

ORDINANCE 21-10

**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 Woods - Robinson - Briggs PUD) to amend the Westfield-Washington Township UDO of the City of Westfield and Washington Township, Hamilton County, Indiana (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 City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (2103-PUD-10), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 2103-PUD-10 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **Favorable** recommendation **(5-4)** 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 March 16, 2021; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "Woods - Robinson - Briggs PUD".
- 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.

COPY

- 1.3 Chapter ("Chapter") and Article ("Article") cross-reference 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 **District 1:** The Property referenced as District 1 as shown on the District Map contained herein; shall also be known as "Commercial District"
- 2.2 **District 2:** The Property referenced as District 2 on the District Map contained herein; shall also be known as the "Park / Trail Head District"
- 2.3 **District 3:** The Property referenced as District 3 on District Map contained herein; shall also be known as the "Small Lot Single-Family (North) District"
- 2.4 **District 4:** The Property referenced as District 4 on the District Map contained herein; shall also be known as the "Small Lot Single-Family (South) District"
- 2.5 **Motorsports Industry Team Facility:** An establishment in which the research, development, and application of motorsports technologies for a single or partnered motorsports team takes place. This definition may also include engine testing, racing logistics and engineering, performance technology, and other associated uses to the motorsports industry or speedway logistics.

Section 3. **Concept Plan.** The Concept Plans (see **Exhibit C**) are hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be in substantial compliance with either Concept Plan A or B as determined by the Director of the Community Development Department

Section 4. **Illustrative Character Exhibits.** The "Illustrative Character Exhibits", attached hereto as **Exhibit D** through **Exhibit G** are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each defined District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 5. **Underlying Zoning District.**

- 5.1 The underlying zoning district for District 1 shall be GB: General Business District
- 5.2 The underlying zoning district for District 2 shall be AG-SF1: Agriculture/Single-Family Rural District

- 5.3 The underlying zoning district for Districts 3 and 4 shall be SF4: Single-Family High-Density District

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning Districts, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

6.1 **Additional Permitted Uses:**

The following additional uses shall be permitted in District 1:

- Commercial Recreational Facility
- Sporting Goods Store (Large)
- Family Entertainment Center
- Indoor/Outdoor Athletic/Racquet Facilities
- Motorsports Industry Team Facilities
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors
- Sports Tech Center
 - For the purposes of this Ordinance, a Sports Tech Center shall be considered "Office, Professional" as permitted by the UDO in the Underlying Zoning District
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors

6.2 **Prohibited Uses:**

The following uses are explicitly prohibited in District 1:

- Special Exception Uses
- Auction Room
- Commissary, Food Catering Service
- Garden and Lawn Center
- Mortuaries
- Restaurant, Fast Food
- All High Intensity Retail uses except for Large Sporting Goods Store and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
- School, Non-Profit Fine Arts or Commercial
- School, Non-Profit Professional Trade or Business
- Amphitheater/Outdoor Theater (with permanent seating)
- Assembly Hall/Auditorium
- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)
- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center
- Nursery
- Commercial Parking Lots and Structures, Public

- Heliport

The following shall be explicitly prohibited in District 2:

- All uses except Public Park and Temporary Use and Event

The following uses shall be explicitly prohibited in Districts 3 and 4:

- All uses except Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities

Section 7. Overlay Districts.

7.1 State Highway 32 Overlay District: Standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District (the "32 Overlay") shall for the purposes of this Ordinance instead apply to 191st Street and/or the 191st Street Right-of-way line.

7.2 Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3(M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance.

- For commercial buildings, EIFS shall be prohibited below eight (8) feet.
- Commercial Recreational Facility-use Buildings that are Seventy-five thousand (75,000) square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those seen in the Illustrative Character Exhibits.
- Commercial Recreational Facility-use Buildings that are Seventy-five thousand (75,000) square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).

7.3 The State Highway 32 Overlay Zone shall not apply to Districts 3 and 4.

Section 8. General Regulations. The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

8.1 District 1:

- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)

- Project Perimeter Setback: Shall Not Apply
- Building Size Requirement:
 - a) Minimum Building size:
 - Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be five-thousand (5,000) square feet, which shall include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
 - All Other Instances: Five-thousand (5,000) square feet
 - b) Maximum Building size: 150,000 square feet, except that a Commercial Recreational Facility may be up to 200,000 square feet in size.
 - c) Maximum Building Height: Sixty (60) feet except when adjacent to residential units, the maximum shall be three (3) stories.
- Minimum Building Setback Lines:
 - Front Yard:
 - a) 191st Street: 60 Feet
 - b) All Other Streets: 15 feet
 - Side Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Rear Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Monon Trail:
 - a) 60 feet from Monon Trail Right of Way
- Maximum Building Setback Lines:
 - 191st Street: One Hundred and Twenty (120) feet
 - Monon Trail: One Hundred and Twenty (120) feet

- Water Feature: A fountain water feature shall be required in District 1, as depicted on the Concept Plan. The size of the water feature shall be similar in scale to what is shown on the Concept Plan.
- The Racket Center: A Commercial Recreational Facility shall be developed in District 1 in the general location of the National Pickle Ball Center on the Concept Plan. This Commercial Recreational Facility: 1) shall include racket games (i.e., pickle ball, tennis, squash, or other similar games/sports); and 2) may include, but not be limited to the following ancillary uses: a fitness center; indoor track; a spa; and indoor/outdoor food and beverage areas.
- Mixed-Use Units: The Mixed-Use Units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance, short-term rental units shall be deemed as a Hotel use.
 - Minimum Building Size: 10,000 square feet
 - Maximum Building Size: 20,000 square feet
 - Minimum Number of Short-term Rental Units: 15 units
 - Maximum Number of Short-term Rental Units: 200 units
 - Short-term Rental Units may vary in size from a minimum of 600 square feet to a maximum of 1,000 square feet.
 - Short-term rental units shall be taxed the same as a Hotel and shall enter into an agreement with Grand Park in their pay-to-play program as other hotels have done

8.2 District 2: Park/Trail Head District:

The Park District (a minimum of 3 acres in size up to a maximum of 5 acres) is to be a donation or designated conservatory by the Wood Family. The Park shall be developed by the developer. It shall be managed and maintained by the developer or a willing entity to be named by the developer. It is anticipated to be a trail head of the Monon Trail. This will allow for walkers, bikers, and carts to exit the Monon Trail into a nature-focused park. The following standards shall apply to District 2.

- Enclosed buildings shall not be permitted.
- Park Amenities shall include the following:
 - WIFI
 - Play spaces for children, teens, and adults
 - Open sided shelter
 - Lighting and safety features.
 - Exercise stations
 - Lawn area for recreational play such as frisbee, croquet, corn hole, etc.
 - Sculptured walking areas.

- Crushed stone trails similar to Cool Creek connecting to the other areas of the development.
- An application for Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate. The park amenities listed above shall be installed within District 2 within one year of the aforementioned Detailed Development application submittal unless The Director of the Community Development Department approves an extension due to unforeseen circumstances.

8.3 District 3: Small Lot Single-Family (North) District:

Minimum Lot Area	7,500 SF
Minimum Lot Frontage	30 feet
Minimum Building Setback (Front)	25 feet
Minimum Building Setback (Side)	5 feet
Minimum Building Setback (Rear)	25 feet
Minimum Building Setback (Monon Trail Edge of Pavement)	40 feet
Minimum Lot Width	60 feet
Minimum Building Height	1 Story
Maximum Building Height	35 feet
Minimum Living Area (One Story)	1,400 square feet
Minimum Living Area (Two Story)	1,800 square feet
Maximum Number of Dwelling Units	175 units
Minimum Building Separation	10 feet

- As it relates to this section, "Living Area" shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building's exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 3:
 - A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
 - B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, wood, concrete fiber (Hardi-Plank or similar) or equivalent. The Front

Building Façade shall have a minimum Masonry Material wainscot with height equal or greater than the bottom of the First-Floor window

C. Roof Details:

- a. Overhangs shall be a minimum of 11 inches
- b. Roof pitch shall be a minimum of 6/12

D. Windows:

- a. 2 Story homes shall have a minimum of three (3) windows on each Side Building Façade and four (4) windows on each Rear Building Façade
- b. Homes less than 2 stories shall have a minimum of two (2) windows on each Side Building Façade and three (3) windows on each Rear Building Façade will comply with UDO for Façade facing perimeter

E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:

- a. Minimum of fifty percent (50%) Masonry Materials or equivalent material, exclusive of doors and windows
- b. Roof with dormers (minimum of 2 dormers)
- c. Shutters
- d. Covered porch (minimum 6' in width and 4' in depth)
- e. Roof line direction or elevation change
- f. Shed roof accent at front entry (minimum size 4' x 10')
- g. Gable accent
- h. Decorative trim molding
- i. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
- j. Keystones over all first floor, Front Façade windows and doors

F. Side Building Facades Facing External Streets (Excludes Alleys): Three of the following items shall be included with the District 3 homes:

- a. 24" masonry/stone water tables
- b. Full landscaping continued on the side
- c. Shutters on windows (side façade)
- d. Box windows projections (side façade)
- e. Minimum of 45 square feet of windows on side façade

G. Rear Building Facades on Lots Along Monon Trail: Covered Porch will be included with the homes.

H. Garages: Each home shall have, at minimum, a two-car garage.

- The Character Exhibits, attached hereto as **Exhibit F**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 3. 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 required to be constructed within District 3. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 3. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

8.4 District 4: Small Lot Single-Family (South) District:

Minimum Lot Area	2,880 SF
Minimum Lot Frontage on Street	30 feet
Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	3 feet
Minimum Building Setback (Rear)	5 feet
Minimum Lot Width at Building Line	36 feet
Minimum Building Height	2 Stories
Maximum Building Height	35 feet
Minimum Living Areas on Ground Level	700 SF
Minimum Living Area	1,700 SF
Minimum Building Separation	6 feet
Maximum Number of Lots	235 lots

- As it relates to this section, "Living Area" shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building's exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- On Lots where the Front Building Façade faces a Common Area (ie: a new lot), the Minimum Lot Frontage on the Street shall be 0 feet. Primary access shall be provided from an alley or access easement.
- The Front Yard Setback for Lots fronting upon Common Areas shall be measured from the property line abutting the Common Area.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 4:

- A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
- B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, concrete fiber (Hardi-Plank or similar) or equivalent.
- C. Roof Form: Roof form and design will include, where appropriate, varied pitches and ridge levels.
- D. Roof Overhang: Each single-family residence shall have eaves of a minimum 8-inch overhang.
- E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:
- a. Minimum of fifty percent (50%) Masonry Materials or equivalent material on facades facing External Streets, exclusive of doors and windows
 - b. Rear load, side load or angled garage
 - c. Roof with dormers (minimum of 2 dormers)
 - d. Shutters
 - e. Covered porch (minimum 6' in width and 4' in depth)
 - f. Roof line direction or elevation change
 - g. Shed roof accent at front entry (minimum size 4' x 10')
 - h. Gable accent
 - i. Decorative trim molding
 - j. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
 - k. Keystones over all first floor, Front Façade windows and doors
- F. Non-Front Building Facades Facing External Streets (Excludes Alleys): Three (3) of the following items shall be included with the District 4 homes:
1. 24" masonry/stone water tables
 2. Required Front Yard landscaping repeated on the Side Yard
 3. Shutters on windows (side façade)
 4. Box window projections (side façade)
 5. Minimum of 45 square feet of windows on side facade
- G. Garages: Each home shall have, at minimum, a two-car garage.
- The Character Exhibits, attached hereto as Exhibit G, are the same exhibits previously used in Ord. 17-20, the Lancashire/Suffolk Amendment for the

Oak Manor PUD, and are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 4. 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 required to be constructed within District 4. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 4. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

- Elevation A of the Hamlett Model previously used in Suffolk at Lancashire Amendment of the Oak Manor PUD (Ord 17-20) shall not be used in District 4.

Section 9. Development Standards. The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of Real Estate, except as otherwise modified below. In addition, the follow shall apply:

- 9.1 Article 6.1 Accessory Buildings: Shall apply. In addition, trash enclosures located in District 1 may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.
- 9.2 Article 6.3 Architectural Standards: Shall not apply to District 1; rather the Architectural Design Requirements of the 32 Overlay, as amended, shall apply.

For all other Districts, if a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

- 9.3 Chapter 6.8 Landscaping Standards: Shall apply to the development except as otherwise modified or enhanced below.
- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Article 5.3(L)(5) Trail Corridor Plantings shall apply in addition to Article 6.8(O) Parking Area Landscaping.
- 9.4 Chapter 6.9 Lighting Standards: Shall apply. In addition, the following shall also apply:
- Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.
 - 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.

- Architectural Lighting. Architectural Lighting shall not be permitted skyward. It shall only be permitted if either a) fully shielded from above or b) is directed towards a Building façade.
 - Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height including the base with the exceptions of:
 - a) pole mounted lights fronting a multiuse path, which shall not exceed fifteen (15) feet in height including the base, and
 - b) pole mounted lights used for lighting outdoor sports facilities (“Sport Lights”) in District 1
 - Sport Lights shall not exceed forty (40) feet in height and shall be oriented away from any residential units on the Real Estate.
 - LED Lighting. LED accent lighting shall only be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.
 - Lighting may be used in District 1 to compliment water features similar to pictures provided in the Illustrative Character Exhibits. Lighting in this manner shall not be considered to be directed skyward.
- 9.5 Article 6.14 Parking and Loading Standards. Shall apply. In addition, the following shall also apply:
- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted to exist in the 191st Street Front Yard of District 1.
 - A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way
- 9.6 Chapter 6.17 Sign Standards. Shall apply except as modified or enhanced below.
- All commercial wall signs that incorporate lighting shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
 - Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate’s buildings.
 - One (1) Center Monument Signs shall be permitted on the Real Estate along the Real Estate’s 191st Street frontage. This Center Monument Sign may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face. In addition, two (2) Individual Monument signs shall be permitted on the Real Estate along the Real Estate’s 191st Street frontage. These individual Monument Signs

may be a maximum of nine (9) feet in height and sixty (60) square feet of sign area, per face.

Section 10. **Duration.** Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture/Single-Family Rural District (AG-SF1).

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ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 22nd DAY OF
March, 2021.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

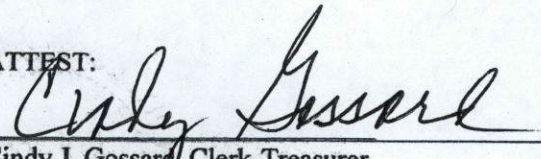
Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

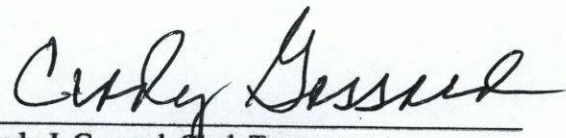
ATTEST:


Cindy J. Gossard, Clerk-Treasurer

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

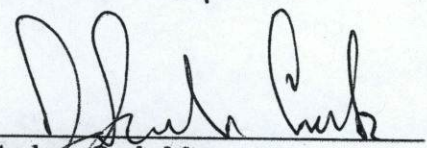
This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify **ORDINANCE 21-10** was delivered to the Mayor of Westfield on the 2 day of April, 2021.



Cindy J. Gossard, Clerk Treasurer

I hereby **APPROVE ORDINANCE 21-10**
this 2 day of April, 2021.

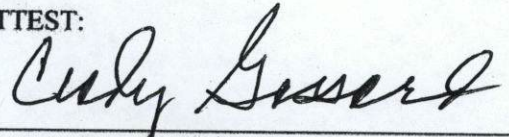


J. Andrew Cook, Mayor

I hereby **VETO ORDINANCE 21-10**
this ____ day of _____, 2021.

J. Andrew Cook, Mayor

ATTEST:



Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LEGAL DESCRIPTION

Beginning at:

Northeast Corner of Section 26, Township 19N, Range 3E, corner number 19032603.

Direction: S 33.0337 E Distance: 1659.732 to a point of beginning.

Direction: S 0.0484 E Distance: 1222.2434

Direction: S 89.6243 W Distance: 3094.4763

Direction: N 0.5809 W Distance: 451.7133

Direction: N 89.1692 E Distance: 193.8103

Direction: N 0.7235 E Distance: 714.2967

Direction: N 89.6328 E Distance: 661.6435

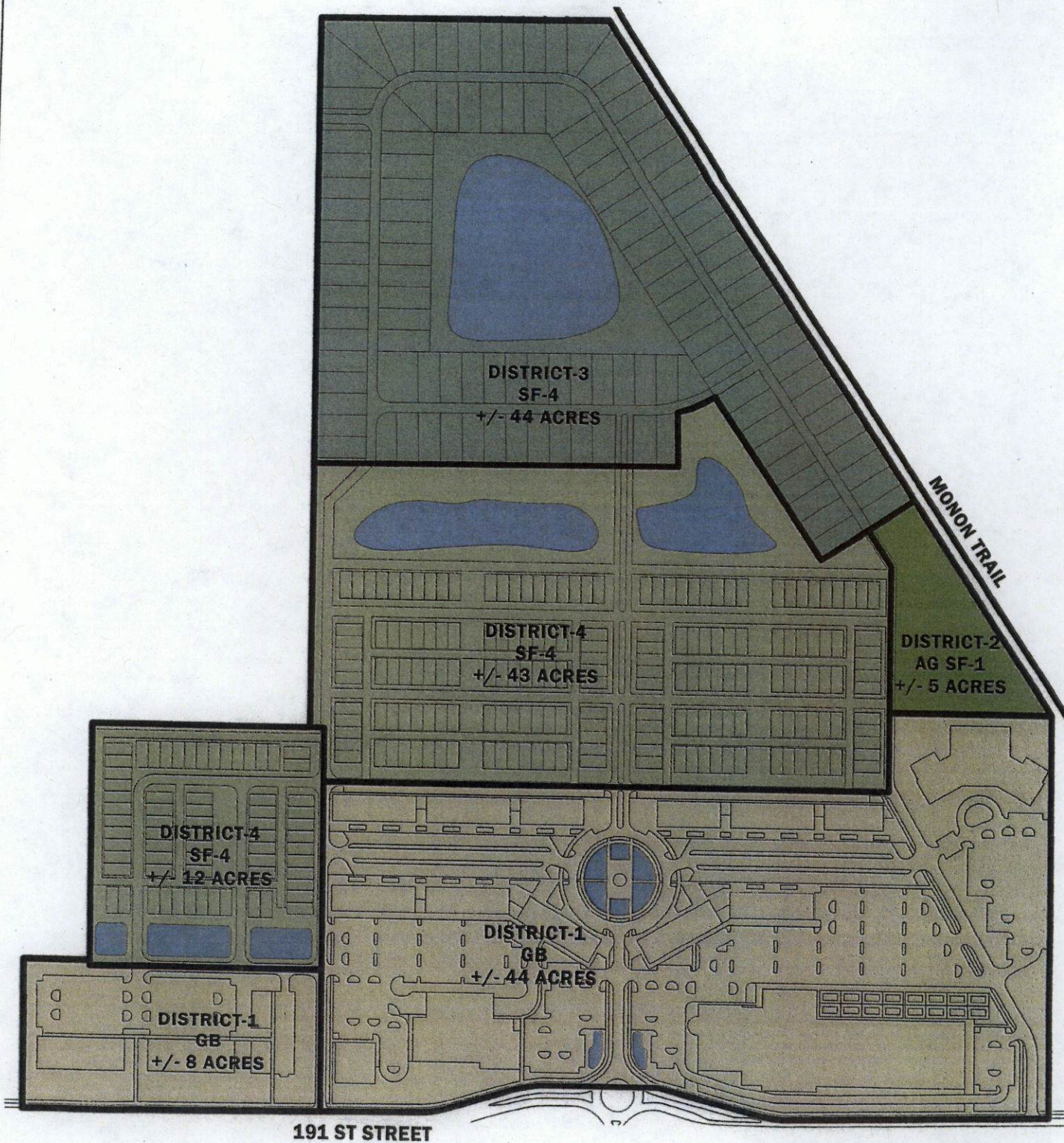
Direction: N 0.2958 E Distance: 2113.2782

Direction: N 89.6599 E Distance: 864.545

Direction: S 33.5386 E Distance: 2458.0629

Containing approximately 156.24 Acres.

**EXHIBIT B
DISTRICT PLAN**



② PUD DISTRICT ZONING PLAN
1" = 400'-0"



WOODS/ROBINSON/BRIGGS PUD DISTRICT PLAN

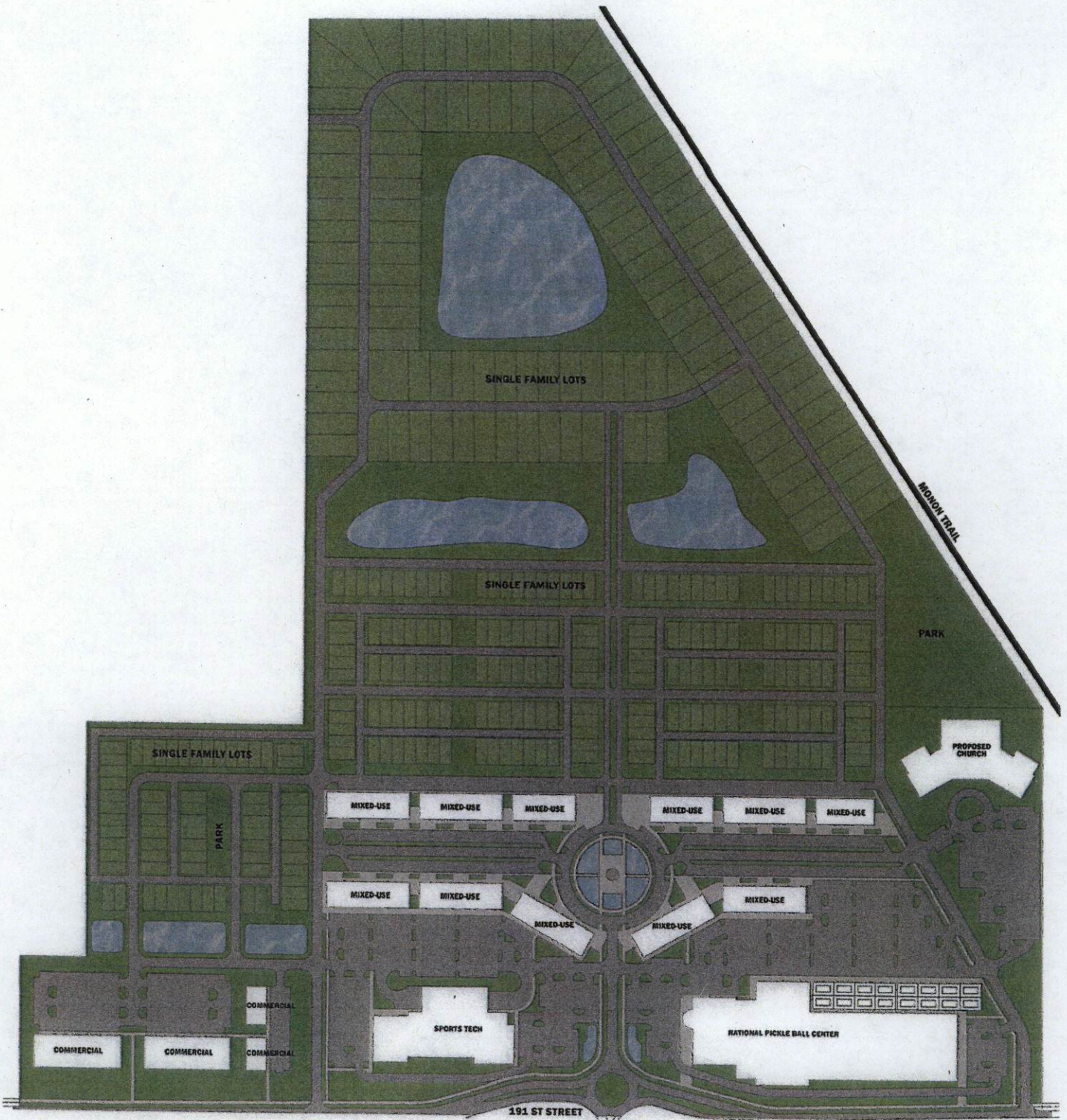
03 MARCH 2021



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

**EXHIBIT C
CONCEPT PLANS**



① PUD CONCEPT PLAN
1" = 400'-0"



WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN - A

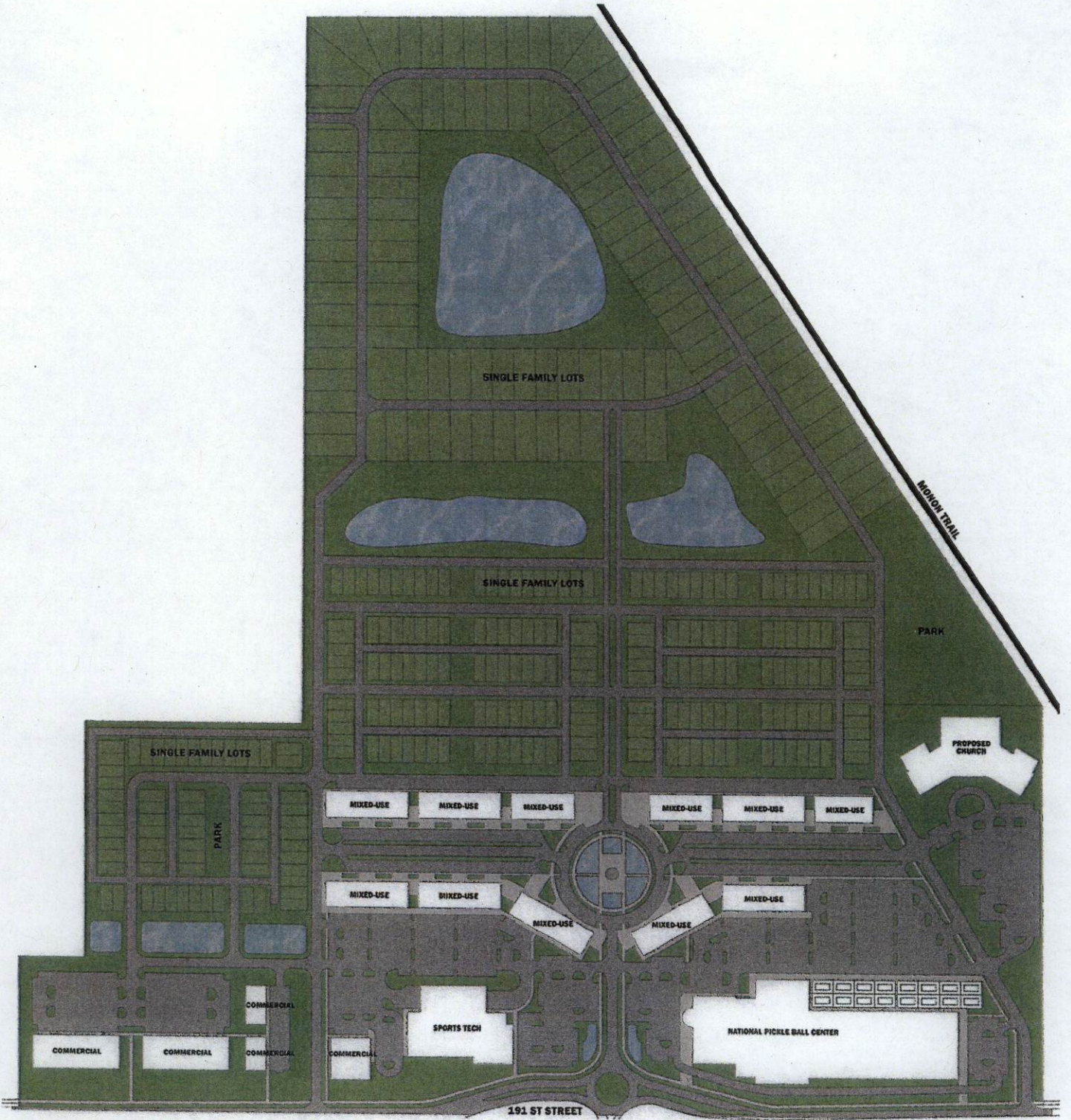
03 MARCH 2021



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

**EXHIBIT C
CONCEPT PLANS**



① PUD CONCEPT PLAN
1" = 400'-0"



WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN - B

03 MARCH 2021



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



RACKET CENTER INSPIRATION



RACKET CENTER INSPIRATION B



SPORTS TECH INSPIRATION



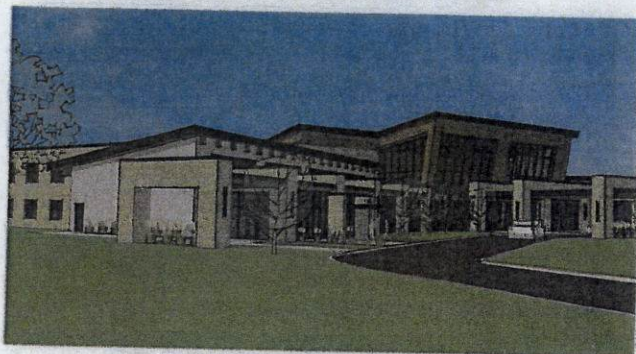
COMM. OUTLOT INSPIRATION



MIXED-USE INSPIRATION



MIXED-USE INSPIRATION



CHURCH INSPIRATION



FOUNTAIN INSPIRATION



191ST PUD

3/4/21



Cooler Design



EIFS VENEER/WOOD VENEER



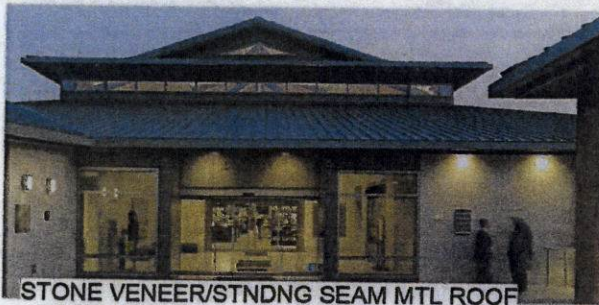
METAL/GFRG TRIM



TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



CEMENT BOARD LAP SIDING



METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



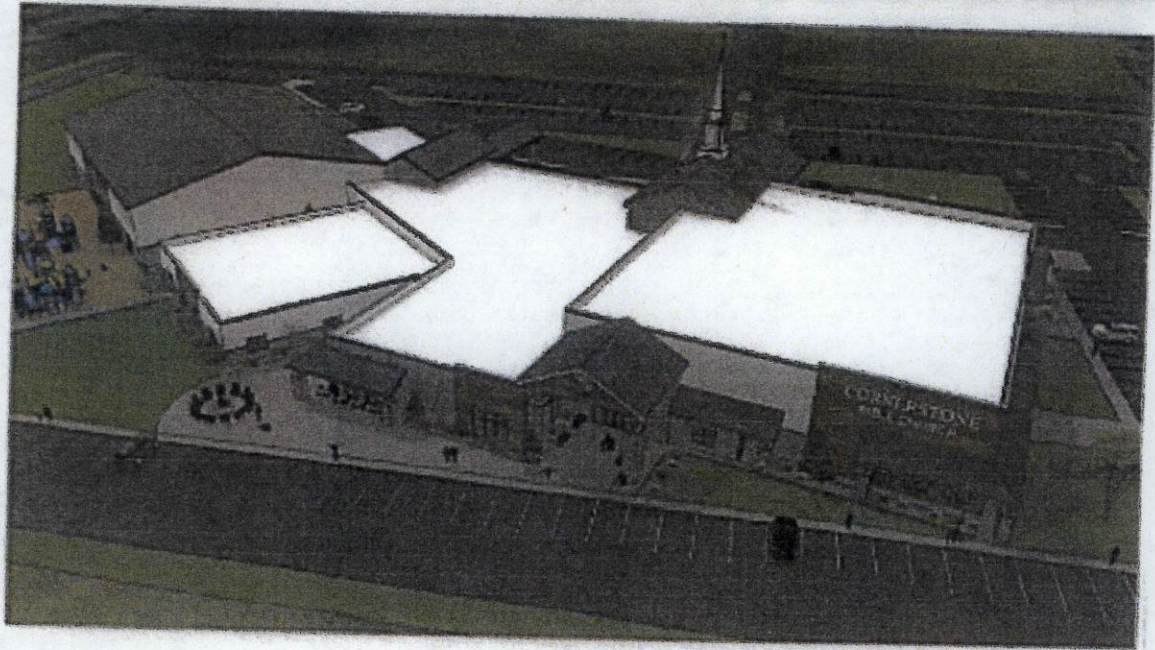
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DISTRICT 1 (GB) MATERIALS



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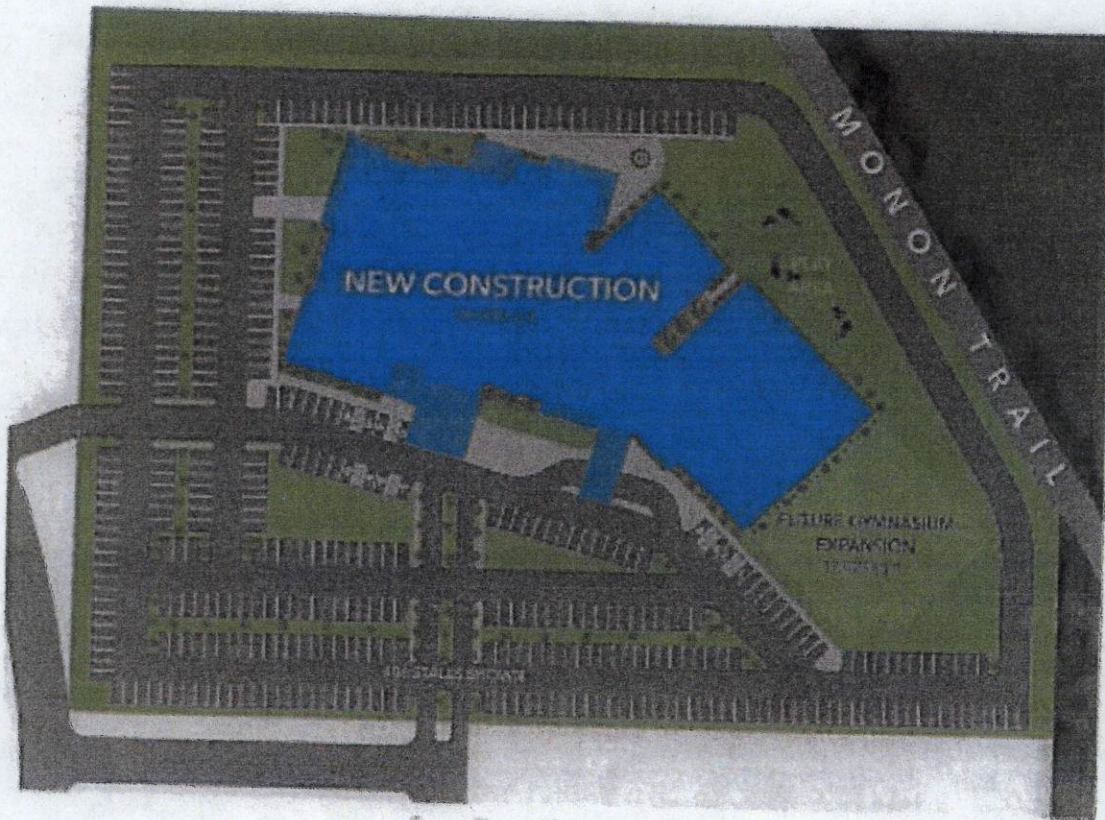
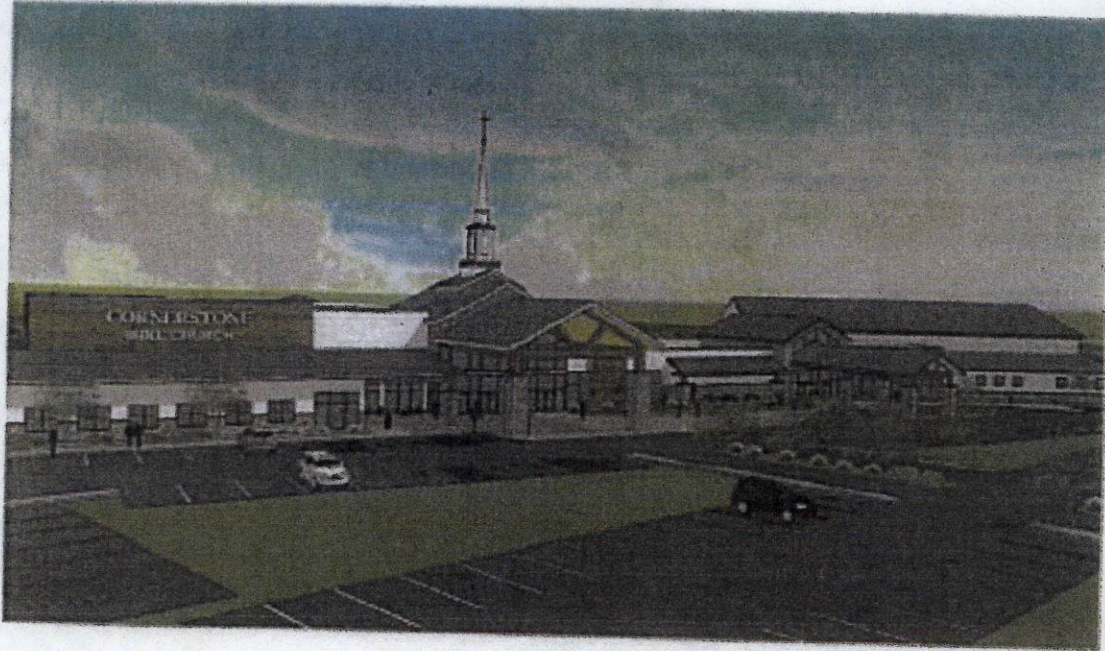


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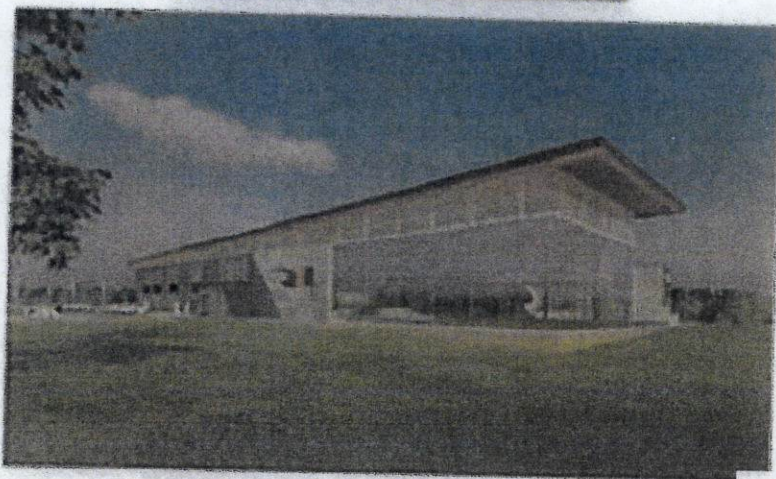


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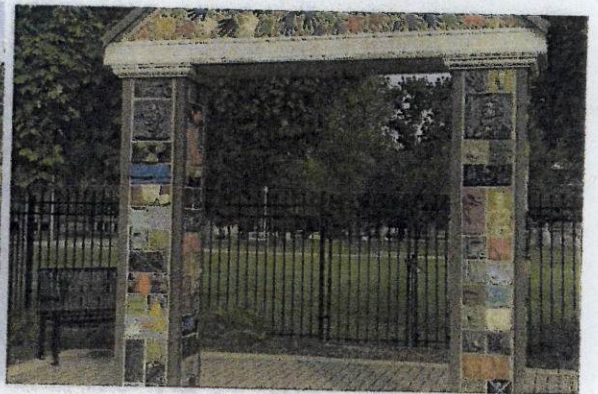
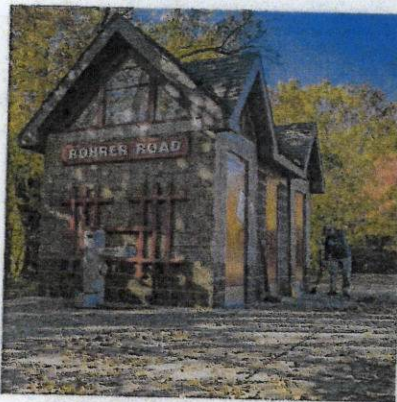
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EXHIBIT E
PARK/TRAIL HEAD DISTRICT 2 CHARACTER EXHIBITS



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ARCHITECTURAL CHARACTER FOR DISTRICT 5



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EXHIBIT F
SMALL LOT SINGLE FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS



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SP0003_0



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EXHIBIT G
SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBIT

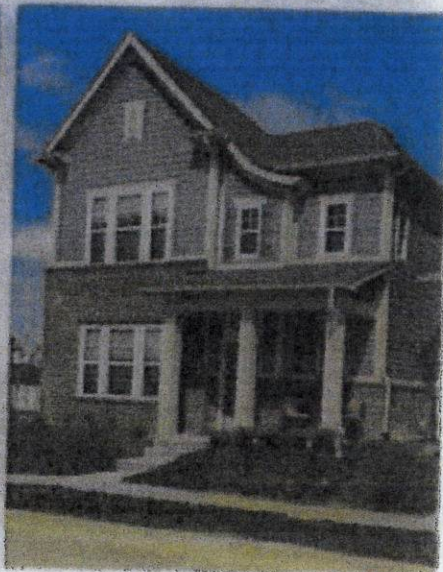
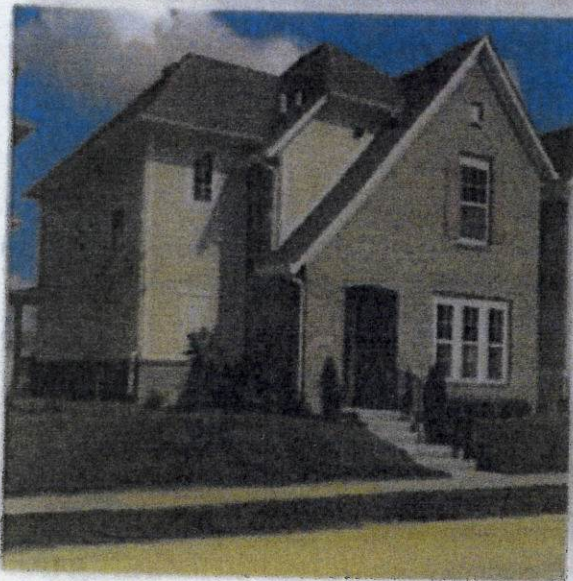
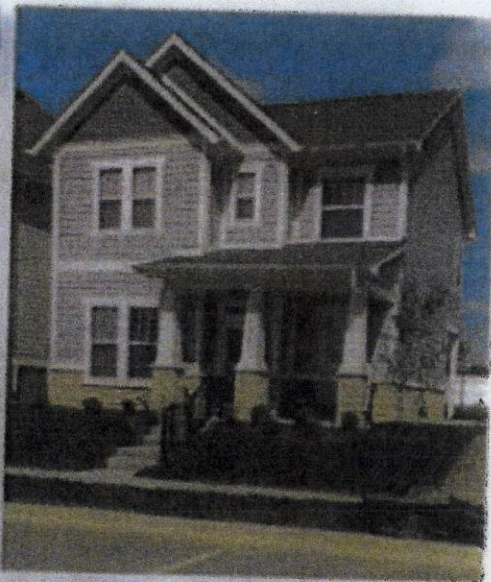
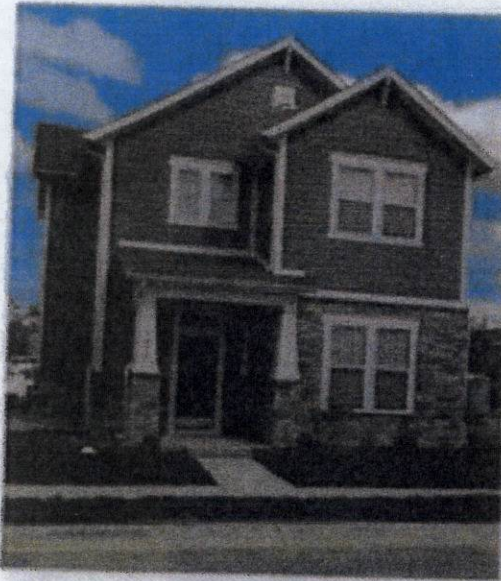
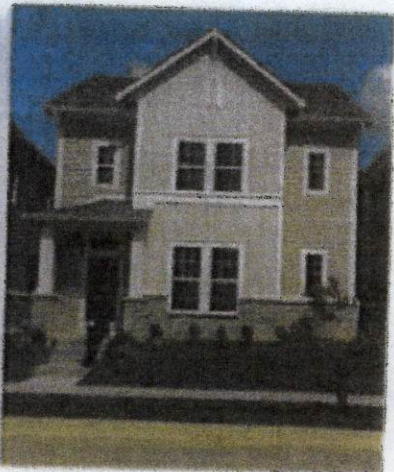
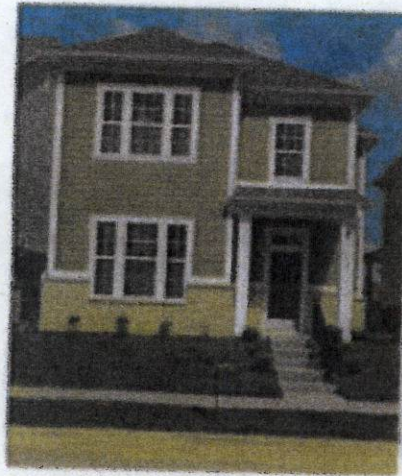


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