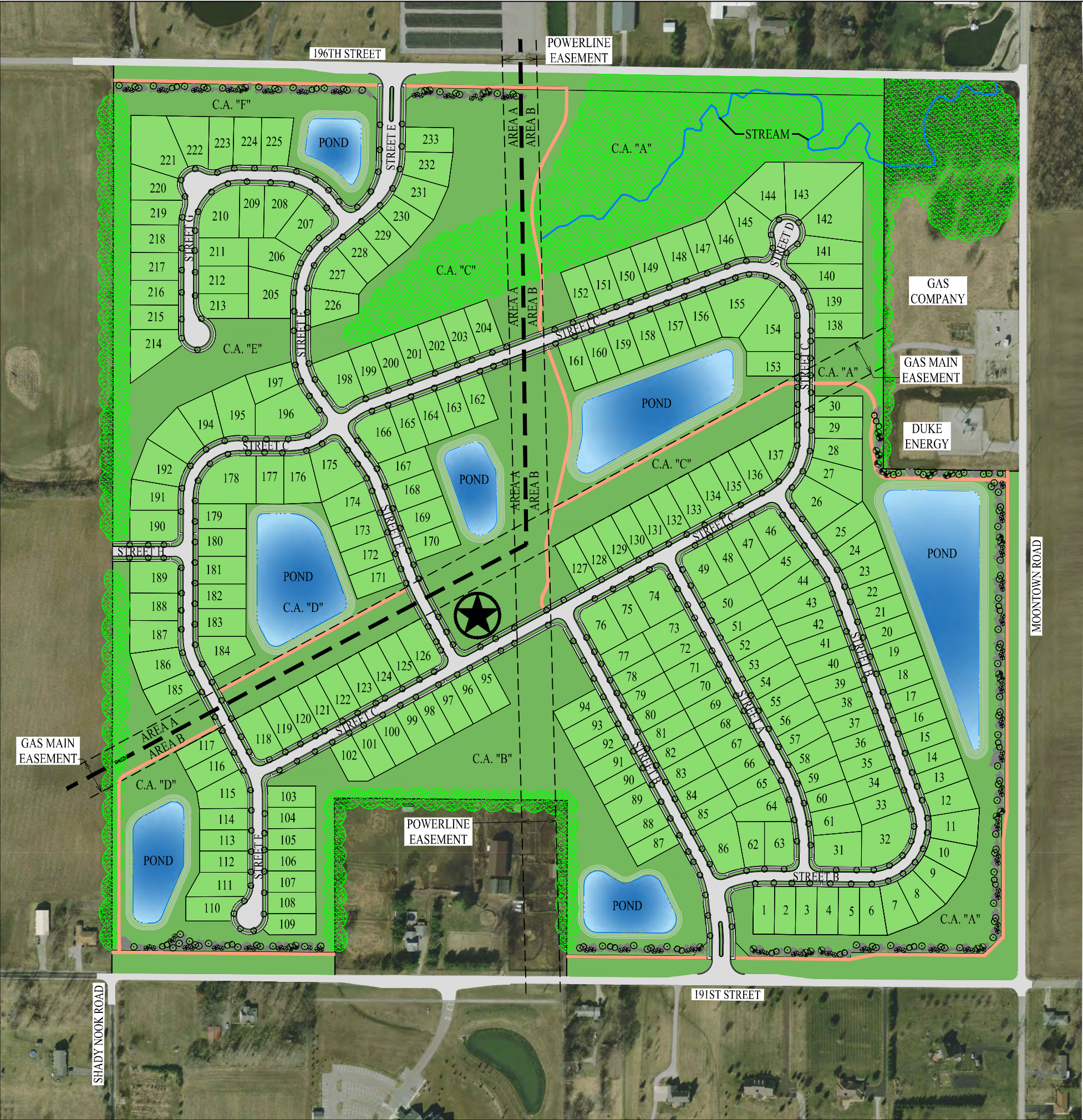


EXHIBIT B-2 CONCEPT PLAN

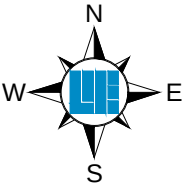




Scofield Farms

Concept Plan

December 14, 2016



Legend

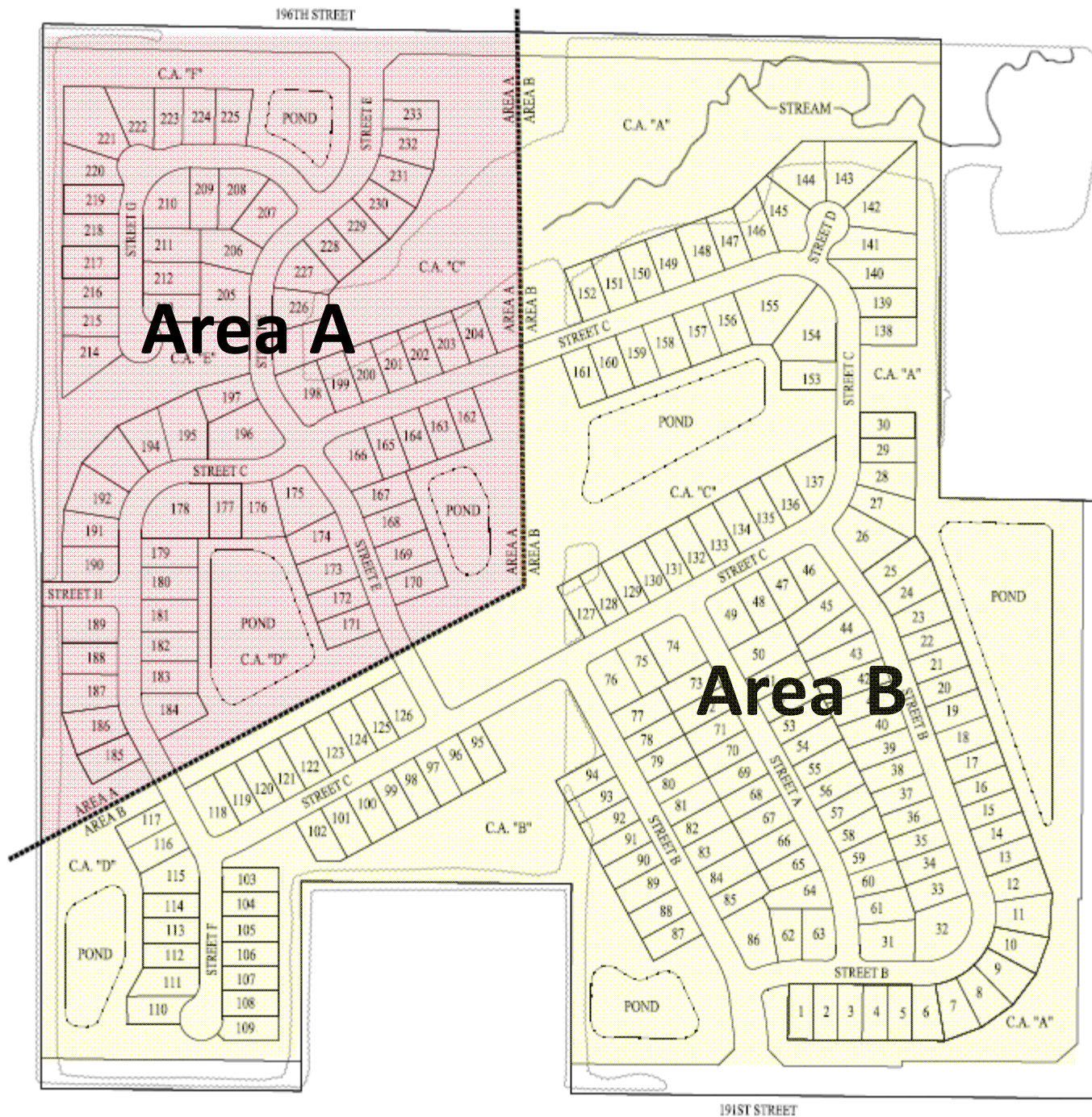


Pool / Bath House / Playground

Proposed Data

Total Area	= 143 acres
Common Area	= 58 acres
Number of lots	= 233 lots



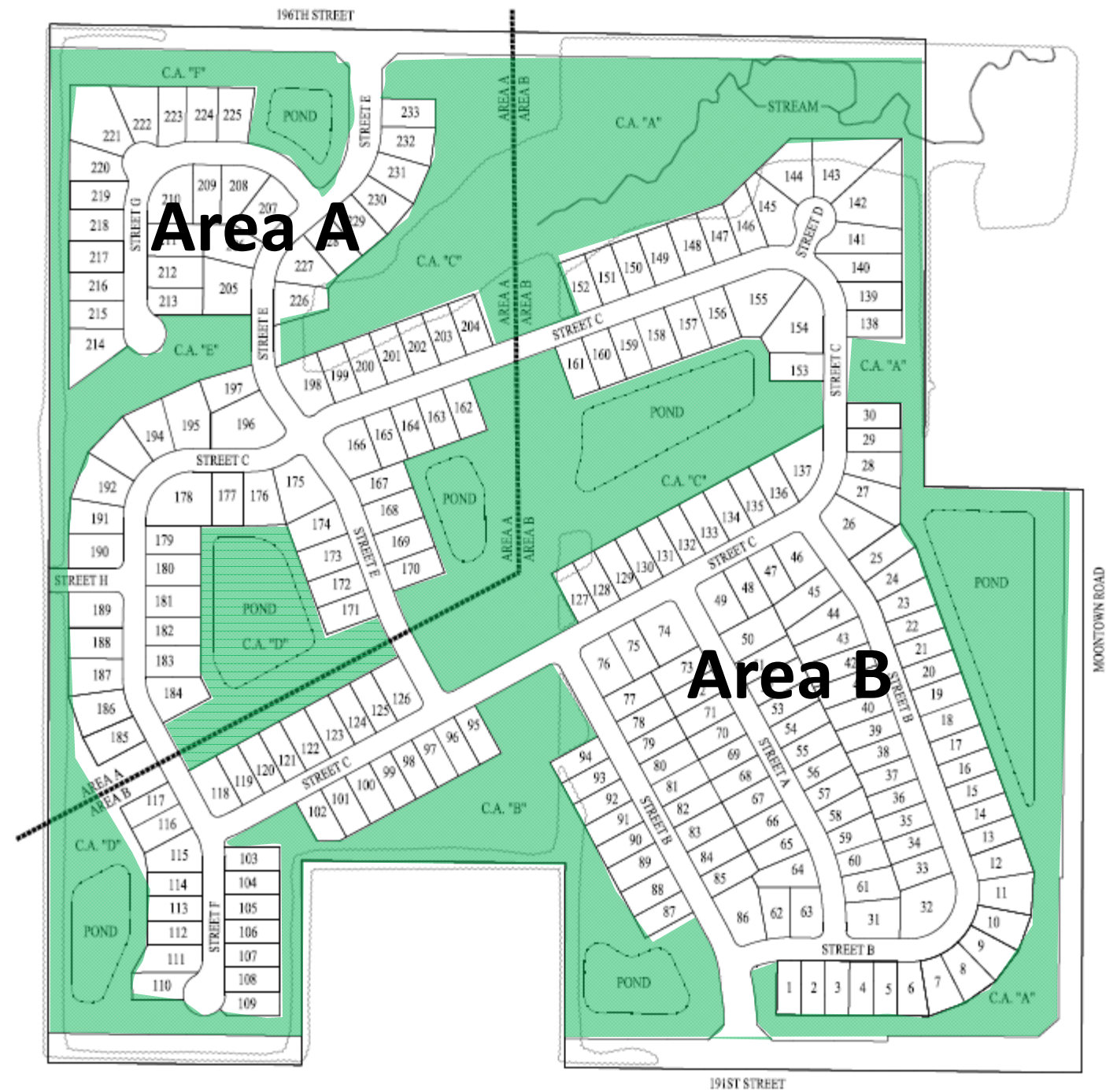


Area A

Area B

Lot Widths:
Area A will be ranch
only homes on 72'
wide lots

Area B will be
traditional 2 story
homes on 62' wide
lots



Open Space Areas

**Houses Structures
Distance to nearest
home in Scofield**

- A. Johnson: 773'
- B. Reasen: 1200+
- C. Bocock: 820'

**Houses Structures
setback from 191st
Street (center of the
Road)**

- A. Goddard: 165'
- B. Maloney: 80'
- C. Lord of Life Church: 385'
- D. Tonya King: 56'
- E. Tribbett: 293'
- F. Pfeifer: 268'
- G. Carney: 286'
- H. Newton: 141 feet



Buffer Yards

Areas along the perimeter street

- 50 feet wide with mounding
- 3 shade trees, 3 evergreen trees 10 shrubs per every 100 lineal feet.
- 172 Shade Trees, 172 Evergreen Trees and 430 Shrubs along the street perimeter.

Buffer to west

- 50 feet wide
- 3 shade trees, 3 evergreen trees 10 shrubs per every 100 lineal feet.
- 75 Shade Trees, 75 Evergreen Trees and 250 Shrubs along the street perimeter. Save existing in lieu of new.



TYPICAL REAR 1 STORY ELEVATIONS



TYPICAL REAR 2 STORY ELEVATIONS





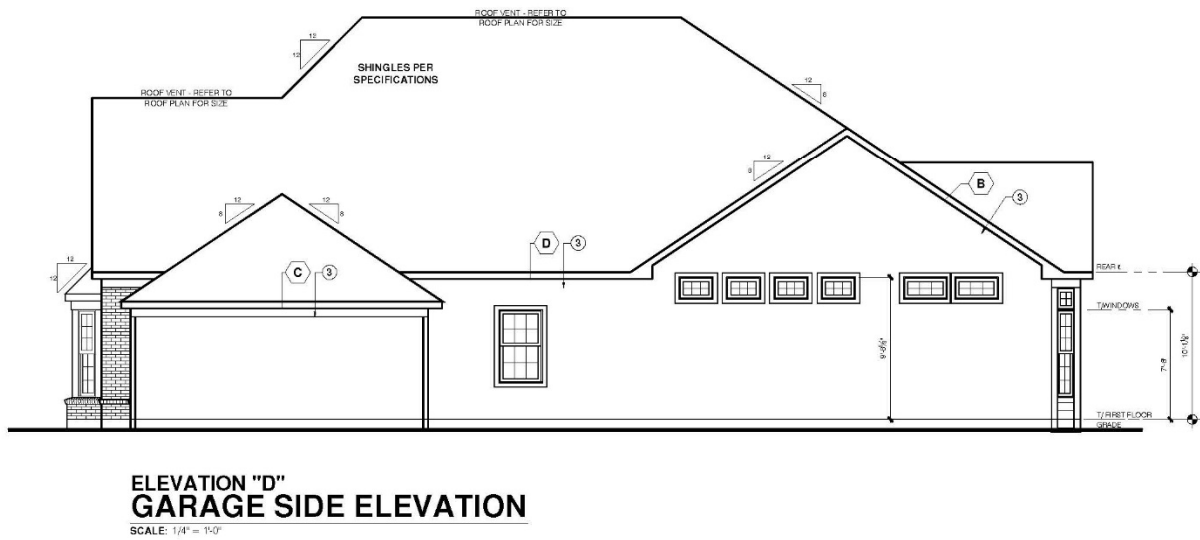
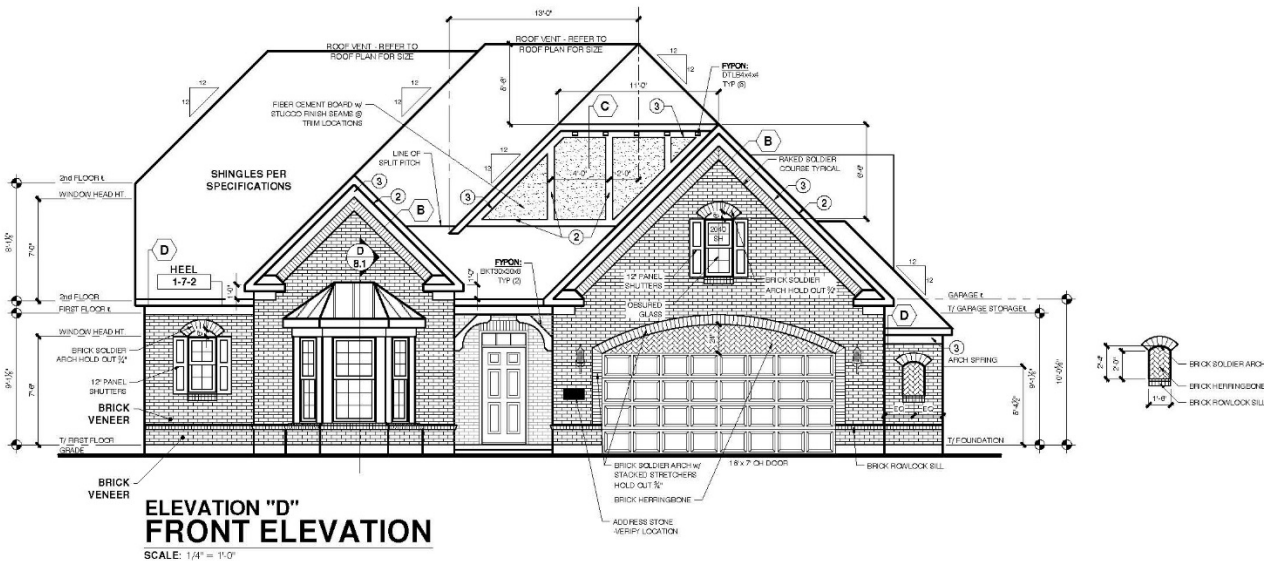


House Types – One Story



House Types –One Story







House Types – Two Story



*Front Door Upgrade: DRG12C



*Front Door Upgrade: DRG12

House Types – Two Story



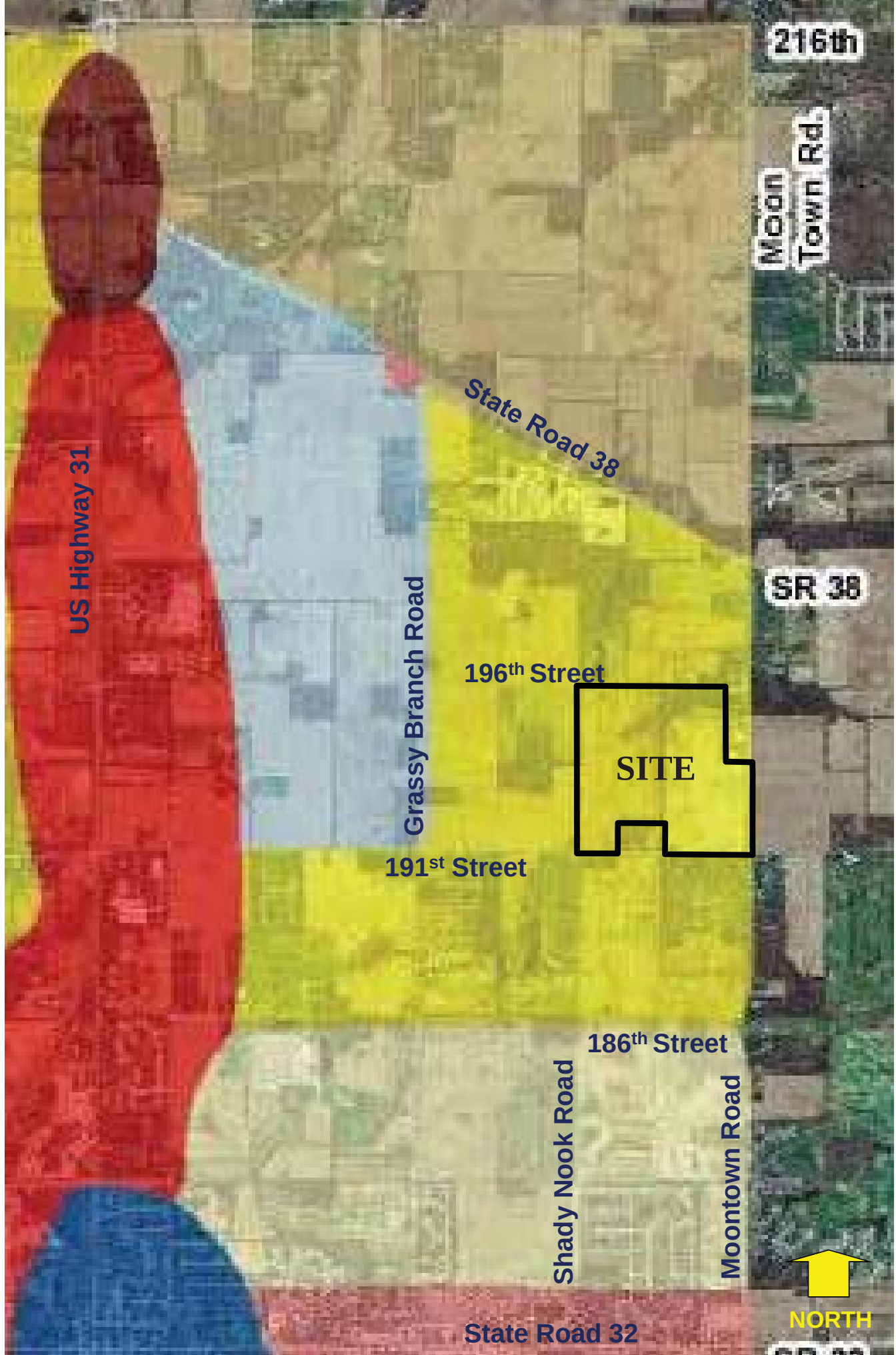
House Types – Two Story



*Front Door Upgrade: DRS3CB03P







Scofield Farms - Westfield Comprehensive Plan